



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

Meeting Minutes
October 15, 2012
7:30 p.m.

Explanation

Members present:

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

The meeting was called to order at 7:30 p.m.

Web-GIS Discussion

Mr. Faulkner gave an overview of MapGeo's presentation and noted that the initial cost is \$4,500 and then \$3,000 per year. The Board discussed the potential benefits and concerns. Ms. Hughes commented that it would provide board and committee members the opportunity to look at all of the GIS data from home and would not require her to spend time making various simple maps. She added that the annual fee allows for the updating of data four times a year, so it is always current.

Mr. Neville thought that a lot of information is already out there for free. Mr. Pontoriero asked if the company had done a cost/benefit analysis. The Board agreed that would be helpful. Ms. Hughes will contact Applied Geo.

Phase II – Rt. 111 Trail

The Board reviewed the final scope of work and the location of the trail. Mr. Neville felt that the trail should connect to the existing sidewalk at the base of the Library driveway. Ms. Hughes thought that the existing grade may be an issue and a sidewalk where the existing trail crosses the driveway would likely be required to meet ADA compliance. The Board amended the scope of work to include a short connection at the base of the driveway to the new sidewalk along the septic system mound. The Board also requested that the term "Front end materials" in item 8 be clarified.

Town Center Zoning Amendment Discussion

The Town Planning Board discussed with the Board the need to amend the current Bylaw Section 4300 and 5004(1). She pointed out that Section 4300 requires a Special Permit for single family dwellings in the Town Center so long as they are part of a mixed use development, but Section 5004(1) allows elderly duplex units with no provisions for a mixed use development.

Ms. Hughes did not believe that was the intent of the Town Center Zoning District. The Board discussed the possibility of amending the Bylaw by deleting Section 5005(1), amending Section 4300 to include elderly duplex units and possibly amending Section 5004(3) in regards to the density. Ms. Hughes noted that MAPC would likely be able to help through the build-out analysis in determining what density of residential develop was appropriate.

Pine Pasture Road Acceptance

Ms. Hughes did the deed research on the road and determined that Mrs Vorce and Mr. Flannery still owned a portion of the road. She contacted Kathleen Vorce and the attorney for Mr. Flannery and they have agreed to move forward with road acceptance for the special town meeting.

593 Massachusetts Avenue Discussion

The Board discussed the potential acquisition of the property at 593 Massachusetts Avenue. The Board had the following questions, issues and concerns: 1) The Board would like to know what the Public Works Director thinks about the property and what potential uses and development he thinks would be appropriate at the site; 2) There is roughly 20,000 s.f. of usable area at the front of the property. This does not provide a significant amount of room for expansion of public works operations. If Public Works needs additional space, then it may be more suitable to relocate the operations and not have it expand onto a prominent property right along Massachusetts Avenue; 3) Acquiring this piece of property for municipal purposes would take another commercial property off the tax rolls, and; 4) There is a significant history of various residential, commercial and industrial uses at the site, which could be a clean-up hazard. The Town Planner will prepare a response for the Board to the Selectmen.

Abutter's Guide Update

The Board reviewed the draft updated Abutter's Guide. Ms. Hughes commented that she had a question she was going to research further regarding a statement made in the original Guide that copies of decisions were mailed to abutters. She did not think this was correct and would delete this statement. The Board approved the updated Guide.

Planning Board Meeting Minutes

Ms. Fillmore moved to approve the meeting minutes of September 24, 2012 as amended. The motion was seconded by Mr. Neville with all voting in favor.

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

On Behalf of the Boxborough Planning Board


Julie Carroll, Clerk