



ACTON PLANNING BOARD MINUTES
Minutes of Meeting
May 7, 2019 - 7:30PM
472 Main Street
Acton Town Hall - Room 204

Planning Board members in attendance: Derrick Chin (Vice-Chair); Emilie Ying; Anping Liu, Jon Cappetta and Sam Bajwa
Members Absent: Ray Yacouby
Also present: Robert Hummel, Assistant Town Planner; Vivian Birchall, Administrative Assistant.

1. Opening

Vice-Chair, Mr. Chin opened the meeting at 7:33pm.

2. Regular Business

Citizen Comments

An Acton resident requested the Planning Board to make similar presentations like the one Town Counsel made during the May 6, 2019 Zoning Board of Appeals, to guide the public during deliberations on town developments. She also presented an email correspondence with a complaint that some representatives from the town discussed to deny Mr. Danny Factor's appointment to the Planning Board.

Reports

DRB

Ms. Ying reported that the Committee met on March 20, 2019 to review the Kelley's Corner infrastructure project.

On April 17, 2019, DRB met with Bruce Ringwall (GPR) and the developer for the Piper Lane project to review the project design.

During the May 1, 2019 DRB meeting, the proponents of Piper Lane project made a presentation and the board provided feedback to the Zoning Board of Appeals prior to the May 6, 2019 public hearing.

At the same meeting, DRB also discussed the new fire station project with the Town Manager John Mangiaratti and fire chief Robert Hart.

Economic Development Committee

Mr. Chin reported that the Committee requested the Planning Division staff to look into the signage for businesses around the rail trail, and that the Land Use Director, Matthew Selby suggested having an Acton Restaurant day for "sit down" restaurants.

Acton Water District

Mr. Chin reported that \$9.5 million had been proposed for a water filtration plant.

3. Special Business

7:40 PM - PB 19-01- 100 Nagog Park Sign Special Permit Application.

The applicant made a presentation on the proposed new wall and freestanding signs.

The Assistant Town Planner, Robert Hummel informed the Board that the proposed freestanding sign did not comply with the measurement guidelines in the by-laws and recommended approving the special permit with conditions

The Board discussed the application and unanimously agreed that the proposed signs caused no harm to the neighborhood and should be approved with minor changes to the freestanding sign.

The public hearing was closed.

After discussion, Ms. Ying moved to approve the draft decision with conditions, presented by the town staff in the 5/7/2019 meeting packet. The motion was seconded by Mr. Anping. The Board unanimously approved (5-0) the draft decision to approve the special permit with conditions.

8:30 66 Maple Street Subdivision preliminary discussion

The applicant gave an overview of the project, highlighting the concept and plan for acquisition of the historic building.

Mr. Hummel recommended to the Board to take a straw poll to guide the applicant on whether to pursue the project or not.

After discussion, the board recommended that the applicant work with the Historic Commission, planning staff, and all relevant departments to explore ways of preserving the historic structure and construct a new residential structure that fits within the character of the neighborhood.

The Board took a non-binding straw poll, and voted 4-1 in favor of the applicant continuing to pursue the project.

9:00 Boston Elite Sports Amendment discussion

Mr. Ringwall, speaking for the prospective applicant, presented an overview of the project.

After discussion, the board asked for:

- Recommendations from the different town departments to guide the board decision
- Letter from the condo board approving or highlighting concerns, if any, by homeowners.

The Board took a non-binding poll and voted 3-2 in favor of proceeding with the application without a public hearing

Consent Items

Approval of Meeting Minutes

The meeting minutes from the Acton Planning Board meeting of April 16, 2019 meeting were reviewed and approved by a vote of 5-0, with no amendments.

4. Adjournment

At 9:35p.m, Ms. Ying moved and Mr. Cappetta seconded to adjourn the meeting. The motion was approved unanimously (5-0).

Materials used during the meeting

05-07-2019 - Meeting Information

Name	Type	Class	Checked Date	Size	Action
16-01 - 100 Nagog Park	File	planning	03/19/19	1	List View Star More
66 Maple Street	File	planning	09/06/19	1	List View Star More
Gual Ridge Country Club	File	planning	04/29/19	1	List View Star More
05.07.19 Planning Board Agenda	File	planning	05/02/19	140 KB	List View Star More
Draft 04-16-19 Planning Board Minutes	File	planning	04/23/19	22 KB	List View Star More
Tara Friedrichs Citizen Concern Email 5-7-19	File	planning	05/03/19	65 KB	List View Star More

19-01 - 100 Nagog Park

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File Explorer interface for '19-01 - 100 Nagog Park'. The table shows three files:

Type	Title	Owner	Modified Date	Size	Actions
Application	Application	planning	03/18/19	1	View, Star, More
Public Comments	Public Comments	planning	03/18/19	0	View, Star, More
Staff Comments	Staff Comments	planning	03/18/19	2	View, Star, More

Share of Applications

Quick Search Help
Classroom

File
Current Map

About OneDrive
Site Details

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File Explorer interface showing a single file:

Type	Title	Owner	Modified Date	Size	Actions
Application	Application	planning	03/18/19	10 MB	View, More

Staff Comments

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File Explorer interface for 'Staff Comments'. The table shows two files:

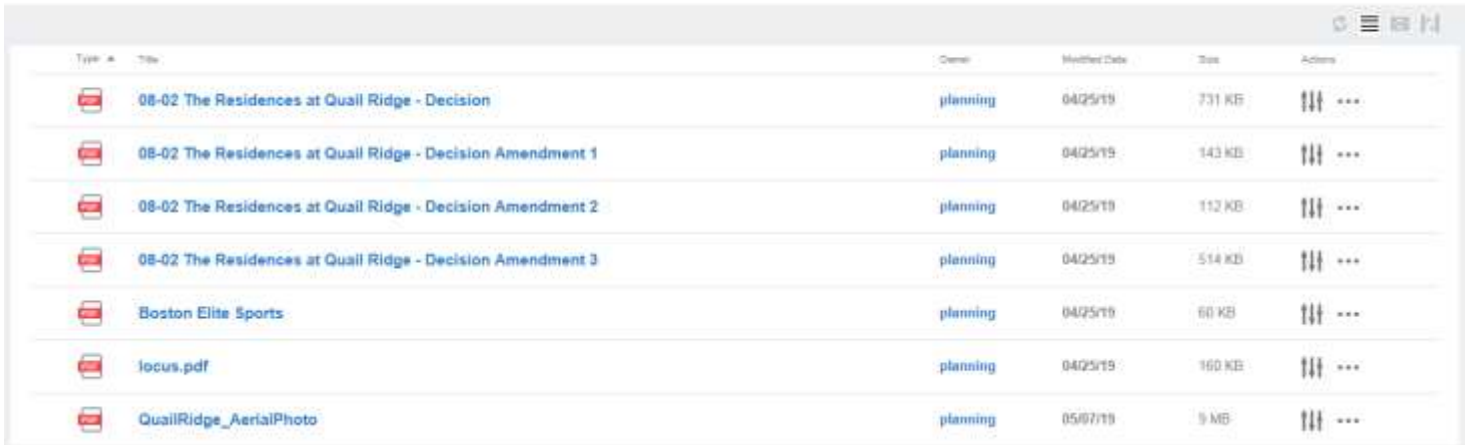
Type	Title	Owner	Modified Date	Size	Actions
Health Comments	Health Comments	planning	03/25/19	49 KB	View, More
Planning Division Memo + Draft Decision	Planning Division Memo + Draft Decision	planning	04/25/19	300 KB	View, More






















66 Maple Street

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File Explorer interface for '66 Maple Street'. The table shows three files:

Type	Title	Owner	Modified Date	Size	Actions
66 Maple Street Memo	66 Maple Street Memo	planning	03/08/19	142 KB	View, Star, More
AHC Letter	AHC Letter	planning	03/08/19	81 KB	View, Star, More
CONCEPT 4 3 2019	CONCEPT 4 3 2019	planning	03/08/19	34 KB	View, Star, More



Type	Name	Owner	Modified Date	Size	Actions
	08-02 The Residences at Quail Ridge - Decision	planning	04/25/19	731 KB	 
	08-02 The Residences at Quail Ridge - Decision Amendment 1	planning	04/25/19	143 KB	 
	08-02 The Residences at Quail Ridge - Decision Amendment 2	planning	04/25/19	112 KB	 
	08-02 The Residences at Quail Ridge - Decision Amendment 3	planning	04/25/19	514 KB	 
	Boston Elite Sports	planning	04/25/19	60 KB	 
	locus.pdf	planning	04/25/19	160 KB	 
	QuailRidge_AerialPhoto	planning	05/07/19	9 MB	 

For additional materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-10461>

Respectfully Submitted,
Vivian Birchall
Land Use Department