



ACTION ZONING BOARD OF APPEALS

Minutes of Meeting

4/8/2019

7:30PM

Acton Town Hall

472 Main Street

Room 126

Zoning Board of Appeals members in attendance: Ken Kozik, Adam Hoffman

Associate members: Scott Robb, Emilie Ying

Absent: Suzanne Buckmelter

Also present: Roland Bartl, Planning Director; Vivian Birchall, Administrative Assistant.

1. Opening

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

2. Special Business

257 Central Street Use Special Permit – Continued Public Hearing

The applicant informed the Board that following the previous public hearing, his team met with the staff from the Planning Department to discuss the concerns and adjustments to the plan. He presented the new plan with some modifications to include a sidewalk, remove the dormers, and showed the lay out concepts differently. He also presented a multi-dimensional model to scale, of the proposed development.

Deliberations and outstanding issues

Mr. Bartl, informed the Board that the plan presented was the outcome of a general discussion with the applicant, which the staff thought would be an acceptable option.

After discussion;

- One board member expressed satisfaction with the plan as presented and willingness to vote in favor of it
- One board member requested the applicant to present a plan with an offset, to create the impression of two separate houses.
- One board member asked the applicant to reduce the size of the structure and dwelling units so as to lower their price point.

Mr. Hoffman moved to continue the Public Hearing to Monday April 29, 2019 at 7:30pm. The motion was seconded by Ms. Ying and was unanimously approved (3-0).

30 Carlisle Road Variance - Public Hearing

The applicant made a presentation requesting for the approval of a variance due to the lot shape (corner lot) of the property which limits buildable land.

After discussion, the board did not think that the argument presented by the applicant was sufficient and unique to justify a variance.

Mr. Robb moved to deny the variance request. Mr. Hoffman seconded the motion.

By a vote of 3-0, the decision to award the variance was unanimously declined.

Ms. Hoffman moved and Mr. Robb seconded to close the public hearing. The motion was unanimously (3-0) approved.

Avalon Acton II Amendment – Continued Public Hearing

Mr. Bartl informed the board that memos had been acquired from the various town departments and a decision had been drafted and reviewed with the applicant.

Deliberations on outstanding issues

The applicant's presentation highlighted conversation with the fire department to determine the best location for accessibility and the project monitoring.

After discussion, Ms. Ying moved to approve the comprehensive permit. The motion was seconded by Mr. Hoffman. The motion was unanimously approved (3-0)

The decision was signed by the Board.

Ms. Ying moved, and Mr. Hoffman seconded to close the public hearing. The motion was unanimously (3-0) approved.

3. Administrative Announcements

The Monday 5/6/2019 meeting will be held at the Public Safety Building.

Board availability for a hearing continuation from 5/6 Comprehensive Permit hearing: 6/3 if larger is available, or 6/10. Mr. Bartl asked Board members to send in full contact information.

Adjournment

At 9:55p.m, Mr. Hoffman moved and Ms. Ying seconded to adjourn the meeting.

The motion was approved unanimously.

Respectfully Submitted,
Vivian Birchall
Land Use Department

For additional materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-10517>

04-08-19 - Meeting Information					
Type	Title	Owner	Created Date	Last	Actions
File	4.0 - 18-44 - 38 Central Road Variance	planning	04/02/19	0	111 ...
File	ED - Avalon II - Continuation from March 28, 2018	planning	04/02/19	0	111 ...
File	8.1 - Avalon Additional Staff Comments	planning	04/02/19	0	111 ...
File	8.2 - Avalon II Revised Plans	planning	04/02/19	0	111 ...
File	8.3 - 04-08-19-25A Agenda	planning	04/02/19	213 KB	111 ...
File	1.0 - 3-13-19-25B (Draft Minutes)	planning	04/02/19	109 KB	111 ...
File	1.1 - 3-28-19-25A (Draft Minutes)	planning	04/02/19	109 KB	111 ...
File	1.1 - 257 Central Street - Agreement on Time Extension	planning	04/02/19	10 KB	111 ...
File	1.16 Cover Letter	planning	04/02/19	340 KB	111 ...
File	1.11 Revised Plans 4-8-19	planning	04/02/19	802 KB	111 ...
File	3.3 - Elevation View	planning	04/02/19	11 KB	111 ...
File	3.3 - Health Comments 3-26-19	planning	04/03/19	177 KB	111 ...
File	3.4 - Planning Revised Memo	planning	04/03/19	216 KB	111 ...
File	3.5 - 8064 CONC1	planning	04/03/19	261 KB	111 ...
File	3.6 - 8064 CONC2	planning	04/03/19	261 KB	111 ...
File	3.7 - 8064 CONC3	planning	04/03/19	271 KB	111 ...
File	3.7 - 8064 CONC3	planning	04/03/19	271 KB	111 ...
File	3.8 - 8064 CONC4	planning	04/04/19	229 KB	111 ...
File	3.9 - Architect Conceptual Plans	planning	04/04/19	7 KB	111 ...
File	3.10 - 2019-04-01 - Avalon Action II Comprehensive Permit Response to Comments	planning	04/04/19	2 KB	111 ...
File	3.11 - Avalon Phase II - Draft Decision 4-5-19	planning	04/05/19	409 KB	111 ...
File	3.12 - Avalon Phase II - Final Draft Decision 4-8-19 (online)	planning	04/05/19	302 KB	111 ...
File	3.13 - Avalon Phase II - Final Draft Decision 4-8-19	planning	04/05/19	302 KB	111 ...
File	3.14 - 257 Central Street - 3-4-19 Packet Information	planning	04/05/19	0	111 ...

4.0.2 - Staff Comments

Type	Title	Owner	Created Date	Due	Actions
4.0.2.2 - Health Comments	4.0.2.2 - Health Comments	planning	04/03/19	07/03	 
4.0.2.1 - HWD Comments	4.0.2.1 - HWD Comments	planning	04/03/19	06/03	 
4.0.2.3 - Engineering Notes	4.0.2.3 - Engineering Notes	planning	04/03/19	07/03	 
4.0.2.4 - Planning Notes	4.0.2.4 - Planning Notes	planning	04/03/19	01/03	 

4.0.1 - Application

Type	Title	Owner	Created Date	Due	Actions
4.0.1.1 - Application	4.0.1.1 - Application	planning	04/03/19	01/03	 

5.0 - Avalon II - Continuation from March 20, 2019

Type	Title	Owner	Created Date	Due	Actions
5.0.2 - Agreement to, Term Extension 04-08-19	5.0.2 - Agreement to, Term Extension 04-08-19	planning	04/02/19	01/03	 
5.0.1 - Avalon II Continuation	5.0.1 - Avalon II Continuation	planning	04/02/19	01/03	 

5.1 - Avalon Additional Staff Comments

Type	Title	Owner	Created Date	Due	Actions
5.1.3 - Police Comments	5.1.3 - Police Comments	planning	04/02/19	11/03	 
5.1.2 - Avalon II - Natural Resources Division comments	5.1.2 - Avalon II - Natural Resources Division comments	planning	04/02/19	30/03	 
5.1.1 - Action Water District - 3-28-19	5.1.1 - Action Water District - 3-28-19	planning	04/02/19	11/03	 
5.1.4 - Fire Comments 4-2-19	5.1.4 - Fire Comments 4-2-19	planning	04/02/19	10/03	 
5.1.5 - Fire Comments 4-5-19	5.1.5 - Fire Comments 4-5-19	planning	04/02/19	12/03	 