

Boxborough Board of Appeals  
Meeting Minutes  
June 12, 2012

Members present: Tom Gorman, Chris Habersaat, Michael Toups, Lonnie Weil, Karen Warner.  
Member absent: Kristin Hilberg  
Also present: Elizabeth Hughes, Town Planner.

Chairman Tom Gorman called the meeting to order at 7:23 pm.

Upon motion duly made by Tom and seconded by Michael, the Board voted to approve the minutes of May 22, 2012.

At 7:38 the Board reconvened the hearing for 94 – 100 Chester Road on the Morans' application for a Variance for a longstanding setback nonconformity to a single family dwelling and a Special Permit for two reduced frontage lots.

Ms. Kathleen Vorce, representing the Morans, responded to the abutters' letters of concern.

A plan purporting to show the building as of 1964 (per zoning) was submitted. The Board reviewed the plan and determined that it appeared the addition to the house shown on the plan was drawn at a later time than the original plan. The Board discussed with Ms. Vorce researching Assessor records to try and determine whether the addition was done before 1964.

The variance request remains. Ms. Vorce provided further written documentation in support of the non-conformity. Ms. Vorce addressed the requests for Special Permits and the abutters concerns. The applicant seeks two (2) reduced frontage lots.

Ms. Delaney submitted a transfer and title document containing a form of restriction. The document is dated September 1982. Chris raised the question as to the matter of the restriction still being valid, noting general principal that restrictions of unlimited duration expire in 30 years. Chris requested a copy of the 1965 transfer title for further evaluation

The Board discussed the 90 day time period to render a decision.  
Ms. Vorce agreed to extend the 90 day period to render a decision to July 17, 2012.

The Board determined that further discussion was needed.  
Upon motion duly made by Tom and seconded by Chris, the Board voted unanimously to continue the hearing on July 10, 2011.

Upon motion duly made by Tom and seconded by Chris, the Board voted to adjourn at 8:20 pm.

On behalf of the Zoning Board of Appeals,

  
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Approved

  
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Date