



Planning Board

Meeting Minutes

October 15, 2019

7:30 PM

Room 204, Acton Town Hall, 472 Main Street

Planning Board members present: Derrick Chin, Ray Yacouby, Jon Cappetta, Anping Liu, Sam Bajwa, and Emilie Ying (arrived to the public meeting at 8 pm).

Absent: None

Also present: Robert Hummel, Assistant Town Planner

1. Opening

Chair, Derrick Chin opened the meeting at 7:33 pm.

At the beginning of the meeting, Mr. Hummel addressed the board and the audience that the Personal Wireless Tower public hearing will be recorded as required in the Zoning Bylaw.

2. Regular Business

Citizen Comments

None

Reports

Mr. Chin gave an update to the board regarding the Kelley's Corner Steering Committee, the Economic Development Committee, and the Board of Water Commissioners. Ms. Ying gave an update regarding the Design Review Committee.

Miscellaneous Rules and Regulations Amendments

Mr. Hummel explained the reasons why the Miscellaneous Rules and Regulations are proposed to be amended. Mr. Yacouby made a motion to amend the Miscellaneous Rules and Regulations as shown in the draft form. Ms. Ying seconded. The Board voted 5 in favor and 1 abstaining, to approve the motion

Reconstruction of Nonconforming Two-Family & Multi-Family Dwelling Rules and Regulations Amendments

Mr. Hummel explained the reasons why the Reconstruction of Nonconforming Two-Family & Multi-Family Dwelling Rules and Regulations are proposed to be amended. Ms. Ying made a motion to amend the Reconstruction of Nonconforming Two-Family & Multi-Family Dwelling Rules and Regulations as shown in the draft form. Mr. Cappetta seconded. The Board voted 5 in favor and 1 abstaining, to approve the motion

Administrative Updates

Mr. Hummel reported to the board the next Planning Board meeting (November 19) at this time will be cancelled due to no urgent business or public hearings.



3. New/Special Business

7:35 PM - Public Hearing 19-04 – 96 Newtown Road, Definitive Subdivision

Mr. Chin opened the public hearing at 7:35 pm. Paul Kirchner from Stamski & McNary introduced himself and explained the plans to the board and the public. The board members asked questions to Mr. Kirchner about the plans and the common driveway that serves the current 96 & 98 Newtown Road homes. Mr. Chin opened the public hearing to public comments. One of the neighbors addressed the board to support the applicant and the proposed subdivision.

After discussion, the board closed the public hearing.

Mr. Yacouby made a motion to approve the Definitive Subdivision #19-04 with the recommended conditions listed in the Engineering and Planning memos. Mr. Cappetta seconded the motion. The motion carried unanimously by all members present (5-0). Ms. Ying was not present at this public hearing. The Planning Board requested that staff write and issue the decision on the board's behalf.

7:45 PM – Public Hearing 19-05 – 100 Discovery Way, Personal Wireless Tower

Ms. Ying joined the meeting at 8:00 pm. Mr. Chin opened the public hearing at 8:00 pm. Mr. Manougian from McLane & Middleton introduced himself and the rest of his team members. Mr. Manougian explained the plans and what the special permit request details. Mr. Manougian went over the photo simulations to show at which locations near the site, you can see the personal wireless tower. A representative of Verizon went over the RF report to demonstrate the coverage gap to the board. The board members asked the Verizon representative follow up questions regarding his presentation.

The board hired a third party consultant, David Maxson from Isotrope, LLC to review the applicant's material. Mr. Maxson was present to provide comments and answer any technical questions. From his technical memo, he gave the following comments. Mr. Maxson agreed with that the applicant's waivers request regarding visual test and the CAM monopole design. He agreed that the personal wireless tower shouldn't be conditioned to be built to be expanded to 175 feet high. He made a point that the board could ask for more information to verify the coverage gap argument. He also made the point that the board could require that the wireless tower be built to be expanded to 120 feet to include a fourth wireless carrier. This can be allowed by a building permit. The applicant addressed Mr. Maxson's comments.

The chair opened the public hearing for public comments. A neighbor addressed the board to state that she has concerns and questions about the application. The applicant addressed the public comments.

After discussion, the board closed the public hearing.

Mr. Yacouby made a motion to approve the Special Permit #19-05 with the recommended conditions listed in the Planning memo. Mr. Cappetta seconded the motion. The motion carried



unanimously by all members present. The Planning Board requested that staff write and issue the decision on the board's behalf.

4. Consent

The meeting minutes from the Acton Planning Board Minutes of the September 17, 2019 meeting were reviewed and approved by a vote of 5-0-1, with amendments discussed.

5. Adjournment

At 9:24 pm, Mr. Cappetta moved and Ms. Ying seconded to adjourn the meeting.

Items discussed at the meeting: <http://doc.acton-ma.gov/dsweb/View/Collection-10472>

- 10.15.19 Planning Board Agenda
- Draft 09-17-19 Planning Board Minutes
- Miscellaneous Rules and Regulations, dated October 2019
- Reconstruction of Nonconforming Two-Family & Multi-Family Dwelling Rules and Regulations, dated October 2019
- Definitive Subdivision Application
- Definitive Subdivision Plans
- Coverage Map
- Special Permit Application
- 100 Discovery Way Special Permit Plans
- 100 Discovery Way Waiver Request
- Peer Review Report of Verizon Application 100 Discovery Way
- Engineering Department Comments
- Planning Division Comments
- Photo Simulations

Respectfully Submitted,
Robert Hummel
Assistant Town Planner