

Boxborough Board of Appeals
Meeting Minutes
Town Hall
November 3, 2015

Members present: Tom Gorman (Chair), Michael Toups, Lonnie Weil, Mark White and Kristin Hilberg at 7:25 pm.

Also present: Adam Duchesneau, Town Planner.

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

Upon motion duly made by Tom and seconded by Michael, it was voted 4 – 0 to approve the minutes of October 20, 2015.

At 7:30 Tom opened the Variance hearing and read the public notice. David Helms and Tom Moran from developer JPI Partners, LLC., presented their request to site a construction trailer at 1415 Massachusetts Avenue. The Zoning Bylaw limits the size of construction trailers to no more than 350 square feet and located no closer than 50 feet from a public way or from any abutter's property line. The Applicant is seeking Variances from these requirements for permission to have a single, 720 square foot trailer which is located 5 feet from Cunningham Road and the adjacent property to the west.

The Board discussed this housing project as being extremely large by Boxborough construction standards and greatly exceeding the typical size of a usual development in town. The construction trailer will be used daily for field offices, record keeping, and meeting space.

Motion was made by Tom, seconded by Michael and unanimously voted to close the hearing. The Board reviewed and discussed the draft decision. Motion was made by Tom, seconded by Mark and unanimously voted to approve the Variance and sign the decision as drafted.

At 7:50 pm Tom continued the Special Permit hearing for 1034 Massachusetts Avenue to erect a freestanding sign. Abutter Mark White recused himself and left the room. The applicant, Steve Phaneuf, doing business as Lawn Barber Inc., presented his intentions for the design and placement of the free-standing sign. He stated that the boulders currently at the end of the driveway will be removed and the sign will be between 15' – 20' from the roadway. Adam stated this would satisfy the Planning Board's concerns about the location of the sign. Sign lighting was also discussed. Adam reviewed the draft decision, including conditions. Motion was made by Tom, seconded by Lonnie and unanimously voted 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.

Since there will be no business before the Board, the scheduled meeting for November 17th will be cancelled.

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,


Approved _____ Date 12/1/15