



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

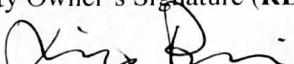
1. Location of property: Assessor's Map 14 Parcel 20-000
Street Number 881 Street Name Massachusetts Ave
Zoning district: Business
Within 100' of wetlands and filing with Conservation Commission yes N/A

Printed Name	Address	Phone
2. Owner(s): <u>Breezy Ridge LLC</u>	<u>PO Box 376, Lincoln, MA 01773</u>	<u>781-259-3331</u>
Owner(s): _____		
3. Applicant: <u>Ninjavan LLC</u>	<u>881 Massachusetts Ave Unit E, Boxborough, MA 01719</u>	<u>781-420-9043</u>
4. Nature of relief sought: Variance _____ Special Permit <input checked="" type="checkbox"/> Comprehensive Permit _____ Amend Existing Decision _____ Appeal of an Official's Decision _____		
5. Applicable Section(s) of the Zoning Bylaw: <u>4003(4), 4600, 6005, 6006</u> (Specifically list each ZBL Section.)		
6. Nature and justification of request: <u>Ninjavan LLC is applying for a used car dealer license. The business does not do mechanical (Attach additional pages if necessary.) or body repairs. There will be no more than 5 cars stored or for sale at this site. The marketing will be through internet, not through local traffic. The business unit has 5 dedicated outside parking spots, and can store 2 cars inside. There is 1 person working at this site.</u>		
7. State the name of any person(s) authorized to represent you before the Board. <u>Xiao Bai</u>		
8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.		

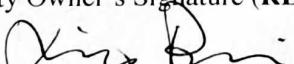
I hereby request a hearing before the Board of Appeals with reference to the above application.


Property Owner's Signature (REQUIRED)

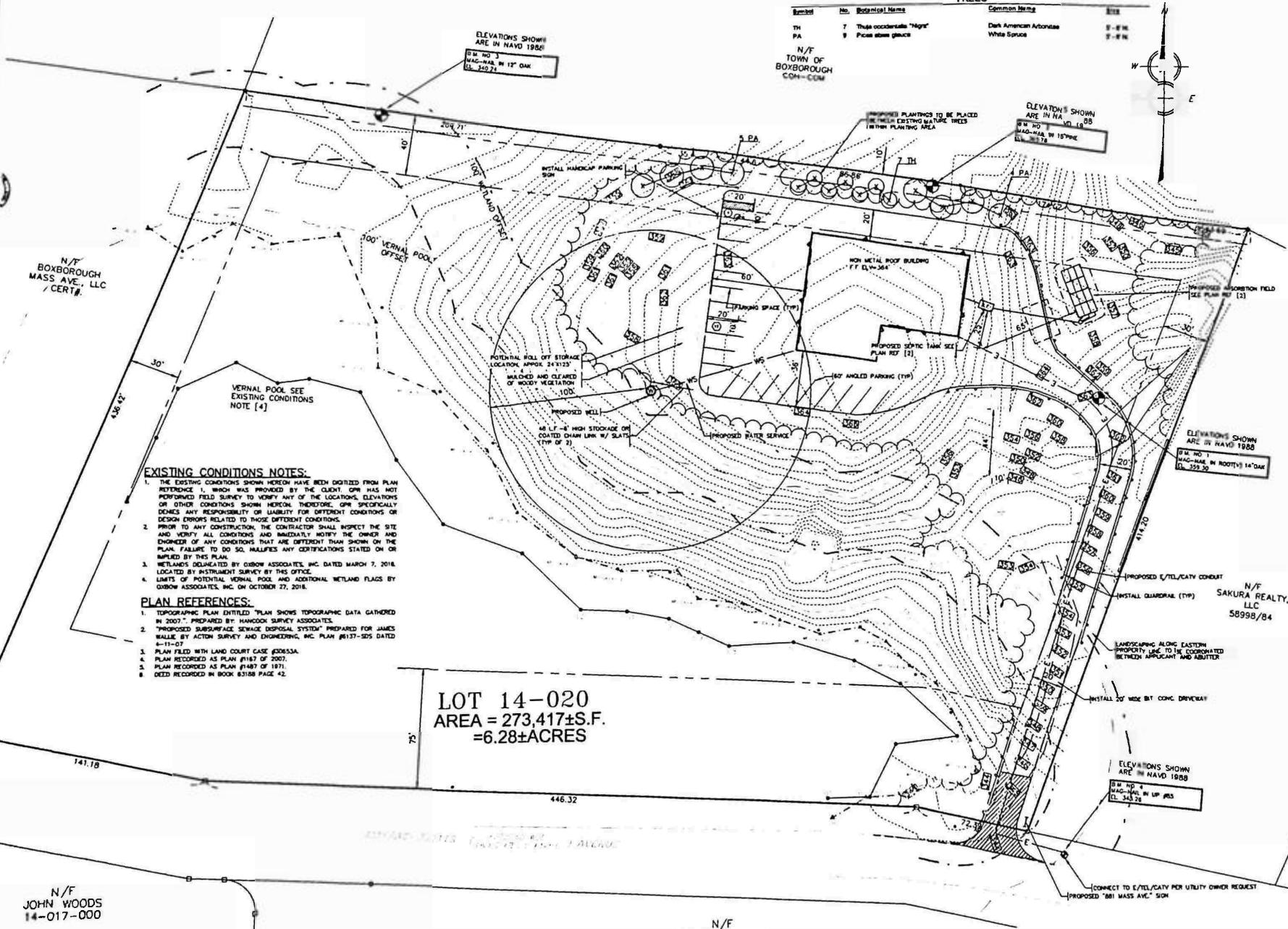
1-23-21
Date


Property Owner's Signature (REQUIRED)

1-24-21
Date


Applicant's Signature (if different from owner)

Date



Plant List

TREES				
Symbol	No.	Botanical Name	Common Name	Size
TH	7	<i>Tsuga occidentalis "Nigra"</i>	Dark American Arbutus	8'-10' H.
PA	8	<i>Picea strobus glauca</i>	White Spruce	8'-10' H.
N/F				
TOWN OF				
XBOROUGH				
RECEIVED				

LEGEND

EMR

ABBREVIATION

DRAWING ISSUED FOR:

<input type="checkbox"/> CONCEPT	<input type="checkbox"/> CONSTRUCTION		
<input checked="" type="checkbox"/> PERMIT	<input type="checkbox"/> CONSTRUCTION RECORD		
THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED MODIFICATIONS. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE EXACT SCOPE OF CONSTRUCTION NORM. FORMS/AREAS OF CONSTRUCTION JURISDICTION.			
PER 250 CAM 5.03(13). THE FOLLOWING ARE EXCLUDED FROM THE PROFESSIONAL ENGINEER'S RESPONSIBILITY: ALL BOUNDARY INFORMATION, LOCATION OF EXISTING STRUCTURES, EXISTING TOPOGRAPHY, OR THE LOCATION OF FEATURES WHICH REQUIRE RETAINING WALLS HIGHER THAN 4 FEET ABOVE GRADE, PROPRIETARY EQUIPMENT, OR EXISTING CONDITION NOTES.			
3	3/1/2017	REC'D BY	REVISIONS MADE TO THIS SHEET
2	11/28/16	MOL DEM	STONE PAVING & RETAINING WALLS
1	11/04/16	MOL DEM	PLANNING BOARD COMMENTS
NO.	DATE	BY APP.	REVISION DESCRIPTION

The logo for GPR (Goldsmith, Prest, & Ringwall, Inc.) features the letters 'GPR' in a large, bold, black, sans-serif font. To the right of the letters, the company name 'Engineering Solutions for Land & Structures' is written in a smaller, black, sans-serif font.

COMMERCIAL

SITE LAYOUT AND UTILITY PLAN

881 MASSACHUSETTS AVENUE
BOXBOROUGH MA 01719

OWNER
BREEZY RIDGE LLC
PO BOX 378
LINCOLN MA 01773

N/F
BRUCE WHEELER
14-022-000

N/F
JOHN WOODS
14-017-000

DEC BY MO DATE JULY 2018 JOB 161009 3 OF 6
OCT BY SCH

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	:	221116
Document Type	:	CERT
Recorded Date	:	November 23, 2020
Recorded Time	:	02:06:39 PM
Recorded Book and Page	:	76244 / 186
Number of Pages(including cover sheet)	:	5
Receipt Number	:	2559995
Recording Fee	:	\$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8B – Certificate of Compliance

 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 and the Boxborough Wetland Bylaw

 113-541
 Provided by DEP

A. Project Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.


 1. This Certificate of Compliance is issued to:

Breezy Ridge LLC

Name

PO Box 376

Mailing Address

Lincoln

MA

01773

City/Town

State

Zip Code

 2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Brett Gutheil (Breezy Ridge LLC)

Name

01/04/2017

113-541

Dated

DEP File Number

 3. The project site is located at:

881 Massachusetts Avenue

Boxborough

Street Address

City/Town

14

20-000

Assessors Map/Plat Number

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:

Property Owner (if different)

Middlesex South

68808

425

County

Book

Page

Certificate

 4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

Nov. 4, 2020

Date

B. Certification

Check all that apply:

Complete Certification: It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.


Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

113-541

Provided by DEP

B. Certification (cont.)

Partial Certification: It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:

Invalid Order of Conditions: It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

Ongoing Conditions: The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

Refer to attached Perpetual Conditions #52 thru #60

Order of Resource Area Delineation: It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

C. Authorization

Issued by:

 Boxborough
 Conservation Commission

 Nov. 19, 2020
 Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

Applicant: Brett Gutheil dba Boxboro Properties, LLC (the “Applicant”)
Project Address: 881 Massachusetts Avenue (Map 14, Lot 20; the “Property”)
DEP File #113-0541

Perpetual Conditions

The following Perpetual Conditions #52 – #60 shall remain in force permanently and will be recorded as such on the Certificate of Compliance:

52. **The Long Term Pollution Prevention & Stormwater System Operation and Maintenance Plan, latest revision November 22, 2016, is incorporated herein by reference to this Order of Conditions. Other Perpetual Conditions in this Order may, at the discretion of the Conservation Commission, supersede and/or modify the provisions of said Plan.**
53. **Except in case of emergencies, no runoff other than that from stormwater is permitted to enter the stormwater management system including, but not limited to, no runoff from washing of vehicles, cleaning of the interior and/or exterior of the building, and preparation and/or mixing of materials.**
54. **Except in case of emergencies, during snow and/or ice storms only sand and/or salt shall be used to treat the portion of the access driveway located within the 100-foot Buffer Zone, unless otherwise approved by the Conservation Commission.**
55. **There shall be no connection of interior floor drains to the stormwater management system.**
56. **The Conservation Commission shall be informed prior to any proposed further alterations within wetlands or 100-foot Buffer Zone to determine whether the work requires the Commission’s approval.**
57. **No non-organic fertilizers shall be used in wetlands or 100-foot Buffer Zone.**
58. **Except in cases of threats to human health and safety, and/or as may be permitted by an Invasive Vegetation Management Plan approved in advance by the Conservation Commission, no non-organic herbicides shall be used in wetlands or 100-foot Buffer Zone. Except in cases of threats to human health and safety (stinging insects, for example), no non-organic pesticides shall be used in lawn care, or for any other exterior purpose on a regular basis, in wetlands or 100-foot Buffer Zone.**
59. **There shall be no outside storage of chemicals, oil, fuel, fertilizers or other potentially hazardous materials in wetlands or 100-foot Buffer Zone.**
60. **Litter shall be removed by hand on a regular basis from wetlands and 100-foot Buffer Zone. No leaves, lawn clippings, or other residuals from groundskeeping operations, no Christmas trees, no pet waste, or refuse of any kind, shall be dumped in wetlands or 100-foot Buffer Zone. It is the property owner’s responsibility to so inform all lawn/landscape care providers.**



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

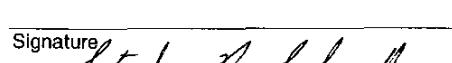
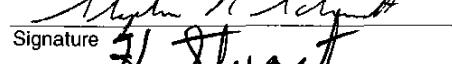
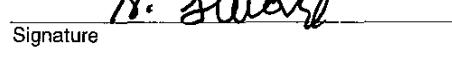
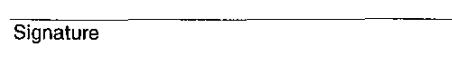
DEP File Number:

113- 541
Provided by DEP

C. Authorization (cont.)

Boxborough Conservation Commission

Signatures:

Signature 
 Signature 
 Signature 
 Signature 
 Signature 
 Signature 
 Signature 

Dennis Reip	Printed Name
David Follett	Printed Name
Norm Hanover	Printed Name
David Koonce	Printed Name
Steve Schmitt	Printed Name
Hoff Stuart	Printed Name
	Printed Name
	Printed Name