

TOWN OF BOXFORD

Minutes of the Boxford Planning Board February 20, 2019 DRAFT

The Planning Board meeting was called to order at 7:32 PM at the Boxford Town Hall.

Present: Robert Gore, Ross Povenmire (Planning Agent), Angela Steadman, Holly Langer, Christian Wise John Adams in during plastic structure discussion

Ellen Nestervich (arrived after ZBA 217)

Absent: Pat Canonica

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

ANR Glendale Road: 3 and 7 Glendale Road, 13-3-6 & 33, Sze

No one was in attendance regarding this agenda item, it will be held over until March.

ZBA #217: 1 Tanglewood, 27-2-11, Gallucci

Special Permit for Inlaw Apartment

John Gallucci from 1 Tanglewood Road was in attendance regarding a special permit for an in-law apartment. The footprint is not going to change, the back windows are going to be changed and where there is an office there is going to be a kitchen.

This has never been permitted as an in-law apartment.

The existing floor plan was presented. The square footage was presented and discussed. The ratio is .238 and this would be a compliant for an in-law apartment. The proposed changes were presented. The entire in-law apartment is over the garage. The only difference is the stairs and the deck.

Upon a motion made by Angela S. and seconded by Holly L. it was moved to recommend the ZBA approve Case #217 for 1 Tanglewood Road as set forth in the plans presented; the motion was approved by unanimous vote.

ZBA #995: 186 Main Street, 27-1-15.6, Gore

Special Permit for In-law Apartment

Robert Gore is going to recuse himself for this agenda item.

A representative of the Benjamin Nutter Architects was in attendance regarding the special permit for an in-law apartment for 186 Main Street. The proposed plans were presented and discussed. The elevations were discussed also.

Upon a motion made by Ellen N. and seconded by Holly L. it was moved to recommend that the ZBA approve a special permit for ZBA case number 995 for 186 Main Street according to the plans presented by Ben Nutter Architects with the updates to the square footage; the motion was approved by unanimous approval with the exception of one member recused.

Scenic Road Act tree hearing:499 Ipswich Road

Mike Sulty from 499 Ipswich Road was in attendance regarding the four trees being proposed to be removed that are a sight line issue.

It was discussed that all trees are town trees

Upon a motion made by Bob G. and seconded by Holly L. it was moved to approve removal of tree numbers 1 to 3 and to save the tree marked 4 which is leaning slightly; the motion was approved by unanimous vote.

Lillooet Farm Stand Site Plan Review: 48 Topsfield Road, 33-1-15 & 16, Higley-Marino

Nathanial and Jillian Higley were in attendance regarding a farm stand that they want to start at 48 Topsfield Road. This is a sheep farm and they will be making cheese for sale.

Pictures of the sheep and area were presented.

A map of the area was presented. Where the driveway is and where a simple turn-around is going to be placed was presented. This is going to be self-serve and be more of a word of mouth stand. There is an existing shed and farm stand building.

This used to require a special permit but does not anymore. This would be a site plan review with minimal requirements. These requirements were reviewed from the materials submitted.

Upon a motion made by Robert G. and seconded by Holly L. it was moved to approve the Site Plan Review for the Lillooet Farm Stand at 48 Topsfield Road in accordance with the plans presented.; the motion was approved by unanimous decision.

Discussion of restrictions on placement of accessory structures

There has been discussion of a zoning amendment with regards to temporary plastic houses. There have been some suggestions about what to include in this type of amendment.

It was stated that sheds have a 50 foot front setback and the requirement for the side set back was also read into the record.

It was suggested to get some of the regulations from nearby towns to see what the trend is.

Whether they should be allowed to be closer to the front lot line than the home was discussed.

This agenda item is going to be held over until March.

Discussion of alcohol licensing in Boxford

Due to the work of the Task Force it was brought up that some establishments would be interested in having alcohol licensing in Boxford.

Different establishments were suggested.

Town counsel has been met with and they are going to ask for the Board of Selectmen for a special license for two establishments to serve beer and wine. The procedure to have this approved was discussed.

It is an article put forth by the Board of Selectmen and then there is most likely going to be a public hearing although one is not required.

Discussion of Zoning Amendment to change Silvermine Parcel (a.k.a. 599 main Street) 10-1-28 from R-A to Elderly Housing

Peter Delaney was in attendance regarding the proposed Zoning Amendment along with Jeff Lotus and Tom Frankos the developers.

There was discussion of the Boxford Housing Partnership goals in regards to affordable housing for seniors.

The ultimate goal is to get this on for the spring town meeting.

The Silvermine Road property is 40 acres and then there is an abutting property of another 5 acres.

They have met with National Heritage but there were technical difficulties bringing up the pictures of the area.

This would require a public hearing and there would be time to set it up for the March 20 meeting.

Tony Andan from 53 Silvermine Road was in attendance, he is an abutter of the property being proposed to have the senior housing.

This is going to be presented in March.

Christine Carlson from Silvermine Road wanted clarification of the procedure.

It was stated that there is going to be a detailed presentation on March 20.

There is going to be some outreach meetings at Lincoln Hall put on by the Housing Partnership prior to the March meeting.

The locus map of the Silvermine Village Development was going to be presented and it is going to be presented at the March meeting.

The full presentation was made at the Board of Selectmen meeting and it was suggested that all review this meeting before the next meeting in March.

Bills

None

Minutes

Upon a motion made by John A. and seconded by Ellen N. it was moved to approve the minutes of January 23, 2019 as drafted; the motion was approved by unanimous vote with the exception if two abstentions

The regulations for a subdivision road are going to be further looked into for more clarification.

John Adams is going to work on Ross P.’s evaluation.

Draft of the 2018 report was distributed for review. It was stated that the Task Force should be put on its own.

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:48 PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary