



Acton Zoning Board of Appeal

Minutes of Meeting

May 21, 2018

Acton Town Hall

Room 9

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

Also in attendance: Roland Bartl; Planning Director, Katelyn Huffman, Board of Appeals Secretary

Mr. Kozik opened the meeting on May 21, 2018 at 7:30PM.

Public Hearing #18-05 – 146 Prospect Street –Comprehensive Permit 40B

Mr. Kozik opened the continued public hearing #18-05 at 7:30PM. Mr. Kozik informed the applicant and the attending public that he had requested that the Town's Engineering Department answer three questions based off the public input from the last meeting. Those questions were listed in their submitted memo and posted on docushare. In short, the memo stated that the Engineering Department did not feel like the proposed project would have a significant impact on the historic flooding situation in the area and that the project met all requirements to mitigate runoff and drainage on the property and from other properties.

The applicant informed the Board that all other outstanding issues had been addressed and that they included the DRB bump out design alteration. They asked the Board for guidance on this bump out because it would make it so the side setbacks would not comply with R-2 zoning requirements of 10 feet. The Board agreed to keep the bump outs and accepted that waiver of setbacks due to the modification.

The applicant also noted that they will finish the basement in the affordable unit.

Mr. Kozik opened the hearing for public comment.

The attending public informed the board that they were still concerned about flooding, density, landscaping, massing and drainage impacts to the neighborhood.

The Acton Community Housing Corporation voiced their support of the project.

The Board asked the Planning Division to write a draft decision and bring it to the next meeting. The draft decision should include the Board's agreement of the DRB architectural change to include the bump out into the side setbacks and include that all basements would be finished.

The Board and the applicant agreed to continue the public hearing. The Board instructed the applicant to prepare a more detailed landscape plan for the continued hearing

Mr. Hoffman made a motion to continue public hearing #18-05 to June 13, 2018 at 7:30PM in Town Hall.
Mr. Wagner seconded the motion. The motion carried unanimously.

Minutes – 11/09/2017

Mr. Hoffman made a motion to approve the minutes from 05/07/2018, as written. Mr. Wagner seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:30 PM

Respectfully Submitted,
Katelyn Huffman