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ACTON PLANNING BOARD

Minutes of Meeting
January 10, 2006
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King, Mr. Edmund Starzec, Mr. Michael Densen, Ms. Ruth Martin, associates Mr. Bruce Reichlen and Mr. Alan Mertz attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Kim DelNigro.
Absent was Mr. Gary Sullivan.

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

I. Citizens Concerns

There were no citizen concerns.

II. Consent Agenda

A. The draft minutes of 12/13/05 were amended, and then approved as amended.

III. Reports

CPC: Ed Starzec reported they are 75% through their review and meetings with the CPA applicants. Mr. Starzec stated some applicants have reduced their requested amounts for funding.

EDC: No Meeting.

Open Space and Recreation Committee: Ruth Martin reported that CPA monies are set aside but there is no land to purchase.

Quail Ridge Country Club Environmental Audit Report Review

Board members reviewed staff's memo regarding the Planning Board's special permit decision for QRCC for the environmental audit review from ENSR which is to be conducted twice a year (spring and fall). Board members were concerned with inappropriate pesticide storage. Mr. Roland Bartl will send a letter to the golf course's superintendent for an update on addressing these issues and will review at next meeting.

IV. Colonial Path Residential Compound Definitive Subdivision Plan - Hearing

Mr. Niemyski opened the public hearing at 7:50pm. The applicants Mr. Glen Kaufman, Mr. Paul Gaboury were present. Mr. Rich Harrington, of Stamski & McNary, Inc. described the plan: A 5-lot subdivision as a Residential compound on +/-2.86 acres off Sylvia Street in South Acton. Presently, the site is composed of two lots. Each has a single-family residence on it. One of the existing houses would be razed. Mr. Harrington addressed the departmental comments: Concerning the proposed turnaround to ensure that it is adequate for emergency vehicles; concerning the slope of the land; reconfiguring the catch basins for drainage; coordinating with the Acton Water District for fire hydrants; and extending water from Main Street.
Abutters in attendance raised questions and concerns regarding:

- Who is responsible to clean the culvert under Sylvia Street?
- Will the street be repaved?
- Concerns of privacy due to having a business on their property and wanting more screening.

Board members took the matter under advisement.
Mr. Niemyski motioned to close the public hearing, 2nd, all voted in favor.

V. Village Arms Apartments – Determination of Special Permit Status

The Board members reviewed staff's memo and supporting documents regarding the applicant's request of the Planning Board to authorize the Building Commissioner to issue a building permit for reconstruction of the building once all approvals are received. The Planning Board reached consensus in making a finding of good cause to renew and extend their special permit approval to January 10, 2008.

Mr. King moved to approve the extension, Mr. Schaffner 2nd; all voted in favor.

VI. Sign Special Permit – 136 Main Street – Dmitry Goykhman - Decision

Mr. Bartl had prepared a draft decision of approval with conditions. Board members stated and explained their individual positions on the vote. Mr. Niemyski moved to approve the decision as drafted. 2nd.

Vote: Mr. Niemyski, Ms. Martin, Mr. Starzec, Mr. Densen, Mr. Reichlen in favor (Mr. Reichlen had been appointed to sit as a full Board member for the purpose of this matter). Mr. Schaffner opposed. Motion carried 5-1, Abstentions: Mr. King. This grants a Sign Special Permit with conditions for the New Exchange Place, 136 Main Street.

VII. Zoning Articles for Town Meeting

Board members discussed and reviewed the staff memo regarding draft zoning changes submitted by the warrant close date end of December for Town Meeting. Mr. Bartl mentioned the five proposed rezoning articles.

- Rezone land off Charter Road to General Industrial - Mr. Bartl stated that the Planning Board should bring this forward and EDC (Economic Development Committee) to help and co-sponsor.
- Productive Reuse of Underutilized Industrial Property - Mr. Bartl stated this article became apparent to EDC when reviewing an industrial property. It would allow the more productive use or reuse of vacated or underutilized industrial properties in the Small Manufacturing (SM) District located in North Acton. Mr. Niemyski suggested that an alternative maximum building limit should be established for these situations.
- Parking Lots for Conservation and Municipal Recreation - Mr. Bartl stated this article would broaden the exemptions to include all conservation land parking lots and all parking lots used in connection with outdoor recreation facilities operated by the Town.
- Special Wastes. Mr. Bartl mentioned that this article follows a recommendation from the Environmental Standards for Fill Advisory Committee.
- Housekeeping - Mr. Bartl stated this article would correct a cross-reference error and clarify the current intent for OSD (Open Space Development), PCRC (Planned Conservation Residential Communities), and Senior Residences to meet their minimum area requirements within Acton's Town boundaries.

January 24, 2006 meeting was cancelled.

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

The meeting adjourned at 9:10 PM.