



Planning Board

December 20th, 2022

7:30 PM

Virtual (Zoom)

Planning Board members present: Jon Cappetta, Sam Bajwa, Nathan Cookson, and Michaela Moran

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

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:34PM.

Sam Bajwa called the roll: Jon Cappetta- Aye, Sam Bajwa -Aye, Michaela Moran- Aye, Nathan Cookson- Aye

I. Regular Business – Discussed the end of the meeting

II. New/Special Business

1. Election of Officers

Jon Cappetta thanked previous Chair Ray Yacouby for the hard work he has put in as chair over the years.

Board Members discussed the election of chairman, Vice Chair, and secretary

Chairman: Sam Bajwa nominated Jon Cappetta as Chairman. Nathan Cookson seconded the motion. Michaela Moran nominated herself as Chairman. Nathan Cookson seconded the motion.

Sam Bajwa motioned at 7:45PM to nominate Jon Cappetta, Nathan Cookson seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, Nathan Cookson-Aye, Michaela Moran- No.

Result: Jon Cappetta elected as Chairman

Vice Chairman: Nathan Cookson nominated and motioned to vote Michaela Moran as Vice Chairman @7:46PM. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa-Aye, Nathan Cookson-Aye, Michaela Moran-Aye.

Result: Michaela Moran elected as Vice Chairman

Secretary: Sam Bajwa nominated Nathan Cookson as secretary. Nathan declined due to attendance issues. Sam Bajwa had concerns about being secretary due to personal obligations and asked if him and Nathan could split the roll.

Michaela Moran nominated Sam Bajwa at 7:48PM to be secretary and have Nathan assist when Sam is unavailable. Nathan seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Sam Bajwa-Aye, Nathan Cookson- Aye, Michaela Moran-Aye.

Result: Sam Bajwa elected as Secretary

2. Assign Liaisons for EDC, CPC, and OSP

CPC, Open Space- Michaela offered to be the liaison for CPC and Open Space. Nathan Motioned @ 8:40PM for Michaela Moran to be the CPC, and OSP Liaison. Sam Bajwa seconded to motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Nathan Cookson- Aye, Michaela Moran- Aye.

3. Robbins Mill Estates Amendment Request for PB02-09

Sri Anantha submitted an amendment request on behalf of the trust. The trust wants to amend the Decision to PB02-09 to only allow solar panels to be placed on the roof or in the back yard and not in the front yard. Mr. Anantha stated that the trust wants to keep the consistency of the look of the houses and feels it will help to keep the property values up.

Board Comments: Michaela Moran agreed that consistency and the look in a neighborhood is important for property values. Sam Bajwa agreed with the applicant and asked for clarification that that the association is not reviewing each solar application but just changing the rules on the location of where the solar panels can be installed. Mr. Anantha confirmed that they are just changing the rules. Jon Cappetta asked about possible visual screening issues in the back yard and asked the other board members if they had read the proposed language changes for the amendment. Board members answered yes.

Michaela Moran motioned at 8:02PM that the proposed amendment language in section 3.2.19 be adopted by the Planning Board. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Sam Bajwa- Aye, Nathan Cookson- No, Michaela Moran- Aye

4. Extension request for bond construction deadline for Bumble Bee

Mark Gallagher requested another extension of the bond from January 1st, 2023 to May 30th, 2023 to allow for the work to be completed.

Public Comment: Jeff Fishman, 1 Bumblebee Way – stated that he met with Mark Gallagher and reviewed the issues outlined in his email, and he felt confident that things will progress and be addressed and feels confident on the bond extension.

Matt Hoffman, 7 Bumblebee Way – referred to his email, stated he spoke with Mark Gallagher about the issues and noted the good progress the last two weeks. He agrees with the extension.

Board Comments- Nathan Cookson stated he was disappointed to see the work has not been completed yet but liked what the homeowners had to say. Michaela Moran states she thinks an extension is in order. Sam Bajwa- noted that he likes to see resolutions between both sides. Jon Cappetta- stated that he thought the time frame of May 30th, 2023 was a reasonable amount of time.

Nathan Cookson motioned at 8:16PM to approve the request for the bond extension. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Nathan Cookson-Aye, Michaela Moran- Aye.

Continued Regular Business

1. Resident Comments – Jim Snyder Grant- Introduced himself as select board liaison

Regular Business

2. Approve Previous Meeting Minutes: Michaela Moran motioned at 8:22PM to approve the minutes from November 15th 2022. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Michaela Moran- Aye, Nathan Cookson-Abstained
3. Board Member Reports: Jon said he will have an update on the DRP soon
4. Administrative Updates and Reports:
 - A. Chris Allen from the Acton Water District presented proposed changes to the Ground Water Protection District to accommodate a new well head off Brook Street. He also noted a map amendment to correct a previous addition to Zone 2 as well as consideration for adoption Maynard's Zone II. Board members agreed and were in support of bringing this article forward for May 2023 Town Meeting.
 - B. Kristen Guichard noted that the Scenic Road hearing for 317 Pope Road was continued to Thursday 12/22/22 at 6:00PM and requested the board to formally vote. Michaela motioned at 8:59PM to continue the hearing to Thursday. Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Sam Bajwa-Aye, Nathan Cookson-Aye, Michaela Moran-Aye.

C. Kristen Guichard gave updates on Town Meeting and requested the formal public hearing to be in March.

Jon Cappetta motioned at 8:50PM to adjourn the meeting. Michaela Moran seconded the motion. Roll Call Vote: Ray Yacouby- Aye, Jon Cappetta-Aye, Sam Bajwa- Aye, Michaela Moran- Aye.

Materials used at this meeting:

12.20.22 Agenda
How to participate remotely
11.15.22 draft minutes
1 Bumble Bee Way 12-14-22
Email
Mark G extension request
Matthew Hoffman Email
Decision 02-09- Robbins Mills Estates 8-26-02
Emails
PB02-09 Amendment
Robbins Mill Estates Declaration Restrictive Covenants
Solar Pamphlet Robbins Mill Estates dig files
Zoning Confirmation- Solar Panel 12-1-22