



**Minutes of Meeting
November 7th, 2023
7:30PM
Virtual (Zoom) Meeting**

Board of Appeals members in attendance: Ken Kozik, Adam Hoffman, David Schena
Staff Present: Kaila Sauer, Senior Planner, Alicia Burak, Admin Assistant

Opening

Chair, Ken Kozik opened the meeting at 7:30PM. He called the roll. Ken Kozik- Aye, Adam Hoffman-Aye, David Schena-Aye

Members Absent: Scott Robb

I. Regular Business

1. **Approve previous meeting minutes** – approval of meeting minutes postponed to next meeting on 12/5.
2. **Administrative Updates: None**

II. New/Special Business

1. **ZBA23-03 - Public Hearing -226 Main St, Special Permit**

Chair, Ken Kozik opened the public hearing at 7:32PM

Engineer, Aidan Schlotman presented on the proposed project and stated that the applicant is looking to demolish the existing 1 story dwelling that is in disrepair and construct a 2-story dwelling on a non-conforming lot. He stated that the proposed house will increase the floor area ratio by 287%, and that the increase is so large because the dwelling will be two floors. He believes the proposed dwelling will fit in with the neighborhood, noting the large homes across the street.

Ken Kozik and Adam Hoffman both commented that the proposed dwelling is grossly exceeding what is allowable. Adam Hoffman noted that the houses across the street were up on a hill, and the houses on the same side of the street are smaller houses.

Residents' Comments: Terra Friedrichs, West Acton- noted that the current house at 226 Main St is situated close to the street and is of the same size, look, and feel as the houses on the same side of the street whereas the houses across the street are large and set back on a hill, making it feel like a different neighborhood.

Evert Fowle, 228 Main St – stated that the proposed house is the second largest building on the smallest lot in the area and does not fit in with the harmony of the neighborhood. He stated concerns of increased water issues to his home with a house that large and that close to his home. He recommended the meeting be continued and for the applicant to come back with a scope fits the neighborhood.

The Board Members agreed that the proposed house does not appear to be appropriate for the site in question due to the excessive size and recommended the applicant construct a more conservative house that would be more consistent and appropriate for the site in question and suggested a continuation.

Aidan Schlotman agreed to a continue the meeting and come back with revisions to make sure that there is a good compromise for everyone.

Adam Hoffman motioned at 8:12PM to continue ZBA23-05 to 12/5/23 at 7:30P. David Schena seconded the motion. Roll Call Vote: Ken Kozik- Aye, Adam Hoffman-Aye, David Schena-Aye

Adam Hoffman motioned at 8:12PM adjourn the meeting. David Schena seconded the motion. Ken Kozik- Aye, Adam Hoffman-Aye, David Schena-Aye

11/07/2023 Meeting Materials:

11-07-23 Agenda

Meeting Minutes

How to participate remotely

226 Main St application materials as follows:

Revised Application

Revised Plans

Abutters'List

7216 ZBA Packet

