



## Planning Board

January 19, 2021  
7:30 PM  
Virtual (Zoom)

Planning Board members present: Derrick Chin (Chair), Ray Yacoubi (Vice-Chair), and Sam Bajwa.  
Absent: Jon Cappetta

Also present: Kristen Guichard, Interim Planning Director, Robert Hummel, Assistant Town Planner

### Opening

Chair Derrick Chin called the meeting to order at 7:37pm. He read the guidelines for virtual meeting.

Mr. Chin called the roll: Derrick Chin - Aye, Ray Yacoubi - Aye, and Sam Bajwa - Aye, Unanimous (3-0)

#### I. New/Special Business

##### **1.1 PB 20-07 - Continued Public Hearing - Planned Conservation Residential Community (PCRC) Special Permit - 22 Elm Street**

At 7:47pm, Mr. Chin reopened the continued public hearing.

Mr. Cappetta was not available for tonight's Planning Board meeting, planning staff will work with Mr. Cappetta on completing the Mullin Rule certification prior to the next Planning Board meeting once he can review the zoom recording.

Mr. Donohoe from Dillis & Roy presented an overview of the proposed PCRC project and the updates from the last public hearing on the application.

The Board members had questions for the applicant's engineer regarding what has been resolved in the response letter to the peer review letter, dated December 14, 2020. The Board members were concerned that the health regulations weren't being met by the proposed project. The Board asked the town staff if they have received any feedback to confirm that the health regulations are being met from the Health Division and Mr. Hummel read the Health Division comments into the public record. The Board also asked if the Fire Chief has reviewed the proposed fire engine turning path. Mr. Hummel read the Fire Department comments into the public record.

The Board also discussed the need for a traffic study, a lighting plan, 3D renderings, and sidewalks within the proposed development and along the frontage of Elm Street.

Neighbors had questions about the lack of 3D renderings, the number of units that can fit on the lot to be compatible to the neighborhood, lack of neighborhood outreach, and the waivers that the applicant is seeking. Danny Factor read a letter behalf of Green Acton.

The Board took a straw poll and advised the applicant's engineer to prepare 3D renderings of the proposed dwellings from Elm Street prior to the next continued public hearing. The Board also



recommended for the applicant's engineer to conduct public outreach with the Elm Street neighbor prior to the next public hearing.

After a back and forth discussion with the applicant's representative and hearing from the public and staff, Mr. Yacoub moved to continue the 22 Elm Street PCRC Special Permit until February 16, 2021 at 8:15 PM via Zoom. Mr. Bajwa 2<sup>nd</sup> the motion. Mr. Chin called roll. Ray Yacoub - Aye, Sam Bajwa - Aye, and Derrick Chin - Aye. The vote was unanimous (3-0).

## **II. Regular Business**

### **Citizen Concerns**

Danny Factor on behalf of Green Acton wanted to ask the board how much time he will have later in the meeting to address Green Acton's concerns regarding the proposed 22 Elm Street PCRC project. The applicant will reach out to Mr. Walter on behalf of the neighborhood.

### **Previous Meeting Minutes**

At 9:34 PM, Mr. Yacoub moved to approve the 12-15-2020 meeting minutes as presented, Mr. Chin 2<sup>nd</sup>. Mr. Chin called roll: Sam Bajwa - Aye, Ray Yacoub - Aye, and Derrick Chin - Aye. The vote was unanimous (3-0).

### **Adjournment**

At 9:35 PM, Mr. Yacoub moved to adjourn the meeting. Mr. Bajwa 2<sup>nd</sup> the motion. Mr. Chin called roll. Derrick Chin - Aye Ray Yacoub - Aye, and. Mr. Bajwa - Aye, The vote was unanimous (3-0). The meeting adjourned.

Documents used at the meeting:

- 01.19.21 Planning Board Agenda
- DRAFT 12-15-20 - Planning Board Minutes
- Health Comments 01-19-21 Comments
- Fire Department 01-19-21 Comments
- Cover Letter in response to items requested during the December 15, 2020 Public Hearing, dated December 29, 2020
- Neighborhood Analysis
- Cover Letter in response to the existing barn structure, dated January 18, 2021
- Revised C1.3 sheet
- Cover Letter in response to the peer review letter, dated December 14, 2020

Also please see link for more information: <http://doc.acton-ma.gov/dsweb/View/Collection-12983>

Submitted  
Robert Hummel  
Assistant Town Planner