



Acton Zoning Board of Appeal

Minutes of Meeting

October 3, 2016

Acton Town Hall

Room 126

Zoning Board of Appeal members in attendance: Jonathan Wagner, Chairman; Ken Kozik, and Susan Buckmelter. Staff present: Kristen Guichard, Assistant Town Planner; Katelyn Huffman, Board of Appeals Secretary. Also Present: Ian Moore, Builder on behalf of the applicant.

Mr. Wagner opened the meeting on October 3, 2016 at 7:30PM

Minutes

The Board unanimously voted to approve the minutes of the August 8, 2016 and September 12, 2016.

Public Hearing # 16-08 – 16 Maple Street

Mr. Wagner opened the hearing at 7:35 PM. Mr. Moore introduced himself to the Board. He explained that he was the builder for the project. He would be adding a sunroom onto the back of the applicant's house and the addition would be over the 15% allotment allowed by right. The owners of the property would be expanding by 25%.

Mr. Kozik asked what size the sunroom would be.

Mr. Moore informed him that it would be approximately 20 feet x 20 feet.

Mr. Kozik asked about the look of the other houses in the neighborhood.

Mr. Moore informed them that they were all similar in look and style and referred to the pictures in the application.

Mr. Kozik made a motion to close the public hearing. Ms. Buckmelter seconded the motion. The Board unanimously voted to close the hearing.

Deliberation

- The Board found the application as requested meets the mandatory findings of ZBL section 8.1.5 and 10.3.5 and moved to have Ken Kozik prepare a decision of approval with the following condition:
- Must be in compliance with most recently submitted plans and plot plans filed on July 22, 2016; however the final building will conform to the site plan – 16015.drawing June 22, 2016.

The meeting was adjourned at 8:00 PM.