



## **Planning Board**

September 21st, 2021

7:30 PM

Virtual (Zoom)

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

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

Members Absent: Jon Cappetta

Ray Yacouby read the guidelines for virtual meeting.

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

Sam Bajwa called the roll: Ray Yacouby -Aye, Derrick Chin-Aye (Arrived a few minutes late), Nathan Cookson-Aye, Sam Bajwa – Aye, Michaela Moran-Aye

### **I. Regular Business**

1. Citizen Comments: None
2. Board Member's Reports: None
3. Administrative Updates and Reports: None

### **II. New/Special Business**

#### **1. Public Shade Tree Scenic Road Hearing PB21-6 –Taylor Road**

Ray Yacouby opened the Public Hearing at 7:39PM

QinRui Pang, Town Engineer, gave a brief overview of the proposed project. She used a plan to show and describe the location of the proposed sidewalk which would require a relocation of a stone wall and removal of 3 Public Shade Trees.

Board Comments: Sam Bajwa questioned the height of the relocated stone wall. QinRui stated that the stone wall will be restored to the original height that it was at each property.

He asked if there are any problems with site distance and QinRui replied that the Engineering Department is discussing it. Michaela Moran questioned the tree removal in the area of the pedestrian crossing on Taylor Rd. Ryan Hunt, Tree Warden, stated that the tree is large and blocking the view of pedestrians in the crosswalk. Michaela asked why the sidewalk was being located in its current configuration. QinRui stated because of that design, there will be minimal impact on wetlands and will be able to preserve more public trees.

Citizen Comments: Rip Martin, David Spector of 94 Taylor Rd, Mike McCreary of 3 Stacy's Way and Alison Berger of 70 Taylor Rd stated they were all in favor of the project due to pedestrian safety and traffic concerns.

Sam Bajwa motioned at 8:05PM to vote in favor of the tree removal and stone wall relocation. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin- Aye, Nathan Cookson-Aye, Michaela Moran- Aye

## **2. Public Hearing PB21-9, 251 Arlington St, Sign Special Permit**

Ray Yacouby opened the public hearing at 8:06PM.

The Applicant gave an overview on the proposed free-standing sign. The proposed sign was not in a suitable location and the applicant and Board members discussed possible problems with the dimensions of the sign location and other options of a hanging or awning sign. The Applicant and Board members agreed to continue the public hearing so the applicant can think about her options.

Planning Division staff noted that if the Applicant wanted to pursue the freestanding sign, she should come back to the continued public hearing with a plan showing actual dimensions for setback from the front property line and the landscaped area.

Michaela Moran motioned at 8:43PM to continue Public Hearing PB21-9 to 10/19/21 at 7:40PM. Derick Chin Seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-No, Michaela Moran-Aye.

## **3. Continued Public Hearing PB21-4, 90-92 Willow St, Special Permit**

Ray Yacouby opened the public hearing at 8:39PM

Ray Yacouby noted that Sam Bajwa will be recusing himself for this hearing as he is the applicant.

Applicant Sam Bajwa requested a continuation of the public hearing because all board members were not present, but noted he would be okay with presenting the follow up information. He presented on his application and gave an overview of the project previously discussed. The applicant stated that he had looked into renovating and preserving the main house and it was financially too expensive. He stated that if the project is approved he will advertise and go to the Historical Commission and offer the house for free to anyone would want to relocate and preserve it.

Board Comments: Michaela Moran raised concerns of the size of the proposed duplexes and the setbacks. The applicant showed other similar sized houses and setbacks on the same street and stated the septic system will be located in front and that is the reason why the houses are set back.

Derrick Chin asked which houses in the neighborhood were “Queen Anne” style houses, he stated he remembered the neighbors being concerned that the proposed houses were of a different character than the surrounding houses. The applicant stated that was not true and showed different houses in the neighborhood and a 3-D rendering of the proposed duplexes.

Citizen Comments: Alissa Nicol of School Street stated her disappointment that the house was not being preserved and showed concerns of the footprint of the project and environmental concerns from construction.

Derrick Chin motioned to continue Public Hearing PB21-4 to 10/19 at 7:45PM. Roll Call Vote: Ray Yacouby -Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran-Aye

#### **4. Continued Public Hearing PB21-3, 3-11 Fort Pond Rd “Grassy Pond Way” Definitive Subdivision**

**Kaila Sauer noted that the applicant submitted an email requesting a continuation of the public hearing.**

Ray Yacouby motioned to continue Public Hearing PB21-3 to 10/19/21 at 7:35PM. Sam Bajwa called the roll: Roll Call Vote- Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran-Aye

**Nathan Cookson excused himself from the meeting.**

#### **Continued Regular Business:**

2. Approve Previous Minutes: Michaela Moran motioned to approve meeting minutes for 08/10/21, Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Michaela Moran-Aye, Nathan Cookson- No Vote.

Michaela Moran motioned to adjourn the meeting at 9:32PM. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Michaela Moran- Aye.

**Documents Used At This Meeting:**

**9.21.21 Planning Board Agenda**

**Draft 08-10-21-Planning Board Minutes**

**PB-How to participate remotely**

**PB agreement on time extension for Hawk's Crest at 74 Main St**

**Mullin Rule Cert**

**Acton Planning Board Presentation 9-21-21**

**Taylor Rd Application Materials as follows:**

**Legal Ad**

**FD Comments 7-9-21**

**Taylor Rd, Scenic Rd, Health Dept Comments**

**2021-06-11-Application Letter- Scenic Road Hearing- Taylor Road from Minot to Barker**

**Willow St Application Materials as follows:**

**90 Willow St 300FT**

**90-92 Willow St Disturbance Permit Application**

**90-92 Willow St Set of Architectural Design Plans**

**90-92 Willow St Set of Engineering Design Plans**

**Accountable Mail For Abutters**

**Letter to Planning + other papers**

**Notorized background info doc**

**90-92 Willow St Extension Agreement**

**Mullin Rule Cert**

**Legal Notice**

**Legal Ad**

**Email 6-08-21**

**Email 7-13-21 Historical Commission Comments**

**DRB Design Memo 90-92 Willow Street**

**Engineering Comments 6.30.21**

**Fire Dept 6-03-21**

**PB21-4 – 90-92 Willow Planning Div Review Memo**

**Arlington St Application Materials as follows:**

**Accountable Mail**

**253 Arlington St 300FT**

**Further Information Requested For Free Standing Sign**

**Img\_5405**

**PB21-9 Application**

**Proof**

**Untitled design**

**253 Arlington St Fire Dept Comments 7-27-21**

**253 Arlington St Engineering Comments**

**Building Dept Comments 7-29-21**  
**Health Dept Comments 7-29-21**  
**PB21-3 253 Arlington St SSP Planning Memo**  
**Water Dept Comments**