



Acton Zoning Board of Appeal

**Minutes of Meeting
September 12, 2016
Acton Town Hall
Room 126**

Zoning Board of Appeal members in attendance: Ken Kozik, Acting Chairman; Adam Hoffman, and Susan Buckmelter. Staff present: Kristen Guichard, Assistant Town Planner; Katelyn Huffman, Board of Appeals Secretary. Also Present: Nabil Meziani, Applicant; Nicole Fandel, Abutter.

Mr. Kozik opened the meeting on September 12, 2016 at 7:30PM

Minutes

The Board unanimously voted to approve the minutes of the August 1, 2016 and August 23, 2016.

Public Hearing # 16-08 – 16 Maple Street

Mr. Kozik opened the Public Hearing at 7:30 PM. Mr. Hoffman moved to continue the Public Hearing for 16 Maple Street until October 3, 2016 at 7:35 PM in room 126. Susan Buckmelter seconded the motion. The motion passed unanimously.

Public Hearing # 16-09 – 122 Willow Street

Mr. Kozik opened the Public Hearing at 8:00 PM. Mr. Kozik introduced himself and the Board to the audience. Nabil Meziani, the applicant, introduced himself and gave the Board a brief history of his time in Acton. He explained that he and his growing family were running out of room in their one story, ranch style home and would like to expand in order to better accommodate their needs. He proposed adding a second story, where all bedrooms would be housed, and using the first floor as a family/living space. He also proposed adding a garage and deck to his home.

Mr. Kozik asked the applicant if he could comply with current setbacks standards for his zoning district, if this proposed addition was granted.

Mr. Meziani confirmed that the design would meet set back requirements.

Mr. Hoffman asked where the applicant acquired his measurements and calculations.

Mr. Meziani explained that he had personally done all measurements and calculations for the floor and elevation plans and hired an engineering firm to create the plot plan.

The Board stated that the information provided was not sufficient and they needed architectural renderings and exact measurements in order to render a decision.

Ms. Buckmelter stated she did not care for the roof line of the proposed garage.

They then opened the floor to public comment.

Ms. Fandel let the Board know that as an abutter, she was very excited about this project and felt that it would make the neighborhood improve overall. She explained that the current house was in need of some work and did not compliment the neighborhood. She urged the Board to approve the special permit.

The Board and the applicant agreed to continue the hearing until November 7, 2016 at 7:35PM in room 126 at Town Hall so that the applicant could bring forth architectural renderings and more details.

Proposed Zoning Changes for Special Town Meeting, October 5, 2016

Ms. Guichard informed the Board that, as previously discussed, an article had been submitted for Special Town Meeting to change the as of right percentage for alterations, additions, etc., of nonconforming lots. The zoning article would change the current as of right percentage for additions on non-conforming lots from 15% to 50%.

The Board confirmed that they were fine with the proposed Zoning change.

Mr. Hoffman made a motion to adjourn the meeting.

Ms. Buckmelter seconded the motion.

The motion passed unanimously.

The meeting was adjourned at 9:00 PM.