

TOWN OF BOXFORD

Minutes of the Boxford Planning Board January 17, 2018

adopted June 20, 2018

The Planning Board meeting was called to order at 7:32 PM at the Boxford Town Hall.

Present: Pat Canonica, Angela Steadman, Ellen Nestervich, Christian Wise, Ross Povenmire (Planning Agent)

Absent: Robert Gore, John Adams, Holly Langer

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

**Discussion:** Proposed Zoning Changes sought by applicants re Willow Street-Price Property

John Smolak and Katherine Rogers were in attendance representing the Price family. The Price family is looking to rezone their parcel and to update the by-law.

They have met with the Board of Health about the community septic system that would be needed. There was not anything that they had found as a major obstacle. The proposal is two units per building.

The Board of Selectmen had this topic discussed at their meeting twice.

They would like to continue to work with the Housing Partnership and the Board to get a potential Warrant Article for the spring town meeting.

There was question if there were specifics that the Board may want to see about the design of the housing. It was suggested the units be single-story as Four Mile Village does not have any single story units.

Joe Hill, chair of the Housing Partnership, stated that he is working on some proposed changes to the by-law and that they are on the agenda for the Board’s next meeting.

There was discussion of the Four Mile Village and that it is not ADA compliant.

Affordability and accessibility was discussed briefly and will be presented in more detail at the next meeting.

[**Continued ZBA #984:**](http://www.town.boxford.ma.us/Pages/BoxfordMA_Planning/Distribution/2017/11-16-2017/48%20Boren%20Lane/) Special Permit for garage space in excess of three vehicles

48 Boren Lane, 25-3-30, Masterson

The Board took a site walk in early December and there is a revised plan. There is a request to withdraw the driveway permit application. The revised plan was reviewed by the Board and it appears to have a change to the driveway that was noted. The applicant was not in attendance for any clarification.

There was a comment on the size and the impact this might have on the neighborhood.

There was confusion why the driveway application was withdrawn given there were obvious proposals to the changing of the grade on the driveway.

Upon a motion made by Ellen N. and seconded by Chris W. it was moved not to recommend approval subject to the information on the plan dated December 4, 2017 which shows a changing in the grade of the driveway the permit for which was expressly withdrawn and the applicant did not appear to explain why it was withdrawn, further the Board cannot discuss the impact on the neighborhood and where the driveway will be located is unknown and the grading or the driveway is proposing to be changed from the original plans that were submitted; the motion was approved by unanimous decision.

**ANR: 128 Main Street**, Gore, to reverse the recent division of parcel into two lots

The Gore’s are reconsidering the recent division of the parcel into two lots. The house is not going to be built. The proposed plan is now back to the original lot.

Upon a motion made by Angela S. and seconded by Ellen N. it was moved to approve the ANR plan prepared by Donohoe Survey dated January 2, 2018 for 128 Main Street; the motion was approved by unanimous decision.

The mylar was endorsed

**Scenic Roads Act Tree Hearing**: Glendale Road

Upon a motion made by Angela S. and seconded by Chris W. in was moved to continue the Scenic Roads Act Tree Hearing until the meeting in February; the motion was approved by unanimous decision.

Some trees that would be proposed to be put on the Scenic Roads list were discussed. They are going to discuss these with John Dold and see if they have to be included in the Tree Hearing.

Two specific trees were discussed at length.

Upon a motion made by Pat C. and seconded by Ellen N. it was moved to approve the removal of the two specific pine trees that were presented at this meeting; the motion was approved by unanimous decision.

**Discussion**: RFP for Master Plan study

A draft of an RFP for a Master Plan study was circulated for review to see if the Board wants to hire a consultant to assist with the Master Plan update. The draft lays out what the consultant would do. The existing Master Plan expires this year. It was proposed to discuss this further at the next meeting.

A form for the Registry of Deeds was circulated for completion to the members of the Board.

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:34 PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary