

TOWN OF BOXFORD

Minutes of the Boxford Planning Board September 19, 2018

Adopted November 14, 2018

The Planning Board meeting was called to order at 7:30 PM at the Boxford Town Hall.

Present: Christian Wise, Holly Langer, Angela Steadman, Ellen Nestervich, Pat Canonica, Robert Gore, Ross Povenmire (Planning Agent), John Adams

Absent: none

It was stated that this meeting is being recorded and broadcast on Boxford Cable Access Television

ZBA #991: Special Permit for In-Law Apartment

28 Woodcrest Road, 20-10-21, Noseworthy

Edward and Danielle Noseworthy were in attendance regarding a special permit for an in-law apartment at 28 Woodcrest Road. This is for Edward’s parents to live with them.

The proposed plans were presented. They want to update the lower level accessory apartment. The proposed apartment is less than 25% of the gross floor area.

Upon a motion made by Pat C. and seconded by Angela S. it was moved to recommend approval of the special permit for ZBA case #991 for an in-law apartment for 28 Woodcrest Road, 20-10-21; the motion was approved by unanimous decision.

Discussion of Task Force Recommendations

Alan Benson was in attendance regarding this agenda item. The Task Force has voted for one plan on five different building projects. This would be presented at a town meeting which would need a 2/3 vote and then if this passes it will be placed as a ballot question on Election Day.

A Summary of Total Project Costs by Town Project was presented. The actual work would not start for 18 months to two years. Cost were accelerated by 6 percent per year to include anticipated inflation. The different contingencies were presented and reviewed.

The effect of the project on taxes in Boxford was discussed. There is a slow build-up of taxes and then it would even off. The financing plan was designed to minimize the taxpayer impact.

The Permanent Building Committee will be in charge of the implementation of the project. There would be an Owner’s project Manager assigned to work.

Upon a motion made by Holly L. and seconded by Angela S. it was moved to accept the recommendation from the Task Force for One Town One Plan as presented; the motion was approved with exception of one abstention. Pat C. stated he is not ready to vote. Rather than vote against it at this time he is going to abstain.

Upon a motion made by Holly L. and seconded by John A. it was moved to accept the Warrant Article as amended; the motion was approved by unanimous with the exception of one abstention.

It was stated that copies of the report are going to be available for review at the town hall, library and other locations. The Outreach Committee is going to make a website, One Town One Plan and this will be linked to the town website also.

Discussion of Planning Board Liaison to the Permanent Building Committee

It was discussed that there are 5 permanent members and 2 more are usually from the committee that would be most affected by the project under consideration. Since this is a comprehensive plan for 5 different buildings the thought is to expand the temporary members from 2 to 6. The BOS will be talking about this on Monday night.

Bills

Weston and Sampson Invoices #485002 - $3,716.73 and #484132-- $2,462.26

Total $6,178.99

Harriman Invoice #1808088

$11,550.00

Upon a motion made by Holly L. and seconded by John A. it was moved to approve the Harriman Invoice for 8/1 through 8/31 in the amount of $11,550; the motion was approved by unanimous decision.

Minutes

none

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:28PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary