



Planning Board

August 10th, 2021
7:30 PM
Virtual (Zoom)

Planning Board members present: Ray Yacouby (Chair), Sam Bajwa (Vice Chair) Derrick Chin, Nathan Cookson, Michaela Moran

Planning Board members absent: Jon Cappetta

Also present: Kristen Guichard, Planning Director, Kaila Sauer, Assistant Planner, Alicia Burak Administrative Assistant

Ray Yacouby read the guidelines for virtual meeting.

Ray Yacouby called the meeting to order at 7:34PM

Sam Bajwa filled in as clerk and called the roll at 7:36PM: Ray Yacouby -Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Sam Bajwa – Aye, Michaela Moran-Aye

I. Regular Business

1. Citizen Comments: None
2. Approve previous minutes: Sam Bajwa made a motion to approve meeting minutes for 7/27/21, Nathan Cookson Seconded. Roll Call Vote: Unanimous

Derrick Chin made a motion to approve meeting minutes for 7/13/21, Sam Bajwa seconded the motion. Roll Call Vote- Unanimous

Nathan Cookson made a motion to approve amended meeting minutes from 4/20/21, Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Derrick Chin- Aye, Sam Bajwa- Aye, Nathan Cookson-Abstained, Michaela Moran-Abstained.

3. Board Member's Reports: Ray Yacouby reported the CPC finished the award letters and is in the process of reviewing the 2021 plan.
4. Administrative Updates and Reports: Planning Board members in attendance agreed to continue with virtual meetings.

II. New/Special Business

1. Continued Public Hearing – PB21-3 and 11 Fort Pond Road “Grassy Pond Way” Definitive Subdivision

Ray Yacoub opened the Public Hearing at 7:38PM.

Paul Kirchner gave a brief overview of the proposed project. 3 & 11 Fort Pond Road consists of two properties; there are two existing single-family homes, each on their own parcel with private wells. The Applicant proposes to divide the two lots into four lots with frontage on a new subdivision street designed as a residential compound. The new homes will be served by a private well.

Board Comments: Nathan Cookson asked if the Applicant had further discussions with the Fire Chief regarding his comments. The applicant stated they have not yet, but the preference would be to add a sprinkler system into the house on lot 3 only which is the farthest lot back from the road. Nathan Cookson and Ray Yacoub both agreed that there should be a sprinkler system in each new house.

Derek Chin questioned if there are shade trees in the public way being affected. The applicant stated there are a few small trees in front of number 11 Fort Pond but the removal is not necessary and will be updated in the revised plan. Derek also asked about the site line distance and how it will be maintained. Applicant stated that there will be shrubs and vegetation that will be trimmed or cleared to create the appropriate line site distance. Kristen Guichard stated that in the past, GCG has suggested and the Board required a site line easement and a maintenance agreement be put in place as part of the decision.

Ray Yacoub asked Kristen if the technical requirements of the plan are in compliance and she stated that there are some minor item in the GCG engineering review memo that need to be updated. Board Members agreed to continue the hearing so the items of concern can be addressed and conditions can be added to the decision.

Citizens' Comments:

Adam Hoffman, 10 Fort Pond Road- Questioned where the frontage was for the new lots. He stated concern about the loss of trees and the aesthetics of Fort Pond Road.

Maura H., 192 Newtown Road – Asked why the Applicant was not required to tie into Acton Water District and wanted lawn irrigation to be banned.

Ken Henderson – Asked about the legal frontage for the new lots.

Terra Friedrichs, West Acton – Expressed concern about the loss of trees and frontage for the new lots.

Ray suggested and the Applicant agreed to a continuation of the hearing.

Nathan Cookson moved to continue the public hearing to September 21, 2021 at 7:40PM. The motion was seconded by Sam Bajwa. The motion was approved unanimously. Roll Call

Vote: Ray Yacouby -Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Sam Bajwa – Aye, Michaela Moran-Aye

2. Public Hearing PB21-5, 13 Great Rd Sign Special Permit

Ray Yacouby opened the public hearing at 8:41PM.

The applicant described the proposed sign as a 3-foot 6 inch projecting wall sign. The sign would be 6 inches longer than allowed in the Bylaw, it would be made of wood or wood like materials and will not be illuminated.

Board Comments: Derek Chin asked the applicant why the sign had to project 6 inches further than allowed. The applicant stated that the larger sign would improve the visibility of the sign from both directions. Michaela Moran questioned if the sign will have proper clearance from the sidewalk to the bottom of the sign. Kristen Guichard answered yes. Derrick Chin motioned to approve the sign at 8:49PM. Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran- No vote.

3. Public Hearing PB21-7, 74 Main St & 5 Fletcher Ct “Hawk’s Crest Reserve” Definitive Subdivision

Ray Yacouby elevated Michaela Moran as a full member for voting purposes at 8:52PM.

Ray Yacouby opened the public hearing at 8:56PM.

Mark Gallagher gave an overview of the proposed planned residential compound which consists of two separate streets, one coming off of Main St (Red Tail Trail) and one as an extension of Fletcher Court (Fletcher Ct Extension). The subdivision includes ten new lots. He noted that there is a house on the Cultural Resource List at 74 Main St which is a historic home; it will not be disturbed or modified in any way.

Mark Gallagher stated he met with the abutting neighbors who asked for screening to be put in on some of the adjoining lots and a stone wall will be added along Fletcher Court side as a buffer. He stated that no street trees are being removed with the construction of the two roads.

He noted that town staff suggested adding a parking area with 4 spaces providing access to the rail trail through a path to be located near Fletcher Ct extension.

Mark stated a site walk of the property was conducted with Conservation Commission, and they are working through the Wetlands permitting process. Mark Gallagher stated he is aware of and will address the comments from GCG and the other staff comments.

Board Comments: Sam Bajwa asked about the procedure for changing the zoning laws for lot shape. Ray said it was being addressed by the DRB, Select Board, and Planning Board.

Nathan recused himself from the hearing at 9:14PM because he is an abutter.

Michaela Moran questioned the distance between Fletcher Court and Main St (278 Feet) and believed it needed more distance between the roads to be safe. Questioned the location of the fence at the 75-foot buffer of the wetlands.

Paul Kirchner stated per the town By-Law 1,000 feet between roads when possible and it is not possible.

Public Comments:

Terra Friedrichs, West Acton, agreed that the distance between the two roads was unsafe. Debra Campbell, Stated was not in favor of adding a parking lot as one already exists on Sylvia Street.

Todd Torres, 76 Main Street, stated concern about the potential loss of value of his home and safety concern

Alissa Nicole, School St- Stated concerns of wetlands buffer zones, and distance between roads. Concerned about traffic and requested a traffic study. Stated she was not in favor of the rail trail parking area.

Prakash Ramen, 6 Colonial Path- Requested that the overgrown bamboo and debris in the area be cleaned up.

Ray Yacouby motioned at 9:56PM to continue the hearing to Sep 21 8:00PM. Roll Call Vote: Ray Yacouby: Aye, Sam Bajwa- Aye, Michaela Moran- Aye, Derrick Chin-Aye

Derrick Chin motioned to adjourn the meeting at 10:11PM. Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Nathan Cookson- Aye, Michaela Moran-Aye, Derrick Chin-Aye

Documents Used At This Meeting:

8.10.21 Planning Board Agenda

DRAFT 4-20-21- Planning Board Minutes- Rev 1

DRAFT 7-12-21- Planning Board Minutes

PB-How To Participate Remotely

3&11 Fort Pond Rd Application Materials As Follows:

3 + 11 Fort Pond Rd 300FT

6535 defsub application2

6535 sw report reduced

6535.DEFSUB.C

Accountable Mailings

Legal Ad

Legal Notice

2021-06-23 DRB Design Memo Grassy Pond Way(2)

3, 11 Fort Pond Road- Grassy Pond Way- Definitive Subdivision-6.24.2021

AWD 6-3-21

FD Comments

GCG Peer Review Grassy Pond Way- Definitive Subdivision- 6.24.2021

Health Dept 6-03-21

PB21-3 Grassy Pond Way Subdivision Planning Division Memo

Continuation Request- Email 7-12-21

13 Great Rd Application Materials As Follow:

13 Great RD Abutter's List

Accountable Mail

Application

Legal Ad

Legal Notice

BOH Comments 7-9-21

FD Comments 7-2-21

Water Dept Comments 7-12-21

PB21-5- 13 Great Road First Rugs S SP Planning Div. Memo

PL12GREATROAD-updated 7-14-21

74 Main St & 5 Fletcher Ct “Hawk’s Crest Reserve” Application Materials as follows:

6743 DEFSUB APP

6743 SW Report reduced

6743.DEFSUB.D.REDUCED

Accountable Mailings 7-26-21

2021-7-29 DRB Design memo- Hawk’s Crest Reserve

Acton Ladder Turning (20 Scale)

AWD Comments 7-27-21

AWD Comments2 7-24-21

Engineering Comments 7/27/21

FD Comments 7-16-21

GCG Peer Review 74 Main Street (Hawk’s Crest Reserve) R-2 08042021

HC Comments

PB21-7 Hawks Crest Planning Memo

