



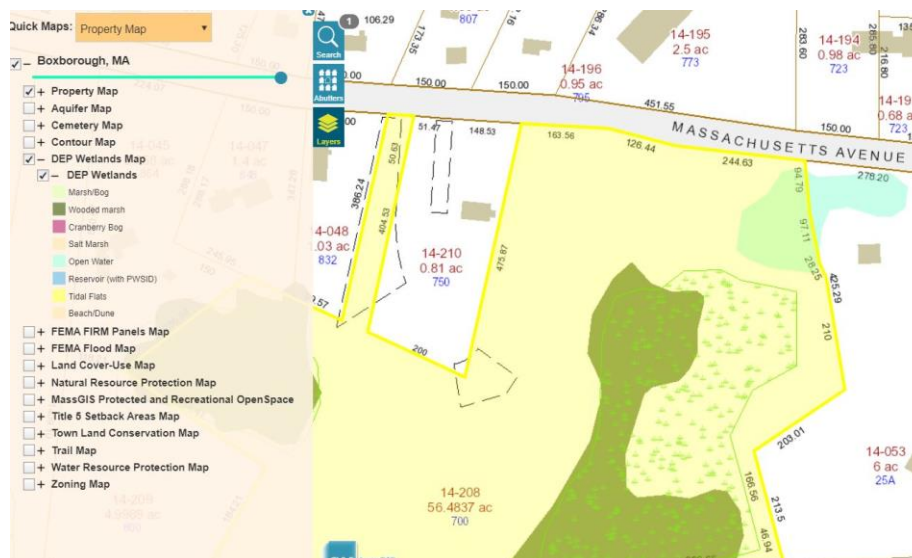
**BOXBOROUGH PLANNING DEPARTMENT**  
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**MEMORANDUM**

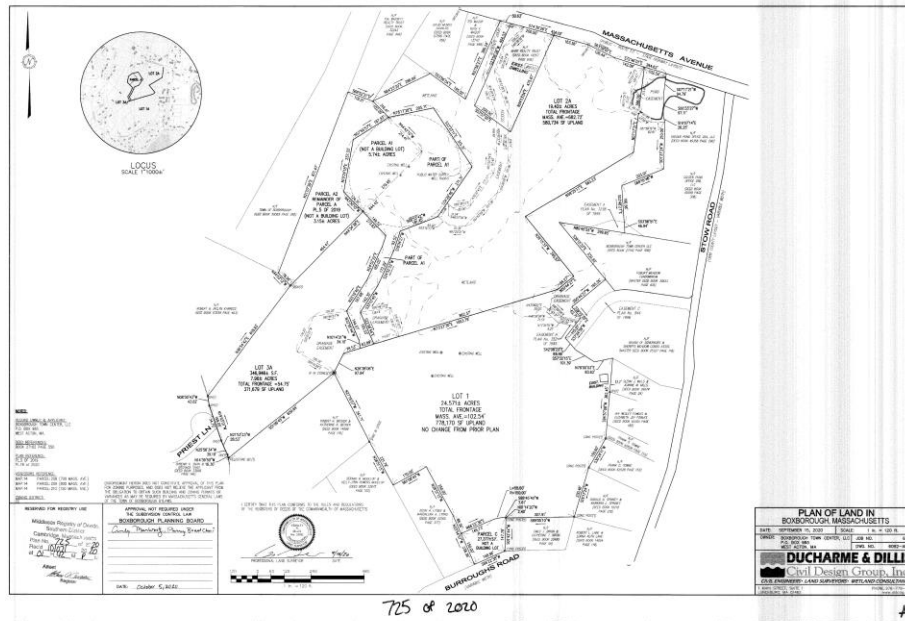
To: Boxborough Building Committee  
From: Simon Corson, Town Planner  
Date: January 28, 2021  
Re: January 26, 2021 Building Committee Meeting

**RE: Public Safety Facility at 700 Massachusetts Avenue**

I have been made aware that 700 Massachusetts Avenue was discussed at the January 26, 2021 Building Committee Meeting as a potential site for the proposed public safety facility. To accommodate the needs of the Fire and Police Department, the site would need to have 50-75 parking spaces, independent water and septic systems, fire apparatus apron for turning, backing and service, as well as a two-story 27 to 35 thousand square feet facility. When examining the feasibility of 700 Massachusetts Avenue, the property's current ownership, environmental conditions, and sight distance conditions should be considered. To discuss the environmental conditions on the site, I have provided the following sketch that shows Department of Environmental Protection (DEP) Wetlands at the front of the property near Massachusetts Avenue extending south towards the Enclave at Boxborough development. DEP Wetlands have a 100-foot setback, thus, developing this site would require permitting from the Conservation Commission. Creating a permanent crossing in this area may trigger the requirement to create a significant compensatory wetland/buffer zone replication.



To discuss the property's current ownership, I have included an Approval Not Required Plan to show that Lot 1 and Parcel A1 are owned by Toll Brothers ("Toll Northeast V Corp."). While this ANR plan shows 580,734 square feet of upland (approximately 13 acres), taking the raw number alone can be misleading. The large wetland area is also shown on this plan from Lot 1 to the Pond Easement within Easement A. This ANR plan also shows Access Easement from Parcel A1 through the residential property located at 750 Massachusetts Avenue to Massachusetts Avenue.



Lastly, there may be sight distance concerns with this potential site. CBK Automotive Repair, Inc., located across Massachusetts Avenue at 795 Massachusetts Avenue has had well-documented sight distance problems with exiting their property. There have also been sight distance problems with the temporary construction access road associated with the Enclave at Boxborough development. If Boxborough were to pursue this site for the proposed public safety facility, leveling Massachusetts Avenue may be recommended given the prevalence of fire trucks and other emergency vehicles.

In conclusion, 700 Massachusetts Avenue would not be viable option to locate the public safety facility for the following reasons:

- There would be approximately two usable acres at the subject property, the proposed facility would require at least six acres.
- The cost of dramatically altering a state roadway would be exceedingly expensive and would require support and funding from the Massachusetts Department of Transportation.
- Undergoing wetland permitting, disturbing the resources area, and constructing a replication area would be very expensive and would run the risk of not being approved under the Massachusetts Wetlands Protection Act.

- The mix of ownership would present challenges as there would need to be support and collaboration from the Town of Boxborough, Boxborough Town Center, and the Toll Brothers Corporation.
- Locating the independent water and septic systems would be very difficult, especially given the close proximity to the water source for the Enclave at Boxborough development.

Please let me know if you have any questions. Thank you.

Respectfully,  
Simon Corson  
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