

Boxborough Board of Appeals
Meeting Minutes
Town Hall
March 3, 2015

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner.

Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:30 pm.

Bill Caulder, 6M Development, was present on behalf of the applicant for the continued discussion on Jefferson at Beaver Brook f/k/a The Residences at Beaver Brook Comprehensive Permit -- Request for Insubstantial Change.

Adam reviewed the Site Development Plan, the proposed changes to the Conditions of the Special Permit, and the architectural plans.

Bill reviewed the following changes in the architectural plans:
removal of two, single-family homes since they are no longer part of the project;
removal of eyebrow dormers;
extension of shake shingle down to the first floor, plank on first floor only; and
addition of some balconies.

Adam reviewed proposed changes to the Conditions of the Comprehensive Permit.

The Board discussed the applicant's request for two (2) signs and decided that Section B. Site Development Conditions # 13 of the Comprehensive Permit shall retain the original language which only allows one (1) sign. It was also determined that Section B. Condition #20 of the Permit regarding the assessment of parking spaces shall be increased from one to two years.

Tom moved that the Board determined the requested changes were insubstantial in nature with reference to the factors set forth in 760 CMR 56.07(4), and therefore the Comprehensive Permit shall be deemed modified to incorporate the changes to the Site Plans, building elevations, and floor plans outlined in the exhibits and the Conditions of the Comprehensive Permit.

The motion was seconded by Lonnie and unanimously voted.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:25 pm.

On behalf of the Zoning Board of Appeals,

Approved

