



ACTON PLANNING BOARD

Minutes of Meeting
July 10, 2007
Acton Memorial Library

DRAFT

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Michael Densen, and Associate Mr. Roland Bourdon attended. Also present were Planning Director, Mr. Roland Bartl, and Secretary, Ms. Kim DeNigro.

Absent were Mr. Christopher Schaffner (Vice Chair), Mr. Bruce Reichlen and Mr. Alan Mertz.

Mr. Niemyski called the meeting to order at 7:35 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A, Minutes of 6/12/07 passed by unanimous vote.

III. Reports

CPC: No report.

Open Space Committee: Ms. Martin reported surveys are being taken and updated.

Design Review Committee: Mr. Starzec reported that the committee might be requesting to speak with the Board to review a project and to receive insight.

Sidewalk Committee: Mr. Bartl stated staff will be forwarding applications along to this new committee.

IV. Special Permit for Elm Street Ball Field Lighting - Public Hearing

Mr. Niemyski opened the public hearing at 7:45pm and appointed Mr. Bourdon to sit as a full Board member for the purpose of this matter.

Mrs. Cathy Fochtman, Town of Acton Recreation Director, Mr. Tom Tidman, Natural Resource Director, Nick Ferzacca, Maricor Corporation, Jack Blais, Blais Electrical Corporation, Michael Berry, Musco Sports Lighting, representatives of various sports and recreations leagues, members of the Recreation Commission and the Outdoor Lighting Education Committee, and several abutters were present.

Mrs. Fochtman explained that the Town of Acton is applying for a special permit to install new 70-80 foot high light poles (and lights) at the field in accordance with the Acton Zoning Bylaw section 5.3.5.3. Eight decaying wooden poles are to be replaced with six galvanized steel poles. The new equipment will improve light coverage of the ball field, expand lighting coverage to include two adjoining practice fields, and reduce light trespass onto abutting properties. The new lights would be more energy efficient, have a long-term maintenance contract, and can be controlled and managed from either on or off site. The application contains an engineer's letter certifying that the proposed lighting information is valid and complies with Town's lighting requirements and in particular, Section 10.6.2.4c of the Bylaw which relates to illumination of outdoor recreation facilities. The Town Outdoor Lighting Education Committee supports the project.

Mrs. Fochtman stated that the project went out to bid in April, and the Town awarded the project to Blais Electrical Corporation in May. The lighting equipment is to be supplied by Musco Systems, Inc. Mr. Berry, Musco Systems, Inc. explained and provided technical specifications for the project. The Town hopes to complete the installation this summer when not in conflict with the scheduled uses of the ballfield. Mrs. Fochtman stated that, according to Town Counsel, the proposed installation complies with the zoning bylaw for location of the poles, and it is not in conflict with, but rather implements, the goals of previous consent decrees between the Town and some abutters.

The Planning Board questions and comments included:

- Who will maintain the lights? Applicant: It will be controlled by either Recreation Dept or Natural Resources by a computer device from on or off site. There is 30-year warranty and maintenance contract.
- This is a great improvement.

Citizens in attendance raised questions and comments regarding:

- Who will control the lights, will they be forgotten to turn off? Applicant: There will be several levels of control. Mrs. Fochtman will schedule the timer in the computer and set up communication procedures.

Mr. Bourdon moved to close the public hearing, 2nd, all voted in favor.

The Chairman asked staff to provide a draft decision approval for the next meeting on July 24.

V. Paul Gaboury & Glen Kaufmann - 45 Main St Rd Improvement Plan Revision

Mr. Scott Hayes, Foresite Engineering, Mr. Paul Gaboury and Mr. Glenn Kaufmann, Meridian Construction Company, prospective buyer and developer of the property, requested the Board to accept the proposed revised plan, which modifies the termination of Renwick Way from a T-turnaround to a cul-de-sac loop.. Mr. Hayes and Mr. Gaboury expressed concern over the aesthetic of the previously approved design. The proposed modification would provide adequate turning radii for an SU-30 design vehicle without the need to reverse to complete the maneuver. An additional ANR (Approval Not Required) form and plan will be filed to make lot line corrections. Board members reviewed the documents. Mr. Bartl stated that he would like the Fire Department and Engineering Department have a chance to review and comment on the change. Mr. Niemyski moved to authorized staff to approve the amended plan as a red-line change after these two departments have approved it. 2ndd. Passed unanimously.

VI. Verizon Wireless – draft withdrawal agreement, discussion

Board members reviewed the draft withdrawal letter .Mr. Niemyski moved to approve the withdrawal as drafted except to add a notarized signature. 2ndd: Motion carried 4-0.

VII. Discuss summer meeting schedule

No schedule changes were made at this time.

The meeting adjourned at 8:48 PM.