

ACTON PLANNING BOARD DATE MAY 26 2004Minutes of Meeting
May 4, 2004

Acton Memorial Library

Maura Haberman
FOR TOWN CLERK, ACTON

Planning Board members Ms. Lauren Rosenzweig (Chairman), Mr. Ed Pearson (Vice Chair), Mr. Christopher Schaffner, Mr. Hart Millett, Mr. Patrick Halm, Mr. Greg Niemyski and Ms. Stacy Rogers. were in attendance. Also present were Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Maura Haberman.

Ms. Rosenzweig called the meeting to order at 7:30 PM.

I. Citizens Concerns

No citizens concerns were presented.

II. Consent Agenda - Approval of 3/23/04 Minutes

The minutes of 3/23/2004 were approved as written.

Vote, Ratify 5/11/2004 Meeting Cancellation

Vote: Unanimous and seconded to cancel 5/11 meeting

II. Reports

CPC Mr. Pearson reported on another attempt to raid the CPA Trust Fund by other cities and towns who have not adopted CPA and have not committed local tax dollars.

MAGIC Zoning reform was discussed—concerns on Grandfathering and ANR plans.

EAVPC Ms. Rosenzweig commended the entire East Acton Village Planning Committee and Kristin Alexander, on the passing of all articles at Town Meeting. The committee had its last meeting on 4/28.

OLAC Mr. Millett reported that the new Outdoor Lighting Bylaw passed at Town Meeting.

EDC Ms. Rosenzweig reported that interviewing process will begin for EDIC Director positions shortly.

OTHER Ms. Rosenzweig briefly discussed a 40B housing workshop in which she participated in. Part of this workshop included five different 40B scenarios. Overall, learning how to find ways to integrate affordable housing and how Acton can prepare for other 40B projects.

V. Appointment: Mr. Gaboury

Mr. Gaboury had a slide presentation on a 40B proposal called "Fort Pond Brook Place" located at 111-113 School Street (64-66 River Street)—one-half mile from the So. Acton Commuter Rail Station. This 40B is for 4 two-family dwellings (8-Units—Each 1,672 sq. ft., 3-bedroom, 2.5 bath). Two units will be affordable units (25% mandated required amount).

Mr. Gaboury and his associate, Mr. Kaufmann, answered questions on his presentation and discussed energy savings on units, which was of interest for the Board for both affordable and regular units. Energy Star cost is approx. \$14,000+/- per unit depending upon means and methods of insulation used. Mr. Gaboury will be filing a ZBA Application by the end of May, 2004. A Site Inspection will be completed by the end of this week (May 7, 2004). The estimated ZBA approval turn-around time is 45-60 days.

Board Member Greg Niemyski left the meeting at 9:00 PM

VI. 2004-2005 Work Program NPDES

Mr. Roy of GeoSyntec Consultants had a slide presentation on the federal requirement of EPA storm water discharge and drainage issues--(MS4s) Municipal Separate Storm Sewer Systems. Discussion also included illicit discharge detection and elimination, developed condition, pollution prevention, erosion and sedimentation controls, and conventional development vs. LID (Low Impact Development) approach to stormwater drainage. Mr. Halley, Acton Health Director, then updated the Board on Acton's efforts to comply with NPDES. Acton is entering Plan Year #2, when the Planning Board is committed to review existing Bylaws and regulations of their effectiveness in meeting EPA stormwater discharge guidelines. A discussion ensued on water contamination/pollution with differences of opinion on solutions to drainage issues in Acton, to be followed-up at a later date.

VII. Appointment: Kristina Rychlik

Ms. Rychlik addressed the board because she would like to create a residential compound at 396 Central Street. The lot currently does not meet the Bylaw regulations for two lots. Ms. Rychlik presented the board with the layout of her home to show how a second lot could be created with a residential compound, accommodating another small residence that would fit into the existing neighborhood. The site does not accommodate a "proof-plan," that would demonstrate the ability to subdivide w/o the Residential Compound waivers from the Subdivision Rules. Ms. Rosenzweig had cautioned that the risk financially is up to Ms. Rychlik to proceed at this point, as the Planning Board could not give a decision at this time without seeing a Preliminary Subdivision Plan. Also, she advised Ms. Rychlik to seek abutters support for her proposal.

Vote: Vote to see Preliminary Subdivision Plan

Four in favor, one abstained

IX. Discussion, Town Meeting Wrap-up

This was tabled to the next meeting.

IX. 2004-05 Work Program – other items

This was tabled to the next meeting

X. Next Meeting, 5/25/2004

The meeting adjourned at 10:20 PM.