Site Plan Approval Application

Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719
978-264-1723
www.boxborough-ma.gov

Town Clerk Received

RECEIVED
MAR 15 2016
@ 12:50 PM
TOWN CLERK
TOWN OF BOXBOROUGH

Planning Board Received

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MAR 15 2016
Boxborough
Planning Department

Property Location: 1034 MASSACHUSETTS AVENUE + 1102 Massachusetts Avenue

Assessor Parcel Number(s): 14-002-000 + 13-014-000

Zoning District(s): INDUSTRIAL - COMMERCIAL

Name of Owner: PHANEUF REALTY TRUST Phone # 508-962-8103

Address: 1034 MASSACHUSETTS AVENUE, BOXBOROUGH

Email Address: lbarberinc@aol.com

Name of Owner: NEIL PHANEUF JR/KERSTIN PHANEUF Phone # 508-962-8103

Address: 23 STATE ROAD, STOW, MA 01775

Email Address: lbarberinc@aol.com

Name of Applicant: PHANEUF RT. (LAWN BARBER INC) Phone # 978-263-5222

Address: 1034 MASSACHUSETTS AVENUE, BOXBOROUGH

Email Address: lbarberinc@aol.com

Name of Engineer: NA Phone #

Address:

Email Address:

Name of Surveyor: R. WILSON & ASSOCIATES Phone # 978-263-0203

Address: 360 MASSACHUSETTS AVE, ACTON, MA 01720

Email Address: RWILSON@RWILSONASSOCIATES.COM

1) Describe briefly the development for which Site Plan Approval is sought:
FREE STANDING HOOP HOUSE/ACCESSORY BUILDING (SEE ATTACHED SPEC.S)
PROPOSED SIGN

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2) Describe briefly the uses or activities for which site plan approval is sought:
STORAGE & FABRICATION OF LANDSCAPE AND MASONRY MATERIALS
RELOCATION OF PARKING

3) Lot Area 40'X40' Frontage NA Building Height 18' Number of Stories 1

4) Building Setbacks: Front 110' Rear 70' Left Side 100' Right Side 10'
(FROM CLOSEST PROPERTY LINES

5) Parking Setbacks: Front 0 Rear 100'+ Left Side 100' Right Side 0

6) Lot Coverage (buildings, parking, paving): NO CHANGE

7) Floor Area Ratio (Industrial-Commercial & Office Park Districts): 0.0867

8) Number of Parking Spaces: 24+/- Future Parking Spaces: NA

9) Number of Loading Spaces: NA

10) Estimate the Daily Traffic: No. of Employees: 27+/-

Total No. of Trips: 60-100 Peak A.M.: 7:30-8:30 Peak P.M.: 4:00-5:00

Sight distance along the road at driveway entrance: 1/2-3/4 MILES

11) Sewage Discharge Rate (gals/day): NO CHANGE Water Usage (gals/day): NO CHANGE

12) Describe any proposed on-site stormwater and drainage system and submit pre- and post-drainage calculations: WATER USED FOR THE STONE CUTTING OPERATION IS RECYCLED.
USED WATER DRAINS INTO TWO BASINS/TANKS AND FLOWS INTO A THIRD TANK WHERE IT IS PUMPED
BACK FOR RE-USE.

13) Describe any proposed signs: MASONRY WITH PLANTER BOX; (4'X6')- SEE ATTACHED
WITH TWO LED DOWN LIGHTS

14) Describe any proposed outdoor lighting (include hours of use, lighting type, directional shielding, and height of fixtures) and provide manufacturer's light fixture cut-sheets:
NA

15) Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods:
LEFT OVER STONE FROM THE STONE CUTTING OPERATION IS USED IN OTHER APPLICATIONS -NO WASTE
WATER USED IS RECYCLED

16) Indicate any sources of loud noise, vibration, glare, odors, air or water pollutants, or electrical disturbances: 5 MK 5000 BLOCK SAWS
1 YONANI VENEER PRO SAW
2 STEINEX STONE SPLITTERS

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17) Is removal of soils from the site required? ☐ Yes ☒ No If yes, cubic feet:

18) Will important wildlife habitats and/or outstanding botanical features be affected? ☐ Yes ☒ No

19) Historic sites or buildings listed in the Historic Survey? ☐ Yes ☒ No

20) Historic sites/buildings eligible or listed on the Federal/State Historic Register? ☐ Yes ☒ No

21) Proposed work within NA ☐ 100 ft. of a wetland resource area and/or NA ☐ 200 ft. of a stream or river?

22) Is the project within the Flood Plain District? ☐ Yes ☒ No

23) Is the site or portion of the site within the Aquifer Protection District? ☐ Yes ☒ No

24) List any Board of Appeals decisions pertaining to this site: ZBA 2005-07 EXTEND NON-CONFORMING-STRUCTURE & FREESTANDING SIGN. ZBA98-13; FREE STANDING SIGN. ZBA 95-05; OPERATION OF-LANDSCAPING BUSINESS

I, the undersigned Owner and Applicant, request that my Site Plan Application be reviewed by the Boxborough Planning Board. I understand that my Application may be reviewed by outside consultants as defined in the Board's Site Plan Approval Rules & Regulations and allowed by MGL Ch. 44, Sec. 53G, for which payments to the Town of Boxborough will be made by me in accordance with Section VI.D.

Signature of owner(s) (Required) Date: 3/15/16

Date:

Signature of Applicant(s): (if different than Owner) Date: 3/15/2016

Date:

Application Submittal Check List

- ☑ 1. One original Site Plan Application; filled out and signed by owner and applicant with all supporting information required pursuant to Section III of the Site Plan Approval Rules & Regulations and ten copies. **Only two copies of the drainage calculations are required.**
- ☑ 2. One full size set of Site Plans, Building Elevations, Floor Plans and Landscape Plans in conformance with Section III and seven copies.
- ☑ 3. Three 11" x 17" reduced Site Plans, Building Elevations, Floor Plans and Landscape Plans
- ☑ 4. A CD with the Plan and all supporting documentation in a PDF file format.
- ☐ 5. Certified List of Abutters
- ☑ 6. Application fee as established in the Planning Board Fee Schedule

Lawn Barber, Inc.

February 24, 2016

RECEIVED

MAR 1 5 2016

Boxborough
Planning Department

Adam Duchesneau, AICP
Town Planner
29 Middle Road
Boxborough, MA 01719

RE: 1034 Massachusetts Avenue

Dear Adam;

Enclosed please find our site plan approval application. As discussed; we are applying with an updated site plan; reflecting the re-location of parking and storage areas, as well as an accessory building.

Since the changes are in regards to the relocation of areas and an accessory building only; we are requesting a waiver for the following items:

- -Locus plan/map and Landscape Designer Seal
- -Names of all abutters within 300 feet of the site boundaries
- -Existing and proposed topography at 2 foot contour intervals, including all wetlands and 100 foot buffer, water bodies, drainage swales, areas subject to flooding, significant Trees, historic features, and unique natural features.
- -Total square footage of all buildings on the site.
- -Landscape Plan showing planting areas, signs, fences, walls, walks and lighting, both existing and proposed.
- -Location of zoning districts, and overlay zoning districts with the locus of the plan.
- -Evaluation of Impact on Water Resources.
- -Evaluation of Impact on Landscape.
- -Evaluation of Impact on Traffic Impacts.

Thank you.

Sincerely,

Martin Roesler
Lawn Barber Inc.

PO Box 2970 • Acton, MA 01720 • Office 978-263-5222 • Fax 978-263-5556 • www.lawnbarber.com
Commercial & Residential Landscape Maintenance • Design • Construction • Masonry • Snow & Ice Management
Phaneuf Associates - A Division of Lawn Barber, Inc. • www.phaneufassociates.com

Robert Smith Jr.
1102 Massachusetts Avenue
Boxborough, MA 01719

RECEIVED
SEP 29 2015
Boxborough
Planning Department

September 28, 2015

Town Of Boxborough
29 Middle Road
Boxborough, MA 01719

To whom it may concern:

I am writing to inform you that I Robert Smith Jr. have agreed and allow Phaneuf Realty Trust (Lawn Barber Inc.) to park vehicles on my property; along Massachusetts Avenue.

Sincerely,

Robert Smith Jr.

Robert M Smith Jr
9/28/2015

1034 MASS AV **BP-2015-0130**

GIS #:	1066.00
Map:	6
Block:	4
Lot:	116.0
Permit:	Building
Category:	NEW COMMERCIAL
Permit #:	BP-2015-0130
Project #:	JS-2015-000160
Est. Cost:	$25000.00
Fee:	$250.00 PAID
Fee Paid:	$250.00 ck#26855
Lot Size (sq. ft.):	43560.00
Zoning:	

COMMONWEALTH OF MASSACHUSETTS
TOWN OF BOXBOROUGH
(978)264-1726

BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

Contractor: Keith Newcomb **License** 067186

Owner: PHANEUF, NEIL H & KERSTIN A, TR

Applicant: Keith Newcomb

At: 1034 MASS AV

Subdivision:

ISSUED ON: 04/15/2015 **AMENDED** **EXPIRES ON:** 10/15/2015

TO PERFORM THE FOLLOWING WORK:

Hoop House/Tent Garage/Green House

Electric	Gas	Plumbing	Building
Underground: OK CHW 4-28-15 Service: OK-6-8-15 Rough: CHW Final:	Underground: Meter: Rough: Final:	Underground: Rough: Final:	Excavation: Footings: Foundation: Rough Frame: Fireplace/Chimney: Insulation: Plot Plan: Final:
Planning Board	**Conservation Com**	**Certificate of Occ.**	
Signature: Date:	Signature: Date:	Signature: Date:	
Highway Department	**Fire Department**	**Health Department**	
Signature: Date:	Smoke: Final:	Signature: Date:	

THIS PERMIT MAY BE REVOKED BY THE TOWN OF BOXBOROUGH UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS

Persons contracting with unregistered contractors do not have access to the guarantee funds (as set forth in MGL c.142A)

Signature _____ **Date** April 15, 2015
Building Official

POST THIS CARD ON THE JOB SITE AT TIME OF INSPECTION

GeoTMS® 2014