



## ACTON PLANNING BOARD

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### Minutes of Meeting September 26, 2006 Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King, Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Michael Densen and associate Mr. Alan Mertz attended. Also present were Assistant Town Planner, Mrs. Kristin Alexander and Secretary, Ms. Kim DeNigro.

Mr. Edmund Starzec arrived at 8:30pm.

Absent was Mr. Christopher Schaffner (Vice Chair).

Mr. Niemyski called the meeting to order at 7:34 PM.

#### **I. Citizens Concerns**

Mr. Jim Monahan, 14 Arlington Street, and Mr. Wilson Tuffin, 23 Arlington Street, had concerns with the Omnipoint Wireless Comm. Facility Special Permit at 164 Newtown Road application. Mr. Niemyski stated the public hearing is being continued to a following date and it cannot be discussed. Mr. Ray Lyons, lawyer for the Church of the Good Shepherd, asked the abutters to send letters of concern to the church and to attend the continued hearing date to discuss the issues.

#### **II. Consent Agenda**

A. The minutes of 8/22/06 were approved unanimously as drafted.

#### **III. Reports**

**MAGIC:** Mr. Niemyski attended the meeting and stated they discussed the revival of Hudson, rail trails, state funds, and new legislation related to streamlining permitting for commercial development.

#### **IV. Omnipoint Wireless Comm. Facility Application SP – Continuation**

Mr. Niemyski opened the public hearing at 7:45 PM and the motion was made to continue the public hearing on October 24, 2006 at 7:45 PM in the Acton Memorial Library. The Planning Board voted all in favor.

#### **V. Yin Peet Property – 68 Quarry Road – PCRC Application SP - Continuation**

Mr. Niemyski opened the public hearing at 8:30 PM. Creighton and Yin Peet, and Mr. Thomas DiPersio of Thomas Land Surveyors, were present and described the revised plans. Mrs. Peet and Mr. DiPersio explained the access easement, the reduction in parking for the studio, and the installation of speed signs and other public safety signs.

Abutters in attendance raised questions and concerns related to:

- What considerations will be taken for the protection of the trails? Applicant: The site will be very well marked with signage.
- Will there be interference with the walking trails? Applicant: No.
- Will there be any blasting for rock sculptures? Applicant: No.

The motion was made to close the public hearing. The motion passed unanimously.

Board members reviewed the draft decision and raised concerns related to the wording of Section 2.12 of the draft decision, noise, and blasting for sculpting material.

After discussion, the Planning Board directed staff to reword Section 2.12 and to incorporate language into the decision that prohibits blasting for sculpting material. Mr. Starzec moved to approve the decision as amended. Mr. Densen 2<sup>nd</sup>. The Motion carried 5-1. Vote: Mr. Niemyski, Mr. Starzec, Ms. Martin, Mr. Densen and Mr. Mertz in favor. Mr. King opposed.

**VI. BOA Hearing – 28 Willow & 212-214 Central Street – comments**

Board members reviewed the draft memo with comments to the Board of Appeals. Board members support the memo. Mr. Niemyski moved to send the memo to the Board of Appeals. Mr. King 2<sup>nd</sup>, all voted in favor.

Mr. Densen moved to close the meeting, Mr. Starzec 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 9:15 PM.

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