

Boxborough Board of Appeals
Meeting Minutes
UCC Church Vestry
723 Mass. Ave.
February 2, 2016

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Lonnie Weil and Mark White.
Member absent: Stefano Caprara.
Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:25 pm.

Upon motion duly made by Tom and seconded by Michael, it was unanimously voted to approve the minutes of January 19, 2016.

At 7:30 Tom continued the hearing for the application received from the Raymond M. Vorce Jr. Estate requesting a Variance from the required minimum upland lot area in section 5002 of the Boxborough Zoning Bylaw. The property is located at 164 Massachusetts Avenue, Assessor Map 15-098-000, and 23 Summer Road, Assessor Map 15-099-000. Attorney Kathleen Vorce, representing the Applicant, filed a request for a further continuation. Motion was made by Tom, seconded by Michael and voted 4 – 0 to grant the request and continue the hearing on February 16, 2016 at 7:30 pm. Mark has recused himself from this application.

After discussion motion was made by Michael, seconded by Tom and voted unanimously to support the discontinuation of the western portion of Cunningham Road.

The Board discussed the elimination of the W-District of the Zoning Bylaw. Adam described the process for determining whether a property is within the W-District or has actual wetlands based on a wetland flagging. The Board discussed the outdated W-District maps and the cost and process of either updating and approving or putting the onus on the applicant to demonstrate actual wetland boundaries. Members expressed concern about the expense and whether the town would support spending the time, money, energy, and resources to update and approve those maps at a town meeting. The Board expressed concern that, without updating the W-District maps, it makes no sense to continue zoning jurisdiction. Lonnie expressed that if being involved in the decision making is meaningful, then it is meaningful to update the maps. If not, then the W-District oversight is an anachronism.

Upon motion duly made by Tom and seconded by Michael, it was unanimously voted to recommend that a warrant article be submitted to eliminate the W-District based upon the Conservation Commission's role and expertise in regulating wetlands and the buffer areas.

Upon motion duly made by Michael and seconded by Tom, it was unanimously voted to adjourn at 8:15 pm.

On behalf of the Zoning Board of Appeals,

Tom Gorman 3/15/16
Approved Date