

Boxborough Board of Appeals
Meeting Minutes
Town Hall
April 5, 2016

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

Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:20 pm.

Lonnie recused himself since he is an abutter to the proposed project.

Tom requested Stefano participate in the proceedings.

Adam, in the interest of best practices, recommended that Lonnie leave the room while the matter was being discussed.

Lonnie acknowledged the recommendation but chose to remain in the audience.

At 7:30 Tom read into the record the legal notice for 223 Flagg Hill Road.

Bruce Ringwall, GPR, presented the Special Permit application for two reduced frontage lots on behalf of applicant Glen Kauffman, Meridian Homes, Inc., also present. Bruce reviewed the history of the proposed subdivision roadway and three ANR lots on Flagg Hill Road. An alternative proposal to avoid crossing 2 wetland areas became a 1500sq. ft. subdivision cul-de-sac with 12 lots plus the 3 ANR lots on Flagg Hill Road. A second alternative plan also includes a 1500 sq. ft. cul-de-sac but creates a large open space buffer pushing the homes further back on the parcel. The Planning Board (PB) preferred the latter with a larger 8.3 acres buffer area off Flagg Hill Road. The applicant prepared the subdivision plan according to the Planning Board preferences.

Tonight's hearing is in reference to the two reduced frontage lots at the end of the cul-de-sac, each with approximately 85 ft. of frontage. Both lots are within the reduced frontage gross sq. ft. for lots with 75 ft. or greater of frontage.

Bruce explained drainage easements and conceptual locations of wells and septic. He reviewed recommendations from Places Associates, Town consultants, and explained that the lots had been revised according to their input. Bruce explained that although the cul-de-sac is longer than the allowed 500 ft. in length, it is to the town's benefit to allow these lots to be created by Special Permit including but not limited to the following: only one road cut on Flagg Hill Road; reducing impact on wetlands; less clearing of land; increased tax base; and improvement of contiguous lots.

Tom questioned whether the applicant had worked out issues noted by Places. Bruce replied that they had met and are revising the plans to be presented to the PB on April 25th. Adam noted that a decision tonight would need to be made referencing potential changes to plans that may or may not be approved by the PB.

Michael inquired about any input from public safety. Bruce has had numerous conversations with the Fire Dept. He believes the road is wide enough for the fire truck and the addition of a cistern makes it safe for emergency vehicles.

Bryan Clemence, abutter, expressed concerns and asked why the additional 2 reduced frontage lots were necessary. Bruce expressed that waivers are allowed when changes to the subdivision would be beneficial to the town and the applicant. It allows for flexibility in designing individual lots that work with the topography and geography of the site.

KH

Bruce expressed concern that Lonnie was speaking with Bryon during the discussion. Adam reiterated his recommendation that Lonnie leave the room. Lonnie left the meeting at 8:12 pm.

Stefano asked if the applicant used the plans with the horseshoe would they still request the reduced frontage lots and Bruce responded yes. Stefano inquired about benefits to the town and Bruce reiterated increased tax dollars without any significant impact on the land, roads or town.

Kristin expressed not being convinced that this is necessary. Mark added that he isn't convinced that two reduced frontage lots are allowed by the last 2 sentences of the staff report section 3 -- or 5003 of the bylaws.

Tom stated he needs to understand the adverse effects of the additional 2 reduced frontage lots and asked Bryon to explain his concerns. Bryon believes eleven lots are not in the best interest of the town due to the steep site, amount of site work, and impact on the environment. He asked why 10 lots aren't enough since that is what is allowed. He feels the PB should stick to 10 lots, scale back the length of the road and see if there is still the need for the two reduced frontage lots.

Stefano believes that the ZBA should focus on what is in their jurisdiction and if they need to revisit the Special Permit they can do that later.

After abutter inquiry about the process Tom explained decision does not need to be made tonight. The Board discussed closing or continuing the hearing.

Upon motion duly made by Tom and seconded by Michael, it was unanimously voted to close the hearing 8:50 pm.

Upon motion duly made by Tom and seconded by Michael, it was unanimously voted to approve the minutes of March 15, 2016.

Upon motion duly made by Tom and seconded by Michael, it was unanimously voted to adjourn at 8:55 pm.

On behalf of the Zoning Board of Appeals,


Approved _____ Date 5/3/16