



ACTON PLANNING BOARD

Minutes of Meeting
April 17, 2012

Town Hall – Faulkner Room 204

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Mr. Roland Bourdon (Clerk), Mr. Derrick Chin, Ms. Kim Montella and Associate Member Rob Bukowski. Also present were Planning Director, Roland Bartl and Planning Board Secretary Ms. Kim Gorman.

Absent were Mr. Ray Yacouby and Ms. Margaret Woolley Busse.

Mr. Bettez called the meeting to order at 7:32 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

The draft minutes of 3/06/2012 had corrections submitted by Mr. Clymer. Motion to approve the minutes as corrected; 2nd; all in favor.

III. Reports

CPC: Mr. Bourdon reported the committee has completed deliberations on the CPA applications, Town Meeting adopted CPC's project funding recommendations, and award letters will be sent out.

EDC: Mr. Chin discussed an overhead map of Kelley's Corner that was shown at the previous Board of Selectmen meeting.

OPEN SPACE: Mr. Clymer reported the committee met after the Annual Town Meeting and discussed the funding that was allotted from the town meeting.

WRAC: Mr. Clymer reported they had 2 visitors at their last meeting. They are making process on the stormwater bylaw.

DRB: Mr. Bettez reported the committee discussed Kelley's Corner; Panera Bread is possibly thinking of moving into the old McDonalds and CVS looking to move to the Goodyear Tire property (across the street).

Acton 2020: Mr. Bartl stated the Acton 2020 Master Plan was approved at the Annual Town Meeting and the Board will be voting on the Acton 2020 Master Plan at their next meeting on May 15, 2012.

IV. Public Hearing – PCRC Special Permit Application, Behind 12 Summer St (Central St.)

Mr. Bettez appointed Mr. Bukowski to sit as a full Board member for this matter.

Mr. Bettez opened the public hearing at 7:45 PM and explained the public hearing procedure.

Mr. Bartl explained the Planned Conservation Residential Community (PCRC) concept under Section 9 of the Zoning Bylaw.

Mr. Drew Garvin, E.I.T. of R. Wilson & Associates, and Mr. Jim D'Agostine and Mr. Steve Marsh of Mt. Laurel Realty (aka Westchester Company) were present.

Mr. Garvin stated the following:

- The plan proposes a PCRC with three (3) houses on a 1400' common driveway to follow the existing walking trail from Central Street.
- Total area of development site is 11.94 acres
- The majority of the area is wetlands.
- The houses will have septic systems and wells.
- Stone trench will catch and treat the proposed driveway runoff. Roof runoff to be directed to Cultech drywells.

Board members had the following comments/questions regarding:

- The common driveway entrance at Central Street – conflict with Mt. Hope Cemetery entrance and “tomb”.
- Where are the boundary lines on the cemetery side?
- Future coexistence of the driveway and walking trail parallel to each other.
- Slope stability and retaining wall.
- Fire Dept. concerns - emergency water supply.
- Adequacy of proposed SUV turnaround.
- Central Street site distance.
- Walking trail is used by neighborhood residents.
- Wetlands impacts - no official filling with ConCom. Applicant: Will file concurrently.

Members of the public had comments/questions regarding:

- Will there be enough room for cars to pass on the common driveway.
- Drainage, land is wet. Concerns that flood plain level will rise and flood existing homes.
- A drainage system was built throughout West Acton years ago but is no longer maintained.
- Effects of the drywell and septic systems.
- Need to make provisions to keep the stream clear and moving.
- Place a guardrail on Central Street; many cars lose control due to speeding.
- Length of the driveway; adequacy for emergency & fire protection; emergency water supply.
- What are the correct property lines of the cemetery?

Punch list for applicant to work on for hearing continuation:

- Work through the cemetery lot property line issue.
- Clearly delineate common land – not to include driveway, and state proposed disposition.
- Calculate accurate percentage of wetlands in common land.
- Full drainage and recharge report with pre and post conditions.
- Site distances.
- Shoulder issue; 2 cars able to pass and able to turn around (wider area).
- Address Fire Chief’s concerns.
- Work through wetlands (Concom) issues.
- Review and address all comments received.
- If approval, where would applicant propose to build sidewalks.

General direction to the staff to contact Town Counsel on legal opinion regarding the issues of the property line question to adjacent cemetery, private wells v. possible nearby grave sites.

A motion was made to continue the public hearing to June 5, 2012 at 7:45pm in the Town Hall, Faulkner Room 204; and to extend the decision deadline to September 3, 2012, 2nd, agreed to by the applicant, and passed unanimously.

V. Town Meeting Outcomes - Discussion

Board members discussed Article 43 of the Amending Zoning Bylaw of Brookside Shops, which lost. Conclusion: Try to obtain an earlier time slot from the Moderator at next year’s Annual Town Meeting. More residents will be present to hear the zoning amendments.

The May 1, 2012 Planning Board had been cancelled.

The meeting adjourned at approximately 8:50 PM.