



Acton Zoning Board of Appeal

Minutes of Meeting

June 6, 2016

Acton Town Hall

Room 126

Zoning Board of Appeal members in attendance: Jonathan Wagner, Chairman; Richard Fallon, and Adam Hoffman. Staff present: Kristen Guichard, Assistant Town Planner; Robert Hummel, Assistant Town Planner; and Kimberly Bicker, Board of Appeals Secretary.

I. Consent Agenda

The draft minutes of May 2, 2016 were approved as written

II. Hearing # 16-02 Special Permit – 9 Willow Street

7:45 Jon Wagner announces re-opening of special permit and recaps issues discussed as well as details of what was observed at the site walk on June ___.

The applicant provided colored renderings of the proposed building for the board to see. The board reviewed comments from the site walk and the applicants plan for property cleanup. The board agreed upon a cleanup timeline for certain stored items.

The Board collectively agreed on specific time frames of the decision contents. Kristen explains the options, then clarifies to the Board where there is leverage. Mr. Levine explains that Sal has motivation to abide by the conditions set by the Board because he cannot reapply for the special permit. Mr. Levine provided colored renderings of the proposed building.

III. Citizens Concerns

There was concern about moving items around on the Homestead side of the property – the board agreed that there may be a condition for no open storage between the existing building and Homestead Street.

The meeting was adjourned at 8:36pm.

I. Hearing # 178 Special Permit

Jon Wagner opened the hearing at 8:45pm and explained the contents of the file. The applicant presented a proposal under Section 8.3.3 of the Zoning Bylaw to extend an existing non-conforming building horizontally within the dimension of its existing non-conformity.

Attorney Levine explained the application with the use of a PowerPoint presentation. The applicant's engineer, Bruce Ringwall explains the architecture of the building, both existing and proposed, and reiterates that the non-conforming setback will be reduced.

The applicant confirmed that the Design Review Board has approved the building design.

Mr. Bykhovsky said that he is very willing to donate to a sidewalk, and is also willing to construct the sidewalk.

Mr. Fallon asked for clarification about the landscaping plan – Mr. Bykhovsky agreed to a condition that it look similar to the plans approved by the tree warden.

II. Citizens Concerns

There were no Citizens Concerns.

The meeting was adjourned at 9:32pm.

I. Hearing # 296 & 298 Central Street Special Permit

Jon Wagner opened the hearing at 9:36pm and read the contents of the file. The applicant's engineer, Scott Hayes, explains the application contents. The Design Review Board had just submitted their comments. **One of the issues they had was with the sidewalk.**

The Engineering department gave the Board permission to use their own discretion regarding the decision for disturbance of land. Kristen explained the new storm water regulations.

The Board inquired about soil testing, however the applicant is waiting for approval before creating the design for the septic system. Demo has been approved by the Historical Commission.

The board inquired about the possibility of having a sidewalk – this is something that was not included in the proposal, but the board intends to set as a condition if the permit is approved.

II. Citizens' Concerns

- The septic system retaining wall was very high - there was concern about the location of the septic system.
- Many of the Abutters were concerned with the design of the garage doors and the position of the driveway proposed as facing the street. Many of the homes in the area have the garage facing the side or the back.
- The style of the home does not fit with the neighborhood

(bullet!?) The height of the buildings
- One of the residents explained that she was distressed that the bylaw (mass general) allows two separate homes to be built. She is concerned that the home would be very out-of-scale with the rest of the village. **(KG explain common ownership)**
- The affordability of the units. Some of the residents would like the units to be smaller and more affordable.
- The need for a sidewalk in the area.

Response to some of the Citizen's Concerns:

The Design Review Board suggested one driveway with a circular turn-around as a way to help keep the appearance of the neighborhood. It was also suggested that the position of the garage be relocated to the side or rear of the building. The board also suggested that the design be altered to appear more village-like to maintain the appearance of the neighborhood. In regards to the sidewalk: the board may condition that the applicant contribute to a sidewalk as part of the Special Permit if approved.

The applicant requested a continuation to allow for additional time to meet with the Design Review Board again and compile images of abutting buildings to show how it fits in context of the neighborhood.

The meeting will continue on July 20, 2016 at 7:35pm in room 9.

The meeting was adjourned at 10:55pm.