



Minutes of Meeting
April 5th, 2022
7:30PM
Virtual (Zoom) Meeting

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, Scott Robb
Staff Present: Kristen Guichard, Planning Director and Zoning Enforcement Officer and Alicia Burak, Admin Assistant

Opening

Chair, Ken Kozik opened the meeting at 7:30PM. He read the guidelines for the virtual meeting. He called the roll. Ken Kozik- Aye, Adam Hoffman-Aye, Scott Robb- Aye

I. Regular Business

1. Approve previous meeting minutes

Adam Hoffman motioned at 7:32 PM to approve meeting minutes as modified from 01/04/2022. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik- Aye, Adam Hoffman-Aye, Scott Robb-Aye.

2. Administrative Updates: Chair, Ken Kozik asked Planning, Director Kristen Guichard if there are any updates on the on the Pope Road litigation, and she answered that there is no update. Ken Kozik asked what the project was on Elm Street and Kristen stated it was the beginning developments of a PCRC that was approved by the Planning Board.

3. Jim Snyder Grant presented on the Select Board's new policy on Clean Energy.

II. New/Special Business

1. ZBA 22-01 - Public Hearing – 179 High St

Chair, Ken Kozik opened the public hearing at 7:42PM

Applicants gave a brief overview on their special permit application. They are requesting a special permit for two sheds on a non-conforming lot for extra storage space and exercise equipment. The first shed will be 16x24 SF and the second shed will be 16x30SF. Both sheds will be placed with a 25-foot setback.

Scott Robb motioned to close Public Hearing ZBA22-01 at 7:55PM. Adam Hoffman seconded the motion. Roll Call Vote: Ken Kozik- Aye, Scott Robb- Aye, Adam Hoffman-Aye

Deliberations: 8.1.5 – All board members agree that the addition of the two sheds does not increase the non-conformity.

10.3.5- All board members agree that the special permit is consistent with the master plan, not detrimental to the neighborhood, is in harmony with the neighborhood, is appropriate for the site in question and complies with all applicable requirements of the bylaw.

Adam Hoffman motioned at 8:00PM to approve ZBA 22-01 with the conditions that the size of the sheds be 16x24, and 16x30. The sheds be no closer than 25 feet from the set back, and the model of the shed is the Aspen as shown in documents. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik-Aye Scott Robb-Aye, Adam Hoffman-Aye

Adam Hoffman to write the decision.

Adam Hoffman motioned at 8:02PM to close the meeting. Scott Robb seconded the motion. Roll Call Vote: Ken Kozik-Aye, Scott Robb-Aye, Adam Hoffman-Aye

Materials Used at the Meeting:

[**http://doc.acton-ma.gov/dsweb/View/Collection-14363**](http://doc.acton-ma.gov/dsweb/View/Collection-14363)

04/05/2022 Agenda

Minutes for 01/04/22

ZBA- How to participate remotely

SB Policy on Encouraging Building With Clean Energy.

179 High St application materials as follows:

179 High St 300FT

Accountable Mail

Application

Alissa Nicol Email 3.31.22

Terra Email 2.15.22

Building Dept Comments 2.16.22

Engineering Dept Comments 2.16.22

Fire Dept Comments 2.16.22

Health Dept Comments 2.15.22

Health Dept Comments 2.17.22

Water Dept Comments 2.16.22