



## **Planning Board**

October 19th, 2021

7:30 PM

Virtual (Zoom)

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

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

Ray Yacouby read the guidelines for virtual meeting.

Ray Yacouby called the meeting to order at 7:30PM

Jon Cappetta called the roll: Ray Yacouby -Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Sam Bajwa – Aye, Michaela Moran-Arrived at 7:40PM

### **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 Hearing PB21-10, 13 Arlington St, Scenic Rd**

Ray Yacouby opened the Public Hearing at 7:32PM

Tom Tidman of the Conservation Commission described the proposed project, proposing a 50 x50 gravel parking lot with 4 spaces that provides access to the conservation land and trails. Mr. Tidman stated that there will be no major trees being cut down, and noted the stone wall that will be cut into is in disrepair.

Nathan Cookson motioned to approve the PB21-10. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson- Aye, Sam Bajwa-Aye.

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

Ray Yacouby opened the public hearing at 7:43PM

Paul Kirchner of Stamski and McNary presented updated plans that addressed the comments submitted by GCG Associates.

Board Comments: Derrick Chin asked if each house will have a separate well. Paul Kirchner answered yes. Sam Bajwa asked if there was a plan to keep up with maintenance on removal of brush and shrubs from the site line. Paul Kirchner stated a condition could be added in a decision to require that the maintenance agreement include the shrubs be cleared within the site line easement.

Sam Bajwa motioned at 8:01PM to approve PB21-3 with conditions that the applicant will come to an agreement with the Fire Chief and Engineering Dept on the proposed road’s name and to also address two minor revisions that remain in the GCG review. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta- Aye, Derrick Chin-Aye, Sam Bajwa- Aye, Nathan Cookson- No.

**3. Continued Public Hearing PB21-7, 74 Main St & 5 Fletcher Ct “Hawk’s Crest Reserve” Definitive Subdivision**

Ray Yacouby opened the public hearing at 8:03PM.

Nathan Cookson recused himself as an abutter at 8:04PM.

Mark Gallagher of Seal Harbor described changes to the plan stating the number of lots have been reduced from 10 to 8 due to the updated wetland delineation. The lot sizes and shape have changed. He addressed GCG review comments and stated he is working on coming to a conclusion with them in the next week.

Board Comments: Derrick questioned if a waiver was needed because the two roads were so close together. Mark stated that there is a recommended distance of 1000 feet if requirements can be met, which in this case cannot.

Kristen Guichard explained that the subdivision rules and regulations recommend that whenever possible, to provide a central line offset of 1000 feet. With the configuration of the existing lots it is not possible to shift the street over because there is not enough room.

Sam Bajwa stated he approved of the changed lot sizes and is ok with the two roads being less than 1000 ft apart. Michaela stated concerns for safety and traffic with the two roads being so close together.

Citizen Comments: Alissa Nicol, School St stated she approved of the reduction of lots and the lot size changes. She showed concerns about traffic and safety issues.

Alissa Nicol asked if the existing house at 74 Main Street could be conditioned to remain and not be rebuilt in the case of fire. She cited concern about a house that was burned down off High Street which was then rebuilt.

Mr. Gallagher provided clarification that the house on High Street was not wrongfully burnt down, rather the Town did a planned burn for fire practice.

Derrick Chin motioned at 8:37PM to approve the application with conditions for compliance with all outstanding items including GCG's memo. Sam Bajwa Seconded the motion.

Roll Call Vote: Ray Yacouby- Aye, Derrick Chin- Aye, Sam Bajwa-Aye, Michaela Moran-No

Nathan Cookson returned at 8:46PM

#### **4. Continued Public Hearing PB21-9, 251 Arlington St- WITHDRAWN**

Michaela Moran motioned at 9:46PM to accept the withdrawal of the application. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta- Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran-Aye

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

Ray Yacouby opened the public hearing at 7:43PM

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

Sam Bajwa, as applicant, addressed issues that were discussed at the prior meeting. He stated that he will be offering the main house for free, plus a \$10,000 compensation for anyone interested in moving the house to preserve it. He stated if the project is approved he will give tenants at least 3 months to find proper housing, and in that time period would look to see if anyone is interested in moving the house.

Board Comments: Derrick Chin noted that the house is in bad condition and would be better to be replaced. Michaela Moran stated that she believed orientation of the proposed duplexes were too large for the neighborhood. Ray Yacouby stated that the current house is an eye sore and the proposed project would be an improvement to the neighborhood.

Citizen Comments: Alissa Nicol, School St stated she was impressed with the efforts of the applicant to make the project environmentally friendly but did not think it was consistent with the town's master plan due to environmental impacts of new construction.

Derrick Chin motioned to approve PB21-4 at 9:09PM. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby – Aye, Jon Cappetta- Aye, Derrick Chin- Aye, Nathan Cookson- Aye, Michaela Moran- No.

Sam Bajwa returned as a Board Member at 9:11PM.

## **5. Concept Plan- Quarry Rd PCRC Proposed Amendment**

Attorney Lou Levine described a PCRC that was created in 1993 which was amended in 2018. He wants the Board's input to see if it's worth pursuing a second amendment purposing to change the open space location, and add 3 additional dwelling units, creating a better quality of open space. The Planning Board agreed that the proposed amendment is more consistent with what a PCRC should look like and believed it is appropriate he should move forward with the amendment.

### **Continued Regular Business:**

2. Approve Previous Minutes: Nathan Cookson motioned to approve meeting minutes for 09/21/21, Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Michaela Moran-Aye, Nathan Cookson- No Vote.

Jon Cappetta motioned to adjourn the meeting at 9:59PM. Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-Aye Michaela Moran- Aye.

### **Documents Used At This Meeting:**

**10.09.21 Planning Board Agenda**

**Draft 09-21-21-Planning Board Minutes**

**PB-How to participate remotely**

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

**Mullin Rule Certificates**

**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**  
**Notarized background info doc**  
**90-92 Willow St Extension Agreement**  
**Mullin Rule Cert**  
**Signed/stamped Extension Agreement**  
**Legal Notice**  
**Legal Ad**  
**Alissa Nicol Email 9-21**  
**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**  
**90-92 Willow St-follow up from 9-21 meeting**  
**Acton Planning Board Presentation 9-21-21**

**Arlington St Application Materials as follows:**  
**2021-09-02 Scenic Road Application**  
**AWD Comments 9-16**

**3-11 Fort Pond Rd Application Materials as follow:**  
**Revised Plans 10/13\***  
**Revised Plans 9/16 \***  
**3+11 Fort Pond Rd 300FT**  
**6535 defsub application**  
**6535 sw report reduced**  
**6535 defsub.c**  
**Accountable Mailings**  
**3-11 Fort Pond Rd Extension agreement, signed and stamped**  
**DOC006**  
**Legal Ad-Updated**  
**Legal Notice**  
**2021-06-23 DRB Design Memo Grassy Pond Way**  
**3,11 Fort Pond Road-Grassy Pond Way- Definitive Subdivision- 06.24.2021**  
**AWD 6-3-21**  
**Fd Comments**  
**GCG Email 10-19**  
**GCG Peer Review 7/12/2021**  
**Health Dept 06-03-21**  
**Paul Kirchner Email 10-13**

**PB21-3 Grassy Pond Way Subdivision Planning Division Memo  
Continuation request- email 7-12-21**

**74 Main St & 5 Fletcher Ct Application Materials as follows:**

**Revised Plans**

**6743 DEFSUB APP**

**6743 SW Report reduced**

**6743.DEFSUB.2a**

**6743DEFSUB.D.Reduced**

**Accountable Mailings**

**Declaration of Hawks Crest Reserve Way Maintenance Covenant-draft**

**Mark Gallagher Email 10-17**

**Private Way Covenant to Acton**

**Signed stamped agreement**

**5 Fletcher Court Comments 8-10**

**5 Fletcher Court Comments-Terra Email with memo**

**Memo Attached in Terra's email-DRB Design memo lot width and lot area research**

**Terra Email 8-10**

**2021.08.26 Sewer Review- Hawk Crest Reserve**

**2021-7-29 DRB memo-Hawk's Crest Reserve**

**Acton Ladder Turning (20 Scale)**

**AWD Comments 7-27-21**

**Engineering Comments 7-27-21**

**FD Comments 7-16-21**

**GCG Peer Review 74 Main Street (Hawk's Crest Reserve) 07042021**

**GCG 2<sup>nd</sup> Peer Review 74 Main Street (Hawk's Crest Reserve)**

**HC Comments**

**PB21-7 Hawks Crest Planning Memo-Revised 10-15-2021**

**PB21-7 Hawks Crest Planning Memo**

**Quarry Rd PCRC**

**1994 Plan**

**2018 Amendment Decision**

**2018 Revised Plan**

**Decision 93-9**

**Quarry Rd PCRC-discussion**

