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TOWN CLERK  
ACTON

## SELECTMEN'S MINUTES March 17, 1998

**Present:** F. Dore' Hunter, Wayne L. Friedrichs, Herman Kabakoff, William Mullin, Nancy Tavernier, Town Manager Don Johnson and Assistant Mgr. Murray. (The meeting was televised)

### CITIZEN'S CONCERNS

A resident of 815 Main Street was in to question the affordable housing formula being used to purchase off site housing with regard to the Bellows Farms project. He felt the developer was making a very high profit by not providing houses of equal value. It was explained to him that the ACHC was currently working with the developer and that they decided to purchase off site primarily because the condo fee was \$300 per month. The guidelines for affordability were such that the purchaser could qualify for the mortgage/income section however, the high condo fee put them out of reach. Mrs. Tavernier explained that the housing had to look similar from the outside to those offered at full price at Bellows but that certain modifications on the interior to lower the cost would be made to the units offered for affordable units. He was assured that the Board was monitoring all aspects of affordable housing with Nancy being the liaison to ACHC.

### PUBLIC HEARINGS AND APPOINTMENTS

#### WESTFORD LANE #1/22/98-361

Herman Kabakoff Moved to continue the hearing until 7:35 on April 28, 1998  
NANCY TAVERNIER - Second. UNANIMOUS VOTE. Chairman Hunter noted that No evidence was taken and the hearing is to be continued.

#### TOWN MODERATOR TOWN MEETING DISCUSSION

Don MacKenzie was present at the meeting to discuss the upcoming Annual Town Meeting and the LWV letter of recommendations for Town meeting. Nancy Tavernier asked his opinion on Secret Ballots. He replied that while he could not get a clear readout on secret ballot procedure, he would not suggest it. However, if someone stood up and moved to have a secret ballot he would look at the request. He has mixed feelings on the issue. He complemented the Board on the thoroughness of this years warrant and the effort made to have the recommendations printed in the warrant. He felt that all the issues and comments/suggestions in the League's letter had been addressed and he felt comfortable with them. Representatives from the League that were present were thanked for the review made by them.

#### COMMUTER PARKING DISCUSSION

Ann Fanton felt that the newly formed TAC would meet and address the issue and possibly come up with ideas for solution. She felt the next meeting would be primarily for brainstorming and discussing the facts and issues. Then TAC after review would come before the Board of Selectmen with recommendations. She felt that TAC could

formulate/review information regarding busing, residential property values and air quality as well as visual aspects with regard to decking and traffic in the neighborhood. She offered to help notify commuters and the neighborhood of the Brainstorming meeting when it was scheduled. It was noted that the proposed Littleton Plan would probably never get off the ground due to issues of environment and funding as well as the effort afoot to stop this plan from within the community.

Rene Robbins, Chair of the TAC said that they are committed to looking proactively into transportation issues including Town Bike Plan, parking, Route 2, regional concerns and traffic calming.

## **SELECTMEN'S BUSINESS**

**Warrant Discussion** - The Board discussed the Kelley's Corner Warrant Articles. Wayne spoke about all the issues around these Kelley's Corner Articles such as traffic, FAR and building heights. The present articles increase to .6 with many conditions. He was still uncomfortable asking the Board of Selectmen to take their Town Meeting position until he was sure he understood all the issues stemming from them. He asked that more time be given to him to prepare his recommendation to the Board.

Residents from the area were in and expressed their feels about the plan and felt it was not the same as two years ago. They were concerned with the pedestrians safety as with the proposed 4 lanes so close to the schools.

David Manalan said that he was concerned about the changes that were not required. He urged people to consider a mandatory position in order to move forward.

Jeff Karp urged the Board to pass over any decision until all issues were resolved. Jim Wender related the traffic they incur already that end up at the dead end T trying to find a shortcut. He urged the Board not to support a plan that involved connecting the subdivision with the proposed buildings with thru streets.

Sue Kennedy spoke about a report she had reviewed regarding tax impacts. The Board informed her that the report was obsolete and the that data was incorrect at this time. It was prepared during the downturn in the economy and did not reflect the current economy.

Anne Fanton supported the articles with the exception of the 4 lane cross section. A lot of thought has been put into these suggested articles and it creates a place for people to meet while conducting their business.

Ken Sundberg urged support of these articles. He did suggest a possible support of some of them if not all.

Richard Croswell felt that the circulation issues could be addressed. Planning looked at it as on article and they are all inter connected and urged the Board not to split any of the articles apart. He agreed that loop road was unacceptable and would not

support it. He said he would take every step to a tie in that would prevent any connection on a loop road and would go on record saying they would discourage and oppose.

Gena Manalan asked the Board to support the concerns of the very informed citizenry.

Josh Chernin said that there were larger issues involved in the zoning articles and asked the Board to support the articles.

WAYNE FREIDRICH - Moved to defer the Recommendation until the next Board meeting. NANCY TAVERNIER - Second UNANIMOUS VOTE.

SMOKING ARTICLE 10# - Chairman Hunter asked staff to arrange for the two parties come in for a final presentation to the Board on the 31st before a recommendation for Town meeting is made by the Board.

REGIONAL BUDGET - NANCY TAVERNIER - Moved to Recommend. WILLIAM MULLIN - Second. UNANIMOUS VOTE.

Chairman Hunter asked that the articles requiring recommendations be listed on the next agenda for discussion. He also asked that the Landfill Closure Article be on the agenda for additional discussion.

JENKS FUND ALLOCATIONS - Nancy Tavernier was assigned to review and make recommendation at the March 31st Board meeting.

#### CONSENT AGENDA

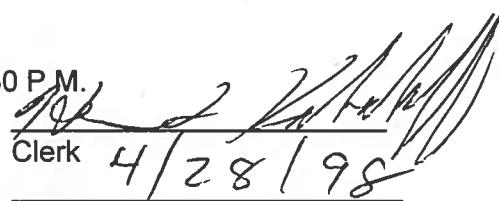
HERMAN KABAKOFF - Moved to approve Bill Mullin asked to hold on the Banner Item. - Second- WAYNE FRIEDRICH - UNANIMOUS VOTE.

Bill was concerned about the new location and suggested we had too many locations. The Manager noted that the South Acton location was already one suggested and that they had held off finalizing until the bridge was complete before selecting the exact location and making it official.

#### TOWN MANAGER'S REPORT

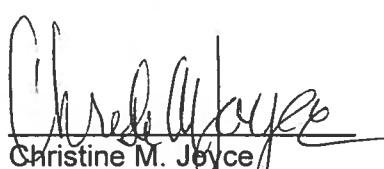
No additional Report made

The Board adjourned at 10:30 P.M.

  
Clerk

4/28/98

Date

  
Christine M. Joyce  
Recording Secty.

Doc:Min3/17/98

March 14, 1998

**TO** Board of Selectmen  
**FROM:** F. Dore' Hunter, Chairman  
**SUBJECT:** Selectmen's Report

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**AGENDA**  
Room 204  
March 17, 1998  
7:30 P.M.

**I. CITIZEN'S CONCERNS**

**II. PUBLIC HEARINGS & APPOINTMENTS**

1. 7:35 **WESTFORD LANE #1/22/98-361** - Enclosed please find materials from staff for Board review.
2. 7:40 **TOWN MODERATOR DONALD MACKENZIE** - Moderator Mackenzie will be in to discuss the upcoming Town Meeting and the League of Women Voters position on Town Meeting Procedures.
3. 8:00 **COMMUTER PARKING DISCUSSION**

**III. SELECTMEN'S BUSINESS**

**4. WARRANT DISCUSSION**

5. **Jenks Fund Requests** - Enclosed please find the requests submitted for this year's disbursement of the Jenks Fund for Board assignment/review. Decisions to be announced at the March 31st meeting.

**6. OTHER**

**IV. CONSENT AGENDA**

7. **ACCEPT MINUTES** - Enclosed please find minutes of February 3 and 17 for Board action.
8. **Site Plan Permit #11/13/97-360 - 80-82 Nagog Park** - Enclosed please find the draft decision prepared by Staff for your review and action.
9. **BANNER LOCATION** - Enclosed please find a recommendation from the Building Commissioner regarding the potential location of banners for South Acton.

## **V. TOWN MANAGER'S REPORT**

## **VI. EXECUTIVE SESSION**

### **MEETINGS**

### **ADDITIONAL INFORMATION**

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

### **FUTURE AGENDAS**

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

<b>March 31 NOTE: 8:00 Start time</b>	<b>April 28</b>
<b>Site Plan 1/30/98-362 Coles Brook Site Plan</b>	
<b>Jenks Fund award</b>	

Pcc./ Mar1798.doc.