



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**April 18, 2017**  
**Acton Town Hall**  
**Room 204**

Planning Board members in attendance: Derrick Chin, Vice Chair; Jeff Clymer; Emilie Ying; Jon Cappetta, Associate Member  
Also present: Roland Bartl, Planning Director, Katelyn Huffman, Planning Board Secretary.

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

Mr. Chin appointed Mr. Jon Cappetta to a full member for the duration of the meeting.

**I. Brookside Shops Updates**

Ms. Busconi, a representative of Keypoint Partners Management Group, for Brookside Shops gave the Planning Board an overview of the progress that has been made in bringing Brookside Shops into compliance with their current Site Plan Special Permit. She informed the Board that new security systems, signage, trash contracts, and plantings would all be upgraded in the coming weeks.

Mr. Chin opened the floor to public comment.

Graham Knowland, of 29 Esterbrook Road, informed the Board that he was concerned that the security systems, signage, trash pick-ups, and plantings were not up to standards. He submitted photographic evidence of infractions to the Board.

Mr. Clymer made a motion to defer a recommendation for the Board of Selectmen in regards to the Site Plan Special Permit Amendment for Brookside shops on May 8, 2017. Ms. Ying seconded the motion. The motion carried unanimously. The Board and Ms. Busconi agreed on May 16, 2017 for the next update meeting.

**II. Quail Ridge Fence**

Mr. Reid, Vice President of Pulte Homes Corporation, informed the Board that in support of Quail Ridge Residents requests, they would like to omit the originally proposed privacy fence.

Peter Durning, Concord's Legal Counsel and Representative, informed the Board that Concord is against the amendment to omit the fence at the present time. The Town of Concord felt that it would lessen security near the Nagog Pond, which is used as drinking water. Allen Cathcart, Town of Concord Water Department, echoed the concerns of Mr. Durning.

Mr. Chin opened the floor to citizen comment. Carolyn Kiely, 11 Parkland Lane, Lynn Kibblehouse, 166 Skyline Drive, Donna Gloski, 162 Skyline Drive, Robert Sekular and other residents all informed the Board that they did not want the fence and were in support of Pulte's request.

Mr. Clymer made a motion that Pulte Homes be given permission to omit the fence and put shrubs and trees to delineate the easement from the property line. Furthermore, Pulte Homes must work in tandem with the Land Stewardship Committee and the Planning Department in regards to the acceptable plantings in lieu of the fence. Mr. Cappetta seconded the motion. The motion carried unanimously.

**III. Minutes**

Mr. Clymer made a motion to approve the minutes from March 23, 2017 as amended. Mr. Chin seconded the motion. The motion carried unanimously.

The meeting was adjourned at 9:30PM.

Respectfully Submitted,  
Katelyn Huffman  
Planning Board Secretary