



PLANNING BOARD • Town of Acton

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ACTON PLANNING BOARD

Minutes of Meeting

July 30, 1990



Planning Board members present: Chairman Mary Giorgio, Greg Niemyski, Doug Carnahan, Jim Lee, Quint Brathwaite

Planning staff in attendance: Town Planner Roland Bartl

I. GENERAL BUSINESS

The Board amended the meeting agenda to include additional item at the request of James Fenton. Mr. Fenton has requested a waiver of filing fee for his ANR plan for the lots on Arlington St. on the basis that he is granting easements and giving the Town land to install sidewalks. Greg Niemyski moved to grant the requested fee waiver, motion was seconded by Doug Carnahan and carried unanimously.

Jim Lee moved to approve the minutes of the July 9, 1990 as modified this evening. His motion was seconded by Greg Niemyski and passed unanimously.

Roland Bartl presented the APA "Planning Board Membership" materials to the Board and advised that the Town is not able to pay memberships for individual board members because of budget constraints. Roland advised the Board that the Planning Department is enrolled as a member and makes use of the APA services on a regular basis.

II. SIGN BYLAW

The Board discussed the existing sign bylaw and the changes proposed by I.E.P. last Spring. Specific concerns of the Board include the following:

- whether projecting signs and free standing signs should be allowed in the Village Districts;
- input from the business community;
- limitation on grandfather protection for existing signs;
- limiting projecting signs on Route 2A; movable signs;
- establishing the Planning Board as the Special Permit Granting Authority for signs;
- signs allowed by right rather than special permit;

- the possibility of including design criteria other than size and type of materials on a town-wide basis or only within historic districts; and
- the probable number of sign special permits issued annually.

The Board also discussed specific signs that appealed to Board members as well as those that were perceived as objectionable and how these particular signs relate to the proposed revision to the sign bylaw.

Roland recommended that the proposed amendment to the sign bylaw be included on the warrant for a fall Town Meeting because the issue of establishing historic districts will be on the warrant and regulation of signs is a concern in the historic districts. Roland agreed to write a final draft based on the Board's input and including the issues pertinent to the historic districts and bring it back to the Board in the near future.

III. DRAFT OF PUD RULES & REGULATIONS

Roland explained that Sections 1, 2, 4, & 5 contained in the drafted regulations are based on the existing Site Plan Special Permit Rules & Regulations with appropriate changes for PUD language. Section 3 of the drafted regulations addresses the unique issues pertaining to the PUD development concept such as creation, ownership, and maintenance of common land and common facilities and is patterned after the PCRC Rules with the inclusion of some Subdivision Rules. Roland Bartl advised the Board that he is awaiting receipt of comments from Town staff, Town Counsel and Harry Donahue of Acton Survey (because he has worked with the PCRC Rules and Regulations).

Roland pointed out that the proposed rules and regulations can be adopted at a Planning Board public meeting in accordance with the provisions of Ch. 40A, rather than requiring a public hearing as has been done in the past for special permit rules and regulations.

IV. SUBDIVISION RULES & REGULATIONS REVIEW

David Hill was not in attendance this evening, therefore this topic was postponed to a future meeting.

OTHER BUSINESS

ANR Application/Request for determining status of street - Kennedy land

The Board discussed the pending ANR plan and Mr. Kennedy's request for determination of the status of the roadway accessing his land in North Acton. Questions to be resolved prior to issuance of a decision include:

- Does the statute permit the Board to determine the status of a road when there is no "proposed use";

- Is there a proposed use other than the existing use?
- Would this issue be more appropriately addressed through a subdivision process?

The Board agreed to meet at 10:00 AM Saturday morning for a site visit.

Future Summer Meetings are scheduled for the following dates:

- August 13 - There should be no problem obtaining a quorum
- August 27 - Board members Mary Giorgio, Jim Lee & Quint Brathwaite will be out of town on August 27th. On August 13th the Board will discuss the proposed agenda for the August 27th meeting, and whether the meeting should be cancelled due to possible lack of quorum.

ANNOUNCEMENTS:

New Planning Board member

It was announced that Trey Schupert has been appointed to the Planning Board and will be joining the Board for the August 13th meeting.

Meeting adjourned at 9:30 p.m.