



ACTON PLANNING BOARD
Minutes of Meeting
January 16, 2018
Acton Town Hall
Room 204

Planning Board members in attendance: Ray Yacouby, Chair; Derrick Chin; Emilie Ying; Anping Liu; Jon Cappetta; Bharat Shah
Also present: Roland Bartl, Planning Director; Katelyn Huffman, Planning Board Secretary.

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

I. Reports

Mr. Chin reported that the Kelley's Corner Steering Committee had re-grouped and that he was interested in being the Planning Board Representative on the committee. Mr. Yacouby reported that the CPC is reviewing applications for 2018.

II. Public Hearing # 17-09 – 5-7 Craig Road – Sign Special Permit

Mr. Yacouby opened the public hearing at 7:35 PM. Anna Haluch, from ProSign Graphics, gave an overview of the proposed application. She informed the Board that there are two businesses on one lot, each with their own entryway. She requested that the Board approve an additional freestanding sign, as well as two additional wall signs that are on the side of the building so that it is easier for traffic to find the two businesses. Mr. Yacouby confirmed that the new signs were purely for directional purpose and Ms. Haluch agreed.

Mr. Shah moved to approve Sign Special Permit #17-09 for 5-7 Craig Road. Mr. Cappetta seconded the motion. The motion carried unanimously.

III. Public Hearing # 17-07 – 533 Main Street – Sign Special Permit

Mr. Yacouby opened the public hearing at 7:50 PM. Mr. Cappetta recused himself from the discussion and exited the room. Tony Benoit, of Wass-Arthur Signs, Inc, gave an overview of his application. He explained to the Board that the owner is requesting an additional freestanding sign for directional purposes. Mr. Bartl informed the board that the sign shown in the original application is actually the same as an approved temporary sign. If that original sign is approved, it must be shrunk to fit the correct dimensions as the dimensions cannot be larger, not even by special permit. Mr. Yacouby asked if the other, non-permitted signs had been taken down. Mr. Bartl informed the board that they were taken down the day before.

Mr. Shah moved to approve Sign Special Permit #17-07 for 533 Main Street with the condition that the sign complies with dimensional regulations. He also moved to designate Roland Bartl to write the decision. Ms. Ying seconded the motion. The motion carried unanimously.

IV. Minutes

Ms. Ying made a motion to approve the minutes of 11/07/17 as amended. Mr. Cappetta seconded the motion. The motion carried unanimously.

V. Public Hearing # 17-08 – 1 Brucewood Road – Definitive Subdivision

Mr. Yacouby opened the public hearing at 8:05 PM. Molly Obendorf, of Stamski and McNary, gave an overview of the proposed subdivision. She explained that the preliminary subdivision had been approved. The subdivision in question would be comprised of 3 lots and would be considered a residential compound. All the homes would be single family, and she addressed all of the comments by the different departments. She shortened the length of the road, relocated the fire engine turnaround, added a private way sign and addressed all other comments.

Mr. Yacouby opened the floor to public comment. Over 13 abutters attended the meeting. They brought up concerns about clearcutting, flooding, drainage, work hours during construction, and where utilities would be located. Molly informed the abutters that the plan would be to preserve as many trees as possible and that there would not be clearcutting. She assured the abutters that the drainage report had been thoroughly reviewed the Town's Engineering Department and that all concerns had been addressed; that the drainage was designed to make flooding and groundwater levels less cumbersome to other lots, and that it complied with State and local regulations. She also informed the abutters that all utilities would be housed underground.

Max Geesey, part of the development team, submitted a letter of recommendation from an abutter of a different project. He let the Board know that the abutter was wary about a different project he just finished in Town, but had good relations with her over time. He also invited the abutters to talk with him and the development team about any concerns.

Mr. Bartl asked the owner if he would like to construct a sidewalk or give a gift in lieu of a sidewalk. Mr. Gatwood informed the board that he would like to give a gift of \$17,320.00 to the sidewalk fund in lieu of constructing a sidewalk.

Ms. Ying moved to approve definitive subdivision #17-08 as set forth in the draft decision. Mr. Cappetta seconded the motion. The motion carried unanimously.

V. Other Business

Mr. Yacouby nominated Mr. Chin as the Kelley's Corner Steering Committee Planning Board Representative. He also nominated Mr. Cappetta as the West Acton Action Sewer Committee Planning Board Representative.

Mr. Liu asked for more clarification in regard to the affordable housing handout that was posted on the Town's Website. Mr. Bartl explained the 40B process to Mr. Liu and explained why Acton is not yet at 10%.

Ms. Ying asked the Board to discuss a potential tree bylaw at the next meeting. The board agreed.

The meeting was adjourned at 9:45 PM.

Respectfully Submitted,
Katelyn Huffman
Planning Board Secretary