



ACTION ZONING BOARD OF APPEALS

Minutes of Meeting

05/05/2020

7:00PM

Virtual (Zoom) meeting

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, R. Scott Robb

Also present: Kristen Guichard, Senior Town Planner, Robert Hummel, Assistant Town Planner, Vivian Birchall, Administrative Assistant

1. Opening

Chair, Ken Kozik opened the meeting at 7:00 p.m. He read the guidelines for virtual meeting.

He called the roll. Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye

2. Regular Business

2.1 Approve previous meeting minutes

After review of the 4/23/2020 minutes, Mr. Kozik moved, and Mr. Hoffman seconded. At 7:05pm, the Board unanimously (3-0) approved the minutes with amendment to comments regarding 66 school street to state that "Adam volunteered to write the decision" Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye

3 New/Special Business

3.1 ZBA20-06 Public Hearing, Special Permit for garage at 3 Wood Lane.

The Chair of the Board, Mr. Kozik, opened the public hearing at 7:06pm. He explained the public hearing process.

The architect presented an overview of the application for a special permit to allow for the demolition of dilapidated garage and construction of a new garage on a non-conforming lot. The proposed project requires relief through a special permit because the proposed building was on a non-conforming lot.

There being no questions from the public, Mr. Hoffman moved, Mr. Robb seconded to close the public hearing. The vote was unanimous (3-0). Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye. The hearing closed at 7:21pm

Deliberation:

The Board discussed that the project was eligible for a special permit because of the hardship the project will exceed the 15% increase in floor area, provided for under the by law on non-conforming lot. After Board discussion, Mr. Hoffman moved and Mr. Robb seconded to grant the special permit, with conditions that the project be built substantially as presented at the meeting. The motion carried unanimously (3-0), at 7:24pm.

The Chair called roll
Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye
Adam Hoffman to write the decision.

3.2 ZBA 20-05 Public Hearing, Comprehensive Permit application for Grand View Apartments

The Chair of the Board, Mr. Kozik, opened the public hearing at 7:25pm. He explained the public hearing process.

The applicant, Mark O'Hagan presented an overview of a comprehensive permit project that will produce 32 units/houses for seniors (above the age of 55). The proposed project is located at 361 & 363 Great Road. The applicant informed the board that he had consulted with Nancy Tavernier and the Board of Selectmen before submitting the application to the Planning Division. He presented the architectural design, location in relation to abutting properties and criteria for buyers and ownership.

Comments/requests from the Board and Public:

- Provide mowable landscape plans for public comment
- Request to plan for vegetation that would block the view of the housing from the public
- ACHC recorded support for the project
- Address concerns about drainage
- Explain how this will affect traffic
- Expressed concern that this project will bring little children in the area
- Abutters at Sommerset Hills requested to have notice before construction begins
- A member of the board requested toe detailed plans that highlighted any discrepancy in units, details of siding and other structural details.

The applicant was asked to incorporate all these comments in the plans to be presented in the next meeting. With these comments, and agreement with the applicant, Mr. Hoffman moved, Mr. Robb seconded and the board unanimously voted (3-0) to continue the public hearing to June 9, 2020 at 6:30pm.

The Chair called roll. Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye

Announcements:

4.0 ZBA 19-07/19-11 Combined Public Hearing Continuation - Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton, MA, Map H3-A parcels 3, 3-1, 3-2, and 17. This was continued to June 16 2020, 7:30 PM, Town Hall Room 204, or virtually if social distance guidelines are not lifted by then

5.0 Second Amendment to Memorandum of Agreement relative to the Combined Public Hearing 19-07 & 19-11, Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane, Acton, MA. The board members gave the board Chair, Mr. Kozik, the authority to sign the MOU amendment on their behalf.

5. Adjournment

At 8:49PM, Mr. Robb moved and Mr. Hoffman seconded to adjourn the meeting. The motion was approved unanimously.

The Chair called roll. Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye

Meeting adjourned.

Documents used during this meeting

Agenda

Draft 4-23-20 Zoning BOA Minutes

3 Wood Lane Special Permit Application

Grand View Apartments Comprehensive Permit Application

Planning Department Memos

Link to docushare: <http://doc.acton-ma.gov/dsweb/View/Collection-11670>

Respectfully Submitted,

Vivian Birchall

Land Use Department