



Boxborough Planning Board  
29 Middle Road  
Boxborough, MA 01719  
978-264-1723  
www.boxborough-ma.gov

## Site Plan Approval Application

Town Clerk Received

Planning Board Received

1414 & 1320 Massachusetts Avenue; 244A & 244B Adams Place;

Property Location: 984, 984A, 984B, 984C, 1451, 1497 & 1634 Hazard Lane; 328 & 1451 Rear Hazard Lane

Assessor Parcel Number(s): 12-027, 12-028, 12-030, 13-004, 13-022, 17-005, 17-009, 17-010, 17-022, 17-023, 17-024, 17-025, 18-001

Zoning District(s): Zoning District: Office Park (OP) & Zoning Overlay Districts: Aquifer Protection, Flood Plain, & Wireless Communications Facilities

Name of Owner: LPCH Boxborough, LP, c/o Lincoln Property Company Phone # 617-451-4101

Address: 53 State Street Boston, MA 02110

Email Address: amorgan@lpc.com

Name of Owner: Phone #

Address:

Email Address:

Name of Applicant: Vibalogics Phone # 508-962-9668

Address: 1414 Massachusetts Avenue Boxborough, MA 01719

Email Address: lain.Baird@vibalogics.com

Name of Engineer: Level Design Group, LLC Phone # 508-695-2221

Address: 249 South Street Plainville, MA 02762

Email Address: nfacendola@leveldg.com

Name of Surveyor: Beals & Thomas, Inc Phone # 508-366-0560

Address: 144 Turnpike Road Southborough, MA 01772

Email Address: mail@bealsandthomas.com

1) Describe briefly the development for which Site Plan Approval is sought: The within application  
is being submitted in compliance with the sentence within Section 8002 of the Zoning Bylaw that reads: "Site plan approval shall  
also be required for the resumption of any use discontinued for more than two years or for the expansion of any existing use."

2) Describe briefly the uses or activities for which site plan approval is sought: The proposed use of the existing  
building for Office Space, Research and Development (R&D), and Light Manufacturing is allowed within the Office Park (OP) Zoning  
District. The Boxborough facility will be established as the head office for the company along with R&D laboratories and the capability  
to develop, manufacture and analyze small volume Pharmaceutical products in the facility.

Mass Ave East of Adams: 915.34' West of Adams: 226.48'  
Adams Place - South side: 507.37 Adam Place - North Side: 491.87

3) Lot Area 208.38+/- Ac. Frontage \_\_\_\_\_ Building Height >45' Number of Stories 2

4) Building Setbacks: Front 470'+/- Rear 1,916'+/- Left Side 780'+/- Right Side 202'+/-

5) Parking Setbacks: Front 542'+/- Rear 1,267'+/- Left Side 439'+/- Right Side 60'+/-

6) Lot Coverage (buildings, parking, paving): 7.5% (15.62+/-Ac.)

7) Floor Area Ratio (Industrial-Commercial & Office Park Districts): 0.032 (6.74+/-Ac.)

8) Number of Parking Spaces: 978 (955 Std. 23.HDCP) Future Parking Spaces: 0 proposed

9) Number of Loading Spaces: 7

10) Estimate the Daily Traffic: No. of Employees: 200 (Vibalogics only)

Total No. of Trips: 840 Peak A.M.: 364 Peak P.M.: 302

Sight distance along the road at driveway entrance: 810' (to west of exit) & 1,080' (right of east of exit)

11) Sewage Discharge Rate (gals/day): 4,500+/- gpd Water Usage (gals/day): 4,500+/- gpd

12) Describe any proposed on-site stormwater and drainage system and submit pre- and post-drainage calculations: There are no proposed site modifications to the existing stormwater management system.

13) Describe any proposed signs: There are no proposed new signs locations.

14) Describe any proposed outdoor lighting (include hours of use, lighting type, directional shielding, and height of fixtures) and provide manufacturer's light fixture cut-sheets: There are no proposed site  
modifications to the existing outdoor lighting.

15) Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods: See attached narrative describing the Vibalogics operations  
which will occur at the site.

16) Indicate any sources of loud noise, vibration, glare, odors, air or water pollutants, or electrical disturbances: Vibalogic does not anticipate of the following as a result of their operations at the site: loud noise, vibration glare, odors, air or water pollutants, or electrical disturbances.

17) Is removal of soils from the site required?  Yes  No If yes, cubic feet: \_\_\_\_\_

18) Will important wildlife habitats and/or outstanding botanical features be affected?  Yes  No

19) Historic sites or buildings listed in the Historic Survey?  Yes  No

20) Historic sites/buildings eligible or listed on the Federal/State Historic Register?  Yes  No

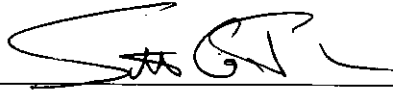
21) Proposed work within  100 ft. of a wetland resource area and/or  200 ft. of a stream or river?

22) Is the project within the Flood Plain District?  Yes  No There is Floodplain on the parcel but the "project" is not in a Flood Plain District

23) Is the site or portion of the site within the Aquifer Protection District?  Yes  No

24) List any Board of Appeals decisions pertaining to this site: ZBA Decision 09/23/82, ZBA Decision 07/21/83 ZBA-Decision 05/03/84, ZBA Decision No.2001-1, ZBA Decision 2007-08

I, the undersigned Owner and Applicant, request that my Site Plan Application be reviewed by the Boxborough Planning Board. I understand that my Application may be reviewed by outside consultants as defined in the Board's Site Plan Approval Rules & Regulations and allowed by MGL Ch. 44, Sec. 53G, for which payments to the Town of Boxborough will be made by me in accordance with Section VI.D.

Signature of owner(s)   
(Required)

Date: 2/10/21

Scott A. Brown

Date: \_\_\_\_\_

Signature of Applicant(s):  Iain J. Baird  
(if different than Owner)

Date: Feb 10th 2021

Date: \_\_\_\_\_

**Application Submittal Check List**

- 1. One original Site Plan Application; filled out and signed by owner and applicant with all supporting information required pursuant to Section III of the Site Plan Approval Rules & Regulations and ten copies. **Only two copies of the drainage calculations are required.**
- 2. One full size set of Site Plans, Building Elevations, Floor Plans and Landscape Plans in conformance with Section III and seven copies.
- 3. Three 11" x 17" reduced Site Plans, Building Elevations, Floor Plans and Landscape Plans
- 4. A CD with the Plan and all supporting documentation in a PDF file format.
- 5. Certified List of Abutters
- 6. Application fee as established in the Planning Board Fee Schedule