



R E C E I V E D
JUN 27 2013 D

TOWN CLERK, ACTON

**MINUTES FOR AN AMENDMENT TO THE 40B COMPREHENSIVE
PERMIT FOR ACTON MEADOWS 263 GREAT RD.**

HEARING # 12-02

A public hearing of the Acton Board of Appeals was re-opened on **Monday, April 8, 2013 at 7:30 PM** in the EOC Room of the Public Safety Building on the **AMENDMENT** to the **40B DECISION** for 263 Great Road, LLC. The applicant is proposing to add living space above the garages. The petitioner was approved for twenty-six single family dwelling units with seven of the units being affordable. The development is named, **The Meadows at Acton**.

Present at the hearing were Board of Appeals members, Ken Kozik; Chairman; Marilyn Peterson, Member; and Fran Mastroianni, Alternate Member. Also present at the hearing was Scott Mutch, Zoning Enforcement Officer and Cheryl Frazier, Board of Appeals Secretary. The petitioner Stephen Steinberg was also present along with his contractor, Tracey Cronin and the listing agent for the units.

Ken Kozik opened the hearing and explained what the petitioner was proposing in the amendment. The Board has to determine if the proposed amendment or change is a substantial or insubstantial. If the board believes the change is substantial they will need to hold a public hearing but if not substantial it will be deemed granted. Ken asked the petitioner to begin.

Stephen Steinberg began by stating that the site work has been completed and they hope to start the construction very soon. They are here tonight to request an amendment to the project. They would like to have the option to add a finished bonus room above all or some of the garages. During the process of discussing this with the town, Scott Mutch, Zoning Enforcement Officer made the determination that they would have to go before the Board of Appeals for to discuss the change.

Stephen Steinberg and the Board members discussed the bonus rooms and the difference in square footage. They also discussed the different styles and looks of the dormers above the garages. He believes the buyers would like the opportunity for a bonus room.

Tracy Cronin, contractor for the project, explained the floor plans. He said there would be no changes to the exterior of the home besides the dormers. Ken asked if the proposed bonus room would be used for a bedroom or a playroom. Steve said they are only allowed to have three bedrooms in each unit per the Board of Health.

Marilyn asked if this option proposed would be made available to the 25% affordable units and if the price differential is built in. Steve Steinberg said it would be available to the affordable also.

Scott asked that aside from the 800 square feet for the bonus room will there be any other additional square footage added. Tracy Cronin said there is no square footage change other than the bonus room, it just gets modified and shifted over so it's the exact same square footage as originally proposed.

Marilyn doesn't think of this as a substantial change, it is just how the space is used in the square footage.

Fran had a question regarding the New England Colonial and if the structure would be moved forward further. The square footage changes but not the footprint of the home.

Ken moved to close the hearing.

After a brief discussion Ken asked for a motion to approve the proposed amendment as insubstantial.

The Board voted **UNANIMOUSLY** to **APPROVE** the **AMENDMENT** to the 40B Comprehensive Permit # Hearing #12-02 for 263 Great Road.

Respectfully submitted,



Kenneth F. Kozik
Chairman, Board of Appeals


Cheryl Frazier
Secretary, Board of Appeals