



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**March 7, 2017**  
**Acton Town Hall**  
**Room 9**

Planning Board members in attendance: Ray Yacoub, Chair Derrick Chin, Vice Chair; Jeff Clymer; Bharat Shah; Emilie Ying  
Also present: Roland Bartl, Planning Director, Katelyn Huffman, Planning Board Secretary.

Mr. Yacoub opened the meeting at 7:30 pm.

**I. Reports**

Mr. Yacoub reported that the CPC finished their recommendations for projects for the Annual Town Meeting Warrant. Mr. Chin reported that the EDC will be holding a TIF Public Forum on March 13, 2017 at 7:00PM at Acton Town Hall, Room 204. Mr. Clymer reported that the Open Space Committee had an executive session.

**II. Public Meeting - #17-01 64-68 Robbins Street – Preliminary Subdivision**

Mr. Yacoub opened the public meeting at 7:35PM.

Mr. Ringwall, the engineer for the subdivision, gave an overview on the project proposal. He informed the Board that the subdivision would create two new lots.

Mr. Bartl asked the Board to consider that a single access road should be no longer than 500 feet (SRR 8.1.17). The existing Robbins Street is already much longer. He also asked the Board to consider the 40 home maximum on single access roads (SRR 8.1.19). If the applicant were to choose a Residential Compound instead, he recommended the Board discuss the sidewalk requirement.

Mr. Ringwall informed the Board that other subdivisions have been added to Robbins Street after the road size rule came into effect. He also pointed out that the neighborhood has been over 40 dwelling units before these subdivisions and that it is a matter of whether two more would really make a difference.

Mr. Yacoub opened the floor to the public.

Many abutters cited concerns about traffic, safety and the narrowness of Robbins Street. Keith Gregory, of 73 Robbins Street, informed the Board that the street length in the area had been an issue for past subdivisions. Joe Poynton, of 15 Billings Street, asked when the wetland had been flagged. Mr. Ringwall informed him that it had been flagged by Oxbow Associates in August of 2015. Once the permit is approved it will be addressed at the conservation commission.

Mr. Clymer asked if a waiver would be needed in order to meet provisions of 8.1.17 or 8.1.19. Mr. Bartl confirmed that a waiver would be needed or the issues needed to be sufficiently addressed.

Mr. Clymer made a motion to disapprove the preliminary plan due to the lack of public interest to support a waiver and lack of apparent remedies in section 8.1.19 of the SRR. Mr. Shah seconded the motion. The motion carried unanimously. The Board authorized the staff to write the decision disapproving the Preliminary Subdivision.

**III. Minutes**

Mr. Clymer made a motion to approve the minutes from February 21, 2017 as amended. Mr. Chin seconded the motion. The motion carried unanimously.

**IV. Administrative Update**

The Board cancelled the meeting of March 21, 2017. The Board was reminded about the upcoming Annual Town Meeting. Mr. Clymer made a motion to adjourn the meeting. Mr. Shah seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:35PM pm.

Respectfully Submitted,  
Katelyn Huffman  
Planning Board Secretary