



Planning Board

April 9th, 2024

7:30 PM

In Person &
Virtual (Zoom)

Planning Board members present: Jon Cappetta, Michaela Moran, Sam Bajwa, James Fuccione and Patricia Clifford

Also present: Kristen Guichard, Planning Director, Nora Masler, Planner, & Alicia Burak, Administrative Assistant.

Planning Board members absent:

Jon Cappetta read the guidelines for the virtual meeting.

Jon Cappetta called the meeting to order at 7:39PM

Jon Cappetta elevated Patricia Clifford to full member at 7:40PM

James Fuccione called the roll: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye, Patricia Clifford-Aye.

I. New/Special Business

- 1. Chair Jon Cappetta gave a power point presentation on the South Acton and Vision Plan and the Proposed Zoning Article: MBTA Overlay District.**

([http://doc.acton-ma.gov/dsweb/Get/Document-90682/ MBTA%20Communities%20PPT%20-%20PB%204-8-24%20\(3\).pdf](http://doc.acton-ma.gov/dsweb/Get/Document-90682/MBTA%20Communities%20PPT%20-%20PB%204-8-24%20(3).pdf))

- 2. Comments and questions**

Janet Adachi of 2 Simon Hapgood Lane- expressed her support of the proposed MBTA Zoning and noted it gives the town more housing options. She stated her disappointment of the letter that was given to Dover Heights' residents as the were only opinions and not facts.

Madeline Cruz of 8 Sachem Way and Jessica Morazes, a tenant of Dover Heights expressed their frustration with communication from the Town and disapproval of the

proposed zoning. They expressed their concern of the possibility Dover Heights Apartments (which is one of the lowest rentals in Acton) getting demolished if zoning changes and the possibility of eviction. Jessica stated her confusion over the proposal and asked why Dover Heights was added to it. Planning Director, Kristen Guichard presented the power point slide showing that Dover Heights has always been in the proposal and was talked about at the many workshops the Town conducted over the last year.

Terra Friedrichs of West Acton expressed her dissatisfaction with the Town's outreach process of the zoning proposals. She stated her concern of tenants' rights and possible evictions.

Ian Shenkman, Owner of Dover Heights Apartments addressed the misinformation that was given to the tenants stating there was no plan to demolish the apartments. He mentioned the residents that contacted their office in fear of eviction after receiving the flyer that was passed out and the harm it caused. He noted that he has been the owner since 2018 and has actively been renovating the apartments and explained all the capital improvements they have undertaken over the last years since they purchased the property.

Bob Van Meter of 2 Halfmoon Hill, speaking individually, advised the he used to be on the advisory committee and believed as a committee they could have done a better job with communicating to the residents but noted that the zoning proposals have been public knowledge for the last two years and the Town has worked hard during this process.

Alyssa Nichol of School Street, asked if there were any implications for redevelopment do to the health permit application.

Board Comments:

Chair, Jon Cappetta – Noted the difficult process, (noted how he felt like the board was not treated with respect at time just as residents felt they were not respected***) understands the concerns of the residents as he is a renter too.

Michaela Moran suggested delaying the vote, and having a fall town meeting,

James Fuccione- Thanked everyone for their comments and stated that everyone is trying to find a solution,

Deliberate and vote on zoning recommendations for Town Meeting warrant

James Fuccione motioned at 9:26PM to recommend MBTA Zoning at Town Meeting. Patricia Clifford seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-No, Sam Bajwa-Aye, James Fuccione-Aye, Patricia Clifford-Aye.

James Fuccione motioned at 9:27PM to adjourn the meeting. Patricia Clifford seconded the motion. Roll Call Vote: Jon Cappetta- Aye Michaela Moran-Aye, Sam Bajwa-Aye, James Fuccione-Aye, Patricia Clifford-Aye.

Materials used at this meeting:

Planning Board Agenda