



ACTON PLANNING BOARD

**Minutes of Meeting
April 22, 2008
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Alan Mertz, and Associate Mr. Roland Bourdon attended. Also present were Assistant Town Planner, Ms. Kristin Alexander and Secretary, Ms. Kim DeNigro.

Absent were Mr. Michael Densen and Mr. Ryan Bettez.

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

I. Citizens Concerns

None raised, no members of the public were present at the start of the meeting.

II. Consent Agenda

Minutes of 2/26/08 were approved and all voted in favor.

Minutes of 3/11/08 were not completed and will be on the next meeting agenda.

III. 24 & 26 Agawam Road - Definitive Subdivision – Vote of Decision

Board members reviewed staff's draft decision for approval with conditions. An error was noted in Condition 3.3.3 of the draft decision and will be corrected. Mr. Schaffner moved to approve the decision as amended, Mr. Starzec 2nd.

Vote: Mr. Niemyski, Mr. Schaffner, Mr. Mertz, and Mr. Reichlen in favor. Motion carried 4-0-1 (Mr. Densen was absent).

IV. Alexan Concord Ch. 40B Project – Comments to ZBA

Board members reviewed the documents and agreed with staff comments. Board members had concerns with the project related to the proposed infrastructure improvements, number of dwelling units, and how emergency services will be provided.

Mr. Schaffner moved to have staff draft a letter for the Board of Appeals expressing the Board's concerns, Mr. Reichlen 2nd and all voted in favor.

V. Gymboree Sign Special Permit – Landscape Area Design

Board members reviewed the proposed landscaped area plan from the applicant and staff's comments.

Mr. Dean Charter recommended having one or two additional woody ornamentals planted directly under the sign so vegetation surrounds the sign during the winter months. The Board agreed that with Mr. Charter's recommendation, the proposed plan would fully comply with the Decision 08-01.

Planning Board approved the proposed landscape area plan as amended by Mr. Charter's recommendation, 2nd, all voted in favor.

Other

Mr. Starzec announced his last Planning Board meeting will be 5-13-08. His departure will leave a Planning Board representative opening on the following committees: Community Preservation Committee, Economic Development Committee, and Design Review Board (as an alternate).

Mr. Schaffner stated that his Planning Board appointment ends at the end of June 2008. He will be leaving the Board at that time. His departure will leave a Planning Board representative opening on the Water Resources Advisory Committee.

Mr. Schaffner moved to close the meeting, Mr. Starzec 2nd; all voted in favor.

The meeting adjourned at 8:10 PM.