



ACTON PLANNING BOARD

Minutes of Meeting  
September 16, 2014  
Acton Public Safety Facility Building  
EOC Room

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

Also present: Roland Bartl, Planning Director and Kim Gorman, Planning Board Secretary

Absent: Mr. Roland Bourdon and Mr. Michael Dube.

Mr. Clymer (Chair) called the meeting to order at 7:32 PM.

**I. Citizens' Concerns - None**

**II. Consent Agenda – Draft Minutes of 09/16/14**

The minutes of the August 19, 2014 meeting were approved as amended.

**III. Reports**

EDC – The Committee is reviewing their charter and goals.

**Acton 2020 / Kelley's Corner Improvement Initiative Public Forum** – The committee conducted an important public forum to solicit the feedback of the community for the process of creating a vision for Kelley's Corner. They discussed the alternatives and choices and broke into sessions.

They reviewed the existing conditions analyses and presented alternative strategies for improving traffic and circulation, streetscape conditions, and land use. Public was able to give opportunities to provide their thoughts and opinions on the proposed possibilities.

**WRAC** – The Committee presented their draft stormwater bylaw to the Board of Selectmen (BOS). The committee is looking for input on enforcing their bylaws. The committee would like to attend the next Planning Board meeting to give a presentation on their draft stormwater bylaw.

**IV. – FTM Draft Zoning Bylaws**

**Discuss a zoning change to allow Pharmacy drive-thru windows (Rich Mattocks)**

Mr. Mattock (TRB Development Group, Inc.), Mr. Kim Eric Hazarvartian (TEPP LLC) and Mr. Michael Gagnet (CVS Store Manager) were present for support of the warrant article for pharmacy windows. The Board reviewed and discussed the memo regarding the draft articles. Board members agreed to use the draft article language from the 2/23/2012 public hearing. Board members recommended.

**Discuss additional amendments: (Public Acquisition, Reduce Special Permit, Pavement in setbacks)**

The Board reviewed and discussed the memo regarding the draft articles. Board members recommended.

**Brookside Shops** - Board members revisited; Mr. Clymer will check with Mr. Bourdon's status on reaching out to the interested parties for their concerns.

**V. Appoint a new representative member for the CPC**

Board members will discuss at their next meeting.

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Minutes of the September 16, 2014 Planning Board Meeting

Approved: Yes

**VI. Other Business**

Administrative Updates - Board members agreed to attend the Acton 2020 / Kelley's Corner Improvement Initiative Public Forum immediately following the meeting.

The meeting was adjourned at about 9:05 PM.

Respectfully Submitted,  
Kim Gorman  
Planning Board Secretary