



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**October 17, 2017**  
**Acton Town Hall**  
**Room 204**

Planning Board members in attendance: Ray Yacouby, Chair; Derrick Chin; Emilie Ying; Anping Liu; Jon Cappetta; Bharat Shah  
Also present: Kristen Guichard, Senior Planner; Robert Hummel, Assistant Town Planner; Katelyn Huffman, Planning Board Secretary.

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

**I. Public Hearing For Proposed Zoning Changes for STM**

**Brookside Shops Rezoning** – Mr. Hummel gave an overview of the proposed rezoning of Brookside Shops from R-8 to LB. Graham Knowland informed the Board that he is happy with the progress that the plaza and their management team has made.

**210 Arlington Street Rezoning-** Mr. Hummel gave an overview of the proposed rezoning of 210 Arlington Street from R-2 to VR. He informed the Board that the owners were requesting this zoning change. The Board expressed that they were concerned that there was no evident public benefit to this zoning change. Mr. Chin noted that the owners did not appear at the public hearing to argue their case.

**Parking Facilities in the SAV District** – Ms. Guichard gave an overview of the proposed zoning change requested by the property owner of 21 Maple Street that would allow Commercial Parking Facilities by right in the SAV District. She noted this proposed change would allow for commercially operated parking facilities in many forms: the demolition of structures or clear cutting trees to pave entire lots, renting parking spaces on existing pavement or adding additional pavement to lots to accommodate parking space. She also noted that a large portion of the SAV is also in the South Acton Historic District. Ms. Guichard stated that this change would not affect existing municipal parking or the new 35 space municipal parking lot being constructed on Maple Street.

Many abutters and Town Residents felt that commuter parking is needed and the zoning change could be beneficial, but should be restricted by special permit only with specific conditions. Mr. Martin noted that parking is in such high demand and there are over 200 parking spaces for the commuter lot and the need is more than double; he questioned if this proposed bylaw would actually address the need.

David Honn, of 105 School Street, informed the Board that the HDC would not allow complete demolitions of historic buildings. He somewhat agreed that a special permit would be better for this proposal. He cited that Good News Realty is currently renting commercial parking spaces for the commuter rail patrons. Overall he was not in favor of the article.

Anne Forbes, of 25 Martin Street, echoes David Honn's concerns. She felt there was a lot to consider. She felt that some circumstances may be okay by special permit. There would be too high of a demolition potential. Demolition too easy without a special permit.

Terra Friedrichs, of West Acton, felt that this would be okay if a special permit was required unless there was a case of demo by neglect. Felt like a lot of people could purposely neglect their building as a way around it and empty the historic district. Is however sympathetic to those who do have lots already. Felt that if it went to STM then it should be by special permit with a kimit of parking spaces for the district.

**Additions on Nonconforming Lots** – Ms. Guichard explained that the Board of Appeals had originally prompted this change but were not ready to support it. The Planning Department recommended that it not be taken to Town Meeting. The Board agreed and continued to the next topic.

**Shopping Center Parking Housekeeping** – Ms. Guichard gave an overview of the proposed zoning change that would better define the definition of a Shopping Center minimum parking requirements to bring it into conformance with today's market conditions.

Mr. Cappetta made a motion to close the public hearing. Mr. Shah seconded the motion. The motion carried unanimously.

Mr. Shah made a motion to bring the proposed zoning change for Brookside Shops to Special Town Meeting. Mr. Cappetta seconded the motion. The motion carried unanimously.

Ms. Ying made a motion to not bring the proposed zoning change for 210 Arlington Street to Special Town Meeting. Mr. Cappetta seconded the motion. The motion carried unanimously.

Mr. Shah made a motion to amend the article as drafted to allow commercial parking facilities by special permit via the planning board only with no additional conditions beyond the typical special permit requirements under section 10.3.5. Mr. Yacouby seconded the motion. The motion carried unanimously.

Mr. Shah made a motion to not bring the proposed zoning change for nonconforming lots to the Special Town Meeting. Mr. Chin seconded the motion. The motion carried unanimously.

Ms. Ying made a motion to bring the proposed zoning change for the definition of a shopping center to Special Town Meeting. Mr. Chin seconded the motion. The motion carried unanimously.

## **II. Consent Agenda**

Ms. Ying made a motion to approve the October 3, 2017 minutes as amended. Mr. Cappetta seconded the motion. The motion carried unanimously.

## **IV. Administrative Updates**

Ms. Huffman informed the Board of their upcoming November 7, 2017 Public Hearing regarding a Zoning Change to establish a moratorium on recreational marijuana.

Ms. Ying made a motion to close the meeting. Mr. Cappetta seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:45PM.

Respectfully Submitted,  
Katelyn Huffman  
Planning Board Secretary