



# PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

## PLANNING BOARD MINUTES

Monday, February 13, 1989

Acton Town Hall

RECEIVED & FILED  
DATE June 19 1989  
Cornelia O. Hill  
TOWN CLERK, ACTON

Planning board members present at the meeting were Rob Block, Vice Chairman; Mary Giorgio; Greg Nieymski; David Hill; and Douglas Carnahan. Assistant Planner, Timothy Smith, was also present at the meeting.

Acting Chairman, Rob Block called the meeting to order at 7:30 P.M.

Mr. Nieymski opened the meeting by briefly describing the Selectman's vote to place a holding article on the warrant for the provision of a building moratorium.

Mr. Smith gave Board members a document which reviewed the implications of adopting a building moratorium.

Board members shared their concerns about how the building moratorium could adversely affect the development of Acton.

Mrs. Giorgio proposed that the Town Planner draft a letter to the Selectmen stating that the Planning Board does not support the adoption of a building moratorium. Board members discussed the contents of such a letter. They identified why they felt that a building moratorium would not be in the best interest the Town. Alternatively, the Open Space Bylaw with its phased growth provision would meet the Selectman's concerns. The Board voted unanimously to approve the drafting of such a letter.

Next the Board discussed releasing the bond for the Concetta Circle, in the Cock's Crowe Farm Subdivision. Mr. Smith pointed out that the Town Engineer, David Abbt, had inspected the road and found that all road work was completed to his satisfaction. The board voted unanimously to release the bond.

The Board then discussed whether or not the New subdivision roads Concetta Circle and Maillet Drive should be accepted as Town streets. After Mr. Smith stated that work remained to be completed on Maillet Drive the Board voted unanimously to recommend acceptance on Concetta Circle but not for Maillet Drive. They asked Mr. Smith to find out specifically what work still remained to be done on Maillet Drive and to report back to them.

The Board reviewed the draft decision for the Audubon Hill Planned Conservation Residential Special Permit. Mr. Nieymski said that an additional condition should be included in the decision requiring a guardrail on the outside curve near the entrance to Audubon Drive. Mr.

Block proposed that the board further review the draft and discuss it later at the next meeting. The board concurred.

The Board then moved on to discuss proposed zoning amendments. Mr. Block declared his disapproval of Article B (Changes in the use table to eliminate some automobile related uses): "I demand and require motor vehicle services and I think this use should be continued to be allowed." Mr. Nieymski countered, stating that most of the board supported this amendment and asked if Mr. Block wanted to see "Jiffy Lubes" all over town. The Board agreed to discuss this amendment further in two weeks.

The Board voted unanimously to recommend Articles A and C as written for approval.

Mr. Nieymski stated that someone from GZA should be at the public hearing for the Groundwater Protection Bylaw.

Mrs. Giorgio asked who would present the articles to town meeting. Mr. Block answered that each member should adopt a zoning article.

The Board next discussed Article G. Mr. Block stated that the Selectman may have some ability to review the esthetic qualities of signs. Mr. Nieymski wondered why the article increased the allowed dimension of signs and why service stations were permitted to have larger signs than other commercial uses. Further he asked if a licence fee could be assessed annually on sign owners. Mr. Carnahan responded, "lets not be hard on the small businessman."

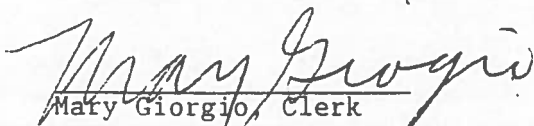
On Article H Mr. Block stated that he had a problem legislating it. Mr. Nieymski said that it should be left with the Zoning Board of Appeals, Mr. Block agreed. The Board decided that amendment should be eliminated.

The Board then discussed Articles I, J, L, and M, they supported all of these articles.

They felt that Article K had to be further refined.

The meeting was adjourned at 9:35 P.M.

Approved by Planning Board

  
Mary Giorgio, Clerk

Doc #156