



Planning Board

November 15th, 2022
7:30 PM
Virtual (Zoom)

Planning Board members present: Ray Yacouby (Chair), Jon Cappetta, Sam Bajwa, and Michaela Moran

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

Ray Yacouby read the guidelines for the virtual meeting.

Ray Yacouby called the meeting to order at 7:40PM.

Jon Cappetta called the roll: Ray Yacouby-Aye, Jon Cappetta- Aye, Sam Bajwa -Aye, Michaela Moran- Aye

I. Regular Business – Discussed the end of the meeting

II. New/Special Business

1. PB 22-6 – Public Hearing – 317 Pope Road, Scenic Road

Chair, Ray Yacouby opened the public hearing at 7:43PM

Applicant, Andrew Zucker and architect Jonathan Bollen, gave a brief overview of proposed project. Applicant obtained an ANR Plan for his property that is located in both Concord and Acton, he is looking to remove part of the stone wall so he can provide driveway access to the newly created lot on the Acton side. Kristen Guichard displayed the Applicant's proposed plans on the screen.

Residents' Comments

Terra Friedrichs, of West Acton spoke about the email she sent to the Planning Board and urged them to deny the application. She believes the stonewall should be preserved. Terra

asked about the process of the Scenic Road application, and stated the planning board should wait to hear from the Historical Commission.

Board Comments: Michaela Moran asked how long the existing break in the stonewall was and why the applicant can't use that and relocate the driveway. Applicant stated the break is about 6 feet there is a tree at the break and wanted to stay away from it in order to save the tree. He requested to open 20 feet of the wall for a driveway and may use up to 16 feet and was worried about visibility when pulling out of the driveway. Michaela stated the wall should be preserved.

Sam Bajwa- noted the wall was in poor condition and wanted the Historical Commission's input.

Jon Cappetta agreed with Sam and Michaela.

Ray Yacoub- stated the wall was not attractive, wanted guidance from the Historical District and proposed to continue the meeting.

Kristen Guichard explained options the Planning Board could take on granting or denying the application. The applicant agreed to continue the hearing so the Planning Board could obtain comments from the Historical Commission .

Michaela Moran motioned at 7:45PM to continue PB22-6 to 12/20/22 at 7:30 PM. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacoub- Aye, Jon Cappetta-Aye, Sam Bajwa-Aye, Michaela Moran-Aye.

2. PB21-3 -Minor Modification – 3&11 Fort Pond Road “Grassy Pond Way” Subdivision

Kristen Guichard explained the modification request to the Planning Board.

Jonathan Bollen, engineer, presented the revised plan and proposed a minor change to the lot line between lots 1 & 2.

Board Comments: Michaela Moran asked if shifting the lot line would change the building envelope on lot 1. He stated yes and showed the plan.

Michaela Moran motioned at 8:20pm to approve the modification. Jon Cappetta seconded the motion. Roll Call Vote: Ray Yacoub-Aye, Jon Cappetta-Aye, Sam Bajwa-Aye, Michaela Moran- Aye.

Continued Regular Business

1. Resident Comments – Fran Osman stated she was the MAGIC representative appointed by the Planning Board. She shared the link to the workplan for the upcoming year. Fran

expressed her concerns with the zoom webinars and feels residents cannot fully participate. Expressed her concerns about Kelly's Corner, and the Kmart parcel. It was recommended that she refer to the Kelley's Corner Improvement Initiative Community Plan and to engage with the Select Board about desires to bring the rezoning efforts back for Kelley's Corner.

Terra Friedrichs spoke about the Kmart Parcel and the rezoning of Kelly's Corner.

Regular Business

2. Approve Previous Meeting Minutes: Jon Cappetta motioned at 8:32PM to approve the minutes from 5/31/2022. Sam Bajwa seconded the motion. Roll Call Vote: Ray Yacoub- Aye, Jon Cappetta- Aye, Sam Bajwa- Aye, Michaela Moran- Aye.
3. Board Member Reports: Ray Yacoub advised the board members of the many CPA applications that came in. Michaela stated the Recreation had an open forum where they created a questionnaire for residents to fill out.
4. Administrative Updates and Reports: Kristen Guichard advised that the South Acton Vision and Action Plan survey has been mailed to residents. Connect Powder Mill project is moving forward. Ray Yacoub announced his resignation for the planning board as of 12/1/22. Members and staff thanked him for his many years of service to the Town.

Board members noted they would vote on officers at their next meeting.

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

317 Pope Road Application Materials as follows:

317 Pope Rd Application

Building Comments 10.11

Fire Comments 10.11

HC Comments 10.12

Health Comments 10.11

317 Pope Rd Planning Div Review Memo

Water Dept Comments 10.11

3 and 11 Fort Pond Road Application Materials as follows:

6535 Modification request

6535 Proposed Modification

