



BOXBOROUGH PLANNING BOARD
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John Markiewicz, Chair Abby Reip, Clerk Nancy Fillmore Eduardo Pontoriero Hongbing Tang

Meeting Minutes
May 7, 2018
7:30 PM
Morse Room, Town Hall, 29 Middle Road

Members Present: John Markiewicz, Chair, Nancy Fillmore, and Eduardo Pontoriero.

Members Absent: Abby Reip, Clerk, and Hongbing Tang

Also Present: Adam Duchesneau, Town Planner

Mr. Markiewicz called the meeting to order at 7:37 PM.

Meeting Minutes of April 23, 2018

Mr. Markiewicz MADE a MOTION to approve the minutes of April 23, 2018. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

Correspondence

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

Comments on Zoning Board of Appeals Application – 80 Kendall Road – Special Permit
The Planning Board discussed the proposed plans for the Special Permit application.

Mr. Markiewicz MADE a MOTION to recommend the Zoning Board of Appeals approve the Special Permit application. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

495/MetroWest Partnership and Metropolitan Area Planning Council (MAPC) Priority Development Areas (PDAs) Site Readiness Project

The Planning Board discussed the existing Priority Development Areas and the changes which could be made. The Planning Board reviewed the changes to the Priority Development Areas recommended by the Economic Development Committee.

Mr. Markiewicz MADE a MOTION to amend Area 37-7 by stopping the PDA at the east end of the Business Zoning District on the north side of Route 111/Massachusetts Avenue and to uphold all of the changes to the other areas as recommended by the Economic Development Committee. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

100 Codman Hill Road – Site Plan Approval, Stone Wall Alteration, and Earth Removal Permit Application – Applicant Luis Gutierrez seeks to create a landscape product material storage site, to expand an existing 22 foot wide opening in the stone wall to an approximately 30 foot wide opening, and to remove approximately 500 cubic yards of earth from the property

At 8:03 PM, Mr. Markiewicz reopened the continued public hearing and read the legal notice into the record. Nick Facendola of Level Design Group, LLC was present to discuss the application with the Planning Board. He noted the changes to the application, which now called for two openings in the stone wall along Codman Hill Road.

Mr. Duchesneau indicated the updated project materials had been distributed to various Town departments, boards, and committees for review and comment.

Mr. Facendola pointed out adjustments had been made to the existing conditions in the plan set as well as modifications to the proposed Site Plan. He also stated approximately 22,000 square feet of gravel cover was now being proposed and noted this was a reduction from the originally submitted application materials.

Mr. Markiewicz stated he would prefer to minimize the visibility of the project site from Codman Hill Road.

Mr. Facendola explained the sediment forebay on the subject property was for stormwater management and site drainage.

Mr. Markiewicz expressed concern about the possibility of runoff onto Codman Hill Road from the proposed southern driveway location.

Mr. Pontoriero stated it should be possible to find trees which grow quickly and could increase the amount of screening along the roadway.

Mr. Duchesneau noted the Town's Consulting Engineer, Places Associates, Inc., would be conducting a thorough review of the updated application materials.

Mr. Facendola indicated the Applicant/Owner would be using some of the existing stockpiled topsoil on the site to stabilize the existing disturbed area.

The Planning Board discussed the sediment forebay and how it would look at the subject property.

Mr. Markiewicz raised questions about the hours of operation, the number of logs to be stored at the site, and if there were any proposed gates for security purposes. He also raised concerns about the potential for the public to enter the site during off hours. Mr. Markiewicz stated he would prefer to see some type of gate system which restricted access to the property.

Mr. Facendola stated there would be approximately eight to ten employee trips and eight to ten dump truck/tractor-trailer trips each day, for a total of 16 to 20 trips per day.

Mr. Pontoriero raised a question about the proposed pan to be placed underneath the front loader vehicle. He stated he would prefer to see a fixed parking location for the front loader with some type of stationary drip pan underneath it.

The Planning Board indicated they were willing to waive the need for a traffic study but would like to reserve the right to request a traffic study if it appeared the amount of trips to and from the site would be more than anticipated.

Mr. Markiewicz MADE a MOTION to continue the public hearing to the Planning Board meeting on June 4, 2018 at 7:45 PM. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

Discussion Regarding 2018 Annual Town Meeting Warrant Article 40: Zoning Bylaw Amendment to Add Section 7800 Solar Energy Systems

Mr. Markiewicz stated that since the last Planning Board meeting he had met with others in the community as well as the Energy Committee. He indicated his preference to pass over the proposed Warrant Article.

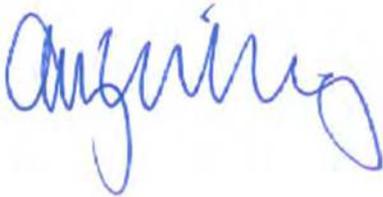
Ms. Fillmore was curious to know if this action would leave the Town exposed in some manner.

Mr. Markiewicz recommended the Planning Board pass over this proposed Warrant Article and work on a better Solar Energy Systems Bylaw during the remainder of 2018.

Mr. Markiewicz MADE a MOTION the Planning Board pass over proposed Warrant Article 40: Zoning Bylaw Amendment to Add Section 7800 Solar Energy Systems at the May 2018 Annual Town Meeting. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

With no further business, the meeting was adjourned at 9:02 PM on a MOTION by Mr. Markiewicz, SECONDED by Mr. Pontoriero, with all members voting in favor.

On Behalf of the Boxborough Planning Board:



Abby Reip, Clerk