RECEIVED & FILED
JUL - 9 2008
TOWN CLERK
ACTON

ACTON PLANNING BOARD

Minutes of Meeting
June 10, 2008
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chairman), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Michael Densen, Mr. Alan Mertz, and Mr. Roland Bourdon attended. Also present were Assistant Town Planner, Mrs. Kristin Alexander and Secretary, Ms. Kim DelNigro.

Absent was Mr. Ryan Bettez.

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

I. Citizens Concerns
None raised.

II. Reconsideration/discussion of whether Board member should participate in "off-line" working group regarding Residences at Quail Ridge access
Board members reconsidered participation in this working group and after further discussion, considered not to participate. The motion was made not to participate in the working group, Mr. Reichlen moved, Mr. Densen 2nd, and all voted in favor.

III. The Residence at Quail Ridge – Supplemental Special Permit to decide on Access – PH (Request of Continuation – 7/8/08)
Mr. Niemyski announced: based on a request made by the applicant's representative via a letter dated 5/29/08, the public hearing for the Residences at Quail Ridge Supplemental Application for a Senior Residence Special Permit was rescheduled to July 8, 2008 at 7:45 PM in the Acton Memorial Library.

IV. Finalizing PB member appointments to the CPC and EDC effective 7/1/08
Mr. Niemyski moved to appoint Mr. Roland Bourdon to complete Mr. Starzec's term (through 6/30/2010) on the Community Preservation Committee (CPC), Ms. Reichlen 2nd, all voted in favor. Mr. Schaffner motioned to nominate Mr. Bruce Reichlen to the Board of Selectmen to complete Mr. Starzec's term on the Economic Development Committee (EDC), Ms. Martin 2nd, all voted in favor.

Other Item:
Mr. Schaffner stated he will continue to be an At-Large member for the Water Resources Advisory Committee (WRAC) and will continue to report back to the Planning Board periodically.

V. Annual Oversight Meeting with Board of Selectmen – July 14; 8:00 PM
Staff stated there is an oversight meeting on 7/14/08 at 8:00PM. Most Planning Board members signaled they are available to attend the Selectmen's meeting. Items to discuss: new memberships and the next Planning Board chairman.

VI. Consent Agenda
Consent Item A. Minutes of 5/13/08 was approved and all voted in favor.

VII. Reports
Wastewater: Mr. Schaffner stated the committee completed a wastewater study. The results were: conventional sewers were high in cost, and the water levels were very high in the Tuttle/Flint neighborhood and West Acton area increasing the need for pumps and making the cost of sewers

very expensive. They analyzed the difference between conventional sewers and septic systems. There are many obstacles and a subcommittee has been created to investigate other alternatives to conventional sewers.

Other Items

Upcoming Meetings – Cancellation

Mr. Reichlen moved to cancel the June 24, 2008 Planning Board meeting, Mr. Bourdon 2nd, all voted in favor.

Mr. Schaffner's Last Comments as a Board Member

- Planning Board should be commended on the work it has accomplished over the last seven years.
- Ideas for future Planning Board work:
  - Street signs on all streets at intersections.
  - Sidewalks
  - Continue to discourage mansionization.
  - Encourage wind turbines (e.g. Town of Harvard has a new, good wind turbine bylaw).
  - Continue to strive for a more positive public perception of the Planning Board.

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

The meeting adjourned at 8:00 PM.