



RECEIVED
OCT - 6 2011

TOWN CLERK, ACTON

ACTON PLANNING BOARD

Minutes of Meeting
August 2, 2011
Acton Town Hall, Room 204

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chairman), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, Ms. Margaret Woolley Busse and Mr. Derrick Chin attended. Also present was Planning Director Mr. Roland Bartl and Planning Board Secretary Ms. Kim Gorman.

The meeting was called to order at approximately 7:40 PM.

I. Citizens Concerns

No concerns raised.

II. Consent Agenda

Consent Item A. Minutes of 7/19/2011 were approved as amended.

III. Reports

CPC – Mr. Bourdon stated the committee is on hiatus for the summer.

EDC – Mr. Chin attended the meeting and stated there is a temporary Chairman, Ms. Nancy Dinkel. They have finished their surveys and will be distributed.

Acton 2020 – Ms. Woolley Busse stated the Board members should try to attend the upcoming meetings. The committee is focusing on 3 meetings on specific strategies in September. Focusing on Kelley's Corner and speaking with the land owners, discussing economic development and housing. Their next step is planning another public forum in November. Work will now focus on implementation strategies and creation of a draft plan to be finalized for March of 2012.

IV. Demolition by Neglect Bylaw - HDC Discussion

Ms. Kathryn Acerbo-Bachmann and Pamela Lynn, of the Historic District Committee were present. Ms. Bachmann stated the HDC and the Historical Commission have discussed a demolition by neglect bylaw for some years but run into obstacles and questions. It would apply to structures that are within the historic districts and that are listed on the Cultural Resource List. The HDC would like to be in a more proactive mode. Together, with the Bylaw the HDC wants to explore and set up incentives to property owners to maintain their historic buildings such as low-interest loans. A lot of buildings within the South Acton Village had to be demolished recently due to prolonged neglect. There is nothing within the HDC's bylaw or powers to protect or help out the property owners. A bylaw could either apply town-wide or start within the districts. Many towns have a municipal maintenance bylaw.

The HDC would like the Planning Board's input:

Board members stressed the need for education before enforcement.

What levels of neglect would trigger enforcement? Some communities regulate lawn height – seems inappropriate.

Is such a bylaw overreaching?

The Acton 2020 committee is grappling with similar issues.

Maybe try to set up a low interest loan, and build good rapport with property owners. Funding sources could be CPA, and local financial institutions as community reinvestment program for them. Only later institute a demolition by neglect bylaw to help deal with the problematic cases.

The issue is lack of money for the property owners.

Funding program and enforcement would require additional Town staffing resources.

Ms. Bachmann thanked the Board members for the opportunity to speak with them and for their guidance and input. The next step will be bringing the funding program to the CPC and local banks and return to the Planning Board for an update in September or October.

Board members thanked Ms. Bachmann and Ms. Lynn for the information and presentation.

V. Amendment to Residence at Quail Ridge (Pulte Homes) – DRAFT DECISION

Mr. Clymer recused himself from the draft decision and proceeded to sit in the audience as a citizen. Ms. Montella recused herself from the meeting.

Mr. Bettez briefly explained the hearing process. All five sitting members would have to vote in favor of the special permit amendment for it to pass.

Board members reviewed staff's revised draft decision including "last minute" recommendations from Town Counsel.

Board members had discussed having a traffic study review, Hazelnut Street to be an one-way street or emergency access for Hazelnut Street.

Board members stated their individual concerns and questions.

Mr. Bourdon made a motion to add the conditions of Section 3.2.4 in the draft decision from the recommendations from Town counsel, and to add to Section 3.3.9 that the Quail Ridge Drive to Hazelnut Street connection shall be opened only for pedestrian, bicycle, and emergency vehicle passage. Appropriate signs posting this restriction shall be installed on both sides of the connection. There shall be no gate at this connection, Mr. Yacouby 2nd.

Vote: Mr. Bettez, Mr. Bourdon, Mr. Yacouby, Ms. Busse and Mr. Chin carried 5-0.

VI. Question about Enforcement (Jeff Clymer email)

Board members discussed some eye sore locations and related issue of public safety. Board members discussed looking at other town's bylaws for guidance. Staff will do further research.

Meeting was adjourned 9:30pm.

Type	Title	Owner	Edited	Size	
	00 - 08.02.2011 Planning Board Agenda	planning	07/28/11	24 KB	
	020A. - II. - 07.19.2011 Planning Board Minutes - DRAFT	planning	08/01/11	219 KB	
	040 - IV. - Demolition by Neglect Bylaw - HDC	planning	07/28/11	15 KB	
	042 - IV. - City of Worcester Nuisance Ordinance	planning	07/28/11	74 KB	
	043 - IV. - Housing, Nuisance Control & Property Review Team City of Worcester, MA	planning	07/28/11	100 KB	
	044 - IV. - Nuisance Brochure	planning	07/28/11	543 KB	
	050 - V. - 08-02 The Residences at Quail Ridge - Amendment Decision 08-02-11	planning	07/29/11	105 KB	
	052 - V. - Revised Draft Decision 08-02 The Residences at Quail Ridge - Amendment Decision 08-02-11 (public golf use restated)	planning	08/10/11	268 KB	
	060 - VI. - Question about Enforcement (Jeff Clymer's email)	planning	07/29/11	10 KB	
	100 - FYI - 495/MetroWest Development Compact - Update	planning	07/29/11	116 KB	