



## ACTON PLANNING BOARD

Minutes of Meeting  
June 12, 2007  
Acton Memorial Library

**DRAFT**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Alan Mertz and Associate Mr. Roland Bourdon attended. Also present were Assistant Town Planner, Mrs. Kristin Alexander and Secretary, Ms. Kim DelNigro.

Absent were Mr. Christopher Schaffner (Vice Chair), Mr. Michael Densen and Mr. Bruce Reichlen.

Mr. Niemyski called the meeting to order at 7:32 PM.

### **I. Citizens Concerns**

None raised.

### **II. Consent Agenda**

Item A, Minutes of 5/08/07 passed by unanimous vote.

Item B, Reappointment of Edmund Starzec to a 3-year Community Preservation Committee (CPC) term 7-1-07 – 6/31/10, Mr. Mertz motioned, 2<sup>nd</sup> and all voted in favor.

### **III. Reports**

CPC: Mr. Starzec stated the committee had their annual wrap-up meeting.

EDC: Mr. Starzec reported that the committee had met with a few local companies to discuss two zoning issues and tax increment financing.

WCF Study Committee: Mr. Mertz reported the committee had met and they are determining their goals. Their next meeting will be on June 13, 2007.

### **IV. Stone Wall Removal – High Street – Sight Distance Improvement Project - Public Hearing**

Mr. Niemyski opened the public hearing at 7:45pm. Mr. Corey York, Town Engineering Asst., was present. Board members reviewed the application, staffs' comments and a draft decision of the relocation of the stone wall at High and Parker Streets to improve sight distance. Mr. York explained the Engineering Department is requesting a scenic road hearing under Town General Bylaw Chapter J for the stone wall work on High Street at the intersection with Parker Street. The request is being made so that the Town can relocate the existing stone wall along the northeasterly corner of the intersection in front of 185 Parker Street. Mr. York stated the stone wall was built in the 1970's, constructed within the road right of way, and does not serve as a property boundary. The Town has an agreement with the property owner to complete the work. Mr. York mentioned the landowner has also agreed to donate a small parcel of land to the Town in order to create a uniform road shoulder along the intersection rounding.

The Planning Board questions and comments included:

- Is the edge of road staying the same? Applicant: Yes. Only the wall is being moved.
- This solution is a great idea.

Citizens in attendance raised questions and comments regarding:

- Wall was built earlier than the 1970's.
- Is the Town planning on increasing the speed limit on High Street? Applicant: No.
- Neighbors urged the Board to approve the stone relocation and thanked the Town.

Mr. Mertz moved to close the public hearing, 2<sup>nd</sup>, all voted in favor.

Mr. Starzec moved to approve the draft decision as amended, Ms. Martin 2<sup>nd</sup>, all voted in favor.

**V. Selectman Paulina Knibbe (New Planning Board Liaison)**

Mrs. Pauline Knibbe introduced herself to the Board. Mrs. Knibbe discussed broadcasting meetings and membership issues with the Board. Mrs. Knibbe stated she would like to keep in touch with the Board and wanted to give feedback and direction to the Board of Selectmen.

The Board Chairman thanked Mrs. Knibbe for her time and effort.

**VI. Verizon Wireless, 820 Main Street – Public Hearing Continuation**

Mr. Niemyski opened the public hearing at 8:30pm. The motion was made to close the public hearing. The Planning Board voted all in favor and the motion was made to place the application on a future meeting agenda to discuss and draft a withdrawal agreement/decision of denial. The Planning Board voted all in favor.

**VII. QRCC trail – Hazelnut Street to Nagog Hill Conservation land, discussion**

Mrs. Alexander explained that staff is requesting direction on whether to press forward with the construction of the trail or whether the Board is willing or inclined to wait until a decision is made on the possible housing development on the Quail Ridge Country Club (QRCC) land. The trail was a condition of approval and part of the approved plan per Planning Board Decision 02-06. Mr. Niemyski stated more information is needed and would like a QRCC representative to come to the next meeting to provide a status update.

Mr. Starzec moved to close the meeting, Mr. Mertz 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:48 PM.