

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

3
4 **July 29, 2021 7:00PM**
5

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, Steve Clifford, Scott Cameron, and*
16 *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 #1020: Cole School**

23 **Applicant: Town of Boxford**
24

25 **Members Sitting:**

26 *Paula Lia Fitzsimmons, Chair*
27 *Ralph Nay, Clerk*
28 *Steve Merriam, Vice-Chair*
29 *David Valzania, Alternate*
30

31 Steve Clifford would like to continue the case to August 25th due to not having a
32 recommendation from the Planning Board.
33

34 **MOTION** made by **Merriam** to continue case #1020 to August 25th.
35

36 Second by **Nay**
37

38 **Roll Call:** (Called by Chair Paula Fitzsimmons)

39 **Nay:** **Yes**
40 **Merriam:** **Yes**
41 **Fitzsimmons:** **Yes**
42
43

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

45
46 • **Case #1022: Spofford School**

47 **Applicant: Town of Boxford**

48
49 **Members Sitting:**

50 *Paula Lia Fitzsimmons, Chair*

51 *Ralph Nay, Clerk*

52 *Steve Merriam, Vice-Chair*

53 *David Valzania, Alternate*

54
55 Steve Clifford would like to continue the case to August 25th due to not having a
56 recommendation from the Planning Board.

57
58 **MOTION** made by **Merriam** to continue case #1022 to August 25th.

59
60 Second by **Nay**

61
62 **Roll Call:** (Called by Chair Paula Fitzsimmons)

63 **Nay:** **Yes**

64 **Merriam:** **Yes**

65 **Fitzsimmons:** **Yes**

66
67
68 The motion **CARRIED** by a unanimous roll call vote.

69
70 • **Case #1014: Willow Road**

71 **Applicant: Toll Brothers Inc.**

72
73 **Members Sitting:**

74 *Paula Lia Fitzsimmons, Chair*

75 *Ralph Nay, Clerk*

76 *Steve Merriam, Vice-Chair*

77 *David Valzania, Alternate*

78
79 Scott Cameron displays the plans to the Board. The only change made is the relocation
80 of the water main line.

81
82 Fitzsimmons would like to know when the Conservation Commission will have an order
83 of conditions.

84
85 Cameron hopes to have everything ready in a few weeks.

86

87 Fitzsimmons would like to see and have the easement documents.

88
89 The Clerk reads the recommendation of the Planning Board which states that the ZBA
90 should approve the project subject to the following conditions:

- 91 1. The map reference to the conservation restriction showing the trails for public
92 use be modified to show continuous public access from Willow Road and Pine
93 Plain Road respectively to and from the designated parking areas, trail heads,
94 and trails.
- 95 2. The applicant will obtain approval from the Board of Selectmen for the water line
96 running along Willow Road.
- 97 3. That if the emergency access drive is to be converted to a road for general
98 purposes it must meet the applicable road standards of the Town of Boxford at
99 that time and admission to any other approvals required.
- 100 4. That approval will be subject to the performance bond to ensure road structure is
101 built as proposed and amount to be determined by the ZBA.
- 102 5. Applicants will place funds in a 53G account in the amount determined by the
103 ZBA to cover the cost of inspections for the project.

104
105 Cameron reviews with the Board that the bond amount that the Conservation
106 Commission had put together as an example for condition 4 by the Planning Board and
107 there will be no issue in bonding the roads.

108
109 The Board would like the most updated plans before making a final decision.

110
111 Fitzsimmons would like to see the proposed signage for marketing. Cameron shows the
112 plans for the signs have been simplified and reduced. The Board believes there should
113 be a decision on the length of the time the largest sign can remain up.

114
115 The Board discusses conditions they would like if they were to grant a Special Permit at
116 their next meeting.

117
118 **MOTION** made by **Merriam** to continue case #1014 to August 25th.

119
120 Second by **Nay**

121
122 **Roll Call:** (Called by Chair Paula Fitzsimmons)

123 **Nay:** **Yes**

124 **Merriam:** **Yes**

125 **Fitzsimmons:** **Yes**

126

127

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

129

130

131 **Adjourn**

132 With no further business, on a **MOTION** made by **Fitzsimmons**, second by **Nay**, the
133 Zoning Board of Appeals meeting of July 29, 2021 adjourned.

134

135 **Roll Call:** (Called by Chair Paula Fitzsimmons)

136 **Nay:** **Yes**

137 **Merriam:** **Yes**

138 **Fitzsimmons:** **Yes**

139

140 Respectfully Submitted

141 *Sydney Thifault*

142

143

144