



TOWN OF BOXBOROUGH PUBLIC MEETING Meeting Minutes

Zoning Board of Appeals
June 16, 2020
7:15 PM
Boxborough Town Hall 29 Middle Road

Approved: July 21, 2020

Members Present: Michael Toups (Chair), Mark Barbadoro, Stephano Caprara, and Kristin Hilberg,
Member Absent: Mark White
Also Present: Simon Corson, Town Planner

At 7:15 PM, Michael called the meeting to order and noted this meeting is being conducted via Remote Participation, pursuant to Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of COVID-19 a.k.a. the Coronavirus.

Michael stated that there was no new correspondence.

Michael asked if there were any updates to the ZBA Rules and Regulations. There were none.

Special Permit Hearing 25A Stow Road

The property, Assessor's Map 14-053-000, is owned by Debra Jeanson.
The Applicant, Don Ludwig, was present for the hearing on his request for a free-standing sign.

Michael opened the public hearing at 7:20 PM. The Board discussed whether the bylaw allows a metal sign with a vinyl coating. The Applicant indicated that he did not wish to install a wooden sign. The Board decided that a metal sign was allowed in the district. Kristen moved, Mark seconded and it was unanimously voted to approve the request for the Special Permit as specified in the application. Roll call vote: Michael Toups - yes; Mark Barbadoro - yes; Stephano Caprara - yes; Kristin Hilberg – yes.

Simon will draft the decision.

Special Permit Hearing 881 Massachusetts Avenue

The property, Assessor's Map 14-020-000, is owned by Brett Gutheil, Breezy Ridge LLC.
The Applicant, Eduard Gukasov, was present for the hearing on his request for a Class II Used Car Dealership use.

At 7:30 PM, Michael opened the public hearing. Mark informed the Applicant that he had examined his current business by using satellite images and determined that there were over fifty cars at the site. Mark asked the Applicant how he would be able to shrink his business to fit with the zoning in Boxborough, which allows only 20 cars at a dealership. The Applicant stated that he wished to downsize his business.

Mark moved, Kristin seconded and the Board voted unanimously to close the hearing.
Roll call vote: Michael Toups - yes; Mark Barbadoro - yes; Stephano Caprara - yes; Kristin Hilberg – yes.

Mark moved, Stefano seconded and the Board voted unanimously to approve the Special Permit.
Roll call vote: Michael Toups - yes; Mark Barbadoro - yes; Stephano Caprara - yes; Kristin Hilberg – yes.

At 8:05 PM Michael moved, Kristien seconded and the Board voted unanimously to adjourn.
Roll call vote: Michael Toups - yes; Mark Barbadoro - yes; Stephano Caprara - yes; Kristin Hilberg – yes.

Documents used at this meeting:

Agenda

25 A Stow Road ZBA Application

25 A Stow Road Design Review Application and Report

25 A Stow Road Design Review Board Report

881 Mass Ave Application materials

881 Mass Ave Site Plan Approval January 18, 2017