



ACTON ZONING BOARD OF APPEALS
Minutes of Meeting
7/15/2019
7:30PM
Acton Town Hall
472 Main Street
Room 204

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

1. Opening

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

2. Regular Business

Approve previous meeting minutes

After review of the 07/01/2019 minutes, Mr. Hoffman moved, and Mr. Robb seconded and the board unanimously (3-0) approved the minutes.

3 New/Special Business

3.1 ZBA 19-07 – Continued Public Hearing - Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton, MA, Map H3-A parcels 3, 3-1, 3-2, and 17.

The Chair of the Board, Mr. Kozik, opened the public hearing at 7:35pm.

He requested Town Counsel to comment on the Town's Draft Memorandum of Agreement with Piper Lane LLC.

Town Counsel, Nina Pickering-Cook gave an overview of the Zoning Board of Appeals process in adjudicating the 4 Piper lane comprehensive permit application to date. She also explained the terms of the Draft Memorandum of Agreement with Piper Lane LLC.

The Attorney representing the neighborhood, Mr. Dan Hill and members of the audience had some comments regarding the Draft Memorandum including traffic and safety concerns, inadequate mitigation payments, effects on conservation land and density of the neighborhood.

After Board discussion, Mr. Hoffman moved, Mr. Robb seconded and the board unanimously voted (3-0) to sign the Memorandum of Agreement with Piper Lane LLC as presented, with the Board's signatures pertaining to its paragraphs 1 and 6 only.

3.2 ZBA 19-11 – Public Hearing - Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton, MA, Map H3-A parcels 3, 3-1, 3-2, and 17.

The Chair of the Board requested to consolidate the two comprehensive permit applications into one public hearing.

The attorney representing the applicant agreed.

Mr. Hoffman moved, Mr. Robb seconded and the board unanimously (3-0) voted to consolidate the two applications into one public hearing.

3.3 ZBA 19-7/11 – Combined Public Hearing - Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton, MA, Map H3-A parcels 3, 3-1, 3-2, and 17.

Mr. Bruce Ringwall, engineer for the applicant, presented a summary of the proposed project.

Mr. Louis Levine, the attorney for the applicant summarized departmental comments to the project, reviewed the location in the context of the Town’s Zoning districts, responded to previous public comments and made an argument for the land owner’s right to develop land based on regulations that apply only to that land.

Members of the public made comments to the presentation, mostly pointing out the concerns about possible effects of the proposed development to traffic, conservation, wildlife, density of the neighborhood, proposed retaining wall, rock blasting during construction, water quality impacts and sewer capacity on School Street.

The board asked planning staff to initiate the process for contracting a firm to carry out a traffic and site distance study peer review, confirm that an official traffic study was submitted by the neighborhood group, and if so to include the additional materials commissioned by the neighbors for peer review.

Mr. Hoffman moved, Mr. Robb seconded and the Board unanimously (3-0) voted to continue the Public Hearing to August 26, 2019 at 7:30 PM in Town Hall, Room 204.

4. Adjournment

At 10:47pm, Mr. Hoffman moved and Mr. Robb seconded to adjourn the meeting. The motion was approved unanimously (3-0). The meeting adjourned.

Documents used

07-15-19 - Meeting Information

Type	Title	Owner	Modified Date	Size	Actions
Folder	19-07 - Piper Lane Comprehensive Permit Continued Public Hearing	planning	07/10/19	4	☆ ...
Folder	19-11 - Piper Lane Comprehensive Permit	planning	07/02/19	3	☆ ...
PDF	07-15-19 ZBA Agenda.pdf	planning	07/10/19	210 KB	☆ ...
PDF	DRAFT 7-1-19 Zoning Board of Appeals Minutes.pdf	planning	07/11/19	253 KB	☆ ...
PDF	MOA with Piper Lane LLC (A0627402-2xB0BA5).pdf	planning	07/12/19	607 KB	☆ ...

19-07 - Piper Lane Comprehensive Permit Continued Public Hearing

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<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		Additional Public Comments	planning	07/15/19	26	
<input type="checkbox"/>		Comprehensive Permit Application - Piper Lane, Acton, MA - hearing extension agreement 7-15-19.pdf	planning	07/11/19	36 KB	
<input type="checkbox"/>		Open Space Committee 7-15-19.pdf	planning	07/15/19	100 KB	
<input type="checkbox"/>		7-1-19 Meeting Packet	planning	07/10/19	0	

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<input type="checkbox"/>		AJ Jablonowski 7-15-19.pdf	planning	07/15/19	20 KB	
<input type="checkbox"/>		Andrew Magee 7-15-19.pdf	planning	07/16/19	104 KB	
<input type="checkbox"/>		Barbra Morse 7-13-19.pdf	planning	07/15/19	448 KB	
<input type="checkbox"/>		Carl Siegel 7-14-19.pdf	planning	07/15/19	15 KB	
<input type="checkbox"/>		Daniel Hill 7-15-19.pdf	planning	07/15/19	2 MB	
<input type="checkbox"/>		Eugene Beresin 7-14-19.pdf	planning	07/15/19	101 KB	
<input type="checkbox"/>		Green Acton 7-15-19	planning	07/15/19	121 KB	
<input type="checkbox"/>		Jennifer Brown 7-15-19.pdf	planning	07/15/19	15 KB	
<input type="checkbox"/>		Jillian Watson 7-14-19.pdf	planning	07/15/19	49 KB	
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<input type="checkbox"/>		Judy Wener 7-15-19.pdf	planning	07/15/19	14 KB	
<input type="checkbox"/>		Leah Abraham 7-15-19.pdf	planning	07/15/19	79 KB	
<input type="checkbox"/>		Leona Li 7-14-19.pdf	planning	07/15/19	14 KB	

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<input type="checkbox"/>	 Lisa Marcus Jones 7-15-19 	planning	07/16/19	14 KB	  
<input type="checkbox"/>	 Lucinda Chalmers 7-14-19.pdf 	planning	07/15/19	30 KB	  
<input type="checkbox"/>	 Michael Shulze 7-14-19.pdf 	planning	07/15/19	14 KB	  
<input type="checkbox"/>	 Nik Mani 7-14-19.pdf 	planning	07/15/19	13 KB	  
<input type="checkbox"/>	 Ramu Bollapragada 7-15-19.pdf 	planning	07/15/19	551 KB	  
<input type="checkbox"/>	 Robin Herr 7-15-19.pdf 	planning	07/15/19	14 KB	  
<input type="checkbox"/>	 Sarah and Kevin Amarin 7-14-19.pdf 	planning	07/15/19	14 KB	  
<input type="checkbox"/>	 Scott and Alissa Nicol 7-14-19.pdf 	planning	07/15/19	18 KB	  
<input type="checkbox"/>	 Supriya and Shirish Khandekar 7-14-19.pdf 	planning	07/15/19	198 KB	  
<input type="checkbox"/>	 Suzanne and Tyler Berrier 7-15-19.pdf 	planning	07/15/19	14 KB	  
<input type="checkbox"/>	 Suzi Yarin 7-1-19.pdf 	planning	07/15/19	13 KB	  
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<input type="checkbox"/>	 Yvonne Wilson 7-14-19.pdf 	planning	07/15/19	13 KB	  

Location: Home > Board of Appeals > Meeting Info > 2019 Meeting Information > 07-01-19 - Meeting Information > Scott Piper Lane Comprehensive Permit Continued Public Hearing

19-07 Piper Lane Comprehensive Permit Continued Public Hearing

Edit Selected... Add...		View	WebSite	Size	Actions
<input type="checkbox"/>	 106 Review request 4 Piper Lane action.msg	planning	06/24/19	1.0 KB	  
<input type="checkbox"/>	 Alissa Nicols 6-30-19 	planning	07/01/19	15 KB	  
<input type="checkbox"/>	 DHCD Decision, Related Application Safe Harbor, Piper Lane LLC's CP, Acton, MA.pdf 	planning	06/27/19	210 KB	  
<input type="checkbox"/>	 HDC Comments- April 25- 2019 	planning	06/24/19	210 KB	  
<input type="checkbox"/>	 Historical Commision - June 22.pdf 	planning	06/24/19	1.0 KB	  

19-11 - Piper Lane Comprehensive Permit























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<input type="checkbox"/>	Type	Title	Owner	Modified Date	Size	Actions	
<input type="checkbox"/>	Folder	Application	planning	07/02/19	11	↑↓ ⭐ ...	
<input type="checkbox"/>	Folder	Public Comments	planning	07/02/19	0	↑↓ ⭐ ...	
<input type="checkbox"/>	Folder	Staff Comments	planning	07/02/19	4	↑↓ ⭐ ...	

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<input type="checkbox"/>	PDF	Piper Lane 40B Appl Subm 20190320.pdf	planning	07/02/19	17 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Piper Lane Condominiums (March 2019).pdf	planning	07/02/19	37 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Piper Lane Condos -combined - 030819.pdf	planning	07/02/19	830 KB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Piper Lane Condos RENDERINGS -combined - 030119.pdf	planning	07/02/19	5 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Piper Lane Hydraulic Report.pdf	planning	07/02/19	481 KB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Piper Lane Report Letter 3-7-19.pdf	planning	07/02/19	1 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Stormwater Management Report Piper Lane LLC (March 2019).pdf	planning	07/02/19	3 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Stormwater O&M Piper Lane LLC (March 2019).pdf	planning	07/02/19	636 KB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Watershed Map-Existing Condition.pdf	planning	07/02/19	2 MB	↑↓ ⭐ ...
<input type="checkbox"/>	PDF	Watershed Map-Post Condition.pdf	planning	07/02/19	3 MB	↑↓ ⭐ ...

Public Comments

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<input type="checkbox"/>	Type ▲	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		4 Piper Lane PD Memo.pdf 	planning	07/11/19	105 KB	  
<input type="checkbox"/>		ACHC 4 Piper Lane revised comments to ZBA.6-25-19.pdf 	planning	07/02/19	245 KB	  
<input type="checkbox"/>		Engineering Comments - Comprehensive Permit - 3rd submission - 6.20.19.pdf 	planning	07/02/19	251 KB	  
<input type="checkbox"/>		Health Division Comments.pdf 	planning	07/10/19	82 KB	  

For the review of the materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-11131>

Respectfully Submitted,

Vivian Birchall
Land Use Department