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TOWN CLERK
ACTON

BOARD OF SELECTMEN AND SEWER COMMISSIONER'S MEETING

**February 22, 2016
Francis Faulkner Room 204
Regular Meeting 7:00 PM**

Present: Katie Green, Peter J. Berry, Janet K. Adachi, Franny Osman, Chingsung Chang, Town Manager
Steven Ledoux, and Lisa Tomy, Recording Secretary
Chairman Green opened the meeting at 7:00 PM

Citizens' Concerns

Ms. Osman reported that Crosstown Connect was applying for a state grant and wanted to know if the Board could write a letter of support. Ms. Green recommended that it be put on the next meeting agenda.

Chairman's Update and Operational Update:

Ms. Green: Mass. Presidential Primary coming up on March 21st – make sure to get out and vote.
League of Woman's Voter Civics Bee on 3/13 at 1:00, still looking for adult participants. Special Board meeting on April 11 for the continued hearing on Town of Concord site plan and use special permit applications for Nagog Pond water treatment facility.

Mr. Ledoux - No report

Public Hearings and Appointments

Site Plan Special Permit/Use Special Permit #11/06/15 – 458 – Ms. Green read the public hearing notice. Steve Steinberg is the applicant, George Dimakarakos and colleague representing applicant's engineer, Stamski & McNarry. Mr. Steinberg presented the proposal for 267 Great Road. Noted that the development is not part of the Meadows development on the abutting property. The neighboring office building is complete and occupied by a longtime Acton firm. The only shared facility, covered by an easement agreement and with shared maintenance, is the end of Gabriel Lane providing access to and from 2A.

Mr. Steinberg explained plan updates and revisions in response to recommendations and requests of various town departments. House 1 is of reduced size in response to the Conservation Commission's request that the construction be outside of the 100' wetlands-protection buffer zone. Mr. Steinberg feels that the project will have minimal traffic impact at the intersection at the end of the Meadows development entrance. Mr. Dimakarakos presented and explained plans depicting the proposed Project. The Fire Department is satisfied with the access to and from the property. Traffic impact is minimal based on the traffic study done during an 8 hour period during a school week. Parents from the Meadows complex sometimes park to wait for the school bus at the end of Gabriel, which can cause a traffic backup, but the addition of a new access serving the new development could help to alleviate Board of Selectmen

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that problem. The hope is that Concord will provide water service; the former house on the property had Concord water service.

Ms. Osman asked how many of the Meadows houses are affordable. –Mr. Steinberg responded 7 out of 26.

Ms. Adachi expressed concern about the fact that the houses so close together and offered other comments regarding the overall design and plantings. Ms. Green said she always was surprised that people liked such density. Design fits in with the zoning bylaw. Ms. Osman would like to include in the decision a condition that there be a path kept up for entry into the Willow Books plaza, but not paved.

Resident, 17 Gabriel Lane –Would like shared maintenance of the shared portion of the road; also would like widening of the road to allow 2-way traffic near where the mailboxes are; and the 2 houses nearest Great Road, including the Begguses, would like to ensure that storm water doesn't flow from the new development over Gabriel Lane to their homes. Mr. Dimakarakos said 2 catch basins at the end of the new road would address the storm water issue; widening the road would entail a lot of work and expense, and could be difficult due to the limits on the opening onto Great Road.

Ms. Adachi asked if there were alternatives to road-widening; Mr. Dimakarakos said a narrower road would help to slow traffic, as would the addition of the new business and residences plus the vertical granite curbing that a car can't drive over easily. Resident, 11 Gabriel Lane, expressed concerns about the road width and alleged low traffic. Motion to close hearing, Mr. Berry seconded. All Ayes (5-0).

Mr. Berry moved to approve the application with conditions that the Sylvia Lane documents require shared maintenance of the easement area, such as snow removal, a natural path be maintained or constructed to provide access to the abutters, and a 10 foot landscape buffer as required by the Planning Department between the business and residential abutment. Ms. Osman seconded. All Ayes (5-0).

Concord Municipal Light and Power Electric and Telecommunication Duct Bank Installation, 37 Knox Trail

–The Director (Dave) and Assistant Director (Chris) from CMLP introduced themselves and provided a project overview. Concord plans to install 5 MW solar array on Concord-owned portion of former W.R. Grace land and needs to provide underground electrical and broadband connections. Standard construction to provide a duct installation that will be built along the property at 37 Knox Trail in both Acton and Concord.

Ms. Adachi asked if CMLP had run the project by Eversource to be sure there was no encroachment that might have an impact on Eversource's service agreement in Acton. CMLP conferred with its counsel, who assured it that the project was legal. Mr. Berry asked if CMLP was a broadband provider. Yes, fiber optic for the residents and businesses in Concord. Mr. Berry asked if CMLP had been before Concord Conservation Commission. Will meet with them tomorrow. They currently are not in violations of any zoning.

Ms. Green asked if the duct bank was going to be providing service where the bus parking will be. Yes, we designed the duct banks for future plans as well.

Ms. Osman moved to approve the plan at 37 Knox Trail, Mr. Berry seconded. All Ayes (5-0).

Community Preservation Act Study Report – Mr. Berry presented the CPA study committee report and the Committee's findings. The study committee considered and rejected a "blended" system, such as Littleton's which uses cell-tower revenues, or increasing the minimum 10% annual allocations for community housing, historic preservation and open space, which adversely affect bonding. The study committee ultimately decided to recommend that the Town consider for a future Town Meeting, possibly in fall 2016, increasing the current 1.5% surcharge to 3%; the surcharge increase would require not only Town Meeting approval but a ballot vote approval, and advocacy probably would have to be by citizens who weren't public officials. With the increase to 3%, Acton would be eligible for additional state matching funds in the 2nd and 3rd rounds, though those rounds are geared toward poorer, smaller communities, which Acton is not. But still could mean 30% state match and a good return on Acton's funds .

Walter Foster – commended Mr. Berry as committee chairman for the hard work and support. This is the best program for the Town largely to promote to protect open space, and affordable housing. Ms. Green also thanked Mr. Berry for all his hard work with the CPC Committee.

Selectmen's Business

Green Advisory Board Charge Restructure - Mr. Berry has been GAB liaison for 2 years and encouraged the committee to broaden its charge. He read the proposed revised charge . The changes are in the first 2 sentences. – Ms. Adachi moved to approve the amended charge, Ms. Osman seconded. All Ayes (5-0).

ALG Update – Mr. Ledoux presented the ALG update regarding the FY17 Budget. The earlier ALG plan provided for the use of 2.7M in reserves. The schools then lowered their budget by 300K, representing savings due to the Health Insurance Trust reduction in projected increases from 8% to 4%. Finance Committee representatives proposed 1M in free cash, 500K reduction in tax levy and 1.3M in cuts from the municipal and schools budgets combined; representatives of the 2 entities balked. The School Committee voted its budget, with the Acton assessment unchanged at 55.5M from earlier numbers. The Finance Committee chairman then emailed Ms. Green, proposing that if the Town cut \$200,000, that would satisfy FinComm. Then the proposal was pulled back. In the meantime, Mr. Ledoux is looking at options to cut \$200,000 in budget. The Board agreed that cutting Town Hall painting and the bike trail study, together 222K, would be the best option. Board members also noted that the Town's share of the cuts should be 125K reflecting the Town's 1/3 of the budget and in proper proportion to the 300K the schools are cutting from 2/3 of the budget.

Selectmen to take positions on Warrant Articles – Selectmen voted on consent items and will take up positions at the March 7, 2016 meeting. Mr. Berry moved to recommend consent items K-R, Ms. Osman seconded. All Ayes (5-0). Ms. Green moved to approve consent items ZE – ZJ, Mr. Berry seconded. All Ayes (5-0).

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Selectmen's Reports:

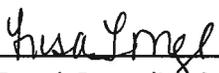
Selectmen Reports are included in the agenda packet on docushare. There were no questions.

Consent Agenda

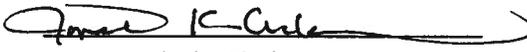
Ms. Osman moved to approve consent agenda items 7-18, Mr. Chang second. All Ayes (5-0)

Ms. Adachi moved to adjourn, Ms. Osman seconded, all Ayes (5-0).

Respectfully Submitted,



Lisa Tomyl, Recording Secretary



Janet K. Adachi, Clerk