



ACTON PLANNING BOARD

Minutes of Meeting
June 14, 2005
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King, Ms. Ruth Martin, Mr. Gary Sullivan, Mr. Edmund Starzec, and associate Michael C. Densen attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Kim DeNigro. Absent was Ms. Stacy Rogers (Clerk).

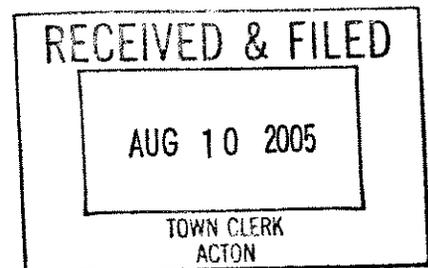
Mr. Niemyski called the meeting to order at 7:36 PM.

I. Citizens Concerns

No concerns.

II. Consent Agenda – Minutes 5/24/05

The minutes of 5/24/05 were approved unanimously as drafted.



III. Reports

CPC: Roland Bartl reported that the CPC has worked over a new draft plan for 2006 and will finalize it at next meeting and have it on the web for a September public hearing.

EDC: no meeting

MAGIC: William King reported they met in Maynard and had discussed housing and capacity issues and legislative proposals eliminating the ANR process.

IV. 53 Fort Pond Road – Conceptual Plan – PCRC (Consultation)

Mr. Rich Harrington, of Stamski & McNary, Inc. and Mr. Daniel B. Greenberg, of Wilson & Orcutt, P.C. attended to describe the conceptual plan: The owner of property at 53 Fort Pond Road/342 Nagog Hill Road is looking at further development. There is presently one house on the +/- 8.8 acre parcel, of which less than 8 (+/- 7.4 to 7.9) acres are in Acton and +/- 1.4 acres are in Littleton. The owner is pursuing PCRC as a development option. The problem is that there is insufficient acreage for a PCRC in Acton where 8 acres are required to qualify. If the Littleton acreage is allowed to be counted, the land could be developed into 5 dwelling units. Mr. Harrington and Mr. Greenberg both stated that the conceptual PCRC Plan is the best fit for the site. There would be less pavements.

Mr. Niemyski stated that the Board has received Town Counsel opinion on this and that following its review he believes that this land was not suitable for a PCRC Plan as it lacks the minimum required acreage. The Planning Board would be bending the rules and intent of PCRC by allowing the Littleton land to be counted. There is no apparent benefit that would accrue to the Town of Acton with a PCRC on this land. He would feel more comfortable with a residential compound development, which shows 4 dwelling units. Other Planning Board members commented generally in agreement with Mr. Niemyski.

V. South Acton Commuter Rail Task Force – Two Board Volunteers needed

Mr. Gary Sullivan volunteered to attend. Mrs. Ruth Martin agreed to serve as a back-up.

VI. Subdivision Rules – Changes, Discussion

The Board discussed a staff communication memo regarding updating the subdivision rules and regulations. Mr. Bartl requested that Board members review it and call or write the Planning Department with any consideration for additional possible changes, and to take up the subject again at the July meeting. Mr. Sullivan suggested taking 15-30 minutes out of every meeting over

the summer to go over the 1998 Master Plan Update and make a work plan or a project plan to discuss it. Mr. King suggested taking recommendations for review. Mr. Bartl suggested to make it a reading project and discuss further.

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

The meeting adjourned at 8:20 PM.