

February 7, 2018

Boxborough Planning Board  
Adam Duchesneau – Town Planner  
Boxborough Town Hall  
29 Middle Road  
Boxborough, MA 01719

Re: 984 Massachusetts Avenue – Granite Hill  
Special Permit for Residential Use in the B1 District Application  
Site Plan Approval Application  
Private/Common Driveway Special Permit Application

Dear Members of the Planning Board,

On behalf of my client, Larry White, I am pleased to offer these applications for the project above. A summary of the items included with these applications are as follows:

1. Special Permit Application per Section 4450 (original + 10 copies) and fee of \$300
2. Site Plan Approval Application (original + 10 copies) and fee of \$450
3. Private/Common Driveway Special Permit Application (orig. + 10 copies) and fee of \$100
4. Project Narrative (original + 10 copies)
5. Full size Site Plans (5 sets)
6. Reduced 11"x 17" Site Plans (5 sets)
7. Certified Abutters List
8. Stormwater Drainage Calculations (3 sets)

Please let me know if you need any additional information regarding these applications prior to our scheduled hearing.

Sincerely,



1/23/19

The above fees should be waived as a Resubmission

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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

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Property Location: 984 Mass Ave 996/38 Sam's Way  
 Assessor Parcel Number(s): 14-005-000/14-003-000-14-004-000  
 Zoning District(s): B 1 (Business 1)  
 Name of Owner: Lamy White Phone # 978-697-8842  
 Address: 121 Sam's Way, Boxborough, MA 01719  
 Email Address: Traditional@comcast.net

Name of Owner: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Name of Applicant: SAME Phone # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Name of Engineer: Nashden Engineering ASS. Phone # \_\_\_\_\_  
 Address: 6 Beaver Brook Rd Littleton, CO 80120  
 Email Address: JohnField@aol.com

Name of Surveyor: R Wilson + ASS Phone # 978-266-0203  
 Address: 360 Mass Ave Andover MA 01720  
 Email Address: RWilson@RWilsonAssociates.com

1) Describe briefly the development for which Site Plan Approval is sought: \_\_\_\_\_  
Common driveway to serve 6 duplex homes on 3 lots.

2) Describe briefly the uses or activities for which site plan approval is sought: \_\_\_\_\_  
Common driveway and parking areas for 6 residential duplex buildings.

3) Lot Area 4.5 Ac. Frontage 550'+ Building Height 37' Number of Stories 2

4) Building Setbacks: Front 50 Rear 100 Left Side 100 Right Side 100

5) Parking Setbacks: Front 50 Rear 100 Left Side 100 Right Side 100

6) Lot Coverage (buildings, parking, paving): 23.6%

7) Floor Area Ratio (Industrial-Commercial & Office Park Districts): N/A

8) Number of Parking Spaces: 24 Future Parking Spaces: 12

9) Number of Loading Spaces: N/A

10) Estimate the Daily Traffic: No. of Employees: 0

Total No. of Trips: 24 Peak A.M.: 24 Peak P.M.:

Sight distance along the road at driveway entrance: 400'

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11) Sewage Discharge Rate (gals/day): 1,320/lot Water Usage (gals/day): same

12) Describe any proposed on-site stormwater and drainage system and submit pre- and post-drainage calculations: \_\_\_\_\_

See proposed Site Plans and Drainage Calculations.

Minimal drainage infrastructure via catch basins to detention pond.

13) Describe any proposed signs: \_\_\_\_\_

"Granite Hill" sign proposed at entry (to be designed).

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: \_\_\_\_\_

Building lighting to be down cast (Dark Sky or similar).

15) Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods: \_\_\_\_\_

N/A

16) Indicate any sources of loud noise, vibration, glare, odors, air or water pollutants, or electrical disturbances: \_\_\_\_\_

N/A

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

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: N/A

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: \_\_\_\_\_

Date: 1/23/19

Signature of Applicant(s): \_\_\_\_\_  
(if different than Owner)

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

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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**BOXBOROUGH ZONING BOARD OF APPEALS**

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

[www.boxborough-ma.gov](http://www.boxborough-ma.gov)

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**APPLICATION**

1. Location of property: Assessor's Map 14 Parcel 003, 004, 005  
 Street Number 984 Street Name Massachusetts Ave. / 996 Mass Ave / 38 Sara's Way  
 Zoning district: B1  
 Within 100' of wetlands and filing with Conservation Commission [ ] yes [X] N/A

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2. Owner(s): Larry White Address 121 Sara's Way Phone 978-697-8342  
Boxborough, MA 01719  
 Owner(s): \_\_\_\_\_  
 3. Applicant: same  
 4. Nature of relief sought: Variance \_\_\_\_\_ Special Permit X Comprehensive Permit \_\_\_\_\_  
 Amend Existing Decision \_\_\_\_\_ Appeal of an Official's Decision \_\_\_\_\_  
 5. Applicable Section(s) of the Zoning Bylaw: 4450 Residential Use in B1  
 (Specifically list each ZBL Section.)  
 6. Nature and justification of request: \_\_\_\_\_  
 (Attach additional pages if necessary.) See above. To be filed with Site Plan Approval application.

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7. State the name of any person(s) authorized to represent you before the Board.  
 - Drew Garvin, Tom Field  
Jeff Bream, Attorney Jeff Angley

8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.

I hereby request a hearing before the Board of Appeals with reference to the above application.

Property Owner's Signature (REQUIRED)

Date

Property Owner's Signature (REQUIRED)

Date 1/23/19

Applicant's Signature (if different from owner)

Date



**BOXBOROUGH PLANNING DEPARTMENT**  
 29 Middle Road, Boxborough, Massachusetts 01719  
 Phone: (978) 264-1723 · Fax: (978) 264-3127  
 www.boxborough-ma.gov

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**Private/Common Driveway Special Permit Application**

Applicant: Lamy White JAN 23 2019  
 Mailing Address: 121 SARAS Way @ 2:20 PM  
 Town/State/Zip: Boxborough, MA 01719 TOWN CLERK  
 Telephone Number: 978-697-8340 Email: traditonal@comcast.net TOWN OF BOXBOROUGH  
 Property Owner: SAME  
 Mailing Address: \_\_\_\_\_  
 Town/State/Zip: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
 Consultant/Engineer: Nashida Engineering Ass.  
 Mailing Address: 6 Beecher Boeke Rd  
 Town/State/Zip: Middleboro MA 01460  
 Telephone Number: 978-766-0003 Email: johnfield@ad.com  
978-501-3007

Property Location: 904 Mass Ave / 996 / 38 Saras Way  
 Assessor Parcel #: 14-005 Lot Square Footage: 43,560 85 ft  
 Assessor Parcel #: 14-004 Lot Square Footage: 60,548 85 ft  
 Assessor Parcel #: 14-003 Lot Square Footage: 78,845 85 ft  
 Zoning District(s): B1 W-District: Yes \_\_\_\_\_ No X  
 Aquifer Protection District: Yes \_\_\_\_\_ No X Flood Plain: Yes \_\_\_\_\_ No X

Private/Common Driveway Details

Number of Lots Accessed: 3 Length: 450' Width: 20'  
 Slope: 5% Turning Area/Pull-Out Provided: Yes X No \_\_\_\_\_  
 Distance from Abutting Lots: 50 Any Waivers Requested: Yes \_\_\_\_\_ No X

**Private/Common Driveway Special Permit Application**

The Applicant shall submit the following documents and plans with the application:

- Nine (9) copies of the Private/Common Driveway Special Permit Application and any supporting documentation and/or narratives
- Four (4) full size Site Plans meeting the requirements of the Private/Common Driveway Guidelines
- Five (5) 11" x 17" reduced Site Plans
- One (1) copy of a Certified List of Abutters from the Town Assessor
- Application Fee

The undersigned hereby certifies that he/she has read and examined this application and the plans and that the proposed project is accurately represented in the statements made in this application:

Owner(s): \_\_\_\_\_

Date: 1/23/19

Owner(s): \_\_\_\_\_

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

\*\*Applicant(s): \_\_\_\_\_

Date: 1/23/19

\*\*Applicant(s): \_\_\_\_\_

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

\*\* The signature of the property owner(s) is required for the application to be accepted.

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TOWN OF BOXBOROUGH

1/23/19

February 7, 2018

Boxborough Planning Board  
Adam Duchesneau – Town Planner  
Boxborough Town Hall  
29 Middle Road  
Boxborough, MA 01719

Re: 984 Massachusetts Avenue  
Project Narrative for Special Permit and Site Plan Approval Applications

Dear Members of the Planning Board,

I am pleased to offer this letter as a narrative and to provide some background information for the submission of a Special Permit to construct residential dwelling units within the B1 district per Section 4450 of the Zoning Bylaws.

This area is unique in Boxborough as it is primarily a residential area with Hughes Lane and Sara's Way abutting the locus, which begins at the Family Friends Vet and ends at the industrial zoning adjacent to my property containing only two parcels of land.

In 2008, I sponsored a zoning amendment which was brought to the town to allow multifamily use by special permit. This was voted by the town unanimously and supported by the Planning Board and Finance Committee.

There are many ways to approach this project, but I believe the best way to view this is to accept that this will simply be a common driveway serving three lots. Each lot has frontage on Route 111, in excess of the 100 feet required, land area in excess of the required 40,000 SF, and separate septic systems and water supplies. Two buildings are proposed per lot, rather than the normal one per lot, to accommodate a cluster or village style development, which the Planning Board indicated it preferred at previous meetings. As a concession, the board was careful to consider the impact to adjacent business uses and required a 100 foot setback and a 50 foot setback from Route 111 to preserve the 111 Corridor. The board, realizing the limitations this caused, did allow interior setbacks to be eliminated, and at that time suggested buildings be grouped close together.

Recently, on initial presentation to the current Board (nearly 10 years later), it was suggested that some additional spacing between buildings would be preferable. In order to accommodate this request, we have oriented the buildings as far apart as possible, incorporating the realities of setbacks, septic system components, and well setbacks. This has been challenging but we have come up with a working plan.

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*E. J. PA*

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As we have read the Town's regulations concerning common drives, site plans, and special permits, it is our belief it would be appropriate to submit applications for a Special Permit for Residential Use within the B1 District, Site Plan Approval, and a Special Permit for a Private/Common Driveway all together, and have the Planning Board review all applications concurrently. The full Site Plan drawing set, Drainage Calculations, and accompanying documents are intended to meet the requirements for all these applications while eliminating some redundancies.

I look forward to discussing this project with you at the next scheduled Planning Board hearing on March 5, 2018.

Please let me know if you need any additional information regarding these applications.

Sincerely,  
Larry White

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1/23/19

February 16, 2018

Boxborough Planning Board  
Adam Duchesneau – Town Planner  
Boxborough Town Hall  
29 Middle Road  
Boxborough, MA 01719

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Re: 984 Massachusetts Avenue  
Waiver requests

Dear Members of the Planning Board,

I am offering this letter for clarity in conforming to the various regulations for the applications submitted for my project, specifically, Site Plan Approval and a Special Permit for a Private/Common Driveway.

In regards to Site Plan Approval:

We intend to conform to all requirements under Section III: 3.1 (1) through (11) (15 is not applicable). We also offer the following:

3.1 (12) Evaluation of Impact on Water Resources:

Due to the minimal change in impervious areas from existing to proposed, we don't feel any additional evaluation is necessary beyond what is represented in the Drainage Report. As the scale of the proposed improvements are relatively small in scale we do not expect this project to have any significant impact on the aquifer.

3.1 (13) Evaluation of Impact on Landscape:

This site has been cleared for some time during its use as a tree cutting/landscaping company. The proposed trees shown on the Site Plan will only serve as an improvement, and will be integrated harmoniously with the proposed buildings as well as the Route 111 corridor.

3.1 (14) Evaluation of Traffic Impacts:

This 12 unit site is expected to produce only 48 vehicle trips per day, and most traffic is expected to travel towards 495, which should not have any measurable impact on the existing level of service along Route 111. We request that any further traffic study requirement be waived based on these parameters.

We also intend to meet all requirements under Section IV: Design Requirements noting the following:

4.1 (1): Forty eight (48) standard parking spaces (10'x20') are proposed to service the dwelling units (4 per unit), as well as 12 additional spaces for visitors. The visitor spaces provided are 9'x18'.

4.3 Traffic Standards: See 3.1 (14) above. The project will be under the 75 trips per day threshold.

4.4 (6) Landscaping and Buffers: We would like to request relief from the 100 foot Business setback (per Article V Dimensional Requirements, footnote 8). Specifically, where the project abuts Sara's Way. We believe relief in this area only would improve the siting and appearance for the overall layout and we will provide a letter from the adjacent business owner that he has no issue. There are no interior setback dimensions that apply to Lots 1B-3B.

4.5 Route 111 Tree Protection: See 3.1 (13) above. We intend to work with the Board to provide suitable landscaping as required. No trees will be removed along Route 111 and existing trees will be protected as required.

4.6 Siting and appearance: Siting of buildings has been intentional to retain vegetation and rock formations as practicable. There are no wetlands, animal habitats, floodplains or historic districts that impact the site. The proposed architecture is designed in typical New England style and is intended to relate harmoniously to the area.

4.7 Sidewalks and Walking Paths: It is impractical to provide standard sidewalks for the small clustered village concept this project is trying to provide. We would prefer to offer lower scale walking paths or possibly a sidewalk along Sara's Way if necessary.

4.12 Ground Water Monitoring: We have been working concurrently with the Board of Health and intend to follow their direction. A Facility Aggregation Plan has been submitted providing nitrogen loading rates and depicts the flows for this project (and abutting residences in the rear). The acreage provided for this property is almost double what is required for the flow proposed. We request the Planning Board defer to the BOH recommendation.

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In regards to Private/Common Driveway Guidelines:

We intend to conform to all requirements and construction standards noting the following:

5. Construction Standards – A.12. A common driveway turnaround is under review by the Boxborough Fire Department and we shall meet their requirements for access/egress. A revised plan with dimensions will be submitted representing their input.

6. Common Driveway Covenants & Agreements – Draft Condominium documents are being created and will be submitted prior to our hearing for review.

I look forward to discussing this project with you at the next scheduled Planning Board hearing on March 5, 2018.

Please let me know if you have any questions or need any additional information.

Sincerely,  
Larry White

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