FYI

ACTON PLANNING BOARD

FEB 18

Minutes of Meeting
February 3, 2009
Acton Town Hall, Room 204

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Bruce Reichlen (Vice Chair), Ms. Ruth Martin, Mr. Roland Bourdon, Mr. Ryan Bettez, Associates Mr. Ray Yacouby and Ms. Leigh Davis-Honn attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent was Mr. Alan Mertz (Clerk).

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

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 01/06/09 was approved and all voted in favor.

III. Reports

CPC: Mr. Bourdon stated the CPA applications are being reviewed. Two applications have withdrawn, due to needing more research and information. Mr. Jamie Eldridge will be attending the next meeting.

Open Space: Ms. Martin stated a couple of properties are in review. At this time, there are preliminary plans being reviewed to see if the owners want to sell. The committee is working toward finding ways to preserve farm land and open space conservation land.

EDC: Mr. Reichlen stated they are working to define 8 workgroup efforts and will be coordinating the procedures. They have already completed defining half of the efforts. The goal is to assist and increase businesses within town. Once efforts are fully defined, the committee will assign members to each workgroup and go forward.

Design Review Board: Mr. Bettez stated the committee discussed the FAR's in the villages and non pervious pavement issues.

IV. "Ab Initio" Consideration of clarifications of amendments to the SAV and WAV FAR provisions

Mr. Bartl stated at the previous Planning Board meeting on January 6, the Board discussed a number of potential zoning changes. The following day a complaint was received regarding alleged ethics violations at the meeting due to one member's alleged conflict of interest. After review Town Counsel recommended that the Board revisit the question of whether and how the SAV and WAV FAR provisions should be clarified or amended without the member in question sitting on the Board or participating in the discussion.

Ms. Leigh David-Honn recused herself.

Board members discussed and revisited the discussion of Floor Area Ratios (FAR) in South Acton Village (SAV) and West Acton Village (WAV) zoning districts.

The Planning Board questions and concerns included:

- Withdraw the article from the warrant, needs to be put under advisement for further study; not ready to be presentation at Annual Town Meeting (ATM).
- It should be reviewed as part of the Comprehensive Community Plan.

- Some members agreed with Nancy Tavernier's letter regarding her understanding of the existing village plans and the need for a proper new planning process before enacting such a change.
- It is very difficult to look at all the numbers and how it all works together.

Residents in attendance raised questions and concerns regarding:

- Concerned about current plan in SAV.
- One liked to see Zoning Bylaw interpreted as she understood it when it was voted at Town Meeting in 1995.
- Would like the issue of the FAR to be dealt with now.
- Reviewing of the WAV & SAV Plans need to be done.
- Worried about traffic and not happy.
- Clarification is needed.

Mr. Reichlen moved to have the SAV and WAV FAR clarification/change articles removed from the draft article list and not to hold a public hearing on them. This will effectively not bring them to Town Meeting. Mr. Yacouby 2nd.
Vote: Mr. Niemyski, Mr. Reichlen and Mr. Bourdon III in favor.
Ms. Martin and Mr. Bettez opposed.
Motion carried 3-2.

Mr. Niemyski noted that a citizen petition could still bring the item back.

Mr. Reichlen moved to close the meeting, Mr. Yacouby 2nd; all voted in favor.

The meeting adjourned at 8:50 PM.