



BOXBOROUGH PLANNING BOARD
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Nancy Fillmore, Chairman Eduardo Pontoriero, Clerk Owen Neville John Markiewicz James Faulkner

Meeting Minutes
May 6, 2013
7:30 p.m.

Members present:

Nancy Fillmore, Chair
Eduardo Pontoriero, Clerk
Owen Neville, Member
John Markiewicz, Member
James Faulkner, Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:34 pm.

Planning Board Meeting Minutes

The minutes of April 22, 2013 were approved as amended on a motion by Mr. Neville, seconded by Mr. Markiewicz with all voting in favor.

Route 111 Trail Update

The Board reviewed a memo from the Town's consulting engineer dated May 6th, which provided an update on the Route 111 trail and a meeting with MassDOT District 3 as it relates to the proposed bridge over Guggins Brook. Mr. Faulkner thought it was important to get MassDOT's reasoning on why they would not allow the bridge before we move forward. Mr. Neville questioned how MassDOT would deny the Town's proposal when Acton has used wooden walkways adjacent to Route 111. The Town Planner stated she would follow-up with MassDOT.

Habitech Burroughs Rd Comprehensive Permit Discussion

Mr. Brian Ahearn came before the Board to discuss his plans to file a Comprehensive Permit for the development of his lot on Burroughs Road. The Chair recused herself from the discussion because she is a direct abutter to the property. The Clerk took over as Chair.

Mr. Ahearn gave a brief overview of his proposal to create two additional lots out of Lot 8 and Parcel B. Mr. Markiewicz questioned Mr. Ahearn about Parcel A and B, which as part of the ANR plan and Scenic Road Permit discussion were not going to be building lots. Mr. Ahearn said he never intended that. Three of the Board members clearly remember that previous discussion that the lots would not be buildable. The Board had a general discussion regarding his proposal, but expressed difficulty with the discussion based on the conceptual hand-drawn plans. Additionally, the Board was not clear on the reasons why Mr. Ahearn was before them if he was interested in pursuing a LIP Comprehensive Permit and suggested he first meet with the Board of Selectmen. The Town Planner did point out that Mr. Ahearn would need to develop more complete drawings if he was going to have a productive discussion with the Selectmen.

The Cordish Group Zoning Bylaw Amendments Discussion

Representatives from the Cordish Group gave a brief presentation on the proposed gaming establishment and discussed with the Board various Zoning Bylaw amendments that would be needed should the proposal move forward. The Board was supportive of moving forward with scheduling the public hearing on any Zoning Bylaw amendments. The developer agreed to submit a draft bylaw amendment for discussion and review by the Board for their meeting on June 10th. The Board determined that they could review the draft at that meeting, as well as June 17th if needed and hold the public hearing at 7:45pm on June 24th. The developer agreed with this scheduled and thanked the Board for working with them.

With no further business, Ms. Fillmore moved to adjourn the meeting at 9:52 pm. The motion was seconded by Mr. Pontoriero with all voting in favor.

On Behalf of the Boxborough Planning Board

A handwritten signature in black ink, appearing to read 'Eduardo Pontoriero', written over a horizontal line.

Eduardo Pontoriero, Clerk