



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

Meeting Minutes
May 21, 2018
7:30 PM
Sargent Memorial Library Meeting Room, 427 Massachusetts Avenue

Members Present: John Markiewicz, Chair, Nancy Fillmore, and Hongbing Tang

Members Absent: Abby Reip, Clerk, and Eduardo Pontoriero

Also Present: Adam Duchesneau, Town Planner

Mr. Markiewicz called the meeting to order at 7:32 PM.

Meeting Minutes of April 30, 2018

Mr. Markiewicz MADE a MOTION to approve the minutes of April 30, 2018. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

Executive Session Meeting Minutes of April 30, 2018

Mr. Markiewicz MADE a MOTION to defer the discussion of the Executive Session minutes of April 30, 2018 to the Planning Board meeting on June 18, 2018. Ms. Tang SECONDED the MOTION. All members voted in favor.

Meeting Minutes of May 7, 2018

Mr. Markiewicz MADE a MOTION to approve the minutes of May 7, 2018. Ms. Tang SECONDED the MOTION. All members voted in favor.

Correspondence

Mr. Duchesneau noted all pieces of correspondence pertained to the 984 & 996 Massachusetts Avenue and 38 Sara's Way Special Permits, Site Plan Approval, and Private/Common Driveway application public hearing. The Planning Board decided to take up all of those pieces of correspondence at that time later in the meeting.

593 Massachusetts Avenue – Façade Signage

Leo Bertolami, Applicant and property owner, was present to discuss the proposed façade signage with the Planning Board. He presented a sample of the proposed sign. The Planning Board discussed the proposed color of the signage.

Mr. Markiewicz MADE a MOTION to approve the signage as presented by the Applicant, with the border of the signs being Weatherbee Red, the color of the door in the image presented by Mr. Bertolami at the meeting. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

984 & 996 Massachusetts Avenue and 38 Sara's Way – Special Permits, Site Plan Approval, and Private/Common Driveway Application – Applicant Larry White seeks to construct approximately six two-family dwellings (12 units of housing) with associated parking, landscaping, signage, water supplies, wastewater systems, drainage, and site grading

At 7:47 PM, Mr. Markiewicz reopened the continued public hearing and read the legal notice into the record. Larry White, Applicant and property owner, was present to discuss the application with the Planning Board. Also present were John Field, the Applicant's engineer, and Jeffrey Angley, the Applicant's attorney.

Mr. Duchesneau noted two pieces of correspondence were received from the Applicant pertaining to the application and one piece from Owen Neville of 317 Middle Road. All correspondence had been received on May 21, 2018.

Mr. Markiewicz inquired if anyone was recording the meeting and, if so, he asked them to identify themselves. No one identified themselves. Mr. Markiewicz stated the Planning Board would be requesting Town Counsel to review the memorandum submitted by Attorney Jeffrey Angley. He also requested the materials submitted on May 21, 2018 be stamped by an engineer and stamped consistently throughout the entire plan set.

Ms. Fillmore raised questions about the condominium documents and the proposed cistern for the project. Mr. Markiewicz raised questions about the nitrogen loading easements displayed on the proposed plans. Mr. Field indicated the area and acreage of the easements was being set aside for septic system calculations in the proposed project.

Ms. Tang raised questions about the renderings of the elevations and pointed out the scale of each image did not seem to match one another.

The Planning Board discussed the square footage of the proposed buildings and inquired if they were intended to be 2,200 square feet or 2,600 square feet. Mr. White stated the 2,200 square foot figure did not include the garage area, but did include the bonus room space over the garage.

Mr. Angley provided a summary of the memorandum submitted by his office dated May 17, 2018. He noted the goal was to build smaller, moderately priced dwelling units on the property. He also indicated the target price for the dwelling units had not yet been determined. Mr. Angley discussed the criteria to allow residential uses in the Business-1 Zoning District and for the other requested Special Permits. He felt the Planning Board should consider Mr. White's exploration of other potential development of the property in the past. Mr. Angley stated the landscaping business adjacent to the subject property, which was now in compliance with the Zoning Bylaw, created no issues for the existing abutting residences.

Mr. White stated he felt he had provided a number of reasons in earlier letters to the Planning Board as to what benefits this project provided to the town. He also noted it had been well established approximately ten years ago that it was his intent to develop this land in the manner currently presented to the Planning Board.

Steve Phaneuf of 1034 Massachusetts Avenue questioned the size of the proposed dwelling units and wanted to verify the number of bedrooms in each unit. He referenced the approvals Mr. White had received to construct Sara's Way and he stated these residences created a burden/hardship on his business.

Mark White of 93 Sara's Way stated the Planning Board would have to figure out what benefit this project provided to the town and he did not feel leaving the site the way it was currently would be a benefit to the town. He felt development would bring more revenue to the town than any business at the location. In his opinion, Mark White felt the benefit to the town outweighed the detriment.

Mr. Markiewicz noted the Planning Board's concern of having more residences placed adjacent to the Industrial-Commercial Zoning District.

Mr. Angley wondered and asked if the proposed use could be properly conditioned to mitigate the impacts, and he believed it could.

Mr. Markiewicz MADE a MOTION to continue the public hearing to the Planning Board meeting on June 18, 2018 at 7:45 PM. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

3 Old Harvard Road – Scenic Road Permit and Stone Wall Alteration Application – Applicant Ralph Ogilvie, FTB Homes LLC, seeks to remove two separate segments of existing stone wall, approximately 18 feet in width each, to allow for the construction of two new driveways to access two new single-family dwellings

At 8:57 PM, Mr. Markiewicz opened the public hearing and read the legal notice into the record. Ralph Ogilvie, Applicant and property owner, was present to discuss the application with the Planning Board. Mr. Ogilvie noted that if the opening to Lot 3 was shifted to the west, the sight distance could be improved.

The Planning Board requested the Applicant to revise the plan for Lot 3 to relocate the opening in the stone wall further to the west.

Mr. Markiewicz MADE a MOTION to continue the public hearing to the Planning Board meeting on June 4, 2018 at 7:30 PM. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

Comments on Zoning Board of Appeals Applications

1414 & 1320 Massachusetts Avenue – Special Permit

Mr. Markiewicz noted the subject property is currently being used for car storage. He was not comfortable with this proposed use for the property. Mr. Duchesneau clarified the use category under which the Applicant was seeking a Special Permit. Mr. Markiewicz stated he would not recommend supporting this use at the property. Ms. Tang raised environmental concerns about the proposed use for the property.

Mr. Markiewicz MADE a MOTION the Planning Board recommend the Zoning Board of Appeals deny the Special Permit application. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

684 Burroughs Road – Special Permit

Mr. Markiewicz indicated he would prefer to see an actual engineered drawing for the lot and the proposed project.

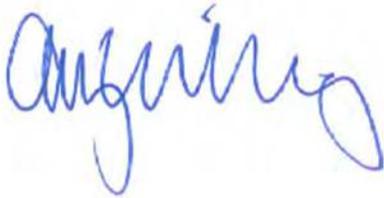
Mr. Markiewicz MADE a MOTION the Planning Board comment to the Zoning Board of Appeals they would prefer to see a professional plan for the proposed changes to the lot with the required standard information for a Special Permit. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

242 & 244 Adams Place – Special Permit & Variance Amendment

Mr. Markiewicz MADE a MOTION to inform the Zoning Board of Appeals the Planning Board did not have any comments on the application. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

With no further business, the meeting was adjourned at 9:22 PM on a MOTION by Mr. Markiewicz, SECONDED by Ms. Tang, with all members voting in favor.

On Behalf of the Boxborough Planning Board:



Abby Reip, Clerk