



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 · Fax: (978) 264-3127
www.boxborough-ma.gov

Owen Neville, Chair

Eduardo Pontoriero, Clerk

Nancy Fillmore

John Markiewicz

Meeting Minutes
October 15, 2014
7:00 PM
Hilberg Room, Town Hall, 29 Middle Road

Members present:

Owen Neville, Chair
Eduardo Pontoriero, Clerk
Nancy Fillmore, Member
John Markiewicz, Member
Adam Duchesneau, Town Planner

The Chair called the meeting to order at 7:05 PM.

Designation of Member for the Master Plan Update Committee

Ms. Fillmore asked if any member was interested in being the Planning Board's representative on the Master Plan Update Committee (MPUC). Mr. Markiewicz volunteered to be the Planning Board's MPUC representative.

Ms. Fillmore then MADE a MOTION to designate Mr. Markiewicz as the Planning Board's representative to the Master Plan Update Committee and to designate Mr. Neville, Mr. Pontoriero, and Ms. Fillmore as alternate members in the event that Mr. Markiewicz could not attend a MPUC meeting. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

Other Business

Mr. Duchesneau explained that the property at 120 Avebury Circle was being sold and as part of the transaction the seller was looking for a Certificate of Release for the property per the Conditional Approval Contract that was associated with the Avebury Circle Subdivision. Mr. Markiewicz noted that lot releases can sometimes make matters confusing and that the bank lender should be aware of what is occurring. Lot releases can change lot lines which impact an owner's mortgage and can also affect an owner's ability to sell a property. Mr. Markiewicz also stated he was concerned about any liability the Town could face by approving the Certificate of Release. Mr. Duchesneau explained that the Avebury Circle Subdivision was entirely complete and that the roadway had been accepted by the Town at the 1992 Annual Town Meeting. With that information, Mr. Markiewicz indicated that there did not seem to be a reason why the Planning Board should not authorize the Certificate of Release for the property.

Mr. Markiewicz then MADE a MOTION to authorize that a Certificate of Release for 120 Avebury Circle (Lot 7) be issued and to authorize the Town Planner to sign the Certificate on behalf of the Planning Board. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

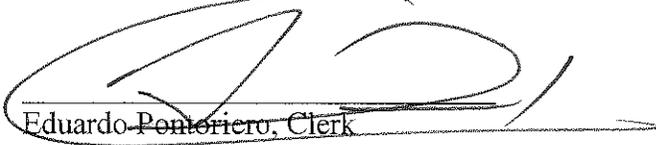
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With no further business, the meeting was adjourned at 7:22 PM on a MOTION by Mr. Markiewicz, SECONDED by Ms. Fillmore, with all members voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk