



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 Hongbing Tang

Meeting Minutes
October 5, 2015
7:30 PM
Morse Room, Town Hall, 29 Middle Road

Members Present:

Owen Neville, Chair
Nancy Fillmore, Member
John Markiewicz, Member
Hongbing Tang, Member
Adam Duchesneau, Town Planner

Members Absent:

Eduardo Pontoriero, Clerk

The Chair called the meeting to order at 7:30 PM.

Meeting Minutes of September 21, 2015

Ms. Fillmore MADE a MOTION to approve the minutes of September 21, 2015. Ms. Tang SECONDED the MOTION. All members voted in favor and Mr. Markiewicz was absent from the vote.

Correspondence

Mr. Duchesneau indicated the Planning Board had not received any correspondence since their last meeting.

At this time Mr. Markiewicz arrived at the meeting.

Pre-Application Conference for Site Plan Approval for a proposed project at 1034 Massachusetts Avenue (Accessory Building and Relocation of Material Storage and Parking)

Steve Phaneuf from Lawn Barber, Inc. was in attendance to discuss the project with the Planning Board. Mr. Phaneuf noted they had pulled Building Permits for the now existing hoop house structure back in April of 2015. He also noted they now have an agreement in place with the adjacent property owner to park cars in his gravel parking lot which is located adjacent to Route 111/Massachusetts Avenue. Mr. Duchesneau provided a supplemental summary to Mr. Phaneuf's project description. Mr. Duchesneau indicated the hoop house structure and parking and material storage relocation should have required Site Plan Approval prior to these items occurring. However, the Applicant was awarded a Building Permit to construct the hoop house

and moved forward with construction of the structure which now contains stone cutting saws. Since that time it was brought to Mr. Duchesneau's attention the hoop house had been constructed with a Building Permit and he had required the Applicant to apply for Site Plan Approval with the Planning Board.

Mr. Markiewicz asked questions about the locations of parking on the site and the location of material storage at the property. Mr. Markiewicz also asked if there were any changes in the hours of operation for the business as part of these site plan changes and Mr. Phaneuf indicated there were not. Ms. Fillmore asked what the current hours of operation were and Mr. Phaneuf indicated they were from 7:00 AM to 6:00 PM, Monday through Friday, and many times in the summer, on Saturdays as well. Mr. Markiewicz asked the Applicant to elaborate on the details of operations inside the hoop house. Mr. Phaneuf stated there is an automated water saw located inside the hoop house which cuts stone. The water used for this machine is recycled and the sediment created from cutting the stone is trapped in a trench drain which is cleaned out periodically. Mr. Neville asked that the Planning Board be provided with copies of the previous Site Plan Approval decision for the property.

Ms. Fillmore asked what happens inside the hoop house during the winter. Mr. Phaneuf indicated there are some minor winterization provisions and the operations continue. He continued on to indicate there is a thin steel roll down door at one end of the hoop house and a tarp wall at the other end. Mr. Markiewicz asked if there is no insulation in the hoop house, how does work continue during the winter months. Mr. Phaneuf stated operations do slow down a bit during the winter. Mr. Markiewicz then asked if the stone cutting was being performed inside the hoop house, could sound proofing materials be incorporated into the structure. Mr. Phaneuf stated they have the ability to do this and they are looking into it. He also indicated they have changed all of their saw blades over to copper infused blades which are much quieter.

Mr. Neville noted it would have been good to see the original Site Plan Approval to compare it to the current application the Planning Board is discussing. Mr. Phaneuf indicated the hoop house structure and the three areas they are leasing for their business on adjacent properties are the most significant changes since their last Site Plan Approval. Mr. Markiewicz noted the material which is being stored along Route 111/Massachusetts Avenue has not been kept in an orderly fashion. Mr. Neville pointed out the Applicant is requesting nine Site Plan Approval waivers and requested the Applicant return for further discussion at the next Planning Board meeting. He also asked the Applicant to provide copies of the previous Site Plan Approval decision as well as a topographic plan for the property.

Larry White of 71 Sara's Way stated he would like to see the sound monitoring reports which have been submitted by the Applicant. He also indicated moving the stone cutting saws inside the hoop house building and sound proofing the structure would be appreciated. Larry White also suggested that perhaps some type of sound barrier structure could be erected to block the noise from the residential properties on Sara's Way. Larry White then stated deliveries to the business have increased in frequency over time. Mr. Phaneuf noted they have completed a 30 day sound monitoring test and submitted the results to the Building and Planning Departments.

Mark White of 93 Sara's Way stated the sound disturbance is a bit less now but the issue has not been fully addressed. He then inquired about the current parking situation at Lawn Barber, Inc. where employees are parking their vehicles right along Route 111/Massachusetts Avenue within the front yard setback. Mark White asked if the Applicant was allowed to park vehicles in their front yard, why is he not permitted to do this as well. Larry White pointed out the area where the single-family dwellings were constructed on Sara's Way has always been an Agricultural-Residential Zoning District.

Mr. Neville asked the Applicant to address the matters which had been raised by the Planning Board and to return to the next Planning Board meeting for further discussion regarding the application.

Pre-Application Conference for Site Plan Approval for a proposed project at the Town Center (intersection of Stow Road and Massachusetts Avenue) (Senior Housing and Other Development)

Richard Harrington from Stamski and McNary, Inc., attorney Sherrill Gould, and property owners John Lyons and Mike Jeanson were in attendance to discuss the proposed project with the Planning Board. Mr. Harrington provided an overview of the proposed 100 unit, over 55 senior housing project which would use the Hayward Lane Definitive Subdivision Plan roadway to access the project site. He noted the primary access for the project would come off of Route 111/Massachusetts Avenue via Hayward Lane, but they are also proposing secondary access points off of Priest Lane and Stow Road. Mr. Harrington noted the grading from Priest Lane would be matched to the project's proposed roadway.

Mr. Markiewicz asked what the size of the proposed clubhouse would be and Mr. Harrington indicated it would have a footprint of approximately 60 feet by 40 feet. Mr. Neville noted there had been discussions about three different building types being used for the project. Mr. Jeanson thought only one building type had been proposed originally. Mr. Harrington stated the current site plan design does show the same layout for each of the structures, but they would all have different exterior styles. Ms. Fillmore pointed out the approved subdivision called for only two lots, but the proposal as presented called for three lots. Mr. Harrington indicated an Approval Not Required (ANR) Plan would need to be filed once the subdivision roadway was constructed to create the three lots. Ms. Tang noted at an earlier meeting previews of the structures had been provided and asked if there were any updates. Ms. Gould stated they would have previews of the proposed structures at a later meeting, perhaps even at the next Planning Board meeting. Mr. Harrington noted they would like to move forward with the next step in the design process for the project. He also indicated a Massachusetts Environmental Policy Act (MEPA) review is triggered by this project. Mr. Neville asked questions about stormwater management and the Applicant's project team noted these, stating they would look into the items further.

Anne Becklean of 99 Stow Road indicated she was concerned about the grading and drainage for the proposed project. Mr. Neville noted residents of the project will likely want to access other parts of town and it would be good if a sidewalk could be implemented along Route 111/Massachusetts Avenue from the proposed Hayward Lane to Middle Road. Mr. Harrington said the project team would take that into consideration. Ms. Becklean asked how the wells which would service the 100 unit project would impact the wells of the existing, surrounding

residential units. Mr. Harrington indicated they will be bringing on consultants to help them through the MassDEP permitting process which has a number of checks and balances in place. Ms. Tang inquired about the septic system for the project and Mr. Harrington stated an on-site wastewater treatment facility would be constructed for the project with additional approvals from the state.

Mr. Markiewicz asked what the Zone 1 and Zone 3 easement areas referred to on the plans. Mr. Harrington stated these were easement areas which would be located on adjacent parcels for the buffer areas of each of the wells which would be servicing the project. He also added they are looking into relocating an old stormwater trench just south of Route 111/Massachusetts Avenue to hopefully free up some upland area outside of the 100 foot wetland buffer. Ms. Tang then asked Mr. Harrington to point out the wetland areas and the 100 foot buffer areas to the wetlands on the plans. Mr. Harrington identified these areas and noted the well heads are 25 feet outside of the wetland areas. Mr. Duchesneau then provided comments on the proposed project at it related to the Hayward Lane Definitive Subdivision Plan approval and the proposed project access from Stow Road. He pointed out there is a condition of the Definitive Plan approval which only allows 10 units to be accessed off of a dead end street and this would need to be amended to move forward with the current design. Additionally, he was still unable to find a connection which would allow the Applicant to even apply to the Planning Board for an alternate access Special Permit from Stow Road under Section 4800 of the Zoning Bylaw.

Carroll Driscoll of 127 Stow Road stated she had concerns about potential blasting for the project and Mr. Harrington indicated it was unknown if blasting would be required at this time. Ms. Becklean was concerned about any potential blasting being located too close to their water system. Mr. Lyons indicated the site consists mainly of gravel and sand, and felt there should be little, if any, need for blasting.

Review and Comment on Zoning Board of Appeals Applications

394 Littlefield Road – Special Permit – Building Additions within the W-District 100 Foot Buffer Zone

Mr. Duchesneau provided a brief overview of the project to the Planning Board explaining the application was only for relief to perform work within the 100 foot buffer of the W-District, but no work would be performed in any 100 foot wetland buffer area. The Planning Board had no comments on this application.

484 Middle Road – Special Permit – Building Repairs with the W-District 100 Foot Buffer Zone

Mr. Duchesneau provided a brief overview of the project to the Planning Board explaining the application was only relief to perform work within the 100 foot buffer of the W-District, but no work would be performed in any 100 foot wetland buffer area. The Planning Board had no comments on this application.

1034 Massachusetts Avenue (Lawn Barber, Inc.) – Special Permit – Erection of Free Standing Sign

Mr. Duchesneau provided a brief explanation of the application. Mr. Neville requested the Zoning Board of Appeals ensure the project was in compliance with the lighting section of the Zoning Bylaw. Mr. Markiewicz stated there is a home on Depot Road which uses LED lights and

they are very bright. He agreed that the lighting for the signage should be in compliance with the Zoning Bylaw. Mr. Neville asked how far off of the street the proposed sign is located and Mr. Duchesneau stated it was approximately 20 feet off of the roadway. Mr. Markiewicz felt at this particular location the sign might be in jeopardy of being damaged by delivery vehicles or employees parking their vehicles. Mr. Markiewicz wondered why the sign was not being proposed to be located on the other (east) side of the driveway. Mr. Neville noted perhaps the Applicant was trying to maximize the visibility of the sign. Ms. Tang felt the application lacked information regarding how the sign will be located on the site and how it would fit into the rest of the property. She wanted to see more information regarding the base of the sign and what would be around it. Mr. Markiewicz indicated the Applicant should provide the Zoning Board of Appeals with a scaled drawing of the proposed sign as well as more information about the base of the sign.

530 Massachusetts Avenue (Veterinary Dental Services, LLC) – Special Permit – Erection of Free Standing Sign

Mr. Neville requested the Zoning Board of Appeals require the lighting for the proposed sign be in compliance with the lighting section of the Zoning Bylaw.

Discussion Regarding the Origins of Section 6404(1) Noise

Mr. Duchesneau briefly went over the materials regarding the origins of Section 6404(1) which was implemented at the 1974 Annual Town Meeting. Mr. Markiewicz noted the Planning Board had preferred what some other communities in the area had done with their noise/sound bylaws, especially the Town of Littleton. Mr. Neville felt the Planning Board should look into the language which references the location of where the sound is measured from, and perhaps insert language which indicates the sound level could be measured “at any point” on the property.

Discussion Regarding Possible Items for the May 2016 Town Meeting

Mr. Duchesneau went over a list of possible items for the May 2016 Town Meeting and the Planning Board briefly discussed each one. Mr. Markiewicz felt they should look into regulating free standing solar panels as well as wind turbines which are located within cylinders two to three feet in diameter. Mr. Neville asked that this topic be a standing agenda item moving forward.

With no further business, the meeting was adjourned at 9:11 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