



Planning Board

December 22th, 2022
6:00 PM
Virtual (Zoom)

Planning Board members present: Jon Cappetta, Sam Bajwa, and Michaela Moran
Also present: Kristen Guichard, Planning Director and Zoning Enforcement Officer

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 6:06PM.

Sam Bajwa called the roll: Jon Cappetta- Aye, Sam Bajwa -Aye, Nathan Cookson- Aye, Michaela Moran- Aye

I. Regular Business – None

II. New/Special Business

1. PB22-6 317 Pope Road, Scenic Road

Jon Cappetta opened the continued public hearing at 6:09PM

Planning Director, Kristen Guichard noted that the Planning Division received comments on the application from the Historical Commission which was the primary purpose for the Planning Board continuation.

Applicant Andrew Zucker gave an overview of the meeting with the Historical Commission (HC) stating that they discussed the shape that the current wall was in and the HC members thought it was in a level of disrepair. At the HC meeting, retired fire fighter Bill Klauer suggested to keep the wall at 20 feet wide opening rather than the original 16ft. He spoke to Concord Fire and they requested 20 feet if possible if they ever need to access the property.

Andrew advised he will open the wall a maximum of 20 feet and then use some of those stones to close the existing 6-foot opening. He will keep the removed stones and use them to reset along

the wall where there are missing pieces. They will expose the wall and clean up the brush so the wall can be seen, and use the balance of the left-over stone to keep on site and use in to fill in weak spots.

Board Comments: Sam Bajwa and Jon Cappetta both agreed that it was a good proposal, a win/win situation and compromise.

Michaela Moran stated that the board will probably see a lot more of this and has seen a lot in the past, most of the walls were rubble walls to begin with and that improving them is not the best thing to do to maintain the historic feel of the wall, thinks it looks the way it should look, and when you rebuild the wall and in the opening that exists now and when you improve the weak spots in the other wall. She stated the wall is not supposed to be beautiful and stacked up with square corners, they were not dry laid in a square fashion. She stated she preferred if the opening were at 16 feet rather than 20 feet.

Sam Bajwa stated when said improving the wall, not to make look modern but to bring it back to its historic appearance, if stones fell off to try to fix that, disagrees with 16ft if fire dept recommends 20 feet is critical for safety.

Andrew Zucker noted “restore” is probably a better word to describe the wall and wants to make it look the way it currently looks, wants to build as similar as possible for continuity; respect to Dave Nichols fire safety officer in Concord, requested of him to ask for 20 he understood he can’t request something of the Acton PB but asked him to ask Acton PB for that if they would allow it.

Nathan Cookson motioned at 6:22PM to approve application PB22-6. Sam Bajwa seconded to motion. Roll Call Vote: Jon Cappetta- Yes, Sam Bajwa- Yes, Nathan Cookson- Yes, Michaela Moran- No

Michaela motioned to adjourn the meeting at 6:25PM, Jon Cappetta seconded the motion. Roll Call Vote: Jon Cappetta- Yes, Sam Bajwa- Yes, Nathan Cookson-Yes, Michaela Moran- Yes.

Meeting adjourned at 6:25PM