



## ACTON PLANNING BOARD

Minutes of Meeting  
October 1, 2013  
Acton Town Hall  
Room 204

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ACTON

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Roland Bourdon, Mr. Ray Yacouby and Mr. Derrick Chin. Also present: Planning Director Mr. Roland Bartl and Planning Board Secretary Ms. Kim Gorman.

Absent: Mr. Rob Bukowski was absent. Mr. Michael Dube (Clerk) attended by phone for items IV and V.

Mr. Clymer called the meeting to order at 7:32 PM.

### I. Citizens' Concerns

None

### II. Consent Agenda – Draft Minutes of 09/17/13

The minutes of 09/17/13 will be available at next meeting.

### III. Reports

EDC – Mr. Chin reported the Committee appointed a member to the Kelley's Corner Improvement Initiative's designer selection committee.

WRAC - Mr. Clymer reported the committee is hiring a consultant for final stages of the draft storm water bylaw.

### IV. Public Hearing – 171 Great Road - Colonial Chevrolet – Sign Special Permit

Mr. Clymer moved to accept the letter from Ms. Meaghan Lafferty on behalf of Colonial Chevrolet to continue the hearing to October 15, 2013 at 9:00pm in Room 204, Mr. Bourdon 2<sup>nd</sup>. Roll Call Vote: Mr. Clymer, Mr. Dube, Mr. Bourdon, Mr. Yacouby and Mr. Chin in favor. Motion carried 5-0.

### V. Decision – The Residences at Constitution Drive (27 Jackson Drive) Definitive Sub. Plan

Board members discussed and reviewed staff's draft decision for approval with conditions.

Board members made typographical corrections and added a requirement that the applicant must manage storm water in compliance with the Massachusetts Storm Water Regulations.

Mr. Yacouby moved to issue the amended decision for 27 Jackson Drive, Mr. Bourdon 2<sup>nd</sup>; Roll Call Vote: Mr. Clymer, Mr. Bourdon, Mr. Dube, Mr. Yacouby, and Mr. Chin in favor. Motion carried 5-0.

### VI. Scenic Roads/Tree Removal Hearings –

Mr. Clymer opened the public hearings at 8:15pm. Present were Mr. Paul Campbell, Assistant Town Engineer and Mr. Dean Charter, Town Tree Warden. They requested two hearings under Town General Bylaw Chapter J (MGL Ch 40 Sec 15C).

#### Pope Road at Bayberry Road

For the proposed removal of a 34" DBH Oak to improve intersection sight distance. There were no questions or concerns.

#### Taylor Road

For the removal of 6 trees (1 Oak, 2 Pines, 1 Buckthorn and 2 Elms) at street addresses of 26, 30, 52, 62 Taylor Road to make room for a sidewalk. The owner of 26 Taylor Road attended; the tree in front of 26 Taylor Road was discussed – whether or not it could be saved. Board had no objections on the removal of the trees.

The Board voted to close the public hearing. Mr. Yacouby moved that the Board approve removal of all the trees listed in the public hearing notices, Mr. Bourdon 2<sup>nd</sup>, all voted in favor.

#### **VII. Pine Ridge Road / 93 Central Street Consultation**

Messrs. Mark Gallagher Sr. and Jr. were present. Mr. Gallagher Sr. recapped the 40B Comprehensive Permit in effect for 93 Central Street. He would like to purchase the property and build instead two single-family dwellings, one replacing the existing house, each one on a lot that conforms with the applicable R-2 district standards of the ZBL. To that end he seeks a Planning Board determination under ZBL section 1.3.16 (4) that the way known as Pine Ridge Road is a street for purposes of providing access and frontage to the lots. Pine Ridge Road appears to qualify for this determination because it has been in existence prior to 1953.

Mr. Gallagher has filed an ANR plan for the two lots using Pine Ridge Road as frontage. Mr. Bartl explained that it is established procedure to make such determinations at a public meeting where abutters are invited; this could happen at the next regularly scheduled meeting of the Board. Mr. Gallagher agreed to extend the action time line on the ANR until after the next Planning Board meeting.

The Board's direction to Mr. Gallagher was to consult with the Fire Dept., agree in writing to an ANR time extension, and send meeting notices to the neighbors using the recent abutters list from the Comprehensive Permit hearing.

Mr. Bourdon moved to put the street determination item on the October 15, 2013 Planning Board agenda at 9:20pm; Mr. Yacouby 2<sup>nd</sup>; all in favor.

#### **VIII. Other Business**

Board members agreed to discuss the Senior Residence "In-Lieu of Policy Affordable Units" regulation in more detail at the November 19 meeting.

Board members agreed to discuss the proposed Act Promoting the Planning and Development of Sustainable Communities (2013) at the next meeting.

Mr. Clymer expressed frustration with the messy appearance of the Walker Realty development site and suggested the Board should look into a bylaw that helps prevent repeat experiences.

Administrative Update: the RFP for the Kelley's Corner Improvement Initiative has solicited 4 proposals; now designer selection committee meetings are being coordinated.

The Zoning Enforcement Officer is reviewing the Colonial Chevrolet, 171 Great Road, debris issues at the Esterbrook Driveway and will report at the next meeting for the sign special permit hearing.

The Acton Plaza Shopping Center is currently getting site and façade improvements on both the Main Street and Massachusetts Avenue plazas.

The meeting was adjourned at 9:20 PM.

Respectfully Submitted,  
Kim Gorman