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

Site Plan Approval Application

Town Clerk Received

RECEIVED

JUN 10 2021

TOWN CLERK
TOWN OF BOXBOROUGH

Planning Board Received

RECEIVED

JUN 10 2021

PLANNING BOARD
TOWN OF BOXBOROUGH

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 Distric: Office Park (OP) & Zoing Overlay Districs: 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: Arranta Bio Phone # _____

Address: 1414 Massachusetts Avenue Boxborough, MA 01719

Email Address: rich.quinby@arrantabio.com

Name of Engineer: Level Desgin 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.
- 3) Lot Area 208.38+/- Ac. Frontage Mass Ave East of Adams: 915.34' West of Adams: 226.48'
Adams Place - South side: 507.37 Adams Place - North Side: 491.87 Building Height 32' 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: 6
- 10) Estimate the Daily Traffic: No. of Employees: 200 (Arranta only - 120 first / day shift & 80 off shift)
 Total No. of Trips: 2,822 Peak A.M.: 198 Peak P.M.: 207 (Estimated trip values are
 for the fully occupied site)
 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): 3,000+/- gpd Water Usage (gals/day): 4,500+/- gpd
 (sanitary discharge estimated to be sent to on-site waste water treatment facility) (3,000+/-gpd sanitary & 1,500+/- gpd process)
- 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 included in
this application.
- 13) Describe any proposed signs: There are no proposed new signs included in this application
- 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 modifications to site lighting as part of this application.
- 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 Arranta Bio operations
which will occur at the site.

16) Indicate any sources of loud noise, vibration, glare, odors, air or water pollutants, or electrical disturbances: Aranta Bio 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?

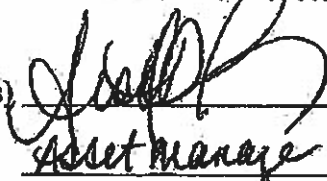
22) Is the project within the Flood Plain District? Yes No There is Floodplain on the parcel but the "project" is not in a Flood Plain District

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)


Asset Manager

Date: 6/9/2021

Date: _____

Signature of Applicant(s)
(if different than Owner)



Date: 10 June 21

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



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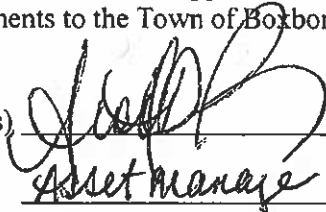
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(if different than Owner)

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TOWN OF BOXBOROUGH
Office of the Board of Assessors
29 Middle Road
Boxborough, MA 01719
(978) 264-1720
jgreeno@boxborough-ma.gov

Date: 02/04/2021

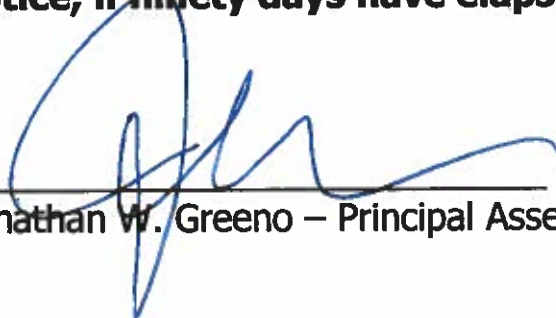
Map: 13 Parcel: 004 Lot: 000

Address: 1414 Massachusetts Ave (and all properties connected to and owned by LPCH)

CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 11/01/2020. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.



Jonathan W. Greeno – Principal Assessor

BARBADORO MARK
BARBADORO VIVIENNE
627 OLD HARVARD ROAD
BOXBOROUGH, MA 01719

DEZUTTER JAMES E
FLYNN PATRICIA R
13 ELDRIDGE ROAD
HARVARD, MA 01451

JEFFERSON AT BEAVER BROOK
C/O JPI
600 E LAS COLINAS BLVD SUITE 1
IRVING, TX 75039

BEHRAKIS DRAKE G.
C/O MEREDITH AND GREW, IN
160 FEDERAL STREET
BOSTON, MA 02110

EARLE JOHN
KAPLAN-EARLE MARNI
8 HILL ROAD
BOXBOROUGH, MA 01719

JEFFERSON AT BEAVER BROOK
C/O JPI
600 E LAS COLINAS BLVD SUITE 1
IRVING, TX 75039

BOXBOROUGH HOSPITALITY LL
242 ADAMS PLACE
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J
CATALDO JOHN A
200 WHEELER ROAD
BURLINGTON, MA 01803

PAULEO, LLC
P.O. BOX 2809
DUXBURY, MA 02332

BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J
CATALDO JOHN A
200 WHEELER ROAD
BURLINGTON, MA 01803

PIERCE GLORIA
PIERCE MICHAEL
209 STOW ROAD
HARVARD, MA 01451

BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J
CATALDO JOHN A
200 WHEELER ROAD
BURLINGTON, MA 01803

RAWSON ADELL R
51 CARLSON LANE #29
SIPPIWISSET HILLS
FALMOUTH, MA 02540

BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J
CATALDO JOHN A
200 WHEELER ROAD
BURLINGTON, MA 01803

STUNTZ KAREN
ZITO VINCENT
525 OLD HARVARD RD
BOXBOROUGH, MA 01719

BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J, TRUST
NEW BLUE HILLS SAUGUS RT
200 WHEELER ROAD
BURLINGTON, MA 01803

WATKINS ROBERT G
WATKINS LAURA
5 ELDRIDGE ROAD
HARVARD, MA 01451

BOXBOROUGH TOWN OF
MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

HOFFMAN LINDA
38 ELDRIDGE ROAD
HARVARD, MA 01451

CALABRESI FRANCIS J
7 ELDRIDGE ROAD
HARVARD, MA 01451

HOFFMAN LINDA
38 ELDRIDGE ROAD
HARVARD, MA 01451

CHAVEZ JUAN C
CHAVEZ ERICA L.
211 STOW ROAD
HARVARD, MA 01451

JEFFERSON AT BEAVER BROOK
C/O JPI
600 E LAS COLINAS BLVD SUITE 1
IRVING, TX 75039