

## Les Fox

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, August 24, 2021 10:27 PM  
**To:** Les Fox; Maria Neyland; Gary Kushner; Ling Chen; William Litant; Larry Grossman; Al Murphy; Becca Edson; Bryan Lynch; Hugh Fortmiller; Owen Neville; Nathaniel Stuntz  
**Subject:** Online Form Submittal: Boxborough Building Committee - Contact Form

### Boxborough Building Committee - Contact Form

Your Name	Keith Lyons
Your Email Address	hollywoodboston@gmail.com
Who would you like to contact?	
All Boxborough Building Committee Members	All Boxborough Building Committee Members
Subject	Alternative Site
Message	<p>Dear Chairman Fox and the Boxborough Building Committee,</p>

Wanted to provide you with some thoughts prior to tomorrow's meeting and your plan to vote on whether to continue consideration of alternate locations for the potential new public safety building for the town.

It's clear to anyone who has researched this committee's agendas and meeting minutes over the last several years that the committee has considered several potential locations for a new fire station. In a few cases, the committee did in-depth due diligence. Thank you for all the hard work and time spent to date!

As you know, I continue to believe that the parcels at 700/750/800 Mass Ave. that are owned by Boxborough Town Center LLC have not been properly evaluated nor considered.

Here is an excerpt from the executive minutes from September 19, 2017 (the ONLY referenced consideration of this property in any BBC minutes until this year):

"Abby asked whether the committee should also consider a portion of the parcel at 700 Mass Ave currently before the Planning Board as part of the proposed senior housing development in the Town Center District. The committee noted

site difficulties with this location for a fire station, as well as complications that could arise from the Site Plan review currently pending before the Planning Board. Consideration of this site was tabled, pending possible input from the Planning Board.”

A few things:

1. I am not aware of the planning board ever being canvassed again for input. Probably wouldn't be a bad idea, especially with a fresh set of eyes in place today.
2. Les, you had indicated to me at one point that Abby Reip and David Follett had walked the parcel(s) around the time of that meeting and said there were ledge and wetland challenges. While Abby was on the planning board at the time and David is a member of the Conservation Commission neither has an engineering background to my knowledge and their feedback, while valuable, should never be the only basis of evaluation.
3. Current Town Planner, Simon Corson, submitted a memo to this committee on January 28, 2021 in direct response to this property being brought up in the Building Committee meeting on January 26th, two days prior. How can anyone perform an honest evaluation in just two days without input from anyone else? How can you evaluate the property without talking to the owners and doing a joint walkthrough between the parties?
4. If I am not mistaken the front parcel(s) were once under consideration for the new Sergeant Memorial Library. Perk tests and possibly other evaluations were done at that time. My understanding perk test results were positive.
5. I understand that former Fire Chief Randy White was a big proponent and voice for keeping Fire on Mass Ave. and in the past this committee respected that voice and only considered Mass Ave. parcels. I'd be willing to bet that if Chief Fillebrown could have his choice of a new fire house on Mass Ave. or on Stow Rd. he would also take prior.

In summary,

-Without a sincere conversation taking place about this potential opportunity on Mass Ave., the Town of Boxborough loses out on what could be our last chance to have the say in what at least a part of our Town Center becomes for both the present and future generations. That would be very disappointing considering the vision the town implemented as part of the Boxborough 2030 master planning process.

-An opportunity that could be lost not once, but twice:

First when four members of the Selectboard (Bak, Neyland, Fox and Stemple) decided in executive session in 2018 to not bring the opportunity to purchase the entirety of these Town Center Parcels for \$3.8m (including the Enclave property) to Town Meeting and let the town decide

And now when the only reason the Mass Ave. parcels are even being discussed in the current BBC setting is that I started questioning why the land on Mass Ave. wasn't being considered even after Mr. Fenton had approached the previous Town Administrator on more than one occasion to gauge interest in the potential to purchase and was turned down. I honestly believe the chance to examine this property would have otherwise been swept under the proverbial rug.

You have a chance to properly evaluate this option! I would hope that most of the board would see the value in legitimately looking at the Mass Ave. parcels.

Thank you for your time and consideration,  
Keith Lyons

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