



ACTON PLANNING BOARD

Minutes of Meeting
March 27, 2007
Acton Memorial Library

DRAFT

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Ms. Ruth Martin, Mr. Alan Mertz, Mr. Michael Densen and Mr. Roland Bourdon attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent were Mr. Edmund Starzec (Clerk) and Mr. Bruce Reichlen.

Mr. Niemyski called the meeting to order at 8:00 PM due to Election Day.

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A, Minutes of 3/13/07 passed by unanimous vote.

III. Reports

CPC: Roland Bartl reported that they have finalized their presentations for Annual Town Meeting. Every CPA application has been approved and will be funded. Some projects had been withdrawn.

IV. 60 Powder Mill Road – Acton Suzuki – Sign Special Permit

Mr. Niemyski opened the public hearing at 8:15pm and appointed Mr. Bourdon to sit as a full Board member for the purpose of this matter. Mr. Michael Privitera, United Sign Systems, representing the applicant, Acton Suzuki was present. Board members reviewed the application and staff comments on the special permit request for three additional signs. The first request is for a sign taller than allowed. The Bylaw limits the height of wall signs to 3 feet in business zoning districts. The proposed "S" sign is 4.5 feet high.

The second request is for an additional exterior "Suzuki" sign. The Bylaw provides the Board with the authority to grant a greater number of signs than allowed, but not more than one sign in addition to the number of signs otherwise permitted per lot of business. The applicant is already proposing the "S" sign, so the proposed "Suzuki" sign would be one additional exterior sign.

The third request is for a sign in a location/position that is not otherwise permitted. The Bylaw only allows exterior signs to be erected on the exterior wall of the ground floor and up to one foot below the level of the bottom sills of the windows of the story above the ground floor of the building. The "S" sign and the "Suzuki" sign are proposed to be located on an arch that projects from the exterior wall and that is located directly under the windows on the story above the ground floor. Because the two signs would be freestanding on a structural element of the building, they are not really wall signs, although appear as such from view of Powder Mill Road.

Current, there are three temporary signs: a primary exterior wall sign over the dealership entrance facing the parking lot, a secondary exterior wall sign on the front of the building facing Powder Mill Road, and a 2nd secondary exterior wall sign over the red archway facing Powder Mill Road.

Board members raised concerns regarding:

- Why is there a need to have multiple signs? Applicant: The look of the signs is to be integrated and look like they are all one sign.
- How many neon/fluorescent bulbs would be used?
- Worried of the brightness of the signs and if the lighting calibrator could be altered?
- Must remove temporary signs prior to the decision.

Mr. Niemyski moved to close the public hearing, 2nd, all voted in favor.
Staff will provide a draft decision for the next meeting,

V. Verizon Wireless, 820 Main Street – PH Continuation

Mr. Niemyski opened the public hearing at 8:10 PM and, without discussion of the subject matter, the motion was made to continue the public hearing on April 24, 2007 at 8:15 PM in the Acton Memorial Library. The Planning Board voted all in favor.

VI. Quarry Woods PCRC (Yin Peet) – Plan Changes

Board members reviewed staff's draft decision for the requested change. Mr. Bartl reminded everybody that 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 and driveways, or the square footage of the common land.

Mr. Niemyski motioned to approve the decision as drafted which would approve the revised plan to supersede the old plans. 2nd, all voted in favor.

VII. Draft Town Presentations

Board members reviewed the draft town presentations. Mr. Bartl discussed the articles with each presenter and individuals will work with staff. Mr. Niemyski moved to approve the presentations in concept. Mr. Schaffner 2nd, all voted in favor.

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

The meeting adjourned at 9:03PM.