

TOWN OF BOXFORD

Minutes of the Boxford Planning Board November 14, 2018

adopted January 23, 2019

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

Present: Christian Wise, Robert Gore, Ross Povenmire (Planning Agent), John Adams, Holly Langer, Ellen Nestervich

Absent: Angela Steadman, Pat Canonica

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

ZBA #992: Special Permit for an addition to existing house on a non-conforming lot

3 Sunrise Road, 25-6-20, Stern

Rick Stern was in attendance for Jessica Stern at 3 Sunrise Road. This is for a special permit for an addition to a house on a non-conforming lot. Pictures of the property were presented. The proposed plans were presented. The lot does not meet the two acre required under the zoning code. The addition would not impinge on the non-conformity.

The addition would be in the back of the property so it would be well concealed.

Upon a motion made by Ellen N. and seconded by John A. it was moved that the Board recommends to the ZBA case #992 the approval of a special permit for an addition to an existing house on a non-conforming lot at 3 Sunrise Road; the motion was approved by unanimous approval.

ZBA #993: Special Permit to rebuild existing substation on non-conforming lot

24 Pond Street, 25-5-14, National Grid

Attorney Waterfall, the counsel for Mass. Electric Company d/b/a Electric Grid, was in attendance regarding a Special Permit to rebuild an existing substation on a non-conforming lot at 24 Pond Street. They are looking to rebuild across the street which is the same lot. Jack Webb the Project Manager, Steve Toll who works for the real estate department for National Grid, and Faith Hassell, the Community and Customer Manager for Boxford for National Grid, were in attendance regarding this project.

The existing substation is coming to the end of its usable life. It is primarily old wooden poles and date back to the 1950’s and needs to be replaced because of its age. This cannot be safely rebuilt in the same area safely. This will be pushed back from the road but there were concerns with the trees and the screening along the road. The plans were presented.

The proposal is to build a new modular substation that will be open to the air. The project will be implemented without an interruption to service. There will be an eight foot tall chain link fence around the substation. It is believed that this will make service more reliable. There was discussion of this being close to wetlands and they are going before the Conservation Commission on December 1st about this. There was discussion that this area is not within the 100 year flood zone but if the area did flood how National Grid would handle it was discussed.

The landscape design was presented and the future bicycle path that is planned to go down this right of way was taken into consideration. There is a visual mitigation plan for the site. There are 15 trees that were tagged for possible removal but National Grid is now only asking to remove 7 of these trees. A Scenic Roads Act hearing is going to be required and it was suggested to schedule this for December. They are proposing to put 7 additional trees along the bike path to make an additional screen for the bike path. There was suggestion to choose trees that would be deer resistant. This will be researched.

The access road to the new substation was discussed and presented. This will only be lit at night if the station is being worked on.

After the new substation is complete the original substation will be de-energized and removed. There was talk about there being a separate agreement to have additional parking for the rail trail. The proposed routing of some wires underground was presented.

Upon a motion made by John A. and seconded by Holly L. it was moved that the Board recommend to the ZBA #993 to be approved by this Board and submitted for approval to the ZBA; the motion was approved by unanimous approval.

Upon a motion made by Holly L. and seconded by John A. it was moved to have the Scenic Roads Act Hearing for the trees for removal at 3 Sunrise Road; the motion was approved by unanimous decision.

ANR Plan: 137 Depot Road, 25-5-3.1, Rollins

John Morin of the Morin/Cameron Group was in attendance regarding an ANR Plan for 137 Depot Road for Ruth and Chris Rollins. The existing lot has an existing dwelling on it. They are proposing to sub-divide the land to make it into two lots and with another piece of land that would be a non-buildable lot. The Rollins would control their own lot and a non-buildable lot. It was explained why it was unbuildable and that it would also serve as a buffer area for the existing homeowner. The lot as proposed was presented.

Upon a motion made by Chris W. and seconded by Ellen N. it was moved to endorse the ANR Plan 137 Depot Road on the basis of the parcel #5 being a non-buildable lot as noted in the plans presented; the motion was approved by unanimous decision.

The plans were endorsed.

It was noted that the check was received.

Discussion of fabric structures and possible zoning amendment

There was discussion of fabric structures and whether they should be regulated. There was discussion that the temporary structures stay up for an extended period of time and are not desirable for the town. Town Counsel will be consulted about this.

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Upon a motion made by Holly L. and seconded by Bob G. it was moved to approve the minutes of August 15, 2018 as drafted; the motion was approved with the exception of two abstentions.

Upon a motion made by John A. and seconded by Holly L. it was moved to approve the minutes of September 19, 2018 as drafted; the motion was approved by unanimous decision.

It was stated that the BOS next meeting is on Monday to discuss the next steps for the Task Force.

Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:35 PM.

Respectfully submitted,

Phaedra Doucette, Minutes Secretary