

Boxborough Board of Appeals
Meeting Minutes
Town Hall
August 4, 2015

Members present: Tom Gorman (Chair), Kristin Hilberg, and Michael Toups

Member absent: Lonnie Weil

Also present: Adam Duchesneau, Town Planner; Bill Caulder, 3M Development, and Carlton Quinn, Allen & Major Associates, Inc., both consultants to JPI, developer at Jefferson at Beaver Brook.

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 June 16, 2015.

Adam introduced sets of plans for Jefferson at Beaver Brook.

Bill Caulder, on behalf of the developer, discussed insubstantial changes and introduced more definite site plans for Jefferson at Beaver Brook.

Sue Carter, Places Associates and consultant to the Town, submitted a written report of her review of the insubstantial changes since March.

Bill explained that his team reviewed escalating costs. To cut costs they propose to amend some design factors, including the reduction of some of the shake trim on the elevations of the buildings.

LELD raised the issue of the expense of running underground utilities. They now need to bring the lines on poles into the site to the transformer, and then continue underground within the complex. There is a need for four electrical poles into the complex and one pole to the well.

The Board noted the landscaping appears to be scaled back away from the buildings and expressed a need to maintain aesthetics. Some areas appear over landscaped and others feel less landscaped. Carlton Quinn, developer's engineer, explained that the air handlers needed to be moved off the roofs, so the heavy landscaping hid them. LELD wants transformer clear of the landscaping. The landscaping has been adjusted to accommodate mechanical changes that had to be made. Adam noted that tree lines appear to be moved beyond property lines. Carlton explained it was an oversight caused by the engineers and landscape architect not communicating very well. Tom inquired as to how the Board communicates that the scope of work must remain within the bounds of the property. Carlton assured the Board that the limit of work will only extend to grading. Bill offered that the erosion control plans will be the governing plan with regard to how trees can be cleared and land filled. Mature trees are protected thru the permit.

Lighting plan changes were also discussed. Additional poles have been added to the community areas, including the dog park, basketball court and playground. The lights can be placed on timers relative to the hours of operation. The light fixtures on the poles have been changed from a box shape to two individual lights.

The Board reviewed the elevation package. Adam expressed concerns about the lack of texture and pattern changes on the facades of the buildings. Both the secondary cupolas and the stone chimneys have been eliminated. Bill showed the Board computer generated renderings to demonstrate design

integrity in color and plans. These can be adjusted should the Board feel it necessary to avoid a cookie-cutter look within the complex.

The Board determined that all of these changes are truly insubstantial in that they do not make any significant changes to the intents of the permit and are within the realm of what would be perceived as reasonable requests.

Based on the presentation and plans as submitted Tom moved, Michael seconded, and it was unanimously voted to endorse the plans as submitted.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:35 pm.

On behalf of the Zoning Board of Appeals,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written over a horizontal line. The word "Approved" is printed below the line, partially obscured by the signature.

Approved