



## DESIGN REVIEW BOARD (DRB)

Meeting Minutes

March 1, 2022

7:00 PM

VIRTUAL MEETING

**Present:** Peter Darlow, (Chair), David Honn, Richard Keleher, Tom Doolittle, Jon Cappetta, (Planning Board Liaison)

**Absent:** Holly Ben-Joseph,, Dean Charter (Select Board Liaison)

**Select Board Attending:** Jim Snyder-Grant

**Public Attending:** None

### 1. Opening

Chair, Peter Darlow, opened the meeting at 7:07 pm and read the Covid 19 protocol procedures for Zoom meetings.

### 2. Regular Business

- A. Approval of Meeting Minutes – It was moved and seconded to approve the February 1, 2022 minutes as amended. The minutes, as amended, were approved unanimously. Tom Doolittle to submit minutes for posting.

### 3. Special Business

#### A. New Fossil Fuel Bylaw

Jim Snyder-Grant presented the new fossil fuel bylaw and noted that a home rule petition is needed to let us act on it. In the meantime, the Select Board is asking relevant boards and committees to encourage developers to avoid using fossil fuels in their projects. He cited what happened on 9 School Street as an example of how a simple recommendation that the developer consider voluntarily avoiding fossil fuels led to the developer finding that they would be very happy to do so.

So, the Select Board has adopted a policy that early Town contacts with developers should bring the topic up and suggest that they might voluntarily avoid fossil fuels until the bylaw is enabled by the home rule petition. Handouts are being developed to assist in this process. The DRB agreed to do this. Peter Darlow asked for a copy of the handouts.



## **B. New Requirements for Zoning for Higher Density Near MBTA Station in South Acton**

David Honn described the new Commonwealth of Massachusetts requirement that the density allowed by right by the Zoning Bylaw be increased in the area within ½ mile of the South Acton MBTA station. This requirement must be met or the Town will not be eligible for certain funding from the Commonwealth.

Highlights that he noted:

- 1,383 units
- Not less than 15 units per acre (it takes 92 acres) (South Acton Village District is only 50 acres; a large portion of which is MBTA owned land – whose property consists of only right-of-way, small parking lots, and the station – and undevelopable wetlands)
- 5-acre lot minimum
- 25 acres have to be contiguous

David noted that Acton has met the requirements for low-income housing. We have 30% multi-family (e.g., route 2A). We provide parking for the station with satellite parking. We provide Acton CrossTown-Connect shuttle and commuter service.

It was suggested that the Planning Board develop renderings of what full development would look like (Concord's renderings of possible Thoreau Street were used as an example). Also, that the Planning Board provide a tally of the grants that the Town has received over the last 5 or 10 years. It was noted that compliance merely makes a town eligible for grants; there is no assurance that any grant money would be awarded to Acton.

## **4. Adjournment**

At 7:55 pm, it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

## **Documents and Exhibits Used During this Meeting**

- Draft Meeting Minutes from February 1, 2022

Respectfully submitted,

Richard Keleher