



Planning Board
March 26th, 2025
6:30 PM
ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Planning Board members present: Jon Cappetta, Michaela Moran, Patricia Clifford, Sam Bajwa, James Fuccione (Zoom), and Ron Beck (Associate Member)

Also present: Kristen Guichard, Planning Director

Planning Board members absent: None

Roll call was taken: Jon Cappetta- Aye, Michaela Moran-Aye, James Fuccione-Aye, Patricia Clifford-Aye, Sam Bajwa - Aye, and Ron Beck-Aye

I. Regular Business

1. **Residents' Comments:** Leslie introduced herself and shared that she is running for the Select Board this year.
2. **Approve previous meeting minutes:** None
3. **Board Members' Reports:** None
4. **Administrative Updates & Reports:** None

II. New/Special Business

6:35PM - Zoning Public Hearing (Continued from March 18, 2025)

Kristen Guichard, Planning Director, presented a refined proposal specifically to address feedback from the Planning Board and community members. Kristen clarified the different inclusionary zoning requirements and unit sizes in relation to the lot size.

Bob Van Meter stated that he is in favor of removing the 3000 square foot option. He feels option 1 and option 2 presented by Kristen Guichard would be too complicated.

Terra Friedrichs echoed Bob's comments and added that basements should be limited to 750 square feet. She requested more impact studies and delaying taking this to town meeting.

Judy Hodge, High Street, asked to clarify what would happen if we don't pass this at town meeting. Would it mean that the current incentives to build on an entire acre, on an entire lot, with no conservation resource land and no restriction on size would remain. Kristen confirmed that would be correct.

Erika Amir-Lin, North Acton, commented speaking in her capacity as an Acting Water Commissioner. She shared concerns regarding septic tanks in Groundwater Zone 1. The Board thanked Erica for her comment and added that there are regulations in place in Acton regarding the Zone 1 and Zone 2 areas.

Kristen Guichard presented a detailed explanation of the Area Median Income.

Terra Friedrichs commented that housing vouchers can be very difficult to get and doesn't think that should be included as comparable data.

Michaela Moran moved to close the hearing. James Fuccione seconded. All in favor (5-0).

Pat moved to recommend bringing the article to town meeting. James seconded Pats motion and moved to modify it by adding "with option 4". Jon seconded Option 4. (Vote 4-1).

Jon moved to recommend as a planning board to bring the article to Town Meeting. Pat Seconded. Vote (4-1)

Michela Moran stated that the Board should consider how leaching fields are regulated in the resource land area.

PB19-02, 484-486 Great Road Betty Estates PCRC, Minor Amendment Request

Bruce Ringwald, Goldsmith, Preston, and Ringwald, and Sherill Gould, property owner, presented the Minor Amendment to request that the Conservation Restriction be filed prior to the last occupancy rather than prior to the first occupancy.

Pat Clifford moved that the board agrees this is a minor amendment, there is no public hearing required, and to approve the request. Michaela Moran seconded. All in favor (5-0).

8:35pm Meeting Closed

Pat moved to close the meeting. James seconded. All in favor (5-0)

Materials used at this meeting:

March 26th, 2025 Agenda

ADU Bylaw Amendment – 3-14-25- Town Council Reviewed

DRAFT ARTICLE Accessory Dwelling Units – Public Hearing Packet 2-28-25

CR-PLAN+DEED_DESCRIPTION

Proposed Conservation Restriction clean copy with esc

Req to Amend Decision 19-02 and Order 85-1257

Req to Amend Decision 19-02

Req to Amend Order 85-1257

Documents can be found here: [03-26-2025 - Meeting Information](#)