



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**January 10, 2017**  
**Acton Town Hall**  
**Room 9**

Planning Board members in attendance: Ray Yacoub, Chair Derrick Chin, Vice Chair; Jeff Clymer; Bharat Shah; Emilie Ying, and Mike Mai.

Also present: Roland Bartl, Planning Director, Kristen Guichard, Assistant Town Planner, Robert Hummel, Assistant Town Planner.

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

**I. Citizens' Concerns**

No citizens' concerns were cited.

**II. Reports**

Mr. Chin gave a summary of the last EDC meeting and the TIF application by the Insulet Corporation that was discussed.

Mr. Clymer gave a summary of the last Open Space meeting from last Friday.

Mr. Yacoub gave a summary of the last CPC meeting and he mentioned that there is an upcoming meeting next Thursday 1/19.

**III. Consent Agenda**

A. November 15th Minutes

Mr. Shah moved that the minutes from November 15, 2016 be approved as amended. Mr. Clymer seconded. The motion carried unanimously.

**IV. Potential Rezoning of Brookside Shops**

Mr. Yacoub gave a quick summary of the rezoning efforts of the Brookside Shops property for the new members on the Planning Board. Mr. Bartl noted that the new owners were invited tonight to present their business plan on tackling the zoning change from the R-8 zoning district to the LB zoning district. Ms. Holden from Clarion Partner gave a summary of her business plans as the new property owners of Brookside Shops. She introduced Keypoint Partners, the local property management company who are overseeing the project. A few Planning Board members asked if both companies understood the past issues that hindered the vote at the past town meetings. Mr. Yacoub would like to see the owner and property manager draft a list of the ongoing issues that should be addressed prior to the zoning public hearing next month. The Board was in agreement that the trash pickup times early in the morning are one of the main issues that need to be addressed by the new owners. The Planning Board discussed with the property owners how to tackle public outreach and support. Mr. Bartl recommended reaching out to the direct abutters of the property and the general public.

**V. Potential Rezoning of 317 Central Street**

Mr. Gennari introduced Import Domestic and he presented his proposal for a zoning change at 317 Central Street. He was asking the Board to consider recommending rezoning this property from the VR zoning district to the WAV zoning district. Rezoning to the WAV zoning district would allow the new owners to file for a Special Permit with the Board of Selectmen for the accessory use to sell cars. Mr. Yacoub asked the Planning Staff what are some conflicts that this rezoning measures could face. Mr. Bartl addressed that the main concern that could be argued against the rezoning measure is spot zoning. Ms. Ying asked if the business needs to provide off street parking in the West Acton Zoning District. Mr. Bartl noted there is sufficient parking on the site. Mr. Yacoub asked the Board for a straw poll on recommending this zoning measure to next month's zoning public hearing. The Board was in favor of bringing this rezoning measure to next month's zoning public hearing. The Board asked Mr. Bartl what his recommendation was to educate the surrounding abutters. Mr. Bartl recommended reaching out to Selectwomen Osman on behalf of the nearby Half Moon Hill residents.

**VI. Potential Zoning Article – Accessory Apartments**

Selectwomen Osman addressed the Planning Board on her desire, with the help of the Commission on Disability, to bring back a zoning measure that would allow newly constructed detached accessory apartments. The Planning Board took a straw poll and the sense of the Board was that they didn't feel comfortable bringing back this rezoning measure to the April Town Meeting as it may be too soon. The Board recommends doing some outside research and education while waiting another year to propose the zoning change again.

**VII. Other Potential Zoning Amendments**

Ms. Guichard presented a proposed zoning change for open space subdivision to the Board. The Planning Board provided their feedback and recommended bringing this to the next month's zoning public hearing.

The meeting was adjourned at 10:10 pm.

Respectfully Submitted,  
Robert Hummel  
Assistant Town Planner