



Planning Board

April 27th, 2022

7:30 PM

Virtual (Zoom)

Planning Board members present: Ray Yacouby (Chair), Jon Cappetta, Derrick Chin, Nathan Cookson, Michaela Moran (joined meeting at 8:55PM)

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.

Jon Cappetta called the roll: Ray Yacouby-Aye, Jon Cappetta- Aye, Derrick Chin-Aye, Nathan Cookson-Aye

I. Regular Business

1. Citizen Comments - None

II. New/Special Business

1. Deliberations and Vote Recommendations for Town Meeting

Kristen Guichard gave a brief summary on each article before deliberations and voting.

Article #16 – Amend Zoning Bylaw – Terminology of the Select Board

Deliberations: None

Vote: Nathan Cookson motioned at 7:41PM for the Planning Board to recommend Article #16 at Town Meeting. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye.

Article #15 – Amend Zoning Bylaw – Flood Plain Overlay District

Deliberations: Board Members had no concerns.

Vote: Jon Cappetta motioned at 7:45PM for the Planning Board to recommend Article #15 at Town Meeting. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta- Aye, Derrick Chin-Aye, Nathan Cookson- Aye.

Article #17 – Amend Zoning Bylaw – Correction to Solar Installation Cross-Reference

Deliberations: Board Members had no concerns.

Vote: Derrick Chin motioned at 7:47PM for the Planning Board to recommend Article #17 at Town Meeting. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta- Aye, Derrick Chin-Aye, Nathan Cookson-Aye.

Article #45 -Amend Zoning Bylaw – Nonconforming structure in Historic Districts

Deliberations: Ray Yacouby asked Kristen Guichard who will be presenting at Town Meeting. Kristen Guichard stated that the Historic District would like the Planning Board to present the Article. Ray noted that in a previous meeting the Planning Board supported this article.

Vote: Jon Cappetta motioned at 8:02PM* for the Planning Board to recommend Article #45 at Town Meeting. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye.

Article #46 – Amend Zoning Bylaw – Accessory Apartments

Deliberations: Ray Yacouby advised that at town meeting the background of the article should be shown stating where and why the proposed bylaw change came from. Jon Cappetta questioned how the articles are voted are on at Town Meeting. Kristen Guichard answered some bylaw questions the Board Member's had by referring to the power point. Ray noted he was in support as this bylaw addresses needs of the community and the Board agreed with it in prior discussions.

Vote: Nathan Cookson motioned at 8:12PM for the Planning Board to recommend Article #46 at Town Meeting. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta-Aye, Derrick Chin-Aye, Nathan Cookson-Aye

Article #44 – Amend Zoning Bylaw – 32 Wetherbee Street – R2 to EAV2 – Citizen’s Petition

Deliberations: Kristen Guichard reminded the Board that because this article was presented at Town meeting just shy of two years ago and failed, the Board would have to Favorably recommend the article to town meeting. Ray Yacouby asked Kristen Guichard what the Planning Staff’s opinion was. Kristen noted that when looking at zoning changes there should be a benefit to the Town. Citing the Acton 2020 Master Plan, she noted the Town has goals to encourage mixed use in village centers and this would be an extension of that, the location near the rail trail promotes walkability for mixed use zoning and the rezoning would allow for the reuse of an existing commercial building which is in keeping with the sustainability principles of the Climate Action Plan.

Nathan Cookson questioned if this was the right process for zoning change. Ray Yacouby answered yes, because a Citizen’s Petition is by right. Nathan asked if the reason why the article originally failed was stated in the minutes. Kristen Guichard stated that they could try to rewatch the recording from Acton TV or speak to the Town Clerk. Ray Yacouby stated the fact that the Select Board recommended the article was a help to him to recommend the article.

Vote: Derrick Chin motioned at 8:27PM for the Planning Board to recommend Article #44 at Town Meeting. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta- Aye, Derrick Chin- Aye, Nathan Cookson- Abstained

**Article #42 - Amend Zoning Bylaw - PCRC 9.6.2.3 Number of Dwelling Units (v1)
Article #43 – Amend Zoning Bylaw -PCRC 9.6.2.3 Number of Dwelling Units (v22) -
Citizens Petition**

Deliberations:

Ray stated concern that the article was a significant change that had not been vetted by the public or evaluated to understand the potential consequences. He noted that a bylaw change such as this should be conducted with a thorough planning process.

Jon Cappetta agreed it was difficult to support the article without understanding the potential consequences and was not comfortable supporting it without having more information.

Nathan Cookson stated he was originally in agreement as he thought it was a simple change, but acknowledged it was more involved.

Vote: Jon Cappetta motioned at 8:59PM for the Planning Board to not recommend Articles #42 & #43 at Town Meeting. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta -Aye, Derrick Chin- Aye, Nathan Cookson- No

Michaela Moran joined the meeting at 8:55PM

Continued Regular Business:

2. Approve Previous Meeting Minutes: Jon Cappetta motioned at 9:03PM to approve the minutes from 4/19/2022. Derrick Chin seconded the motion. Roll Call Vote: Ray Yacouby-Abstained, Jon Cappetta- Aye, Derrick Chin- Aye, Nathan Cookson- Aye, Michaela Moran-Aye
3. Board Members' Reports: Ray Yacouby mentioned he has not yet attended the EDC and Open Space Committees have not had meetings.
4. Administrative Updates and Reports: Ray stated that he had a meeting with Jim Snyder Grant about the Planning Board. Kristen Guichard gave updates on the Powder Mill Corridor Project and introduced the new Rail Trail Wayfinding Grant.

Jon Cappetta motioned to adjourn the meeting at 9:16PM. Derek Chin seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta-Aye, Derrick Chin- Aye, Nathan Cookson-Aye, Michaela Moran- Aye

Documents used at this meeting:

04.27.22 Agenda

PB- How to Participate Remotely

Draft 4-19-22 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

