



## ACTON PLANNING BOARD

**Minutes of Meeting  
March 11, 2008  
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chairman), Mr. Edmund Starzec (Clerk), Mr. Michael Densen, Mr. Bruce Reichlen, Mr. Alan Mertz, Associates Mr. Roland Bourdon and Mr. Ryan Bettez attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DeNigro.

Absent was Ms. Ruth Martin.

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

### **I. Citizens Concerns**

A resident had questions regarding the role of the Master Plan. Board members discussed its guideline function for town government policy and how it helps to shape local bylaws.

Mr. Bartl stated the Planning Department and the Town's Outreach Committee are currently working with Planners Collaborative on the first phase of a new Master Plan. Resident and business surveys will be mailed out shortly and there will be a Visioning Session on March 29 at the Parker Damon Building.

Other residents are worried that new homes being built are becoming too large for the neighborhood. They want to preserve the character of the neighborhood.

### **II. Consent Agenda**

No actions.

### **III. Reports**

Community Preservation Committee: Mr. Starzec stated the committee will be meeting March 11, 2008 at 7:30pm at Library Meeting Room.

Wastewater: Mr. Schaffner stated the last meeting was cancelled and committee will be meeting soon.

Fire & EMS Advisory Task Group: Mr. Densen reported the committee is still on track with the architectural design.

WCF Study Committee: Mr. Reichlen stated the committee will be meeting March 19, 2008.

#### Other Reports:

Mr. Bartl reported that the Board of Appeals is in the process of reviewing the Alexan 40B Project in Concord. The ZBA is in the discovery phase of its hearing. Proposed access is through Acton off Sudbury Road.

Mr. Bartl reported a preliminary site plan review meeting will be held with Department Heads to discuss retail stores for the 3 parcels in the Kelley's Corner District. The applicant will be meeting with the Design Review Board and Historic District Commission.

Mr. Bartl reported that OMR Architects in West Acton have shown preliminary plans for redevelopment on their property at the corner of Massachusetts Avenue and Spruce Street for which they obtained a rezoning a few years earlier. OMR is considering providing space for the Open Door Theater group there in addition to new residential and commercial space. A meeting with Mass. Highway with MassHighway is scheduled regarding more parking on the street.

#### **IV. 24 & 26 Agawam Road “Barbara’s Way” Definitive Subdivision – Cont. of Public Hearing**

Mr. Niemyski opened the continuation of the public hearing at 7:45pm. The applicants/owners Mr. and Mrs. Tom Geagon, 24 Agawam Road were present. Mrs. Sue Sullivan of Places Site Consultants, Inc. described the revised plan. Mrs. Sullivan addressed the additional departmental comments concerning the: configuration of the cul-de-sac, adding catch basin and infiltration basins to filter out the storm water for detention basins for recharging and minimizing individual driveways. Mr. Geagon mentioned he had approached the Fire Chief Bob Craig regarding using house # 26 for fire training purposes for smoke and burn control, and search and rescue training prior to being razed.

Board members raised questions and concerns regarding:

- Individual driveways and the roadway width.
- Asked if fire engine can maneuver within the site without driving over grass.

Abutters in attendance raised questions and concerns regarding:

- Changing the character of the neighbor.
- Worried of the size of the homes.
- Worried of increasing traffic.
- Worried of earth fill being used and left on property. Applicant: Mr. Geagon stated it is only a temporary storage and it will get removed.

Mr. Bartl requested to modify the existing drain system to be more compliant with the treatment and renovation of runoff for a Zone 3 Groundwater Protection District.

The motion was made to close the public hearing, 2<sup>nd</sup>, all voted in favor. The motion passed unanimously.

#### **V. Town Meeting Article assignments**

- Mr. Schaffner - Outdoor Restaurant Seating warrant article  
Corrections, Clarifications and Minor Amendments warrant article  
Capital Improvements - Studies warrant article
- Mr. Starzec - LI -1 District – Increase Floor Ratio to 0.20 warrant article
- Mrs. Martin - Senior Residence Affordable Housing Alternatives warrant article, changed to Mr. Bettez
- Mr. Berry - Wireless Service Facilities warrant article
- Mr. Reichlen - Accept Hazelnut Street Trail Easement warrant article

#### **VI. Executive Session**

Mr. Schaffner moved at approximately 8:29 PM that the Planning Board enter Executive Session for purposes of discussing ongoing litigation and related matters and to not reenter public session thereafter. The Board then voted by unanimous voice vote to moved into Executive Session.

Mr. Schaffner moved to close the public meeting, Mr. Starzec 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:40 PM.