



Acton Zoning Board of Appeal

Minutes of Meeting

May 23, 2018

Acton Town Hall

Room 9

Zoning Board of Appeal members in attendance: Kenneth Kozik, Chair; Jonathan Wagner; and Suzanne Buckmelter.

Also in attendance: Robert Hummel; Assistant Town Planner, Katelyn Huffman, Board of Appeals Secretary

Mr. Kozik opened the meeting on May 23, 2018 at 7:30PM.

Public Hearing #18-04 – 184 Main Street –Comprehensive Permit 40B

Mr. Kozik opened the continued public hearing #18-04 at 7:30PM. He asked the Planning Division to update the board on what has and has not been addressed. The Planning Division informed the Board that they would like to see the condo fees to be equal for all units. This is due to problems that have occurred in previous 40B projects that resulted in inequality and resentment. Mr. O'Hagan informed the board that explained that he had spoken with Matt Mostoller of the Acton Water District in regards to water hookup and mitigation fees. They had submitted their water impact report and were waiting to hear back. They also addressed many of the changes the DRB recommended.

Bernice Baran of the ACHC told the Board that they still supported the project. She reminded them that abutters concerns are important but you cannot reduce the size off the basis of a pro forma or impose conditions that would make the project unfeasible.

Mr. Kozik opened the room to public comment. The attending public voiced concerns about the landscaping as proposed, the increase in traffic the Stormwater, and a pipe that runs underneath the property onto another abutting property and empties into a dry well. Density was also a concern and there was a request for a third party review of the Stormwater and drainage from a different source via an abutter.

Mr. Kozik agreed that the Board would send a list of questions to the Engineering Department to ask about the pipe, the drainage, the groundwater levels and the traffic.

The Board and the applicant agreed to continue the public hearing.

Mr. Hoffman made a motion to continue public hearing #18-05 to June 20, 2018 at 7:30PM in Town Hall. Mr. Wagner seconded the motion. The motion carried unanimously.

Minutes – 05/21/18

Mr. Wagner made a motion to approve the minutes from 05/21/2018, as written. Ms. Buckmelter seconded the motion. The motion carried unanimously.

The meeting adjourned at 9:35 PM

Respectfully Submitted,
Katelyn Huffman