



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**June 20, 2017**  
**Acton Town Hall**  
**Room 204**

Planning Board members in attendance: Derrick Chin, Acting Chair; Jeff Clymer; Emilie Ying; Bharat Shah; Jon Cappetta, Associate Member  
Also present: Roland Bartl, Planning Director; Robert Hummel, Assistant Town Planner; Katelyn Huffman, Planning Board Secretary.

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

**I. Reports**

Mr. Chin reported that the EDC recognized the new Dollar Tree coming to Acton. Ms. Ying reported that the DRB reviewed the SPSP for 533 Main Street and talked about the 184 Main Street potential 40B. Mr. Clymer reported that WRAC will be reformed.

**II. Public Hearing #17-04 – Definitive Subdivision – 19 Spring Hill Road**

Mr. Chin opened the public hearing at 7:35PM. Jim Crowley, the owner, respectfully requested a continuation without deliberation. The reason stated was that the applicant wishes to have the benefit of a full slate of Board members sitting in the hearing. The Board agreed to the continuation without deliberation. The continued hearing will be held on July 18, 2017 at 7:35PM in Room 204 of the Acton Town Hall. Over 26 abutters and residents were in attendance.

**III. Brookside Shops**

Alicia Busconi, of Keypoint Partners, gave the Board an update of the progress at Brookside Shops. She informed the Board that upgrades to the gate, the camera system, and signage is scheduled to be completed at the end of June. A fence, landscaping, and lighting plan are set to be done by mid-July. Abutters Mr. Graham Knowland and Mr. Daniel Silva informed the Board that they are happy with the progress thus far except that Trader Joe's deliveries are still occurring too early. They would like emphasis on enforcement.

**IV. Ratification of Franny Osman (made by chairman) as PI. Board MAGIC Rep.**

Ms. Osman told the Board that she would like to be the Planning Board's MAGIC representative. She had been actively participating in MAGIC for many years, most recently as a member of the Board of Selectmen. Mr. Clymer made a motion to ratify Ms. Osman as the Planning Board MAGIC Rep. Mr. Shah seconded the motion. The motion carried unanimously.

**V. 210 Arlington Street**

Dipta Saha, the owner of 210 Arlington Street, sought the Board's support in hosting a public hearing regarding the rezoning of 210 Arlington Street from R-2 to VR. She explained that she would like to have a multi-family home and small business as well, which would not be allowed in her current zoning district. Mr. Shah asked about consistency with the Town's planning policy and possible benefits to the Town. Ms. Osman voiced her support due to the fact that it closely followed the Acton 2020 Master Plan goals to bring more people and business into Acton's villages. Mr. Clymer made a motion to host the public hearing for 210 Arlington Street rezoning. Mr. Shah seconded the motion. Vote: 4 Ayes 1 Abstain

**VI. Minutes**

Mr. Clymer moved to approve the minutes of May 16, 2017 as amended. Ms. Ying seconded the motion. The motion carried unanimously.

**VII. Administrative Update**

Ms. Ying expressed her interest in becoming the Open Space Committee Member for the Planning Board. Mr. Clymer made a motion to nominate Ms. Ying to become the Open Space Committee Member for the Planning Board. Mr. Shah seconded the motion. The motion carried unanimously.

The meeting was adjourned at 9:00PM.

Respectfully Submitted,  
Katelyn Huffman  
Planning Board Secretary