



ACTON PLANNING BOARD

Minutes of Meeting December 16, 2014 Acton Town Hall Room 204

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Ray Yacouby, Mr. Rob Bukowski, Mr. Michael Dube and Mr. Derrick Chin.

Also present: Kristen Guichard, Assistant Town Planner and Kim Gorman, Planning Board Secretary

Mr. Clymer (Chair) called the meeting to order at 7:40 PM.

I. Citizens' Concerns

None

IIA. Consent Agenda – Draft Minutes of 12/02/14

The minutes of the December 2, 2014 meeting were approved as amended.

III. Reports

EDC – The Committee has modified 2 out of their 3 goals. Moving forward and would like to attend a Planning Board meeting in early 2015.

DRB - The Committee is in the process of changing their charter. Mrs. Janet Adachi has distributed a draft for review.

IV. – Public Hearing – 5 Nagog Park – Red Raven/Nagog Mall

Mr. Clymer opened the public hearing at 7:45pm. Mr. Jeffrey Sarra, of Batten Bros Inc, presented on behalf of the applicant/owner, Peter Alevizos and described the request for the sign special permit:

The applicant was seeking a special permit for a 2nd free standing business sign. The sign is for the Red Raven Restaurant and 3 other retail stores names to be listed beneath.

The proposed location of the sign is in the grass area as you drive into Nagog Park. Clear signage will improve the efficiency of the traffic flow and will make it easier for patrons to find their designations.

Mr. Sarra explained they are trying to overcome several compliance issues with signage and working with the Planning Department staff.

The draft decision conditions that the site's signage come into compliance.

The Board voted unanimously to close the public meeting.

Board members reviewed the draft decision and made minor corrections: remove Mr. Roland Bourdon's name.

Mr. Bukowski moved to approve the decision as amended for 5 Nagog Park, Red Raven/Nagog Mall Sign Special Permit, Mr. Yacouby 2nd; all in favor.

V. - Draft Decision - Preliminary Plan Subdivision, 456 Massachusetts Avenue

The Board had given direction to staff to write a draft decision of approval including approval of the requested waiver from Section 8.1.18 and to add a requirement of screening as agreed to by the applicant.

Mr. Yacouby motioned to approve the draft decision of approval, Mr. Dube 2nd.

Board members discussed the draft decision. Mr. Chin explained that he no longer felt comfortable with granting the waiver from the proof plan as it would be a difference of 16 feet and would grant an additional lot where only two would be able to fit without the waiver. The other Board members stated they did consider this factor and felt it was fully vetted at the public meeting.

Mr. Ray Yacouby moved to approve the draft decision. The motion was seconded by Mr. Michael Dube and carried by a vote of three in favor (Ray Yacouby, Michael Dube and Jeff Clymer) and one opposed (Derrick Chin). The Board has seven members. A majority of the members of the Board (four out of seven) is required for approval. Therefore, the vote resulted in a DISAPPROVED.

Ms. Guichard will draft the decision and send a draft to Mr. Clymer prior to endorsement.

VI. Other Business

Ms. Guichard stated the Acton Community Housing Corporation is currently preparing the Housing Production Plan and a public workshop was held last week. She noted the Planning Board will be responsible for approval of the plan.

The meeting was adjourned at about 8:35 PM.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary