



July 7, 2021

Town of Boxborough Zoning Board of Appeals
Attn: Mr. Simon Corson, Town Planner
29 Middle Road
Boxborough, MA 01719

Re: High Quality Landscape Construction, Inc.
Map 14, Lot 201, Block 0
871 Massachusetts Avenue Boxborough, MA 01719
LDG File No. 1729.00

Mr. Corson and Members of the Zoning Board of Appeals:

Level Design Group, L.L.C. (LDG), on behalf of High-Quality Landscape Construction, Inc. (Applicant), is submitting an application for Special Permit for the extension of a pre-existing non-conforming use in accordance with the requirements of Town of Boxborough Zoning Bylaw section 4202 and as required by Condition #2 within the Decision and Certificate of Conditional Approval, High Quality Landscape Construction, Inc, 871 Massachusetts Avenue issued by the Town of Boxborough Planning Board on June 21, 2021.

The Applicant, is seeking special permit for the extension of an existing non-conforming use for the construction of a new 4,920 sf. (footprint) Truck Canopy Accessory Structure to be located at 871 Massachusetts Avenue. The site was originally approved and developed by-right as it exists today with the issuance of Site Plan Approval by the Boxborough Planning Board in 2008. The current Town of Boxborough Zoning Bylaw Use Table, Section 4003(4), has since been expanded to include Landscaping Services and Landscaping Contractors as independently identified uses with Landscape Services being allowed by-right within the Business District and Landscaping Contractor requiring a Special Permit within the Business District. Based on the current equipment located at the parcel and the services provided by High Quality Landscape Construction Inc. and New England Tree Masters the Planning Board made the determination that a Special Permit for the extension of a pre-existing non-conforming use is required to construct the proposed Truck Canopy Accessory Structure and included this determination in their June 21, 2021 Site Plan Approval decision referenced above.

The proposed building will be a covered truck port style building with no exterior or interior walls and contain no habitable space. The use of the building is to provide a covered area to park logging equipment and other landscaping trucks and vehicles to keep them protected from the elements. High Quality Landscape Construction and New England Tree Masters provide critical services during the winter months which include snow plowing and emergency tree work during major storm events. The Truck Canopy Accessory will protect the equipment needed to provide these services during the winter month drastically reducing required time to defrost and service vehicles before they can respond during intense winter storms.

The proposed building has been determined to be accessory to the primary use of current facility which is located within the Business Zoning District. The existing site contains 1.917± Acres and is primarily

fully developed as the main office and yard of High Quality Landscape Construction Inc. and New England Tree Masters. Two buildings are currently located on-site, a 1,600 sf single story structure which serves as the facility's office space and a 3,030 sf. maintenance and garage building. The site also contains an outdoor material storage and processing area and paved parking lot for employees and fleet vehicles. The site also contains two temporary tent style structures which are located in the area where the proposed Truck Canopy Accessory Structure will be located. The two tent structures were permitted and installed as temporary structures and will be removed prior to the start of construction of the Truck Canopy Accessory Structure.

The proposed structure will have a minimal impact to the surrounding area and the existing aesthetics of the site. As detailed above the proposed structure will be utilized as a canopy to cover existing vehicles and equipment which are currently stored in that area in the existing paved parking lot. There are no proposed modifications to the existing stormwater management system as the structure is located within an existing impervious parking lot. The structure is essentially prefabricated metal panel building with roof and steel columns but the wall panels will not be installed. This type of building construction is similar to the existing garage building located on the site and multiple other prefabricated metal panel buildings located along Massachusetts Avenue within the Business District.

Enclosed are the following:

- Original Signed Site Plan Application, with one copy of the Certified Abutters List, and Site Plan and Architectural Plan (full size and reduced)
- Three (3) full size Copies of the Site Plan & Architectural Plan
- Eight (8) reduced size Copies of the Site Plan & Architectural Plan
- Special Permit Submission Filing Fee: \$200.00
- Check for Abutter Notification Mailings

Should you have any questions, please do not hesitate to contact me.

Truly yours,
LEVEL DESIGN GROUP, L.L.C.

Nicola Facendola

Nicola Facendola, PE.
Principal

Cc: High Quality Landscaping & Construction, Inc
File: