



## ACTON PLANNING BOARD

**Minutes of Meeting  
October 14, 2008  
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Bruce Reichlen (Vice Chair), Mr. Alan Mertz (Clerk), Ms. Ruth Martin, Mr. Roland Bourdon, Mr. Ryan Bettez and Associates Ms. Leigh Davis-Honn and Mr. Ray Yacouby attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DeNigro.

Mr. Niemyski called the meeting to order at 7:30 PM.

Ms. Leigh Davis-Honn arrived at 7:35 PM.

### **I. Citizens Concerns**

None raised.

### **II. Consent Agenda**

Item A - Minutes of 9/23/08 was pulled for discussion. Mr. Reichlen stated the minutes did not reflect the correct number of the vote. Mr. Reichlen stated the correct number of votes; motion lost 4 in favor to 3 opposed and then moved to support the minutes as amended, Mr. Bourdon 2<sup>nd</sup>, all in favor, pass unanimously.

Item B - Colonial Path – Final Bond Release was approved and all voted in favor.

### **III. Reports**

EDC: Mr. Reichlen stated the next meeting will be held on October 23. The committee is discussing their mission and procedures.

CPC: Mr. Bourdon discussed the STM status of the approved CPA funds to purchase Piper Lane property. The next step will be reviewing the 2009 CPA applications.

Open Space: Ms. Ruth Martin reported the committee is happy about the approval for the Piper Lane purchase.

Design Review Board: Ms. Martin stated there are several projects being discussed within East Acton Village and Kelley's Corner District.

### **IV. MICMAC Lane (48 Nashoba Rd. & 6 Wampanoag Dr.) Definitive Subdivision Plan Public Hearing**

Mr. Niemyski opened the public hearing at 7:45pm. The applicants/owners, Mr. Kotanchik, 48 Nashoba Road and Mr. & Mrs. Ruth Porter, 6 Wampanoag Street were present. Mr. David Haslett and George Dimakarakos of Stamski & McNary, Inc. described the plan: The applicant/owner at 48 Nashoba Road is proposing a 5-lot Residential Compound. The existing dwelling at 48 Nashoba Road will remain. The site consists of the Porter lot at 6 Wampanoag Drive with +/-9.6 acres, and the Kotanchik lot at 48 Nashoba Road with +/-12.4 acres. Both said lots have also frontage on Central Street. The proposed lots on the Definitive Plan comply with the area and frontage requirements of the Bylaw.

Mr. Haslett had a revised Proof Plan at the meeting and which complies with the zoning requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw and Acton Subdivision Rules and Regulations.

Mr. Haslett addressed the departmental comments concerning the Residential Compound plan: proposed cul-de-sac; proposed turnaround; sidewalk; issue with a public shade trees and the filing of the Approval Not Required (ANR) Plan signed on 12/28/07 need to show proof the filing has been

completed with the Middlesex County Registry of Deeds. Mr. Haslett stated that all departmental comments have been addressed.

Board members questioned the applicant on landscaping buffering, fire hydrant, a pull box and the wording in the Declaration of the Protective Covenant needs to be changed for future landowners. The public had no comment.

The Board voted unanimously to close the public hearing.

**V. The Residences at Quail Ridge – approve decision that records the Board’s action in the matter as concluded at previous meeting; or take other**

The Board members reviewed the draft compromise decision, in which a settlement offer was received from the Acorn Park Condominium Association representation.

The draft compromise decision stated that Palmer Lane would be gated and Hazelnut Street would have full and open two-way street access.

Board members stated their individual concerns and position.

Mr. Reichlen moved to reconsider and approve the compromise decision and authorize the Town Planning Director to sign it on behalf of the Planning Board, Mr. Bourdon 2<sup>nd</sup>.

Vote: Mr. Niemyski, Ms. Martin, Mr. Reichlen, Mr. Bourdon III, Mr. Bettez and Ms. Davis-Honn in favor.

Mr. Mertz opposed.

Motion carried 6-1.

**VI. Review 2009 PB Meeting Schedule**

Board reviewed the meeting schedule for 2009.

**VII. Consider need for cancellation of meeting on October 28 (no agenda to date)**

Board decided to cancel the October 28 meeting.

**VIII. Appoint an alternate representative to MAPC and MAGIC from the Board (Selectman Rosenzweig is primary)**

Mr. Bruce Reichlen volunteered to be an alternate for MAPC.

Mr. Greg Niemyski stated he is already the alternate for MAGIC.

Mr. Niemyski stated to the Board, if anyone is interested for being an alternate with Ms., Ruth Martin for Design Review Board (DRB) and an alternative to MAGIC, please send an email to Mr. Bartl.

Mr. Bourdon moved to close the meeting, Mr. Reichlen 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:35 PM.