



ACTON PLANNING BOARD

**Minutes of Meeting
May 13, 2008
Acton Memorial Library**

Planning Board members Mr. Christopher Schaffner (Vice Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Alan Mertz, and Associate Mr. Ryan Bettez attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DeNigro.

Absent were Mr. Greg Niemyski (Chairman), Mr. Michael Densen and Mr. Roland Bourdon.

Mr. Schaffner called the meeting to order at 7:30 PM.

I. Citizens Concerns

Mr. Jim Russell, 5 Palmer Lane, of Acorn Park Condominium Association, suggested to gather some interested parties to meet and to have a discussion of the next steps regarding the Residences at Quail Ridge Road Access. He wants to create a small working group of individuals to participate in trying to come up with a compromise with the decision. Mr. Russell stated the neighbors have additional information and information from their traffic engineer. After discussion Mr. Alan Mertz and Mr. Ryan Bettez agreed to participation.

II. Consent Agenda

Consent Item A, Minutes of 3/11/08 and 4/22/08, Consent Item B and Item C were approved and all voted in favor.

III. Reports

WCF Study Committee: Mr. Reichlen stated the committee is now defunct.

Design Review Group: Ms. Martin reported the committee discuss their concerns of zoning issues and impacts with design and will bring the items to a future Planning Board meeting.

Open Space: Ms. Martin reported there was discussion on zoning density issues as it relates to inclusion of wetlands in the minimum lot area.

CPC: Mr. Starzec reported the award letters have been sent out and the CPC will be taking the summer off.

EDC: Mr. Starzec stated the committee has studied parts of town for designation as economic target areas for tax breaks for desirable projects.

Wastewater: Mr. Schaffner stated the committee had completed two studies regarding the capacity of the treatment plant and cost of connection for the Tuttle/Flint neighborhood and West Acton.

IV. 182 Great Road – Dunkin Donuts Sign Special Permit – Public Hearing

Mr. Schaffner opened the public hearing at 7:45pm. Mr. Michael Costa, owner of Ardent Ventures, LLC, and Mr. William Gavigan of Viewpoint Sign & Awning, were present. Mr. Gavigan stated the original sign was created as a business center sign for two businesses but now that one business is gone they would like to reuse it, change the face of it, and only have Dunkin' Donuts as the only name on it. Mr. Costa explained the size of the island the sign was located on. He stated the grounds of the property are well kept and landscaped.

Board members raised concerns regarding:

- Will another business name be joined at a later time. Applicant: No
- Need documents and/or pictures of the square footage of greenscape and what kind of landscaping.

Mr. Mertz moved to close the public hearing, 2nd, all voted in favor. Mr. Schaffner motioned to add a condition to the decision for the applicant to provide documentation of the landscaping. Planning Board members gave Mr. Bartl authority to complete decision.
Mr. Bettez moved, Mr. Mertz 2nd, all voted in favor.

Vote: Mr. Schaffner, Ms. Martin, Mr. Mertz, Mr. Reichlen, Mr. Starzec and associate member Mr. Ryan Bettez in favor.
Motion carried 6-0.

V. Planning Board Membership – Discussion

Mr. Starzec announced his last Planning Board meeting will be 5-13-08. His departure will leave a Planning Board representative opening on the following committees: Community Preservation Committee, Economic Development Committee, and Design Review Board (as an alternate).

Mr. Schaffner stated that his Planning Board appointment ends at the end of June 2008. He will be leaving the Board at that time. His departure will leave a Planning Board representative opening on the Water Resources Advisory Committee.

VI. Upcoming Meetings – Cancellation **May 27, 2008 has been cancelled**

Mr. Reichlen moved to close the meeting, Mr. Mertz 2nd; all voted in favor.

The meeting adjourned at 9:15 PM.