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ACTON PLANNING BOARD

Minutes of Meeting
February 14, 2006
Acton Memorial Library

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

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

I. Citizens Concerns
There were no citizen concerns.

II. Consent Agenda
A. The minutes of 1/10/06 were approved unanimously as drafted.
B. Recommendations of Street Acceptances for Jackson Drive & Monroe Drive, passed by unanimous vote, subject to the condition that the current letter of credit is converted to a cash bond.

III. Reports
CPC: Ed Starzec reported they had their first deliberation meeting and it appears that a majority of the CPA applications will be funded.
EDC: Ed Starzec reported they are catching up on old business and worked on rezoning issues for the Small Manufacturing District in North Acton.
MAGIC: Lauren Rosenzweig reported that they discussed public safety issues.
South Acton Commuter Rail Task Force (SACRTF): Gary Sullivan reported they had a public forum for top areas of concern regarding the commuter parking lot.

IV. 68 Willow Street Residential Compound Definitive Subdivision Plan - Hearing
Mr. Niemyski opened the public hearing at 7:45pm. The applicants Mr. & Mrs. William Dunn were present. Mr. Rich Harrington, of Stamski & McNary, Inc. described the plan: A proposing 2-lot Residential Compound on 1.82 acres on Willow Street in West Acton. There is presently one house on the lot and an additional detached single family dwelling is proposed to be served by a private way designed to the standards for a common driveway. 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; concerns of the proposed driveway and private way; constructing a sidewalk along the west side of Willow Street.
Mr. Niemyski motioned to close the public hearing, 2nd, all voted in favor.

V. Chapter 40B Policy – Discussion of Working Group Draft
Board members reviewed a draft policy which included Selectmen's and Town Counsel's recommended edits. The Board vote to approve the policy including the edits by others that the Working Group may or may not choose to incorporate.

VI. Zoning Articles – Public Hearing
Mr. Niemyski opened the public hearing at 8:30pm. Present for the hearing were members of the EDC, Dick Hatfield, Mary Michelman and Dean Charter. Board members discussed and reviewed

the draft zoning changes. The following zoning changes are proposed: 1) Map – rezone from Residence 2 to General Industrial +/-7.7 acres behind 87 Hayward Rd. & 81 Charter Rd. (2) Bylaw – allow by site plan special permit, s. 10.4, in the Small Manufacturing District in North Acton increased floor area ratio and height subject to specific conditions. (3) Bylaw, s. 6 – exempt Town conservation and recreation uses from parking lot design standards. (4) Bylaw, s 4.3 – add regulation pertaining to "Special Waste". (5) Bylaw, housekeeping – (a) cross-reference correction; (b) clarifying that projects with common land must meet minimum area requirements in Acton. Agricultural operations will not be impacted. Copies of the proposed zoning changes were provided to the public.
Mr. Sullivan moved that the Planning Board recommend all of the articles for the Town Meeting. The motion was seconded by Mr. Starzec and passed with 5 in favor and 0 opposed.
The Board voted unanimously to close the public hearing.

VII. Colonial Path Decision - Vote
Board members reviewed staff's draft decision of approval with conditions. Mr. Niemyski moved to approve the decision as drafted. 2nd.
Vote: Mr. Niemyski, Mr. Starzec, Mr. King and Mr. Densen in favor. Motion carried 4-0 with one abstentions by Mr. Sullivan, due to being absent from the hearing.

VIII. Verizon Wireless – 820 Main Street; informational
Board members reviewed staff's memo and supporting documents for staff to conduct a preliminary review of a wireless communications facility proposal at 820 Main Street. The Planning Board has directed staff to contract with Broadcast Signal Lab, a wireless communications consultant, to review wireless communications facility applications to help the Board and staff determine whether the proposal fully complies with the Zoning Bylaw and the Rules.
The Board members raised questions and concerns regarding:

- Why not have a higher tower to fit additional carriers?
- Why that location?
- Why not add a twin tower at the existing tower at Butterbrook Farm?
- Is it a capacity or coverage issue?
- What are the pros and cons and the likelihood of providers to collocate?

February 28, 2006 meeting was cancelled.

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

The meeting adjourned at 9:20 PM.