

ACTON PLANNING BOARD PUBLIC MEETING

DATE: September 6, 2012

ROLL CALL: Meeting began at 7:01 pm

Members present: Chip Venell – Chairman
Thomas Cashin – Vice Chairman
Jessica Donnell
Yoli Gallagher
Robert Smith – Alternate
Gavin Maloney – Alternate

Members absent: Arthur Kelly

Also present: Kenneth Paul, Code Enforcement Office; Ed Walsh, BOS; Linda Capristo, Recording Secretary

MINUTES: The motion was made by Yoli and seconded by Jessica to accept the minutes of August 16, 2012 as written– Unanimous

UNFINISHED BUSINESS:

1. Review Proposed Stormwater Management Ordinance Draft with Jon Lockman, SMRPC:

Mr. Lockman stated that in lieu of developing a stand-alone, separate Stormwater Ordinance, he proposes blending those elements into the existing Zoning Ordinance making those functions more manageable and more easily administered. Overview of the proposal:

- 2.7 - Land Use Chart: *create a category “Disturbance of Land”*
- 3.2 - Definitions: *add Disturbance of Land definition taken from the proposed Stormwater Ordinance*
- Article 4 – Construction of Language and Definitions: *include Limits on Impervious Surface, Special Low Impact Development Stormwater Standards in the Resource Protection, Shoreland and Commercial B categories*
- 4.3.1 - Shoreland District Purpose: *expand the statement to include verbiage addressing Stormwater standards*
- 5.6 - Filling, Grading or Other Earth-Moving Activity: *add section c. Erosion and Sedimentation Control and Stormwater Management Plans Required*
- 5.8 - Erosion and Sediment Control in Shoreland and Resource Protection Districts: *change that title to “Erosion and Sedimentation Control for Activities Requiring Planning Board Review, as Well as Any Activities in Shoreland, Commercial B and Resource Protection” and address Stormwater Standards in section .*
- 5.15.5 - Parking Areas in the Shoreland District: *Also add the requirement that newly constructed or newly established parking lots comply with Stormwater Runoff*
- 5.25 - Stormwater Runoff: *Basically insert the “guts” of the original proposed Stormwater Management Ordinance*
- 6.6.3.7 - Standards Applicable to Conditional Use: *insert requirement to adhere to stormwater performance standards and performance guarantees tendered*

- 6.6.4.6.3 - Proposed Development Activity: *parallel the Site Plan Review standards*
- 6.6.4.7.8 - Stormwater Management: *include Phosphorus Control provisions*
- 6.6.4.9.2 – Form of Guarantees: *include stormwater management systems in how performance guarantees are tendered*

Discussion: Primarily discussion was based on how stormwater management systems will be maintained. Mr. Lockman will work on developing a system to ensure maintenance and return at a later date. He will also address some of the points that were raised throughout the review of the proposal

2. Conditional Use Application, LinePro Land Surveying:

LinePro is applying for a conditional use permit to construct office space on the second floor at Applecore, LLC, on Route 109, Map 233, Lot 20.

Discussion: Board members would like to review the Fire Marshall's Report as well as the site plan and septic design.

Action Item: a public hearing will be scheduled in thirty days, October 4, 2012 at 7:00 p.m.

NEW BUSINESS

1. Best Practical Location, Laura and Jared Johnson, Map 112, Lot 041:

The applicants are seeking to remove and replace a pump house on a stone foundation 65" x 87", which is a non-conforming structure.

Motion made and seconded to grant the permit as submitted – unanimous.

ADJOURNED – 8:21 pm

Approved September 20, 2012