

ACTON PLANNING BOARD

Minutes of Meeting
November 8, 2005
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King (Clerk), Mr. Gary Sullivan, Mr. Edmund Starzec, Mr. Michael Densen, and associate Mr. Bruce Reichlen attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Kim DelNigro.

Absent were Mr. Christopher Schaffner and Ms. Ruth Martin.

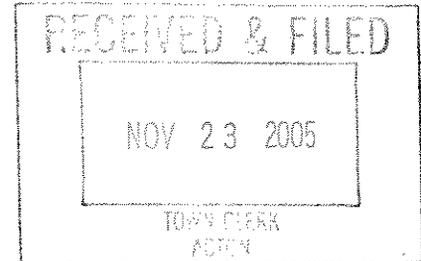
Mr. Niemyski called the meeting to order at 7:30 PM.

I. Citizens Concerns

No concerns.

II. Consent Agenda

- A. The minutes of 10/11/05 were approved unanimously as drafted.
- B. Robbins Mill Estates – Requested change in common land demarcation was approved.
- C. 2006 Meeting Calendar dates were approved.



III. Reports

CPC: Ed Starzec reported that CPC met with groups regarding the CPA applications to discuss potential projects for the coming year.

EDC: Roland Bartl reported that EDC discussed a potential zoning change for the Small Manufacturing District of North Acton.

MAGIC: Lauren Rosenzweig sent a memo regarding the last meeting: discussions were on priorities in our communities, funding for bike trail environmental liability insurance, senior tax relief and surplus land.

South Acton Commuter Rail Task Force: Gary Sullivan reported they will be presenting a Commuter Carpool Plan at the next Board of Selectmen meeting, November 14.

IV. ACHC – Update on Central/Willow Street project

Mrs. Nancy Tavernier, Chairman, and Ryan Bettez, Vice Chairman, of the Acton Community Housing Corporation described the status of their affordable housing project at 28 Willow/214 Central Streets. Mrs. Tavernier stated that the ACHC has 3 goals with this project:

- Create a project which everyone can agree on.
- Build a small infill project in an appropriate area with all board's approvals.
- Create a model of affordable housing at this scale and for other towns to use as examples.

Mrs. Tavernier and Mr. Bettez explained the site's history and the 1st Development Phase which has been performed. Mrs. Tavernier explained the proposed design, the total project costs, and proposed funding sources. Mrs. Tavernier stated that Phase 2 is in process and ACHC has applied to the Department of Housing Community Development (DHCD) LIP program for site eligibility. Once the approval letter has been received, ACHC will apply to the ZBA for a Comprehensive Permit. Discussion touched on condominium fees, funding, and Town help. Board members commended the ACHC for their efforts and expressed their support.

V. Ellsworth Village Sp. Permit #05-01 – Clarification for Building Commissioner

The applicant Mr. James Fenton was present. The Board reviewed staff's memo regarding clarification of the Planning Board's special permit language regarding large construction vehicle access. The Board agreed that any two-axle vehicle small and nimble enough to negotiate the Great Road construction access should be categorically excluded from Brabrook Road. It should be driver judgment of any larger truck which access to use, based on the vehicle they drive and safety. Mr. Roland Bartl will send a letter of clarification to the Building Commissioner.

VI. Heritage Landscape Inventory Program Support Letter

The Planning Board reviewed the memo and documents from Ann Forbes for a letter of support. Board members respectfully declined their support at this time. The general feeling was that there was not enough information to ascertain the ultimate use and purpose of the program.

VII. Appoint Representation for Tree Removal Hearing

Mr. Greg Niemyski volunteered to attend.

Mr. Niemyski moved to close the meeting, Mr. King 2nd; all voted in favor.

The meeting adjourned at 9:00 PM.