



## ACTON PLANNING BOARD

Minutes of Meeting  
January 15, 2013  
Town Hall – Faulkner Room 126

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

Absent: Ms. Margaret Woolley Busse (Clerk).

Mr. Bettez called the meeting to order at 7:37 PM.

Mr. Bettez appointed Mr. Bukowski as a full member for tonight's meeting.

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### I. Citizens Concerns

None raised.

### II. Consent Agenda – Draft Minutes of 12/04/12

The draft minutes were approved as amended.

TOWN CLERK, ACTON

### III. Reports

**CPC:** Mr. Bourdon reported the committee had 2 site visits planned: Theater III and W.A. Baptist Church. Mr. Bourdon reported a few CPA applications were dropped and are reviewing the others.

**EDC:** Mr. Chin reported finalizing with Mr. Mutch (Zoning Enforcement Officer) the brochure for obtaining a business sign. Mr. Chin stated the Town of Belmont has a 1 Stop Shop for businesses in town. It would be a great example for Acton. Mr. Chin stated the permitting process is too long to receive an approval, frustrating, public relations and customer service is an issue.

**WRAC:** Mr. Clymer reported the committee is working on getting the draft bylaw completed.

**DRB:** Ms. Montella reported the committee met with TRB Development again, which is proposing to locate a CVS into the old Goodyear Tire Building on Rt. 111. The applicant made the changes to the drawings as DRB suggested at the last meeting. The committee was very happy with the changes. The applicant will be moving forward with the site plan.

### IV. 533 Main Street – Modifications to personal wireless facility special permit (public hearing)

Mr. Bettez opened and immediately moved to continue the public hearing to March 19, 2013 at 7:45pm in Room 204, Mr. Yacouby 2<sup>nd</sup>; all in favor.

### V. WRAC presentation of the new proposed storm water bylaw (timed appointment)

Mr. Clymer stated the committee is working on their draft bylaw. It needs to be further amended and reviewed by town departments. The committee is looking to represent to the Board at the 2/19 meeting.

### VI. Draft Decision – Central Street PCRC (vote)

Board members reviewed and discussed the draft Decision and had the following comments:

- Correct the misspelled word in Section 2.11.
- Taxes have been paid on subject property.
- Remove “/or” in Section 3.2.2.

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Minutes of the December 04, 2012 Planning Board Meeting  
Approved:

- Correct numbering – Section 3.3.5 should be 3.3.13.
- Modify Section 3.3.13, by adding language that states the applicant may not count pedestrian trail improvements or construction on portions of the shoulder or common drive.
- Clarify Section 3.3.14.2, for the trail easement to be on Common Land Parcel 2 & the Common Drive Easement, following (+/-) the existing trail from Central St. to tax map parcel G-1/320.
- Clarify Section 3.3.14.3, adding the word “access” before maintenance.

Mr. Clymer moved to approve the decision as amended, Mr. Bourdon 2<sup>nd</sup>; all voted in favor.

Mr. Bourdon left the meeting at 8:45pm.

#### **VII. Additional zoning articles for consideration (time appointment)**

Mr. Bettez explained the process of the draft zoning articles for review. He stated the Board should decide which articles to move forward with to a public hearing on February 5, 2013. The Board will then recommend the articles to the Selectmen. Articles could still change or be withdrawn.

Messrs.. Steve Graham, Lou Levine, Marcus Lewis and James Shop were present regarding the Nagog Woods club house and common facility. Mr. Graham stated there are community and condominium owned recreation and community facilities that may be used for commercial instruction, education and training in skills.

Mr. Bartl summarized the draft zoning bylaw amendment. This amendment would allow a broader, less exclusive, use of private community resources in Acton. Income from these activities may help defer the costs of maintaining such facilities.

Board members discussed and reviewed the matter regarding commercial instruction in private community facilities: agreed with the change and support the amendment. Mr. Graham thanked the Board for their support.

Board members discussed and review the matter regarding a citizen’s petition regarding drive-up windows in all restaurant and retail establishments.

Board members requested to discuss the zoning articles with the Board of Selectmen at their meeting, February 11, 2013.

Board members discussed the matter regarding zoning for medical marijuana treatment centers; agreed to consider for public hearing purposes a 1 year moratorium until the State Public Health Department has released its regulations.

Board members discussed and reviewed the matter regarding Rezoning 145-149 Great Road (Brookside Shops) to Limited Business. Mr. Bartl noted this change is to stay consistent with the zoning of other business properties along Great Road.

#### **VIII. Acton 2020 – Summary & Strategies**

Board members briefly discussed the issue of the cost, redesign and the engineering study work. Need to focus on the Acton 2020 vision for the design/zoning framework.

#### **IX. Administrative Update**

Mr. Bartl reported that Johnny Rockets is ready to open for business (in the old Friendly’s Restaurant in the Roche Bros. Plaza). Their wall sign is installed without a sign permit.

Mr. Bartl acknowledged the new Verizon Wireless Go Mobl store at 295 Main Street is delayed possibly due to unexpected renovation/construction issues.

The meeting was adjourned at 10:05 PM.