



## TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

**BOARD/COMMITTEE:** Planning Board  
**MEETING DATE:** July 31, 2023  
**TIME:** 7:00 PM  
**PLACE:** Remote Meeting through Zoom  
Registration information found at the end of agenda

**PACKET OF MATERIALS:**

<https://www.dropbox.com/sh/cal4wbw5n0tn3jq/AAA3OgJwN8NihmEbwRkYWDjda?dl=0>

### AGENDA

**7:00 PUBLIC COMMENT** Public comment will be limited to 3 minutes per commenter, unless otherwise indicated by the chair.

**7:05 PM PUBLIC HEARING** - In accordance with the Town of Boxborough Rules & Regulations Governing the Subdivision of Land and Massachusetts General Law Chapter 41, Section 81-T, the Planning Board will conduct a public hearing to review the application for a Definitive Subdivision Plan submitted by Boxborough Adams Realty Trust and Boxborough Hospitality, LLC, for the subject properties identified as parcel number 12-026-000, 12-025-000, 12-024-000, 13-003-000, 13-002-000, 13-066-000, and 13-065-000.

**7:10 PM - PUBLIC HEARING** (*cont.*) In accordance with the Town of Boxborough Rules & Regulations Governing the Subdivision of Land and Massachusetts General Law Chapter 41, Section 81-T, the Planning Board will conduct a public hearing to review the application for a Definitive Subdivision Plan submitted by Nitsch Engineering on behalf of 1414 Mass Ave Owner, LLC, for the subject properties identified as parcel number 12-027-000, 12-028-000, 12-030-000, 13-004-000, 13-022-000, 17-005-000, 17-009-000, 17-010-000, 17-022-000, 17-023-000, 17-024-000, and 18-001-000.

### **GENERAL BUSINESS**

**1. Planning Board Rules and Regulations Working Session**

To review the rules and regulations draft provided to the board, and to provide feedback to the planner in revising the draft document.

**2. Discussion of STM Warrant Articles**

To determine whether the Board will hold public hearings to propose amendments to the Boxborough Zoning Bylaw.

**3. FY 24 Full Schedule**

**Department Updates** by Alexander Wade, Director/Town Planner.

Summer Forum Series  
Enforcement

*The listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items may in fact be discussed, and other items not listed may also be brought up for the discussion to the extent permitted by law.*

Upcoming Applications

**Approval of Minutes – July 10, 2023**

**Planning Board Trainings**

**Committee Reports:**

- Community Preservation Committee (Vorce)
- Design Review Board (Verner)
- Economic Development Committee (White)
- MAGIC Representative (Markowitz)
- Water Resources Committee (Keating-Connolly)
- Building Committee – TBD

**Recently Received Correspondence**

**New Business (if any)**

**ADMINISTRATIVE BUSINESS**

- Town Center/Enclave Project Updates
- Grant Opportunities
- Master Plan Action Items
- Website update
- Legislative Update:

**ADJOURN – 9:55 PM**

**Upcoming Planning Board Meetings:**

<b>August 21, 2023</b>	<b>1414 Mass Ave Definitive Plan 242/244 Adams Place Definitive Plan</b>
<b>September</b>	

*Items listed above are for discussion purposes only, upcoming agendas will be reflected in the minutes of this meeting.*

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82999230830?pwd=dWpOV016b0xOekEvU3JYckNnWmRYQT09>

Meeting ID: 829 9923 0830

Passcode: 642773

One tap mobile

+16469313860,,82999230830# US

+19292056099,,82999230830# US (New York)

Dial by your location

• +1 646 931 3860 US

• +1 929 205 6099 US (New York)

*The listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items may in fact be discussed, and other items not listed may also be brought up for the discussion to the extent permitted by law.*

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US

Meeting ID: 829 9923 0830

Find your local number: <https://us02web.zoom.us/j/82999230830>