



## ACTON PLANNING BOARD

Minutes of Meeting  
April 1, 2014  
Acton Town Hall  
Room 204

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Roland Bourdon, Mr. Ray Yacouby, Mr. Derrick Chin and Mr. Rob Bukowski.

Also present: Mr. Roland Bartl, Planning Director; Kristen Guichard, Assistant Planner

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

### **I. Citizens' Concerns** - None

### **II. Consent Agenda – Draft Minutes of 03/18/14**

The minutes of the March 18, 2014 meeting were approved as amended.

### **III. Reports**

**EDC** – Members will be meeting with Acton Wood's Plaza business owners to review the process for obtaining a directory sign.

**Open Space Committee** – The Committee discussed the Wright Hill article being brought forward at Town Meeting and other potential future parcels such as the Dunn property which straddles the Town line to Stow.

**CPC** – Members finalized the PPT presentations for Town Meeting

**Acton 2020 Committee** – The Committee summarized the Kelley's Corner Steering Committee's first kick off meeting and discussed other aspects of the 2020 Plan such as open space and ways to lend support for other areas of the Plan moving forward.

**WRAC** – No meeting was held, but the draft bylaw was submitted to Town Manager, Steve Ledoux. Town counsel will review the bylaw and make recommendations for inclusion in either the Town Bylaw or Zoning Bylaw.

### **IV. Approval of Department of Housing and Community Development (DHCD) SHI Report**

***Ray Yacouby moved to approve the Subsidized Housing Inventory List submitted by DHCD as accurate. The motion was seconded by Roland Bourdon and carried unanimously.***

### **V. Public Hearing - GWP District Proposed Bylaw**

Ron Parenti represented the Acton Water District. He stated that the Acton Water District will be asking Town Meeting "to take no action" on this article. They originally created and submitted this article in reaction to the Town of Concord's proposed purchase and use of 55 Knox Trail for school bus parking and fueling. Since the bylaw was proposed, the Town of Concord has indicated they are no longer interested in purchasing 55 Knox Trail but instead 37 Knox Trail. The Acton Water District no longer sees an immediate threat to the water supply and would like more time to review the bylaw and bring back a better version at next Town Meeting.

Resident Ann Chang spoke in favor of the article and stated she will stand up at Town Meeting in support of the article to be voted on as written.

***Ray Yacouby moved for the Planning Board to take no action on the proposed GWP District Bylaw amendments as requested by the Acton Water District. The motion was seconded by Roland Bourdon and carried by a vote of three in favor (Jeff Clymer, Derrick Chin and Ray Yacouby, with two members opposed (Rob Bukowski and Roland Bourdon).***

Roland Bartl will put together a standard paper recommendation for Town Meeting as the warrant has already been printed.

**Continued Public Hearing – 5 Craig Road SBA Towers/AT&T Cell Tower Application**

The Public hearing opened at 8:17 PM

A transcript of the hearing is attached.

The hearing was closed at about 10:45 PM.

Following the close of the hearing and brief deliberation, the Board discussed plans for continuing deliberations on April 15, 2014 with technical and legal counsels present.

The meeting was adjourned at about 11 PM.

Respectfully Submitted,

Kristen Guichard  
Assistant Town Planner

DRAFT