

# ACTON PLANNING BOARD

## Meeting Minutes

**DATE:** December 17, 2015 (approved 1/7/2016)

**ROLL CALL:**

Members Present: Bob Smith - Chairman  
Tom Cashin – Vice Chairman  
Jessica Donnell  
Yoli Gallagher  
Skip Scott - Alternate

Members Absent: Gavin Maloney

Also present: Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Joe Stanley, LinePro Surveying; James Kittredge

The Chairman convened the meeting at 7:00 p.m. He announced that the Board of Selectmen appointed Leslie Berlan as an alternate to the Planning Board, however, she will be unable to attend until the meeting of January 7<sup>th</sup>.

Approval of Minutes of December 3, 2015: Motion by Skip Scott, seconded by Yoli Gallagher, to approve the minutes with the modification stating that the determination that the “Little Red Schoolhouse” is an historical structure is based on section 3.2.a of the Ordinance: *it is a significant example of the cultural, historic, architectural or related aspect of the heritage of the Town* and therefore is eligible for special exceptions consideration. The motion passed 5-0.

**New Business:**

- **Joe Stanley re Nason Farm Subdivision, C. A. Plante and Sons, Nason Road, Map 230, Lot 006 – Lot #10 Building Envelope:** Mr. Stanley explained that because Lot #10 is a two-acre lot, he is requesting that the building envelope be modified subject to normal setbacks with the fifty foot buffer on three sides. This criteria is still more stringent than the Rural District setback criteria required by the Ordinance..

Motion by Tom Cashin, seconded by Jess Donnell, to approve the modification to Lot #10 of the Nason Farm subdivision as outlined by Mr. Stanley. The motion passed 5-0. The amended Nason Farm Subdivision plan was signed by Board Members.

**Old Business:**

- **Review of Resource Protection Articles Approved at the Special Town Meeting, November 10, 2015:** The Chairman reminded Board Members that they voted at the meeting of December 10<sup>th</sup> to recommend revoking the two articles, 4.2.2.6a and 4.2.2.6b, relative to Resource Protection that were passed at the Special Town Meeting reverting to the original wording. He also stated that if Board Members intend to recommend changes to that criteria, the draft must be submitted to the Board of Selectmen by January 29<sup>th</sup> in order to be included on the Annual Meeting Warrant in June, 2016.

Discussion was focused on:

- Without allowing special exceptions consideration, the Planning Board might not have a voice in approving conditional use permits;
- Permit applications that are denied can currently be appealed to the Zoning Board of Appeals bypassing the Planning Board;
- Section 4.2.2.6a should definitely be revoked because it is not in compliance with DEP requirements.

Consensus of the Board was to table the options discussed and return to the meeting of January 7, 2016 to consider if they want a recommendation to be submitted to the Board of Selectmen.

**Code Enforcement:** None

**Adjournment:** The meeting adjourned at 8:08 p.m.