

Boxborough Board of Appeals  
Meeting Minutes  
Town Hall  
October 20, 2015

Members present: Tom Gorman (Chair), Kristin Hilberg, Michael Toups, Lonnie Weil and Mark White.  
Also present: Stefano Capara, Alternate.

Tom called the meeting to order at 7:20 pm.

Upon motion duly made by Tom and seconded by Lonnie, it was voted 4 – 0 to approve the minutes of September 15, 2015.

Tom opened the Special Permit hearing for 1034 Massachusetts Avenue to erect a freestanding sign. The applicant, Phaneuf RT, doing business as Lawn Barber Inc., was not present. Motion was made by Tom, seconded by Lonnie and voted 4 – 0 to continue the hearing on November 3, 2015 at 7:40 pm.

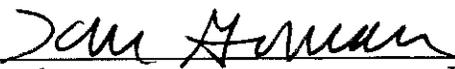
Tom opened the Special Permit hearing and read the legal notice for work in the W-District at 394 Littlefield Road. Matthew Cummings presented the application. Property owner Richard Hilton was also present. The owners want to add a dog kennel to the barn. The Board discussed where to store soil removed during the construction and determined there is space on the north corner of the property by the road. Richard Hilton expressed his frustration of his perceived mislabeling of the W-District due to old maps, impacting their ability to improve their property. Matthew Cummings expressed concern that conditions be specifically tied to this Special Permit and in no way be construed to put restrictions on the use and enjoyment of the property as a whole or as it currently operates. The Board agreed to add language to the draft decision specifying that conditions apply to this Special Permit only. Motion was made by Tom, seconded by Michael and unanimously voted 4 – 0 to close the hearing. Motion was made by Tom, seconded by Michael and unanimously voted 4 – 0 to approve and sign the decision as written with edits.

Tom opened the Special Permit hearing and read the legal notice for work in the W-District at 484 Middle Road. Ed Whitcomb presented the application on behalf of the applicant, Steele Farm Advisory Committee. The Committee was unaware that they were working in the W-District until the Building Inspector brought this to their attention. The current renovations are all in conformance with the drafted decision. Motion was made by Tom, seconded by Lonnie and unanimously voted 4 – 0 to close the hearing. Motion was made by Tom, seconded by Lonnie and unanimously voted 4 – 0 to approve and sign the decision as drafted.

At 8:06 pm Tom opened the Special Permit hearing and read the legal notice for a free standing sign at 530 Massachusetts Avenue. Bonnie Shope, VMD, presented the application for a sign as illustrated in the application. Tom reviewed the application and the Board's findings as noted in the draft decision. Dr. Shope agreed to all six findings and the drafted conditions. Motion was made by Tom, seconded by Mark and unanimously voted 4 – 0 to close the hearing. Motion was made by Tom, seconded by Mark and unanimously voted 4 – 0 to approve and sign the decision as drafted.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:15 pm.

On behalf of the Zoning Board of Appeals,

  
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Approved Date