

1 **Minutes of the BOXFORD ZONING BOARD OF APPEALS**
2 **Virtual Attendance Due to Coronavirus Pandemic**

3
4 **May 27, 2021 7:00PM**
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6
7 **Present:**

8 *Paula Lia Fitzsimmons, Chair*
9 *Ralph Nay, Clerk*
10 *Steve Merriam, Vice-Chair*
11 *David Valzania, Alternate*
12

13 **Absent:** *None*
14

15 **Others Present:** *Board Secretary Kirsten Stickney, Jill Mann, Robert Cornetta, James*
16 *Pearson, and others*
17

18 **7:00PM Call to Order**

19 With a quorum present, Chair Paula Fitzsimmons called the meeting to order at
20 7:00PM.
21

22 • **Case #1021: 17 Georgetown Road**

23 **Applicant:** **Anthony Messina**
24

25 **Members Sitting:**

26 *Paula Lia Fitzsimmons, Chair*
27 *Ralph Nay, Clerk*
28 *David Valzania, Alternate*
29

30 Attorney Jill Mann, representing the applicant, requests a continuance on the case and
31 invites the Board members to a site walk. They have met with the Planning Board for a
32 recommendation and were told it would be best for the Board to go to the site and see
33 the property.
34

35 **Fitzsimmons** entertains a **MOTION** to continue case #1021 to a date certain of June
36 24th, 2021.
37

38 Second by **Nay**
39

40 **Roll Call:** (Called by Board Secretary Kirsten Stickney)

41 **Nay:** **Yes**
42 **Valzania:** **Yes**
43 **Fitzsimmons:** **Yes**
44

The motion **CARRIED** by a unanimous roll call vote.

- **Case #1019: 34 Brookview Road**

Applicants: Douglas J. Balek and Linda R. Balek

Members Sitting:

Paula Lia Fitzsimmons, Chair

Ralph Nay, Clerk

Steve Merriam, Vice-Chair

David Valzania, Alternate

Robert Cornetta, representing the Baleks, has been working through the language to try and resolve both the appeal and the Land Court matter. Cornetta believes that if conditions one, three, four, and five were to be adopted they would seem to resolve both the appeal and the Land Court matter.

The Board stops both counsels from their discussion as the Board believed there would be a settlement before them tonight so they would be able to come to a decision.

The Board gives each attorney a last word before coming to their decision.

Attorney Cornetta would like two conditions that were recommended by the Planning Board to be added to the building permit.

Attorney Bornstein would like the Board to uphold the building permit without any special conditions.

MOTION made by **Merriam** to close evidence for Case #1019

Second by **Nay**

Roll Call: (Called by Board Secretary Kirsten Stickney)

Nay: Yes

Merriam: Yes

Fitzsimmons: Yes

The motion **CARRIED** by a unanimous roll call vote.

MOTION made by **Merriam** that the Board upholds the building inspector's decision to issue Permit 20-454 for 34 Brookview Road Case #1019

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88 Second by **Nay**

89
90 **Roll Call:** (Called by Board Secretary Kirsten Stickney)

91 **Nay:** Yes

92 **Merriam:** Yes

93 **Fitzsimmons:** Yes

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96 The motion **CARRIED** by a unanimous roll call vote.

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98 • **Case #1014: Willow Road**

99 **Applicant:** Toll Brothers Inc.

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101 **Members Sitting:**

102 *Paula Lia Fitzsimmons, Chair*

103 *Ralph Nay, Clerk*

104 *Steve Merriam, Vice-Chair*

105 *David Valzania, Alternate*

106
107 Scott Cameron, representing the applicant, presents the ZBA with the street view of the
108 project. They have removed the original stone sign and replaced it with a much smaller
109 and simpler sign. They have also done a fire truck turning analysis for both the Boxford
110 and Georgetown fire trucks to make sure both trucks are able to maneuver around the
111 whole property. Cameron also explains that the condo association will be in charge of
112 all the snow removal.

113
114 Valzania brings up the question of the width of the driveways which seemed too small in
115 previous plans and asks if they have been altered since the last meeting.

116
117 Cameron explains that they have widened the driveways to make sure there is enough
118 room for people to exit their vehicles especially if there is snow.

119
120 Merriam would like to know when the Board will have the final plans.

121
122 Cameron states that the last thing they are waiting for before the plans can be finalized
123 is a peer review but he does not anticipate there will be any major changes so it should
124 not be long before they have the final plans.

125
126 Fitzsimmons would like to see the time period for the construction of the Clubhouse in
127 writing.

128

MOTION made by **Merriam** to continue case #1014 to a date certain of June 24th, 2021

Second by **Nay**

Roll Call: (Called by Board Secretary Kirsten Stickney)

Nay: Yes

Merriam: Yes

Fitzsimmons: Yes

The motion **CARRIED** by a unanimous roll call vote.

- **Case #1020: Cole School - 26 Middleton Road**

Applicant: Town of Boxford

Members Sitting:

Paula Lia Fitzsimmons, Chair

Ralph Nay, Clerk

Steve Merriam, Vice-Chair

David Valzania, Alternate

James Pearson updates the Board on the project and the changes that have been made from the feedback of their last meeting. They have met with the Planning Board who requested a site walk at a later date so as of right now there is no recommendation from them. Since the last meeting they have moved the handicap spaces closer to the main entrances of the school while still leaving two in front of the administration building as well and they have also added handicap spaces back in front of the ballfield. Pearson shares the specs for the electric vehicle charging stations, lighting, and the generator with its enclosure. They have also simplified the directional arrows in the parking lot.

Valzania is worried that the traffic pattern will not be beneficial and there has been no flow study done.

Pearson states that they have met with the Police Chief and received all positive feedback.

MOTION made by **Merriam** to continue case #1020 to a date certain of June 24th, 2021

Second by **Nay**

Roll Call: (Called by Board Secretary Kirsten Stickney)

171 **Nay: Yes**
172 **Merriam: Yes**
173 **Fitzsimmons: Yes**
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175

176 The motion **CARRIED** by a unanimous roll call vote.
177

178 • **Case #1022: Spofford School - 31 Spofford Road**
179 **Applicant: Town of Boxford**
180

181 **Members Sitting:**
182 *Paula Lia Fitzsimmons, Chair*
183 *Ralph Nay, Clerk*
184 *Steve Merriam, Vice-Chair*
185 *David Valzania, Alternate*
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187 James Pearson reviews that they have submitted their plans to the Planning Board who
188 would like to do a site walk for this project as well before giving their recommendation.
189 Pearson displays the updated plans to the Board. They have made changes based on
190 the feedback from the previous meeting such as adding two more handicap spaces
191 near the main door of the school along with two more handicap spaces in Lot D. They
192 have also simplified the directional arrows in the parking lot. They have received
193 positive feedback from both the Police and Fire Chiefs. A sidewalk is being added on
194 the side of the school to connect Lots B and C. Pearson presents the specs for the
195 electric vehicle charging stations, lighting, and the generator with its enclosure.
196

197 Merriam would like to know why the electric vehicle parking is located where it is.
198

199 Pearson explains that with feedback from school officials it is the best placement for
200 them as there is not much use of them at this time.
201

202 **MOTION** made by **Merriam** to continue case #1022 to a date certain of June 24th, 2021
203

204 Second by **Nay**
205

206 **Roll Call:** (Called by Board Secretary Kirsten Stickney)
207 **Nay: Yes**
208 **Merriam: Yes**
209 **Fitzsimmons: Yes**
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211
212 The motion **CARRIED** by a unanimous roll call vote.

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Other Business

- **Meeting Minutes**

The chair would like to defer the meeting minutes to another night once each member has had a chance to review them

Adjourn

With no further business, on a **MOTION** made by **Merriam**, second by **Nay**, the Zoning Board of Appeals meeting of May 27, 2021 adjourned.

Roll Call: (Called by Board Secretary Kirsten Stickney)

Nay: **Yes**

Merriam: **Yes**

Fitzsimmons: **Yes**

Respectfully Submitted
Sydney Thifault