



ACTON PLANNING BOARD

**Minutes of Meeting
February 17, 2009
Acton Town Hall, Room 204**

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, Mr. Ray Yacouby and Associate Ms. Leigh Davis-Honn attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent was new Associate Mr. Jeff Clymer.

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

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 02/03/09 was pulled for discussion. Mr. Bourdon stated the Reports for the CPC should state the applications are being reviewed. Mr. Bourdon moved to approve the minutes as amended, Mr. Reichlen 2nd, all voted in favor.

Consent Item B. Ellsworth Village – Amend Decision was approved and all voted in favor.

III. Reports

CPC: Mr. Bourdon stated the CPA applications are still in review.

EDC: Mr. Reichlen stated they are still working on their workgroup organizing efforts and will be coordinating the procedures. They will have revisions at their next Thursday meeting.

Design Review Board: Mr. Martin stated the committee discussed Sundberg's project at Kelley's Corner.

IV. Public Hearing – Draft Zoning Amendments (As per PB vote on 2/3/09, the SAV and WAV FAR will not be heard)

Mr. Niemyski opened the public hearing at 7:45pm. Copies of the proposed zoning changes were provided to the public. Present for the hearing were members of the public.

Mr. Niemyski stated that, although advertised, the hearing will not cover any FAR changes in the SAV and WAV village districts.

Board members discussed and reviewed the draft zoning articles to amend:

Article A) Porous Pavements: Mrs. Mary Michelman noted that this was an initiative of the Design Review Board (DRB). She has many questions on the process and the protection of the groundwater.

Mrs. Michelman stated the protection of the groundwater is paramount. She stated that she is working with the DRB but more time is needed. Ann Sussman of the DRB also attended and agreed to withdraw the article and to work with Mary on refinements.

Article B) LI-1 – Truck Rental as Accessory Use: The public had no comments. Board members had no changes.

Article F) Housekeeping; Minor Changes – 1. Applicability: The public had no questions. Board members had no changes.

2. Use Definition of Building Trade Shop: The public had questions and comments regarding the cleaning, storing and disposing of products. Board members had no changes.

3. Boarding Up of Vacant Buildings: Board members stated it should be placed under the General Bylaws. The public had no comments.

4. Outdoor Lighting Regulations for Site Plan Special Permits: The public had no questions. Board members had no changes.

The Board voted unanimously to close the public hearing.

The Board voted not to recommend Article A at this time.

Mr. Reichlen moved to recommend to Town Meeting Article B. Mr. Yacouby 2nd, all voted in favor.

Mr. Bettez moved to exclude part 3 from any recommendation to Town Meeting on Article F. Mr. Reichlen 2nd, all voted in favor.

Mr. Yacouby moved to recommend to the Board of Selectmen to consider Article F, part 3 for a General Bylaw amendment. Mr. Reichlen 2nd, all in favor.

Mr. Reichlen moved to recommend to Town Meeting Article F, parts 1, 2 and 4. Mr. Yacouby 2nd, all voted in favor.

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

The meeting adjourned at 8:30 PM.