



ACTION PLANNING BOARD

Minutes of Meeting
June 16, 2009
Acton Town Hall, Room 204

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Bruce Reichlen (Vice Chair), Mr. Alan Mertz (Clerk), Mr. Ryan Bettez, Mr. Ray Yacoub and Associate Mr. Jeff Clymer attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro. Absent were Ms. Ruth Martin, Mr. Roland Bourdon and Associate Ms. Leigh Davis-Honn.

Mr. Niemyski called the meeting to order at 7:35 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 06/02/09 and Consent Item B. Amendment to the PB Decision 06-06 Centennial Lane were approved and all voted in favor.

III. Reports

CPC: Mr. Bartl reported the committee is in the process of drafting the 2010 CP Plan. They are monitoring state legislations and bills that are being proposed. Mr. Bartl stated he is collaborating with Carolyn Britt from Ipswich regarding an open space bonding program.

DRB: Mr. Bettez reported the committee has discussed the issues of configurations of subdivisions and the subdivision rules and regulations.

Other: Mr. Bartl introduced Mr. Michael Flanary, a college intern from Arizona State completing a summer internship with our department. He is studying urban planning.

IV. Isaac Davis Circle Preliminary Plan Subdivision – Public Meeting

Mr. Niemyski opened the public meeting at 7:45pm. Ms. Katie Enright of Hancock Associates representing the applicant, Walker Realty, described the preliminary plan:

The plan proposes a two (2) lot subdivision (preliminary) and will have a proposed right of way (cul-de-sac) Isaac Davis Circle. The lots also have frontage off of Main Street.

The Proof Plan complies with the zoning requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw and Acton Subdivision Rules and Regulations. The proposed lots on the Preliminary Plan comply with the area and frontage requirements of the Bylaw.

Ms. Enright addressed the departmental comments concerning the Residential Compound plan: proposed turnaround; sidewalk; proposed drainage plan, onsite sewerage system, underground utilities and town water. Ms. Enright stated that all departmental comments can be addressed in the definitive plan.

Board members stated the plan was filed to be a freeze plan to protect the parcels due to the recent zoning amendment on child care facilities in residential districts. The applicant has 7 months to file the definitive plan and if plan gets approved, it will have 8 years of protection.

Mr. Niemyski moved to close the public meeting, Mr. Reichlen 2nd, all in favor.

Board members reviewed the draft decision of approval and modified to remove Board members that were absent.

Mr. Niemyski asked for a motion.

Mr. Yacoub moved to approve the amended decision, Mr. Reichlen 2nd, all in favor.

V. Pre Special Town Meeting Meeting Preparation/Presenters

Board member reviewed and discussed the articles.

Article 2 – Child Care facilities in Residential Districts: Mr. Niemyski will move the article and present.
Article 6 – Definition of Manufacturing: Mr. Niemyski will move and present the article. There are some suggested last-minute wording changes that could be incorporated into the motion.

Upcoming Meetings – Cancellation

July 7, 2009 has been cancelled

Mr. Yacouby moved to close the meeting, Mr. Bourdon 2nd; all in favor; meeting adjourned at 8:15 PM.