



## ACTON ZONING BOARD OF APPEALS

### Minutes of Meeting

9/17/2019

7:30PM

Acton Town Hall

472 Main Street

Room 204

Board of Appeals members in attendance: Adam Hoffman, R. Scott Robb.

Absent: Ken Kozik, Emilie Ying

Also present: Roland Bartl, Planning Director; Nina Pickering- Cook, Town Counsel; Vivian Birchall, Administrative Assistant

### 1. **Opening**

Chair, Adam Hoffman opened the meeting at 7:40 p.m.

He explained that an officer from Acton Police Department was in attendance to help maintain order should that be necessary. He also informed the public that the meeting was being recorded by Acton TV, to implement the Mullin rule, for Ken Kozik, the board member who was absent.

### 2. **Regular Business**

#### **Approve previous meeting minutes**

After review of the 09/3/2019 minutes, Mr. Robb moved, and Mr. Hoffman seconded and the Board unanimously (2-0) to approved the minutes.

### 3 **New/Special Business**

#### 3.1 **ZBA 19-7/11 –Combined Public Hearing Continuation - 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 opened the public hearing at 7:42PM

The applicant's traffic engineer, representing Bayside presented, in detail, the traffic calculations including traffic volume, trip generation summary observed vehicle speeds, and surveyed sight distance.

A representative from the traffic consultant contracted by the Town - Vanasse & Associates, Inc. presented an overview of the peer review findings based on information provided by the applicant and the neighborhood group (SANA).

The attorney representing SANA, and a representative from traffic consultant Tetra Tech, contracted by the neighborhood group, presented the findings of the study carried out by Tetra Tech.

Members from the public raised concerns about sight distance calculations by the applicant and town's consultant and weather factors that could affect the sight distance. A member of SANA made a presentation citing reasons for SANA's opposition to the proposed project.

The Board of Appeals Chair, Adam Hoffman, asked the neighborhood group to submit all documents presented in the meeting, to the planning staff for the record.

The Chair moved to continue the public hearing to October 1, 2019 at 7:35PM at Town Hall, Room 204, Mr. Robb seconded, and the board voted unanimously 2-0 to continue the hearing.

#### 4. Adjournment

At 10:17pm, Mr. Robb moved and Mr. Hoffman seconded to adjourn the meeting. The motion was approved unanimously (2-0). The meeting adjourned.

##### Documents used during this meeting

- Agenda
- Draft 9-3-19 Zoning Board of Appeals Minutes
- Consolidated 19-7/11 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
- Bay SideTraffic Study
- SANA/Tetra Tech Traffic Study
- Letters from SANA Attorney - Dan Hill
- Life Safety - Powerpoint presentation by SANA
- Multiple letters from the abutters and the public
- Hearing continuation forms
- Documents from the 9/3/2019 scheduled hearing date

Link to docushare <http://doc.acton-ma.gov/dsweb/View/Collection-11385>

Respectfully Submitted,

Vivian Birchall  
Land Use Department