



**Minutes of Meeting**  
**June 6<sup>th</sup>, 2023**  
**7:30PM**  
**Virtual (Zoom) Meeting**

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, David Schena  
Staff Present: Kaila Sauer, Assistant Planner, Alicia Burak, Admin Assistant  
Members Absent: Scott Robb

**Opening**

Chair, Ken Kozik opened the meeting at 7:30PM. He called the roll. Ken Kozik- Aye, Adam Hoffman-Aye, David Schena -Aye

**I. Regular Business**

**1. Approve previous meeting minutes**

Approval of meeting minutes continued to 7/11/23.

**2. Administrative Updates: None**

**II. New/Special Business**

**1. ZBA23-02 10 Orchard Drive, Special Permit**

Chair, Ken Kozik opened the public hearing at 7:32PM.

Architect, Bill Dickinson gave a brief overview while presenting architectural plans. He proposed an addition of a two-car garage including a mudroom, workshop, and unfinished attic space which exceeds the allowed 15% increase on a non- conforming lot to a 91% increase. Applicants Jarod and Mindy Bloom are seeking a special permit due to flooding issues in the existing basement garage due to the slope of the driveway. The proposed garage would be set back and lower in the driveway to minimize flooding and impacting on the street. They noted a two-car garage to store both vehicles, in inclement weather and for extra storage.

**Board Comments:** All board members were concerned with the size of the proposed garage. Chair, Ken Kozik asked the applicants if they have considered a one car garage. Applicants stated they plan on staying in the home as they get older and wanted a two-car garage to store both vehicles and have a safe place to access them in inclement weather. Ken Kozik asked for clarification on the proposed attic space. Bill Dickinson stated that the attic would be unfinished but had the potential to be finished in the future with an average ridge height of 8 feet.

Adam Hoffman asked if they considered minimizing the size by constructing a garage without the workshop or mudroom. Bill noted the need for a mudroom but could possibly look at reducing the size of the garage.

The applicants and board members agreed to continue the hearing to July 11<sup>th</sup>, to allow the applicants to make changes to the architectural plans.

**Residents' Comments:** Michelle Holland, Resident shared concerns about future flooding problems within the abutting properties. Bill Dickinson advised that any flooding issues would be addressed.

Adam Hoffman motioned at 8:12PM to continue ZBA23-02 to 7/11/23 at 7:30PM. David Schena seconded the motion. Roll Call Vote: Ken Kozik- Aye, Adam Hoffman-Aye, David Schena- Aye.

**2. ZBA 20-02 2,4, & 12 Powder Mill Road “Apartments at Powder Mill”,  
Comprehensive Permit- Extension Request**

The applicant was not in attendance. The board agreed to continue the extension request to July 11<sup>th</sup>, 2023 at 7:40PM.

Adam Hoffman motioned at 8:14PM to continue ZBA20-02 to 7/11/23 at 7:40PM. David Schena seconded the motion. Roll Call Vote: Ken Kozik- Aye, Adam Hoffman-Aye, David Schena- Aye.

Adam Hoffman motioned at 8:16PM to close the hearing. David Schena seconded the motion. Roll Call Vote: Ken Kozik- Aye, Adam Hoffman-Aye, David Schena- Aye.

**6/6/2023 Meeting Materials:**

6-6-23 Agenda

4/4/23 Meeting Minutes

How to participate remotely

5.23.23. letter to Acton Zoning Board of Appeals

**10 Orchard Drive application materials as follows:**

BloomSpecialPermitSet- Application

Proposed garage on septic plan

Diane Saffer Comments

Ginger Harris Comments

Heidi Erickson Comments

Jack Kline and De-nin Lee Comments  
JD Ginty Comments  
Jen Pavlopoulos Comments  
John Aiello Comments  
Nancy Doherty Comments  
Patricia and Ryan Wildes Comments  
Scott and Anne Wilson Comments  
Steven Shamah Comments  
Planning Department Memo  
Building Comments 5.1.23  
Engineering Comments 5.1.23  
Fire Comments 5.1.23  
Health Comments 5.1.23

DRAFT