



## ACTON PLANNING BOARD

### Minutes of Meeting December 4, 2012 Town Hall – Faulkner Room 204

Planning Board members attending: Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Ms. Margaret Woolley Busse (Clerk), Mr. Roland Bourdon, Ms. Kim Montella, Mr. Derrick Chin and associate member Mr. Rob Bukowski. Also present: Planning Director Mr. Roland Bartl, Assistant Planner Ms. Kristen Domurad-Guichard and Planning Board Secretary Ms. Kim Gorman.

Absent: Mr. Ray Yacouby.

Mr. Bettez called the meeting to order at 7:31 PM.

**I. Citizens Concerns** (regarding matters not on the agenda)  
None raised.

**II. Consent Agenda – Draft Minutes of 11/20/12**  
The draft minutes were approved as amended.

**III. Reports**  
No reports were given.

**IV. Administrative Update**  
No updates were given.

Mr. Bettez appointed Mr. Bukowski as a full member for tonight's meeting.

**V. Continuation of PH – Central Street PCRC**

Mr. Bettez opened the public hearing at 8:00 PM.

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) and Mr. William Klauer, member of Cemetery Commission were present.

Mr. Garvin stated the plans have not changed since last meeting (11/19/12). Mr. Marsh notes his two letters to the Board. The 1<sup>st</sup> letter was regarding his agreement for landscape screening in the area between the cemetery and his parcel, leaving the shed in its current location together with an access and use easement for the Cemetery, conveying parcel X to the town, and placing the other common land under a conservation restriction with a trail/walking path easement for public use. The 2<sup>nd</sup> letter explained how the project complies with the intent and purposes of PCRC, the bylaw and the regulations, and is a net benefit to the Town. Mr. Klauer also submitted a letter to the Board confirming the developer's meeting with the Cemetery Commission and agreement on the issues.

Board members discussed the plans and letters.

**Board members had the following comments/questions:**

- What is the width of the driveway where the retaining wall will run along it? A: 12' for driveway, 3' for shoulders totaling 18'. The walking path will be within the shoulder.
- Question regarding a sidewalk contribution? A: \$10,000 (\$5,000 per lot).
- Provide one or more turn-outs for oncoming vehicles. A: Agreed to configure a turnout.

General direction to the staff:

Draft decision for next meeting (formalize the deed for public to use the walking trails, convey Parcel X to Acton, work with the Cemetery regarding the driveway, retaining wall, screening and plantings on cemetery side; conservation restriction).

Mr. Bourdon moved to close the public hearing. Mr. Clymer 2<sup>nd</sup>, all in favor.

#### **IV. Acton 2020–Kelley’s Corner Presentation**

Ms. Woolley Busse presented on the Acton 2020 Plan Implementation. She reported on current efforts. The 1<sup>st</sup> major implementation step is Kelley’s Corner Plan and Design with a capital request to fund design standards, regulatory/zoning reform and engineering for improved public infrastructure. The capital request will be made at 2013 Annual Town Meeting. Developing a design framework is essential for the transformation of Kelley’s Corner. The committee is working with the Kelley Corner businesses. Board members provided suggestions, questions and comment on the presentation.

Ms. Woolley Busse reported that Acton 2020 will next meet with EDC on Thursday and the Selectmen & Finance Committee in January. She stated she will send the Acton 2020 executive summary and strategies to the Planning Board for review and discussion at its 1/15/13 meeting.

Board members thanked Ms. Woolley Busse for her time and great work on the presentation.

Ms. Montella left the meeting at 9:00pm.

#### **VII. Review – Draft Zoning Articles**

Mr. Bettez explained the process of the draft zoning articles for review. He stated the Board should decide which articles to move forward with to a public hearing in January/February 2013. The Board will recommend the articles to the Selectmen. From there, articles could still change, not go forward or the applicant can withdraw them.

Mr. Charles Abraham, Mr. Jacob Abraham, Kathy Casaletto and David Carmack were present. Mr. Bartl summarized that various draft zoning bylaw amendments.

Board members discussed and reviewed the matter regarding heating fuels: agreed with the change and support the amendment. Mr. Abrahams stated the change looked good but suggested further minor changes to Sections 3.6.3 and 3.8.2.6 language.

Community service organizations – Board members support the amendment. Ms. Casaletto thanked the Board for the support.

Donation collection bins (2) – Board members asked about combining the 2 articles. Mr. Bartl explained the reason for have two articles – one for zoning and the other for general bylaw changes. Mr. Carmack, of Planet Aid stated the bins are becoming more common in towns. He has helped other towns write zoning changes. Board members support the amendment.

Heating fuels and Industrial Uses - Board members support the amendment. Mr. Abrahams thanked the Board for the support.

Outdoor storage and handling - Board members support the amendment.

Solar power installations – correct section numbering, Board members support the amendment.

Wind power installations – Board members would like to discuss further and have withdrawn the article.

Outdoor sales – clarification for existing exemptions, Ongoing outdoor sales, Outdoor sales events, Outdoor sale of New England products, Temporary yard or garage sales, Outdoor self service convenience - Board members support the amendments.

Brookside shops - Board members support bringing back this zoning map change.

Board members discussed the merits and options of zoning for medical marijuana dispensaries/clinics as a separate use with possible specific restriction to be placed in them.

The meeting was adjourned at 10:35PM.