ACTON PLANNING BOARD DRAFT

Minutes of Meeting
June 13, 2006
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King, Mr. Edmund Starzec, Ms. Ruth Martin, and associates Mr. Bruce Reichlen attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Kim DelNigro.

Absent were Mr. Gary Sullivan, Mr. Michael Densen and Mr. Alan Mertz.

Mr. Niemyski called the meeting to order at 7:31 PM.

I. Citizens Concerns
No concerns

II. Consent Agenda
Item A, Minutes of 5/23/06, and Item B, Additional Extension of Decision (05-02) – 17 Washington Drive, passed by unanimous vote.

III. Reports
CPC: Ed Starzec reported the June 8 meeting was successful on the process of reviewing the Town's Community Preservation Plan with the purpose of updating it for the 2007 funding cycle. They heard from the Conservation, Historical, and Recreation Commissions, and the Housing Authority to ascertain the needs, possibilities, and resources of the Town regarding community preservation in their respective responsibility areas.
EDC: Ed Starzec stated that their last meeting was held last month and they are pleased to hear that Method Machine Tools are moving their entire headquarters to Acton.

IV. 45 Main Street – Determination of a street for zoning purposes – Vote to Continue
Mr. Niemyski opened the public hearing at 7:45pm and then moved immediately to closed the hearing to June 27, 2006 at 7:45pm, Meeting Room at the Memorial Library; Mr. King 2nd; all in favor.

V. Vote: 105 & 107 Summer Street Residential Compound - Preliminary Plan
Board members reviewed the draft decision and made minor amendments. Mr. Niemyski moved to approve the decision as amended.
Vote: Mr. Niemyski, Mr. King, Mr. Starzec and Ms. Martin in favor. Motion carried 4-0 with one abstentions by Mr. Schaffner, due to being absent from the hearing.

VI. Great Road Corridor Report – Ann Sussman (TAC)
Mrs. Ann Sussman, Mr. Jim Yarin, Mrs. Maureen Greer, Mrs. Leslie Hogan and Mr. Antonio Santoro of the Transportation Advisory Committee (TAC) were present. Mrs. Sussman stated 2 ½ years ago they were approached by the Board of Selectmen to get pro-active and more involved, and to prepare a report on public concerns over the growth of traffic in the Great Road corridor, the future impact of new development, and the need to provide for safer traffic and pedestrian/bike operations. This provided the impetus for a study and the proposed plan to improve Great Road Corridor. They described the TAC Great Road Corridor Report and TAC Sidewalk Design Guidelines for Great Road. The report builds upon prior sidewalk survey efforts to identify and document areas that are in need of sidewalks. TAC proposes a set of strategies, called the

Streetscape Design Guideline to be integrated into the site plan application process. They are approaching the Planning Board for input and how to implement it.

The Planning Board comments/concerns:

- The Department of Public Works should be contact and discuss issues with them.
- Crosswalks are needed.
- Sight distances could be an issue in some areas with the buffer area on the sidewalk.
- Who will take care of the trees or plants in the buffer area.
- Trees may not survive in the sidewalk buffer area due to our winter weather and salt use.
- How costly will it become?
- How many accidents - people walking and cars that travel on Great Road?
- Need a priority list and what areas deserve attention first.
- The entire corridor is too much, try to do it in small sections.

The Board Chairman thanked Mrs. Ann Sussman and members of TAC for their work, time, and effort to explain the project.

VII. SRR – changes, Part 1 - general

Board members reviewed the staff memo regarding subdivision rules and regulations recommending minor revisions. The Board members agreed on the minor changes. Mr. Roland Bartl asked the Board members to further review the draft changes and send him separate correspondence of their comments and guidance as needed.

VIII. Summer Meeting Schedule (meeting cancellations)

The Board agreed to send Mr. Roland Bartl notification on any of their upcoming vacation plans as soon as possible.

IX. Quail Ridge Country Club – Golf Ball Complaints from Great Road Condos

The Board members reviewed staff memo and support documents regarding the golf ball complaints from Great Road Condominiums and agreed to take no action at this time.

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

The meeting adjourned at 9:08 PM.