

Key to understanding the Data

Number of site on map

Location relative to the town

Physical address(es)

Total size of the district (must be at least 5 acres unless we can achieve compliance through much higher density than the minimum 15 u/a)

Developable Land, the total district size - excluded land

The suitability as determined by MAPC's data services department (not all parcels in each district will be the same suitability)

Rough Unit Estimate: Developable Land / 15. This is a rough calculation, not a modeled number. Actual modeled numbers will vary based on setbacks, parking requirements, and building height. This number should be interpreted as "the most units possible at this site with the lowest minimum density needed to comply with 3A. The density could go lower if we wanted to do something like a "little 3A" and "Big 3A" like in Acton.

Short narrative description.

Site #1

Location: North Side of town near Littleton Border

1172 HILL ROAD

Size: 11.27 Acres

Developable Land: 9.14 acres

Suitability: Moderately-High

Rough Unit Estimate: 137

This currently undeveloped site sits near the border with Littleton, adjacent to existing single and multifamily homes. It is likely that this site could entirely fulfill Boxborough's obligations under 3A. The parcel is shaped in a way that there is limited frontage on Hill Road, and building height would not impede the quality of life for any neighboring parcels.

Site #2

Location: Northwest Corner of the Highway 111 and Interstate 495 Interchange

85 REAR SWANSON ROAD

Size: 22.33 Acres

Developable Land: 18.36 acres

Suitability: Very high

Rough Unit Estimate: 270

This parcel is home to an office building that includes co-working space and various corporate offices for small businesses. It is adjacent to a light manufacturing facility, a MassDOT Depo, a daycare facility and I495. It is near the border with Harvard.

Site #3

Location: Southwest Corner of Town, West of 495.

This site contains 5 parcels:

278 CODMAN HILL ROAD (9.6 acres)

317 CODMAN HILL ROAD (2.6 acres)

365 CODMAN HILL ROAD (4.5 acres)

369 CODMAN HILL ROAD (3.0 acres)

381 CODMAN HILL ROAD (3.3 acres)

Size: 23.28 Acres

Developable Land: 22.83 acres

Suitability: Very high

Rough Unit Estimate: 330.

This rough unit estimate is artificially high. The compliance model will look at the modeled units for each parcel, not the zoning district as a whole. It will take into account setbacks and parking requirements as they apply to each parcel. Because of this, the compliance model will model a single 10-acre parcel with more units than 10 1-acre parcels.

These parcels are largely undeveloped, wooded space that is adjacent to the town of Harvard to the West. Two of the five parcels have improvements, with one being a recycling center. Across the street is a multifamily, multi-building apartment complex, a solar equipment supplier and a door supplier.

Site #4

Location: Southwest part of town, southeast area of the 495 and 111 intersection

This site contains 2 parcels

120 ADAMS PLACE

121 ADAMS PLACE

Size: 13.36 acres

Developable Land: 9.32 acres

Suitability: Very high

Rough Unit Estimate: 139

These are two undeveloped parcels listed as "potentially developable commercial land". 120 is adjacent to Route 111 and 121 is adjacent to a 65-acre parcel home to a biotech company called Vibalogics. This site could satisfy Boxborough's 3A requirements or be used in conjunction with another site, either in whole or just with parcel 120. Parcel 121 wouldn't be appropriate since it is smaller than 5 acres.

Site #5

Location: Along highway 111, central part of town.

This site contains 6 parcels

984 MASSACHUSETTS AVENUE

996 MASSACHUSETTS AVENUE

1034 MASSACHUSETTS AVENUE

1082 MASSACHUSETTS AVENUE

1120 MASSACHUSETTS AVENUE

38 SARA`S WAY

Size: 20.34 acres

Developable Land: 17.46 acres

Suitability: Very high

Rough Unit Estimate: 255

These six parcels are along Massachusetts Ave (111), two of which are vacant, two have residential homes, and the others are a warehouse and an office building. Only 1120 Mass Ave is a parcel large enough to be a 3A district on its own at 10 acres, all others are less than 2 acres in size. That means that this is a district that could comply with 3A on its own, as is, or with some parcels removed. It could also combine the smaller parcels to make a 5 or 6 acre district that would likely not comply with 3A on its own but could be one of multiple 3A districts in the town.

Site #6

Location: Near the corner of highway 111 and Stow Road, central part of town.

This site contains 1 Parcel

72 STOW ROAD

Size: 9.6 acres

Developable Land: 9.43 acres

Suitability: Scored low because it's listed as municipal / excluded land. The surrounding property ranks Very High and it's safe to assume this is a "Very High" ranking as well.

Rough Unit Estimate: 133

This single parcel is owned by the town and is listed in the tax assessor's database as a former convent. The size of this parcel means it could either be the entirety of the 3A district for Boxborough (likely with a density closer to 18 u/a instead of 15), or it could be one of multiple 3A districts. Since the town owns this land, there is substantial opportunity here to not just have the parcel developed, but to have it developed in a way that the town would like to see through a development RFP in a way that could not happen with other identified sites since those are subject entirely to market conditions and the desire of the property owners.

Site #7

Location: Southeast part of town, near Acton border

This site contains 3 Parcels

144 SUMMER ROAD

240 SUMMER ROAD

235 SUMMER ROAD

Size: 16.6 acres

Developable Land: 14.24 acres

Suitability: Ranges from low to very high

Rough Unit Estimate: 210

These three parcels contain recreational land under chapter 61, a warehouse, and a single-family home. Due to development challenges around chapter 61 and the fact that eliminating any sort of recreational land may be challenging from a political standpoint this parcel, 144 Summer, may need to be eliminated from this district. If it is removed, then it may make sense to remove the single family home and focus entirely on 235 Summer, the warehouse property. In its current form, the cluster or parcels could work by itself as Boxborough's only 3A district, however, if only the warehouse parcel is considered it would likely need to be one of multiple 3A districts (it's over 7 acres so it meets the minimum requirements, and would likely need to be over 20 units per acre for the site to satisfy the requirements to be a 3A district on its own).

Site #8

Location: Southeast part of town, along Acton border and near Stow border

This site contains 1 Parcel

45 Windemere Road

Size: 41.04 acres

Developable Land: N/A

Suitability: N/A but likely low

Rough Unit Estimate: up to 615 units at 15 u/a

This parcel is not possible to model with the data currently available. The data from EOHLG says that this parcel is excluded entirely for reasons other than being municipally owned. This could be because it is listed as conservation land and the conservation restriction would be removed first, however there is a pond and nearby wetlands which will be excluded regardless of the conservation restriction.

Simply put, there would need to be a lot of back and forth with EOHLG to figure out how much of this parcel is potentially developable should the restriction be lifted. We would need to be sure we want this parcel before exploring that option. Right now, I think it should be the lowest priority of the 8 sites identified and we should only give it a closer look if there's challenges working through the other potential 3A sites.