



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

Meeting Minutes
June 18, 2012

Members present:

Nancy Fillmore, Chair
Owen Neville, Member
James Faulkner, Member
John Markiewicz, Member
Julie Carroll, Member
Eduardo Pontoriero, Assoc. Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:33 pm.

Planning Board Meeting Minutes

On a motion by Ms. Fillmore, seconded by Mr. Neville, the Board voted to approve the minutes of June 4, 2012 as amended.

Minuteman Village Comprehensive Permit Discussion

The Chair opened the discussion and asked the Town Planner to give a brief overview of the process. Ms. Hughes reviewed the process the developer would be going through with MassHousing for a Project Eligibility letter and eventually filing with the Zoning Board of Appeals. She noted that the current discussion was the initial comment period the Town is given by MassHousing prior to issuing the Project Eligibility letter and was not a formal public hearing. The Board began the discussion by reviewing the developer's application to MassHousing. The Board went through each item in the application and made a list of the various discrepancies, issues and concerns. The Board then reviewed the plans and agreed there was a significant public safety issue with only one road in and out of a development that will serve 88 units. The Town Planner pointed out that this would be an even bigger concern if there was an emergency at Sherriff's Meadow or Tisbury Meadow because the roadway would be blocked by emergency vehicles. The Board identified further concerns with the size of the proposed cisterns, the driveway locations, and the inadequate recreation areas for a development of this size. The Town Planner will draft a letter for review by the Board at the next meeting.

Planning Board Project Priorities

The Town Planner discussed with the Board the next step with the Route 111 Trail project and the MAPC build-out analysis. Ms. Hughes informed the Board that she would be meeting with the Conservation Commission and the Board of Appeals to discuss moving forward with amending the W-District Bylaw. Ms. Hughes suggested that the Board think about amending the accessory apartment bylaw to allow the apartment by-right with a building permit since the bylaw was written very specifically. She also suggested removing the requirement that an

PB Meeting Minutes

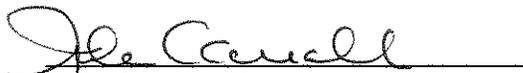
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apartment was only allowed in a detached accessory building built before March 2007. The Board agreed with this proposal and thought it may provide more flexibility for homeowners. Ms. Hughes commented that the only other bylaw amendment at this time would be to the Design Review Board that requires one member from the Permanent Building Committee, which no longer exists. Mr. Neville pointed out that the Design Review Board is appointed by the Board of Selectmen and the Planning Board should make them aware of this need for an appointment or change to the bylaw.

With no further business, the meeting was adjourned at 9:40 pm on a motion by Ms. Fillmore, seconded by Mr. Markiewicz with all voting in favor.

On Behalf of the Boxborough Planning Board


Julie Carroll, Clerk