

Boxborough Board of Appeals
Meeting Minutes
UCC Church Vestry
723 Mass. Ave.
March 15, 2016

Members present: Tom Gorman (Chair), Michael Toups, Lonnie Weil, Mark White, and
Stefano Caprara (Alternate).

Member absent: Kristin Hilberg

Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:20 pm and requested that Stefano participate in the proceedings.

Upon motion duly made by Tom and seconded by Lonnie, it was unanimously voted to approve the minutes of February 2, 2016.

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. Adam reviewed the Applicant's letter of withdrawal without prejudice. Upon motion duly made by Tom and seconded by Lonnie, it was unanimously voted to accept the letter of withdrawal without prejudice.

At 7:30 Tom opened the hearing for the 667 Depot Road, Assessor Map 10-15-000, to consider the application for a Special Permit received from Katherine and Michael Tapply to alter a pre-existing non-conforming structure with the addition of a rear porch. A screened-in porch will be built at the rear of the single-family dwelling to replace the existing deck. Mr. Tapply explained that the project needs a Special Permit because the existing deck is partially within the side yard setback. Mr. Tapply indicated he had spoken with the neighbor who had no problem with the request.

Upon motion duly made by Tom and seconded by Mark the Board voted unanimously to approve the application and to accept the decision drafted by the Town Planner as the decision of the Board.

Upon motion duly made by Tom and seconded by Mark, it was unanimously voted to adjourn at 7:45 pm.

On behalf of the Zoning Board of Appeals,

Tom Gorman 4/5/16
Approved Date