



Acton Zoning Board of Appeal

Minutes of Meeting

July 2, 2018

Acton Town Hall

Room 9

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

Also in attendance: Roland Bartl, Planning Director.

Mr. Kozik opened the meeting on at 7:30 PM.

Minutes – 06/20/18

The Board unanimously approved the minutes from 06/20/2018.

Public Hearing #18-06 – 52 Hayward Road, Special Permit to Extend a Single-Family Dwelling on a Nonconforming Lot.

Mr. Kozik opened the public hearing #18-06 at 7:35 PM. The applicant, Mr. Lanciaux, architect attended with his client, owner Bryan McCullough. There was no one else attending. Mr. Lanciaux described the proposed project. The lot is substantially larger than the minimum required by zoning; it nonconforming for frontage and lot width. The existing house is split level with a large deck. The proposal is for a two-floor addition that exceeds the 15% by-right threshold; thus a special is required. The addition represents a 38.8% size increase. It would be largely within the footprint of the existing deck. The size of the deck would be substantially reduced. The owners operate a home daycare on the lower/basement floor. The addition will feature a separate entrance for the home daycare customers. Siding of the new addition will match the existing clapboard siding that wraps around the rear of the house. The Board inquired about and discussed the sizes and styles of the surrounding homes.

There being no other points of inquire the Board closed the hearing. In deliberation the Board was not in agreement on whether the addition increases the nonconformity, but members agreed that if there was an increase in nonconformity such increase will not be substantially more detrimental to the neighborhood. Board members discussed all other requisite zoning bylaw findings for the grant of a special permit and concluded that the proposal meets such findings.

Mr. Hoffman moved to grant the special permit with the conditions that the addition shall be built substantially as shown at the hearing including the clapboard siding as proposed. All voted in favor to grant the special permit. Mr. will write the decision.

Upcoming Meetings

Special meeting on July 9: Hearing – comprehensive permit application, 446 Mass. Avenue.

Special meeting on July 19: Hearing continuation – comprehensive permit application, 184 Main Street.

Regular meeting August 6: The Board will not have enough members present to hold the hearing. This will have to be continued to September.

The meeting adjourned at approximately 8:15 PM.