

TOWN OF BOXFORD

Minutes of the Boxford Planning Board April 18, 2018

Adopted June 20, 2018

The Planning Board meeting was called to order at 7:31 PM at the Boxford Town Hall.

Present: Angela Steadman, Christian Wise, John Adams, Pat Cannonica

Absent: Holly Langer, Ellen Nestervich, Robert Gore, Ross Povenmire (Planning Agent)

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

Public Hearing: Proposed Zoning Amendment relating to a ban on Cannabis growing or selling (Warrant Article #15)

Upon a motion duly made and seconded the Public Hearing was opened for the Proposed Zoning Amendment relating to a ban on Cannabis growing or selling (Warrant Article #15); the motion was approved by unanimous vote.

The Notice of Public Hearing was reviewed by the Board.

Upon a motion duly made and seconded it was moved that the Planning Board support the Warrant Article 15 as drafted; the motion was approved by unanimous vote.

Upon a motion duly made and seconded the Public Hearing was closed for the Proposed Zoning Amendment relating to a ban on Cannabis growing or selling (Warrant Article #15); the motion was approved by unanimous vote.

Public Hearing: Proposed adoption of Stretch Energy Code (Warrant Article #16)

Upon a motion duly made and seconded the Public Hearing was opened for the proposed adoption of the Stretch Energy Code (Warrant Article #16); the motion was approved by unanimous vote.

Gary Martin of Lake Shore Road was in attendance regarding this agenda item and also the next agenda item. The Green Communities Program was presented and this is a way that Boxford can be approved for grants for energy reduction projects. An overview of the surrounding communities that participate and the grants they have received was presented. A reduction plan to reduce energy used by 20% in the next 5 years for the Town of Boxford and to adopt the Stretch Code for new construction is among the requirements. The Stretch Building code was reviewed and presented. This would apply to new construction and not existing homes.

It is also being proposed to amend the Warrant Article to say that, “The Stretch Energy Code was adopted by May 8, 2018 Annual Town Meeting, with a sole effective date of January 1, 2019”.

There was discussion of the additional costs associated with this.

Upon a motion duly made and seconded it was moved to recommend and approve the Warrant Article 16 as drafted; the motion was approved by unanimous vote.

Upon a motion duly made and seconded it was moved to amend the previous motion to state approve the Warrant Article 16 and strike the concurrency date and state in the Warrant Article “The Stretch Energy Code was adopted by May 8, 2018 Annual Town Meeting, with a sole effective date of January 1, 2019.”; the motion was approved by unanimous vote.

Upon a motion duly made and seconded the Public Hearing was closed for the Proposed adoption of the Stretch Energy Code (Warrant Article #16) the motion was approved by unanimous vote.

Public Hearing: Proposed Zoning Amendment relating to As-of-Right Solar Installation Overlay District (Warrant Article #17)

Upon a motion duly made and seconded the Public Hearing was opened for the Proposed Zoning Amendment relating to As-of-Right Solar Installation Overlay District (Warrant Article #17); the motion was approved by unanimous vote.

Gary Martin of Lake Shore Road the chairman of the Sustainability Committee was in attendance for this agenda item. This proposed zoning amendment is to identify the solar energy overlay zone. This would identify the Town Hall property (location of the town’s new solar field) and Masconomet (large electric user with a large roof and parking lot areas). This article creates an overlay zone but new solar will only be constructed if it is pursued by the Town or Masconomet. The School Committee has met and discussed this and would like the option to be able to have solar energy in the future. There are no current plans for this, however.

Upon a motion duly made and seconded it was moved to support the Article 17 as drafted; the motion was approved by unanimous vote.

Upon a motion duly made and seconded the Public Hearing was closed for the Proposed Zoning Amendment relating to As-of-Right Solar Installation Overlay District (Warrant Article #17); the motion was approved by unanimous vote.

Continued Driveway Permit & ZBA #986: Special Permit for common driveway

427C Ipswich Road, 14-1-21, Smith

James Cummings of Hancock Associates was in attendance regarding a special permit for a common driveway at 427C Ipswich Road. The plans were presented and reviewed.

The driveway meets all driveway criteria. Pictures of where the common driveway will be located were reviewed. Comments from John Dold were reviewed.

Upon a motion made by Pat C. and seconded by Angela S. it was moved to recommend the ZBA approved #986, special permit for a common driveway at 427C Ipswich Road, 14-1-21; the motion was approved by unanimous vote.

Upon a motion made by Angela S. and seconded by Pat C. it was moved to approve the driveway permit for 427C Ipswich Road as presented; the motion was approved by unanimous vote.

ZBA #987: Special Permit for Accessory Apartment

151 Killam Hill Road, 20-7-18, Frawley

Jim Frawley and Virginia Frawley were in attendance regarding a special permit for an accessory apartment at 151 Killam Hill Road.

Upon a motion duly made and seconded it was moved to recommend the ZBA approve #987, request for a special permit for an accessory apartment at 151 Killam Hill Road; the motion was approved by unanimous vote.

ZBA #984 - 48 Boren Lane for a garage that would exceed more than 3 vehicles

Tom Mannetta was in attendance regarding a driveway permit for 48 Boren Lane. This did not make the agenda. He presented the proposed plans which were reviewed. The abutters were notified as part of the ZBA process, and there were none in opposition at the ZBA meeting.

Upon a motion duly made and seconded it was moved to support the approval of ZBA case number 984 subject to confirmation that the footprint of the driveway is not changed and subject to confirmation in writing from the Planning Board Administrator that this item was procedurally left off the agenda for tonight; the motion was approved by unanimous vote.

ZBA #985: Special Permit for 12 month extension on use of 2 mobile homes

42 High Ridge Road, 24-4-9.41, Oliveira

Mr. Oliveira was in attendance regarding 42 High Ridge Road and the permit for the 2 mobile homes on the property. They are still in negotiation with the insurance company over this matter. He is looking to extend the special permit for the 2 mobile homes on his property through construction.

Upon a motion made by John A. and seconded by Angela S. it was moved to approve the special permit for an extension of the special permit for the use of the two mobile homes for an additional 12 months subject to the sign off of the Boxford building inspector on or before 6 months from this date; the motion was approved by unanimous vote.

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:27 PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary