

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

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4
5 **December 21, 2023**
6

7 **Present:**

8 Paula Fitzsimmons, Chair
9 Steve Merriam, Vice-Chair
10 Ralph Nay, Clerk
11 Dan Paglia, Alternate
12

13
14 **Others Present:** Boxford Cable TV, Peter Delaney, Teresa Mason, Michael Brazel, Attorney
15 Gordon Glass, David Scranton, Will Schkuta, Glenn Mores, Valentin Maldonado, Matthew Hill,
16 Sophia Goulet
17

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

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

22 **Continued Business:**
23

- 24
25 • **Case 1044, Lot 20B Wildmeadow Road**
26 **Applicant: Matthew & Genna Hill**
27

28 Will Schkuta joins to request continuance for Case 1044.
29

30
31 Merriam moved to continue Case 1044 to January 25, 2024 meeting.
32

33 **Seconded by:** Nay
34

35 **Roll Call** (Called by Secretary, Teresa Mason):
36

37 **Ralph Nay:** YES

38 **Steve Merriam:** YES

39 **Paula Fitzsimmons:** YES
40

41 **MOTION CARRIED:** UNANIMOUSLY
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48 **New Business:**
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- 50 • **Case 1046, 370 Middleton Road**

51 **Applicant: Valentin Maldonado**
52
53

54 Clerk Nay reads the legal notice into the record. Valentin Maldonado reviews his application
55 with the Board. The Board is looking for all of the submitted plans to have the engineers stamp
56 on them. Chair Fitzsimmons offers the applicant to either have the two plans that are not
57 stamped, get stamped, or to email the Board requesting to withdraw those two plans from the
58 application. Mr. Maldonado says that the Conservation Commission will approve this project,
59 but are awaiting on the Zoning Board's final say before the final approval. Building Inspector
60 Delaney joined that Ross Povenmire is waiting for the final approval, but they have given a
61 conditional approval. Chair Fitzsimmons asks the applicant to go to the Planning Board for a
62 recommendation, then come back to the next meeting with that recommendation.
63

64 Merriam moved to continue Case 1046 to January 25, 2024.
65

66 **Seconded by:** Nay
67

68 **Roll Call** (Called by Secretary, Teresa Mason):

69 **Ralph Nay:** YES

70 **Steve Merriam:** YES

71 **Paula Fitzsimmons:** YES
72

73 **MOTION CARRIED:** UNANIMOUSLY
74

- 75 • **Case #1047, 20 Rowley Road**

76 **Applicants: Glenn & Heather Mores:**
77

78 Clerk Nay reads the legal notice into the record. Glenn Mores reviews his application with the
79 Board. Chair Fitzsimmons informs the applicant to go forward to the Planning Board, receive a
80 recommendation, and bring that to the next Zoning Board meeting.
81

82 Merriam moved to continue Case 1047 to January 25, 2024.
83

84 **Seconded by:** Nay
85

86 **Roll Call** (Called by Secretary, Teresa Mason):

87 **Ralph Nay:** YES

88 **Steve Merriam:** YES

89 **Paula Fitzsimmons:** YES
90

91 **MOTION CARRIED:** UNANIMOUSLY

92

93 • **Case #1048, 120 Killam Hill Road**

94 **Applicant: David Scranton**

95

96 Clerk Nay reads the legal notice into the record. David Scranton begins by reviewing his
97 submitted application with the Board. Nay mentions to the Board his concern that the applicant
98 may need to request a special permit for the non-conforming lot. Fitzsimmons asks Mr.
99 Scranton to bring to the Building Office a copy of his full deed. Mr. Scranton informs the Board
100 that Ross Povenmire, Conservation Agent has reviewed the land here and did not see an
101 issue with this project with respect to Conservation. Chair Fitzsimmons informs the applicant to
102 go forward to the Planning Board, receive a recommendation, and bring that to the next Zoning
103 Board meeting. Fitzsimmons will reach out to Ross to mention the non-conforming lot.

104

105 Merriam moved to continue Case 1048 to January 25, 2024.

106

107 **Seconded by:** Nay

108

109 **Roll Call** (Called by Secretary, Teresa Mason):

110 **Ralph Nay:** YES

111 **Steve Merriam:** YES

112 **Paula Fitzsimmons:** YES

113

114 **MOTION CARRIED:** UNANIMOUSLY

115

116 • **Case 1049: 15 Winding Oaks Way**

117 **Applicant: Jody Blumberg**

118

119 Clerk Nay begins by reading the legal notice into record. Will Schkuta speaks on behalf of the
120 applicant, from the Morin-Cameron Group, and begins by reviewing his submitted application
121 with the Board. Mr. Schkuta mentions that he is currently working with the Conservation
122 Commission. Mr. Schkuta says the additional space will be for storage, and there is no
123 commercial intent here. Chair Fitzsimmons informs Mr. Schkuta to go forward to the Planning
124 Board, receive a recommendation, and bring that to the next Zoning Board meeting

125

126 Merriam moved to continue Case 1049 to January 25, 2024.

127

128 **Seconded by:** Nay

129

130 **Roll Call** (Called by Secretary, Teresa Mason):

131 **Ralph Nay:** YES

132 **Steve Merriam:** YES

133 **Paula Fitzsimmons:** YES

134

135 **MOTION CARRIED:** UNANIMOUSLY

Meeting Minutes:

The November 16, 2023 Meeting Minutes were reviewed and amended. September 28, 2023 Minutes cannot be reviewed until a quorum is met.

Merriam moved to approve the November 16, , 2023 minutes as amended.

Seconded by: Nay

Roll Call: (Called by Teresa Mason, Secretary)

Ralph Nay- YES

Steve Merriam- YES

Paula Fitzsimmons- YES

MOTION CARRIED: UNANIMOUSLY

With no further business, on a **MOTION** made by Steve Merriam, seconded by Ralph Nay, the Zoning Board of Appeals meeting of November 16, 2023 adjourned at 8:12 PM.

Roll Call (Called by Teresa Mason, Secretary):

Ralph Nay: YES

Steve Merriam: YES

Paula Fitzsimmons: YES

Respectfully submitted,

Teresa Mason

Minutes Secretary