



## **Planning Board**

January 16th, 2024

7:30 PM

In Person &  
Virtual (Zoom)

**Planning Board members present:** Jon Cappetta, Michaela Moran, Sam Bajwa, James Fuccione, and Patricia Clifford

**Also present:** Kristen Guichard, Planning Director & Alicia Burak, Administrative Assistant.

**Planning Board members absent:** Nathan Cookson

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:32PM

Sam Bajwa called the roll: Jon Cappetta- Aye Michaela Moran-Aye (arrived at 7:37PM), Sam Bajwa-Aye, James Fuccione-Aye (arrived at 7:37PM), Patricia Clifford-Aye

Jon Cappetta promoted Patricia Clifford to full member at 7:35PM

Jon Cappetta reported at 7:35PM that PB23-11 (75 Great Road) has been continued to 2.20.24 at 7:30PM

**I. Regular Business – Continued to the end of the meeting.**

**II. New/Special Business**

**1. 7:30PM – PB93-90 – Continued Public Hearing – 123 Quarry Road, PCRC  
Amendment and Common Driveway Special Permit**

Jon Cappetta opened the public hearing at 7:36PM

Nathanial Cataldo of Stamsky and McNary agreed with the Planning Board's draft decision and stated they were finalizing the peer review and staff comments. He noted that the updated plans have not been submitted yet but they were following the Town's recommendations and revising the plans to show the septic system (and the access to it) as a separate parcel that is part of the common land to be owned by the homeowners' association.

Patricia Clifford asked if conservation received the results of the wild life corridor study and Nathan stated the results were not in yet and because of that the order of conditions was still pending.

Sam Bajwa referenced an email sent by Terra Friedrichs during the meeting and asked if a sidewalk contribution was considered. Planning Director, Kristen Guichard advised that when a new driveway is proposed alongside a PCRC there is typically a donation made in lieu of constructing a sidewalk, but there's always other considerations and in this case the applicant is donating land to the town and has very little frontage. The Board agreed that a sidewalk donation was not necessary.

Bettina Nora asked for clarification about the number of acres and location of open space being donated to the Town. Nathanial Cataldo provided clarification by showing the plan on the screen.

Michaela motioned at 8:11PM to close the public hearing. Patricia Clifford seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye, Patricia Clifford- Aye.

The Board deliberated and added a condition to the decision that all requirements of the conservation commission must be met.

James Fuccione motioned at 8:25PM to approve PB93-90 with conditions. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa- Aye, James Fuccione-Aye, Patricia Clifford- No Vote.

## **2. PB23-10 - Public Hearing- 40 High St, Definitive Subdivision**

Chair, Jon Cappetta opened the public hearing at 8:26PM.

Michaela Moran recused herself from the public hearing.

Robert Melvin presented plans showing a residential compound consisting of 4 single family lots, each with new septic systems and town water and the existing multi family dwelling (which would require a waiver of the subdivision rules and regulations for design with a Residential Compound) with a new septic system under a paved parking area. He presented and explained the storm water and drainage plans.

Sam Bajwa advised that the developer has not had a chance to respond to the issues GCG noted in the peer review and believed the board needed more time to discuss the details.

All board members stated their concerns of possible drainage and water runoff issues which occurred with the adjacent development at Bumble Bee Way. Robert Melvin stated that they designed the stormwater infiltration systems to comply with state and local standards as well as the erosion and sedimentation control plan but would be happy to work with the town to ensure that issues do not occur and would explore additional options to help prevent further problems.

Jon Cappetta asked about the landscape plan, if trees were being conserved and if trees were being added for privacy to the Bumble Bee Way Residents. Robert advised they would submit landscape plan conserving as many trees as possible, and would look into adding more plantings to the areas that directly abuts Bumblebee Way.

Jeff Fishman, Emily Laubsher, and Geoff Beach, Residents of Bumble Bee way expressed their concern of future drainage problems and noted Emily's email that was submitted for comment.

Emily Laubscher, 7 Bumble Bee Way and Richard Kelleher, Audubon Drive, advised they wanted to see the proposed landscape plan for approval noting that trees should be saved and more trees should be planted to create privacy.

Terra Friedrichs, agreed with the public comments and urged for a continuation to allow time to resolve outstanding issues.

All Board Members agreed a continuation was necessary.

Patricia Clifford motioned at 9:17PM to continue the public hearing to February 20<sup>th</sup>, at 7:40PM. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, James Fuccione-Aye, Patricia Clifford- Aye.

### **Regular Business Continued**

- 1. Residents Comments:** None
- 2. Approve Previous Meeting Minutes:**

Michaela Moran motioned at 9:20PM to approve the meeting minutes from 12/20/2023. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa- Aye, James Fuccione-Aye

**3. Board Members Reports:** None.

4. **Administrative Updates:** Planning Director, Kristen Guichard updated the Board on Habitat For All project which is a zoning initiative that will achieve goals of the Climate Action Plan, the Comprehensive Community Plan and Housing Production Plan and is looking for the planning board to appoint an advisory group member.

Jon Cappetta and James Fuccione offered to work together.

Kristen thanked the Board for their past feedback on the South Acton Vision and Action Plan and provided new updates. She advised of upcoming virtual presentations.

Patricia Clifford motioned to adjourn the meeting at 9:33PM. James Fuccione seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa- Aye, James Fuccione-Aye

**Materials used at this meeting:**

Planning Board Agenda

Planning Board draft minutes 12.20.23

**123 Quarry Road Meeting Materials as follows:**

Draft Decision

**Updated Plans 11.9.23**

1043b peer review response

1043b storm water report

1043b landscape

1043b pcr  
Lots 3 & 4 house plans reduced  
Lots 5 & 6 house plans  
Application  
Continuations  
Conservation memo  
DRB review memo  
Site plan peer review 12-20-23. 9-12-23  
Planning memos 9-15-23, 11-17-23  
Conservation comments  
Health Comments  
**40 High St Meeting Materials as follows:**  
Abutters List  
Application Packet  
SW Report  
Def.Sub  
Subcatchment maps  
Doc024  
Signed form DP  
Continuation  
Emily Laubscher email  
Richard Keleher email  
Anne Forbes Email  
GCG Peer Review letter  
Engineering Comments 12.28  
DRB Comments 12.14  
Fire Comments 1.9.24  
Historical Commission Comments 12.15  
Planning Memo

