



## TOWN OF BOXBOROUGH

### Planning Board

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*Mark Barbadoro, Chair • Cindy Markowitz, Clerk • Mark White • Robin Lazarow • Rebecca Verner*

APPROVED ON March 28, 2022

### Meeting Minutes

**March 7, 2022**

**7:00 PM**

### Remote Meeting

**Members Present:** Mark Barbadoro (Chair), Cindy Markowitz (Clerk), Mark White, Rebecca Verner, and Janet Connolly (Associate member)

**Staff Present:** Simon Corson (Town Planner)

Chair Barbadoro called the meeting to order at 7:04 PM.

#### **Public Comment –**

Maria Neyland asked that a Board member come to speak to the FinComm regarding the proposed bylaw amendments. Chair Barbadoro stated that he will attend one of the next upcoming FinComm meetings.

#### **Public Hearing for Zoning Bylaw Amendments – continued from January 24, 2022 and from February 16, 2022**

**Zoning Bylaw Recodification:** Amend Section 1000: Authority through Section 96000: Separability: Select Draft #2 of the reorganized Zoning Bylaw on the Boxborough Planning Board's webpage: <https://www.boxborough-ma.gov/306/Planning-Board>

Tyler Maren, Barrett Planning Group, addressed the Board. He explained that edits have been made to the document. He asked when the Board would like to submit any further potential changes/comments, and then review the document in a more final form.

The Board made comments regarding how the track changes to this document have been occurring. It was noted that the original document was corrupt, making it difficult for Barrett Planning Group to adequately track changes along the way. Chair Barbadoro asked for footnotes to clarify where changes have been made. The Board agreed that changes need to be completed by March 21, 2022, for a final review at the March 28, 2022, meeting.

There was no public comment at this time.

Chair Barbadoro introduced the new Associate Board member, Janet Connolly. Ms. Connolly stated that her background is in hazardous waste site cleanup. She's lived in Boxborough for 16 years.

**Solar Energy Systems:** Add Section 7800; Amend Section 4003(4): Business/ Industrial Uses: [https://www.boxborough-ma.gov/DocumentCenter/View/2142/Solar-Energy-Systems---proposed-Zoning-Bylaw-Amendment-tracked-changes\\_March-3-2022](https://www.boxborough-ma.gov/DocumentCenter/View/2142/Solar-Energy-Systems---proposed-Zoning-Bylaw-Amendment-tracked-changes_March-3-2022)

Chair Barbadoro explained that the current bylaw prohibits solar energy in Section 4001, unless listed in the table of uses or in the accessory use section.

Ms. Verner explained that the most recent draft incorporates comments from others. Ms. Verner reviewed the changes suggested.

Ms. Verner asked how the Board feels about reducing setbacks from lot lines for a small solar array. Chair Barbadoro stated that he believes that flexibility is appropriate. The Board discussed the mechanism by which this could occur.

Chair Barbadoro moved to strike “old growth forest” from the small-scale array document.

Mr. White seconded.

Roll call: Barbadoro – aye; White – aye; Verner – aye; and Markowitz – aye.

Motion passed.

Chair Barbadoro mentioned that he would like to consider a possible exception for small scale for new construction.

The Board discussed the possibility of Boxborough becoming a Green Community.

Owen Neville explained that he would like to see the setback requirements (Section 7804) for medium and large-scale arrays reduced from 100’ to 50’, as he believes it is a taking of someone’s land to not allow them to build further onto their property. The Board stated that it supports the 100’ setback as presented. Ms. Verner noted that there are concessions made for medium-scale arrays of a certain size listed in this Section.

*Mr. White exited the meeting.*

Ms. Markowitz moved to continue the public hearing for the zoning bylaw recodification and the solar energy system bylaw amendments to March 28, 2022 at 7pm. Ms. Verner seconded.

Roll call: Barbadoro – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

*Mr. White rejoined the meeting.*

### **Administrative Business**

**95-105 Sargent Road, Chapter 61 Notice** (*the Board took up this item at this time*)

The Board reviewed a memo from Ms. Lazarow regarding the Boxborough Conservation Trust’s request to use \$400,000 in CPA funds and raise \$275,000 through Town Meeting to move

forward with trying to purchase 95 & 105 Sargent Road. The Board agreed to vote on recommendation language for this item on March 28, 2022.

**Review of Draft Decisions**

**Arranta Bio at 1414 Massachusetts Avenue – Site Plan Modification #1**

*Chair Barbadoro recused himself from these items.*

The Board reviewed and edited the draft decision.

Mr. White moved to approve the amended site plan modification decision for Arranta Bio. Ms. Verner seconded.

Roll call: White – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

**Vibalogics at 1414 Massachusetts Avenue – Site Plan Modification #1**

The Board reviewed and edited the draft decision.

Mr. White moved to approve the amended site plan modification decision for Vibalogics. Ms. Verner seconded.

Roll call: White – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

*Chair Barbadoro retook his seat.*

**Taylor Farm Road – Partial Release of Performance Guarantee**

Mr. White moved to approve the partial release of the performance guarantee for Taylor Farm Road definitive subdivision plan as amended. Mr. White seconded.

Roll call: Barbadoro – aye; White – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

**Administrative Business** – *these items were not addressed at this time*

**Correspondence**

**Technical Assistance Program Grant Application and other Grant Opportunities**

**American Rescue Plan Act (ARPA) projects**

**Town Center/Enclave Project**

**Sale of Paddock Estates**

**Campanelli Campus development options**

**MGL Chapter 148 Sections 26h and 26i**

**Planning Board Training**

**Master Plan Action Items Spreadsheet**

**Website update**

**Housing Choice Legislative Update**

**Committee Reports:**

**Water Resource Committee (Barbadoro) –**

Mr. Barbadoro explained that the Water Resources Committee put forth an article that did not meet the 2/3 vote requirement. The WRC is currently trying to decide what to do next.

**Community Preservation Committee (Lazarow) – *this item was not addressed at this time***

**Economic Development Committee (White) – *this item was not addressed at this time***

**MAGIC Representative (Markowitz) –**

Ms. Markowitz stated that there was a presentation from the Hudson Town Planner regarding their downtown revitalization process. She will send this along to the Board for review.

The Board will hear a presentation regarding the MBTA Communities Draft Guidelines with the Select Board at its March 14, 2022, meeting.

**Administrative Business**

**Meeting Minutes – February 16, 2022**

Ms. Markowitz moved to approve the draft meeting minutes of February 16, 2022. Mr. White seconded.

Roll call: Barbadoro – aye; White – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

Mr. White moved to adjourn the meeting at 10:42 pm. Ms. Verner seconded.

Roll call: Barbadoro – aye; White – aye; Verner – aye; and Markowitz – aye.

Unanimously passed.

**Meeting Documents:**

984 & 996 Mass. Ave. and 38 Sara's Way – application materials

Memo from the Boxborough Conservation Trust, re: CPC Amended Final Application for CPA Funding 95 & 105 Sargent Road, March 3, 2022

eNews document, *Boxborough Apartments sell for \$39M*, February 14, 2022

Memo from Boxborough Select Board, re: Boxborough to Brief All on MBTA Zoning Requirement

Memo from Innamorati Law & Title, Inc. re: 95 & 105 Sargent Road, February 22, 2022

Draft Decision documents: Vibalogics at 1414 Massachusetts Avenue – Site Plan Modification #1; Arranta Bio at 1414 Massachusetts Avenue – Site Plan Modification #1 ; Taylor Farm Road – Partial Release of Performance Guarantee

Draft Meeting Minutes: February 16, 2022

Solar Energy Systems Bylaw Amendment document, March 3, 2022

Zoning Bylaw Recodification document, February 24, 2022

*This meeting was conducted via Remote Participation, pursuant to the Current Executive Order.*

Join Zoom Meeting

<https://us02web.zoom.us/j/88651051438?pwd=Z1BwR2VQcXZiNGJEUE1ScXplbnBUQT09>

Meeting ID: 886 5105 1438

Passcode: 076580

One tap mobile

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