

**Zoning Board of Appeals  
August 28, 2012 Special Meeting**

Location      Meeting Room #1  
Town Hall  
7A Spofford Road  
Boxford, MA 01921

Present        William R. Cargill, Jr., Chair  
Paula Lia Fitzsimmons, Vice-Chair  
Robert W. Conroy, Clerk  
Robyn Kotarski, Alternate Member  
Pat Canonica, Planning Board Liaison

**6:35 p.m.**      William Cargill called the meeting to order

This meeting was not an evidentiary hearing but an informational meeting with the Library Advisory Committee. Barbara Jessel was present along with other adhoc committee members to present their latest plan for the library. She recently was appointed as an alternate ZBA member; however, has not been to her first meeting yet. Other members on the committee present were Holly Langer, Peter Bernardin, Charlie Killam and Heidi Ellard.

She said that their committee has met over the last two or three months to come up with a compromise for the proposal that was previously denied and would like to reduce the size. Their goal is to come up with a plan that would be acceptable to all the regulatory boards. They are going to the State Library Commission to see if they can approve the change of the contract to retain all or part of the rejected plan. They want to see if they can support the design of a smaller plan in the East Village or the possibility of moving to another location. They have two alternatives in mind.

The members are concerned and realize that nothing can be approved by this Board without a plan and could not promise they would approve but wanted to get feedback to see if they would support a smaller design of approximately 14,500-15,000 square feet.

They also are planning on meeting with Historic District Commission and if both of the Boards do not support a smaller plan, then they would go to the alternative plan of another location.

After discussion the Board members asked questions and agreed that they would compromise and try to come to a solution to get the library built either smaller in the East Village or build in another location if they thought there was space available.

A member of the Library Advisory committee said, the town voted for a new library and everyone wants to build a new library in the right way and the right place and have it last for another sixty years or so.

**7:40 p.m.**      Bob Clewell was present for an informal discussion in regards to questions on obtaining a variance for his client for land on the corner of Long Hill and Surrey. He wanted to get a sense from board members on whether they feel relief could be sought.

Bill Cargill suggested he do a little research and come back to the Board to prove the hardship for his case. Paula Fitzsimmons did not think that the Planning Board would agree to the plan. She thought it would be an uphill battle. If there is supporting case law the Board could possibly work with the petition.

Bob Clewell thanked the Board members for their time and appreciated their input.

**Motion** Robert Conroy – adjourn at 8:10 p.m.

**Second** Paula Fitzsimmons

**Unanimous vote**

*Respectfully submitted,*

*Paula Meagher*

APPROVED AS AMENDED 6/13/13