



Planning Board

Meeting Minutes
February 11, 2020
7:30 PM

Room 204, Acton Town Hall, 472 Main Street

Planning Board members present: Derrick Chin (Chair), Jon Cappetta (Clerk), Ray Yacouby and Anping Liu.

Planning Board members absent: Sam Bajwa.

Also present: Roland Bartl, Planning Director; Vivian Birchall, Administrative Assistant.

1. Opening

Chair Derrick Chin called the meeting to order at 7:37 pm. There were no citizen's concerns.

2. New/Special Business

I. Public Hearing 19-08 – Accessory Apartment Special Permit Application – 40 Brook Street

Mr. Chin opened the public hearing at 7:39pm. The hearing has been audio recorded.

The applicant presented an overview of the application, including the renovation history since 1848.

There were no public comments.

After discussion, the board agreed that the project was consistent with the intent of the bylaw. Mr. Yacouby, Mr. Capetta, Mr. Liu and Mr. Chin said they would vote in favor of the project, with condition that the applicant work with the Town staff to incorporate their comments during construction. The Board did not have the final vote.

The Planning Director informed the applicant that he would have 2 years to implement the project, from the date the decision is filed with the Town Clerk.

The hearing closed at 7:48pm

II. Public Hearing 19-09 – Sign Special Permit Application – 12 Spruce Street

The Chair, Mr. Chin opened the public hearing at 7:49pm. The hearing has been audio recorded.

The applicant gave an overview of the application and explained the need a for second business sign to improve visibility.



Mr. Bartl, informed the board members that the staff memo recommends quality materials that will not depreciate quickly.

After discussion, the board agreed that the sign was warranted and asked the applicant to work with the Planning Division staff to agree on the material to be used for the sign. Mr. Yacouby, Mr. Capetta, Mr. Liu and Mr. Chin said they would vote in favor of the project. The Board did not have the final vote. The public hearing closed at 8:07pm

III. Public Hearing 19-10 – Definitive Subdivision Application – 66 Maple Street

The applicant, represented by Daniel Carr from Stamski & McNary, presented an overview of the application for a two-lot residential compound definitive subdivision that will be served by Town Water and Town Sewer.

There were no public comments. The hearing closed at 8:30pm.

After discussion, the board agreed that the requested waiver to facilitate the rehabilitation of the historic house on the property was in the public interest, and that the project otherwise was consistent with Subdivision Rules. Mr. Yacouby moved and Mr. Capetta seconded to approve the definitive subdivision with condition that the developer incorporates Staff comments and consults with the Historical Commission on final architectural design for historic house, the new addition, and the new house on the other lot. The Board voted unanimously, (4-0) to approve the definitive subdivision.

The Board delegated the Planning Division to write and sign the decision on behalf of the Board.

IV. Zoning Public Hearing

The public hearing opened at 8:36pm

a) Proposed rezoning of 32 Wetherbee Street to the East Acton Village -2, Citizen Petition

None in attendance identified themselves as petitioner or spoke to the reason for the petition. Two attendants identified themselves property owners; one questioned the procedure and the Town's intent with the rezoning, the other expressed the opinion that the proposed rezoning was a good idea. The Board explained that this is citizen petition article for a zoning amendment and that the Statute requires that the Planning Board holds a public hearing on any proposed zoning amendment. The board unanimously agreed that it would take no position at Town meeting regarding this zoning article.

b) Proposed rezoning of 525 Main Street to the Light Industrial -1, Citizen Petition

The petitioner, Igor Chernin of the Russian School of Mathematics, presented an overview of the zoning amendment petition to change the zoning of property in the rear from Residence - 8/4 to Light Industrial – 1. This would allow an increase of the number of parking spaces and room for



better on-site circulation, which in turn would alleviate traffic congestion on Main Street. There were no public comments.

The board unanimously agreed that it would submit a favorable recommendation for Town Meeting.

c) Proposed housekeeping amendment for consistency in Personal Wireless Facilities regulations

The board unanimously agreed that it would submit a favorable recommendation for Town Meeting

d) Proposed requirement for EV charging stations in parking lots

Town Manager John Mangiaratti explained that the Board of Selectmen had asked for this article. Selectman David Martin explained the Selectmen's thinking on it, and related sustainability goals.

The board unanimously voted to favorably recommend the zoning amendment, substantially as drafted.

The hearing closed at 9:50pm.

V. Regular Business

a. Reports & Administrative Updates

none

b.

c. Previous Meeting Minutes

Mr. Yacouby moved to approve the 1/21/20 meeting minutes as presented. Mr. Cappetta seconded. The motion unanimously carried.

Adjournment

At 10:00 PM a motion was made and seconded to adjourn the meeting. Meeting adjourned by unanimous vote.

Documents used at the meeting:

1.21.2020 Planning Board Agenda

DRAFT 1-21-2020 Planning Board Minutes

Accessory Apartment Special Permit Application – 40 Brook Street

Sign Special Permit Application – 12 Spruce Street

Definitive Subdivision Application – 66 Maple Street

66 Maple Street Architectural plans

Engineering Department Comments

Fire Comments

Zoning Public Hearing Packet

Planning Division Memos (3)

Health Comments

AWD Comments

Also see link: <http://doc.acton-ma.gov/dsweb/View/Collection-11680>