



Planning Board

February 21st, 2023

7:30 PM

Virtual (Zoom)

Planning Board members present: Jon Cappetta, Sam Bajwa, Nathan Cookson, and James Fuccione

Also present: Kaila Sauer, Assistant Planner & Alicia Burak, Administrative Assistant.

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:35 PM.

Sam Bajwa called the roll: Jon Cappetta, Sam Bajwa -Aye, Nathan Cookson- Aye, James Fuccione- Aye

I. Regular Business

1. Resident Comments: None

2. Approve Previous Meeting Minutes: Sam Bajwa motioned at 7:40PM to approve the minutes from January 17th, 2023 and Nathan Cookson seconded the motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Nathan Cookson- Aye, James Fuccione- Aye

3. Board Member Reports: None

4. Administrative Updates and Reports: Assistant Planner, Kaila Sauer advised the Board the virtual meetings end 3/31 and a special meeting will be held on 3/8/23 for the zoning public hearing.

II. New/Special Business

1. **PB22-8 Public Hearing – 247 Pope Road, Scenic Road**

Chair, Jon Cappetta opened the public hearing at 7:47PM

Paul Kirchner presented updated plans. He stated that the 18” twin oak will no longer be removed. He is proposing to alter 10 linear feet of the stone wall to allow them to build a driveway that the fire dept has proper access to. The updated plan shows a 25 foot radius on the right side (Acton side) of the driveway and a 10 foot radius on the left side (Concord side) for fire department access.

Sam Bajwa stated his concerns about line of site issues when taking a right out of the proposed driveway. Paul Kirchner noted that a site distance sketch plan addressing that concern has been submitted in the Definitive Subdivision application.

Residents’ Comments:

Terra Friedrichs, West Acton – asked for clarification on the existing driveway. Paul explained the driveway while showing the plan. Doesn’t agree with removing vegetation, or any part of the stone wall as there is no benefit to the town.

Tim Kelley, 237 Pope Road – shared his concerns of trees being removed in the line of site, and the vegetation being removed on his abutting property.

Board Comments: Sam Bajwa asked for clarifications on trees in the line of sight that Tim Kelley was speaking about. Kaila Sauer showed current tree locations in pictures.

Paul stated that he doesn’t believe the tree is in the public right of way and is more appropriate for the subdivision hearing.

Nathan Cookson motioned at 8:08PM to approve PB22-8 and Sam Bajwa seconded to motion. Roll Call Vote: Jon Cappetta- Aye, Sam Bajwa- Aye, Nathan Cookson- Aye, James Fuccione- Aye.

2. PB22-7 - Public Hearing – 247 & 249 Pope Road, Definitive Subdivision

Chair, Jon Cappetta opened the public hearing at 8:11PM

Paul Kirchner presented updated plans showing improved changes to the driveway, including a standard T turnaround for the fire department. He showed and described the changes of the stormwater plan.

Sam Bajwa asked if the engineer reviewed the new plans. Paul stated yes. Kaila stated she spoke with GCG before the revised plans were submitted and they did not see any major issues, just minor drafting issues other than the size of Basin 1, which could be included in a standard condition.

Jon Cappetta asked for clarification on the updated T turnaround. Paul noted that the subdivision rules allow for a T turnaround and the fire dept was ok with the revised plan.

Kaila noted that there are two items from the planning memo that need to be addressed. One, that the sidewalk requirement needs to be addressed, and two that the fire department is ok with 12 foot wide driveway width but prefers a hydrant or a 30 gallon cistern or sprinkler system for the homes.

Kaila referred to the memo and described the concerns and noted that conditions can be added to the approval.

Paul stated that a contribution to the side walk fund was preferred and agreed to sprinkler the homes.

Residents' Comments:

Terra Friedrichs, West Acton – stated that the Planning Board doesn't seem to care about the environment and believes the subdivision should be denied and urged the board to wait until the conservation meeting.

Gabe Scripps, 251 Pope Road – stated that he was against the subdivision as the justification of public need has not been met. Doesn't think its consistent with housing in the area and doesn't think it should be approved before going to conservation. Stated concerns of possible drainage issues that will affect his property.

Board Comments:

Nathan Cookson agreed with the public comments and thought the hearing was continued last meeting to hear what the conservation commission had to say and asked for clarification. Paul stated that conservation met about with the T turn around. Paul stated that it is still subject to the approval by the conservation commission.

Sam Bajwa- stated that there is a natural sequence and conservation approval is needed first.

Kaila stated that there is no requirement that the conservation commission has to approve first, and if the board approved the application tonight, it would not prevent the conservation commission from making changes or denying it if they chose to.

James Fuccione asked public comment about drainage issue. Kaila stated that the town engineer would monitor and help facilitate the situation.

Nathan Cookson motioned at 8:40PM to approve PB22-07 with conditions drafted by the Planning Division, Sam Bajwa seconded the motion. Roll Call Vote: Jon Cappetta -Aye, Sam Bajwa- Aye, Nathan Cookson-Aye, James Fuccione- Aye

Nathan Cookson commented on people using their public comment time to chastise the board and a reminder may be needed in future meetings that public comment time should be directed at the issues at hand. Jon Cappetta agreed that the situation needs to be addressed.

3. Minor Amendment Request 484-486 Great Road (Betty Estates)

Kaila updated the Board that they will need a super majority vote for the amendment request. Sam Bajwa stated that he wanted to recuse himself because the contractor is a friend and likely to be hired by him for a current project and he believed it was a conflict. The board and applicant agreed to reschedule for 3/08/23 as there will be a super majority at that meeting.

Sam Bajwa Motioned to adjourn the Planning Board meeting at 8:48PM, Nathan Cookson seconded the motion. Roll Call Vote: Jon Cappetta-Aye, Sam Bajwa-Aye, Nathan Cookson-Aye, James Fuccione-Aye

Materials used at this meeting:

2.21 Planning Board Agenda

1-17-23 Planning Board Minutes

How to participate remotely

247 & 249 Pope Road Scenic Road Application

247 & 249 Pope Road Definitive Subdivision Application

2312Adefsub Proof

2312Adefsub.a A_FF

2312A SW Report Reduced

Skripps Email

GCG Peer Review

Acton Water District Comments- Subdivision

Fire Comments- Subdivision

Health Comments- Subdivision

Planning Memo- Subdivision

Engineering Comments- Subdivision

Fire Comments- Scenic Road

Health Comments- Scenic Road

Historical Commission Comments- Scenic Road

Planning memo-Scenic Road

Engineering Comments-Scenic Road

Steve Marsh Email

Terra Email 494-486 Great Road

