



ACTON ZONING BOARD OF APPEALS
Minutes of Meeting
6/20/2019
7:45PM
Acton Town Hall
472 Main Street
Room 204

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, R. Scott Robb.
Absent: Emilie Ying, Suzanne Buckmelter,
Also present: Kristen Guichard, Senior Town Planner; Vivian Birchall, Administrative Assistant

1. Opening

Chair, Ken Kozik opened the meeting at 7:45 p.m.

2. Regular Business

I. Approve previous meeting minutes

After review of each set of minutes, Mr. Hoffman moved, and Mr. Robb seconded and the board unanimously approved (3-0) the 6/13/2019, 5/13/2019 and 5/6/2019 minutes

After review of each of the revised minutes to include a list of documents used at each of the meetings, Mr. Hoffman moved and Mr. Robb seconded and the board unanimously approved (3-0) the 3/3/2014, 4/14/2014, 5/16/2011, 6/11/2012, 7/7/2014, 7/9/2012, 9/8/14 Hearing 14-07 and 14-08, 9/10/2012 and 9/20/2010 meeting minutes as revised.

II. Administrative Updates

The planning staff informed the board that there would be quorum for the July 1, 2019 and July 15, 2019 meetings.

Mr. Hoffman offered to write the special permit decision for 236 Central Street, if the deadline was sooner than Emilie's return to the country. Staff was asked to confirm the deadline.

3. New/Special Business

8:00 PM – ZBA 19-08 – Continued Public Hearing, 12 Parker Street Special Permit Application

The Chair of the Board opened the public hearing at 8:00pm.
He explained the public hearing process to the petitioner.

The petitioner presented an overview of the application including design, square footage and comparison with neighborhood, and answered questions raised by the board

Mr. Hoffman moved and Mr. Robb seconded to close the public hearing. The public hearing was closed at 8:33pm

Deliberations

After the discussion, the board determined that the project is consistent with the master plan and appropriate for the site in question. Mr. Hoffman moved, Mr. Robb seconded and the board unanimously voted (3-0) to approve the special permit with conditions that the project be built as presented at the public hearing and remove the structure that was violating setbacks.



















4. Adjournment

At 8:37pm, Mr. Hoffman moved and Mr. Robb seconded to adjourn the meeting.
The motion was approved unanimously (3-0).









The meeting adjourned.

Documents used

















06-20-19 - Meeting Information

<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		06-20-19 ZBA Agenda	planning	06/18/19	210 KB	  
<input type="checkbox"/>		12 Parker Street Special Permit Continuation - June 20	planning	06/04/19	56 KB	  
<input type="checkbox"/>		Piper Lane Motion to Continue Public Hearing - 6-3-19 SIGNED	planning	06/04/19	51 KB	  
<input type="checkbox"/>		12 Parker Street Special Permit	planning	06/04/19	0	  
<input type="checkbox"/>		Previous Meeting Minutes	planning	06/04/19	0	  

Application

<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		Revised 5-14-19 - 12 Parker revision 1 gross square foot area calculations	planning	05/15/19	395 KB	  
<input type="checkbox"/>		ZBA Application	planning	05/07/19	25 MB	  

Staff Comments

<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		19-08 - 12 Parker Street - Planning Department Comments.pdf	planning	05/22/19	197 KB	  
<input type="checkbox"/>		Acton Water District Comments	planning	05/24/19	95 KB	  
<input type="checkbox"/>		Engineering Department Comments	planning	05/21/19	42 KB	  
<input type="checkbox"/>		Health Comments	planning	05/24/19	49 KB	  

Previous Meeting Minutes

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<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		DRAFT 5-6-19 Zoning Board of Appeals Minutes	planning	05/16/19	661 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT 5-13-19 Zoning Board of Appeals Minutes	planning	06/17/19	130 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT 6-3-19 Zoning Board of Appeals Minutes	planning	06/17/19	76 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 03-03-14 - Revised 4-16-19	planning	05/01/19	220 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 04-14-14 - Revised 4-16-19	planning	05/01/19	199 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 05-16-11 - Revised 4-16-19	planning	05/01/19	221 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 06-11-12 - Revised 4-16-19	planning	05/01/19	214 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 07-07-14 - Revised 4-16-19	planning	05/01/19	212 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 07-09-12 - Revised 4-16-19	planning	05/01/19	208 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 09-08-14 - Revised 4-16-19	planning	05/01/19	163 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 09-10-12 - Revised 4-16-19	planning	05/01/19	219 KB	☰ ☆ ...
<input type="checkbox"/>		DRAFT Meeting Minutes 09-20-10 - Revised 4-16-19	planning	05/01/19	327 KB	☰ ☆ ...

For the review of the materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-11087>

Respectfully Submitted,

Vivian Birchall
Land Use Department