



BOXBOROUGH PLANNING BOARD
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Nancy Fillmore, Chairman Julie Carroll, Clerk Owen Neville John Markiewicz James Faulkner

Meeting Minutes
April 23, 2012

Members present:

Nancy Fillmore, Chair
Julie Carroll, Clerk
Owen Neville, Member
James Faulkner, Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:30 pm.

Hughes Lane Performance Guarantee

The Town Planner gave an update on the road construction and the pending road acceptance at the 2012 Town Meeting. Mr. Neville moved to release the Tri-Party Agreement and accept a check in the amount of \$33,150.50 as an alternative performance guarantee. The motion was seconded by Ms. Carroll with all voting in favor.

Planning Board Meeting Minutes

The minutes of April 2, 2012 were approved as amended on a motion by Ms. Fillmore, seconded by Mr. Neville with all voting in favor.

Lot 3 & Lot 5 Depot Road Scenic Rd & Stone Wall Public Hearing

The Chair opened the public hearing at 7:50 pm. The Applicant's engineer Gary Shepard with David E. Ross Associates, Inc. gave an overview of each driveway proposal and reviewed the various issues and concerns discussed at the earlier site visit. The Town Planner read an email that was received earlier that day from the Fire Department regarding the width of the driveways and the acceptable width of the opening in the stone wall to accommodate emergency vehicles.

The Board began with a review of the proposed driveway for Lot 5. Mr. Shepard discussed the reasons for the proposed width of the driveway and 35 foot flare, noting that they were needed in order to meet ASHTO standards. Mr. Faulkner commented that Boxborough's local roads did not come close to meeting ASHTO standards and to do so would be out of character for the Town. Mr. Faulkner suggested a 24-foot flare based on the Fire Department's comments. Ms. Carroll was inclined to agree with Mr. Faulkner. Ms. Fillmore thought a 20-foot flare was more in keeping with the scenic character of the road. Mr. Neville thought that the Fire Department's request for an 18-foot opening in the stone wall should be accommodated and suggested a 28-foot flare. Ms. Fillmore agreed with the 18-foot opening in the stone wall, but thought a 24-foot flare was enough. Mr. Shepard pointed out that with a 24-foot flare, vehicles would have to go into the other travel lane on Depot Road to make the turn into the driveway. Mr. Faulkner noted that every car down Depot Road drives almost down the middle of the road to begin with before

turning into their driveway. Mr. Neville believed that a 24-foot flare would lead to a muddy mess on the sides of the driveway.

Mr. Neville moved to grant the Scenic Road and Stone Wall Removal Permit for Lot 5 to allow the removal of 18 feet of stone wall, no stone wall returns and a driveway flare of 28 feet. Mr. Faulkner seconded the motion with all voting in favor.

The Board had a lengthy discussion with Mr. Shepard regarding the width of the driveway and the flare at the end for Lot 3. The Town Planner re-read the email from the Fire Department.

Mr. Faulkner questioned whether the stone wall returns were needed. Mr. Shepard responded that the stone wall return on the east side of the driveway was not needed, but the one on the west side acted more like a retaining wall and without it would require a much steeper slope.

The Board had another lengthy discussion regarding the proposed width of the driveway flare. Mr. Faulkner moved to grant a 25-foot opening in the stone wall with a 35-foot flare. There was no second so the motion failed. Mr. Neville moved to allow a 35-foot opening in the stone wall with a 42-foot flare. Ms. Carroll seconded the motion with a vote of 2 in favor and 2 opposed (Faulkner, Fillmore). Motion fails. Ms. Fillmore moved to grant a 35-foot opening in the stone wall with a 40-foot driveway flare. Mr. Neville seconded the motion with a vote of 3 in favor and 1 opposed (Faulkner).

Mr. Neville moved to allow both decisions to be signed by the Chair, Clerk or Town Planner. Ms. Carroll seconded the motion with all voting in favor.

UC Church Site Plan Condition Minor Modification; 723 Massachusetts Avenue

The Town Planner gave an overview of the Applicant's request and the various changes that have taken place at the site, the reasons why the previous Site Plan condition that Fellowship Hall be used only for storage did not apply any longer, and how it would be used as a community center.

Mr. Neville questioned the allocation of the various uses and the sewage disposal. The engineer for the Church, Duncan Brown P.E., gave clarification on the Title 5 allocated flow as it relates to the various uses at the site and discussion they have had with the Board of Health. He noted that the Board of Health has agreed with the reallocation of the various uses and flow rates so that available capacity in the system is there to allow the use of Fellowship Hall as a community center.

Mr. Faulkner moved to grant the minor amendment to delete the condition requiring Fellowship Hall be used only for storage because the requested minor amendment was not significant to the public interest and that such amendment was not inconsistent with the purpose and intent of the Zoning Bylaw and the Site Plan Decision. The motion was seconded by Ms. Fillmore with all voting in favor. Mr. Neville moved to authorize the Chair, Clerk or Town Planner to sign the decision on behalf of the Board. Mr. Faulkner seconded the motion with all voting in favor.

With no further business, the meeting was adjourned at 9:05 pm on a motion by Mr. Faulkner, seconded by Ms. Fillmore with all voting in favor.

On Behalf of the Boxborough Planning Board


Julie Carroll, Clerk