



Planning Board

March 15th, 2022

7:30 PM

Virtual (Zoom)

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

Also present: Kristen Guichard, Planning Director and Zoning Enforcement Officer, Alicia Burak Administrative Assistant

Ray Yacouby read the guidelines for virtual meeting.

Ray Yacouby called the meeting to order at 7:33PM.

Sam Bajwa called the roll: Ray Yacouby -Aye, Derrick Chin-Aye, Sam Bajwa-Aye, Nathan Cookson-Aye, Michaela Moran- Aye

I. Regular Business

II. New/Special Business

1. Continued Public Hearing PB22-1 62 Pope Rd, Scenic Road

Ray Yacouby opened the hearing at 7:35PM.

Attorney, Paul Kirshner updated Planning Board members on the status of the project. He stated that he met with the Historical Commission and showed pictures of the updated stone wall. The pillars in the wall were removed, as well as mortar to make the wall look more like the original. Paul stated that the Historical Commission was satisfied with the changes and no further modifications were needed. Planning Director Kristen Guichard uploaded the email from the Historical Commission that confirmed they were satisfied.

Board Comments- Derrick Chin, Sam Bajwa, and Michaela Moran were all in agreement that the applicant shouldn't be rewarded for his behavior, needs to follow the rules, and some sort of consequence should take place to set future precedence for applicants.

Ray Yacouby stated that the work that has been done now fits the bylaw as the wall was modified to meet the Historical Commission recommendation and thinks it should be approved with a statement about the applicant's behavior should be added to the decision to become part of the public record since a fine cannot be administered.

Residents' Comments- Terra F, of West Acton stated she did not think the wall was acceptable. She believes there should be a donation offered to the town in the amount of the cost to reconstruct the stone wall. She stated that the court should decide the outcome. Ray stated that he felt strongly that was irresponsible and did not agree.

Kristen Guichard notes that a fine was not within the Board's jurisdiction as the Town did not adopt that section of State law and that if the Board was inclined to deny they should make clear how the applicant should reconstruct the wall.

Ray Yacouby closed the public hearing at 7:54PM

Nathan Cookson motioned at 7:55PM to deny PB22-1. Derrick Chin seconded the motion.

Kristen Guichard advised the board that they have the option to postpone the vote to 4/19/22 so all members can vote. Planning Board members agreed to postpone the vote until the next meeting. Sam Bajwa recommended going out to look at the stone wall. Ray Yacouby encouraged members to speak with the Historic Commission to understand their thinking regarding their decision. He asked the Board Members if they are planning on voting no, to think about why they are voting no and to have a remedy from what they want from the applicant.

Nathan Cookson withdrew his motion at 8:00PM.

2. Appointment With the Historical Commission-Draft Archaeology Bylaw –
Bill Dickinson and Robert Ferrara gave a presentation with slides and information about the proposed Archaeology Bylaw.

3. Appointment of Planning Board EDC Liaison-

Derrick Chin announced he was stepping down as the Planning Board EDC Liaison. Ray Yacouby was appointed the new Liaison.

Continued Regular Business:

1. Residents' Comments: John Perkins of 9 School Street spoke to the Planning and Planning Board members about a potential floor area ratio change in South Acton. Board members stated that they would be open for discussion but would need more information such as frame of reference and examples to go off of.
2. Approve Previous Minutes: Sam Bajwa motioned at 8:47PM to approve meeting minutes from 2/15/22 as amended. Derrick Chin seconded. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin-Aye.
3. Board Member Reports: Ray Yacouby gave an update on the CPC deliberations.
4. Administrative Updates: Kristen Guichard will be giving a presentation at the Select Board meeting on 4/21 about the draft guidelines from the DHCD about the Housing Choice Legislation the was passed.

Derek Chin motioned to adjourn the meeting at 9:05PM. Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Sam Bajwa-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran-Aye

Documents used at this meeting:

03.15.22 Agenda

PB- How to Participate Remotely

Draft 2-15-22 Planning Board Minutes

AHC Presentation on bylaw March 15 Planning Board

Pope Road Application Materials as follows:

6464 scenic road hearing request

6464 scenic road supplemental info

6464.WALL&DRIVEAB

Stone Wall Pics

Legal Ad

Planning Board Continuation Agreement

Terra Email 2.11

Terra Email 2.15

60-62 Pope Road-Scenic Road- Planning Division Memo

Assessors Dept Comments 1-6-22

Building Comments 1-6-22

Engineering Comments 1-6-22

Fire Comments 1-6-22

Health Dept Comments 1-6-22

Historical Commission Comments 1-20-22

Water Dept Comments 1-6-22

