



Acton Zoning Board of Appeal

Minutes of Meeting

August 10, 2016

Acton Town Hall

Room 121

Zoning Board of Appeal members in attendance: Jonathan Wagner, Chairman; Adam Hoffman, and Ken Kozik. Staff present: Roland Bartl, Town Planner; Kristen Guichard, Assistant Town Planner; Katelyn Huffman, Board of Appeals Secretary. Also Present: Janet Adachi, Board of Selectmen Liaison, Louis Levine, Joseph Levine, and Terra Friedrichs.

Mr. Wagner opened the meeting on August 10, 2016 at 7:30PM

Hearing # 16-05 Comprehensive Permit – 248 High Street – Adeline Way

Mr. Wagner opened the hearing at 7:30PM and introduced the board and applicants. Mr. Wagner confirmed that there were no new submissions for the Comprehensive Permit.

Mr. Wagner reviewed each of the department memos that were submitted. Mr. Wagner asked if all concerns in the departmental memos had been addressed. Mr. Joseph Levine confirmed that all concerns had been addressed and all departments indicated that they were satisfied.

Mr. Wagner opened the floor to public comment.

Terra Friedrichs of West Acton asked the Board to review a pro forma report that she had prepared. She stated that it indicated it would be profitable to renovate the existing structure and build fewer units. She asked the Board to consider extending the hearing until a memo was submitted from the Mass. Historical Commission (MHC) or Town Counsel.

Mr. Wagner asked why Ms. Friedrichs wanted this review. Ms. Friedrichs indicated she wanted to know if MHC cared about the project and the demolition of the existing structure.

The Board discussed whether it was necessary to continue the hearing. Members observed that the applicant corrected all issues identified by Town departments, that the project would help meet the Town's affordable housing goals, and that there had been several opportunities to receive additional comments on the existing structure, but none had been received.

The Board reviewed the draft decision provided by the Planning Department and requested the following changes:

- Section 1 – Exhibits : Addition of prop forma report submitted by Terra Friedrichs
- Section 4.1.2: Delete
- Sections 4.14 and 4.15: Delete

- Section 4.25: Singular instead of plural
- Section 4.2.16: Delete Open Space
- Include a condition requiring compliance with the Tree Warden's email
- Include a condition that there be no removal of trees beyond the limit of clearing except with the Tree Warden's approval

The Board agreed to update the decision and then vote on it. The Board took a meeting break while staff updated the draft decision; then the Board reconvened.

Mr. Hoffman moved to close the hearing. Mr. Kozik seconded the motion. Vote: 2 aye 1 nay – the motion carried.

The Board reviewed the updated decision. Mr. Kozik moved to approve the Comprehensive Permit Decision as written. Mr. Hoffman seconded the motion. Vote: 3 aye – the motion carried unanimously.

The meeting was adjourned at 9:00PM.