FYI

ACTON PLANNING BOARD 6

Minutes of Meeting
December 1, 2009
Acton Town Hall, Faulkner Room (204)

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice), Mr. Greg Niemyski, Mr. Roland Bourdon, Ms. Leigh Davis-Honn, and associate members Margaret Woolley Busse and Kim Montella attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Kim DelNigro. Absent was Board member Ray Yacouby (Clerk).
Ms. Ruth Martin resigned from the Board on November 30th leaving one vacancy.

Meeting was called to order at 7:30 PM.

I. Citizens Concerns
None raised.

II. Consent Agenda
Consent Item A. Minutes of 10/20/09.
Consent Item B. Final Bond Release – Quarry Woods (Peet) was pulled for information inquiry.
Mr. Niemyski moved to approve the consent agenda as presented; Mr. Bourdon 2nd; all in favor.

III. Reports
CPC: Mr. Bourdon reported the committee is in the process of reviewing the CPA applications.
EDC: Ms. Davis-Honn reported they have released a 45 question pilot survey for peer review.
Open Neighborhood: Ms. Davis-Honn stated the meeting was a success and it has received a gold star at the state level. There were many people interested in helping and volunteering to work on the Comprehensive Community Plan process. Ms. Davis-Honn suggested having Ms. Ann Sussman attend the next meeting to give an update.
WARC: Mr. Clymer reported the committee had their public meeting on revising the storm water management rules and the new proposed stormwater discharge bylaws. He stated the next meeting will be December 23 and they are making progress and steps in revising the proposed bylaw.

IV. Green Advisory Board Appointment – Stretch Building Code
Mr. Chris Schaffner and other Green Advisory Board members were present. Mr. Schaffner gave a presentation of the Stretch Code and efforts of qualifying Acton as a Green Community under the State's Green Communities Program. Questions and discussions followed about the stretch code local adoption, effects on homeowners, energy savings, and economic and financial issues.

V. Chapter 61A – Notice and Statement of Intent to Sell – Stow/Martin Street Property (Cauette)
Board members reviewed and discussed the documents. The homeowners intend to sell the land with one house on it. Most of the land is now used for agriculture and horticulture. The land is to be sold for purposes of residential housing to Westchester Homes, Inc. Under MGL Chapter 61A the Town has a right of first refusal. The Planning Board has been asked for a recommendation. Board members discussed the options and possibilities. Questions:

- Is it a valid proposal offer?

- Is the house historic?
- Could the purchase be split, i.e. only take the portion w/o the house?
- Is there a development plan that establishes value?
- Potential tax revenue, if developed?
- How much money is available in the Town's CPA Open Space Set-Aside funds?

Board members asked staff for additional information on these topics; the item will be revisited at the next meeting.

VI. Potential Draft Zoning Article – Outdoor Retail Sales and Temporary Signs/Special Event Signs

Board members discussed and reviewed staff's memo regarding possible zoning changes that could be prepared for 2010 Annual Town Meeting. Mr. Bartl explained.

- Outdoor Retail Sales – Mr. Bartl explained the Acton Zoning Bylaw does not allow outdoor retail sales, service and storage (including tent sales, sidewalk sales, special events, etc.) except for a few specific land uses. This zoning change would allow outdoor sales with certain standards and rules. Ms. Davis-Honn stated the EDC had reviewed the matter and recommends an accommodation for outdoor sales.
  Mr. Niemyski moved to place this item as a place holder on the warrant for April 2010, Mr. Clymer 2nd ; all in favor.
- Temporary Signs/Special Event Signs – Mr. Bartl explained that current rules on temporary signs are very limiting, not being followed, and enforcement is not able to keep up. The proposed would allow more use of temporary signage. Ms. Davis-Honn stated this item has also been a topic at the EDC, which would favor this change.
  Ms. Davis-Honn moved to place this item as a place holder on the warrant for April 2010, Mr. Bettez 2nd; all in favor.

Motion was made to close the meeting, 2nd; all in favor; meeting adjourned at about 9:45 PM.