



BOXBOROUGH PLANNING BOARD
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Owen Neville, Chair Eduardo Pontoriero, Clerk Nancy Fillmore John Markiewicz Hongbing Tang

Meeting Minutes
January 11, 2016
7:30 PM

Sargent Memorial Library Meeting Room, 427 Massachusetts Avenue

Members Present:

Owen Neville, Chair
Eduardo Pontoriero, Clerk
Nancy Fillmore, Member
Hongbing Tang, Member
Adam Duchesneau, Town Planner

Members Absent:

John Markiewicz, Member

The Chair called the meeting to order at 7:31 PM.

Meeting Minutes of December 21, 2015

Mr. Neville MADE a MOTION to approve the minutes of December 21, 2015 as amended. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

Cunningham Road – Possible Zoning Change Discussion

Doug MacDonald and Mike Sullivan were in attendance to discuss the topic with the Planning Board. Mr. Sullivan presented an overview of their proposed zoning change request. He noted he understood the Planning Board was considering zoning district boundary changes in this area and he and Mr. MacDonald would like to see the area north of Cunningham Road and east of Ward Road (a paper street) changed to Agricultural-Residential (AR). Mr. MacDonald added these lots were now separate from the Jefferson at Beaver Brook Chapter 40B project.

Mr. Neville encouraged Mr. MacDonald and Mr. Sullivan to look closely at Section 5009 of the Zoning Bylaw to ensure their proposed building lots could meet the 70% quadrangle requirement. Ms. Tang asked if there were any wetlands at the properties and Mr. Sullivan stated there were significant wetlands along the rear portion of each of the lots. Ms. Tang then asked if a new house would be constructed to replace the existing dwelling at 57 Cunningham Road. Mr. MacDonald stated they were unsure at this time and they would have to look at the existing dwelling in more detail at a later time.

The Planning Board then read an email from the Town Assessor dated January 8, 2016 which pertained to how the split zoning of parcels impacts her assessment process each year. Mr.

Neville and Ms. Fillmore reiterated they would like to know if the new proposed lot can meet the requirements of Section 5009 of the Zoning Bylaw. The Planning Board indicated they were open to the idea of rezoning the Industrial-Commercial area in this location north of Cunningham Road to Agricultural-Residential, and then discussed some of the positives and negatives of the proposal.

Correspondence

Mr. Duchesneau went over an email from Planning Board member John Markiewicz dated January 10, 2016 regarding the retail gun stores at 972 and 984 Massachusetts Avenue. Mr. Neville indicated this topic was not on the board's agenda for that evening but that Mr. Duchesneau should continue to follow up on the matter as requested at an earlier Planning Board meeting.

Mr. Duchesneau also indicated he had received correspondence from Corey Godfrey of the Littleton Water Department on January 11, 2016 regarding the requested changes to Section 7000 Aquifer Protection District. It was determined this email would be discussed later in the meeting when the Planning Board reviewed possible items for the May 2016 Annual Town Meeting.

Draft 70-72 Stow Road Property RFP

Mr. Duchesneau explained that Les Fox and Al Murphy from the Affordable Housing Trust had spent considerable time crafting and refining the Request for Proposals (RFP) for the 70-72 Stow Road property owned by the Affordable Housing Trust. Mr. Pontoriero asked about the economics of the project and how many market rate versus affordable dwelling units the project would include. Mr. Duchesneau explained the idea behind the RFP was to give potential developers as much flexibility as possible in their responses to create the best project for the Town, while at the same time allowing the Affordable Housing Trust to recapture as much of their equity as possible. Mr. Pontoriero asked a number of household income questions and how those requirements might impact the project.

Ms. Fillmore confirmed the Jefferson at Beaver Brook project would put the Town over its required Chapter 40B 10% Subsidized Housing Inventory requirement and Mr. Duchesneau indicated this was correct. Ms. Tang stated she felt the success of the project would depend largely on its overall design. Mr. Pontoriero asked if the property could be used for something else, such as a quaint downtown, but not add to the housing density of the area. He also wanted to see how the proposed project fit into Boxborough2030 and the long term plan for the Town. Ms. Tang noted she loved the rural character of Stow Road when she lived there and wondered if perhaps the property could simply be left as open space. Mr. Neville pointed out the Affordable Housing Trust is most likely looking to get some of their investment back. Ms. Tang indicated she did not know the history of the property, but she was curious to know why the Affordable Housing Trust purchased the land in the first place. The Planning Board members asked Mr. Duchesneau to work with Mr. Pontoriero to pass along the appropriate comments to Mr. Fox and Mr. Murphy regarding the RFP. Ms. Tang also asked if the property could potentially be used as an arboretum for the town.

2015 Annual Town Report – Planning Board Section

The Planning Board members felt the draft section was in fairly good shape for the most part. However, Mr. Neville noted the section on zoning amendment articles would likely be repetitive when compared to the Town Meeting section of the report, and therefore asked Mr. Duchesneau to condense this portion considerably and bring back an updated document to the Planning Board's next meeting.

Discussion Regarding Possible Items for the May 2016 Town Meeting

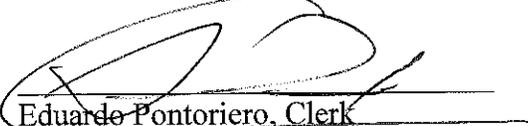
The Planning Board discussed a number of proposed Zoning District boundary changes. There was conversation regarding how the Zoning District changes could cause a potential increase in certain property taxes and the potential impacts which two tax rates may bring in the future. Mr. Pontoriero asked what the driving force was behind these proposed Zoning District boundary changes. Mr. Duchesneau stated he had been considering them for some time and the Town Assessor had actually approached him independently regarding potentially adjusting some of the Zoning District boundaries. The Town Assessor had indicated that parcels which are split by Zoning District boundaries make her assessment process difficult each year. The Planning Board determined they would only like to pursue the following Zoning District boundary adjustments at the Annual Town Meeting:

- Moving the Agricultural-Residential zoning district further to the north and west on the north and west sides of 1150 Burroughs Road (Wolf Swamp) as well as the area northwest of Old Harvard Road.
- Moving the Industrial-Commercial zoning district along the southern sides of 1223, 1170, and 1146 Massachusetts Avenue further south to their rear property boundaries. Additionally, this change involves moving the Agricultural-Residential zoning district further north to the northern boundary of 1103 Burroughs Road.
- Moving the Agricultural-Residential zoning district west of Hill Road and north of Cunningham Road, further west to Interstate 495.
- Changing the Industrial-Commercial zoning district areas at 1165 Rear, 1175, and 1195 Hill Road to Agricultural-Residential.

The Planning Board decided not to pursue any amendments to the Zoning Bylaw violation enforcement process laid out in Section 9000. Mr. Pontoriero worried about someone who does not care they are continuing to violate the Zoning Bylaw and would simply pay the fine continuously. The Planning Board also decided not to pursue any potential amendments to Section 7000 Aquifer Protection District. However, the board requested that Mr. Duchesneau continue to work with the Littleton Water Department to determine which specific aspects of the section needed to potentially be amended at a future Town Meeting. The Planning Board also discussed possibly amending the Noise Bylaw in Section 6404(1), but ultimately they determined not to pursue any changes to the bylaw at the 2016 Annual Town Meeting. Mr. Pontoriero agreed this item should not be brought to the 2016 Annual Town Meeting, however, he felt strongly the Noise Bylaw did need to be addressed in the future. Mr. Neville suggested the Planning Board should solicit the opinion of the new Building Inspector, Gerry Noel, on this matter.

With no further business, the meeting was adjourned at 9:40 PM on a MOTION by Ms. Fillmore, SECONDED by Ms. Tang, with all members voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk