



**Minutes of Meeting**  
September 14th, 2021  
**7:30PM**  
**Virtual (Zoom) meeting**

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, Scott Robb  
Staff Present: Kristen Guichard, Planning Director and Zoning Enforcement Officer, Kaila Sauer-  
Assistant Planner, Alicia Burak, Admin Assistant

**Opening**

Chair, Ken Kozik opened the meeting at 7:31PM. He read the guidelines for the virtual meeting. He called the roll. Ken Kozik- Aye, Adam Hoffman-Aye, Scott Robb- Aye

**I. Regular Business**

**1. Approve previous meeting minutes**

Adam Hoffman moved to approved the meeting minutes of 8/3/21, Scott Robb seconded. The motion passed unanimously. Roll Call Vote: Ken Kozik-Aye, Adam Hoffman-Aye, Scott Robb -Aye

**2. Administrative Updates: None**

**II. New/Special Business**

**1. ZBA 21-12 – Public Hearing -262-264 Main St – Comprehensive Permit**

Ken Kozik opened the public hearing at 7:33PM

Vice Chair of the AHA, Nancy Kolb gave a brief overview of the current shortage of low income housing in Acton. She stated that 75 local seniors are on the wait list for housing and the current wait is 5 years.

Attorney Chris Alphen and Architect John Winslow described the proposed project as a 40 unit senior affordable housing complex on 2.25 Acres located at 362-364 Main St. The building is comprised of four modular buildings linked together by vestibules that is fully accessible with a contemporary farmhouse design that fits in with the neighborhood.

Civil Engineer, Mike Joyce described the site layout, stormwater system, access and driveway system and septic system plans. He mentioned that the Conservation Commission process first hearing will be held next week.

Architect Phil Reville provided information on the floor plans of the project, including elevations and the visual scope of the building from the road, also stating that the project will be environmentally friendly.

Dan Dumait of MDM, gave an overview of traffic projections, adequate site lines and site distance, vehicle turning movements and pedestrian improvements such as nearby amenities and shuttles that provide transportation for seniors. He stated there is a public shade tree that he recommends to be taken down that is in the site line.

**Board Comments:** All Board Members stated traffic concerns in the location of the project, referring to a previous concern of a proposed daycare that had been denied approval at the site because of traffic issues. Kelley Cronin of Acton Housing Authority stated that only 40% of the senior residents have vehicles, and are not traveling at peak hours unlike residents who would be picking and dropping off children from daycare.

Scott Robb questioned the entry/exit location and asked if it was the appropriate size for emergency vehicles, also stating concerns for another entry point for emergency vehicles to access the buildings.

Adam Hoffman asked how the proposed project affects the dog park. Kelley Cronin stated that there will be an easement in place and that the septic system for the project will be located under the dog park. Adam also raised questions on the parking lot size and why there wasn't multi-level or underground parking. Kelley Cronin replied that it was cost prohibitive and there is ledge on the site.

**Citizen Comments:**

All residents that spoke at the public hearing were in favor of the project.

Bob Van Meter of Halfmoon Hill, and Judith Aronstein of 3 Gregory Lane commented that the Kelly's Corner project will help with traffic concerns. They both stated their appreciation for an environmentally sustainable project.

Jeff Bergart of 26 Alcott St, spoke on behalf of the Council Of Aging stating they are in full support. He stated he believes the traffic patterns will have a low impact.

Janet Adachi of Simon Hapgood Rd, spoke on behalf of the ACHC stating that they have contributed to the project and are in full support.

Franny Osman of 16 Halfmoon Hill, stated that the environmental aspects are appealing. She stated some design concerns. She spoke on behalf of the Commission of Disabilities stating that they are in full support of the project.

Alissa Nicol of School St, stated she strongly supports the project and commended the public involvement and town support. She believes that the public shade tree should stay intact.

Tom Gillispie of Thoreau St, stated he was in support but had concerns about the sub sewage plan.

Bernice of Old Stone Brook, spoke about the board process stating she supports it and is proud of it.

**Deliberations:** Chair, Ken Kozik requested a site walk with the Board Members and the Applicant. Adam Hoffman made a motion at 9:24PM for a site walk visit of 362-364 Main St on 9/20/21 at 4:00PM. Scott Robb seconded the motion. Roll Call Vote- Ken Kozik-Aye, Adam Hoffman-Aye, Scott Robb- Aye

Ken Kozik noted that the Board expects Applicants to address any outstanding comments provided by Town staff and technical reviews.

Adam Hoffman motioned at 9:37PM to continue the public hearing to 10/5/21 at 8:00PM and to close the public hearing. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik-Aye, Adam Hoffman-Aye, -Scott Robb-Aye

**Materials Used at the Meeting:**

**09/14/2021 Agenda**

**Minutes for 08/3/21**

**<http://doc.acton-ma.gov/dsweb/View/Collection-13049>**

**362-364 Main Street Application Materials as follows:**

**362-364 Main St 300 FT**

**AHA Comprehensive Permit Application as Filed**

**Appendix 3.15 Traffic Report**

**Complete Plan Set for Main Street**

**Legal Ad**

**362-364 Main Street-Comprehensive Permit 8.31.21**

**362-364 Main Street Comprehensive Permit-Planning Memo 9-9-21**

**AWD Comments 8-31**

**Building Dept Comments 8-31-21**

**COA Board Letter to Zoning Bd 091421**

**Health Dept Comments 8-31-21**