



ACTION ZONING BOARD OF APPEALS

Minutes of Meeting

March 20, 2019

7:30PM

Acton Town Hall

472 Main Street

Room 9

Planning Board members in attendance: Ken Kozik, Adam Hoffman, Emilie Ying

Absent: Suzanne Buckmelter, R. Scott Robb

Also present: Kristen Guichard, Senior Planner; Vivian Birchall, Administrative Assistant.

1. Opening

Chair, Ken Kozik opened the meeting at 7:30 p.m.

2. Special Business

Avalon Acton II Amendment – Continued Public Hearing

Ms. Guichard informed the Board that the developer/petitioner had reached out to the Planning Division and had met with staff from various departments to discuss concerns. From the Town's perspective, the developer/petitioner is compliant with most issues and the few exceptions could be conditioned in the decision.

Deliberations on outstanding issues

The applicant's presentation highlighted open items, the development process, proposed addressing for the units, air source heat pumps for sustainability, location of EV charging stations

After discussion, the Board:

- Asked the developer to make a reasonable effort to pursue a future trail connection with the abutter for access through the Town forest to NARA.
- Requested confirmation in writing that the Fire and Police Departments are comfortable with the proposed emergency access locations.
- Asked the staff to draft the decision with conditions, and distribute it to the Board members to review and discuss.

Mr. Hoffman moved to continue the Public Hearing to Monday April 8, 2019 at 8:00pm. The motion was seconded by Ms. Ying
The motion was unanimously approved (3-0)

3. Adjournment

At 8:10p.m, Mr. Hoffman moved and Ms. Ying seconded to adjourn the meeting.

The motion was approved unanimously.

For additional materials used during the meeting, please visit: <http://doc.acton-ma.gov/dsweb/View/Collection-10808>

03-20-19 - Meeting Information

Edit Selected... Add...						
	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		3.0 - Avalon Action II	planning	03/18/19	0	
<input type="checkbox"/>		0.0 - 3-20-19 ZBA Agenda	planning	03/18/19	208 KB	

3.0 - Avalon Action II

Edit Selected... Add...						
	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		2019-03-19 Action II Comp Permit Response to Comments	planning	03/18/19	0 KB	
<input type="checkbox"/>		2019-03-20 - Avalon Action Phase II ZBA Presentation	planning	03/20/19	0 KB	
<input checked="" type="checkbox"/>		Action II Emergency Egress Sketch Plan 3-08-19	planning	03/08/19	4 KB	
<input type="checkbox"/>		Agreement on Time Extension 03-20-19.pdf	planning	03/20/19	0 KB	
<input type="checkbox"/>		Doug Hatley Memo 3-7-19	planning	03/07/19	0 KB	
<input type="checkbox"/>		Engineering Department Revised Memo 03-20-19	planning	03/20/19	114 KB	
<input type="checkbox"/>		Liz Ried Comments 3-13-19	planning	03/13/19	11 KB	
<input type="checkbox"/>		Planning review memo#2 - Avalon Phase II - 3-19-19.pdf	planning	03/19/19	37 KB	
<input type="checkbox"/>		Avalon Action II Continued Public Hearing	planning	03/20/19	0	

Avalon Action II - Comprehensive Permit 40B

Edit Selected... Add...						
	Type	Title	Owner	Modified Date	Size	Actions
<input type="checkbox"/>		Application	planning	01/23/19	0	
<input type="checkbox"/>		Public Comments	planning	01/23/19	0	
<input type="checkbox"/>		Staff Comments	planning	01/23/19	0	
<input type="checkbox"/>		2019-01-23 - AvalonBay Action II Letter to ZBA Extending Hearing Opening	planning	01/23/19	303 KB	
<input type="checkbox"/>		2019-02-29 - Action II Comp Permit Response to Comments	planning	02/21/19	0 KB	
<input type="checkbox"/>		2019-02-21 - Avalon Action Phase II ZBA Presentation	planning	02/21/19	5 MB	

Respectfully Submitted,
Vivian Birchall
Land Use Department