



ACTON PLANNING BOARD

Minutes of Meeting

October 6, 2009

Acton Town Hall, Faulkner Room (204)

Planning Board members Mr. Ryan Bettez (Chairman), Ms. Ruth Martin, Mr. Roland Bourdon, Mr. Greg Niemyski, and Mr. Jeff Clymer attended. Also present was Town Planner, Mr. Roland Bartl. Absent were members Ms. Leigh Davis-Honn and Ray Yacouby, and associate member Margaret Woolley Busse.

Mr. Bettez called the meeting to order at 7:30 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 9/01/09.

Consent Item B. Request for extension to endorse plan – Micmac Lane Decision 08-05.

Consent Item C. Request for Amendment to allow up to 5 feet clearance to ground for decks in the common land setback – Ellsworth Village Decision 05-01.

Mr. Niemyski moved to approve the consent agenda as presented; Mr. Bourdon 2nd; all in favor.

III. Reports

CPC: Mr. Bourdon reported the CPC's October 1 informational meeting. The Town is expected to submit three historic preservation projects – Windsor Building restoration, Town Hall windows, and windows at 468 Main Street. Application deadline is November 9.

Open Space Committee: Mr. Clymer reported on the committee's efforts to protect agricultural land in South Acton.

Water Resource Advisory Committee: Mr. Clymer reported that WRAC has had an engineering presentation on various methods and solutions to address Federal NPDES requirements. The EPA is beginning with issuance of fines to communities for non-compliance with NPDES.

Oversight Meeting with Board of Selectmen: Mr. Bettez reported on the oversight meeting of 10/5:

- Town Meeting warrant closes December 31;
- Town report article also due by end of the year;
- Request to evaluate and recommend on DOER's green initiative model zoning bylaws;
- Request to evaluate proposed zoning reform bills and to advise.

IV. Chapter 40B Projects – 93 Central St. (Marsh View), 113 Central St. (Richardson Crossing); Comments to ZBA

Board discussed both proposed projects – schedules, application submittals and format, Planning Department review comments and evaluation sheet per Acton's 40B policy, possible visual effects from Central Street, proposed site grading, and other items. Participating in the discussion was Selectman Terra Friedrichs.

Mr. Niemyski moved:

- To endorse the Planning Department evaluation sheet and review comments for purposes of the Board commenting to the ZBA;
- To ask the Engineering Department to confirm that they reviewed and find acceptable the proposed driveway locations, driveway grading, and driveway sight distances, since it appears that no detailed information, such as profile drawings, were submitted for either project;

Mr. Bourdon 2nd; all in favor.

V. New MAPC Rep. Alternate (to replace Mr. Reichlen)

Mr. Bettez agreed to serve as Alternate MAPC Representative.

Motion was made to close the meeting, 2nd; all in favor; meeting adjourned at about 9:00 PM.