



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee

DATE: Thursday May 24, 2023

TIME: 7:30 PM

PLACE: zoom only

In attendance: Les Fox, Gary Kushner (clerk), Al Murphy, Owen Neville, Larry Grossman, Bryan (Al) Lynch, Hugh Fortmiller

Missing: Priya Sundaram, Bill Litant, Than Stuntz

Supporting Staff: Jason Malinowski, Chief Szewczyk, Chief Fillebrown

Other: Keith Lyons, Maria Neyland, Greg Roy, Les Fox, Becky Neville

Meeting called to order by vice-chair Gary Kushner at 7:34 PM

Gary turned meeting over to Les Fox

Roll-call attendance was taken with the following in attendance: Al Murphy-present, Owen-present, Gary Kushner-present, Larry Grossman-present, Bryan Lynch-present, Hugh Fortmiller-present

Hugh moved the minutes for April 27 and Owen seconded

Larry had a question which was clarified. Roll-call vote was taken:

Al-aye, Owen-aye, Gary-aye, Larry-aye, Bryan-abstain, Hugh-aye

Approved 5-0-1

Les noted that Diana Lipari had resigned from the Select Board and from BBC.

Keith Lyons was present to discuss the property at 700 Mass Ave. Keith introduced Greg Roy who is the architect representing the Lyons/Fenton property on 700 Mass Ave. Roy presented an overview with updated maps.

There was a question on the map with a drawn quadrilateral. Roy explained this is an internal property line and no longer an impact to the larger property, stating there are 19.3 acres with a subset of the internal lot.

Question on leaching fields and abutters across the street, and the impact of Zone 1 radius around the proposed well which would restrict use to only passive recreation and maintenance of the water system. There are 3 zone 1 radii impacting the site. Question about zone 2: Roy

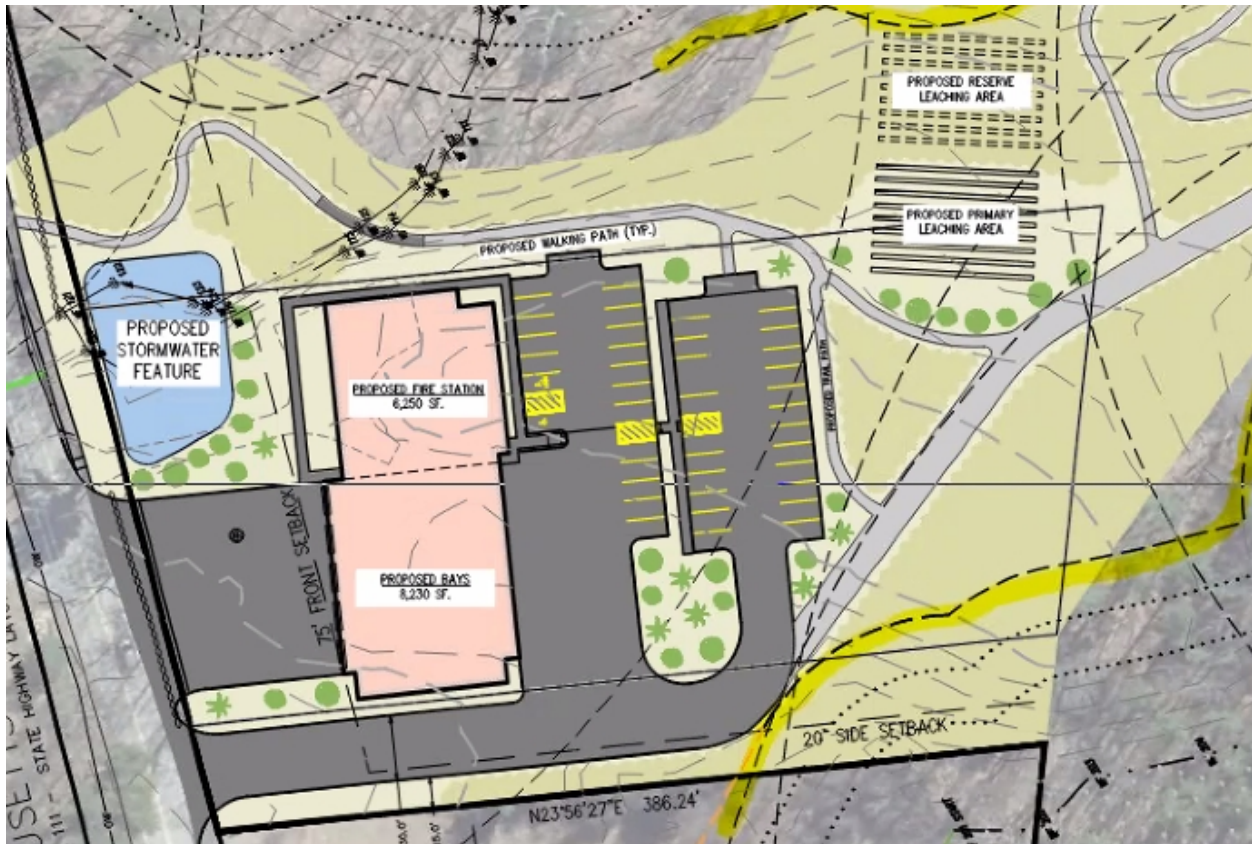


noted the septic system leach field can be located in the IWPA, but there could be an issue with high usage: if 2000 gallons per day or more, then nitrogen mitigating system is required. The IWPA would not impact the proposed parking area. The radius of zone 1 is logarithmic depending on the amount of water required to be drawn from the well.

The proposed facility on the site is listed as 6,250 sq feet times 2 plus bays of 8,230 sq feet or a total of 14,480 versus the required ~30,000 sq feet total public safety or 24,026 sq feet for fire station only if single floor. Roy clarified that the building area on map is footprint area, assuming 100-foot bays. There is a SW tool for analyzing the apparatus turning radius to validate the plan for adequate turning area.

The parking lot could extend east towards the 100-foot buffer and south.

Discussion on the gradient of the frontage. Ramp of 85 to 90 feet from road to bays. The work would require MASS DOT highway access permit. Concerns were expressed about Mass Ave line of sight issue and view to the west. There is a potential that the Town could do some work, but that requires a state review. It might be possible for MassDOT to regrade Mass Ave to improve visibility, but the process is not understood. Unclear who pays the bill if town contributes to the site preparation.



Setback for the old station is 114 feet (not sure if from pavement or road) while proposed station is at 75 feet.

Questions and concerns about location and ownership of a driveway from Mass Ave for a new fire station. Concerns raised about sharing the existing construction road currently in place which provides access to the Enclave project and to the wells. The Lyons group has had some discussions on reconfiguring the access road to permit access from Enclave to the wells, rather than Mass Ave.

Discussion of Priest Lane houses. There are 2 new houses not yet permitted on 4 acres each on cul-de-sac from Priest Lane; they have their own water. The 2 houses are not yet in construction.

Electric service to the Enclave well follows the access road. Would reduce the road to 12 feet. There is a booster station off of the well head cul-de-sac. The committee asked for the timeframe on decision regarding the road. The access road will be the access to the well head.



There is a question on parking only in the back. The chief indicated that people driving down route 111 who see the station would pull into the front and try to park. Jason noted that there should be separate parking areas for fire department staff and public.

Les asked about the proposed stormwater feature. This is a placeholder and will require a formal analysis. It is a likely place for a retention structure and the site will probably require a second stormwater area in the back area.

Fire cistern will be needed to provide water for fire suppression; ~30,000 gallons is the standard. Two requirements for the cistern: filling the trucks with a dry hydrant and fire suppression system for the station.

Al asked about the topography of the land. Potentially 3 to 4 feet across the area where the building is proposed.

Question from Larry regarding additional information on turning and access to 111. Baystate engineer for Enclave did some traffic analysis. Board of health on groundwater protection for public water supply due to grading.

The building will **not** go to three stories but can expand beyond the current shown plan. Plan is for 5 bays at 100 feet each.

Gary asked about obtaining a formal cost to the Town from Keith. Keith will pursue.

Les talked about the charter which includes the Select board members (2) and the FinCom (2). Les will no longer be the chair. Looking for an update from the Select Board. There is no budget for additional work.

Owen asked about the east bound side. Mass DOT did a redesign of the road last year 2022.

Larry asked about attendance at the next meeting if required.
~~June 21 at 7:30PM will be zoom.~~ At which point Larry left the meeting.

The committee next reviewed the structural evaluation of the police station carried out by Context Architecture and structural engineers Roome and Guarracino. Les shared the Existing Conditions documents.

Renovation for expansion of the existing police station would be expensive if expanded due to existing the limitations in the building and the deficiencies identified in the HKT 2015 report. Could the police station be upgraded to meet the current (2023) building code and at what



cost? This requires further study. Some upgrading appears to be technically feasible but likely costly.

Discussion about the Stow Road property and Housing Board. If land is not used for Affordable Housing, the Housing Trust would need to be made whole. Becky asked about a true appraisal of the 700 Mass Ave and the 72 Stow Road. Al mentioned \$1.4M rough estimate of current value, based on preliminary work of the Housing Board. The Town of Boxborough owns the property which is in the custody of the Housing Board.

It was noted that 1300 mass avenue is on the market to be sold at public auction with opening bid of \$1.25M.

Les talked about engaging the community. Critical requirement for the fire station vs. need for the police station.

Les noted that we could have some signage and material for public safety in the Town booth at Fifers Day along with information from RecCom on the Summer Road land gift, and from Water Resources on the LWD water line project.

Context will be asked to do some work in prep for fall town meeting including Stow Road.

Agenda topics for next meeting:

- Increase effort on communication to town residents
- New members and organization

Gary moved to adjourn, and Owen seconded
Al-aye, Owen-aye, Hugh-aye, Bryan-aye, Larry-aye, Gary-aye

Meeting adjourned at 9:29PM

Documents used:
Minutes of April 27 BBC meeting
Plans for Mass Avenue site