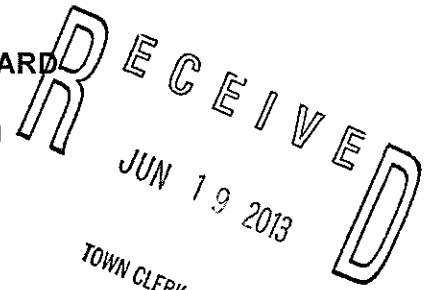


ACTON PLANNING BOARD

Minutes of Meeting  
May 30, 2013  
Acton Town Hall  
Room 204



Planning Board members attending: Mr. Roland Bourdon, Mr. Ray Yacouby, Mr. Derrick Chin, Associate members Mr. Rob Bukowski and Michael Dube. Also present: Planning Director Mr. Roland Bartl, Assistant Planner Ms. Kristen Domurad-Guichard and Planning Board Secretary Ms. Kim Gorman.

Absent: Mr. Ryan Bettez (Chairman) Mr. Jeff Clymer (Vice Chair) and Ms. Kim Montella.

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

Mr. Bourdon appointed Mr. Rob Bukowski and Mr. Dube as full members for tonight's meeting.

**I. Citizens' Concerns** Ms. Renee Robins, 53 Windsor Avenue, stated she had difficulty with the Town's DocuShare System from the Town Website. She was not able to view the Planning Board agenda and documents. Staff will look further into it and discuss with the Information Technology Department.

**II. Consent Agenda – Draft Minutes of 05/07/13**

The minutes of 05/07/13 were approved.

**III. Reports**

**CPC** – Mr. Bourdon reported the Committee will be attending the Special Town Meeting for Article 4 of the Community Preservation Program – Open Space Acquisition.

**EDC** – Mr. Chin reported the Committee is having an official meeting in Room 204.

**IV. Zoning Amendments**

Mr. Bourdon opened the public hearing at 7:45pm. Board members reviewed and discussed the zoning amendments:

**Part A.** – Public Hearing – Moratorium in Village Residential District

Mr. Scott Kutil, Windsor Avenue, stated he had brought the petition to the Town. Mr. Kutil presented a power point presentation to the Board. Mr. Kutil stated Mr. Friedrichs worked with him. He discussed having a new zoning overlay in the West Acton Village Residential Historic District.

Mr. Kutil and other members in the audience had concerns and comments:

Need to protect the historical district; new construction will be out of character in the WAV & Historic District; many disadvantages having no restrictions on lot size or house within a village residential; need to stay consistent with surrounding homes.

Mr. Bartl explained his memo regarding protecting Acton Historic District. Mr. Bartl stated the Historic District Commission (HDC) lacks support for protection. A consultant is needed to review and proper resources.

Mrs. McDonald, owner of 56 Windsor Avenue to be sold, expressed her concern of the petition. She was stunned of the petition and feels some individuals signed the petition without knowing information about it. She is acting on her legal rights and thinks signatures on the petition are fraudulent.

Mr. Steinberg, current owner of 62 Windsor Avenue, expressed his concern of the moratorium within a letter he has submitted. Mr. Steinberg has spoken with the individuals involved with the citizen's petition. He stated it is very clear to him that no one wants further development. He will build 3 new duplexes, if the moratorium fails.

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Minutes of the May 30, 2013 Planning Board Meeting

Approved: Yes

Mr. Ray Yacouby motioned not to recommend this zoning article, Mr. Bukowski 2<sup>nd</sup>; all in favor.

**Part B – Public Hearing Continuation from 5/7/2013 (other zoning articles)**

Board members reviewed documents.

**Article A** – Modify requirements for signs and advertising devices.

Mr. Ray Yacouby motioned not to include in this year's warrant and revisit another year, Mr. Chin 2<sup>nd</sup>; all in favor.

**Article ZC** – Two-Family Dwellings in the Village Residential (VR) District).

Mr. Derrick Chin motioned for Article ZC2 Article 10 to remain in Town Warrant and to recommend, Mr. Yacouby 2<sup>nd</sup>, all in favor.

**V. Other Business**

**Administrative Update**

Board members suggested attending the Special Town Meeting on June 3, 2013.

Remove Ms. Margaret Busse from the Acton 2020 rep. list and add KC Corner rep. and will discuss at next meeting for new volunteers.

The meeting was adjourned at 8:55 PM.

Respectfully Submitted,  
Kim Gorman