



ACTION PLANNING BOARD
Minutes of Meeting
July 18, 2017
Acton Town Hall
Room 204

Planning Board members in attendance: Ray Yacoub, Chairman; Derrick Chin; Jeff Clymer; Emilie Ying; Bharat Shah; Anping Liu; Jon Cappetta, Associate Member
Also present: Roland Bartl, Planning Director; Robert Hummel, Assistant Town Planner; Danny Zuccaro, Planning Intern; Katelyn Huffman, Planning Board Secretary.

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

I. Minutes

Ms. Ying made a motion to approve the July 11, 2017 minutes as written. Mr. Shah seconded the motion. The motion carried unanimously.

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

Mr. Yacoub opened continued public hearing #17-04, 19 Spring Hill Road Definitive Subdivision, at 7:35PM. Mr. Richard Harrington, of Stamski and McNary gave an overview of the application. The applicant proposed to create a 3 lot residential compound. They cited a donation to the sidewalk fund, a no-build easement buffer to adjacent Town of Acton land, 3 new parking spaces on Spring Hill Road, and an open space buffer as public benefits. Where Spring Hill Road exceeds the Subdivision Rules' 500-foot length limit for single access streets, the applicant requested a waiver from the Subdivision Rules to allow the subdivision but contested the need for a waiver suggesting that the proposed subdivision does lengthen Spring Hill Road.

Mr. Yacoub opened the floor to public comment. James Engell, Terry Maitland, John Sonner, David Hardt, Joe Kodi, and Terra Friedrichs all voiced concerns regarding the subdivision. Specifically public safety, open space, rural character preservation, and the lack of perceived public interest to justify granting a waiver were the main concerns. Ms. Ying asked where the nearest hydrant was located. Mr. Harrington informed her that the nearest hydrant was across the town line in Concord. After deliberation the Board found that the proposed subdivision would extend the existing +/-1,700 feet long single access street and decided that granting a waiver to allow the extension would not be in the public interest. Mr. Clymer made a motion to disapprove the definitive subdivision application because there was no clear and compelling public interest in granting a waiver to allow the road extension. Mr. Chin seconded the motion. The motion carried unanimously. The Board appointed the Planning Department to write the decision. The decision would be brought back to the August 15, 2017 meeting for review issuance.

III. Reports

Mr. Clymer reported that the Open Space Committee talked about the properties for sale at Grassy Pond and that Matthew Selby, Land Use Director, indicated staffing in regards to the River Street project.

Mr. Chin reported that the EDC sent 3 members to the Walker property information session.

Mr. Yacoub reported that the CPC had begun reviewing the 2018 CPPlan.

VII. Administrative Update

The Board agreed to cancel their August 1, 2017 meeting due to lack of agenda material.

The meeting was adjourned at 9:05PM.

Respectfully Submitted,
Katelyn Huffman
Planning Board Secretary