



Planning Board

May 5, 2021
7:30 PM
Virtual
(Zoom)

Planning Board members present: Derrick Chin (Chair), Ray Yacoub (Vice-Chair), Jon Cappetta (Clerk), Nathan Cookson, and Sam Bajwa

Absent: None

Also present: Kristen Guichard, Planning Director

Derrick Chin read the guidelines for virtual meeting.

Chair Derrick Chin called the meeting to order at 7:41 PM.

Jon Cappetta called the roll: Derrick Chin - Aye, Sam Bajwa – Aye, Jon Cappetta – Aye, and Nathan Cookson – Aye, unanimous (4-0).

I. Regular Business

Derrick Chin and members congratulated Ray Yacoub for receiving the volunteer of the year award.

Derrick Chin noted that the Water Recourse Advisory Committee was reforming and looking for a liaison from the Planning Board.

II. New/Special Business

1. Public Hearing – PB21-2 47 Conant Street Subdivision

Derrick Chin stated that the hearing has been continued upon the request of the applicant to June 8th at 7:45 PM via zoom.

2. Vote on Final Drive-Up Window Article

Nathan Cookson noted that he was not in favor of drive-up windows for pharmacies but had no objection to drive-up windows for other uses.

[Ray Yacoub entered the meeting at 8PM.]



Jon Cappetta moved to recommend the Drive-up Window Article as written. The motion was seconded by Derrick Chin. Roll call vote: Sam Bajwa, aye; Jon Cappetta, aye; Nathan Cookson, nay; Ray Yacoub, aye; Derrick Chin, aye. The motion passed 4-1.

Larry Kenah, noted that in the past when the Finance Committee voted with a split vote, the chair has explained why the vote was split at Town Meeting.

Planning Board members noted that they could mention the 4-1 vote and that Nathan Cookson could express the details of his concerns during debate.

3. Presentation by Jim Snyder Grant – Warrant Articles requiring new building/residences to use only clean energy

Jim Snyder-Grant explained the warrant articles (1) Home Rule Petition and (2) General Bylaw, Snyder-Grant explained the purpose of the article and asked for feedback from the Planning Board.

- Board members asked about the impact on the cost to develop affordable housing and affordability in general.
- Inquiries about providing incentives rather than regulations and concerns with unintended consequences
- Overall there was general support for the idea, but concern about financial impact and the affordability of housing.

Citizens' comments:

- Richard Kelleher noted that heat pumps are relatively cheaper than baseboard heating.

I. Regular Business

4. Administrative Updates and Reports

Derrick Chin noted again that the Water Recourse Advisory Committee was reforming and looking for a liaison from the Planning Board and asked if anyone was able to take on that role. No members were able at this time.

Derrick Chin informed the Board that he would be stepping down as chair in June.

Ray Yacoub moved to adjourn the meeting at 9:05PM. The motion was seconded by Jon Cappetta. Roll call vote: Nathan Cookson, aye; Sam Bajwa, aye; Jon Cappetta, aye; Ray Yacoub, aye. The motion carried unanimously.

Documents used at the meeting

- 05.05.21 Planning Board Agenda
- Article # - Drive up Windows 04-29-21 - FINAL



- Building With Clean Energy Warrant Articles Q+A
- Draft Acton Home Rule Petition - Fossil Fuel Infrastructure (A&K edits)(1255500.2)

Also please see link for more information; <http://doc.acton-ma.gov/dsweb/View/Collection-13537>

Submitted
Kristen Guichard, AICP
Planning Director