



## ACTON ZONING BOARD OF APPEALS

### Minutes of Meeting

4/29/2019

7:30PM

Acton Town Hall

472 Main Street

Room 204

Zoning Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, and Emilie Ying,  
Absent: Suzanne Buckmelter, R. Scott Robb  
Also present: Roland Bartl, Planning Director; Vivian Birchall, Administrative Assistant.

#### 1. Opening

Chair, Ken Kozik opened the meeting at 7:30 p.m.

#### 2. Minutes

Ms. Ying moved to approve the 4/8/2019 minutes as drafted. The motion was seconded by Mr. Hoffman. The motion was unanimously (3-0) approved

The Board unanimously agreed to postpone the review of the previous years' minutes' revisions until the June 3, 2019 meeting.

#### 3. Special Business

##### 257 Central Street Use Special Permit – Continued Public Hearing

The property owner, Mr. Jamie Watt presented a square footage, design, roofline, living space, and gross floor space analysis of the development in comparison with what already exists in the neighborhood on the village residential properties in West Acton. He pointed out that the density was consistent with the spirit and intent of the Acton 2020 Master Plan.

A cross-section of Acton residents, including the abutter gave testimony in favor of the development citing that it fits within the neighborhood on Central Street and West Acton. Some attending members of the public had questions, which the applicant answered. Some stated their concerns and opposition.

Ms. Ying moved, and Mr. Hoffman seconded to close the public hearing. The motion was unanimously (3-0) approved.

##### *Discussion:*

Each board member expressed their conclusion from the hearing, stating that they would vote to approve the special permit with conditions.

##### *Conditions:*

- The development should be executed substantially as presented in the most recent plans used during the 4/29/2019 meeting
- Condition for street access to the farmer's market
- Develop a joint landscaping and storm water plan with the abutter

After discussion, Ms. Ying moved to approve the special permit with conditions as stated. The motion was seconded by Mr. Hoffman. The motion was unanimously approved (3-0)

Mr. Hoffman will draft the decision.

#### 4. Adjournment

At 9:00p.m, Mr. Hoffman moved and Ms. Ying seconded to adjourn the meeting.  
The motion was approved unanimously.

For additional materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-10927>

Type	Title	Owner	Modified Date	Size	Actions
	<b>1.1 - Previous Meeting Minutes</b>	planning	04/29/19	0	
	<b>3.0 - 257 Central Street</b>	planning	04/25/19	19	
	<b>0.0 - 04-29-19 ZBA Agenda</b>	planning	04/25/19	209 KB	
	<b>1.0 - DRAFT 4-8-19 Zoning Board of Appeals Minutes</b>	planning	04/25/19	147 KB	

Type	Title	Owner	Modified Date	Size	Actions
	<b>2.1 - Agreement on Time Extension to April 28 2019</b>	planning	04/25/19	31 KB	
	<b>2.10 - Terra Pflanzlich 4-15-19 Comments</b>	planning	04/25/19	16 KB	
	<b>2.11 - Terra Pflanzlich 4-29-19 Comments</b>	planning	04/25/19	16 KB	
	<b>2.12 - Annette Lachria Comments</b>	planning	04/25/19	16 KB	
	<b>2.13 - West Acton Duplex Full Set 4.28.19</b>	planning	04/25/19	31 KB	
	<b>2.14 - 5584_SDS LOT 22</b>	planning	04/25/19	400 KB	
	<b>2.15 - Comparable Sales</b>	planning	04/25/19	31 KB	
	<b>2.16 - Thiana H Letter of Support</b>	planning	04/25/19	71 KB	
	<b>2.17 - HDC Comments</b>	planning	04/25/19	121 KB	
	<b>2.18 - Scott Kuhl Comments</b>	planning	04/25/19	17 KB	
	<b>2.19 - Terra Pflanzlich' building analysis</b>	planning	04/25/19	71 KB	
	<b>2.2 - Pearl Street Homes ppt</b>	planning	04/25/19	1 KB	
	<b>2.3 - Area Building Sq Ft Analysis</b>	planning	04/25/19	35 KB	
	<b>2.4 - Pearl Street - Sold Comps</b>	planning	04/25/19	22 KB	
	<b>2.5 - Elevation View-vf</b>	planning	04/25/19	2 KB	
	<b>2.6 - Watt Letter to Acton ZBA</b>	planning	04/25/19	114 KB	
	<b>2.7 - Josh Spens 4/25-19 Comments</b>	planning	04/25/19	31 KB	
	<b>2.8 - Mathias Rosenfeld Comments</b>	planning	04/25/19	11 KB	
	<b>2.8 - Pauline Krubbe Comments</b>	planning	04/25/19	17 KB	

<input type="checkbox"/>		<b>2.1 - 257 Central Street - Agreement on Time Extension</b>	planning	04/25/19	31 KB	
<input type="checkbox"/>		<b>2.13 Cover Letter</b>	planning	04/25/19	243 KB	
<input type="checkbox"/>		<b>2.11 Revised Plans 4-9-19</b>	planning	04/25/19	401 KB	
<input type="checkbox"/>		<b>2.3 - Elevation View</b>	planning	04/25/19	2 KB	
<input type="checkbox"/>		<b>2.3 - Health Comments 3-28-19</b>	planning	04/23/19	177 KB	
<input type="checkbox"/>		<b>2.4 - Planning Revised Memo</b>	planning	04/23/19	279 KB	
<input type="checkbox"/>		<b>2.5 - 5584 CD#C1</b>	planning	04/24/19	291 KB	
<input type="checkbox"/>		<b>2.6 - 5584 CD#C2</b>	planning	04/24/19	287 KB	
<input type="checkbox"/>		<b>2.7 - 5584 CD#C3</b>	planning	04/24/19	293 KB	
<input type="checkbox"/>		<b>2.8 - 5584 CD#C4</b>	planning	04/24/19	291 KB	
<input type="checkbox"/>		<b>2.9 - Architect Conceptual Plans</b>	planning	04/24/19	7 KB	

19-02 - 257 Central Street USP

Type	Name	Submission Date	View	Actions
Application	planning	11/20/19	1	☰ ☆ ...
Public Comments	planning	11/20/19	1	☰ ☆ ...
Staff Comments	planning	11/20/19	1	☰ ☆ ...

Respectfully Submitted,  
 Vivian Birchall  
 Land Use Department