

Minutes of the BOXFORD ZONING BOARD OF APPEALS
Virtual Attendance Due to Coronavirus Pandemic
7:00 PM

March 19, 2024

Present:

Paula Fitzsimmons, Chair
Steve Merriam, Vice-Chair
Ralph Nay, Clerk
Dan Paglia, Alternate

Absent:

Thomas Jonak, Alternate

Others Present: Boxford Cable TV, Peter Delaney, Atty Nancy McCann, Kate Yeomans, Jane Healey, Deb Ellison, Chris Barensfeld, Ben Nutter, Joe Hill, Michele Karam, Greg Kokorda

7:00 PM Call to Order

With a quorum present, Chair Fitzsimmons calls the meeting to order at 7:00 PM.

Chair Fitzsimmons read the preamble, and listed off the cases to be discussed this evening and will take the agenda items out of order. Joe Hill will be presenting his Zoning Bylaw amendment first.

Continued Business:

- **Amend Zoning Bylaw 196-13 (C)**
- **Joe Hill of the Boxford Housing Partnership (BHP)**

Joe stated he would introduce his proposed amendment as brief as possible. Chair Fitzsimmons read the proposed amendment for the record. Joe says that there are approximately 100 in-law apartments in town and currently the must be occupied by family members. Joe would like these apartments to be open to anyone. Chair Fitzsimmons has concern that this will open the door for two family housing. Any homeowner could then apply for a special permit, construct an apartment on their house for rental income. S. Merriam has concerns about the single - family status of Boxford's housing stock. R. Nay cannot support Joe's proposal for all the reasons stated. Joe offered that this has not had sufficient time to circulate through the community and he would postpone discussion until after Town Meeting. Another discussion Joe wants to have considered is Inclusionary Zoning. Chair Fitzsimmons thanked Joe for his proposals and is looking forward to future discussion. Chair Fitzsimmons stated this meeting was for informational purposes only, and no action was required of the board members.

- **Discussion 55 Towne Road Merroshawke Nature School**
- **Presenter: Atty Nancy McCann**

Chair Fitzsimmons began the discussion by stating that this was a meeting for information only and thanked Atty McCann for attending. Atty McCann acknowledged the members of the school team present and gave a description of the property and the history of Merroshawke Nature School. Chair Fitzsimmons stated that our only interest revolved around bulk and height of structures, yard sizes, lot area, setbacks, open space parking and building coverage requirements. Chair Fitzsimmons asked about the student population, Atty McCann reported 17 students attend who are 3 to 5 years of age and 41 students attend who are up to 14 years of age and are here on a regular basis. Not all attend daily as some are home schooled students who come for special activities. Chair Fitzsimmons asked the board members if they had any questions, they were satisfied with the information presented, Chair Fitzsimmons thanked Atty McCann for attending.

- **105 Depot Road**
- **Presenter: Adam True**

Chair Fitzsimmons reported that this applicant has decided to consider another approach to this project. This is good as the board does not like to preview a project, as things may change. All actions by the ZBA should be with a formal application.

- **Review amended bylaw 196-13 (C))**

Chair Fitzsimmons opened the hearing by sharing her screen that showed the redlined copy with Town Councils comments. The Board agreed that a line by line review and approval would be the best way to proceed. The aspects of the bylaw that were discussed were owner occupied, gross floor area, common door locks, the definition lodgers and boarders, removal of 4 car garage (already provided for in the bylaw), remove deck size requirements. Final language was decided and Chair Fitzsimmons will prepare the final document for distribution to the Planning Board and the Selectboard. Chair Fitzsimmons requested a motion.

S. Merriam **moved** to refer the amended bylaw to the Selectboard and the Planning Board

R. Nay **seconded**

Roll Call (Chair Fitzsimmons):

S. Merriam Yes

R. Nay Yes

P. Fitzsimmons Yes

91 Chair Fitzsimmons indicated that the next Selectboard meeting will be Monday March 25, 2024
92 and asked who would appear at the meeting. S. Merriam agreed to attend and Chair
93 Fitzsimmons would also try to attend.

94
95

96 **Minutes:**

97

98 The January 25, 2024 Meeting Minutes were brought up by the Chair to review. There were a
99 few edits presented and corrected. Chair Fitzsimmons requested a motion to approve.

100

101 S. Merriam **moved** to approve the minutes of January 25, 2024 as amended.

102

103 R. Nay **seconded**

104

105 **Roll Call** (Chair Fitzsimmons)

106 **S. Merriam** Yes

107 **R. Nay** Yes

108 **Chair Fitzsimmons** Yes

109

110

111 The February 22, 2024 minutes were looked at but will be approved at the March 28, 2024
112 meeting.

113

114 Chair Fitzsimmons requested a motion to adjourn.

115

116 S. Merriam **moved** to adjourn to a date certain of March 28, 2024 at 8:40pm

117

118 R. Nay **seconded**

119

120 **Roll Call** (Chair Fitzsimmons)

121 **S. Merriam** Yes

122 **R. Nay** Yes

123 **Chair Fitzsimmons** Yes

124

125

126

127 Respectfully submitted,

128

129 *Peter Delaney*

130

131 *Minutes Secretary Pro-Tem*