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ACTON PLANNING BOARD

Minutes of Meeting
November 16, 2010
Acton Town Hall, Faulkner Room (204)

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chairman), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, Ms. Kim Montella, and associate member Mr. Derrick Chin attended. Also present was Planning Director, Mr. Roland Bartl and Planning Board Secretary, Ms. Kim Gorman.

Absent were Ms. Leigh Davis-Honn and Ms. Margaret Woolley Busse. Meeting was called to order at 7:33 PM.

I. Citizens Concerns

No concerns were raised.

II. Consent Agenda

Consent Item A. Minutes of 09/7/2010 and Consent Item B. Dakota Drive– Bond Release (ratify); Mr. Clymer moved to pass the consent agenda. Ms. Montella 2nd; all voted in favor.

III. Reports

CPC: Mr. Bourdon reported the Community Preservation Plan Applications were received on Monday. The applications are being reviewed and liaisons being appointed.
Open Space: Mr. Clymer reported the committee discussed the Caouette property.
WRAC: Mr. Clymer reported the committee is working on revising the stormwater bylaw.
Acton 2020: Mr. Bartl reported the committee had its October Public Meeting. There was good input. Planners Collaborative will be drafting the final inventory analysis by the end of the year.

IV. Public Hearing – Beacon Court Definitive Subdivision (57 Robbins Street)

Mr. Bettez opened the public hearing at 7:45 PM.
Mr. Chin was appointed to sit as full voting member for the purpose of this matter.
Mr. Bettez explained the application is filed under the Subdivision Rules and Regulations' Residential Compounds section. Mr. Bettez explained the public hearing process.
Mr. Scott Hayes, project engineer of Foresite Engineering Associates, Inc., Mr. Michael Katin, attorney for the applicant, and the applicant, Centennial Homes, LLC (Mr. Paul Gaboury and Glenn Kaufman) were present.
Mr. Hayes stated the following:

- The plan proposes a three (3) lot subdivision, one for the existing single family dwelling.
- The proposed street name is Beacon Court.
- The property is on the cultural resources list. The proposed demolition of the barn was before the Historical Commission. It is now in the 12 month delay period.
- The proposed houses will be in the wooded area in the rear of the property.
- The proposed porous pavement is a method of dealing with storm water. There will be minimal clearing to construct the roadway.
- There are wetlands to the east of the property. There is a December 1 meeting with the Conservation Commission.
- He cannot address all staff concerns/comments, but will for the public hearing continuation.

Mr. William Klauer of the Historical Commission confirmed that the application to demolish the barn was before the HC in the summer.

Members of the public had the following comments/questions:

- How much land will be cleared? Applicant: +/-20,000.
- Would like to see as many trees preserved as possible.
- Would like to see the barn saved; pretty, charm, historic feel.
- Proposed Lot 2 house and construction is near leaching field on abutting lot, which is only 10' feet from the lot line. Concern that field be damaged during construction.
- There is no storm water impact reported for areas to the north. Applicant: From their calculations, there is no drainage towards the north.
- The area is extremely wet. The water table has risen over the years. A large pond has started to from a vernal pool.
- New homes will have water issues in the future but where will they drain it to?
- Fire Department had to pump neighbor's basement. Very worried of the water run off.
- Neighbor stated many years ago, developer tried to lower the road but hit ledge; how can they do it when it was a problem them.
- Endangered species on the property.
- More houses are creating more impact to the stormwater issue.

Mr. Ron Rose, Acton Historic District Commission member, stated he would like to comment even the property is not within the district.
Mr. Katin objected that the Historic District Commission does not have jurisdiction.
Mr. Bartl stated there is no legal jeopardy for the Planning Board for listening to Mr. Rose.
Mr. Rose stated that the barn is a historical building; the goal is to preserve the rural historical character and keep character of the neighborhood; would like to see trees between the houses.

Board members asked and commented as follows:

- Does stormwater leave the site in a northerly direction? Applicant: No.
- Check line of sight distance of intersection at Robbins Street. Applicant: Will re-measure.
- Who will be responsible for the driveway maintenance? Applicant: It will be private and it will be the homeowner's responsibility. There will be a maintenance agreement.
- Will there be a raised septic system? Applicant: Yes, raised about 10"-25".
- Why use porous pavement? Applicant: Small design is good candidate for this application.
- Board members expressed concern with the porous pavement. If it clogs up, it won't be seen immediately. It will only work as long as it is maintained. Applicant: There will be a power vacuum to remove debris and clean.
- Will there be a sidewalk installed or contribution given to the sidewalk fund? Applicant: Donation to the sidewalk contribution fund.

Board members discussed having a site walk. Mr. Bettez and Ms. Montella agreed to go.

Mr. Chin stated he just realized he could have a conflict of interest with Mr. Michael Katin's office and might have to recuse himself. Mr. Chin will contact the State Ethics Commission Office.

Mr. Hayes stated he would address staff comments for the next public hearing meeting.

Mr. Bourdon moved to continue of the public hearing to December 21, 2010 at 7:45pm and to extend the decision deadline to March 24, 2011, Mr. Clymer 2nd, all in favor.

V. Holiday Schedule (cancel future meetings)
Board members decided to cancel December 7, 2010 meeting, 2nd, all in favor.

VI. Use of E-mail
Board members discussed the issues with the spam emails they have been receiving through the Town server. Staff suggested setting up a different email account to receive town emails. To use

Google or Yahoo, as an example. Mr. Bartl stated he would ask the Information Technology Department what they would suggest.

VII. Planning Board's involvement in Acton 2010

Due to Ms. Margaret Woolley Busse's absence, Mr. Bartl briefly spoke on behalf of her. Ms. Busse wanted to encourage more attendance from the Board members at the Acton 2020 events. She is disappointed that only Mr. Bettez attended the last public outreach meeting.
She would like Planning Board members to attend Acton 2020 meetings for help and support.

Meeting was adjourned at 9:55pm.

11-16-2010 - Meeting Information

Properties

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Type	Title	Owner	Edited	Size	Actions
PDF	00 - 11.16.2010 PB Agenda	planning	11/23/10	334 KB	
PDF	020A. - IIA. - 09.07.2010 - PB Minutes - DRAFT	planning	10/05/10	59 KB	
PDF	020B. - IIB. - Dakota Drive Subdivision - Full Bond Release (ratify)	planning	11/09/10	716 KB	
PDF	040 - IV. - BEACON COURT APPLICATION	planning	11/10/10	992 KB	
PDF	041 - IV. - BEACON COURT PLANS	planning	11/10/10	1 MB	
PDF	042 - IV. - BEACON COURT STORMWATER REPORT	planning	11/10/10	2 MB	
PDF	043 - IV. - Beacon Court - Some Department Comments	planning	11/10/10	4 MB	
PDF	043b. - IV. - Beacon Court - Conservation additional comments	planning	11/12/10	9 KB	
PDF	044 - IV. - Beacon Court - Acton Water District Comments	planning	11/12/10	30 KB	
PDF	045 - IV. - Beacon Court - Fire Dept. Comments	planning	11/10/10	585 KB	
PDF	046a. - IV. - Beacon Court - Planning Dept. Comments	planning	11/12/10	933 KB	
PDF	046b. - IV. - Beacon Court - Engineering Dept. Comments	planning	11/12/10	86 KB	
PDF	047a. - IV. - Beacon Court - Historical Distrist Commission's Memo	planning	11/12/10	90 KB	
PDF	047b. - IV. - Beacon Court - HDC Comment	planning	11/12/10	500 KB	
PDF	048 - IV. - Beacon Court - A Neighbor's Concern	planning	11/10/10	2 MB	
	048b. IV. - Beacon Court - Neighbors Concern Comments (received 11/16/2010)	planning	11/16/10	24 KB	
PDF	049 - IV. - Beacon Court - 10 Overlook Drive Concerns	planning	11/10/10	328 KB	

100 - FYI - 08.17.2010 - PB Minutes - TC Stamped	planning	09/09/10	318 KB	
110 - FYI - Decision # 10-02 - SBA Towers	planning	09/10/10	158 KB	
120 - FYI - PB Decision - 144 Great Road Powers Gallery - Sign Special Permit	planning	11/10/10	4 MB	
130 - FYI - Recreation Commission Minutes - 8.11.2010	planning	11/10/10	2 MB	
131 - FYI - Recreation Commission Minutes - 9.07.2010	planning	11/10/10	1 MB	
132 - FYI - Recreation Commission Minutes - 10.05.2010	planning	11/10/10	1 MB	
140 - FYI - HDC Minutes 8.10.2010	planning	11/10/10	1 MB	
141 - FYI - HDC Cert. of Appropriateness 507 Main Street	planning	11/10/10	1 MB	
142 - FYI - HDC Notice of Waiver of Public Hearing 256 Central Street	planning	11/10/10	519 KB	
143 - FYI - HDC Notice of Waiver of Public Hearing 468 Main Street	planning	11/10/10	519 KB	
144 - FYI - HDC Notice of Waiver of Public Hearing 18 Windsor Avenue	planning	11/10/10	452 KB	
145 - FYI - HDC Cert. of Appropriateness 105B Main Street	planning	11/10/10	885 KB	
150 - FYI - Sudbury Notice of Decision T-Mobile NE LLC	planning	11/10/10	893 KB	
160 - FYI - Concord BOA Public Hearing 11.18.2010	planning	11/10/10	810 KB	
170 - FYI - Littleton PB Special Permit Decision for Wireless Telecommunications Facilities	planning	11/10/10	3 MB	

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