



ACTION ZONING BOARD OF APPEALS

Minutes of Meeting

4/29/2019

7:30PM

Acton Town Hall

472 Main Street

Room 204

Zoning Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, and Emilie Ying,

Absent: Suzanne Buckmelter, R. Scott Robb

Also present: Roland Bartl, Planning Director; Vivian Birchall, Administrative Assistant.

1. Opening

Chair, Ken Kozik opened the meeting at 7:30 p.m.

2. Minutes

Ms. Ying moved to approve the 4/8/2019 minutes as drafted. The motion was seconded by Mr. Hoffman. The motion was unanimously (3-0) approved

The Board unanimously agreed to postpone the review of the previous years' minutes' revisions until the June 3, 2019 meeting.

3. Special Business

257 Central Street Use Special Permit – Continued Public Hearing

The property owner, Mr. Jamie Watt presented a square footage, design, roofline, living space, and gross floor space analysis of the development in comparison with what already exists in the neighborhood on the village residential properties in West Acton. He pointed out that the density was consistent with the spirit and intent of the Acton 2020 Master Plan.

A cross-section of Acton residents, including the abutter gave testimony in favor of the development citing that it fits within the neighborhood on Central Street and West Acton. Some attending members of the public had questions, which the applicant answered. Some stated their concerns and opposition.

Ms. Ying moved, and Mr. Hoffman seconded to close the public hearing. The motion was unanimously (3-0) approved.

Discussion:

Each board member expressed their conclusion from the hearing, stating that they would vote to approve the special permit with conditions.

Conditions:

- The development should be executed substantially as presented in the most recent plans used during the 4/29/2019 meeting
- Condition for street access to the farmer's market
- Develop a joint landscaping and storm water plan with the abutter

After discussion, Ms. Ying moved to approve the special permit with conditions as stated. The motion was seconded by Mr. Hoffman. The motion was unanimously approved (3-0)

Mr. Hoffman will draft the decision.

4. Adjournment

At 9:00p.m, Mr. Hoffman moved and Ms. Ying seconded to adjourn the meeting.

The motion was approved unanimously.

For additional materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-10927>

Type	Title	Owner	Modified Date	Date	Actions
Folder	1.1 - Previous Meeting Minutes	planning	04/29/19	0	
Folder	3.0 - 257 Central Street	planning	04/25/19	19	
File	0.0 - 04-29-19 ZBA Agenda	planning	04/25/19	289 KB	
File	1.0 - DRAFT 4-8-19 Zoning Board of Appeals Minutes	planning	04/25/19	147 KB	

Type	Title	Owner	Modified Date	Date	Actions
File	3.1 - Agreement on Time Extension to April 26 2019	planning	04/29/19	30 KB	
File	3.10 - Terra Friendtch's 4-15-19 Comments	planning	04/29/19	16 KB	
File	3.11 - Terra Friendtch's 4-29-19 Comments	planning	04/29/19	16 KB	
File	3.12 - Annette Leitch's Comments	planning	04/29/19	16 KB	
File	3.13 - West Actor Duplex Full Set 4-26-19	planning	04/29/19	31 KB	
File	3.14 - 5384_005 LOT 12	planning	04/29/19	600 KB	
File	3.15 - Comparable Sales	planning	04/29/19	30 KB	
File	3.16 - Theatre II Letter of Support	planning	04/29/19	70 KB	
File	3.17 - HDC Comments	planning	04/29/19	121 KB	
File	3.18 - Scott Hull Comments	planning	04/29/19	17 KB	
File	3.19 - Terra Friendtch's building analysis	planning	04/29/19	21 KB	
File	3.2 - Pearl Street Homes ppt	planning	04/29/19	13 KB	
File	3.3 - Area Building Sq Ft Analysis	planning	04/29/19	35 KB	
File	3.4 - Pearl Street - Sold Comps	planning	04/29/19	22 KB	
File	3.5 - Elevation View v4	planning	04/29/19	23 KB	
File	3.6 - Watt Letter to Action ZBA	planning	04/29/19	11 KB	
File	3.7 - Josh Spens 4-26-19 Comments	planning	04/29/19	91 KB	
File	3.8 - Mathias Rosenfeld Comments	planning	04/29/19	11 KB	
File	3.9 - Pauline Kribbe Comments	planning	04/29/19	11 KB	

	3.1 - 257 Central Street - Agreement on Time Extension	planning	04/09/19	16 KB	
	3.10 Cover Letter	planning	04/09/19	243 KB	
	3.11 Revised Plans 4-8-19	planning	04/08/19	161 KB	
	3.12 - Elevation View	planning	04/09/19	2 KB	
	3.13 - Health Comments 3-28-19	planning	04/09/19	177 KB	
	3.14 - Planning Revised Items	planning	04/09/19	25 KB	
	3.15 - 5384 CONC1	planning	04/09/19	261 KB	
	3.16 - 5384 CONC2	planning	04/09/19	301 KB	
	3.17 - 5384 CONC3	planning	04/09/19	359 KB	
	3.18 - 5384 CONC4	planning	04/09/19	359 KB	
	3.19 - Architect Conceptual Plans	planning	04/09/19	1 KB	



File Number	Name	Submitted Date	Comments
19-02-237 Central Street USP	Application	planning	01/09/19
	Public Comments	planning	01/09/19
	Staff Comments	planning	01/09/19

Respectfully Submitted,
Vivian Birchall
Land Use Department