



Acton Zoning Board of Appeal

Minutes of Meeting

September 5, 2018

Acton Town Hall

Room 9

Zoning Board of Appeal members in attendance: Kenneth Kozik, Chair; Adam Hoffman; and Emilie Ying.

Also in attendance: Kristen Guichard, Senior Planner

Mr. Kozik opened the meeting on September 5, 2018 at 7:32PM.

Public Hearing (Continuation) #18-06—Comprehensive Permit – 446 Massachusetts Avenue (Residences at Kelley's Corner)

Mr. Kozik opened the public hearing #18-06 at 7:32 PM. The Applicant, Steve Joncas, explained that all outstanding items were addressed. He noted that he met with the abutter, Mr. Peddagali to address any remaining concerns prior to the meeting tonight; the building design was modified by removing the sliding doors and patios on the ground level of the east side of the building to allow for additional stormwater management and to alleviate issues with Building Code in relation to egress setbacks; a unit on the southerly side of the building was rearranged so that a three season porch could be added as an additional amenity for community gathering space.

Landscape architect, Ms. Lorayne Black provided an overview of the updated landscape plan.

Mr. Joncas also explained updated building design elements to address the Design Review Board comments.

Mr. Kozik asked for any additional public comments.

Ms. Thatcher asked if anyone was looking into the ownership of the abutting right of way and if the Town could take the property.

Ms. Guichard stated there have been no current actions taken by the Town.

Mr. Locke, abutter at 442 Mass Ave. stated he would like a better buffer from the proposed building. It was noted that there is a 25-foot wooded right of way between the two properties, but the Applicant does not have control over this property.

Mr. Kozik asked Mr. Locke for suggestions on what the Applicant could provide for a buffer as there is no additional room on the site. Ms. Thatcher noted that landscaping could be planted on Mr. Locke's property.

Ms. Baran spoke in favor of the project especially for senior housing with an elevator and commended the Applicant for the amenities and design given the constraints on the site.

Mr. Richardt also spoke in favor of the project for addressing the need for seniors and accessible housing.

Ms. Osman asked about parking spaces and turning movements and outdoor amenity space.

Mr. Kozik asked for additional comments from the Board.

Ms. Ying noted concern about traffic and safety of pedestrians and suggested a video camera in the area and suggested installing a roadway sign stating "vehicles exiting". She also noted the building should have secure access.

Ms. Rosensweig Morton stated that the Kelley's Corner infrastructure project will provide wider, safer sidewalks and that she hopes people will vote in favor for these improvements.

The Applicant stated the building would have secure access for its residents similar to Old High School Commons and their other properties.

Mr. Hoffman agreed that the building should have secure access and recommended it be included as a condition of the decision.

Mr. Hoffman moved to close the hearing. The motion was seconded by Ms. Ying and carried unanimously.

Mr. Hoffman moved to approve the decision with the additional condition requiring secure access for the building and its tenants. Ms. Ying seconded the motion. The motion carried unanimously.

The Planning Department was directed to finalize the decision.

Administrative Updates

Ms. Guichard noted that a resident submitted a building permit requesting an amendment to a previously approved special permit. The Board asked for additional information on the total increase of the addition. Ms. Guichard noted this information could be provided at their meeting the following night.

The meeting was adjourned at approximately 9:00 PM.

Submitted,
Kristen Guichard, AICP
Senior Planner