



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 263-1116 x112 • Fax: (978) 264-3127
www.town.boxborough.ma.us

James Faulkner, Chairman Eduardo Pontoriero, Clerk Owen Neville John Markiewicz Nancy Fillmore

Meeting Minutes
June 17, 2013
7:30 p.m.

Members present:

Nancy Fillmore, Chair
Owen Neville, Member
John Markiewicz, Member
James Faulkner, Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:36 pm.

Planning Board Meeting Minutes

On a motion by Mr. Neville, seconded by Mr. Markiewicz, the minutes of June 10th were approved as written.

Planning Board Signatory Authorization

Mr. Neville moved to authorize the Chair, Clerk or Town Planner to execute, certify, and endorse approval of plans presented to the Board pursuant to Chapter 41 and related certificates, releases and other instruments. Mr. Markiewicz seconded the motion with all voting in favor.

370 Burroughs Road ANR Plan

Mr. Neville moved to endorse the plan as Approval Not Required because each lot either has adequate frontage and area, a Reduced Frontage Special Permit or designated as "Not A Building Lot" and to authorize the plan be signed by the Chair, Clerk or Town Planner. The motion was seconded by Mr. Markiewicz with all voting in favor.

Boxborough Town Center Preliminary Plan Public Hearing

The Chair reconvened the public hearing for the Boxborough Town Center Preliminary Plan at 7:46 pm. The developer's engineer Ben Ewing with Stamski and McNary, Inc. was present. The Board reviewed the draft decision and made changes to the findings relating to vehicular safety and Massachusetts Avenue.

The Chair asked if anyone in the audience had questions. Judy Besso, 109 Stow Road asked the engineer whether the developer was going to end up going through Tisbury and Sheriff's Meadow to further develop the property. Mr. Ewing stated that his client was going through the Preliminary Plan process at this point just to get feedback from the Town.

With no further questions, Mr. Faulkner moved to approve the Preliminary Plan and decision as amended. Mr. Markiewicz seconded the motion. The Chair asked if there was any discussion. Ms. Fillmore commented she was disappointed with the amendments to delete the more detailed findings regarding specific concerns raised by the Police Chief and Fire Department. She

PB Meeting Minutes

June 17, 2013

Page 2

thought if she was the applicant, she would like the findings to be as specific as possible so they were aware of all of the issues. The Town Planner commented that the applicant received copies of all comment letters and the decision does incorporate them as part of the record so there should be no misconceptions regarding the issues and concerns as the applicant moves forward with a Definitive Plan.

With no further discussion, the Chair called for a vote on the motion and all voted in favor.

With no further business, Ms. Fillmore moved to adjourn the meeting at 8:15 pm. The motion was seconded by Mr. Mark with all voting in favor.

On Behalf of the Boxborough Planning Board

A handwritten signature in black ink, appearing to read 'E. Pontoriero', written over a horizontal line.

Eduardo Pontoriero, Clerk