ACTON PLANNING BOARD DRAFT

Minutes of Meeting
May 23, 2006
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King, Mr. Edmund Starzec, Ms. Ruth Martin, and associates Mr. Bruce Reichlen and Mr. Alan Mertz attended. Also present was Assistant Town Planner, Mrs. Kristin Alexander and Planning Board Secretary, Ms. Kim DelNigro.

Absent were Mr. Christopher Schaffner (Vice Chair), Mr. Gary Sullivan and Mr. Michael Densen.

Mr. Niemyski called the meeting to order at 7:31 PM.

I. Citizens Concerns
No concerns

II. Consent Agenda
A. The minutes of 4/25/06 passed by unanimous vote.

III. Reports
CPC: Ed Starzec reported that there will be a meeting on June 8, 2006 to begin the process of reviewing the Town's Community Preservation Plan with the purpose of updating it for the 2007 funding cycle. The CPC will hear from the Conservation, Historical, and Recreation Commissions, and the Housing Authority to ascertain the needs, possibilities, and resources of the Town regarding community preservation in their respective responsibility areas. An open forum will follow the presentations. All residents and groups with interest in community preservation projects are invited.
EDC: Ed Starzec stated that they are down one member and they will be having an oversight meeting with the Board of Selectmen to get guidance for moving forward on items for the future.

IV. Spring Farm Circle – Residential Compound (Preliminary Plan Meeting)
Mr. Niemyski opened the public meeting at 7:45pm. The applicant Mrs. Jane Gruber, 105 Summer Street was present, Mr. Benjamin Gruber, and Mrs. Meehan, 107 Summer Street. Mr. Rich Harrington of Stamski & McNary, Inc. described the plan: The applicant/owner at 105 Summer Street is proposing a 4-lot Residential Compound. There are presently two houses on the +/- 2.85 acre parcel. The existing dwellings at 105 & 107 Summer Street will remain. The Proof Plan complies with the zoning requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw and Acton Subdivision Rules and Regulations. The proposed lots on the Preliminary Plan comply with the area and frontage requirements of the Bylaw. Mr. Harrington addressed the departmental comments concerning the: proposed turnaround; sidewalk requirement for the subdivision; need for an Operation and Maintenance Plan for the proposed drainage system. Mr. Harrington stated that all departmental comments can be addressed in the definitive plan.
Board members questioned the applicant on site clearing; disturbing vegetation, wetlands, and screening to neighbors; curb cuts for driveways; the detention basin; drainage; and sidewalks.
Abutters in attendance raised questions and concerns regarding:

- confusion as to where a property line existed between neighbors,
- the sidewalk on Summer Street,
- the buffer zones for the vegetated wetlands and mature trees. Applicant : Aware of the vegetation and trees.

Staff will draft a decision for voting at the next meeting.

V. Affordable Housing – Zoning Change Draft and Strategy

Board members briefly reviewed the staff memo regarding draft zoning changes for affordable housing. Mr. Niemyski stated that there wasn't a full board so he would like to postpone the discussion. In the meantime, he wants staff to break down the information into smaller sections so it is easier to review and discuss. He wants board members to review the draft changes and have comments and guidance ready for staff at the next meeting.

VI. Discussion of the Brabrook Road bump out

Mrs. Kristin Alexander discussed with the Planning Board that the Board of Selectmen wanted the traffic calming "bump out" (approved as part of the Ellsworth Village project) on Brabrook Road, across from Flagg Road, removed. Mrs. Alexander relayed to them the information provided to the Planning Department to explain that the Selectmen have the ultimate say over road design and construction. The board members stated that they will discuss the issue if they receive further guidance from the Selectmen. No one attended the Planning Board meeting to discuss Ellsworth Village or Brabrook Road.

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

The meeting adjourned at 8:25 PM.