



Acton Zoning Board of Appeal

Minutes of Meeting

February 6, 2017

Acton Town Hall

Room 9

Zoning Board of Appeal members in attendance: Ken Kozik, Acting Chairman; Suzanne Buckmelter, and Adam Hoffman.

Also in attendance: Roland Bartl, Planning Director; Robert Hummel, Assistant Town Planner and Katelyn Huffman, Board of Appeals Secretary

Mr. Kozik opened the meeting on February 6, 2017 at 7:30PM

Minutes

The Board unanimously voted to approve the minutes of the January 9, 2017 meeting and the January 19, 2017 meeting.

Continued Public Hearing # 16-14 – 31-49 Martin Street – Comprehensive Permit

Mr. Kozik opened the public hearing at 7:30 PM. Mr. Kozik gave an overview of the public hearing process. He then explained the Mullin Rule, of which Mr. Hoffman would be using, and had him sign the appropriate documentation.

Mr. Kozik asked the applicant to go over all of the progress that had been made in relation to the Town Department's memos.

Mr. Gallagher informed the Board that they had added a sidewalk as requested in previous memos. The project street size had been reduced from 24 feet to 20 feet and crosswalks had been added. All of the locations of the affordable units had been worked through with the ACHC and labeled on the proposed map of the project.

Mr. Hoffman asked if all the houses would be priced the same.

Mr. Gallagher explained that they would be different based on affordable units, and bed room counts for non-affordable units. The prices would come out in early spring.

Mr. Gallagher also informed the board that condo fees for the affordable units was a work in progress and that it would be worked out as sited in the RHSO memo. Mr. Gallagher and his team worked with engineering, and fire to satisfy their concerns. He informed the board that the Police department had no comment and that they would be paying all sewer privilege fees. An ANRAD and NOI were in the process of being obtained and no news had come from the water department because they were on vacation.

He also informed the Board that the DRB requested screening at the south side of the project and that they would comply.

Mr. Hoffman asked for an overview regarding the houses that would be saved.

Mr. Gallagher complied. He also informed Mr. Hoffman that his crew would be renovating the historic houses.

Ms. Buckmelter let the applicant know that she was concerned that all the houses would be the same.

Mr. Gallagher informed the Board that the buyer would pick the style of house that would go on their lot. He explained that each lot was limited to what kind of house could be placed on it and so due to those constraints not everyone would have the same house. He let the Board know that he would supply them with a housing matrix.

Mr. Kozik asked Roland Bartl, the Planning Director, to go overview the Planning Department memo and site any concerns or any missing elements.

Mr. Bartl cited the following things to the Board regarding the project. The Planning Department received a plan showing all affordable units and their proposed locations. A sidewalk has been added to the development. Renderings of the carriage house were provided. Confirmed that the size of the roadways had been reduced. The street name "Hadley" had caused some concern to the Fire Department and the Planning Department defers to them. Mr. Bartl noted that the Engineering Department and the Water Department both had concerns about the utility line placement. The screening at the south east portion of the development didn't quite make sense. Mr. Bartl also mentioned fixing the driveways again.

Mr. Bartl asked that the compensatory storage for flood volume be considered.

Sue Carter, the engineer for the project explained how they addressed the issue and showed overflow basins on the plans. She informed the board that they were being extra cautious in regards to water in the area and were sure to overcompensate based off their calculations.

Mr. Hoffman asked if there would be screening at the north side of the development at abutter Anne Forbe's request.

Mr. Gallagher agreed that there would be screening and that he would talk to Ms. Forbes in regards as to where she would like the screening.

Mr. Kozik opened the floor to public comment.

Jeff Barry, 21 Martin Street, reiterated his concerns about high ground water and flooding.

Anne Forbes, 25 Martin Street, asked to see the location of the utility lines. The applicant complied.

Ms. Forbes let the Board know that the street name Hadley had significant meaning to the neighborhood.

Hannah Pemberton, 15 Martin Street, echoed Ms. Forbes feelings.

Kristen Cooper, 14 Martin Street, informed the board that she felt this development would great increase traffic. She also wanted to know who would be able to use the community gardens.

Mr. Kozik informed Ms. Pemberton that an extensive traffic study had been done.

Mr. Bartl informed the room that if the community Garden was to be in the Town's control then it should be carved out in the condominium agreement.

Mr. Bartl informed the applicant that his sign was too large and asked if they would shrink it.

Mr. Gallagher said he would shrink the sign down to a more suitable size. He also let the board know that he proposed giving a gift to the sidewalk committee to further complete his obligation.

Mr. Bartl asked if payments could be made in stages instead of through permits to help the process go more smoothly.

Mr. Kozik confirmed that there were no more questions and then asked how the other board members were feeling about the project. Overall, the board felt good about approving the project.

Mr. Hoffman made a motion to continue hearing #16-14 to Tuesday, February 28, 2017 at 7:30PM at the Acton Town Hall.

Ms. Buckmelter seconded the motion.

The motion carried unanimously.

Mr. Kozik made a motion to adjourn the meeting at 9:00 PM.

Mr. Hoffman seconded the motion.

The motion carried unanimously.

Respectfully Submitted,

Katelyn Huffman

Zoning Board of Appeals Secretary