JUN - 3

FYI

ACTON PLANNING BOARD

Minutes of Meeting
April 21, 2009
Acton Town Hall, Room 204

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Bruce Reichlen (Vice Chair), Mr. Alan Mertz (Clerk), Ms. Ruth Martin, Mr. Roland Bourdon, Mr. Ray Yacouby and Associate Ms. Leigh Davis-Honn attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro. Absent were Mr. Ryan Bettez and Associate Mr. Jeff Clymer.

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

I. Citizens Concerns
None raised.

II. Consent Agenda
Consent Item A. Minutes of 03/03/09 was approved and all voted in favor.

III. Reports
CPC: Mr. Bourdon reported that they are in the process of distributing the awards letters.

IV. Village Arms Apartments – 3rd extension request
Board members reviewed supporting documents from Attorney Steven R. Graham representing the applicant, GPT-Acton, LLC, and discussed the reasons for the request for another 2-year extension of the special permit . Mr. Yacouby moved to approve the extension to January 10, 2012, Mr. Reichlen 2nd; all voted in favor.

V. West Acton Village Ecology (WAVE) Project – Public Info. Meeting
Mr. Niemyski stated the Board is hosting a public informational meeting regarding the village development project that Michael and Mathias Rosenfeld (OMR Architects) are proposing for their property in West Acton.
Mr. Michael Rosenfeld, Mr. Mathias Rosenfeld, both of OMR Architects; Mr. George Dimarkakous, of Stamski & McNary, and Mr. Jeff Maxtutis, traffic engineer were present.
With a slide presentation Michael Rosenfeld explained the project, and the background and philosophy of their firm that focuses on sustainable design.
The Rosenfelds explained how the project restores and incorporates several historic buildings. He stated that over several design iterations they listened to residents in the area, local and state officials, analyzed the traffic impacts and mitigation. The project would create a better view created from at the east entry into the West Acton Village. The project would improve parking safety for the playground across the street. There would be sight distance improvements at the intersection at the corner of Massachusetts Avenue and Spruce Street. Street scape improvements, more on-street parking, extended sidewalks, more street trees, and additional crosswalks on Route 111 would help slow down traffic. Transfer of a section of Route 111 from the State to the Town would be required.
The project would provide space for a theater, artist studios, office space, and areas for retail stores and a restaurant at the street level. The parking lot would be mostly behind and under the buildings with two accesses – one on Route 111, the other on Spruce Street.
Mr. Maxtutis explained the traffic impacts and the parking study. He has collected traffic data on volumes, speeds, and intersections, and inventoried the parking space in the village. Mr. Dimakarakos explained the proposed handling of storm water.

Citizen's questions and concerns included:

- Will there be any raised speed bumps?
- Would like to see slower traffic.
- Would like to see more foot traffic.
- Worried of the storm water, ground water, wastewater and pervious paving.
- Concerned of water volume.
- Concerned with the protection of Fort Pond Brook.
- Would like to see LEED certifications used.
- Very excited to see village redeveloped.
- Looks like a wonderful project.

Board members raised questions and concerns regarding:

- The process of town taking over the portion of the road? Mr. Rosenfeld: They would pay for the reconstruction but the town would maintain the road.
- Is the Historic District aware of project? Mr. Rosenfeld: Yes.
- Concerns of traffic mitigation. Mr. Rosenfeld stated if the town doesn't take over the road, they will rethink how this will work.

Mr. Niemyski stated the project looked great and hopes they are successful. The Board thanked Michael and Mathias Rosenfeld for their time and dedication to the project.

VI. Member Terms

Mr. Niemyski stated some members term will expire June 30. Mr. Niemyski asked Board members to send staff an email if would like to extend membership.

Mr. Bourdon moved to close the meeting, Mr. Reichlen 2nd; all in favor; meeting adjourned at 9:30 PM.