



ACTON ZONING BOARD OF APPEALS
Minutes of Meeting
06/30/2020
6:30PM
Virtual (Zoom) meeting

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, R. Scott Robb
Also present: Robert Hummel, Assistant Town Planner

1. Opening

Chair, Ken Kozik opened the meeting at 6:30 p.m. He read the guidelines for virtual meeting.

He called the roll. Adam Hoffman – Aye; Scott Robb – Aye; Ken Kozik – Aye

2. Regular Business

2.1 Approve previous meeting minutes

After review of the 06/09/2020 minutes, at 6:34pm, Mr. Hoffman moved, and Mr. Robb seconded. The Board unanimously (3-0) approved the minutes as shown, Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye.

3 New/Special Business

3.1 ZBA 20-05 Continued Public Hearing, Comprehensive Permit application for “Grandview Acton” at 361 and 363 Great Road.

The Chair of the Board, Mr. Kozik, re-opened the public hearing at 6:32pm. He explained the public hearing process.

He recapped the process to date that led to a straw vote at the previous hearing session and opened up the hearing inviting the applicant to address staff comments.

The applicant, Mark O’Hagan stated that he was okay with the draft comprehensive permit decision that would approve the 40B project which would produce 32 units for seniors (above the age of 55). The proposed project is located at 361 & 363 Great Road.

The Board reviewed and discussed the conditions outlined in the draft decision including the energy star requirements for appliances, location of affordable units, schedule for market rate and affordable rate units, and fire department concerns.

Comments/requests from the Board

The applicant was asked to work with the Fire department to address their concerns and get the approval of the fire department.

With these comments, and agreement with the applicant, at 7:24pm, Mr. Hoffman moved, Mr. Robb seconded and the board unanimously voted (3-0) to continue the public hearing 20-05 to July 14, 2020 at 6:30pm, virtually.

The Chair called roll. Adam Hoffman – Aye; Scott Robb – Aye; Ken Kozik – Aye

3.2 ZBA 19-07/19-11 Combined Public Hearing Continuation - Comprehensive Permit Application for land located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton, MA, Map H3-A parcels 3, 3-1, 3-2, and 17. This was continued to July 14 2020, 7:30 PM, Town Hall Room 204, or virtually if social distance guidelines are not lifted by then.

At 7:28pm, Mr. Hoffman moved and Mr. Robb seconded to give Mr. Kozik permission to sign the corresponding extension of the Piper Lane MOA amendment on behalf of the Zoning Board of Appeals.

The Chair called roll. Adam Hoffman – Aye; Scott Robb – Aye; Ken Kozik – Abstained because he was being voted on.

The Board discussed the procedure for seeking clarification and short consults with staff.

4. Adjournment

At about 7:38 pm, Mr. Robb moved and Mr. Hoffman seconded to adjourn the meeting. The motion was approved unanimously.

– The Chair called roll. Adam Hoffman – Aye; Scott Rob – Aye; Ken Kozik – Aye

Meeting adjourned.

Documents used during this meeting

- Agenda
- Draft 6-9-20 Zoning BOA Minutes
- Grand View Apartments Comprehensive Permit Application
- Town Department Comments
- Planning Department Memos

Link to docushare: <http://doc.actonma.gov/dsweb/View/Collection-12444>

Respectfully Submitted,
Vivian Birchall
Land Use Department