Stamski and McNary, Inc.
Engineering - Planning – Surveying
1000 Main Street; Acton, MA 01720 (978) 263-8585

Application for Site Plan Approval

For

Regency at Boxborough

700, 750 & 800 Massachusetts Avenue
Boxborough, MA

Owner/Applicant: Boxboro Town Center, LLC.
P.O. Box 985
Acton, MA 01720

Mane Realty Trust
571 Burroughs Road
Boxborough, MA 01719

Date: December 23, 2016

Job No. SM-2069

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Letter to the Planning Board

STAMSKI AND MCNARY, INC.
1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

December 22 2016

Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

RE: **Regency at Boxborough**
700, 750 & 800 Massachusetts Avenue
Assessor Parcels 14.208-000, 14-209-000 & 14-210-000
Site Plan Approval Application

Dear Planning Board Members,

On behalf of our client, Boxboro Town Center, LLC, we hereby submit the attached application for Site Plan Approval for the referenced site pursuant to Section 4003(1) of the Boxborough Zoning Bylaw as Amended through Town Meeting May 2012[1], and the Boxborough Planning Board Rules and Regulations for Site Plan Approval. An application for Stone Wall Removal along Priest Lane is attached. An application for a Special Permit from Section 7200-Lands Bordering the W-District of the 2012 Town of Boxborough Zoning Bylaw has been previously filed with the Zoning Board of Appeals. The ZBA special permit is associated with the requested sidewalk to be constructed along the frontage of Massachusetts Avenue.

The Site Plan Approval is associated with the construction of Two-family dwellings reserved exclusively for elderly occupancy. One-hundred dwelling units are proposed. This use is an allowed use under the applicable Zoning Bylaw. Primary access to the dwellings is proposed from the site frontage along Massachusetts Avenue. Two gated emergency access driveways will be provided to Priest Lane and to Stow Road within the existing "Access Easement C".

Sincerely,

Stamski and McNary, Inc.

Richard J. Harrington, P.E.

George Dimakarakos, P.E.

[1] Zoning Freeze per Definitive Plan Decision for Hayward Lane filed with Town Clerk on April 28, 2014.

Letter to Town Clerk

STAMSKI AND MCNARY, INC.
1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

December 22, 2016

Boxborough Town Clerk
29 Middle Road
Boxborough, MA 01719

RE: **Regency at Boxborough**
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Assessor Parcels 14.208-000, 14-209-000 & 14-210-000
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Application for Site Plan Approval

Site Plan Approval Application

Town Clerk Received **Planning Board Received**

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

Property Location: 700, 750 & 800 Massachusetts Avenue

Assessor Parcel Number(s): Map 14; Lot 208 Block 000, Lot 209 Block 000, Lot 210 Block 000

Zoning District(s): Town Center District, Wetlands and Watershed Protection Overlay

Name of Owner: Boxborough Town Center, LLC Phone # (978) 266-9751

Address: P.O. Box 985 Acton, MA 01720

Email Address: fentonandson@msn.com

Name of Owner: Mane Realty Trust, John J. Lyons, Trustee Phone #

Address: 571 Burroughs Road Boxborough, MA 01719

Email Address: johnj.lyons@verizon.net

Name of Applicant: Boxborough Town Center, LLC Phone # (978) 266-9751

Address: P.O. Box 985 Acton, MA 01720

Email Address: fentonandson@msn.com

Name of Engineer: Stamski and McNary, Inc Phone # (978) 263-8585

Address: 1000 Main Street, Acton, MA 01720

Email Address: gd@stamskiandmcnary.com

Name of Surveyor: Stamski and McNary, Inc Phone # (978) 263-8585

Address: 1000 Main Street, Acton, MA 01720

Email Address: jm@stamskiandmcnary.com

1) Describe briefly the development for which Site Plan Approval is sought: Construction of one-hundred dwelling units (Two-Family Dwellings Reserved Exclusively for Elderly), with Accessory clubhouse, sign, private driveways, public water supply, waste water treatment, drainage & site grading.

2) Describe briefly the uses or activities for which site plan approval is sought: 2012 Zoning Bylaw* Section 4003(1) -Two-Family Dwellings Reserved Exclusively for Elderly Occupancy;

* Zoning Freeze per Definitive Plan Decision filed with Town Clerk on April 28, 2014.

3) Lot Area 57.843 Ac. Frontage 785.26' Priest Ln=54.75' Building Height < 45' Number of Stories 2

4) Building Setbacks: Front 220'+/- Rear 40'+ Left Side 20'+,40'+ Right Side 40'+

5) Parking Setbacks: Front 170'+/- Rear 100'+/- Left Side 100'+/- Right Side 100'+/-

6) Lot Coverage (buildings, parking, paving): 12.0+ Acres

7) Floor Area Ratio (Industrial-Commercial & Office Park Districts): No Requirement

8) Number of Parking Spaces: 236 Future Parking Spaces: 0

9) Number of Loading Spaces: No Requirement

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

Total No. of Trips: 644 Peak A.M.: 52 Peak P.M.: 60

Sight distance along the road at driveway entrance: 375 ft (Per Bayside Engineering Traffic Study)

11) Sewage Discharge Rate (gals/day): 20,660 GPD Water Usage (gals/day): 20,660 GPD

12) Describe any proposed on-site stormwater and drainage system and submit pre- and post-drainage calculations: Stormwater will be treated on site with deep sump hooded catch basins, sediment forebays, infiltration basins, and subsurface infiltration chambers. Detailed calculations are attached.

13) Describe any proposed signs: A sign on each side of proposed stone wall within center island of main entrance is proposed, with associated stone pillars.

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: Cut-sheets of the proposed lighting are attached. Light locations are shown on the Typical Building Elevations and Landscape Plan.

15) Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods: No hazardous waste is to be generated.

16) Indicate any sources of 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

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: Special Permit Application filed to construct sidewalk along frontage of Massachusetts Avenue within Lands Bordering W-District.

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) _____ member Date:_____

_____ trustee Date:_____

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

Application for Stone Wall Removal

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

Scenic Road Permit Application
Public Shade Tree Removal Application
Stone Wall Removal or Alteration Application

Assessor Parcel Number: 14-208-000, 14-209-000, 14-210-000

Project Location: 700, 750 & 800 Massachusetts Avenue

Project Description: Stone Wall Removal along Priest Lane frontage for Driveway Access.

Applicant Name: Boxborough Town Center, LLC

Applicant Address: P.O. Box 985 Acton, Ma 01720

Applicant Phone Number: (978) 266-9751

Property Owner (if different): _____

Owner Address: _____

Owner Phone Number: _____

☐ Scenic Road Permit ☐ Public Shade Tree Removal ☒ Stone Wall Application
(check all that apply)

1. Does the project require the removal or destruction of a stone wall? ☒ Yes ☐ No
   If yes, what is the length of the proposed removal or destruction? 54.75' ([Remove 32'; Reset 22.75')

2. Will any Public Shade Trees as defined by MGL Ch. 87, Sec. 1 be removed or significantly impacted because of the proposed construction? ☐ Yes ☒ No
   If yes, what is the type of tree(s) to be removed and the diameter measured 2 feet from the ground? _____

   Please note: It is the applicant's responsibility to meet with the Tree Warden prior to the filing of this application to determine if there are Public Shade Trees on the subject property.

Scenic Road Permit - Public Shade Tree Removal - Stone Wall Application

Attach a plan drawn to scale showing the property boundaries, the location of the proposed construction and location of any trees or portions of stone walls that will be removed or damaged. For a new driveway, the width of the driveway and limit of disturbance **shall be** marked on the road at least one week prior to the public hearing.

NOTE: A public hearing is required before a Scenic Road or a Public Shade Tree Removal Permit can be issued. The notice of the hearing must be published, at the applicant's expense, in The Beacon twice, the last publication to occur not less than 7 days prior to the hearing. The applicant will be notified by mail of the hearing date and is required to attend the hearing.

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

Owner(s): _____ member _____ Date: _____

_____ trustee _____ Date: _____

Applicant(s): _____ Date: _____

_____ Date: _____

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

H:...Applications/Forms/Scenic Road 2-12

Regency at Boxborough

Filing Fee

Site Plan Approval Application	$250.00
Stone Wall Removal Application	$50.00
Abutter Mailing Fees	
98 Abutters x 2 x $0.47 =	$92.12
Total Filing Fee	$392.12

Narrative

Site Plan Narrative

Existing Conditions

The existing site, 700 - 800 Massachusetts Avenue, is located along the south side of Massachusetts Avenue (Route 111) west of the intersection of Stow Road and Middle Road within the Town Center District. Currently, the site contains a single-family dwelling with private well. Access to dwelling is currently provided by way of a single paved driveway. To the west of this driveway is a second paved driveway which provides access to rear portion of the site from Route 111. The remaining site area is primarily woodland except for a detached barn located within the southeast rear corner of the site. Access rights to this barn is currently available from Stow Road across the existing driveway within "Access Easement C") which also currently serves Sheriff's Meadow and Tisbury Meadow. Potential access is also available from the existing frontage of Priest Lane within the southwest corner of the site. The site also has frontage along Burroughs Road to the southeast, however this portion of the site is within the Agricultural/Residential District. An abutter's detached garage also encroaches within the northwest corner of the site.

The Applicant has initiated the approval of a proposed public water supply with the Massachusetts Department of Environmental Protection for this site. Two existing wells have been installed along the northwesterly lot line prior to an existing intermittent stream which bisects the site from west to east. The Applicant has obtained a Purchase and Sale Agreement for Parcel A, from the abutter, relative to future Zone I protections adjacent to said wells. The stream and associated wetland resource area drains into the existing fire pond along Massachusetts Avenue. The stream and fire pond also accepts runoff thru culverts under Massachusetts Avenue from Route 111 pavement and abutting parcels to the north along Route 111. Said culverts have created defined channels down the slope from the edge of the state layout to the stream and fire pond. Excess runoff from the fire pond, exits the site within a defined channel towards the existing culvert under Stow Road to the east. Portions of the stream and the fire pond are located within the Wetland Protection District (W-District).

Based on these existing drainage features, the site has two distinct upland areas located outside of the 100' buffer zone of the wetlands. Access is available to both upland areas from public streets and the owner has an existing private cart path which crosses the intermittent stream connecting the residential dwelling along Route 111 to the rear barn area and Stow Road Access driveway within Sheriff's Meadow. An existing field stone retaining wall along the cul-de-sac shoulder currently prevents vehicle and pedestrian access from Priest Lane.

Proposed Conditions

The project involves the razing of one existing residential dwelling and the construction of fifty (50) Two-family buildings which will be reserved exclusively for elderly occupancy. This condominium will consist of one-hundred (100) residential dwelling units that will be served by a private driveway network. Primary access will be from the site frontage and two gated emergency access driveways will be provided to Priest Lane

and to Stow Road. The residents will be served by its own Community public water supply, private waste water treatment facility and private clubhouse. The clubhouse amenities include an outdoor swimming pool, pickleball court, bocce court and mail center. Each dwelling unit will be provided with two parking spaces within an attached garage per zoning requirements. Thirty-six parking spaces are provided for the clubhouse area and an additional three parking spaces are dedicated to the mail center. A sidewalk network will be provided from the actual entrance from Massachusetts Avenue to each proposed dwelling unit. A sidewalk connection will also be provided along the frontage of Route 111 to the existing end of sidewalk at the intersection of Stow Road. The double barrel entrance will replace the two existing curb cuts along Route 111.

Evaluation of Impact on Water Resource:

The project has been designed to meet the contemporary standards and safeguards related to protection of Water Resources. The potential impacts associated with stormwater runoff shall be mitigated by fulfilling the design standards outlined in the Massachusetts Stormwater Handbook. The stormwater runoff produced from the parking area and access driveways is to be collected in deep sump/hooded catch basins. The runoff will then be directed to multiple infiltration basins and/or subsurface infiltration chambers for partial recharge across the site. A private waste water treatment facility shall be constructed on site and in accordance with 310 CMR 5.00. A Drainage System Operation and Maintenance Plan, as well as Erosion and Sediment Control Notes have been included in the design to mitigate potential erosion during and post construction. The water table shall be maintained with recharge being provided through the sewage disposal system and subsurface infiltration basins and chambers. Adjacent properties shall not be effected by stormwater runoff from the site as the design meets the Stormwater Management Policy standards. For further detail of drainage calculations see attached Stormwater Analysis.

Evaluation of Impact on Landscape:

The Zoning Bylaw permits a greater density of dwelling units and buildings within the Town Center District when compared to other residential districts within the Town of Boxborough. The driveway network has been designed to meet the requirements for the elderly. All vertical centerline grades providing access to the dwellings are below a five-percent (5%) grade. The use of 5% as the maximum grade results in greater cuts and fill along the driveway network than a typical subdivision road. In recognition of this increased density allowance, the Zoning Bylaw requires greater setbacks from buildings to the abutting residential districts. The existing site is primarily wooded and contains a large wetland system within the central portion if the site. The proposed buildings have been situated along the private driveway at locations outside of the buffer zone. The proposed clubhouse and associated parking area have been sited further from Massachusetts Avenue than the existing dwelling to be razed. This will preserve the Route 111 corridor. For further detail see attached Landscape Plan.

Evaluation of Traffic Impacts:

See attached Traffic Impact and Access Study prepared by Bayside Engineering.

Proposed Use:

Two-Family Dwellings Reserved Exclusively for Elderly Occupancy

Lighting Description

Certified Abutters List

REQUESTER ☑
OFFICE ☐
TOWN BOARD ☐

TOWN OF BOXBOROUGH
Town Assessor
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1720 • FAX 978-264-3127
randerson@boxborough-ma.gov

REQUEST FOR ABUTTERS

DATE OF REQUEST: December 2, 2016 DATE LIST NEEDED: _____

PROPERTY LOCATION: 700-800 Massachusetts Avenue

MAP 14 LOT 208, 209, & 210 BLOCK 000

PROPERTY OWNER: _____

REASON FOR LIST

- ☐ CONSERVATION COMMISSION
- ☐ ZONING BOARD OF APPEALS
- ☒ PLANNING BOARD
  - ☐ PRELIMINARY PLAN
  - ☒ SITE PLAN
  - ☐ DEFINITIVE PLAN
  - ☐ SPECIAL PERMIT
- ☐ BOARD OF SELECTMEN
- ☐ OTHER _____

RADIUS FOR ABUTTERS

300 FEET ■ IMMEDIATE ☐ OTHER ☐ _____

REQUESTER INFORMATION

NAME Stamski and McNary, Inc.
ADDRESS 1000 Main Street
Acton, MA 01720
PHONE (978) 263-8585

OFFICE USE ONLY

DATE LIST PREPARED: 12-2-2016
FEE CHARGED: 30.00 AMOUNT PAID $ 30.00
DATE PAID: 12-6-2016 ☐ CHECK # _____
☑ CASH

FEE SCHEDULE: $1.00 PER NAME
$10.00 MINIMUM
$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.

12/2/2016
PLANNING BOARD

700 750 800 MASSACHUSETTS AVENUE
PARCELS 14-208-000 14-209-000 14-210-000

Ruth Anderson
Certified by Ruth T. Anderson
Town Assessor

PIN	LOCATION	OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	BOOK	PAGE
14-022-000	886 MASSACHUSETTS AVENUE	WHEELER BRUCE D, TRUSTEE	FAIR OAKS PARK REALTY TRUST	148 PARK STREET	NORTH READING	MA	01864	41667	508
14-023-000	50 HUGHES LANE	ZHOU XIAOHONG	ZHOU JING	50 HUGHES LANE	BOXBOROUGH	MA	01719	48063	67
14-024-000	60 HUGHES LANE	ZHANG SHIYONG	JIN XINDAN	60 HUGHES LANE	BOXBOROUGH	MA	01719	60512	217
14-029-000	801 BURROUGHS ROAD	PRIEST CHARLES W	PRIEST JUNE	801 BURROUGHS ROAD	BOXBOROUGH	MA	01719	42989	119
14-032-000	48 PRIEST LANE	SHERMAN MARK J	SHERMAN LORI A	48 PRIEST LANE	BOXBOROUGH	MA	01719	39036	237
14-033-000	72 PRIEST LANE	KOTHAPALLI PRASAD V	KAJA RAJANI	72 PRIEST LANE	BOXBOROUGH	MA	01719	46197	516
14-034-000	82 PRIEST LANE	KARESS ROBERT M	KARESS JACLYN	82 PRIEST LANE	BOXBOROUGH	MA	01719	67659	463
14-036-000	71 PRIEST LANE	SHAH SHRENIK K	SHAH ARCHANA	71 PRIEST LANE	BOXBOROUGH	MA	01719	33956	146
14-037-000	53 PRIEST LANE	SHIMA ROD T	PHAN LAN K	53 PRIEST LANE	BOXBOROUGH	MA	01719	57537	221
14-039-000	657 BURROUGHS ROAD	BECKER ROBERT H	BECKER KATHERINE R	657 BURROUGHS ROAD	BOXBOROUGH	MA	01719	14099	176
14-040-000	607 BURROUGHS ROAD	FETTERMAN MICHAEL A	FETTERMAN ELIZABETH E	607 BURROUGHS ROAD	BOXBOROUGH	MA	01719	51430	298
14-041-000	581 BURROUGHS ROAD	MCKILLOP GERARD R	POWERS KELLY-ERIN MCKILLOP	581 BURROUGHS ROAD	BOXBOROUGH	MA	01719	22675	100
14-042-000	571 BURROUGHS ROAD	LYONS KEITH A	LYONS MAGDALENA A	571 BURROUGHS ROAD	BOXBOROUGH	MA	01719	50165	377
14-044-000	870 MASSACHUSETTS AVENUE	BOXBOROUGH TOWN OF		29 MIDDLE ROAD	BOXBOROUGH	MA	01719	59583	282
14-045-000	864 MASSACHUSETTS AVENUE	BLECK STUART H TRUSTEE	FAL BASSETT REALTY TRUST	864 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	32243	449
14-047-000	848 MASSACHUSETTS AVENUE	DAVALOS DAVID MUNDO		848 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	67596	459
14-048-000	832 MASSACHUSETTS AVENUE	MAZUR TED	MAZUR RUTH E	832 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	13743	698
14-053-101	25A STOW ROAD	GOLDEN POND OFFICE 25A, LLC		12 KENNEDY LANE	ACTON	MA	01720	49358	290
14-053-102	25B STOW ROAD	GOLDEN POND OFFICE 25B, LLC		12 KENNEDY LANE	ACTON	MA	01720	49358	308
14-053-103	61 STOW ROAD	BOXBOROUGH TOWN CENTER LLC		P O BOX 985	ACTON	MA	01720	27102	550
14-054-000	0 STOW ROAD	TISBURY MEADOW CONDO ASSOC INC		91 STOW ROAD	Boxborough	MA	01719		
14-054-101	89 STOW ROAD	SAMPERI GARY T		89 STOW ROAD	BOXBOROUGH	MA	01719	62573	111
14-054-102	91 STOW ROAD	CHURCH PAULINE C		91 STOW ROAD	BOXBOROUGH	MA	01719	55065	331
14-054-203	93 STOW ROAD	BROWN MARY ANN		93 STOW ROAD	BOXBOROUGH	MA	01719	62551	69
14-054-204	95 STOW ROAD	VAN AUSDALL GAY, TRUSTEE	16 GREENRIDGE LANE REALTY TRUST	95 STOW ROAD	BOXBOROUGH	MA	01719	63282	490
14-054-305	97 STOW ROAD	OSULLIVAN PAULA J, TRUSTEE	THISTLE REALTY TRUST OF 2010	PO BOX 2421	ACTON	MA	01720	66880	104
14-054-306	99 STOW ROAD	DONOVAN WILLIAM, TRUSTEE	DONOVAN MELINDA, TRUSTEE	99 STOW ROAD	BOXBOROUGH	MA	01719	67684	356
14-054-407	101 STOW ROAD	PALLIES JOSEPH D	PALLIES SHELIA K	101 STOW ROAD	BOXBOROUGH	MA	01719	51519	454
14-054-408	103 STOW ROAD	NICHOLS ARTHUR D, TRUSTEE	NICHOLS REALTY TRUST	103 STOW ROAD	BOXBOROUGH	MA	01719	30962	498
14-055-000	0 STOW ROAD	BOARD OF GOVERNORS	SHERIFFS MEADOW CONDO ASSOC	PO BOX 936	ACTON	MA	01720		
14-055-101	109 STOW ROAD	BESSO JUDITH F		109 STOW ROAD	BOXBOROUGH	MA	01719	25559	302
14-055-102	111 STOW ROAD	PORTANOVA JANE		111 STOW ROAD	BOXBOROUGH	MA	01719	62138	190
14-055-203	115 STOW ROAD	SODERLING VIRGINIA R, TRUSTEE	SODERLINE REALTY TRUST	115 STOW ROAD	BOXBOROUGH	MA	01719	55066	584
14-055-204	117 STOW ROAD	DAVIS BRIAN W		117 STOW ROAD	BOXBOROUGH	MA	01719	57071	289
14-055-305	119 STOW ROAD	SABALL JANE S		119 STOW ROAD	BOXBOROUGH	MA	01719	54972	587
14-055-306	121 STOW ROAD	LIMA DIANE C ROBINSON, TRUSTEE	JUDITH C ROBINSON FAMILY TRUST	121 STOW ROAD	BOXBOROUGH	MA	01719	60234	418
14-055-407	123 STOW ROAD	LUICHINGER SUSAN		123 STOW ROAD	BOXBOROUGH	MA	01719	66310	398
14-055-408	125 STOW ROAD	WILSON ROBERT J A		125 STOW ROAD	BOXBOROUGH	MA	01719	56994	234
14-055-509	127 STOW ROAD	DRISCOLL CAROL A, TRUSTEE	DRISCOLL INVESTMENT TRUST	127 STOW ROAD	BOXBOROUGH	MA	01719	53393	346
14-055-510	129 STOW ROAD	DECAMP JAMES C	DECAMP NATHALIE B	129 STOW ROAD	BOXBOROUGH	MA	01719	61943	199
14-055-611	131 STOW ROAD	SHINE ARTHUR M JR	SHINE DOROTHY RIETZ	131 STOW ROAD	BOXBOROUGH	MA	01719	45223	26
14-055-612	133 STOW ROAD	LEBEL SANDRA	LEBEL RICHARD	133 STOW ROAD	BOXBOROUGH	MA	01719	65263	281
14-056-000	145 STOW ROAD	MILLS GLENN J	MILLS JOANNE M	145 STOW ROAD	BOXBOROUGH	MA	01719	26674	29
14-057-000	155 STOW ROAD	FOWLKS WESLEY IAN	FOWLKS ELIZABETH JOY	155 STOW ROAD	BOXBOROUGH	MA	01719	65305	185
14-058-000	167 STOW ROAD	TOWNE FRANK O		181 STOW ROAD	BOXBOROUGH	MA	01719	62528	153
14-059-000	181 STOW ROAD	TOWNE FRANK O		181 STOW ROAD	BOXBOROUGH	MA	01719	62528	153

12/2/2016
PLANNING BOARD

700 750 800 MASSACHUSETTS AVENUE
PARCELS 14-208-000 14-209-000 14-210-000

Certified by Ruth T. Anderson
Town Assessor

PIN	LOCATION	OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	BOOK	PAGE
14-060-000	197 STOW ROAD	SPINNEY DONALD A	SPINNEY BARBARA	197 STOW ROAD	BOXBOROUGH	MA	01719	10218	218
14-061-000	511 BURROUGHS ROAD	LANE ROBERT L	LANE LORNA RUTH	511 BURROUGHS ROAD	BOXBOROUGH	MA	01719	14054	118
14-062-000	539 BURROUGHS ROAD	BIRON EMILE J	BIRON CATHERINE T	539 BURROUGHS ROAD	BOXBOROUGH	MA	01719	22495	59
14-063-000	574 BURROUGHS ROAD	TIAN DONG	DUAN ZHANYUN	574 BURROUGHS ROAD	BOXBOROUGH	MA	01719	1401	115
14-064-000	564 BURROUGHS ROAD	LOUGHLIN CHRISTOPHER A	DIONNE CAROL J	564 BURROUGHS ROAD	BOXBOROUGH	MA	01719	1136	116
14-065-000	544 BURROUGHS ROAD	NELSON MARCIA ANNE		544 BURROUGHS ROAD	BOXBOROUGH	MA	01719	1347	147
14-066-000	520 BURROUGHS ROAD	MAZZONE CHRISTINA M		520 BURROUGHS ROAD	BOXBOROUGH	MA	01719	1382	55
14-067-000	237 STOW ROAD	CLARK WAYNE		237 STOW ROAD	BOXBOROUGH	MA	01719	1400	112
14-098-000	72 STOW ROAD	BOXBOROUGH TOWN OF		29 MIDDLE ROAD	BOXBOROUGH	MA	01719	56124	151
14-100-000	688 MASSACHUSETTS AVENUE	CARBONELL NELLY J, TRUSTEE	CARBONELL FAMILY TRUST	238 ANNURSNAC HILL ROAD	CONCORD	MA	01742	15465	533
14-193-000	723 MASSACHUSETTS AVENUE	UNITED CHURCH OF CHRIST,	CONGREGATIONL CHURCH OF BOXBOROUGH	723 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	10394	70
14-194-000	723 MASSACHUSETTS AVENUE	UNITED CHURCH OF CHRIST,	CONGREGATIONL CHURCH OF BOXBOROUGH	723 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	10394	72
14-195-000	0 MASSACHUSETTS AVENUE	CARRIAGE HOUSE CONDOMINIUM		MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719		
14-195-101	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	47044	550
14-195-102	773 MASSACHUSETTS AVENUE	ZHONG YUNXIANG		P.O. BOX 996	BURLINGTON	MA	01803	34175	450
14-195-103	773 MASSACHUSETTS AVENUE	FITZGIBBONS LITA		63 MARTIN AVENUE	N ANDOVER	MA	01845	26125	178
14-195-104	773 MASSACHUSETTS AVENUE	BUTRIMOWICZ LEONID	BUTRIMOWICZ MAUREEN ET AL	11 KERSHAW ROAD	WEST ROXBURY	MA	02132	16956	329
14-195-105	773 MASSACHUSETTS AVENUE	FIRST TIMOTHY W		P.O. BOX 7575	FITCHBURG	MA	01420	26293	219
14-195-106	773 MASSACHUSETTS AVENUE	CLAPP ALLAN		773 MASSACHUSETTS AVENUE #A6	BOXBOROUGH	MA	01719	46851	113
14-195-107	773 MASSACHUSETTS AVENUE	BUTRIMOWICZ LEONID	BUTRIMOWICZ MAUREEN ET AL	11 KERSHAW ROAD	WEST ROXBURY	MA	02132	16956	359
14-195-108	773 MASSACHUSETTS AVENUE	FITZGIBBONS LITA A		63 MARTIN AVENUE	NORTH ANDOVER	MA	01845	23840	562
14-195-109	773 MASSACHUSETTS AVENUE	WANG YUPING		73 WESTSIDE ROAD	SUDBURY	MA	01776	66274	492
14-195-110	773 MASSACHUSETTS AVENUE	FITZGIBBONS LITA A		63 MARTIN AVENUE	NORTH ANDOVER	MA	01845	24816	4
14-195-111	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	47044	550
14-195-112	773 MASSACHUSETTS AVENUE	SULLIVAN RICHARD J		773 MASSACHUSETTS AVENUE B2	BOXBOROUGH	MA	01719	66437	378
14-195-113	773 MASSACHUSETTS AVENUE	MURPHY JOHN E		14 BULKELEY ROAD	LITTLETON	MA	01742	27101	59
14-195-114	773 MASSACHUSETTS AVENUE	KEANE THOMAS M - TRUSTEE	THOMAS M KEANE 2013 TRUST	20 OAKDALE ROAD	BRADFORD	NH	03221	62293	181
14-195-115	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	47044	443
14-195-116	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	48386	216
14-195-117	773 MASSACHUSETTS AVENUE	CHEINER MIKHAEL	CHEINER HELENA	175 STOW ROAD	MARLBOROUGH	MA	01752	23939	27
14-195-118	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBOROUGH ROAD	MAYNARD	MA	01754	49989	158
14-195-119	773 MASSACHUSETTS AVENUE	FITZGIBBONS LITA A		63 MARTIN AVENUE	NORTH ANDOVER	MA	01845	24816	32
14-195-120	773 MASSACHUSETTS AVENUE	MGA PROPERTIES LLC		25 OLD MARLBOROUGH ROAD	MAYNARD	MA	01754	63783	485
14-195-121	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	49793	326
14-195-122	773 MASSACHUSETTS AVENUE	LIANG GANG	YANG XINXING	P.O. BOX 799	ACTON	MA	01720	59254	352
14-195-123	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	47045	70
14-195-124	773 MASSACHUSETTS AVENUE	AUMUELLER MICHAEL G		25 OLD MARLBORO ROAD	MAYNARD	MA	01754	47045	46
14-195-125	773 MASSACHUSETTS AVENUE	FITZGIBBONS LITA A		63 MARTIN AVENUE	N ANDOVER	MA	01845	31357	321
14-195-126	773 MASSACHUSETTS AVENUE	MONAGHAN DAVID W	MONAGHAN SHARON L	46 STRICHEN LANE	BELLA VISTA	AR	72715	22746	150
14-195-127	773 MASSACHUSETTS AVENUE	WANG YUPING		773 MASSACHUSETTS AVENUE UNIT C7	BOXBOROUGH	MA	01719	67802	205
14-195-128	773 MASSACHUSETTS AVENUE	NOKE WILLIAM G		33 JOHNSON STREET	LUNENBURG	MA	01462	29644	339
14-195-129	773 MASSACHUSETTS AVENUE	PIPICH ROBERT B	PIPICH KATHRYN L	1808 SHIRLEY ROAD	LANCASTER	MA	01523	57150	573
14-195-130	773 MASSACHUSETTS AVENUE	CONNOLLY RICHARD T		773 MASSACHUSETTS AVENUE #C10	BOXBOROUGH	MA	01719	47884	131
14-196-000	795 MASSACHUSETTS AVENUE	CBK AUTOMOTIVE REPAIR, INC.		795 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	59804	315
14-197-000	807 MASSACHUSETTS AVENUE	MANNING NANCY, TRUSTEE	MTL REALTY TRUST	P O BOX 2636	ACTON	MA	01720	27966	243
14-199-000	827 MASSACHUSETTS AVENUE	FILLMORE CHRISTOPHER C	FILLMORE NANCY	869 BURROUGHS ROAD	BOXBOROUGH	MA	01719	57403	139

12/2/2016
PLANNING BOARD

700 750 800 MASSACHUSETTS AVENUE
PARCELS 14-208-000 14-209-000 14-210-000

Certified by Ruth T. Anderson
Town Assessor

PIN	LOCATION	OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	BOOK	PAGE
14-200-000	841 MASSACHUSETTS AVENUE	FILLMORE NANCY E, TRUSTEE	ROCKLAND REALTY TRUST	869 BURROUGHS ROAD	BOXBOROUGH	MA	01719	18783	542
14-201-000	871 MASSACHUSETTS AVENUE	HIGH QUALITY LANDSCAPE CONST.		871 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719	50287	146
14-208-000	700 MASSACHUSETTS AVENUE	LYONS JOHN J, TRUSTEE	MANE REALTY TRUST	571 BURROUGHS ROAD	BOXBOROUGH	MA	01719	27102	550
14-209-000	800 MASSACHUSETTS AVENUE	BOXBOROUGH TOWN CENTER LLC		P O BOX 985	ACTON	MA	01720	27102	550
14-210-000	750 MASSACHUSETTS AVENUE	BOXBOROUGH TOWN CENTER LLC		P O BOX 985	ACTON	MA	01720	27102	550
19-152-000	594 BURROUGHS ROAD	SEYMOUR ANN C	GRAPE JOHAN A	594 BURROUGHS ROAD	BOXBOROUGH	MA	01719	1340	127

Property Information

Property ID	14-210-000
Location	750 MASSACHUSETTS AVENUE
Owner	BOXBOROUGH TOWN CENTER LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Parcels updated 1/1/2015
Properties updated 1/1/2015

Existing Conditions Photographs

800 MASSACHUSETTS AVENUE

EXISTING DETACHED BARN

PRIEST LANE FRONTAGE

ACCESS EASEMENT C

SHERIFF'S MEADOW

SHERIFF'S MEADOW

TISBURY MEADOW

25 STOW ROAD

35 STOW ROAD

61 STOW ROAD

832 MASSACHUSETTS AVENUE

848 MASSACHUSETTS AVENUE

864 MASSACHUSETTS AVENUE

82 PRIEST LANE

72 PRIEST LANE

71 PRIEST LANE

571 BURROUGHS ROAD

155 STOW ROAD

145 STOW ROAD

197 STOW ROAD

181 STOW ROAD

539 BURROUGHS ROAD

511 BURROUGHS ROAD