



Planning Board

April 19th, 2022

7:30 PM

Virtual (Zoom)

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

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

Jon Cappetta read the guidelines for virtual meeting.

Jon Cappetta called the meeting to order at 7:32PM.

Michaela Moran called the roll: Jon Cappetta- Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran- Aye

Michaela Moran was elevated as a full member at 7:35PM

I. Regular Business

1. Citizen Comments -Geoffrey Beach shared his concern with the construction process on Bumblebee Way.

II. New/Special Business

1. Public Hearing On Proposed Zoning Changes and Citizens' Petitions

Jon Cappetta opened the hearing at 7:41PM.

Michaela Moran called the roll: Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Michaela Moran-Aye

Sam Bajwa joined the meeting at 7:45PM

Planning Director Kristen Guichard presented on the Proposed Zoning Changes A-E.

Board Comments: None

Residents' Comments:

A. None

B. Terra Friedrichs of West Acton- questioned why the date on the FEMA map changed. Kristen Guichard advised that the Town's maps have not changed since 2014 and that the 2014 effective date is still accurate which can be viewed on FEMA's website. She noted that the FEMA flood Plain coordinator reviewed the Town's updated draft and stated that the 2016 date was required to be added in the language to reflect FEMA's most recent maps even though Acton's panel effective dates have not changed. Kristen Provided the link to the map. Terra was concerned if the proposed zoning change is less or more restrictive than what is currently in place.

C. None

D. David Martin- had questions for the Historic District on the size and setback questions of the reconstructed dwellings.

Terra Friedrichs and Renee Robins- asked the Historic District for clarification on the proposed changes and stated that they are support.

E. Hussain Khalil- stated he was in support of the proposed changes.

Terra Friedrichs – asked if the accessory apartments would have to have foundations. Kristen Guichard stated yes. Terra questioned the locations for accessory apartments. Kristen Guichard stated that detached accessory apartments must be located on the side or rear of the property. If the accessory apartment is attached to the dwelling it can be located in the front, side or rear.

David Honn- asked for clarifications on square footage, whether it was Gross Floor Area or Net Floor Area and suggested it be noted in the documents for Town Meeting.

Citizens' Petitions

F. Amend Zoning Map from R-2 to EAV-2 at 32 Wetherbee Street

Thomas Falwell gave a presentation with documents for 32 Wetherbee Street.

Board Comments: None

Residents' Comments: David Honn had questions on the residential and commercial uses. Recommended that if passed, applicant should speak with the Design Review Board.

Terra Friedrichs- stated she had concerns about rezoning, and if there was a way to deed restrict so that housing was not allowed, she would be in favor.

Anne Forbes- requested a MACRIS form be used for the discussion.

G. Amend PCRC Calculations for number of Dwelling Units (Original and Amended)

Terra Friedrichs and Rick Hryniewich gave a presentation with documents.

Board Comments: Michaela Moran stated removing wetlands for PCRC calculations would be beneficial to the town.

Residents' Comments: Peter Coakley of Newtown Road, and David Honn both showed support of the amendment.

Jon Cappetta closed the Public Hearing at 9:16PM

Roll Call Vote: Jon Cappetta- Aye, Derrick Chin-Aye, Nathan Cookson- Aye, Sam Bajwa- Aye, Michaela Moran- Aye

Continued Regular Business:

2. Approve Previous Meeting Minutes: Michaela Moran motioned at 9:21PM to approve meeting minutes from 3/15. Nathan Cookson seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye, Sam Bajwa-Aye, Michaela Moran-Aye
3. Board Members' Reports: None
4. Administrative Updates and Reports: Vote on Recommended Articles – Week of April 25th. 62 Pope Road – Scenic Road Vote – May 31St

Michaela Moran motioned to adjourn the meeting at 9:21PM. Derek Chin seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Derrick Chin- Aye, Nathan Cookson-Aye, Sam Bajwa- Aye, Michaela Moran- Aye

Documents used at this meeting:

04.19.22 Agenda

PB- How to Participate Remotely

Draft 3-15-22 Planning Board Minutes

Draft Article – Flood Plain Overlay Zoning Bylaw Amendments as of 4-15-2022

Zoning Article- Public Hearing Packet ATM 2022

Richard Keleher Email

Terra Emails

PCRC Petitions to Amend PCRC Zoning Bylaw

32 Wetherbee Planning Board presentation

Photos of 32 Wetherbee

Printablemap-Properties