



ACTON PLANNING BOARD

Minutes of Meeting
June 5, 2012

Town Hall – Faulkner Room 204

Planning Board members attending: Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Mr. Roland Bourdon (Clerk), Mr. Derrick Chin, Ms. Kim Montella, Ms. Margaret Woolley Busse, Mr. Ray Yacouby, and associate member Rob Bukowski. Also present: Planning Director Roland Bartl, Assistant Planner Kristen Domurad-Guichard, and Planning Board Secretary Ms. Kim Gorman.

Mr. Bettez called the meeting to order at 8:19 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

The draft minutes of 5/15/2012. After some corrections, motion was made to approve the minutes as corrected; 2nd; all in favor.

III. Reports

CPC: Mr. Bourdon reported that the CPC issued the 2012 project award letters. Also, discussed the Asa Parlin House; there will be a public meeting on 6/13 about its future reuse.

EDC: Mr. Chin reported the EDC met with the owner/developer of the rear Discovery Way property; proposing more buildings and zoning change to allow retail use. EDC response was unfavorable.

OPEN SPACE: Mr. Clymer reported the committee has a potential open space land purchase; Section 61 on undeveloped land. It could possibly mean a Special Town Meeting.

MAGIC/MAPC: none.

WRAC: Mr. Clymer reported the committee is still continuing to work on the bylaw.

DRB: Ms. Montella reported the DRB met with the Acton Meadows 40B developers (263 Great Rd). DRB offered suggestions. The project is dense; not much space between units. Project is far along.

Acton 2020: Ms. Busse reported the BoS approved Phase 3 committee; disbanded Phase 2 committee. Need to recruit new members. 4 from Phase 2 are staying on; 3 new full members and 2 new associates are needed. Ms. Busse will stay as Pl. Board liaison for a while. Mr. Bettez will call Ms. Pam Harting-Barrat and Ms. Busse will call Mr. John Sonner.

IV. Continuation of PH – Central Street PCRC

Mr. Bettez read a signed continuation letter and deadline decision agreement that Mr. Stephen Marsh signed and delivered to the Planning Department on June 5, 2012.

Mr. Bettez moved to continue the proposed Central Street PCRC application public hearing to June 19, 2012 at 8:30pm in Room 204 at the Town Hall, Mr. Clymer 2nd, all in favor.

V. Pine Ridge Farm Lane (366 Pope Road) – Def. Subdivision Public Hearing

Mr. Bettez opened the public hearing at 8:30 PM and explained the public hearing procedure.

Mr. Rich Harrington, P.E. of Stamski and McNary and the applicant/owner Mr. Michael Paratore were present.

Mr. Harrington summarized the application. He stated the plan proposes a two (2) lot subdivision as a Residential Compound (section 10 of the Subdivision Rules). The current home will be removed. The property was originally a horse farm. There is not enough Pope Rd. frontage for two lots. The plan will improve the current drainage conditions. Mr. Harrington has reviewed staff comments; he can work with them. Mr. Harrington stated that they have spoken with the neighbors.

Board members had the following comments/questions:

- Did you meet the dry wells calculations and tests? Mr. Harrington: There will be a dry well for the 2nd home, but none for the replacement home. Water outlets will drain into a detention pond that will naturalize.
- How many barns are being removed? Mr. Harrington stated 2 out of the 3 barns will be removed.
- How many trees will be cut? Mr. Paratore stated there are few trees; some more may be cut.
- Will the proposed road easement allow installation of future utilities? Mr. Paratore stated there will be full rights to do so.

Members of the public had the following comments/questions:

- Lighting? Mr. Paratore stated all existing lighting will be removed; will work with neighbors.
- Drainage? Mr. Harrington stated that grading will respect existing drainage patterns; there will be a catch basin in the road for run-off; no impact to Triangle Farm Way.
- Landscaping? Mr. Paratore stated none at this time; will work with neighbors at Triangle Farm Way.

Mr. Paratore asked for a lesser sidewalk contribution than noted in Town staff memo. In support, Mr. Harrington noted that a portion of Pope Road has wetlands along its side; no sidewalk would be built there.

General direction to the staff:

- Draft decision for next meeting (remove lighting, future utilities, no large plantings/obstructions within the turnaround).
- Summarize previous decisions on sidewalks/sidewalk contributions.

Mr. Clymer motioned to close the public hearing except for receiving information/justification for on sidewalk contribution from staff, the Board, and the applicant. Mr. Yacouby 2nd, all in favor.

Motion to adjourn the meeting, 2nd, voted at 10:10 PM.