



Planning Board

December 15, 2020

7:30 PM

Virtual (Zoom)

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

Also present: Robert Hummel, Assistant Town Planner,

Opening

Chair Derrick Chin called the meeting to order at 7:30 pm. He read the guidelines for virtual meeting.

The clerk called the roll: Sam Bajwa- Aye, Ray Yacouby- Aye, Jon Cappetta- Aye, and Derrick Chin- Aye. Unanimous (4-0)

I. New/Special Business

1.1 PB 20-08 - Public Hearing – Sign Special (Middlesex Saving Bank) -279-285 Main Street

At 7:38 pm, Mr. Chin opened the public hearing.

The applicant had trouble logging into Zoom and they were not in attendance. Mr. Hummel gave an overview of the proposed sign special permit application. The Planning Board members asked questions on the location of the sign and they also asked if the proposed sign would be visible from Route 27.

The Board closed the public hearing later in the meeting after the continued public hearing that scheduled for 7:45 pm.

Public Comment:

Ms. Friedrichs made a comment that they would like to see proposed sign special permits be reviewed by the Design Review Board.

Mr. Yacouby moved to close the Special Permit hearing at 8:25 pm. Mr. Cappetta 2nd the motion. The clerk called roll. Ray Yacouby- Aye, Jon Cappetta- Aye, Sam Bajwa- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0).

Mr. Yacouby moved to approve the Sign Special Permit Draft Decision as drafted. They also voted in the same motion for planning staff to issue the decision on the Board's behalf. Mr. Bajwa 2nd the motion. The clerk called roll. Ray Yacouby- Aye, Sam Bajwa- Aye, Jon Cappetta- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0).

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

At 7:49 pm, Mr. Chin reopened the continued public hearing.



Mr. Roy 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 regarding the Jesse Drive legal agreement, the sidewalk requirement, the location of the dwellings, and the common septic system.

Residents had questions about the impact on Jesse Drive legal agreements, the waivers that the applicant are seeking, how to deny the special permit, potential issues on abutting septic systems, structures in the common land, and the number of units that can fit on the lot to be compatible to the neighborhood.

After a back and forth discussion with the applicant's representative, Mr. Yacouby moved to continue the 22 Elm Street PCRC Special Permit until January 19, 2021 at 7:35PM via Zoom. Mr. Cappetta 2nd the motion. The clerk called roll. Sam Bajwa- Aye, Ray Yacouby- Aye, Jon Cappetta- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0).

1.3 46 High Street Definitive Subdivision - Minor Modification

Paul Kirchner from Stamski & McNary gave an overview of the amendment request for The Preserve at Audubon Hill Definitive Subdivision. The Board was happy to see the developer working with town staff to save the existing trees. The board felt the request was minor in nature and did not require a public hearing.

Mr. Yacouby moved to approve request and the Definitive Subdivision Minor Amendment Draft Decision as drafted. They also voted in the same motion for planning staff to issue the decision on the board's behalf. Mr. Cappetta 2nd the motion. The clerk called roll. Sam Bajwa- Aye, Ray Yacouby- Aye, Jon Cappetta- Aye, and Derrick Chin- Aye. The vote was unanimous(4-0).

II. Regular Business

Previous Meeting Minutes

Mr. Cappetta moved to approve the 09-15-20 meeting minutes as amended, Mr. Yacouby seconded. The Clerk called roll: Ray Yacouby- Aye, Jon Cappetta- Aye, Sam Bajwa- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0).

Mr. Bajwa moved to approve the 11-17-20 meeting minutes as presented, Mr. Cappetta seconded. The Clerk called roll: Sam Bajwa- Aye, Jon Cappetta- Aye, Ray Yacouby- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0).

Adjournment

At 9:26 pm, Mr. Yacouby moved to adjourn the meeting. Mr. Cappetta 2nd the motion. The clerk called roll. Jon Cappetta- Aye, Sam Bajwa- Aye, Ray Yacouby- Aye, and Derrick Chin- Aye. The vote was unanimous (4-0). The meeting adjourned.

Documents used at the meeting:

- 12.15.2020 Planning Board Agenda



- DRAFT 9-15-20 - Planning Board Minutes
- DRAFT 11-17-20 - Planning Board Minutes
- PB 20-8 - 279-285 Main Street Sign Special Permit
 - Application
 - Planning Memo & Draft Decision
- PB 20-7 - 22 Elm Street PCRC Continuation
 - Revised Subdivision Plans
 - Planning Division Memo
- 46 High Street Definitive Subdivision Minor Amendment
 - Application & Plans
 - Draft Decision

Also please see link for more information: <http://doc.acton-ma.gov/dsweb/View/Collection-11691>

Submitted
Robert Hummel
Assistant Town Planner