

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

August 25, 2021 7:00PM

Present:

Paula Lia Fitzsimmons, Chair
Ralph Nay, Clerk
Steve Merriam, Vice-Chair
Dave Valzania, Alternate

Absent: None

Others Present: *Carol Hubbard, James Pearson, Scott Morrison,*

7:00PM Call to Order

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

Chair Fitzsimmons decides to take the cases out of order starting with cases 1020 and 1022 because Carol Hubbard has another meeting to attend.

Continued Business:

- **Case #1020: Cole School—26 Middleton Road**
Applicant: Town of Boxford

Documents Submitted

Planning Board Recommendation submitted by James Pearson

James Pearson is asking for a continuance on the case. Ralph Nay reads the Planning Board's recommendation and the minutes for that meeting. The Planning Board approves the permit. The applicant also needs to go through the Conservation Commission. James Pearson shows the plans that were presented to the Planning Board. It shows the parking lot and the plans behind the parking lot and all the dimensions of said lot. It is a little wider than what is there right now. The applicant asks to continue the meeting to September 28, 2021.

MOTION made by **Merriam**, to continue case 1020 to a date certain, September 28, 2021.

Second by **Nay**.

Roll Call: (*Called by Secretary Administrator Kirsten Stickney*)

Steve Merriam: **Yes**

Ralph Nay: **Yes**

46 **Paula Fitzsimmons Yes**

48 The motion **CARRIED** on a unanimous roll call vote.

- 50 • **Case #1022: Spofford Road—31 Spofford Road**
52 **Applicant: Town of Boxford**

54 Ralph Nay starts by reading the recommendation from the previous meeting of the Planning
56 Board for this case. There are no changes to present to the Board. The applicant needs to
56 meet with the Conservation Commission before anything else is approved. The applicant asks
56 to continue the meeting to September 28, 2021.

58 **MOTION** made by **Merriam**, to continue case 1022 to a date certain, September 28,
60 2021.

62 Second by **Nay**.

64 **Roll Call:** (*Called by Secretary Administrator Kirsten Stickney*)

66 **Steve Merriam:** **Yes**

66 **Ralph Nay:** **Yes**

66 **Paula Fitzsimmons Yes**

68 The motion **CARRIED** on a unanimous roll call vote.

- 70 • **Case #1014: Willow Road**
72 **Applicant: Toll Brothers Inc.**

74 The applicant requests to continue the case to September 28, 2021.

76 **MOTION** made by **Merriam**, to continue case 1014 to a date certain, September 28,
76 2021.

78 Second by **Nay**.

80 **Roll Call:** (*Called by Secretary Administrator Kirsten Stickney*)

82 **Steve Merriam:** **Yes**

82 **Ralph Nay:** **Yes**

84 **Paula Fitzsimmons Yes**

86 The motion **CARRIED** on a unanimous roll call vote.

- 88 • **Case #1021: 17 Georgetown Road—Amend Decision**

The decision for this case stated that the building at 17 Georgetown Road would not be heated when that is in fact false, and the building should be heated. There is still no water or sewage just adding heat to the building. Chair Fitzsimmons has no issue with amending this decision.

MOTION made by **Merriam**, to reissue, re-execute and amend the decision of case 1021.

Second by **Nay**.

Roll Call: (*Called by Secretary Administrator Kirsten Stickney*)

Steve Merriam: **Yes**

Ralph Nay: **Yes**

Paula Fitzsimmons **Yes**

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

MOTION made by **Merriam**, adjourn this meeting on August 25, 2021 at 7:29 pm.

Second by **Nay**.

Roll Call: (*Called by Secretary Administrator Kirsten Stickney*)

Steve Merriam: **Yes**

Ralph Nay: **Yes**

Paula Fitzsimmons **Yes**

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