



ACTON PLANNING BOARD

**Minutes of Meeting
November 18, 2008
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Alan Mertz (Clerk), Ms. Ruth Martin, Mr. Roland Bourdon, Mr. Ryan Bettez and Associate Mr. Ray Yacouby attended. Also present were Assistant Town Planner, Ms. Kristin Alexander and Secretary, Ms. Kim DeNigro.

Absent were Mr. Bruce Reichlen (Vice Chair) and Associate Ms. Leigh Davis-Honn.

Mr. Niemyski called the meeting to order at 7:31 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A - Minutes of 10/14/08 was pulled for discussion. Mr. Niemyski stated the minutes did not reflect the approval and authorization of the Planning Director to sign the Residences at Quail Ridge compromise decision on behalf of the Board. Mr. Bourdon moved to support the minutes as amended, Mr. Mertz 2nd, all voted in favor.

III. Reports

CPC: Mr. Bourdon stated that 13 CPA applications have been submitted and meetings have been scheduled to review the proposals.

Design Review Board: Ms. Martin stated the Board needs to review and understand the existing bylaws. There are several projects being discussed within East Acton Village and Kelley's Corner Districts. In addition, the Board wants to have the parking lot requirements changed in the Zoning Bylaw.

North Acton Fire Station – Ms. Rosenzweig reported the committee is on hiatus. There are no funds available for a new fire station at this time. The location under consideration, at the corner of Routes 2A and 27, requires further research. There are still questions related to the status of the Central Fire Station if a new station opened. Ms. Rosenzweig stated that she would like to see the committee start up again and to see more citizens involved.

IV. MICMAC Lane Decision – Vote

Board members reviewed staff's draft decision for approval with conditions. Mr. Mertz moved to approve the amended decision (to remove Mr. Reichlen's name from the original draft decision due to Mr. Reichlen's absence), Ms. Martin 2nd.

Vote: Mr. Niemyski, Ms. Martin, Mr. Mertz, Mr. Bourdon and Mr. Bettez in favor. Motion carried 5-0-1 (Mr. Reichlen was absent).

V. 442 Massachusetts Avenue LLC - Recommendations

Ms. Alexander stated the application was submitted in between scheduled meetings of the Planning Board and the Board of Appeals. Therefore, it was not possible to forward the plans to the Planning Board for review and comment. The application hearing process has been continued to December which provides the Planning Board the opportunity to comment on the application.

Board members reviewed the documents and staff comments. The Board questioned a piece of land that runs along the west side of the proposed project. The Board members commented that the owners, successors or assigns of the proposed project site should not oppose or obstruct the development of a path on the piece of land west of the site if one is proposed in the future..

VI. EDC Rep. alternate; DRB rep. alternate ???

Ms. Alexander stated Ms. Terra Friedrichs would like a Planning Board alternate representative on the Economic Development Committee (EDC). Mr. Bruce Reichlen is on the EDC as the Planning Board's primary representative. Any member interested in being the Planning Board alternate should e-mail Ms. Alexander.

Mr. Ryan Bettez volunteered to be an alternate for the Design Review Board (DRB).

VII. MAPC Council Meeting – Attendance

Ms. Lauren Rosenzweig stated she is Acton's representative on the Metropolitan Area Planning Council (MAPC) and the Minuteman Advisory Group on Interlocal Coordination (MAGIC).

Mr. Bruce Reichlen will be the alternate for Acton on the MAPC.

Mr. Greg Niemyski stated he is already the 2nd alternate for Acton on MAGIC.

Mr. Ray Yacouby volunteered to be a 1st alternate for Acton on MAGIC.

Other Business:

Ms. Lauren Rosenzweig stated she is the Board of Selectmen liaison to the Planning Board.

Mr. Bourdon moved to close the meeting, Ms. Martin 2nd; all voted in favor.

The meeting adjourned at 8:30 PM.