

TOWN OF BOXFORD

Minutes of the Boxford Planning Board July 18, 2018

adopted August 15, 2018

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

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

Absent: Holly Langer, Christian Wise

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

ZBA #988: 43 Silverbrook Road, 38-1-10, Phelan, *Special Permit for proposed addition on non-conforming lot*

John Morin of the Morin Cameron Group was in attendance regarding a special permit for a proposed addition on a non-conforming lot. This is pre-existing, non-conforming because of the front and side set-backs.

The applicant will maintain the sideline set back which is currently 23 feet. A deck is being removed and a patio is going to be put in its place. The addition is 24 by 24 or 576 square feet. The roof line of the proposed addition is the same as the existing garage so it does blend in.

The Conservation Commission has already looked at this and has no opposition to the plans.

The square footage in relation to the main structure was discussed. It is 25% of the gross floor area, but this includes both units and this house has a finished basement.

The addition has a sink but no kitchen so it would not be considered an in-law apartment.

Upon a motion made by Ellen N. and second by Pat C. it was moved to recommend to the ZBA that they approve the plans for a special permit on 43 Silverbrook Road ZBA case #988 as presented; the motion was approved by unanimous decision.

Discussion: 599 Main Street development proposal

Joe Hill from the Housing Partnership was in attendance regarding the 599 Main Street development proposal. Jeff Longress and Thomas Francos, the owners of 599 Main Street, were also in attendance.

Mr. Hill spoke of the Housing Partnership’s goals with the aging community. The Housing Partnership and COA has been working together to try to reach a goal to serve the seniors in town.

National Heritage has constrained development on the site to a 5 acre area at the top of the parcel.

They applicants are proposing a elderly housing development of approximately 40 units.

The applicants are trying to gauge the main concerns of the Board’s in town. There was comment that there would be concerns with the traffic. There was discussion of the wetlands and that there would need to be an emergency access figured into the plans.

It was discussed that the property would need to be rezoned. It was stated that appropriate deed restrictions would be required to restrict the property for 55 and over.

Discussion: Regional Housing Production Plan

Jim Barnes a membership of the Housing Partnership was in attendance regarding various comments on the Regional Housing Production Plan.

There is a section regarding the affordable units and his recommendation was to add some language about the Four Mile Village. He stated that the Four Mile Village would not qualify as affordable units, but that they nevertheless satisfied some of the demand for “reasonable cost” elderly housing.

The second recommendation was on page 49. This has a goal to make 14 units of affordable housing every year for a certain amount of years. Mr. Barnes is proposing to blend this goal into the section on arranging for housing for seniors.

There was discussion of trying to incorporate a real estate tax freeze for citizens that want to age in place. It was discussed that they should look for other funding that will subsidize the increases in taxes. He will write up some additional language for that.

There was also a discussion aimed at providing relief to people wishing to age in place.

Page 51 has statements adopting an inclusionary housing by-law. It was stated that it should be stricken as this is more an urban goal.

Some additional editorial comments are going to be provided by email.

Driveway Permit: 146 Georgetown Road, Pellegrino

No one was in attendance regarding this agenda item.

Bills

None

Minutes

none

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:21 PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary