



## ACTON PLANNING BOARD

### Minutes of Meeting March 13, 2007 Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. Edmund Starzec (Clerk), Mr. Bruce Reichlen and Mr. Michael Densen attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent were Ms. Ruth Martin and Mr. Alan Mertz.

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

#### **I. Citizens Concerns**

None raised.

#### **II. Consent Agenda**

Item A, Minutes of 2/27/07 passed by unanimous vote.

#### **III. Reports**

CPC: Ed Starzec reported every CPA application has been approved and will be funded. Some projects had been withdrawn.

EDC: Roland Bartl reported that EDC will meet again after a short stand down. They will meet with Mr. Gossels to discuss two zoning problems for property at Post Office Square, and tax increment financing with Method Machine Tools.

WRAC: Chris Schaffner reported the committee has met and is working on their reports.

#### **IV. Quarry Woods PCRC (Yin Peet) – Plan Changes**

The applicants, Ms. Yin Peet and Mr. Creighton Peet presented the requested modifications to the Board for the allowance of a plan change to the original decision. Ms. Peet explained the reason for requesting the change. The change only affects the lot lines and boundaries on the common land. No changes would be made to the location of the proposed buildings or the square footage of the common land.

After some inquiries and discussion by Board members, Mr. Niemyski motioned to approve the concept plans to supersede the old plans and amend the decision accordingly. Mr. Schaffner moved to authorize staff to write draft decision of approval for the requested change, 2nd, all voted in favor.

#### **V. Discussion/Presentation – Selectman Lauren Rosenzweig Water Resources Warrant Articles**

Ms. Rosenzweig explained the advisory group for the Water Resources Advisory Committee. It consists of members from the Board of Selectmen, Planning Board, Conservation Commission, Board of Health and citizens at large. Ms. Rosenzweig wanted to inform the Board members on two Town Meeting warrant articles. The first is for funding a Wastewater Rapid Infiltration Basins Capacity Assessment to determine the potential wastewater discharge capacity of the existing sewer infrastructure at the Adams Street site. The second article is for funding of a sewer extensions study report and cost estimate for building extensions to high priority areas. Ms. Rosenzweig stated that both of these articles require a 2/3's vote to pass. She also discussed frequently asked questions. Ms. Rosenzweig mentioned that the citizens in the high priority areas wanted their sewer connection yesterday. The Board Chairman thanked Ms. Rosenzweig for her time and effort to explain the project.

## **VI. Model Zoning Bylaw for Wind Power Facilities**

Mr. Schaffner discussed the background on the model by-law development. He explained the Massachusetts Executive Office of Environmental Affairs (EOEA) and the Division of Energy Resources (DOER) determined that creating model by-laws for wind power development was an important step in advancing wind power development across the Commonwealth. The Board discussed the different sizes of generators and different impacts for electricity production. Mr. Schaffner wanted the Board to consider incorporating it in the future into the Zoning Bylaws.

## **VII. Grassy Pond Place (53 Fort Pond Road) Definitive Subdivision PH - Continuation**

Board members reviewed staff's draft decision for approval with conditions. Mr. Niemyski moved to approve the decision as drafted. 2<sup>nd</sup>.

Vote: Mr. Niemyski, Mr. Schaffner, Mr. Starzec and Mr. Reichlen in favor. Motion carried 4-0 with one abstentions by Mr. Densen, due to being absent from the hearing.

April 10, 2007 meeting was cancelled due to Annual Town Meeting.

The meeting adjourned at 8:40PM.