



BOXBOROUGH PLANNING BOARD

29 Middle Road, Boxborough, Massachusetts 01719

Phone: (978) 263-1116 x112 • Fax: (978) 264-3127

www.town.boxborough.ma.us

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

Meeting Minutes

August 12, 2013

7:30 p.m.

Members present:

Eduardo Pontoriero, Clerk

Nancy Fillmore, Member

Owen Neville, Member

John Markiewicz, Member

Elizabeth Hughes, Town Planner

Mr. Pontoriero acted as Chair in the absence of Mr. Faulkner. The Chair opened the meeting at 7:33 pm.

Flagg Hill Road Common Driveway Special Permit Joint Public Hearing with Board of Appeals

The joint public hearing was opened at 7:34 pm. The applicant Walter Erickson gave an overview of his meeting with the Conservation Commission and a request from the Commission to relocate the driveway. Mr. Erickson proceeded to review with the Boards a conceptual proposal for a common driveway in an alternative location, noting that the location would protect the vernal pool, provide a more suitable location for the required wetland replication and preserve the existing cart path, which the Commission believes acts as a weir for the vernal pool. Mr. Erickson questioned whether the Planning Board would be amenable to granting a waiver to the 3-foot shoulder requirement to allow a 1-foot shoulder, thereby reducing the amount of filling in the wetland. The Boards had a discussion with Mr. Erickson regarding the requested waiver. The Planning Board in general did not have significant issues with the requested waiver, but determined they would like an opinion from the Town's consulting engineer on the overall safety of having a 1-foot shoulder.

Mr. Pontoriero asked whether there was sufficient area for the Fire Department to turnaround at each house. Mr. Erickson stated he was working with the Fire Department to make sure their concerns were addressed.

Mr. Pontoriero questioned whether the drainage from the common driveway would impact the abutter's property since it was only located 10 feet from the property line. Mr. Erickson replied that there would be no impact to the abutter's property because the slope of the property and the driveway directed the runoff away from the property line.

Mr. Markiewicz asked for clarification on the location of the proposed trail easement with the relocated driveway. The attorney for the applicant, Scott Erickson stated they would move the trail easement, possibly having it come up the existing cart path and then around the property.

With no further questions from the Board, the hearing was opened up to the public for questions.

Jackie Crimmins, Richardson Road asked whether the property owners and the applicant had looked at alternative access from Trefry Lane in Stow. Mr. Erickson commented that the

easement from Trefry Lane is not under their control and discussion with the easement holder failed to move forward.

Swan Anderson, Flagg Hill Road asked for clarification on the construction process for the common driveway and how the wetland would be protected. Mr. Erickson gave an overview of the construction technique used for a wetland crossing, which would have to meet the Conservation Commission requirements.

With no further questions from the public, the Town Planner reviewed the options for the Boards on continuing the public hearing and recommended the Boards give their initial comments on the proposed relocated driveway before the applicant put the time and expense into new engineered plans. ZBA member Thomas Gorman expressed his opinion that he does not see any problems with meeting the W-District Special Permit requirements given the fact that the relocated driveway is at the recommendation of the Conservation Commission. Mr. Markiewicz and Ms. Fillmore agreed that the new location was a better alternative than the original location.

Mr. Pontoriero moved to continue the joint public hearing to September 16th at 8:15 pm. Mr. Markiewicz seconded the motion with all voting in favor.

The Chair adjourned the meeting for 5 minutes to allow the Board of Appeals members and the public time to leave the room.

The Chair reconvened the regularly scheduled Planning Board meeting at 8:15 pm

Planning Board Meeting Minutes

On a motion by Mr. Pontoriero, seconded by Mr. Neville with all voting in favor, the meeting minutes of July 15, 2013 were approved as amended.

On a motion by Mr. Neville, seconded by Mr. Markiewicz with all voting in favor, the meeting minutes of July 29, 2013 were approved as amended.

Common Driveway Rules & Regulations Amendment Discussion

The Board reviewed the comments and recommendations from the Town's consulting engineer on the common driveway construction standards. The Town Planner will take the recommendations that Board agreed with and incorporate them into the draft Rules & Regulations for further review by the Board at the next meeting.

With no further business, Mr. Pontoriero moved to adjourn the meeting at 9:10 pm. The motion was seconded by Mr. Markiewicz with all voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk