



ACTON PLANNING BOARD
Minutes of Meeting
August 7, 2018
Acton Town Hall
Room 204

Planning Board members in attendance: Ray Yacoub, Chair; Derrick Chin; Emilie Ying; Anping Liu; and Jon Cappetta. Also present: Roland Bartl, Planning Director; Alexander Wade, Planning Summer Intern.

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

I. Citizens' Concerns

Ms. Gardner, Board of Selectmen, invited members of the Planning Board to join representatives of other committees and departments to a Water Resources Workshop on September 22, 2018. Mr. Cappetta and Mr. Chin both expressed interest in attending.

II. Public Hearing # 18-02 – 64-68 Robbins Street Definitive Subdivision

Mr. Yacoub opened the public hearing at 7:35 PM. Bruce Ringwall, of Goldsmith, Prest & Ringwall Inc. gave an overview of the proposed definitive subdivision. He informed the board that the proposed subdivision is similar to their previous 2017 submission for the same property. Mr. Ringwall highlighted the changes from the previous plan to include a new proposal for radii narrowing at the Prescott Road intersection with Robbins Street, increase in size of an infiltration basin, the repositioning of a building on proposed lot 2, and the inclusion of a fence on the west side of proposed lot 2.

28 abutters and interested participants attended the hearing. Participants raised concerns over traffic issues on Robbins Street and Prescott Road, build out of a single access road past what is allowed by the Subdivision Rules and Regulations, and fire safety concerns. Mr. Ringwall submitted for the Board's consideration, a traffic count performed by the applicant and appealed that the proposed radii narrowing would ease traffic issues. The Applicant proposed making a contribution to the Town's sidewalk fund in lieu of sidewalk construction, calculated to be \$19,300, and a contribution to renovating Jones Field.

Mr. Yacoub commended the applicant on his outreach to abutters and attempts made to resolve conflicts. He went on to emphasize the Deputy Fire Chief's concerns over proposed traffic calming measures. While the Deputy Chief had said that the proposed radii change would give a ladder truck just enough room to enter Prescott Road, he asked that a no parking sign or measures in kind be installed at the exiting lane of Prescott Road. Mr. Yacoub did not feel confident in approving a calming measure which allowed "just enough" room for ladder trucks to pass.

Mr. Chin, noting that the new application for subdivision approval did not materially address the reasons for the disapproval in 2017, moved to disapprove Definitive Subdivision # 18-02 – 64-68 Robbins Street. Mr. Cappetta seconded the motion. The motion carried 4-1 in favor of denying the application.

III. Reports

Ms. Ying reported that the Open Space Committee at the July 13 meeting discussed a Piper Lane 40B project. During a 53 River Street forum, participants generally expressed interest in preserving the site for recreation or historic purposes. During a July 6 meeting, the Design Review Board discussed a 40B development at 446 Massachusetts Avenue. During this meeting they expressed discontent about the impact they have on development projects. During their August 1 meeting, the Design Review Board reviewed a parking structure proposed by Insulet Corporation.

IV. Other Business

Mr. Bartl submitted a series of Zoning Bylaw Amendments for the Board's information and consideration at a future meeting. Mr. Factor, Commission on Disabilities, spoke in regards to a renewed proposal for Detached Accessory Dwelling Units. After reading a letter from a concerned citizen, he went on to express that the Commission would be in support of such a zoning bylaw change and would be willing to work with the Board on its development and sponsorship at town meeting. Mr. Bartl and Mr. Yacoub agreed that the priority for Fall Special Town Meeting would be the Recreational Marijuana Bylaw and that the other zoning bylaw changes could potentially be tabled for the annual Town Meeting.

IV. Minutes

Ms. Ying made a motion to approve the minutes of May 5, 2018 as written. Mr. Cappetta seconded the motion. The motion carried unanimously.

The meeting was adjourned at 9:45 PM.

Respectfully Submitted,
Alexander Wade
Planning Department Summer Intern