



ACTON PLANNING BOARD

Minutes of Meeting May 17, 2016 Acton Town Hall Room 204

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

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

Mr. Clymer opened the meeting at 7:30 pm.

I. Citizens' Concerns

None

II. Reports

EDC – Mr. Chin reported the committee discussed the CVS project and lighting issues.

DRB - Mr. Dube reported the committee discussed the revised plans for 429 Great Road Site Plan Special Permit Application. The committee will review 178 Great Road special permit at their next meeting.

Open Space – Mr. Clymer stated the committee is reviewing a few parcels of interest.

WRAC – Mr. Clymer stated the committee met with the Land Use Director and discussed their new charter and next steps going forward.

III. Consent Agenda

The minutes of May 3, 2016 were approved as amended.

IV. Sign Special Permit – 531 Main Street

Werner Gossels, his wife, and daughter Bonnie were present. Mr. Gossels of Laine Realty Trust, applicant and property owner for Acton Technology Center at 531 Main Street and 1 & 3 Post Office Square, explained the application for the signs. Mr. Gossels stated he would like to replace the existing monument sign with 2 new monument signs. The placement for the signs will be at a minimum of 10' from all property lines, and size will be 5' tall by 8' wide. The signs will be internally illuminated by LED and powered by solar panels located remotely up to 20' from the signs. The individual tenant signs are 12" x 60" and will have 400 sq. ft. of landscaping around it. Mr. Gossels is asking the Board to grant permission to install 2 signs for the multiple businesses. Mr. Gossels explained the 2 signs are needed for the multiple businesses and there are four addresses for the separate entrances: 531 & 529 Main Street and 1 & 3 Post Office Square Road. Michael Sobczyk of Westfield Sign Shop gave further information regarding the solar panels.

Staff suggested changing the location of the solar panels to comply with the front yard property setback.

Board members questioned if the structures would cause solar glare to passing vehicles.

Tenants were present and expressed their support with the sign application.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Yacouby moved to approve the amended sign special permit decision (removing Mr. Shah's name and modifying the decision with conditions to relocate the solar panels to comply with the front yard setback and to avoid solar glare.) Mr. Dube 2nd; all in favor.

V. Definitive Subdivision – 37 Mohegan Road

Mr. Richard Harrington, of Stamski & McNary, presented on behalf of the applicant, Aaron and Kaarin Jeanson.

The application is for a definitive residential compound subdivision for one (1) additional lot in accordance with the Acton Subdivision Rules and Regulations. Mr. Harrington requested waivers from the Subdivision Rules and Regulations, on Section 8 – Design Standards and Section 9 – Improvements for a Residential Compound.

A storm water management report was provided. A conservation plan has been filed with Conservation Commission. The existing house will stay. Mr. Harrington stated he previously met with the Planning Board for approval of the preliminary plan.

Mr. Harrington reviewed and addressed staff department comments. Mr. Harrington stated that in lieu of constructing a sidewalk, a contribution would be made to the sidewalk fund. Mr. Harrington stated a better access turn-around has been added than currently exists at the terminus of Mohegan Road; widening the existing pavement, 2 catch basins and provide an access easement to from Mohegan Road to the Town owned property in the rear.

Mr. Harrington also confirmed the Applicant would provide an emergency and vehicular access to the Town on Mohegan Road, but the road would remain private.

Staff stated Town Counsel had reviewed the town access easement documents and; added clarification and staff provided the paperwork to the applicant for review.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

The Board directed staff to write a draft decision of approval to review and approve at the next meeting.

Direction of items to include: standard items, general waiver for residential compound, better turnaround with easement to the Town, clarified access easement to the town property in the rear, wetlands conservation and contribution to sidewalk fund.

VIII. Other Business

Mr. Jeff Clymer stated he will be moving by the end of the summer and asked other Board members for commitment to future meetings and becoming a representative to other boards.

The meeting was adjourned at 8:30 pm.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary