



TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Planning Board
MEETING DATE: October 5, 2020
TIME: 7:00 PM
PLACE: Remote Meeting through Zoom

AGENDA

Public Comment (3 mins per commenter)

Review Submittals

700, 750, & 800 Massachusetts Avenue - Discussion of Enclave at Boxborough Submittals
Condominium Documents, Operations and Maintenance Plans – 9/22/20
Request for Site Plan Modification #3 Letter – 9/28/20

7:30 Public Hearing – Continued from August 21, 2020 & September 21, 2020

700, 750, & 800 Massachusetts Avenue – Scenic Road, Public Shade Tree, and Stone Wall
Application

8:00 Public Hearing – Continued from September 21, 2020

1172 Hill Road – Scenic Road, Public Shade Tree, and Stone Wall Application

Discussion of Memorandum of Understanding (MOU) regarding administrative direction for the Town Planner

Administrative Business

Meeting Minutes
Correspondence and New Business (if any)
Town Center/Enclave Project
Zoning Bylaw Audit
Planning Board Training
Solar Bylaw
Website update
Planning Board Rules and Regulations
Municipal Vulnerability Preparedness Project Grant
Racial Equity Municipal Action Plan Grant
Housing Choice Administrative Bill
MassDevelopment Technical Assistance Grant

Committee Reports: Community Preservation Committee (Lazarow)
Design Review Board (Verner)
Economic Development Committee (White)
MAGIC Representative (Markowitz)
Water Resources Committee (Barbadoro)
LELWD Small Cell Committee (Markowitz)

Building Committee - TBD

Planning Board Goals:

- Funding – TAP Grants and other Grant Opportunities
- Master Plan Action Items Status - Aspirations 4,5,6, and 7
 - November 9, 2020 Joint Meeting with Select Board

<u>Planning Board Meetings:</u> October 19 November 9	<u>Future Meeting Dates:</u> November 23 December 7
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Join Zoom Meeting

<https://us02web.zoom.us/j/89646309601?pwd=dngwQnczNm04c25La3I1eIUrMGk1QT09>

Meeting ID: 896 4630 9601

Passcode: 919609

One tap mobile

+19292056099,,89646309601#,,,,,0#,,919609# US (New York)

+13017158592,,89646309601#,,,,,0#,,919609# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 896 4630 9601

Passcode: 919609

Find your local number: <https://us02web.zoom.us/j/89646309601?pwd=dngwQnczNm04c25La3I1eIUrMGk1QT09>

Scenic Road Permit / Public Shade Tree Removal / Stone Wall Removal or Alteration Application

Project:

Stow Road

Boxborough, Massachusetts

Middlesex County



Date: August 4th, 2020

Prepared By: Ducharme & Dillis Civil Design Group
1 Main Street
Lunenburg, Massachusetts

Prepared For: Boxborough Town Center, LLC
P.O. Box 985
West Acton, MA 01720

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Mitigating Measures / Construction Sequence

3. PLANS & DETAILS

C8.9 – Stow Road Sidewalk Plan
C8.10 – Stow Road Intersection Plan
C8.11 – Stow Road Sidewalk Plan Details

APPLICATION



BOXBOROUGH PLANNING BOARD
 29 Middle Road, Boxborough, Massachusetts 01719
 Phone: (978) 264-1723 · Fax: (978) 264-3127
 www.boxborough-ma.gov

Scenic Road Permit Application
Public Shade Tree Removal Application
Stone Wall Removal or Alteration Application

Assessor Parcel Number: 14-054 14-053

Project Location: Stow Road

Project Description: As part of General Condition #12 in the Approval Decision for 700, 750 & 800 Massachusetts Avenue,
the Applicant must construct a sidewalk from the Project Site, along Access Easement C to Stow Road and then from the
intersection of Access Easement C and Stow Road to Route 111/Massachusetts Avenue.

Applicant Name: Boxborough Town Center, LLC.

Applicant Address: P.O. Box 985 West Acton, MA 01720

Applicant Phone Number: 978-266-9751

Property Owner (if different): _____

Owner Address: _____

Owner Phone Number: _____

Scenic Road Permit Public Shade Tree Removal Stone Wall Application
 (check all that apply)

1. Does the project require the removal or destruction of a stone wall? Yes No

If yes, what is the length of the proposed removal or destruction? Apprx. 305 Lineal Feet

2. Will any Public Shade Trees as defined by MGL Ch. 87, Sec. 1 be removed or significantly impacted because of the proposed construction? Yes No

If yes, what is the type of tree(s) to be removed and the diameter measured 2 feet from the ground? Oak: 8" 12" 16" Maple: 20" 10" 6" Spruce: 20" Ash: 25"

Please note: It is the applicant's responsibility to meet with the Tree Warden prior to the filing of this application to determine if there are Public Shade Trees on the subject property.

Scenic Road Permit - Public Shade Tree Removal - Stone Wall Application

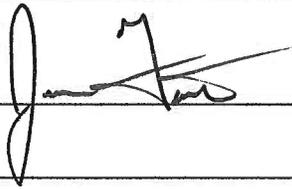
Attach a plan drawn to scale showing the property boundaries, the location of the proposed construction and location of any trees or portions of stone walls that will be removed or damaged. For a new driveway, the width of the driveway and limit of disturbance **shall be** marked on the road at least one week prior to the public hearing.

NOTE: A public hearing is required before a Scenic Road or a Public Shade Tree Removal Permit can be issued. The notice of the hearing must be published, at the applicant's expense, in The Beacon twice, the last publication to occur not less than 7 days prior to the hearing. The applicant will be notified by mail of the hearing date and is required to attend the hearing.

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Owner(s): _____ Date: _____

_____ Date: _____

Applicant(s):  _____ Date: 7-29-20

_____ Date: _____

** The signature of the property owner(s) is required for the application to be accepted.



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 · Fax: (978) 264-3127
www.boxborough-ma.gov

Scenic Road Requirements

The Town voted at the Special Town Meeting on February 3, 1975 to designate the following roads as Scenic Roads as provided for in Section 15C, Chapter 40 of the Massachusetts General Laws:

Burroughs Road
Davidson Road
Depot Road
Hill Road
Liberty Square Road between Depot Road and Sargent Road
Littlefield Road between Sargent Road and Depot Road
Middle Road between Hill Road and Depot Road
Old Harvard Road
Picnic Street
Pine Hill Road**
Sargent Road
Stow Road from Route 111 to Stow Town Line

** Voted at Special Town Meeting on October 7, 1975

Section 15C, Chapter 40 of the General Laws defines the following:

“After a road has been designated as a Scenic Road, any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, after a public hearing duly advertised twice in a newspaper of general circulation in the area, as to time, date, place and purpose, the last publication to occur at least seven days prior to such hearing.”

PROJECT NARRATIVE

SITE DESCRIPTION

The project is located along the west side of Stow Road, between the existing entrance to Sheriff's Meadows to the intersection of Massachusetts Avenue. No existing drainage structures are located along the subject section of the road. There are eight (8) public shade trees (as defined by MGL Ch. 87, Sec 1) that are located along the subject length of Stow Road. Stone walls exist along the western side of Stow Road at varying lengths. There are two different driveway crossings that intersect Stow Road along the western side of the subject stretch of road. Both mentioned driveway crossings are located on Assessor's Parcel 14-053. The topography is generally down gradient towards the intersection from the Sheriff's Meadow entrance.

PROJECT DESCRIPTION

As part of the Approval Decision for 700, 750 & 800 Massachusetts Avenue, General Condition #12 the applicant, Boxborough Town Center, LLC must construct a sidewalk from the Project Site (Enclave at Boxborough), along Access Easement C to Stow Road and then from the intersection of Access Easement C and Stow Road to Route 111/Massachusetts Avenue. The sidewalk design shall also include:

- any improvements needed at the intersection of Stow Road and Massachusetts Avenue to comply with the standards of the American with Disabilities Act (ADA) and the Massachusetts Architectural Barriers Board (MABB) regulations and;
- a rapid-flashing LED sign as requested by the Boxborough Chief of Police in his letter dated August 9, 2019 or any safety measure alternative otherwise approved by the Police Chief.

A site walk was conducted with the following on June 3rd 2020: Edward Kukkula (Boxborough DPW Superintendent & Tree Warden) Bentley Herget (Zoning Officer & Building Inspector), Simon Corson (Town Planner), Susan Carter (Review Engineer, Places Associates, Inc.), Greg Roy (P.E. Ducharme & Dillis) & Ryan Vickers (Project Engineer, Ducharme & Dillis). During the site walk, all trees that were suspected to conflict with the proposed sidewalk construction were considered for removal. All the mentioned trees for removal are depicted in the attached site plans. Approximately 305 lineal feet of existing stone wall may be disturbed during construction of the sidewalk. Included within this scope of work is for the disturbed stone wall debris to be collected & reconstructed at the indicated locations within the attached site plans. Additional Design features such as sidewalk widths to accommodate for town maintenance equipment, curbing height, style & location of ADA compliant ramps were also topics of discussion on site. Stow Road's western edge adjacent to the sidewalk is proposed to be milled and repaired as seen fit during the construction of the sidewalk (1-2' of width). To aid in reducing potential channelized flow by the proposed gutter line along the curbing, a curb inlet has been proposed to attenuate stormwater. Please refer to the attached site plans for additional details regarding specifics to the sidewalk construction.

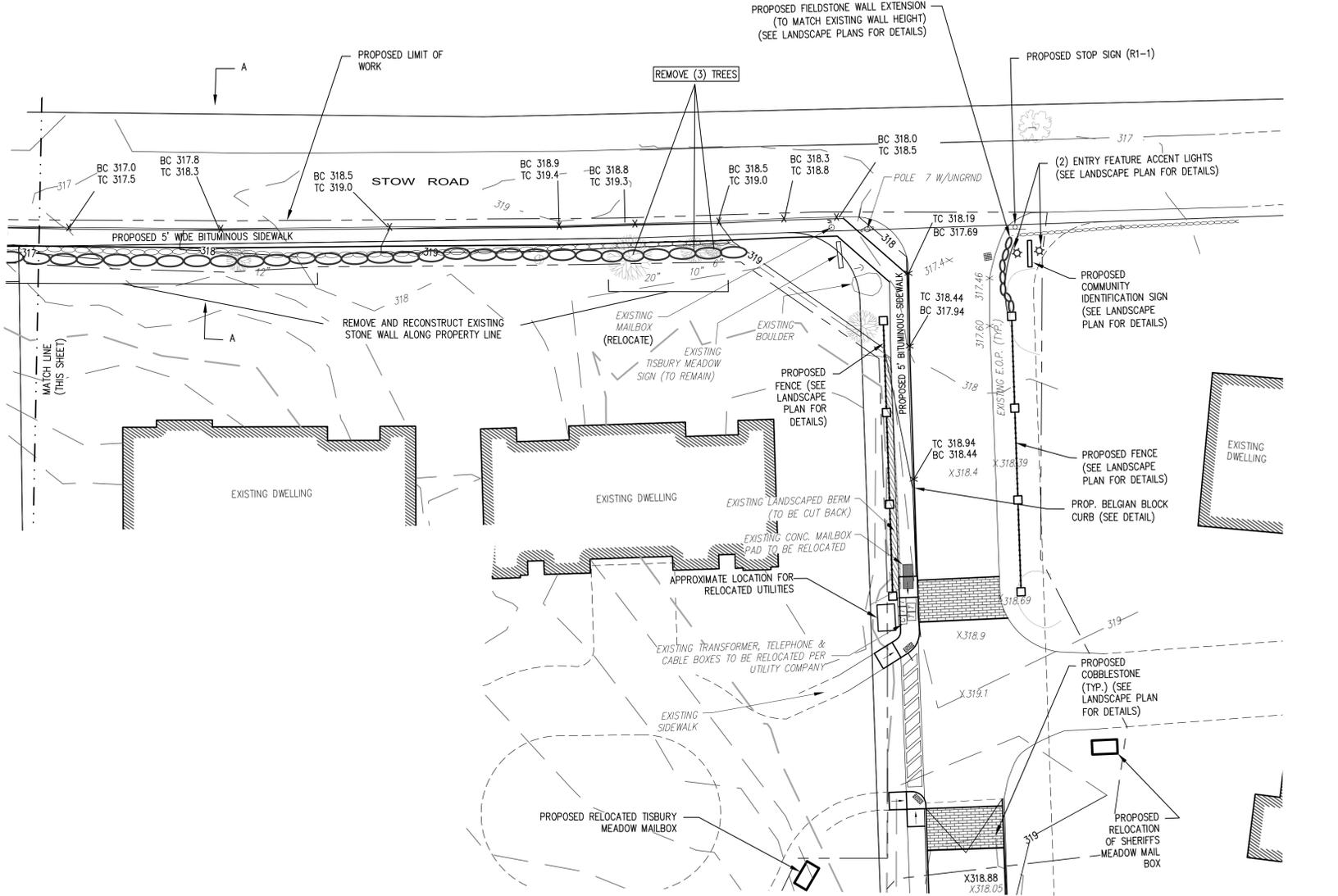
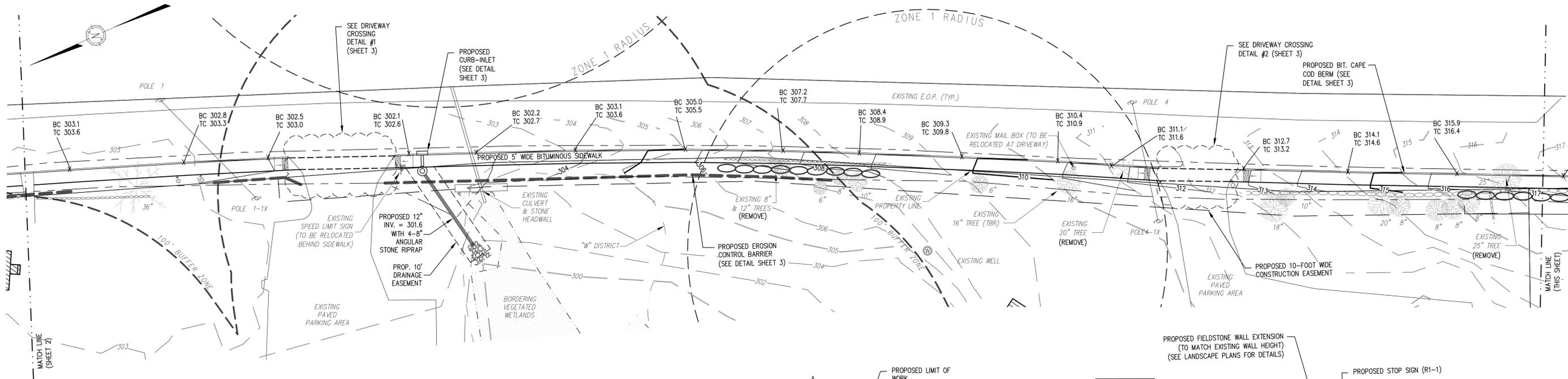
MITIGATING MEASURES / CONSTRUCTION SEQUENCE

Erosion and sediment control barriers will be installed as shown on the plans in order to isolate the construction zone from abutting resource areas. The following is the proposed construction sequence:

Construction Sequence

1. A traffic detour plan shall be prepared and approved by the Police and Fire Departments and a notice regarding the road closure published in the local newspaper prior to the start of construction at the intersection.
2. Contractor shall have all materials on-site prior to beginning construction activities.
3. All work shall be performed on consecutive days.
4. Perform work during a dry period.
5. Install erosion and sediment control barriers.
6. Mill and remove existing pavement as required.
7. Install proposed drainage structure & line.
8. Backfill structure.
9. Place Cape Cod Curbing
10. Place asphalt pavement
11. Perform finish paving per the Boxborough DPW specifications.
12. Remove erosion control barriers after disturbed areas have been stabilized and after final approval of the Conservation Commission.

PLANS & DETAILS



GENERAL NOTES:

1. ABUTTER PROPERTY LINES AND NAMES ARE COMPILED FROM TOWN TAX RECORDS AND ARE APPROXIMATE.
2. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
3. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT HAS BEEN ISSUED FOR CONSTRUCTION.
4. APPROVAL IS REQUIRED FROM THE DPW AND SELECT BOARD FOR WORK WITHIN STOW ROAD.
5. WORK DEPICTED ON THIS PLAN REQUIRES AN ORDER OF CONDITIONS OR A NEGATIVE DETERMINATION OF APPLICABILITY FROM THE CONSERVATION COMMISSION PRIOR TO WORK.
6. WORK WITHIN THE MASSDOT RIGHT OF WAY WILL REQUIRE REVIEW AND APPROVAL BY MASSDOT.
7. TREE REMOVAL SHOWN ON THIS PLAN IS SUBJECT TO PERMISSION BEING GRANTED FROM ABUTTING PROPERTY OWNERS.
8. BITUMINOUS SIDEWALK
 3.1 SIDEWALK SHALL BE 5- FEET WIDE
 3.2 ASPHALT TO CONFORM TO MASSDOT SECTION M3.11.03.
 3.3 PAVEMENT TO BE 1 1/2" WEARING COURSE (TABLE B) OVER 1 1/2" BINDER COURSE (TABLE A)
 3.4 SIDEWALK RAMPS SHALL BE CONCRETE

PREPARED BY:
DUCHARME & DILLIS
 Civil Design Group, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS
 1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740
 PHONE: (978) 779-6091 FAX: (978) 779-0260
 www.DucharmeandDillis.com

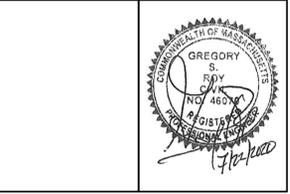
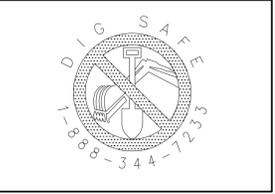
OWNER:
 BOXBOROUGH TOWN CENTER, LLC
 P.O. BOX 985 WEST ACTON, MA 01720

APPLICANT:
 BOXBOROUGH TOWN CENTER, LLC
 P.O. BOX 985 WEST ACTON, MA 01720

SCALE:

 1 in. = 30 ft.

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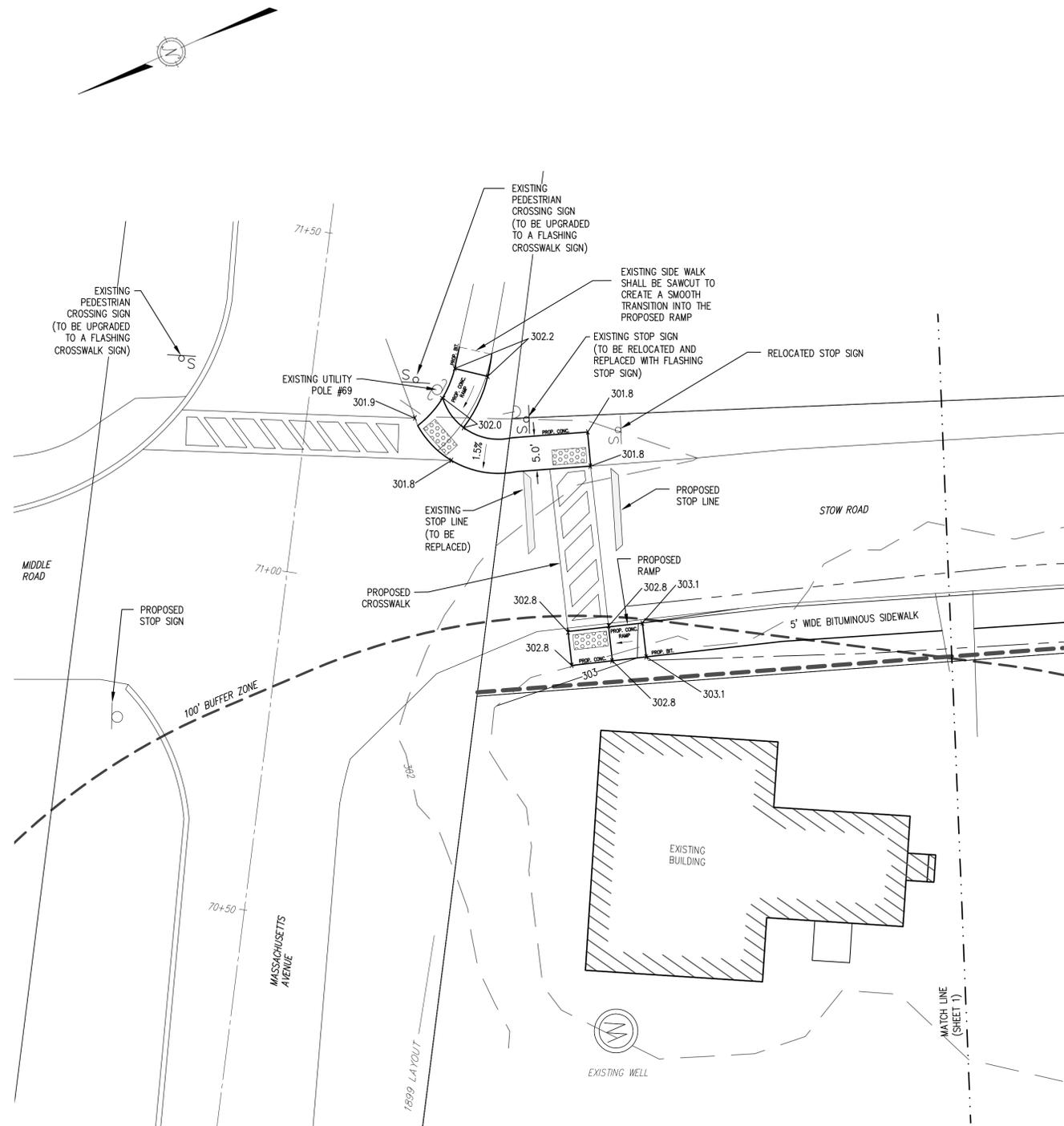
DATE:	4/23/20
DESIGN BY:	RPV
DRAWN BY:	RPV
CHECKED BY:	GSR

STOW ROAD SIDEWALK PLAN 700-800 MASSACHUSETTS AVENUE BOXBOROUGH, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
1.	7/22/2020	REVISED PER SITE WALK AND PEER REVIEW COMMENTS	RWP

JOB NO. 6092
 DRAWING NO. 6092-STOW RD.
 SHEET NO. **C8.9**

GENERAL NOTES:

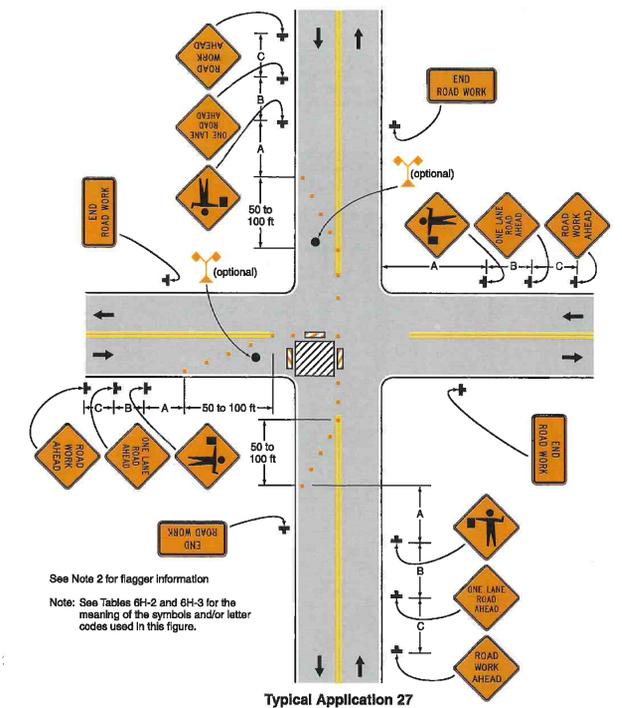
1. GRADES SHOWN ON THIS PLAN REFER TO FINAL FINISHED GRADES.
2. BITUMINOUS SIDEWALK
 - 3.1 SIDEWALK SHALL BE 5- FEET WIDE
 - 3.2 ASPHALT TO CONFORM TO MASSDOT SECTION M3.11.03.
 - 3.3 PAVEMENT TO BE 1 1/2" WEARING COURSE (TABLE B) OVER 1 1/2" BINDER COURSE (TABLE A)
 - 3.4 SIDEWALK RAMPS SHALL BE CONCRETE



STOW ROAD AND ROUTE 111 INTERSECTION DETAIL

SCALE: 1"=10'

Figure 6H-27. Closure at the Side of an Intersection (TA-27)



See Note 2 for flagger information
 Note: See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.

TRAFFIC MANAGEMENT PLAN

SCALE: 1"=30'

PREPARED BY:

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 PHONE: (978) 779-6091 FAX: (978) 779-0260
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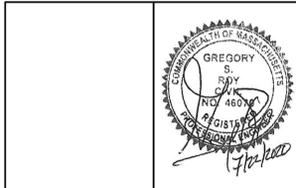
OWNER:
 BOXBOROUGH TOWN CENTER, LLC
 P.O. BOX 985
 WEST ACTON, MA 01720

APPLICANT:
 BOXBOROUGH TOWN CENTER, LLC
 P.O. BOX 985
 WEST ACTON, MA 01720

SCALE:

 1 in. = 10 ft.

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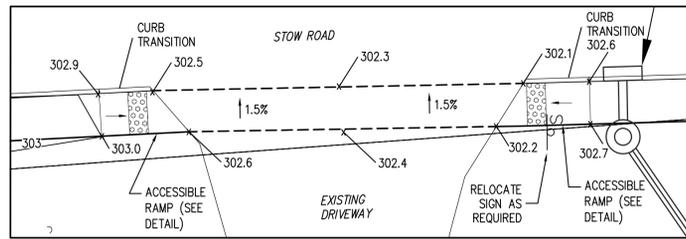


DATE: 4/23/20
 DESIGN BY: RPV
 DRAWN BY: RWP
 CHECKED BY: GSR

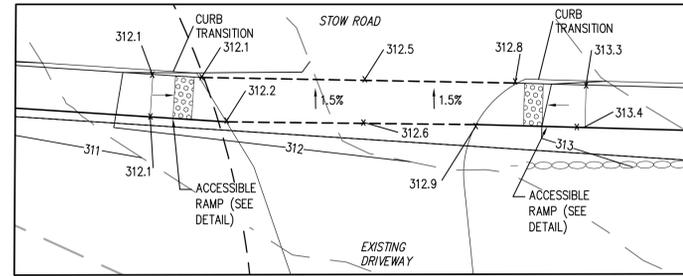
STOW ROAD INTERSECTION PLAN
 700-800 MASSACHUSETTS AVENUE
 BOXBOROUGH, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
1.	7/22/2020	REVISED PER SITE WALK AND PEER REVIEW COMMENTS	RWP

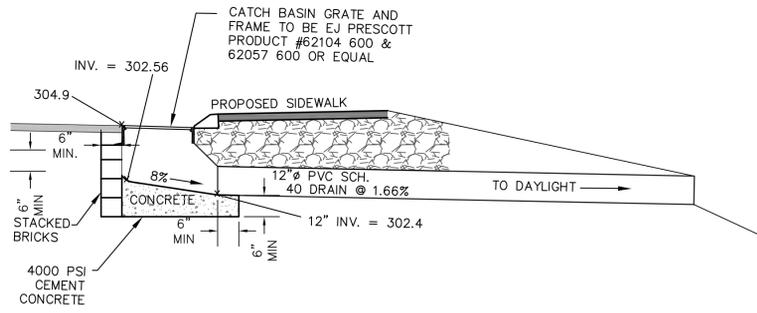
JOB NO. 6092
 DRAWING NO. 6092-STOW RD
 SHEET NO. **C8.10**



DRIVEWAY CROSSING DETAIL #1

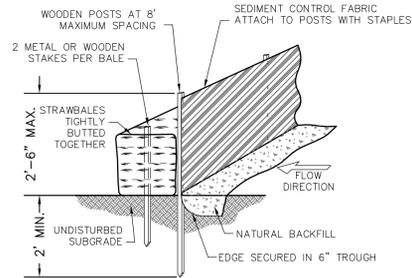


DRIVEWAY CROSSING DETAIL #2



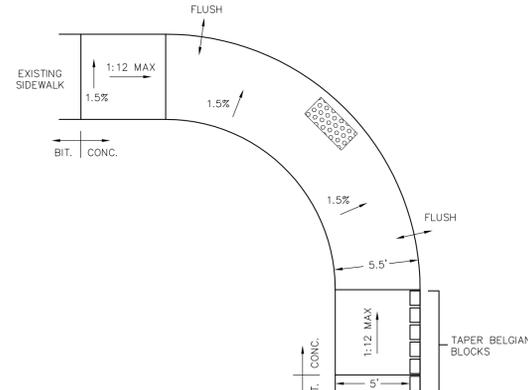
CURB INLET DETAIL

NOT TO SCALE



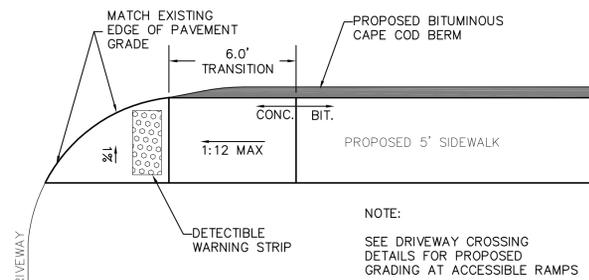
EROSION CONTROL BARRIER

NOT TO SCALE



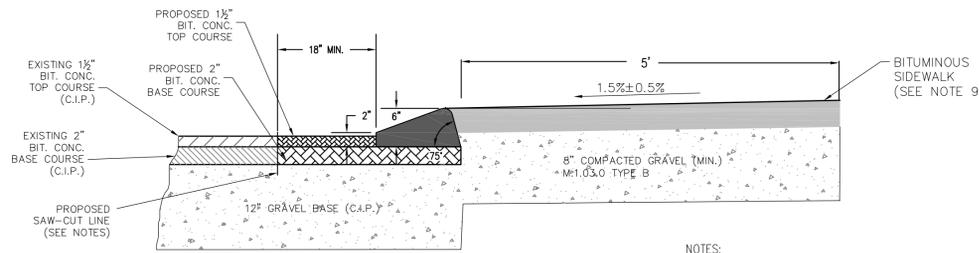
TYPICAL ACCESSIBLE RAMP - SHERIFF'S MEADOW

NOT TO SCALE



TYPICAL ACCESSIBLE RAMP - STOW ROAD

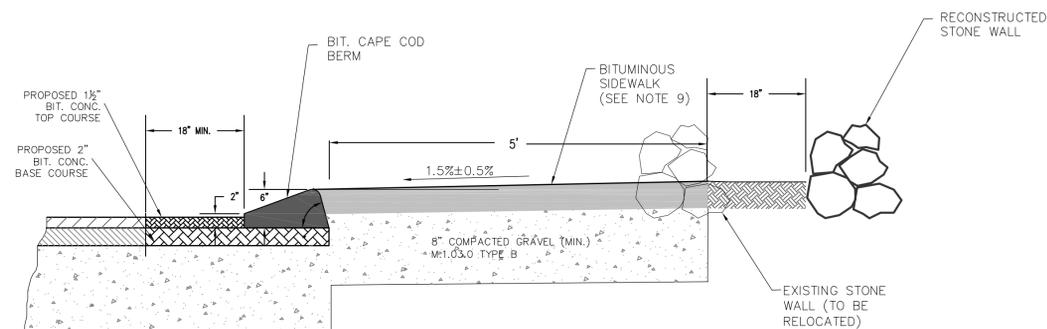
NOT TO SCALE



BITUMINOUS CONCRETE CURB DETAIL

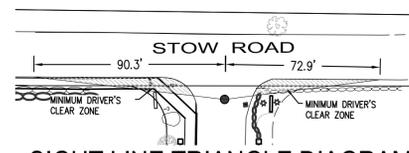
NOT TO SCALE

- NOTES:
1. SAW CUT FULL DEPTH OF EXISTING ASPHALT
 2. PLACE BINDER COURSE WITH JOINT TACKIFIER
 3. PLACE BIT. BERM OVER BINDER COURSE
 4. PLACE TOP COURSE OVER BINDER COURSE ADJACENT TO BERM.



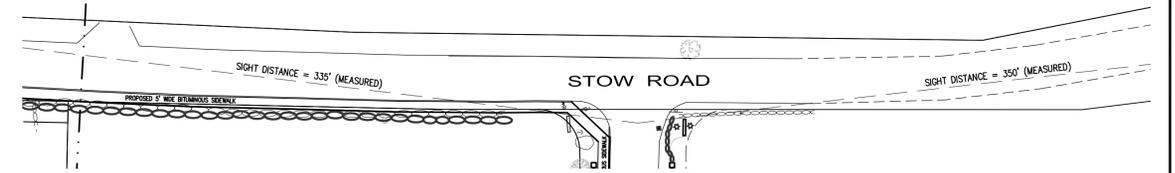
CROSS SECTION A-A

NOT TO SCALE



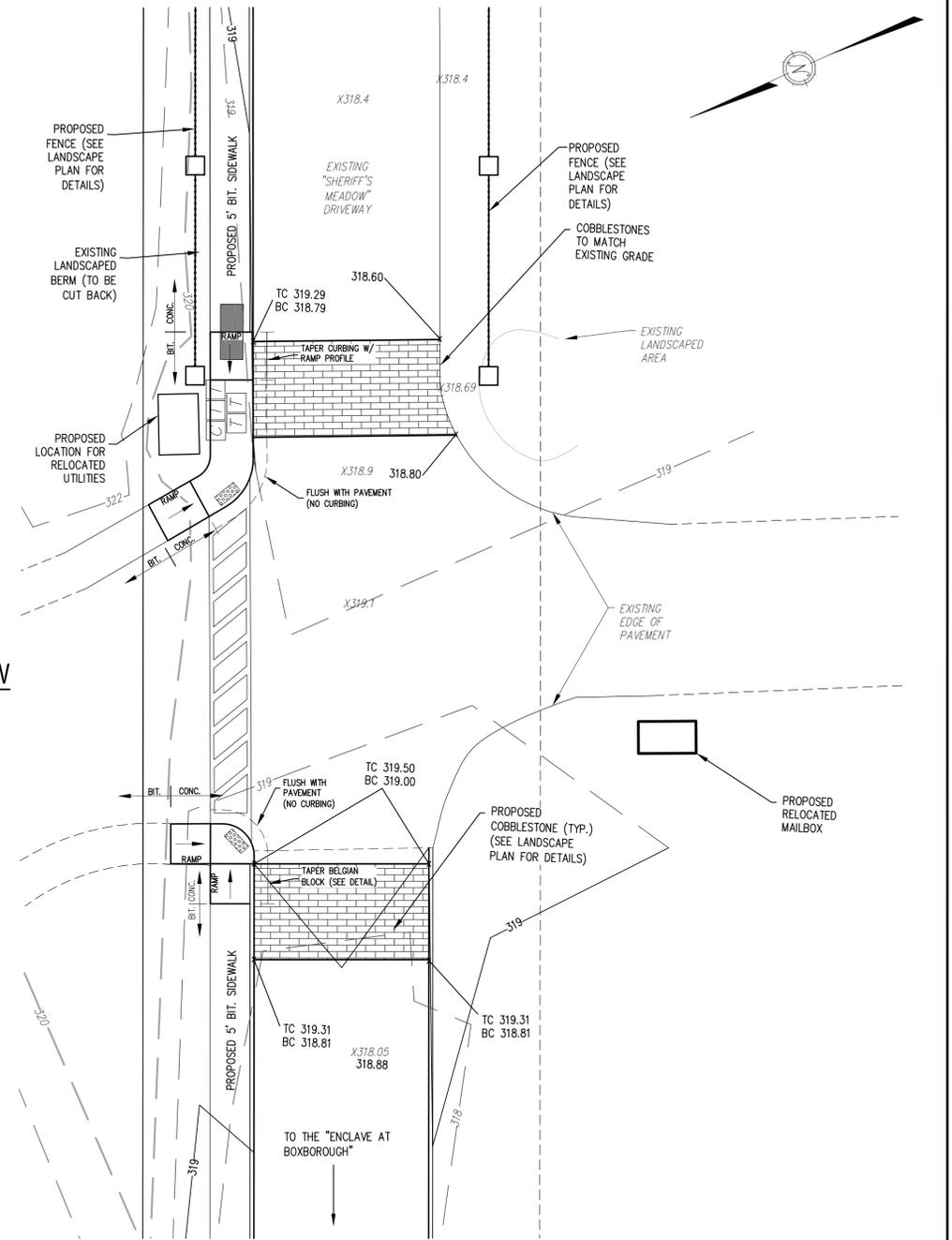
SIGHT LINE TRIANGLE DIAGRAM

SCALE: 1" = 40'



SIGHT DISTANCE DIAGRAM

SCALE: 1" = 40'



SHERIFF'S MEADOW INTERSECTION DETAIL

SCALE: 1" = 10'

PREPARED BY:

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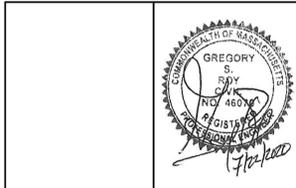
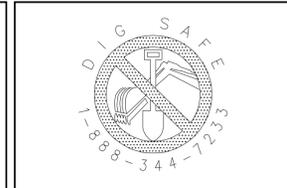
OWNER:
BOXBOROUGH TOWN CENTER, LLC
P.O. BOX 985
WEST ACTON, MA 01720

APPLICANT:
BOXBOROUGH TOWN CENTER, LLC
P.O. BOX 985
WEST ACTON, MA 01720

SCALE:

1 in. = 30 ft.

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DATE: 4/23/20

DESIGN BY: RPV

DRAWN BY: RPV

CHECKED BY: GSR

STOW ROAD SIDEWALK PLAN DETAILS 700-800 MASSACHUSETTS AVENUE BOXBOROUGH, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
1.	7/22/2020	REVISED PER SITE WALK AND PEER REVIEW COMMENTS	RWP

JOB NO. 6092

DRAWING NO. 6092-STOW RD

SHEET NO. **C8.11**

LEGAL NOTICE OF PUBLIC HEARING
Town of Boxborough
Planning Board – Scenic Road Permit, Public Shade Tree Removal,
& Stone Wall Alteration Application

In accordance with MGL Chapter 40, Section 15C, the Boxborough Scenic Road & Public Shade Tree Requirements, and the Boxborough Stone Walls Bylaw, the Boxborough Planning Board will conduct a Public Hearing on Monday, August 31, 2020 at 7:30 PM for a Scenic Road Permit, Public Shade Tree Removal, and Stone Wall Alteration Application submitted by Boxborough Town Center, Inc. to install a sidewalk from the project site, along Access Easement C to Stow Road, and from that intersection along the west side of Stow Road to Route 111 / Massachusetts Avenue.

The subject property is identified as Assessor's Parcel # 14-053-000 and 14-054-000.

Based on current COVID-19 circumstances, this public hearing will be held in the Town Hall **or otherwise** will be held via Zoom videoconferencing. All details will be made available on the Planning Board agenda when posted, a minimum of 48 hours prior to the meeting on the town web site, www.boxborough-ma.gov.

PUBLICATION DATE(S): August 13, 2020
 August 20, 2020

SEND BILL TO: James Fenton
 Boxborough Town Center LLC
 P.O. Box 985
 West Acton, MA 01420
 Phone #: (978) 266-9751

Per your request, I reviewed the draft Master Deed and Declaration of Trust (attached) submitted by the developer for conformance with the conditions of the Aug. 19, 2019 Site Plan and Special Permit decision for the Enclave development (the "Decision"). As you know, the Decision expressly required in conditions 7, 8, and 41.b that the Master Deed for the development reflect conditions of approval the Planning Board imposed. The Master Deed complies with the terms of the Decision as follows:

- 1) Condition 7: Trash and Recycling. As required, the Master Deed (see Exhibit B) provides that units shall store trash in a garage, and that weekly curbside garbage and recycling will be provided by the Condominium Trust.

- 2) Condition 8: On-Street Parking Prohibited. Section 10.A(s) of the Master Deed prohibits parking on any of the common areas of the condominium, including roadways, "except in those areas specifically identified for parking." I recommend that the applicant be requested to either define what common areas are available for parking, or to indicate that no parking is allowed on roadways without exception.

- 3) Condition 41.b
 - a. 55+ Occupancy Required: As required, Section 4.C of the Master Deed limits occupancy to 55+.
 - b. Building Additions Limited to Exclusive Use Areas: Section 10.A(d) of the Master Deed addresses additions to units, and sets forth the improvements to each unit that may be constructed only within the Limited Common Element area assigned to each unit and depicted on the recorded floor plans for each unit (See Section 5.B(b) of the Master Deed). Unit owners have no rights under the Master Deed to add to their Units outside of the Limited Common Element area as defined in Section 5.B(b).
 - c. Pervious Materials: Section 5.B(b) of the Master Deed requires the use of pervious materials for patios. It does not address "similar structures" to patios. The Board may want to require that additional language be added to the Master Deed to identify other "structures" that should be constructed with pervious materials.
 - d. Lighting additions: Section 10.A(d)ii) of the Master Deed requires lighting added to Limited Common Element areas to be "dark sky" compliant and consistent with the Zoning Bylaw and guidelines issued by the Board. The Master Deed does not address lighting additions to other areas of the development. In my opinion, Condition #11 of the Decision applies to all outdoor lighting for the development, either depicted on the site plan or added thereafter.

I reviewed the Declaration of Trust submitted by the applicant and found it to be compliant with the terms of the Decision. Please note that I did not attempt to review or comment on the form of the documents as it otherwise concerns the rights and obligations of the declarant, the condominium trust, and the unit owners. The Town enforces the Zoning Bylaws through the terms of the Decision. While the terms of the condominium documents might conceivably allow for action inconsistent with the Approval, bear in mind that those terms do not bind the Town or any other regulatory authority and do not alter the terms of the Decision.

Please contact me with further questions.

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

August 14, 2020

Mary Nardwarski
Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

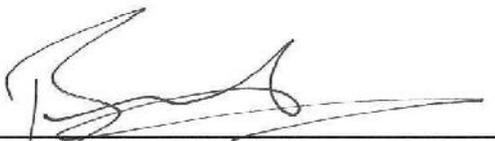
RE: 1172 Hill Road
Scenic Road Permit, Public Shade Tree Removal & Stone Wall Removal or Alteration Application

Dear Board Members,

Hancock Associates, on behalf of the applicant FTB Homes, LLC, respectfully submits this Scenic Road Permit, Public Shade Tree Removal & Stone Wall Removal or Alteration Application with the supporting materials. The applicant is proposing the construction single-family home on a parcel of land described by the Town of Boxborough's Assessors maps as Map 4, Lot 92 and having an address of 1172 Hill Road. The above mentioned parcel has a 50' wide strip of frontage on Hill Road, which is a Scenic Road as voted by the Town. A 14' wide driveway will be constructed to provide access to the proposed single-family home. In order to construct the driveway approximately 30' of stonewall must be removed. A site walk with the Tree Warden was done on the morning of August 14, 2020 and determined we would not be removing any Public Shade Trees to construct the driveway. Attached is the vetted application, a sketch depicting the proposed work, an abutters list certified by the Town Assessor, and the filing fee check.

If you have any questions please feel free to reach out and contact us.

Sincerely,
Hancock Associates



Brian Geaudreau, PE
Project Manager/Associate



Russell Tedford, EIT
Staff Engineer



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 • Fax: (978) 264-3127
www.boxborough-ma.gov

Scenic Road Permit Application
Public Shade Tree Removal Application
Stone Wall Removal or Alteration Application

Assessor Parcel Number: Map , Lot 92

Project Location: 1172 Hill Road

Project Description: The construction of a driveway to provide access to a proposed single family home on Hill Road. The project will involve the removal of a section of stonewall.

Applicant Name: FTB Homes, LLC - Rick Ogilvie

Applicant Address: PO Box 216, Littleton, MA 01460

Applicant Phone Number: (978) 501-2904

Property Owner (if different): Estate of Hugel Marguerite

Owner Address: PO Box 554, Acton, MA 01720

Owner Phone Number: 207-730-1229

Scenic Road Permit Public Shade Tree Removal Stone Wall Application
(check all that apply)

1. Does the project require the removal or destruction of a stone wall? Yes No
If yes, what is the length of the proposed removal or destruction? 30 ft

2. Will any Public Shade Trees as defined by MGL Ch. 87, Sec. 1 be removed or significantly impacted because of the proposed construction? Yes No
If yes, what is the type of tree(s) to be removed and the diameter measured 2 feet from the ground? _____

Please note: It is the applicant's responsibility to meet with the Tree Warden prior to the filing of this application to determine if there are Public Shade Trees on the subject property.

Scenic Road Permit - Public Shade Tree Removal - Stone Wall Application

Attach a plan drawn to scale showing the property boundaries, the location of the proposed construction and location of any trees or portions of stone walls that will be removed or damaged. For a new driveway, the width of the driveway and limit of disturbance **shall be** marked on the road at least one week prior to the public hearing.

NOTE: A public hearing is required before a Scenic Road or a Public Shade Tree Removal Permit can be issued. The notice of the hearing must be published, at the applicant's expense, in The Beacon twice, the last publication to occur not less than 7 days prior to the hearing. The applicant will be notified by mail of the hearing date and is required to attend the hearing.

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Owner(s): *Susan deGrandpre, PR of the Estate of M. Hugel* dotloop verified
08/06/20 5:45:13 PM EDT
7LFE-GCPW-T74C-3M11
_____ Date: _____

Applicant(s): *Ralph Ogilvie* dotloop verified
08/06/20 5:45 PM EDT
ZDLC-33T5-LP0B-IT3Y
_____ Date: _____

** The signature of the property owner(s) is required for the application to be accepted.



BOXBOROUGH PLANNING BOARD
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Scenic Road Requirements

The Town voted at the Special Town Meeting on February 3, 1975 to designate the following roads as Scenic Roads as provided for in Section 15C, Chapter 40 of the Massachusetts General Laws:

Burroughs Road
Davidson Road
Depot Road
Hill Road
Liberty Square Road between Depot Road and Sargent Road
Littlefield Road between Sargent Road and Depot Road
Middle Road between Hill Road and Depot Road
Old Harvard Road
Picnic Street
Pine Hill Road**
Sargent Road
Stow Road from Route 111 to Stow Town Line

** Voted at Special Town Meeting on October 7, 1975

Section 15C, Chapter 40 of the General Laws defines the following:

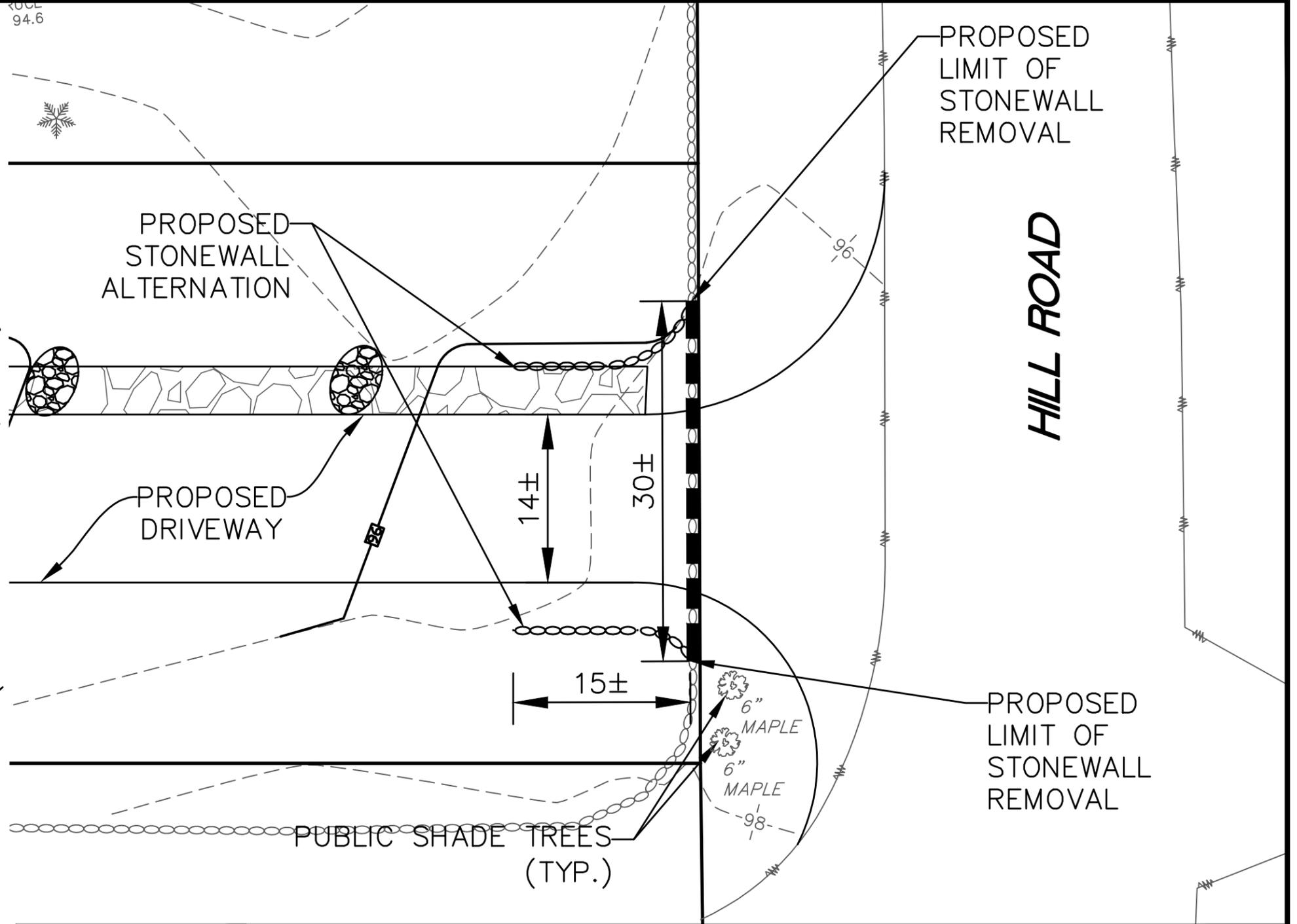
“After a road has been designated as a Scenic Road, any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, after a public hearing duly advertised twice in a newspaper of general circulation in the area, as to time, date, place and purpose, the last publication to occur at least seven days prior to such hearing.”

PLAN 217 OF 2018

94.6

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO PROVIDE A SKETCH TO AID THE PERMITTING OF A PROPOSED SINGLE-FAMILY HOME ON HILL ROAD. HILL ROAD IS A DESIGNATED SCENIC ROAD WITH PUBLIC SHADE TREES AND A STONEWALL REQUIRING A PUBLIC HEARING. THIS PLAN DEPICTS THE AMOUNT OF DISTURBANCE TO THE STONEWALL AND PUBLIC SHADE TREES ON HILL ROAD.
2. THE PROPERTY LINES & TOPOGRAPHIC FEATURES ARE COMPLIED BY AN ON-THE-GROUND SURVEY DONE BY THIS OFFICE ON . THE PUBLIC SHADE TREES SHOWN ON THIS EXHIBIT PLAN WHERE LOCATED DURING A SITE WALK ON AUGUST 11, 2020.
3. A SITE VISIT WAS CONDUCTED ON AUGUST 14, 2020 WITH THE TOWN OF BOXBOROUGH TREE WARDEN. HE CAME TO THE CONCLUSION THAT GIVEN OUR LIMITS OF DISTURBANCE WE WILL NOT BE REMOVING ANY PUBLIC SHADE TREES.
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
5. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.



DATE: 08/14/20 LAYOUT: TREE SK DESIGN: RT DRAWN: RT SCALE: 1" = 20' DWG: 22898eng4.dwg	SCENIC ROAD PERMIT, PUBLIC SHADE TREE REMOVAL STONEWALL APPLICATION EXHIBIT PLAN 1172 HILL ROAD BOXBOROUGH, MA	SHEET 1 OF 1
	HANCOCK ASSOCIATES 34 CHELMSFORD ST, CHELMSFORD, MA. 01824 VOICE (978) 244-0110, FAX (978) 244-1133	JOB NO. 22898
	PATH: X:\22898-Hill-Boxborough\Eng\DWG\	PLOT DATE: Aug 14, 2020

Castroville



TOWN OF BOXBOROUGH
Town Assessor
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1720 • FAX 978-264-3127
sgenna@boxborough-ma.gov

REQUESTER
OFFICE
TOWN BOARD

COPY

REQUEST FOR ABUTTERS

DATE OF REQUEST: 06/30/20 DATE LIST NEEDED: 7/1/20

PROPERTY LOCATION: 1172 Hill Road

MAP 4 LOT 92 BLOCK _____

PROPERTY OWNER: Estate of Hugel Marguerite

REASON FOR LIST

- CONSERVATION COMMISSION
- ZONING BOARD OF APPEALS
- PLANNING BOARD
- PRELIMINARY PLAN
- SITE PLAN
- DEFINITIVE PLAN
- SPECIAL PERMIT
- BOARD OF SELECTMEN
- OTHER _____

RADIUS FOR ABUTTERS

300 FEET IMMEDIATE OTHER _____

REQUESTER INFORMATION

NAME Russell Tedford (Hancock Associates)

ADDRESS 34 Chelmsford Street
Chelmsford, MA 01824

PHONE (978) 244-0110 EMAIL rtedford@hancockassociates.com

OFFICE USE ONLY

DATE LIST PREPARED: 7/2/2020

FEE CHARGED: \$30.00

DATE PAID: 7/2/2020

AMOUNT PAID \$ 30.00

CHECK # _____

CASH

FEE SCHEDULE: \$1.00 PER NAME
\$10.00 MINIMUM
\$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.



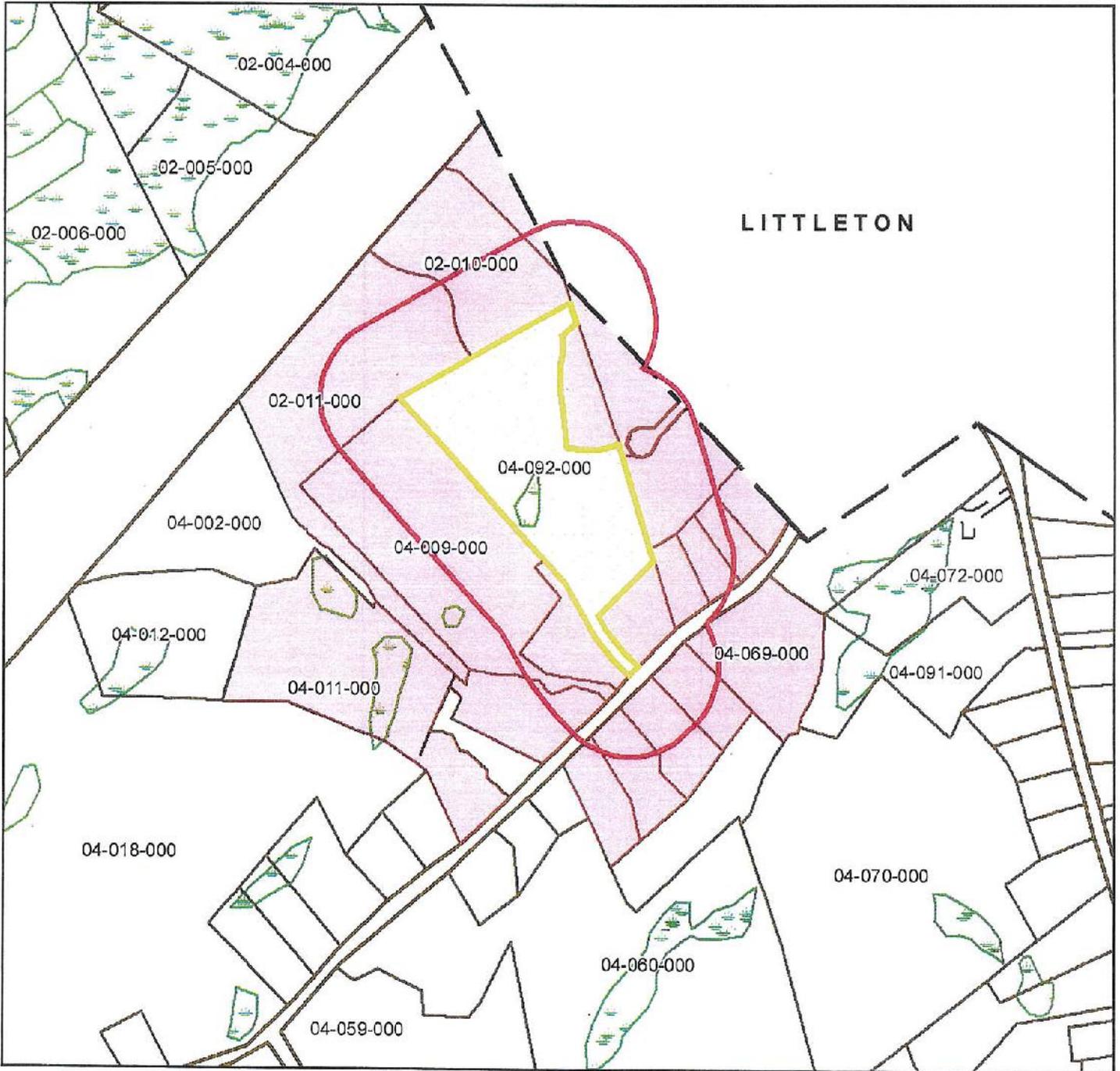
1172 Hill Rd

Boxborough, MA

1 inch = 555 Feet



June 30, 2020



Large Scale	Easements
CAI Town Line	Wet Areas
Property Line	
Road	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

02-014-000	29 LEONARD ROAD	TURPIN VIRGINIA A	29 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	30 LEONARD ROAD	MAHONY BRIAN J.	30 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	31 LEONARD ROAD	SHAW LOIS A.	181 LITTLETON ROAD UNIT	CHELMSFORD	MA	01824
02-014-000	32 LEONARD ROAD	MEYER JOAN S, TRUSTEE	120 RUSSET LANE	BOXBOROUGH	MA	01719
02-014-000	33 LEONARD ROAD	BLATTERMAN III PRESCOTT H, TRU	P.O. BOX 2118	KILMARMOCK	VA	22482
02-014-000	34 LEONARD ROAD	BRADLEY GEORGIA A.	1630 YORKSHIRE TRAIL	LAKELAND	FL	33809
02-014-000	35 LEONARD ROAD	RICHARDSON JUDITH A.	35 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	36 LEONARD ROAD	CYR JOHN P, TRUSTEE	36 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	37 LEONARD ROAD	HUNT SALLY J	37 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	38 LEONARD ROAD	LEHTINEN BRIAN J	88 LEONARD RD.	LUNNEBRG	MA	01462
02-014-000	39 LEONARD ROAD	BAUCH AARON M	7 LYNN CT	BELLINGHAM	MA	02019
02-014-000	40 LEONARD ROAD	PAGE THOMAS	50 PAGE ROAD	WESTON	MA	02493
02-014-000	41 LEONARD ROAD	ZHANG JIAJUN	52 COOK STREET	BILLERICA	MA	01821
02-014-000	42 LEONARD ROAD	DECELLES LAWRENCE P	10 STRAWBERRY LANE	WESTFORD	MA	01886
02-014-000	43 LEONARD ROAD	MARTEL ROSS W	43 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	44 LEONARD ROAD	MURPHY JOHN F.	44 LEONARD RD	BOXBOROUGH	MA	01719
02-014-000	45 LEONARD ROAD	RICHEY JAMES L JR	51 WILLOW STREET	ACTON	MA	01720
02-014-000	46 LEONARD ROAD	DECELLES LAWRENCE P	10 STRAWBERRY LANE	WESTFORD	MA	01886
02-014-000	47 LEONARD ROAD	YANG XINXING	P.O. BOX 799	ACTON	MA	01720
02-014-000	48 LEONARD ROAD	KWAN FAY	48 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	49 LEONARD ROAD	RHODES MATTHEW C.	49 LEONARD RD	BOXBOROUGH	MA	01719
02-014-000	50 LEONARD ROAD	MANTER WILLIAM P	178 MAIN STREET	BOYLSTON	MA	01505
02-014-000	51 LEONARD ROAD	PAGE MICHAEL	50 PAGE ROAD	WESTON	MA	02493
02-014-000	52 LEONARD ROAD	KINNUCANE MICHAEL J TRUSTEE	14 OVERLOOK DR EAST	FRAMINGHAM	MA	01701
02-014-000	53 LEONARD ROAD	ZHENG ZHIKANG	53 LEONARD RD UNIT 53	BOXOBROUGH	MA	01719
02-014-000	54 LEONARD ROAD	ROLLINS RICHARD	18 CARRIAGE LANE	STOW	MA	01775
02-014-000	55 LEONARD ROAD	SOLE NIKHIL	19 JOYCE LN	BOXBOROUGH	MA	01719
02-014-000	56 LEONARD ROAD	BOUNDOUKIN DMITRI	56 LEONARD RD	BOXBOROUGH	MA	01719
02-014-000	57 LEONARD ROAD	YANG HAIYING	35 RIDGEWOOD DR	STOW	MA	01775
02-014-000	58 LEONARD ROAD	SWEENEY DANIEL G TRUSTEE	78 CENTURY MILL ROAD	BOLTON	MA	01740
02-014-000	59 LEONARD ROAD	IVES PETER D	59 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	60 LEONARD ROAD	FOLEY JAMES L	60 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	61 LEONARD ROAD	SMITH JENNIFER A	270 SUNDERLAND ROAD #28	WORCESTER	MA	01604
02-014-000	62 LEONARD ROAD	FRANKE LOU ANN	62 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	63 LEONARD ROAD	RONG XIANHUI	150 MIDDLE ROAD	BOXBOROUGH	MA	01719

02-014-000	64 LEONARD ROAD	SWEENEY DANIEL G, TRUSTEE	78 CENTURY MILL ROAD	BOLTON	MA	01740
02-014-000	65 LEONARD ROAD	YUNG JEFFREY	15 FIELDSTONE DRIVE	WESTFORD	MA	01886
02-014-000	66 LEONARD ROAD	BOOTHROYD BRIAN J	360 LITTLETON ROAD 8-D	CHELMSFORD	MA	01824
02-014-000	67 LEONARD ROAD	ECKERT RYAN	37 WINTER STREET	ASHLAND	MA	01721
02-014-000	68 LEONARD ROAD	SWEENEY BARBARA ANN, TRUSTEE	P.O. BOX 794	LITTLETON	MA	01460
02-014-000	69 LEONARD ROAD	CAREY BRIAN J	69 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	70 LEONARD ROAD	ROMILLY EDGAR P/ KENT CHARLES	26 ORCHARD DRIVE	LITTLETON	MA	01460
02-014-000	71 LEONARD ROAD	SWEENEY BARBARA ANN, TRUSTEE	P.O. BOX 794	LITTLETON	MA	01460
02-014-000	72 LEONARD ROAD	BROOKS MARK B, TRUSTEE	P O BOX 683	ACTON	MA	01720
02-014-000	73 LEONARD ROAD	ESPINOSA LAODICE A.	73 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	74 LEONARD ROAD	CHAU ALBERT CM	403 S MAIN ST	SHARON	MA	02067
02-014-000	75 LEONARD ROAD	LOPEZ AFIYA C.	75 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	76 LEONARD ROAD	BONNELL BEVERLY L.	76 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	77 LEONARD ROAD	EFRAT ITAY	37 ORCHARD LANE	WAYLAND	MA	01778
02-014-000	78 LEONARD ROAD	RAVKIN VLADIMIR	78 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	79 LEONARD ROAD	GARDNER KATHRYN A	79 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	80 LEONARD ROAD	YANG HAIYING	3 OAKES LANDING	SHIRLEY	MA	01464
02-014-000	81 LEONARD ROAD	LANDO CARL	58 SPECTACLE POND ROAD	LITTLETON	MA	01460
02-014-000	82 LEONARD ROAD	DECELLES LAWRENCE P	10 STRAWBERRY LANE	WESTFORD	MA	01886
02-014-000	83 LEONARD ROAD	PERINI CAROLE	P.O. BOX 131	HARVARD	MA	01451
02-014-000	84 LEONARD ROAD	COBLEIGH SHAWN, TRUSTEE	84 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	85 LEONARD ROAD	SWEENEY DANIEL G, TRUSTEE	78 CENTURY MILL ROAD	BOLTON	MA	01740
02-014-000	86 LEONARD ROAD	CHENG-YAN MIN	243 MADISON ST	DEDHAM	MA	02026
02-014-000	87 LEONARD ROAD	SUN YANGREN	8 HOLBROOK LANE	WESTFORD	MA	01886
02-014-000	88 LEONARD ROAD	CONCEISON JAMES	88 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	89 LEONARD ROAD	MURPHY NANCY J	89 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	90 LEONARD ROAD	RAJBHANDARI BYAS	1 WILDERNESS ROAD	LITTLETON	MA	01460
02-014-000	91 LEONARD ROAD	LEARY KEVIN W	UNIT 303	ENGLEWOOD	CO	80113
02-014-000	92 LEONARD ROAD	MCCALL DOROTHY A	51 WILLOW STREET	ACTON	MA	01720
02-014-000	93 LEONARD ROAD	AHERN DONALD W	93 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	94 LEONARD ROAD	MCCARTHY KAREN	94 LEONARD ROAD	BOXBOROUGH	MA	01719
02-014-000	95 LEONARD ROAD	COSTIN DIANE	21 SPARTAN ARROW ROAD	LITTLETON	MA	01460
02-014-000	96 LEONARD ROAD	CANTINO FRANCIS J	34 SHAKER LANE	LITTLETON	MA	01460

1172 Hill Rd
 04-007-000
 Abutters List 300 Feet


 Certified by Sanders J. Genna, Town Assessor

02-015-000	0 LEONARD ROAD	SWEENEY DENNIS P, TR &	733 TURNPIKE STREET	N ANDOVER	MA	01845
04-003-000	1238 HILL ROAD	SWEENEY DANIEL G	78 CENTURY MILL ROAD	BOLTON	MA	01740
04-004-000	1228 HILL ROAD	SWEENEY DANIEL G, TRUSTEE	78 CENTURY MILL ROAD	BOLTON	MA	01740
04-005-000	1214 HILL ROAD	DIPESH PATEL LLC	49 WOOD LN	MAYNARD	MA	01754
04-006-000	1198 HILL ROAD	3E PROPERTIES LLC	32 HOWARD RD.	MAYNARD	MA	01754
04-007-000	1178 HILL ROAD	PECULIS MATTHEW	1178 HILL RD	BOXBOROUGH	MA	01719
04-008-000	1166 HILL ROAD	TAYLOR DAVID R	1166 HILL ROAD	BOXBOROUGH	MA	01719
04-009-000	1164 HILL ROAD	LEONARD MICHAEL D	389 ADAMS ROAD	GREENFIELD	MA	01301
04-011-000	1098 HILL ROAD	MCLW, LLC	68 HARWOOD AVENUE	LITTLETON	MA	01460
04-011-000	1096 HILL ROAD	MARCHMONT GUY	1096 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1098 HILL ROAD	CASANAVE DAVID & SUZANNE, TRUS	1098 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1092 HILL ROAD	BUNYARD SIMON C.	1092 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1094 HILL ROAD	ZWAAN JOHANNA M	1094 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1088 HILL ROAD	ST. AMAND DAVID G.	1088 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1090 HILL ROAD	LABENSKI JOSEPH /DEBRA, TRUSTE	1090 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1136 HILL ROAD	KOLLER GEORGE	1136 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1138 HILL ROAD	MAGNER NEIL & ANDREA TRUSTEES	1138 HILL RD	BOXBOROUGH	MA	01719
04-011-000	1146 HILL ROAD	HOGAN DANIEL/LESLIE TRUSTEES	1146 HILL ROAD	BOXBOROUGH	MA	01719
04-011-000	1148 HILL ROAD	MOTTA JUDITH ANN TRUSTEE	1148 HILL ROAD	BOXBOROUGH	MA	01719
04-064-000	1151 HILL ROAD	KOSAKOWSKI MATTHEW J	1151 HILL ROAD	BOXBOROUGH	MA	01719
04-065-000	1185 HILL ROAD	RAMAKRISHNAN TERIZHANDUR S.	1165 HILL ROAD	BOXBOROUGH	MA	01719
04-066-000	1171 HILL ROAD	ZHAO XIAOPENG	1171 HILL ROAD	BOXBOROUGH	MA	01719
04-067-000	1175 HILL ROAD	XIA LIYAN	1175 HILL ROAD	BOXBOROUGH	MA	01719
04-069-000	1195 HILL ROAD	RD KANNIARD HOMES INC	PO BOX 1321	LITTLETON	MA	01451

September 22, 2020

From: David and Sally Taylor
1166 Hill Rd, Boxborough

To: Simon Corson, Town Planner
Boxborough Planning Board
Boxborough Zoning Board of Appeals

RE: 1172 Hill Rd proposal

Dear Mr. Corson, Planning Board and ZBA Board members,

I would appreciate it if this correspondence and **request** could be included in both the Planning Board and Zoning Board of Appeals records for the **1172 Hill Rd project**. We are planning to attend the meetings via Zoom; however, I don't think I will be able to say everything I would like therefore I feel it's better to put it in writing for the Boards.

As direct abutters to 1172 Hill Rd, the proposed driveway for this project is troublesome to us as it infringes further on our privacy. **I will get to the reasons below, but our request is, if this project is fully approved:**

1. **The applicant will install no less than an 8-foot-high fence along the property line between 1166 Hill Rd and 1172 Hill Rd from the street, to a point to be agreed upon by The Taylor's, applicant, Planning Board and ZBA as part of the conditions for approval.**
 - a. Fence should not be made of wood, such as a stockade-type fence, which has the potential to decay and fall over time.
 - b. Preference is for metal fencing, such as chain link, with interwoven materials to block visual and sound.

Here is our rationale and back-story:

- The proposed driveway, as there is no other feasible access to the property, will require grading due to the downward slope and changes the landscape immediately adjacent to our property.
- It will also require removal of trees and vegetation- which will infringe on the privacy we have enjoyed for 30 years. Our home is set back from the street for a reason, to wit- privacy from visible and audible disturbance.
- With a 50-foot wide access strip, and a 14-foot wide driveway, as proposed the edge will be **18 feet from our property line** in an area of our property (side and back yard) which is one of our main usage areas.
 - The construction machinery and traffic will be a "joy" to say the least.

Anyone who walks the area of the proposed driveway will immediately perceive this dilemma. We will have a driveway almost running through our side and back yard.

- We have already experienced an extreme loss of privacy, with the 2012 building of the townhomes at 1146 Hill Rd.
- Due to topography/elevation, the building literally looms over us as we look out our windows or exit our home to enjoy our own yard. A photo would not do it justice in perceiving the scope. Please come see for yourself!

David and Sally Taylor- 1166 Hill Rd
RE: 1172 Hill Rd project

- This construction also changed how much road noise we hear- formerly none and now quite a bit, as well as visual disturbances at night in the form of headlights flashing into our windows from Hill Rd, neither of which is something we ever contended with before.

Although I believe that part of the conditions at that time was installation of trees, the trees planted were tiny evergreen-type trees, and we'll probably be long dead before they ever reach any sort of effective growth. There is some vegetation and a few hardwood trees whose foliage provides some measure of semi-privacy in the summer, but in the winter, there is none whatsoever. We have no control over the fate of the any of the trees- not being on our property, and one of the owners has previously expressed a desire to remove one of the hardwood trees which provides us shade and some "cover" in the Summer. Luckily that hasn't happened yet. A fence here would be useless as it would have to be the equivalent height of a 5-story building at least!

Hence our request for a fence along the 1166 and 1172 Hill Rd property line, to preserve any remaining privacy and quiet we may have from the noise of vehicles traveling the driveway, or headlights flashing into our bedroom windows at night.

We think a Special Permit for a frontage variance of 100 feet is quite a stretch. We understand that certain "unclear title" issues (what exactly are those?? That information is from the applicant and it's not clear what they are or could they be overcome?) apparently have prevented the applicant from sighting the driveway at the end of Leonard Rd, which of course would be more preferable to us, (and I am sure my neighbors Matt & Megan Peculis- who will also be seriously impacted by this proposed driveway) from a traffic perspective since access would be gained via an area already subject to heavier traffic from the Meenmore Condominiums.

We understand that there is a "right to build" given the appropriate approvals are granted and there is nothing we can do about it in general. **However, in the spirit of being "good neighbors" and cooperative and not kicking up a huge fuss as life-long residents in an historic and scenic area, we respectfully ask for this concession.**

Another historical backstory- Back in 1950- three couples from the city- The Taylors, the Hugels, and the Hilbergs came out to Boxborough and jointly bought a large tract of land on Hill Rd. They intended to live a quiet country life and in the case of my in-laws, also do farming, as Boxborough was surely "country" back in those days. They helped each other build their homes and divided the larger portion into 3 separate properties. What remains of this original property has mostly been further sectioned out and is no longer in the hands of the heirs, with the exception of the Taylor property- being owned by us, and my sister-in-law Denise (Taylor) Leonard, this remaining section of Hugel property at 1172 Hill Rd, and a portion of the Hilberg's in Kristen Hilberg's home,

Being that the Hugel's property prior to the most recent subdivision was under Chapter 61B, it's a shame that the Town, with first right of refusal, would not consider preserving this large tract of land as open space. It would connect it to another Town-owned property at 1164 Rear Hill Rd. It is so beautiful and scenic and wild back there and wonderful for hiking and enjoying nature in its undisturbed form- such a shame it will be despoiled.

However, it's possible that ship may have sailed so we respectfully request your full consideration of our request when reviewing and potentially approving this project.

Sincerely,

Dave and Sally Taylor
1166 Hill Rd Boxborough MA 01719
Romanov785@gmail.com
H- 978-263-0318
M- 978-804-5620

David and Sally Taylor- 1166 Hill Rd
RE: 1172 Hill Rd project

Created: July, 2019; Updated: June, 2020

1	2	3	4	5	6	7	8	9
Short Term Priority	Aspiration	Goal	Strategy	Action where PB is Lead	Action where PB is Coordinating Board	Timeframe	Notes	Status - As of Joint Meeting with Select Board on Jan 13, 2020
	Aspiration 1 - Maintain its rural character and celebrate its heritage	Goal 1.1 - Protect the towns heritage and character through the preservation of both natural and historic scenic areas, roadways and landscape features.	Strategy 1.1.2 - Preserve and Reinforce the Town Center District as Boxborough's center for governance, municipal services and town-wide events	Action 1.1.2.1 - Review existing Town Center zoning and design guidelines, making necessary amendments to preserve character and encourage appropriately scaled and designed developments.		Short - Medium Term (1-7 yrs)	Coordinate with DRB (Note DRB Actions 1.2.1.1 and 1.2.1.2 include updated guidelines for TC with coordination with the PB. Short-medium term 1-7 yrs	There have been changes to Town Center zoning. The Planning Board will continue to monitor Town Center guidelines. There is currently no specific activity underway, as this is a short to medium term action item.
*1			Strategy 1.1.4. - Proactively Plan for Water Resource Management and Protection	Action 1.1.4.3 - Review Watershed and Aquifer Protection zoning to protect Zone II's and existing and potential well sites in Boxborough and neighboring towns.		Short Term (1-3 yrs)	Share Lead responsibility with Water Resources Committee and Board of Health	Water Resources Committee reviewed Zone II's and well sites in Boxborough's neighboring towns and state regulatory requirements. Have not reached a point of discussion on what zoning changes might be needed. UMass students have digitized a 1978 map and created shape files and GIS layers. The goal is to incorporate it into the Town GIS dataset so the public can view the Aquifer Overlay District.
		Goal 1.2 - New Development and Redevelopment will be physically designed to blend into the town's rural landscape.	Strategy 1.2.1 - Strengthen the Design Review process for any development without hindering economic development		Action 1.2.1.1. - Review existing design guidelines for Town Center District and update guidelines to include considerations for larger scale developments in other commercial areas	Short Term (1-3 yrs)	DRB Lead / Coordinate with PB and Town Planner	Design Review Board Update – No update.
					Action 1.2.1.2 - Adopt and incorporate building design guidelines into the review process to ensure future developments are physically consistent with the town character.	Short - Medium Term (1-7 yrs)	DRB Lead / Coordinate with PB and Town Planner	Design Review Board Update – No update.
		Goal 1.3 - Protect and/or acquire additional lands for conservation, water resources protection, wildlife habitat, agricultural land preservation, recreation, trails, and wildlife corridors.	Strategy 1.3.1 Proactively review and amend the list of existing and desired parcels of land for acquisition and preservation.	Action 1.3.1.1 - Continue to review and prioritize acquisition of lands that protect multiple resources and assets.		Ongoing	Coordinate with Fin Com, Cons Com, AgCom, BOH and WRC	Planning Board reported that as parcels come available, they will be reviewed. Currently, no additional lands have been identified and prioritized.
				Action 1.3.1.2 - Periodically review land classified as MGL Chapters 61, 61A and 61B and be prepared to make recommendations including exercising the Town's right of first refusal- ongoing		Ongoing	Coordinate with Fin Com, Cons Com, AgCom, BOH and WRC	Planning Board reported it is not aware of any new land parcels available. Mr. Fox shared that he is unsure of the order of this process and that it would be a collective/scattered effort by boards to collaborate prior to taking action. Lead Responsibility has been revised, now it includes both the Planning Board and the Select Board.
					Action 1.3.1.3 - When acquisition may not be feasible, work with private landowners, investors, and conservation groups to place appropriate conservation easements or agricultural restrictions on their land to ensure it remains undeveloped in perpetuity.	Ongoing	Cons Comm and Ag Comm Lead / Coordinate with PB	Conservation Commission reported it continues to work closely with the Boxborough Conservation Trust to identify land conservation opportunities other than acquisition. Over the last 2 years it has accepted new conservation restrictions for Inches Woods for approximately 25 acres and for Elizabeth Brook Knoll for approximately 15 acres. Agricultural Commission explained that it has worked to clarify the authority of agricultural commissions under amendments to MA law. The amendments gave agricultural commissions the authority to hold land. Have entered into a memorandum with the understanding from the Conservation Commission and Select Board to assume oversight for the agricultural parcel at Paddock Estates.

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Short Term Priority	Aspiration	Goal	Strategy	Action where PB is Lead	Action where PB is Coordinating Board	Timeframe	Notes	Status - As of Joint Meeting with Select Board on Jan 13, 2020
	Aspiration 3 - Is Thoughtfully Developed	Goal 3.1 Guide and concentrate commercial growth in Business, Office Park and Town Center Districts	Strategy 3.1.1 - Create a long term vision for the town's commercial areas, prioritizing enhanced quality of life over expanding the commercial tax base.		Action 3.1.1.3 - Index commercial development opportunity sites for potential private acquisition, assembly or development	Ongoing	EDC Lead / Coordinate with PB and Fin Com	EDC reported that the focus in on the current Town Center district and adjacent lands for multi-use small scale green-type development. Adam's Place and Beaver Brook are sites apt to larger development opportunities. The results of the study will provide further insight into larger scale development. Will also work with Water Resources Commission when considering these opportunities.
			Strategy 3.1.3 - Establish a Village Business District as Boxborough's commercial center		Action 3.1.3.1 - Explore development of an area for a village business district and obtain property owner buy-in if necessary	Short - Medium Term (1-7 yrs)	EDC Lead / Coordinate with PB	Economic Development Committee Update – EDC reported that, from the UMass study, the Town Center district and Adam's Place are optimal locations to explore deeper with respect to landmass, physical constraints, market analysis and infrastructure constraints. Also received input through a Town business breakfast.
					Action 3.1.3.2 - Investigate potential zoning amendments to encourage and support appropriate development and utility support in a village business setting	Medium - Long Term (4-10+ yrs)	EDC Lead / Coordinate with PB	EDC reported the focus in on completing Phase II of the UMass Study to determine longer term regulatory challenges. For short term regulatory changes, proposals are currently being brought to the appropriate boards.
*2			Strategy 3.1.4 - Implement land use policies that support and encourage appropriately scaled and mixed-use developments in key areas of town.	Action 3.1.4.1 - Conduct a thorough review of the Town's land use controls, including dimensional requirements and conservation bylaws on commercially zoned land, to identify barriers to growth for appropriately scaled development.		Short Term (1-3 yrs)	Coordinate with EDC, Cons Com, Ag Com, BOH	Planning Board reported that it is working with the EDC and UMass Study to identify opportunities for changes to the dimensional requirements, and other potential zoning changes to address barriers of growth for appropriately scaled development. It has also received approval from Special Town Meeting and \$10,000 for a zoning bylaw audit which will help clean up the bylaws and better position them for future changes.
					Action 3.1.4.2 - Consider regulatory tools that can guide and encourage growth in appropriate areas, such as incentive zoning overlays or floor area ration (FAR) density bonuses for developments that incorporate affordable housing or agricultural or open space management	Medium Term (4-7 yrs)	EDC Lead / Coordinate with PB, Cons Com, HB, Ag Com, BOH	EDC reported that the UMass study is a tool to leverage development once the Study is complete.
			Strategy 3.1.5 - Catalyze private investment in key commercial districts		Action 3.1.5.1 - Invest in public infrastructure in commercial areas to attract private investment.	Medium Term (4-7 yrs)	EDC Lead / Coordinate with PB, SB, BoH, WRC	EDC reported it is planning to have the Water Resources Commission and Board of Health at a meeting. The group will review how to develop areas with and without infrastructure development. Action has been revised to medium-long term. Finance Committee was added to coordinating
					Action 3.1.5.2 - Engage in public-private partnerships to stimulate appropriate forms of development and redevelopment on key opportunity sites.	Medium Term (4-7 yrs)	EDC Lead / Coordinate with PB, SB	EDC reported that will need to understand the Town's desires prior to action

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Short Term Priority	Aspiration	Goal	Strategy	Action where PB is Lead	Action where PB is Coordinating Board	Timeframe	Notes	Status - As of Joint Meeting with Select Board on Jan 13, 2020
		Goal 3.2 - Attract and retain businesses in key existing and emerging industries	Strategy 3.2.1 - Promote Boxborough as a great place to do business for existing and prospective businesses.		Action 3.2.1.3 Identify target industries to market development incentives and land use policies to attract and retain businesses in those industries	Ongoing	EDC Lead / Coordinate with PB and WRC	Economic Development Committee Update – No update, waiting for completion of UMass Study.
			Strategy 3.2.2 - Foster Boxborough's participation in a sustainable regional agricultural economy		Action 3.2.2.2 - Ensure that Town policies and regulations are supportive of agriculture	Ongoing	Ag Com Lead / Coordinate with PB	Agricultural Commission reported that it worked to clarify regulatory requirements and exemptions for agriculture. It had also advocated for earlier involvement on issues that involve agriculture.
					Action 3.2.2.5 - Periodically review the Boxborough Right to Farm Bylaw and make amendments as necessary.	Ongoing	Ag Com Lead / Coordinate with PB	No update.
					Action 3.2.2.6 - Review Town policies and regulations and amend as necessary to ensure clarity and consistency of agricultural use definitions	Short - Medium Term (1-7 yrs)	Ag Com Lead / Coordinate with PB	No update.
					Action 3.2.2.7 - Consider adding "Agricultural Business" in the Zoning Bylaw Use Regulations as a permitted use in residential and business districts to allow farm stands and similar agricultural business operations at existing and future farms	Short - Medium Term (1-7 yrs)	Ag Com Lead / Coordinate with PB and Town Planner	Agricultural Commission reported it reviewed this action with the previous town planner in 2016 and drafted a memo for review. They are working with the EDC and Planning Board to determine feasibility.
		Goal 3.4 - Local regulations will reflect community aspirations and yield desired results	Strategy 3.4.1 - Minimize development impact by protecting the town's limited water supply and managing stormwater runoff		Action 3.4.1.1 - Review areas where stormwater runoff issues exist due to concentration of impervious surface.	Short term (1-3 yrs)	Cons Comm is Lead / Coordinate with PB, DPW, BoH and WRC	Conservation Commission reported that it ensures conformance with best practices of stormwater management in cases of development and redevelopment for applicants filing notice of intent under the Wetlands Protection Act and/or Town Wetlands Bylaw. Existing nonconforming and/or problematic runoff locations are typically unknown until identified through wetlands filing. The Commission has very limited ability to address existing non-conforming conditions unless prompted by a new and/or closed activity.
					Action 3.4.1.2 - Incorporate low-impact development design guidelines into the development review process	Short term (1-3 yrs)	Coordinate with Staff, MAPC, Consultants	Town Planner has been working with an outside consultant to update the Stormwater Bylaw to align with the latest requirements of the MS4 Permit. The Planning Board will review and provide additional comments on the proposed Stormwater Bylaw in anticipation of a presentation at the Annual Town Meeting. The Board will continue to identify and encourage opportunities for reduced water consumption in new development projects
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Short Term Priority	Aspiration	Goal	Strategy	Action where PB is Lead	Action where PB is Coordinating Board	Timeframe	Notes	Status - As of Joint Meeting with Select Board on Jan 13, 2020
*4				Action 3.4.1.3 - Revisit subdivision regulations regarding roadway width and amend as appropriate		Short term (1-3 yrs)	Coordinate with DPW and Police and Fire Dept	Planning Board reported that the roadway and subdivision regulations relate to traffic and public safety needs. Any modification of the roadway widths will need to be discussed with public safety officials. The Board will further investigate the use of more pervious roadway materials with Town staff, noting impacts such as that to snow plowing. The Town has applied for a Municipal Vulnerability Preparedness (MVP) Planning grant and was awarded \$15,000 in early 2020.
			Strategy 3.4.3 - New Housing and commercial development will prioritize design quality, energy efficiency and preservation of open space.	Action 3.4.3.1 - Explore the potential use of regulatory tools such as transfer of development rights (TDR), natural resource protection zoning or payment in lieu of taxes (PILOT) programs to support open space preservation and affordable housing development in the Town's Agriculture-Residential Zoning District.		Medium Term - (4 - 7 yrs)	Coordinate with Fin Comm, Cons Com, HB and Ag Com	Planning Board reported a balanced approach is necessary with respect to the EDC studies. The studies are to be used as available tools for the Town.
				Action 3.4.3.2 - Provide floor area ratio (FAR) Density bonuses for commercial and housing development that incorporate active agricultural management or open space preservation in their overall development design.		Medium Term - (4 - 7 yrs)	Coordinate with Fin Comm, HB and Ag Com	Planning Board reported that this is a medium-term objective for determining what the Town is seeking to achieve. Town would receive a better consensus following the completion of the UMass Study, whereas the Board will then be able to make proposed recommendations.
	Aspiration 4 - Provides high quality services and amenities	Goal 4.2 - Maintain excellent municipal facilities and services	Strategy 4.2.1 - Regularly review Town's capital improvements needs and continue to plan for maintenance, in concert with the Town's annual capital plan and Town Meeting		Action 4.2.1.1. - Continue to explore the creation of or finding locations for new Police and Fire Department facilities and Department of Public Works facilities.	Short - Medium term (1-7 yrs)	Select Board Lead / Coordinate with PB, Fin Com, Police and Fire, DPW, Town Planner, COA, Cons Comm	
	Aspiration 5 - Is conscientious about consumption	Goal 5.1 - Reduce the town's overall carbon footprint	Strategy 5.1.3. - Develop mechanisms to support use of alternate fuel vehicles.		Action 5.1.3.3.- Explore a plan for incentives to encourage new residential developments to install electric vehicle charging stations	Medium term (4-7 yrs)	Sustainability (Energy) Comm Lead/ Coordinate with PB	
*5	Aspiration 6 - Is Affordable and Accessible	Goal 6.1 - Increase the availability of housing in Boxborough, including subsidized, market rate, rental and for sale homes	Strategy 6.1.2 - Support the Development of a diverse mix of housing that meets the needs of Boxborough Residents across all income and age groups	Action 6.1.2.3 - Prioritize seniors' housing needs such as accessibility features in the permitting and development of all multi-family development projects		Short Term (1-3 yrs)	Coordinate with CoA and HB	
*6				Action 6.1.2.4 - Analyze the prevalence of "tear downs" in Boxborough to determine if the demolition of existing single-family homes is contributing to the limited supply of home ownership opportunities for moderate-income households		Short Term (1-3 yrs)	Coordinate with Staff	
*7			Strategy 6.1.4. Amend local policies and monitor regulatory compliance to reduce regulatory barriers and proactively plan for Boxborough's housing needs.	Action 6.1.4.1 - Review the Town's zoning bylaw land use controls, including quadrangle requirements to better understand how this requirement affects the development potential of oddly shaped but otherwise suitable land parcels.		Short Term (1-3 yrs)	Coordinate with Town Planner	

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Short Term Priority	Aspiration	Goal	Strategy	Action where PB is Lead	Action where PB is Coordinating Board	Timeframe	Notes	Status - As of Joint Meeting with Select Board on Jan 13, 2020
*8				Action 6.1.4.2 - Identify barriers to multi-family development, including use and intensity restrictions in the Town's zoning bylaws as a means to support more housing options in Boxborough.		Short Term (1-3 yrs)	Coordinate with Town Planner	
				Action 6.1.4.3 - Analyze the efficacy of accessory dwelling units, both attached and detached as a means to meet affordable housing needs in Boxborough. Review the bylaw language as well as units that have been constructed since the bylaw was enacted to determine if amendments are necessary to expand its use.		Medium - Long Term (4-10+ yrs)		
			Strategy 6.1.5 - Promote universal /inclusive design for new construction and renovation to increase accessibility for all, including people with disabilities	Action 6.1.5.1 - Identify barriers to universal /inclusive design in existing zoning bylaws and amend as necessary.		Medium Term (4-7 yrs)	Coordinate with CoA, DRB, Community Services Director and Buildig Department	
*9	Aspiration 7 - Is regionally well-connected	Goal 7.1 - Increase the quality, safety, accessibility, and reliability of transportation options for all income and age groups	Strategy 7.1.1 - Encourage active modes of transportation, such as walking and biking	Action 7.1.1.1. - Consider adoption of "Complete Streets" policy that would improve safe road access for all users, including bicyclists and pedestrians.		Short term (1-3 yrs)	Coordinate with SB, DPW, Town Planner	
*10				Action 7.1.1.2. - Develop a prioritized plan for new sidewalks and bicycle infrastructure to connect to 1) schools, 2) recreational resources, 3) shopping/dining, 4) commuter rail, 5) residential areas. Include input from residents, businesses, and regional organizations in the plan		Short tem (1-3 yrs)	Coordinate with Rec Comm, EDC, COA, Town Planner and DPW	
				Action 7.1.1.3 - Implement the 2003 Economic Development Trail Master Plan along Route 111 / Massachusetts Avenue.		Short-Medium Term (1-7 yrs)	Coordinate with DPW, ConsCom	
					Action 7.1.1.4. - Provide bicycle parking at destinations throughout town including but not limited to, Town Hall, Fifer's Field, Hayward Farm/Oscar's Burritos, Nashoba Valley Olympia and additional capacity at Liberty Fields	Medium Term (4-7 yrs)	Rec Comm is Lead. Coordinate with PB, EDC, DPW, Town Planner	
		Goal 7.2 Continue to Engage in Partnerships with surrounding towns and the region	Strategy 7.2.1 - Continue participation in regional planning conversations and decision-making		Action 7.2.1.1 - Continue participation in MAPC and MAGIC subregional council meetings and initiatives	ongoing	Select Board is Lead. Coordinate with PB, Town Planner and Town Administrator	
					Action 7.2.1.2 - Continue to advocate for regional transportation solutions with Regional Transportation Authorities and as a member of the Boston Region Metropolitan Planning Organization, Cross Town Connect and 495/MetroWest Partnership and with other regional entities and neighboring towns.	ongoing	Select Board is Lead. Coordinate with PB, Town Planner, Town Administrator and CoA	