



**BOXBOROUGH PLANNING BOARD**  
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James Faulkner, Chairman   Eduardo Pontoriero, Clerk   Owen Neville   John Markiewicz   Nancy Fillmore

**Meeting Minutes**  
**September 16, 2013**  
**7:30 p.m.**

Members present:

Eduardo Pontoriero, Acting Chair  
Nancy Fillmore, Member  
Owen Neville, Member  
John Markiewicz, Member  
Elizabeth Hughes, Town Planner

**MAPC Build-out Analysis Stakeholder's Meeting**

The Planning Board began their meeting at the Selectmen's meeting in the Grange for a presentation by Timothy Reardon with the Metropolitan Area Planning Council on the preliminary findings for the build-out analysis.

The Board convened their regularly scheduled meeting in the Morse/Hilberg Room at 8:44 pm.

**Flagg Hill Rd Common Driveway Special Permit Joint Public Hearing with the Board of Appeals**

The Chair reconvened the public hearing at 8:45 pm. The applicant Walter Eriksen gave an overview of the revised plans showing the new driveway location. Mr. Markiewicz asked about suitable turning locations for emergency vehicles. Mr. Eriksen replied that they will be making the paved area at each house wider to allow for emergency vehicle turning movements.

The Board reviewed the comments from the Town's consulting engineer. Mr. Eriksen stated that it would be difficult in some areas to make a 4% slope, but that in the area where the individual driveways come together, they could make a leveling area at 6% slope. He noted that remaining driveways would be at 8% or less.

Mr. Eriksen informed the Board that the wetland crossing will include a guard rail that gets bolted to the sides of the retaining walls.

The Town Planner commented that the plans did not show a limit of work and the Board may wish to have that shown on the plan. The Board agreed.

Mr. Neville asked whether the bridge could be made 5 feet high underneath to better facilitate wildlife movement. Mr. Eriksen did not think that would be a problem.

Mr. Neville questioned if Mr. Eriksen had discussed with the Fire Department the possibility of having a fire cistern in the area. Mr. Eriksen noted that there really wasn't any location outside of the wetland buffer zone for the installation of an underground cistern, but that they were looking at having the retention basin constructed as a wet pond and installing a standpipe to the pond.

With no further questions from the Board, the Chair opened the hearing for public comments. There were no comments from the public in attendance.

The Town Planner reviewed with the Board the next steps and the timing for the continuance of the public hearing for a draft decision. The Board agreed to meet separately from the Board of Appeals at 7:30 am on September 24<sup>th</sup> to review and vote on a decision to approve the Special Permit.

On a motion by Mr. Neville, seconded by Mr. Markiewicz, the Board continued the public hearing to 7:30 am on September 24<sup>th</sup>.

### **Build-out Analysis Follow-up Discussion**

The Board had a general discussion regarding the Build-out Analysis presentation. The Board agreed that the historical subdivision trend analysis did appear to address the limiting factors of on-site water and wastewater into the total number of lots developed since 1995.

### **Planning Board Meeting Minutes**

On a motion by Mr. Pontoriero, seconded by Ms. Fillmore, the meeting minutes of August 26, 2013 were unanimously approved as amended.

With no further business, Mr. Pontoriero moved to adjourn the meeting at 9:30 pm. The motion was seconded by Mr. Markiewicz with all voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk