



**Planning Board**

April 15th, 2025

7:30 PM

ACTON TOWN HALL, ROOM 204  
472 MAIN STREET  
AND VIRTUAL MEETING

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

**Also present:** Kristen Guichard, Planning Director and Nate Ryan, Assistant Planner

**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: None**
2. **Approve previous meeting minutes:** 2/24/25 Meeting Minutes approval. All in favor (5-0)
3. **Board Members' Reports: None**
4. **Administrative Updates & Reports:**

Kristen Guichard shared that the warrant went to print for Town Meeting, and that the open space development and ADU zoning bylaws will be going forward to Town Meeting. She also confirmed that the Town Warrant is online and available to view.

Dean presented on Article 7 for the DPW Design Project. Sam Bajwa asked why this project has taken as long as it has. Dean provided an explanation related to due process and political challenges and referenced the 50-year process for the North Acton Fire Station. They are 5 years in to what he expects to be a 10-year project.

**II. New/Special Business**

**7:35PM – PSUB-25-1, 96 Pope Road Preliminary Subdivision**

Nathaniel Cataldo, Stamski and McNary, was present on behalf of the applicant. Kristen Guichard provided an update from Town Counsel that illusory frontage does not apply in this instance. Their decision is included in the meeting packet.

Nate Ryan, Planning Staff, reviewed his memo and provided recommendations to the applicant for when they submitted their Definitive Plan

Nathaniel confirmed the houses on each lot would be 2,400-2,800 square feet.

Michaela Moran moved to approve the preliminary plan with the conditions outlined by the Nate Ryan. James Fuccione seconded. All in favor (5-0)

**8:50pm Meeting Closed**

Michaela Moran moved to adjourn, and James seconded. All in favor (5-0)

**Materials used at this meeting:**

April 15th, 2025 Agenda

2/24/25 Meeting Minutes

DPW Project Presentation

Updated DPW Presentation

PSUB-25-1, 96 Pope Road, Preliminary Subdivision Application Materials

Documents can be found here: [04-15-2025 Meeting Information](#)