



**ACTION PLANNING BOARD**  
**Minutes of Meeting**  
**November 13, 2018**  
**Public Safety Facility**  
**371 Main Street**  
**EOC Room**

Planning Board members in attendance: Ray Yacoub, Chair; Derrick Chin; Emilie Ying; Anping Liu, and Jon Cappetta  
Also present: Robert Hummel, Assistant Town Planner; Vivian Birchall, Administrative Assistant.

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

**I. Citizens' Concerns**

Mr. Yacoub opened the meeting to citizen's concerns. There were none.

**II. Committee Reports**

Ms. Ying reported that the Design Review Board reviewed the Avalon Bay proposed Comprehensive Permit.

**III. Minutes**

Mr. Cappetta made a motion to approve the meeting minutes. Ms. Ying seconded. The Board unanimously approved the minutes of the 10/16/2018 and 10/23/2018 meetings, with the following amendment to the 10/23/2018 minutes:

**Deliberation by Planning Board Members Prior to Vote**

Mr. Chin said that given that the applicant has met all PCRC requirements, if the Planning Board disapproves the PCRC application and the applicant takes the issue to court, Town Counsel advised that it would be extremely difficult to defend the negative decision and it would be highly probable the land court would overturn the negative decision.

**IV. Public Hearing – Proposed Zoning Bylaw Amendment: Extension of Marijuana Establishment Temporary Moratorium**

The Planning Board chairperson, Mr. Yacoub opened the public hearing at 7:35pm.

There were no public concerns.

Mr. Cappetta made a motion to recommend the proposed zoning article to Special Town Meeting. Mr. Chin seconded.

The Board unanimously recommended the proposed zoning article to the December special town meeting.

Mr. Hummel explained the next steps.

**68-72 Quarry Road PCRC Minor Amendment #3**

The applicant, Ms. Peet presented a narrative for the requested amendment.

Ms. Ying moved a motion to approve the minor amendment with the condition that it receives the required conservation permit prior to the signing of the ANR plan. Mr. Chin seconded.

The amended decision was unanimously approved. The board also unanimously approved to request planning staff to draft and sign the decision on the Board's behalf.

**V. Other Business - Kelley's Corner Infrastructure Project – Update: Planning Board questions, suggestions, concerns.**

The Town Manager, Mr. Mangiaratti presented an update on the Kelley's Corner Infrastructure Project and explained the comprehensive consultative structure and process designed to integrate and be responsive to staff and community concerns.

**Board Concerns and Comments:**

- Projected increase in traffic flow
- Address why it is important to the public
- Town needs to improve communication to the public

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

The meeting was adjourned at 8:45pm.

Respectfully Submitted,  
Vivian Birchall  
Land Use Department