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ACTON PLANNING BOARD

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Minutes of Meeting
December 2, 2014
Acton Town Hall
Room 204

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Ray Yacoubi, Mr. Roland Bourdon, Mr. Michael Dube and Mr. Derrick Chin.

Also present: Kristen Guichard, Assistant Town Planner and Kim Gorman, Planning Board Secretary

Absent: Mr. Rob Bukowski.

Mr. Clymer (Chair) called the meeting to order at 7:40 PM.

I. Citizens' Concerns - None

IIA. Consent Agenda – Draft Minutes of 10/21/14

The minutes of the October 21, 2014 meeting were approved as amended.

III. Reports

EDC – The EDC discussed the vote to take no action on Article 9, to amend the zoning district designation of Brookside Shops.

DRB - The Committee discussed the ACHC Housing Survey, Hayward Farms Subdivision plan, which the committee has submitted comments for the upcoming agenda item, and also discussed giving input on the Kelley's Corner plan once it is finalized.

CPC – The Committee is moving ahead with meeting CPA applicants to review their project proposals.

WRAC - The Committee reviewed and incorporated changes to their draft bylaw which Town Counsel will review. The draft will be sent to the Board of Selectmen and will circulate to Departments for comments. They would like to hold public meeting for review and bring to the Annual Town Meeting in April 2015.

IV. – Public Hearing – Hayward Farms Definitive Subdivision, 121 Hayward Road

Mr. Clymer opened the public hearing at 7:45pm. Mr. Scott Hayes, of Foresite Engineering, presented on behalf of the applicant, Acton Management, Inc. and described the definitive subdivision plan:

The definitive plan application was made without the preliminary plan review step. The proposal is a residential compound subdivision for four (4) lots in accordance with the Acton Subdivision Rules and Regulations, creating a proposed cul-de-sac street for the driveway. A storm water management report was provided. The existing house would be razed. Mr. Hayes is requesting waivers from the Subdivision Rules and Regulations, on Section 8 – Design Standards and Section 9 – Improvements for a Residential Compound

Mr. Hayes reviewed and addressed staff department comments and neighbors' concerns.

Mr. Hayes stated that in lieu of constructing the sidewalk within the new subdivision they would construct a sidewalk along the east side of Joseph Reed Lane to Captain Brown Lane and make a contribution to the Sidewalk fund for the 25-foot difference.

Residents in attendance raised questions and concerns regarding:

- Placement of sidewalk along the east side of Joseph Reed Lane, to Captain Brown's Lane. Would prefer the sidewalk along on the north side of Hayward Road to the school complex be completed.
- Sidewalk along Joseph Reed Lane doesn't fit with neighborhood, possibly give full amount of sidewalk contribution.

The Board voted unanimously to close the public meeting.

Board members reviewed the draft decision and made minor corrections: remove Mr. Rob Bukowski, add the Public Health's staff comment memo and include the contribution to the sidewalk fund for the difference of the 25 feet.

Mr. Bourdon moved to approve the decision as amended for Hayward Farms, Mr. Yacoub 2nd; all in favor.

V. - Public Hearing - New View PCRC Special Permit Amendment (Chicken Coops)

Mr. Clymer opened the public hearing at 8:15pm. Ms. Kate Crosby, Trustee of the New View Condominium Trust Board, was present regarding the request for an amendment to the PCRC Decision. They would like to add agriculture as an allowed use for Parcel 1A and construct a chicken coop (8'x10') on Parcel 1A. Board members reviewed and discussed the draft decision provided for them.

The Board voted to close the public hearing. Mr. Yacoub motioned for the Board to approve the draft decision as written; Mr. Dube 2nd; all in favor.

VI. - Public Hearing - Preliminary Plan Subdivision, 456 Massachusetts Avenue

Mr. Clymer opened the public hearing at 8:15pm. Mr. Ian Rubin, of Markey and Rubin, Inc., Mr. Steve Marsh, developer of Blanchard Place and Mr. Sean Keenan, of Keenan & Son LLP (applicant) were present. Mr. Rubin explained the preliminary plan: The proposal is for a Residential Compound subdivision for 3 lots. The existing house would be moved closer to Massachusetts Avenue. Each lot conforms to the applicable R-2 district standards of the ZBL. Mr. Rubin is seeking a waiver from the proof plan under ZBL Section 8.1.18 to allow for a 124' cul-de-sac layout diameter instead of the 140' minimum diameter regulation.

Staff stated that the Planning Department was surprised an affordable development was not proposed on this site. She noted the Planning Department would have been in support of an affordable development as the location fits with the Town's guiding planning documents, is within an affordable overlay district, is close to Kelley's Corner and has public infrastructure in place. She also noted that the Planning Department does not recommend or support a waiver from the proof plan under Section 8.1.18 as the intent of the proof plan is to show that the same number of lots could be achieved if developed as a standard subdivision and that a standard subdivision layout would only allow for two lots. She noted that the Board has granted waivers from the proof plan in the past, but not a waiver that would allow for an additional lot.

Mr. Marsh explained he would like to work with the Town and create a small subdivision. Mr. Keenan stated he is comfortable with building 3 new homes instead of building an affordable housing unit.

Mr. James Fraser, abutter from Davis Place, submitted pictures and had a conceptual screening planting plan for tree screening.

Attending residents' comments, questions and concerns:

- Position of the current home to be relocated and the distance of the new homes.
- Suggestions of more tree screening.

Board members comments, questions and concerns:

- The Board has never given such waiver.
- No clear proof plan provided.

Mr. Marsh stated he would work with the abutters to incorporate more tree screening and maintain the trees.

The Board voted to close the public hearing.

The Board has given direction to staff to write a draft decision of approval including approval of the requested waiver from Section 1.8.18 and requirement of screening as agreed to by the applicant.

Mr. Yacoub motioned to have staff complete a draft decision of approval to vote on at the next meeting on December 16, 2014, Mr. Bourdon 2nd; all in favor.

VII. Other Business

The Board discussed the results of the Fall Special Town Meeting Zoning Articles and the effect on the availability of affordable housing.

The meeting was adjourned at about 9:30 PM.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary

Minutes of the December 2, 2014 Planning Board Meeting
Approved: Yes