

ACTON PLANNING BOARD
Meeting Minutes

DATE: November 19, 2015 (approved December 3, 2015)

ROLL CALL:

Members Present: Bob Smith - Chairman
Jessica Donnell
Yoli Gallagher
Gavin Maloney

Members Absent: Tom Cashin – Vice Chairman (excused)
Skip Walter - Alternate (excused)

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Joe Stanley, Line Pro Surveying; Bill Plante, C.A. Plante and Sons.

The Chairman convened the meeting at 7:41 p.m.

Approval of Minutes of November 5, 2015: Motion by Yoli Gallagher, seconded by Jess Donnell, to approve the minutes as written. The motion passed 3-0-1.

Old Business:

Nason Farm Subdivision, C. A. Plante and Sons, Nason Road, Map 230, Lot 006: After discussion of commercial activity within the subdivision, consensus of the Board was that because Lot #10 is not in close proximity to the other nine lots, commercial limitations would not apply. Property owners of lots #1 – 9 will be allowed to conduct home occupations upon approval of the CEO.

Tree-line buffers were discussed. Motion by Ms. Donnell seconded by Ms. Gallagher, that Note #11 on the Subdivision Plan will be modified to require that trees within the buffer areas shall be maintained utilizing the twelve points per twenty-five by twenty foot areas as described in the current Town of Acton Zoning Ordinance. The motion passed 4-0.

Board Members reviewed the standards outlined in Section 6.6.3.7 of the Zoning Ordinance and found the following:

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| a. The use will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat | <u>Yes</u> |
| b. The use will conserve shore cover and visual, as well as actual, access to water bodies. | <u>N/A</u> |
| c. The use is consistent with the Comprehensive Plan. | <u>Yes</u> |
| d. Traffic access to the site meets the standards contained in this Ordinance; and traffic congestion has been addressed in accordance with performance standards in this Ordinance. | <u>Yes</u> |
| e. The site design is in conformance with all municipal flood hazard protection regulations. | <u>Yes</u> |

- f. Adequate provision for the disposal of all wastewater and solid waste has been made. Yes
- g. Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made. Yes
- h. A storm water drainage system capable of handling a twenty-five (25) year storm, without adverse impact on adjacent properties, has been designed. Yes
- i. Adequate provisions to control soil erosion, phosphorus export, and sedimentation have been made. Yes
- j. There is adequate water supply to meet the demands of the proposed use, and for fire protection purposes. Yes
- k. The provisions for buffer strips and on-site landscaping provide adequate protection to neighboring properties from detrimental features of the development, such as noise, glare, fumes, dust, odor, and the like. Yes
- l. All performance standards in this Ordinance, applicable to the proposed use will be met. Yes
- m. Archeological and historic resources, as designated in the Comprehensive Plan, will be protected. Yes

Motion by Ms. Gallagher, seconded by Ms. Donnell, to approve the Sub-division application based on the changes voted on by the Board. The motion passed 4-0.

Mr. Stanley provided the updated Mylar which was reviewed and signed by Board Members.

Code Enforcement: Mr. Paul noted that in his opinion the Zoning Ordinance requires a large lot size and too much road frontage when addressing the issue of building two residences on one lot. Consensus of the Board was that the CEO should review this requirement and return with suggested changes to the Ordinance for the Board to consider.

Adjournment: The meeting adjourned at 8:47 p.m.