



**ACTION PLANNING BOARD**  
**Minutes of Meeting**  
**September 5, 2017**  
**Acton Town Hall**  
**Room 204**

Planning Board members in attendance: Ray Yacoub, Chairman; Derrick Chin; Emilie Ying; Anping Liu; Jon Cappetta. Also present: Kristen Guichard, Senior Planner; Katelyn Huffman, Planning Board Secretary.

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

**I. #17-06 – 64-68 Robbins Street – Definitive Subdivision**

Bruce Ringwall, of GPR, represented the Applicant of 64-68 Robbins Street. He gave an overview of the Definitive Subdivision and its revised plans. He informed the board that he had modified the drainage, changed the subdivision to a residential compound layout, and added the option of either a speed table or a road narrowing as per abutter's requests at the preliminary hearing. He informed the board that the road narrowing or the speed table were a public benefit in order to help reduce traffic and safety concerns. Mr. Liu asked Mr. Ringwall whether or not a fire truck could turn around safely. Mr. Ringwall confirmed that it could.

Mr. Yacoub opened the hearing for public comment. A number of abutters expressed their concerns regarding congestion, property value, setbacks, drainage, road length, and a large amount of outlets converging onto the street in a centralized area. Mr. Chin opined that, except for Garden Lane lot drainage details and Prescott Rd traffic calming proposals, there were no significant differences between the previously disapproved Preliminary Plan and the Definitive Subdivision Plan. A Robbins Street neighborhood resident recalled a one-time flooding near the intersection of Robbins Street and Stow Street that resulted in a 4 day access cut off.

Mr. Yacoub moved to close the public hearing at 9:25PM. Mr. Chin seconded the motion. The motion carried unanimously.

The Board expressed their ultimate feelings towards the subdivision overall. Mr. Cappetta informed the board that he would be open to hearing more from the applicant and his engineer. Mr. Chin said that the Definitive Subdivision Plan did not cure the already excessive length of Robbins Street. Rather, it would increase non-compliance by adding 190 linear feet of Garden Lane. Due to this he would disapprove the Residential subdivision application because it was not in the public interest. Ms. Ying Application is inconsistent with intent of Subdivision Control Law and not in the public interest because the proposed subdivision would add additional homes to a narrow, single access street which exceeds 500 feet, where 78 homes already exist (where the maximum is 40); The intersection of Robbins St. and Stow Street experiences occasional flooding. Access to this neighborhood has been temporarily cut off in the past, the proposed subdivision would add additional homes to this single access street therefore increases the issue of safe travel in the case of flood; Similar to Springhill Road, this roadway is a scenic road, but is much more narrow and there are more homes. Anping agreed with Ms. Ying's opinion and also agreed he would vote against the subdivision. Mr. Yacoub informed the board that he would be open to hearing additional comments and remedies from the applicant.

Mr. Chin made a motion to deny Definitive Subdivision #17-06 for 64-68 Robbins Street. Ms. Ying seconded the motion.

Vote: 3 Ayes (Anping Liu, Emilie Ying, Derrick Chin) to 2 Nays (Ray Yacoub, Jon Cappetta)

The motion carried.

**II. Minutes**

Ms. Ying made a motion to approve the August 15, 2017 minutes as amended. Mr. Cappetta seconded the motion. The motion carried unanimously.

**III. Reports**

Ms. Ying reported that the DRB met in regards to the land acquisition from the Hosmer House for the KCSC project. They also discussed the SPSP for 424-428 Great Road.

**III. Administrative Reports**

The Board reviewed their upcoming meeting schedule.

The meeting was adjourned at 9:50PM.

Respectfully Submitted,

Katelyn Huffman  
Planning Board Secretary