



Acton Zoning Board of Appeal

Minutes of Meeting

April 25, 2018

Acton Town Hall

Room 126

Zoning Board of Appeal members in attendance: Kenneth Kozik, Chair; Jonathan Wagner; and Suzanne Buckmelter.

Also in attendance: Katelyn Huffman, Board of Appeals Secretary

Mr. Kozik opened the meeting on April 25, 2018 at 7:30PM.

Public Hearing #18-04 – Comprehensive Permit (40B) – 184 Main Street

Mr. Kozik opened the public hearing at 7:30PM. Mark O'Hagan gave an overview of the project. He informed the Board that the project was an 8 unit 40B project with 2 affordable units, which would be inner units and constructed similarly to the market units. He noted that the current building was on the Cultural Resource List and that a demolition permit had already been filed. The waiting period on the permit had now expired and the house could be demolished. He explained that a lot of consideration had gone into preventing runoff from flowing to the back of the property. Instead it would mostly be directed to the front in culverts. The remaining runoff would go into a retention basin in the back. They planned to keep the existing fence at the back of the property. They also noted that they had previously met with the DRB and had incorporated their review and comments into the current plan and would continue to take their suggestions into consideration.

Ms. Buckmelter asked if both buildings would be identical. Mr. O'Hagan informed her that they would be mirror images of each other and identical in color, material and structure.

Mr. Wagner asked what the front yard setback would be. Mr. O'Hagan informed the board that upon recommendation from the DRB, it would be 28 feet back from the property line. The current house is about 12 feet back from the property line. The new structures would be more conforming to today's regulations which require a 30 foot front yard setback in the R-2 zoning district.

Mr. Wagner asked what the nearest similar type of project was. Mr. O'Hagan informed him that the former church down the street is a multi-family structure.

Bernice Baran of the ACHC voiced her support for the project. She informed the Board that the applicant worked well with the ACHC and they were very impressed with their willingness to be flexible.

Mr. Kozik opened the floor for public discussion. Members of the attending public voiced concerns about density, traffic, lack of play space and greenery for the children, water runoff, and landscaping in regards to the project.

The developer informed the public that they heard their concerns and would deal with them to the best of their ability.

The Board also informed the attending public that they heard their concerns and would take them into consideration. The Board also felt that the developer should take all the memos and comments that were supplied by the different Town Departments, review them thoroughly and bring appropriate plan revisions back at the next hearing session. They also asked for new or revised memos once things were revised. The Board also instructed the applicant to bring a large scale locus plan to the next meeting. The Board also requested that the applicant submit their Water Impact Report to the Acton Water District before the next meeting. The Board asked the Planning Division to reach out to the Board of Selectmen and the Acton Water District for a recommendation regarding the requested waiver of Sewer Privilege fees.

Mr. Wagner made a motion to continue the hearing until May 23, 2018 at 7:30PM in Acton Town Hall. Ms. Buckmelter seconded the motion. The motion carried unanimously.

Minutes – 11/09/2017

Mr. Wagner made a motion to approve the minutes from 11/09/2017, as written. Ms. Buckmelter seconded the motion. The motion carried unanimously.

The meeting adjourned at 9:45 PM

Respectfully Submitted,
Katelyn Huffman