



TOWN OF BOXFORD

Minutes of the Boxford Planning Board September 17, 2014 DRAFT

The Planning Board meeting was called to order at 7:35 PM at the Boxford Town Hall.

Present: Jeff Kruck, Ellen Nestervich, Steve Merriam,
Angela Steadman, Pat Canonica, Ross Povenmire (Planning Agent)

Absent: Holly Langer, Robert Gore

It was stated that this meeting is being recorded and broadcast on Boxford Cable Access Television.

ANR: 78C Brookview Road, 27-2-17.11, Douglas/Lahlum

Hancock Survey was in attendance regarding 78C Brookview Road. Mr. Douglas would like to sell 5 acres of his land to his neighbor Mr. Lahlum. The purpose of the conveyance is not to make buildable lots but to convey the existing fields to Mr. Lahlum.

The ANR would partition 78C Brookview Road into a porkchop lot containing the existing house and undevelopable parcels that will be conveyed to the abutter Mr. Lahlum. The undevelopable parcels are almost entirely within the 100 yr. floodplain.

The town line goes through the Lahlum property and it is partially in North Andover. They pay taxes to both towns and they have two addresses.

It is indicated clearly on the plan that the parcels created by the ANR will not be buildable lots.

Upon a motion made by Steve M. and seconded by Jeff K. it was moved to approve the ANR Plan for 78C Brookview Road, dated August 13, 2014 prepared by Hancock Associates for the Lahlums as not requiring approval under the subdivision by-laws; the motion was approved with the exception of one abstention.

Upon a motion made by Pat C. and seconded by Angela S. it was moved that Angela S. be appointed the Clerk ProTem for the ANR plan for 78C Brookview Road; the motion was approved by unanimous decision.

43 **ANR: 259 Ipswich Road, 19-3-22&23, Bowler**

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45 Mr. John Decoulas was in attendance regarding 259 Ipswich Road. Mr. Decoulas is
46 proposing to create two buildable lots from the existing lot at 259 Ipswich Road,
47 including a small land swap with an adjacent property on Baldpate Road. The existing
48 house at 259 Ipswich Road has a cesspool that will be updated to comply with the Title V
49 regulations. Perk tests have been done already.

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51 It was discussed that there was not a buyer at this time.

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53 It was asked that Mr. Decoulas stake out the property before the leaves start falling so
54 that the Board may do a site walk to see the proposed lots. The existing house currently
55 has two driveways, one leading to Baldpate Road and one leading to Ipswich Road. The
56 driveway leading to Ipswich Road crosses into the proposed new lot. The proposal is to
57 relocate the driveway currently leading to Ipswich Road.

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59 It was agreed by the Board that they would like to have a site visit before going forward.
60 There was discussion of the wetlands and Ross P. stated he will verify the wetlands. It
61 was stated that the wetlands have already been flagged. A site walk was scheduled for
62 September 30 at 8:00 a.m.

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64 Upon the request of the applicant, a motion was made by Steve M. and seconded by Pat
65 C. that the agenda item of ANR: 259 Ipswich Road, 19-3-22&23, Bowler be continued
66 until the October Planning Board meeting; the motion was approved by unanimous
67 decision.

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70 **Discussion of Stone Wall at 135 Georgetown Road**

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72 There was discussion of a house at 135 Georgetown Road. Pictures were reviewed of the
73 stone wall at the property. It appears that there were stones added to the wall as well as
74 solar lights to the top of the wall.

75

76 It was stated that in the past farmers would add the stones that they would unearth from
77 their property to their wall and that the repair seems to be in accordance with that.

78 It was stated that the new owners should be notified that the solar lights are not in
79 accordance with the Scenic Roads Act and should be removed. Ross P. is to send a letter
80 to the residents.

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82 **Election of officers and liaisons**

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84 There was agreement to continue this item until the next meeting when more members
85 would be in attendance.

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87 It was stated that a model for a Scenic Roads Regulation was circulated and this will be
88 discussed at the next meeting. It was stated that the Board members will give Ross P.
89 their comments.

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91 Upon a motion duly made and seconded, it was unanimously voted to adjourn at 8:19
92 PM.

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94 Respectfully submitted,

95

96 Phaedra Doucette, Minutes Secretary