



**ACTON PLANNING BOARD MINUTES**  
**Minutes of Meeting**  
**March 19, 2019**  
**7:30PM**  
**Town Hall**  
**472 Main Street**  
**Room 204**

Planning Board members in attendance: Ray Yacoub, Chair; Derrick Chin; Emilie Ying; Anping Liu and Jon Cappetta  
Absent: None  
Also present: Robert Hummel, Assistant Town Planner; Vivian Birchall, Administrative Assistant.

**1. Opening**

Chair, Mr. Yacoub opened the meeting at 7:35pm.

He welcomed Mr. Jon Cappetta back to the Planning Board meetings after being away for health reasons.

**2. Regular Business**

Citizen Comments

Rick Hrynewich, a resident of 176 Newtown Road asked the Planning Board to define PCRC and the term "rural" as is presented in the Acton 2020 plan. He was advised to visit the Town's Planning Division for detailed information about PCRC Subdivisions.

Reports

*Board of Water Commissioners*

Mr. Chin reported that the Acton Water District budgeted for the Town's water treatment and that the annual meeting would be held on 3/20/2019 at the Public Safety Facility Building.

*Community Preservation Committee*

Mr. Yacoub reported that the committee had discussed the final two projects and they had enough money allocated to cover the 2019 requests.

**3. Special Business**

Agricultural Commission/Right to Farm (Articles 25 & 26)

Ms. Abe from the Natural Resources Division, and Ms. Susan Mitchell-Hardt, the Chair for Acton Conservation Trust presented and explained articles 25 and 26, and why the Town of Acton needs to be a "right for farm" community with an oversight body.

*Board Deliberations*

The Board offered to answer any questions relevant to its mandate, regarding "Right to Farm".

Planning Board Roles and Responsibilities

The Board discussed its roles and responsibilities

- It is nonpolitical body
- Conduct public hearings guided by the bylaws, including bylaw interpretation and housekeeping
- Consult with Planning Division and Land Use staff
- Inform the Chair of any desired changes before the meeting.

## Town Meeting Preparation

- a) Presenter/mover, zoning articles 29, 40, 41,42

The Board unanimously agreed that the Chair, Mr. Ray Yacouby would present all the remaining 3 zoning articles during the Town meeting and a charter change article, if needed.

## Vote Board Position on Article 29 (Planning Board Membership)

*Article 29 "To see if the Town will vote to amend Section 4-2 of the Charter of the Town of Acton, by changing the number of Planning Board members from seven (7) to five (5) and the number of Planning Board associate members from two (2) to one (1), or take any other action relative thereto."*

### Vote Board Position

The Board discussed the article, and members present voted (3-2) in favor of the article. This did not constitute a majority vote based on how the Board is currently constituted with 7 members. The Board agreed to re-vote.

#### *The re-vote*

The Board voted unanimously (5-0) to defer any recommendation.

- b) Other Warrant Articles (discussion, position)

- *Article 33 # Non-Binding Resolution – Building Moratorium*

Mr. Cappetta moved that the Planning Board not recommend the article as presented. The motion was seconded by Mr. Chin. The Board voted 4 in favor and 1 Abstaining, to approve the motion.

- *Article 35 # Non-Binding Resolution – Land Clearing Limits*

Mr. Chin moved that the Planning Board not recommend the article as presented. The motion was seconded by Mr. Cappetta. The Board voted 4 in favor and 1 Abstaining, to approve the motion.

- *Article 36 # Non-Binding Resolution – Limit Size of New Single Family Houses*

Mr. Cappetta moved that the Planning Board not recommend the article as presented. The motion was seconded by Mr. Chin. The Board voted 2 in favor and 2 Abstaining, to approve the motion. This vote did not pass and the Board agreed to re-vote.

#### *The re-vote*

The Board voted unanimously (5-0) to defer any recommendation.

- *Article 37 # Non-Binding Resolution – Do Not Add Turning Lanes at Route 111and Route 27*

Ms. Ying moved that the Planning Board not recommend the article as presented. The motion was seconded by Mr. Chin. The Board voted unanimously (5-0), to approve the motion.

- *Article 5 Town Capital - Kelley's Corner Infrastructure Improvement Project*

Ms. Ying moved that the Planning Board recommend the article as presented. The motion was seconded by Mr. Chin. The Board voted unanimously (5-0), to approve the motion.

## **Consent Items**

### Approval of Meeting Minutes

#### *Technical corrections – 11/20/18 minutes*

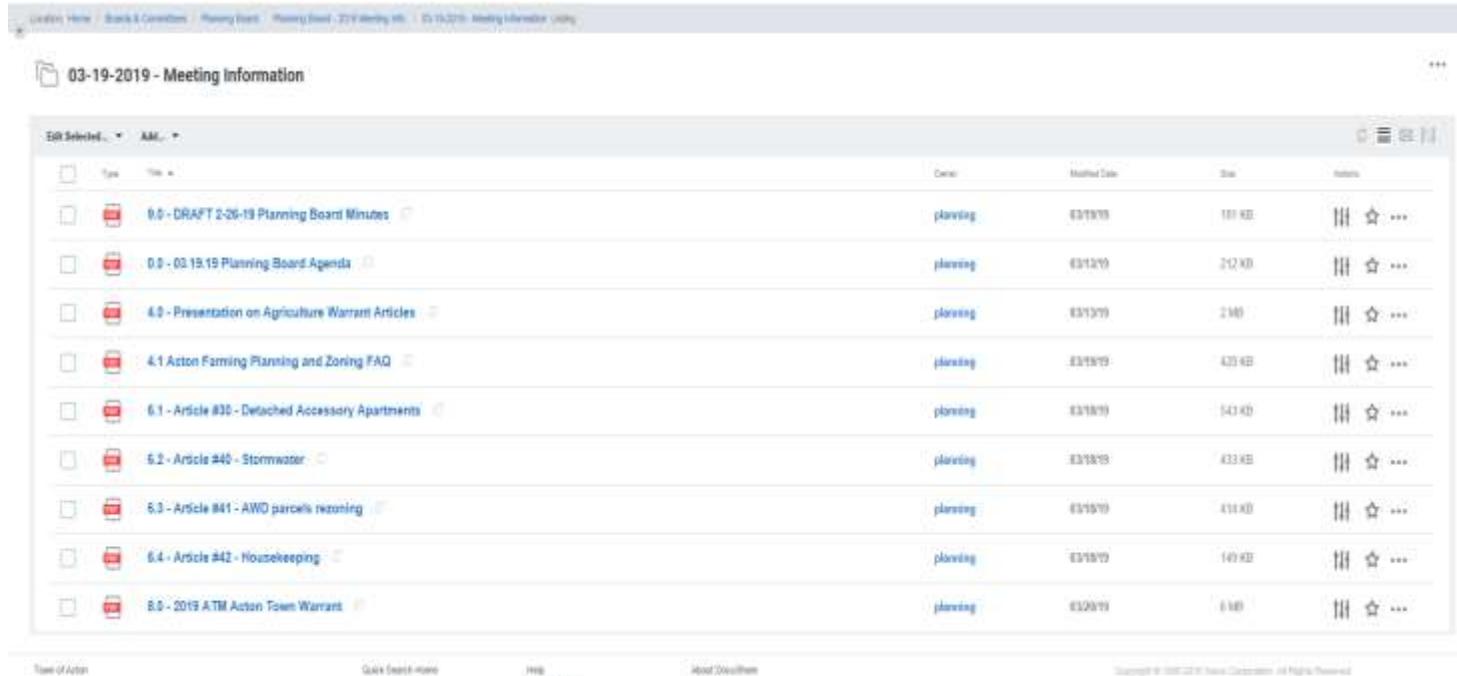
The meeting minutes from the Acton Planning Board meeting of February 26, 2018 meeting were reviewed and approved by a vote of 5-0, with amendments to the Address from "472" to "486" and a board member name clarification.

## **4. Adjournment**

At 9:46p.m, Mr. Chin moved and Ms. Ying seconded to adjourn the meeting.  
The motion was approved unanimously.

Documents used at the meeting: 03.19.19 Planning Board Agenda, DRAFT 2-26-19 Planning Board Minutes, Presentation on Agriculture Warrant Articles, Acton Farming Planning and Zoning FAQ , Article #30 - Detached Accessory Apartments, Article #40 – Stormwater, Article #41 - AWD parcels rezoning, Article #42 – Housekeeping, and 2019 ATM Acton Town Warrant.

Materials used during the meeting as listed below may be found at <http://doc.acton-ma.gov/dsweb/View/Collection-10458>



Type	Name	Owner	Modified Date	Size	Actions
File	0.0 - DRAFT 2-26-19 Planning Board Minutes	planning	03/19/19	187 KB	
File	0.0 - 03.19.19 Planning Board Agenda	planning	03/19/19	702 KB	
File	4.0 - Presentation on Agriculture Warrant Articles	planning	03/19/19	2 MB	
File	4.1 Acton Farming Planning and Zoning FAQ	planning	03/19/19	427 KB	
File	6.1 - Article #30 - Detached Accessory Apartments	planning	03/19/19	141 KB	
File	6.2 - Article #40 - Stormwater	planning	03/19/19	433 KB	
File	6.3 - Article #41 - AWD parcels rezoning	planning	03/19/19	114 KB	
File	6.4 - Article #42 - Housekeeping	planning	03/19/19	149 KB	
File	8.0 - 2019 ATM Acton Town Warrant	planning	03/08/19	0 KB	

Town of Acton

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Respectfully Submitted,  
Vivian Birchall  
Land Use Department