



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

**Meeting Minutes**  
**May 9, 2016**  
**6:30 PM**  
**Blanchard Faculty Lounge, Basement Level**  
**Blanchard Memorial School, 493 Massachusetts Avenue**

Members Present:

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

The Chair called the meeting to order at 6:32 PM.

**205 and 223 Flagg Hill Road – Definitive Subdivision Plan and Private/Common Driveway Special Permit Application – Applicant Meridian Homes, Inc. seeks to subdivide two existing lots into eleven buildable lots and one open space parcel off a proposed new cul-de-sac road named Silas Taylor Farme Road off Flagg Hill Road. The application also includes a request to create a Private/Common Driveway at the end of the cul-de-sac to serve two of the proposed new lots**

The Chair opened the continuation of the public hearing for the application. Bruce Ringwall from Goldsmith, Prest & Ringwall, Inc. (GPR, Inc.) and the developer, Glen Kaufmann, were in attendance to discuss the proposed project. Mr. Ringwall distributed an updated plan set for the project which included a revised Landscape Plan stamped by a registered Landscape Architect and an amended waiver list on Sheet C3.3. The updated Landscape Plan also contained adjustments to some of the planting species and additional plantings.

Mr. Duchesneau distributed a memorandum from the Town's Consulting Engineer, Places Associates, Inc., dated May 9, 2016 which indicated the all of the remaining review items/concerns in both the Definitive Subdivision Plan review and Stormwater review had been fully addressed by the Applicant. Mr. Ringwall noted the junipers referenced in the memorandum are not intended for slope stabilization and are only being used for aesthetic purposes. He went on to note the 32 junipers are outside of the proposed right-of-way and are intended to help offset the stone covered slope. Mr. Markiewicz asked how underground springs in the area would be handled. Mr. Ringwall stated this was exactly why they were proposing to install rip rap on the slopes to help prevent erosion and it is intended that any water will stay underneath these stones. Mr. Duchesneau then went over a number of proposed changes to the draft decision based upon conversations earlier in the day with Mr. Ringwall. Ms. Tang asked if

the rip rap stone will have a rapid water infiltration rate and Mr. Ringwall indicated that was correct.

Mr. Neville MADE a MOTION to close the public hearing. Mr. Markiewicz SECONDED the MOTION. All members voted in favor.

Mr. Neville indicated he felt the proposed roadway name of “Silas Taylor Farme Road” was too long and could cause public safety issues when response teams were trying to coordinate with 9-1-1 callers. Mr. Neville proposed the roadway be entitled “Taylor Farm Road.”

Mr. Neville MADE a MOTION to add a condition to the Decision which required the roadway to be entitled “Taylor Farm Road.” Ms. Fillmore SECONDED the MOTION. Further discussion ensued.

Mr. Kaufmann asked the Planning Board how they felt about the roadway being named “Silas Taylor Farme,” and the Board was not supportive of this suggestion. Mr. Neville reiterated his public safety concerns about the “Silas Taylor Farme Road” name. Ms. Fillmore indicated the Police and Fire Departments would likely prefer a shorter roadway name such as “Taylor Farm Road.” Ms. Tang indicated, from a cultural point of view, she understood the “Farme” spelling of farm, but she agreed the name “Taylor Farm Road” was more appropriate.

A vote on the motion was then taken and all members voted in favor.

Mr. Neville then MADE a MOTION to approve the Definitive Subdivision Plan and Private/Common Driveway Special Permit with the changes as discussed at the meeting, and to authorize the Planning Board Chair, the Planning Board Clerk, or the Town Planner to sign the Definitive Subdivision Plan and Special Permit Decision on behalf of the Planning Board. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

### **Correspondence**

Mr. Duchesneau indicated the Planning Board had not received any correspondence since their last meeting other than what had been discussed as part of the 205 and 223 Flagg Hill Road Definitive Subdivision Plan and Private/Common Driveway Special Permit public hearing.

Mr. Markiewicz indicated he had been informed the Police Chief had sent correspondence to the Occupational Safety and Health Administration (OSHA) regarding the working conditions at 1034 Massachusetts Avenue (Lawn Barber, Inc.). Mr. Markiewicz stated, if this was true, he was requesting a copy of the correspondence be obtained and distributed to the Planning Board. Mr. Duchesneau indicated he would look into this matter further.

### **Discussion Regarding Warrant Article Presentations for the May 2016 Town Meeting**

The Planning Board did not discuss this matter.

With no further business, the meeting was adjourned at 7:18 PM on a MOTION by Mr. Neville, SECONDED by Mr. Pontoriero, with all members voting in favor.

On Behalf of the Boxborough Planning Board

A handwritten signature in blue ink, consisting of a large, stylized 'E' followed by a series of loops and a long horizontal stroke extending to the right.

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Eduardo Pontoriero, Clerk