



## **Planning Board**

June 17, 2020

7:30 PM

Virtual (Zoom)

Planning Board members present: Derrick Chin (Chair), Ray Yacouby and Anping Liu, and Sam Bajwa.  
Absent: Jon Cappetta (Clerk),  
Also present: Roland Bartl, Planning Director; Robert Hummel, Assistant Town Planner.

### **1. Opening**

Chair Derrick Chin called the meeting to order at 7:32 pm. He read the guidelines for virtual meeting.

Sam Bajwa called roll.

Derrick Chin- Aye, Ray Yacouby- Aye, Sam Bajwa- Aye , Anping Liu - Aye

### **2. New/Special Business**

#### **I. 7:35 PM – PB20-02 – Public Hearing, Definitive Subdivision – 46 High Street**

Applicant presented an overview of his application for a definitive subdivision at 46 High Street. He updated the board that he had met with the Audubon condominiums and other abutters to provide clarification and addressed staff concerns raised in a previous meeting.

A citizen expressed some concerns about trees and requested the Board to consider approving drawings that protect public shade trees. The applicant committed to research the need for a public shade application and take the necessary steps.

After consultation with staff and discussion, the board delegated staff to draft a decision with discussed conditions that will be reviewed and voted on as an agenda item at the July 21, 2020 meeting. The chair called the roll: Derrick Chin- Aye, Ray Yacouby- Aye , Anping Liu - Aye, Sam Bajwa- Aye. The Board unanimously (4-0) voted to close the hearing.

#### **II. PB Town Charter**

The Board thanked the staff for working on the new Charter memo.

#### **III. Drive-up Window Zoning Article Outreach Discussion**

IV. Robert Hummel explained the background and content and process of the article. The Board agreed to follow the process as presented.

#### **V. 603 Mass Ave Rezoning Discussion**



The applicant presented the purpose for the application for rezoning his plot

Board discussed the procedures for a zoning change including the jurisdiction of the Historic District Commission. Mr. Yacouby moved and Mr. Chin seconded to direct staff to organize a public hearing on changing the zoning of the parcel, at the request of the land owner.

The Chair called roll: Derrick Chin- Aye, Ray Yacouby- Aye, Anping Liu - Aye, Sam Bajwa- Aye.  
Unanimous (4-0)

## **VI. Regular Business**

### **a. Registry of Deeds Signatures and Authorization**

Mr. Yacouby moved to authorize Robert Hummel to be added to the Registry of deeds signatures and authorizations.

Mr. Bajwa called roll. Derrick Chin- Aye, Ray Yacouby- Aye, Anping Liu - Aye, Sam Bajwa- Aye.  
Unanimous (4-0)

### **Previous Meeting Minutes**

Mr. Yacouby moved to approve the 05/7/20 meeting, Mr. Anping seconded. Mr. Bajwa called roll: Derrick Chin- Aye, Ray Yacouby- Aye, Anping Liu - Aye, Sam Bajwa- Aye. The vote was (4-0)

### **Adjournment**

At 9:47PM Mr. Bajwa moved to and Mr. Anping seconded to adjourn the meeting.

Mr. Bajwa called roll: Derrick Chin- Aye, Ray Yacouby- Aye, Jon Cappetta- Aye, Anping Liu - Aye, Sam Bajwa- Aye. Unanimous (4-0)

Meeting adjourned

Documents used at the meeting:

- Agenda
- DRAFT 05-7-20 Planning Board Minutes
- 603 Mass Ave Rezoning application
- Application- 46 High Street
- Memo- Planning Board Charter

Also see link for my information: <http://doc.actonma.gov/dsweb/View/Collection-11684>