



ACTION ZONING BOARD OF APPEALS

Minutes of Meeting

10/06/2020

7:30PM

Virtual (Zoom) meeting

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

1.0 Opening

Chair, Ken Kozik opened the meeting at 7:31 p.m. He read the guidelines for virtual meeting.
He called the roll. Adam Hoffman – Aye; Scott Robb – Aye; Ken Kozik – Aye

1.1 Approve previous meeting minutes

Mr. Hoffman moved and Mr. Robb seconded to approve the 09/09/2020 minutes as presented at the meeting. The board unanimously (3:0, approved the decision at 7:36pm.

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

2.0 New/Special Business

2.1 ZBA 20-10 Public Hearing, Special Permit application for the reconstruction of a dwelling and the construction of a new barn at 62-64 Pope Road

The applicant's representative, Paul Kirchner, from Stamski & McNary presented an overview of the project to reconstruct the existing dwelling and the construct a new barn on the adjacent lot that is held in common ownership.

Public Comments

Comments from abutters at 76 Pope Road, 67 Pope Road, 17 Pope Road, 63 Pope Road

- The Floor Area Ratio is proposed to be about 3 times as the existing dwelling.
- The existing lot is wooded, rocky and hilly and no farm activity could take place on the lot
- Concerns about the amount of construction that will be undertaken for this project
- Concerns that the property might be used as a work area for cars since the owner is a car collector and auto repairs would have an effect on the groundwater
- The proposed barn appears to be inconsistent with the scenic road and the neighborhood
- The proposed barn is shown to be located 20 feet from abutter's property line
- Concerns about negative effects on abutter's property value
- Concerns about the barn, which is not appropriate for the site

The ZBA Board chair clarified that scenic roads, and private wells are not in the authority of the Board of Appeals and their decision will be based on the by-law.

Board comments

- Need information on proximity of proposed barn to the neighbor's home?
- Concerned about the size of the barn
- Need landscaping details of the project

After the board discussion, the applicant and the board agreed to continue the hearing to October 20, 2020 to review a revised plan without a barn. At 8:53pm Mr. Hoffman moved, Mr. Robb seconded and the Board unanimously (3-0) voted to continue the public hearing to October 20, 2020 at 7:00pm via Zoom

3.0 Adjournment

At 8:55PM, Mr. Hoffman moved and Mr. Robb 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

- 10/06/2020 ZBA Meeting Agenda
- 09/09/2020 ZBA Meeting Minutes
- ZBA 20-09 – 62-64 Pope Road Application

Link to docushare: <http://doc.acton-ma.gov/dsweb/View/Collection-11676>

Respectfully Submitted,
Vivian Birchall
Land Use Department