



ACTON PLANNING BOARD

Minutes of Meeting April 19, 2016 Acton Town Hall Room 204

Planning Board members attending: Jeff Clymer (Chair), Ray Yacouby, Derrick Chin, Michael Dube, and Michael Mai.
Also present: Kristen Guichard and Robert Hummel, Assistant Town Planners and Kim Gorman, Planning Board Secretary.

Mr. Clymer opened the meeting at 7:30 pm.

I. Citizens' Concerns

None

II. Reports

WRAC - Mr. Chin reported the committee discussed Annual Town Meeting.

III. Consent Agenda

The minutes of March 2, 2016 were approved as amended.

IV. Sign Special Permit - 10 Granite Road (Marcus Lewis Tennis Center)

Mr. Dube disclosed his wife is a part-time employee of Mr. Lewis. Mr. Dube stated he completed the Disclosure of Appearance of Conflict of Interest as Required by MGL 268A and it has been properly filed with the Town Clerk.

Marcus Lewis, applicant, explained the application for the sign. Mr. Lewis stated he would like to have proper signage on the building to identify where his organization is located. The building is set back off the street and it is important for customers to identify the tennis center from the other businesses nearby. He stated he is asking for an increase in the by-right height of the sign and for different materials to be used. Materials of the proposed sign were passed around for viewing.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Chin moved to approve the amended sign special permit decision (removing Mr. Shah name), Mr. Yacouby 2nd; all in favor.

Vote: Mr. Clymer, Mr. Dube, Mr. Yacouby, Mr. Chin, Mr. Mai in favor

Motion carried 5-0.

V. Sign Special Permit – 133 Great Road (Eastern Insurance)

Edward Batten, representing Eastern Insurance, explained the application for the sign. Mr. Batten is asking for an increase in the by-right width of the sign within the East Acton Village 2 (EAV-2) Zoning District. Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Dube moved to approve the amended sign special permit decision (removing Mr. Shah name), Mr. Yacouby 2nd; all in favor.

Vote: Mr. Clymer, Mr. Dube, Mr. Yacouby, Mr. Chin, Mr. Mai in favor

Motion carried 5-0.

VI. Special Permit – Ground Mounted PV Facility – 127 Stow Street

David Albrecht, Principal Civil Engineer and Zak Farkes, Project Developer of Borrego Solar Systems represented the applicant. Mr. Albrecht explained the application for a ground mounted solar system, explaining the installation of solar modules will be installed on a ground mounted racking system and wired in series to combiner boxes. Mr. Albrecht explained the project is located at the Stow/Acton town line and consists of 10 +/- acres of a fenced in area, PV panels inside. About 2 acres of the project is in Acton. The line for the power feed into the grid is proposed along a wood road in Acton with the grid connection and metering device on Stow Street. At the Stow Street connection, the old wood road would be improved with a

gravel apron. Mr. Farkes explained how the Community Solar program provides savings to Eversource rate payers.

Citizen concerns were: how long the tree clearing will take, how long will it take to build, utility poles, animals affected, fire issues and view.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Yacouby moved to approve the draft decision as presented addressing the questions noted, Mr. Dube 2nd; Board members agreed the utility lines should remain above ground and asked for corrections within the decision: Section 2.7 a. change "or" to and, Section 2.9 change "Give" to given, Remove Section 3.1.1 and then renumber, all in favor.

Vote: Mr. Clymer, Mr. Dube, Mr. Yacouby, Mr. Chin, Mr. Mai in favor

Motion carried 5-0.

VII. Brookside Shops

The Planning Board currently is holding a letter of credit for the installation of certain items at Brookside Shops. Staff completed a site inspection and supplied a memo to the Board recommending the release of the letter of credit.

Board members reviewed and discussed the documentation and the staff review memo.

Mr. Yacouby moved to continue to hold the bond until the 2 additional trees have been planted and proof has been provided that the monitoring camera system is operational, 2nd; all in favor.

VIII. Other Business

The Planning Board discussed future meetings for quorum attendance; Mr. Dube's stated he has taken a new job and possible issue with attendance in the future. Staff will check with the VCC on new memberships/members. Mr. Bukowski needs to officially resign.

Mr. Clymer recapped on the Annual Town Meeting.

The meeting was adjourned at 10:25 pm.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary