



**ACTON PLANNING BOARD**  
**Minutes of Meeting**  
**August 15, 2017**  
**Acton Town Hall**  
**Room 204**

Planning Board members in attendance: Ray Yacoub, Chairman; Derrick Chin; Emilie Ying; Bharat Shah; Jon Cappetta  
Also present: Roland Bartl, Planning Director; Katelyn Huffman, Planning Board Secretary.

Mr. Yacoub opened the meeting at 7:30 pm.

**I. Reports**

Mr. Chin reported that the EDC discussed a waiver that Insulet requested from the Board of Selectmen for Building Permit Fees totaling to about \$750,000. Ms. Ying reported that the Open Space Committee talked about the town potentially buying property on Newtown Road. They also talked about the SPSP for Meadowbrook Condominiums. Mr. Bartl informed the Board that the next CPC meeting will be on September 14, 2017 and will begin the public hearing process for the 2018 CPPlan and CPA applications.

**II. Minutes**

Ms. Ying made a motion to approve the July 18, 2017 minutes as written. Mr. Cappetta seconded the motion. The motion carried unanimously.

**III. Brookside Shops Next Steps and Potential Rezoning**

Alicia Busconi, of Keypoint Partners, informed the Board that they have successfully created a partnership with the concerned abutters in the area. They are actively working on enforcement and keeping things respectful. Ms. Busconi also reported that many retail stores and some other service type entities are vacating the premises due to bankruptcy and other unforeseen events. As such about a third of the plaza is empty and needs to be leased. She explained that today's market trend is not favorable for retail stores and is more gauged to lifestyle, medical, and other similar types of destinations. As a residentially zoned property, the plaza is considered non-conforming. Due to this, they are unable to change the use of each existing store. They are looking to rezone the property to Limited Business so that the use of each store could include restaurant, service, and other types of more marketable uses. The owners are afraid that if the property is not rezoned, then they will have an empty desolate plaza.

Mr. Chin asked how the abutters felt about the possible rezoning of the property. Graham Knowland, Estabrook Road, informed the board that he would support the zoning change as long as enforcement was continued through the process. He thanked Ms. Busconi for all her work and informed the Board that he was happy with the changes. Mr. Silva, also of Estabrook Road, echoed Mr. Grahams thoughts.

The Board agreed that they would support bringing the rezoning of Brookside Shops to the Planning Board Public hearing for the December 4, 2017 Special Town Meeting.

**IV. Review Decision of #17-4 – 19 Spring Hill Road**

Mr. Chin made a motion to approve the decision as written. Ms. Ying seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:30PM.

Respectfully Submitted,  
Katelyn Huffman  
Planning Board Secretary