

Zoning Board of Appeals Special Permit Application

**975 Massachusetts Avenue
Assessor's Parcel 14-001
Boxborough, MA**

May 2, 2025

Prepared for:

BHG109 LLC
881 Massachusetts Ave, Unit A
Boxborough, MA 01719

Landowner:

Brett Gutheil
881 Massachusetts Ave, Unit A
Boxborough, MA 01719

Prepared by:

Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432





Civil Engineering • Land Planning • Land Surveying

Engineering Solutions
for Land & Structures

May 2, 2025

Town of Boxborough
Zoning Board of Appeals
29 Middle Road
Boxborough, MA 01719

Via: email & paper copy delivery

Subject: Zoning Board of Appeals Special Permit Application
975 Massachusetts Ave.
Boxborough, MA 01719

Dear Board Members,

On behalf of the Applicant, BHG109 LLC, Goldsmith, Prest & Ringwall, Inc (GPR) is pleased to submit this application for Zoning Board of Appeals (ZBA) Special Permit for the development of 975 Massachusetts Ave. The Project involves the construction of an indoor 8-unit contractor storage facility with associated site improvements to support small business operations (the Project) under the Business (B) zoning district, which would be considered as “Building Trade”, therefore requiring a ZBA Special Permit under section 4.1.3.d of the Boxborough Zoning Bylaw. This application has been prepared in accordance with the Town of Boxborough Zoning Bylaw, Article 9: Planning Board of the Town of Boxborough Bylaws, and the Stormwater Management Rules and Regulations for Construction and Post-Construction Activities.

A pre-application meeting was held on February 11, 2025, with Mr. Alexander Wade, personnel from the Boxborough Fire and Police Departments, as well as the Building Commissioner, to review the scope of the Project and contents of the application.

The following have been evaluated in accordance with section 2.3.4 of the Boxborough Zoning Bylaw:

1. Social and community needs served by the proposal

The proposed commercial development is designed to meet the growing demand for small business operations within the community. By providing 8 “Building Trade” rental units, this

Goldsmith, Prest & Ringwall, Inc.

39 Main Street, Suite 301, Ayer, MA 01432 • (978) 772-1590 • Fax (978) 772-1591
info@gpr-inc.com • www.gpr-inc.com

commercial development will enhance the local economy by providing rental opportunity to small businesses in need of storage or base of operation.

2. Traffic Flow and Safety

The Project has been designed to minimize disruption to traffic flow on Massachusetts Ave. A traffic impact analysis estimates that the Project will generate approximately 119 Average Daily Trips (ADT) (See Traffic Impact Memo). Adequate parking is provided for patrons and employees, reducing the potential for congestion and supporting safe access and circulation.

An emergency vehicle turning analysis was performed to ensure that emergency vehicles can navigate around the proposed building without needing to back up to turnaround (See Emergency Vehicle Turning Movement Exhibit).

3. Adequacy of Utilities and Other Public or Private Services including storage or disposal of sewage, refuse or other wastes, and drainage or retention of surface water

The Project will have an on-site well, a subsurface sewage disposal system and stormwater management system. Stormwater runoff will be captured, treated and detain in accordance with the Massachusetts Stormwater Handbook and Town of Boxborough Stormwater regulations (See Stormwater Management Report and O&M).

4. Density of population, intensity of use, neighborhood character, and social structures

The development aims to align with the established character of the area, both in terms of its architectural style and the scale of operations. The proposed building will be similar in scale, height and architectural style as the adjacent existing commercial building located at 881 Mass Ave.

5. Impact on the natural environment

The Project has been designed to minimize the impact of the proposed development on the natural environment. The project incorporates green infrastructure practices, such as grass drainage channels for stormwater conveyance, a sediment forebay and wet basin. On-site stormwater management systems have been designed to reduce mitigate peak discharge rates to not exceed the runoff rates of the pre-development condition. Points of discharge have been designed to prevent erosion and scouring with the use of stone riprap aprons.

6. Impact on health

The proposed on-site subsurface sewage disposal system has been designed in compliance with 310 CMR 15.00 (Title 5) and will be reviewed by the local Board of Health.

7. Potential fiscal impact, including tax contribution, diminution or enhancement of neighboring property values, and creation of new employment opportunities

The project is expected to have a positive fiscal impact on the community by increasing the Town's commercial tax base. The addition of a new commercial building will generate property tax revenue based on its assessed value, contributing to the town's financial resources. While the scale of the development may not result in significant long-term job creation, it will support local economic activity during construction and provide valuable space for small businesses, service providers, or tradespeople to operate within the community.

For any questions or additional information, please contact us at (978) 772-1590 or by email at: ltiv@gpr-inc.com. Thank you for considering this Application. We look forward to meeting with the Board at the next public hearing.

Sincerely,

Goldsmith, Prest & Ringwall, Inc

Limhuot Tiv

Limhuot Tiv, PE

cc: 241090
BHG109 LLC



Attachments

Attachment 1: Zoning Board of Appeals Special Permit Application

Attachment 2: Traffic Impact Memo

Attachment 3: Exhibits

Attachment 4: Photos of Route 111

Attachment 5: Certified Abutters List

Attachment 6: Letter of Agent Authorization

Attachment 7: Stormwater Management Report

Attachment 8: Site & Architectural Plans

Attachments 1: Zoning Board of Appeals Special Permit Application



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

1. Location of property: Assessor's Map 14 Parcel 001
Street Number 975 Street Name MASSACHUSETTS AVE
Zoning district: BUSINESS
Within 100' of wetlands and filing with Conservation Commission ☒ yes ☐ N/A

Printed Name

Address

Phone

2. Owner(s): Brett Gutheil 881 MASS AVE, BOXBOROUGH, MA 781-259-3331

Owner(s): _____

3. Applicant: BHG109 LLC 881 MASS AVE, BOXBOROUGH, MA 781-259-3331

4. Nature of relief sought: Variance _____ Special Permit ☒ _____ Comprehensive Permit _____
Amend Existing Decision _____ Appeal of an Official's Decision _____

5. Applicable Section(s) of the Zoning Bylaw: 4.1.3.d - BUILDING TRADE USE WITHIN B ZONING DISTRICT
(Specifically list each ZBL Section.)

6. Nature and justification of request: See project narrative.
(Attach additional pages if necessary.)

7. State the name of any person(s) authorized to represent you before the Board.
Goldsmith, Prest & Ringwall, Inc.

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.

Limhuot Tw GPR, AS AGENT OF OWNER
Property Owner's Signature (**REQUIRED**)

5/14/25
Date

Property Owner's Signature (**REQUIRED**)

Date

Limhuot Tw GPR, AS AGENT OF APPLICANT
Applicant's Signature (if different from owner)

5/14/25
Date

Attachments 2: Traffic Impact Memo



Engineering Solutions
for Land & Structures

April 22, 2025

Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

Subject: Traffic Impact Letter
975 Massachusetts Ave
Boxborough, MA

Dear Board Members:

On behalf of the proponent, BHG109 LLC, GPR has quantified the anticipated average daily vehicle trips per day based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) for the proposed 8-unit commercial use building AT 975 Massachusetts Avenue. It is estimated that each unit will employ an average of four employees, resulting in a total estimate of 32 employees.

The project falls under Land Use Category (LUC): 180 Specialty Trade Contractor. Below is a summary estimate of the average daily trips generated by the estimated 32 employees.

LUC: 180, 32 Employees:	Average No. of Daily Trips	No. of Trips Entering	No. of Trips Exiting
Weekday	119	60	59
Morning Peak Hour (7:00 – 9:00 AM)	20	15	5
Evening Peak Hour (4:00 – 6:00 PM)	23	7	16

Based on the average number of trips estimated in accordance with the ITE manual, it appears the project's traffic impact on Route 111 during morning and evening peak hours will be minimal.

Sincerely,
Goldsmith, Prest & Ringwall, Inc.

Limhuot Tiv, PE

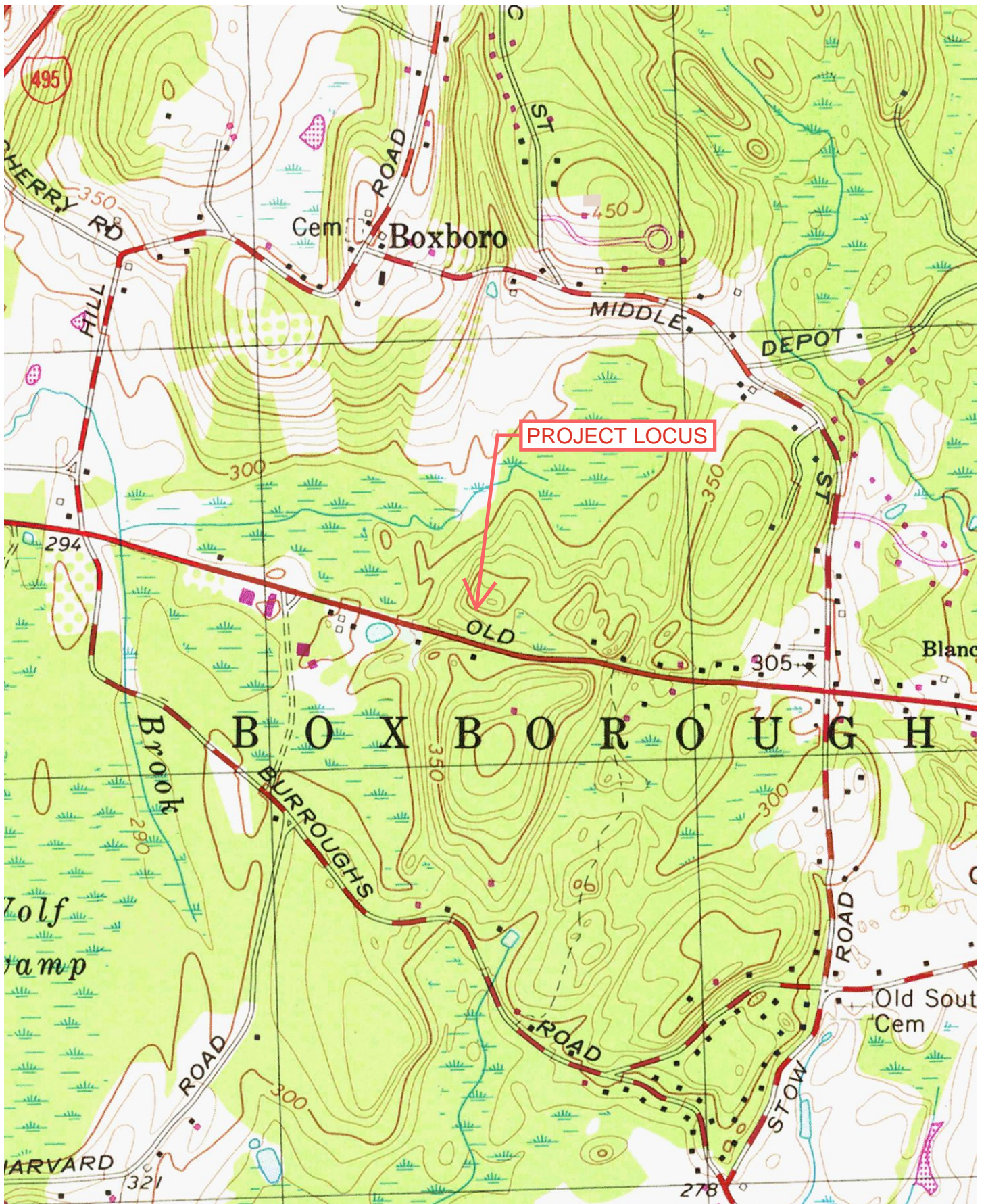
Copy to: BHG109 LLC
Job No. 241090

Goldsmith, Prest & Ringwall, Inc.



Attachments 3: Exhibits

USGS Locus Map
Aerial Locus Map
Conservation Areas Map
FEMA Firmette
Emergency Vehicle Turning Movement Exhibit
Site Distance Evaluation



Mercator Projection

WGS84

UTM Zone 19T

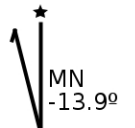


0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 km



0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 mi

Scale 1:12000 1 inch = 1000 feet





975 Mass Ave

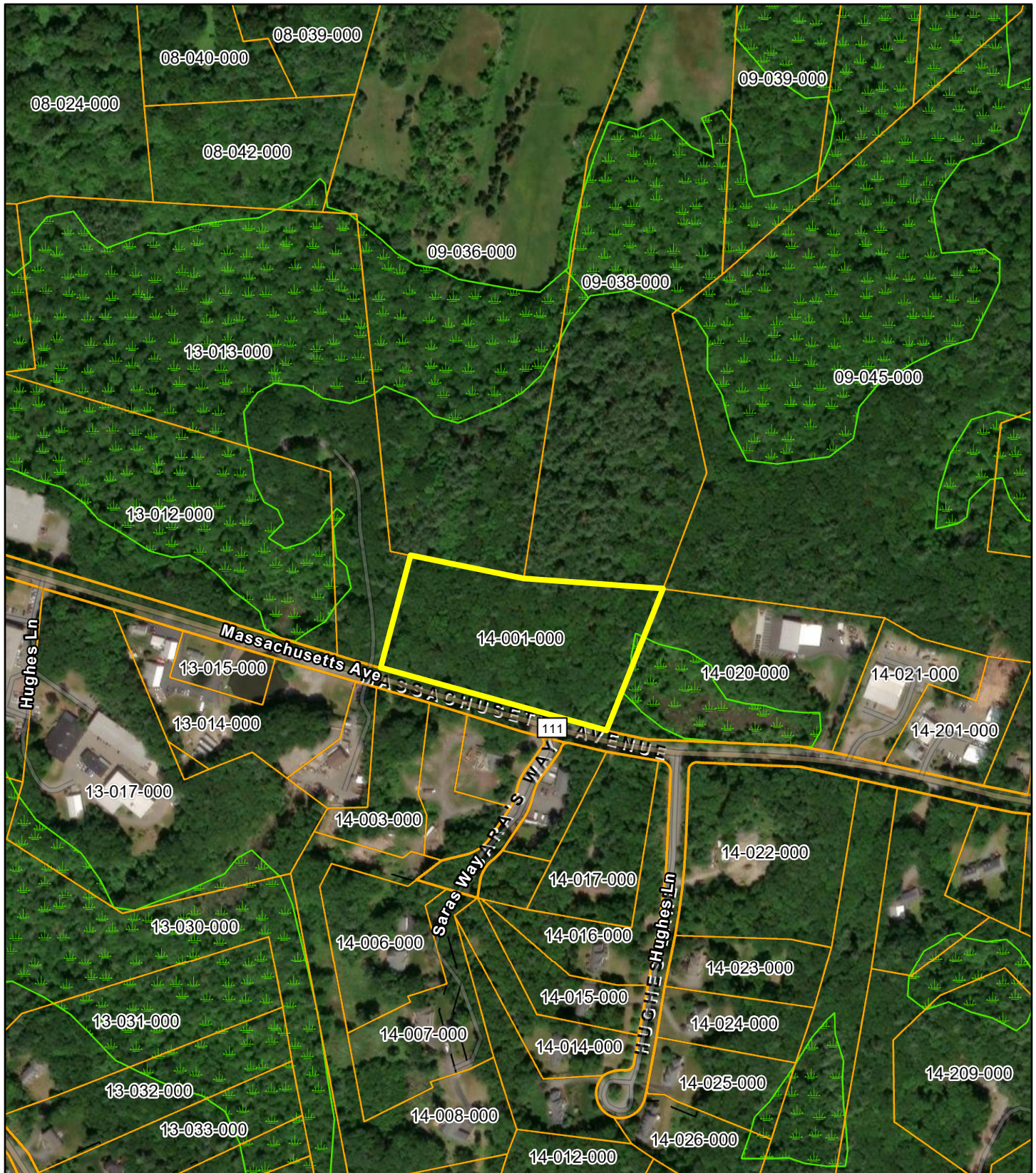
Boxborough, MA

1 inch = 400 Feet



www.cai-tech.com

March 11, 2025



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975 Mass Ave

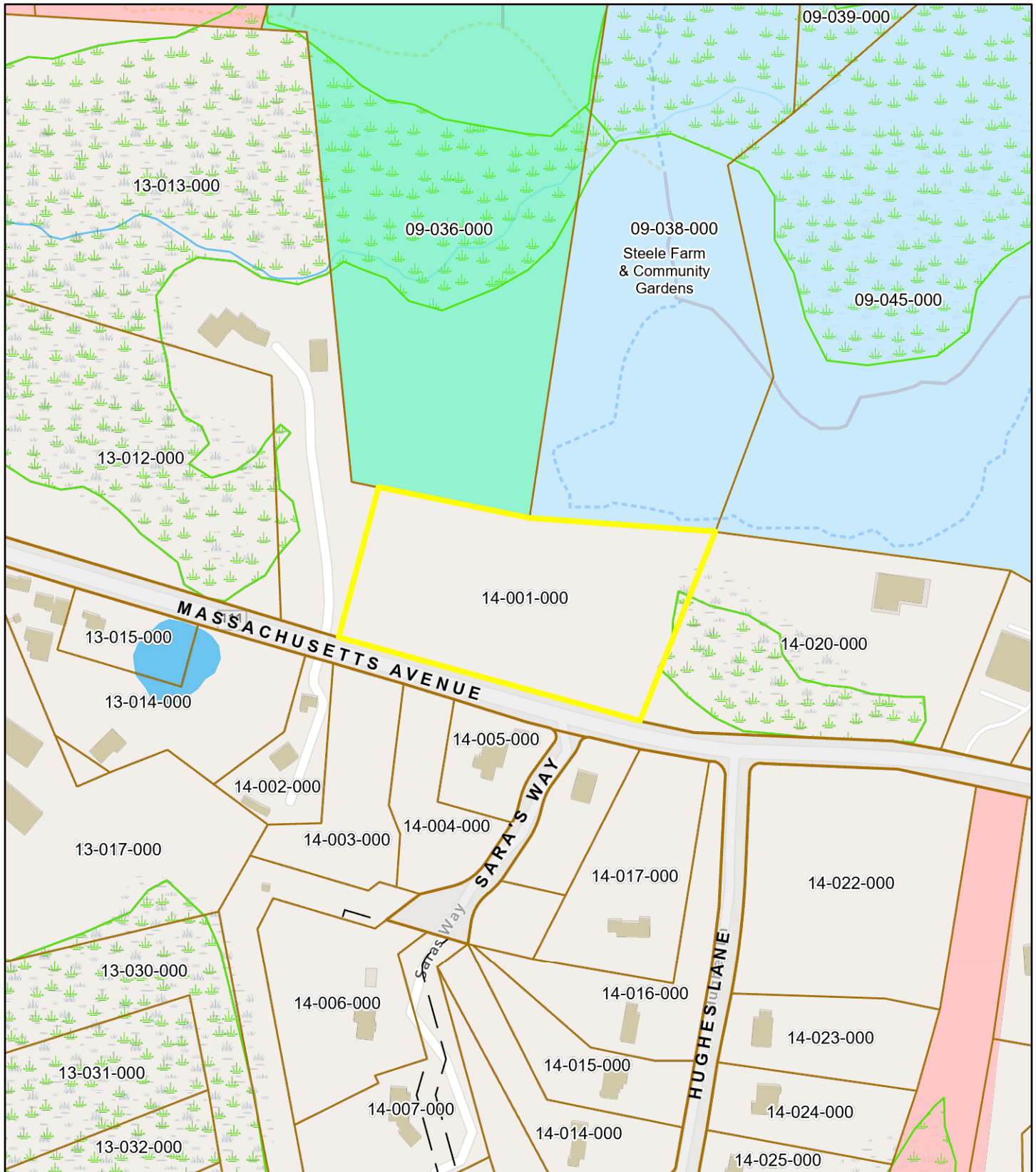
Boxborough, MA

1 inch = 300 Feet



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March 11, 2025



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National Flood Hazard Layer FIRMette



71°31'44"W 42°29'15"N



71°31'7"W 42°28'49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

SPECIAL FLOOD HAZARD AREAS

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

20.2

17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

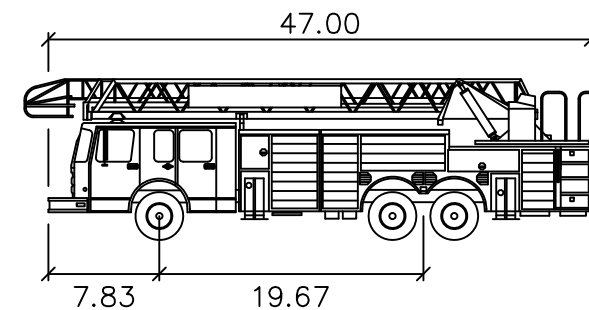
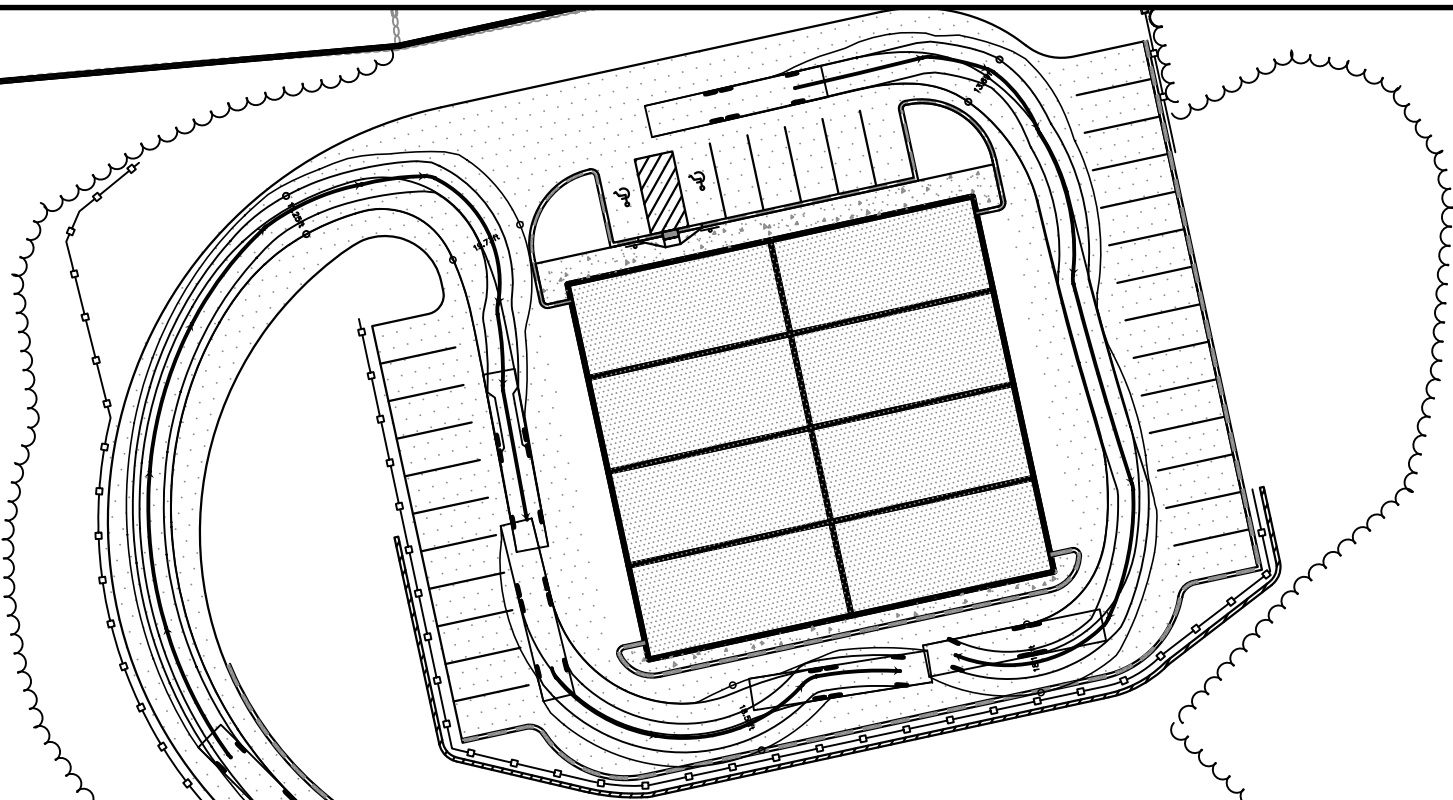
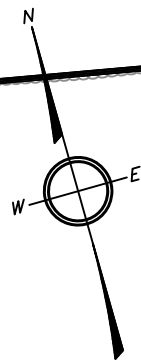
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/11/2025 at 8:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

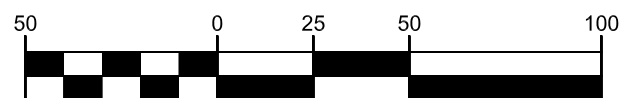


Aerial Tower Truck feet

Width : 8.33
Track : 8.17
Lock to Lock Time : 6.00
Steering Angle : 40.0

MASSACHUSETTS AVE

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

GPR

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GOLDSMITH, PREST & RINGWALL, INC.

39 MAIN ST., SUITE 301, AYER, MA 01432
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

PREPARED FOR:

BHG109 LLC
881 MASSACHUSETTS AVE, UNIT A
BOXBOROUGH, MA 01719

DES'D BY: LT

CHK'D BY: EAC

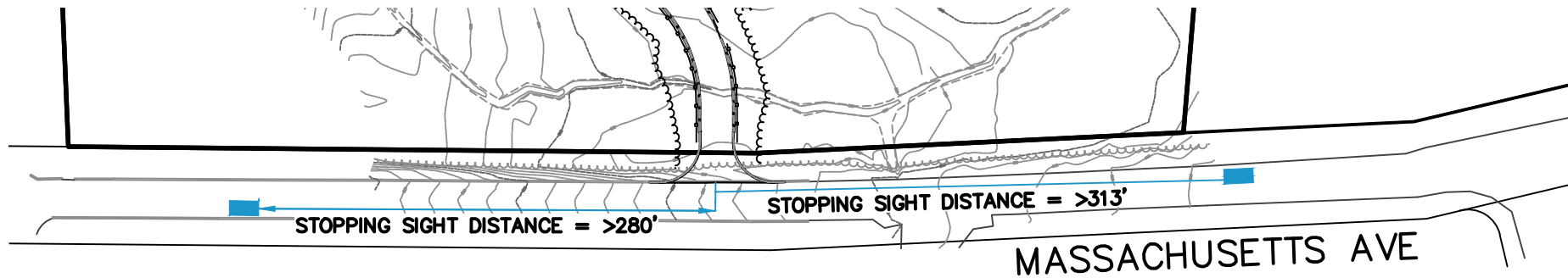
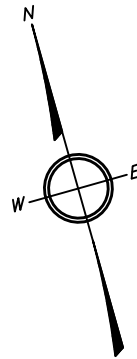
DATE: MARCH 2025

**EXHIBIT PLAN
EMERGENCY VEHICLE
TURNING MOVEMENT**

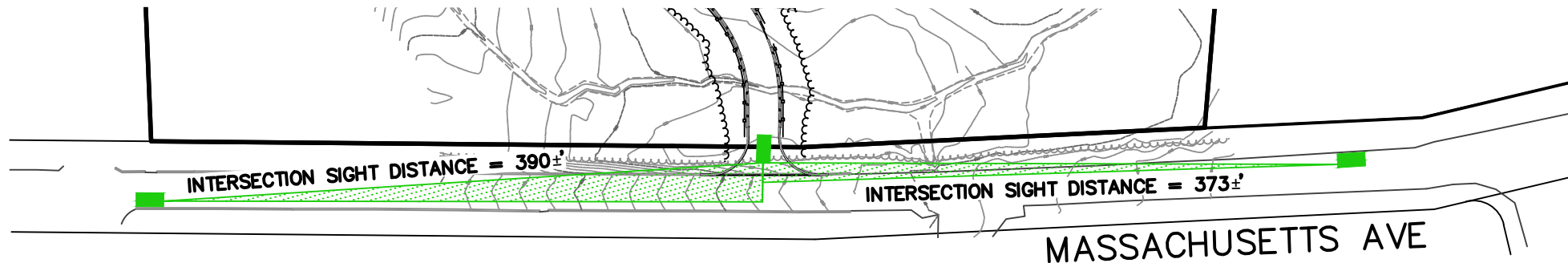
975 MASS AVE
BOXBOROUGH, MA

PROJECT: 241090

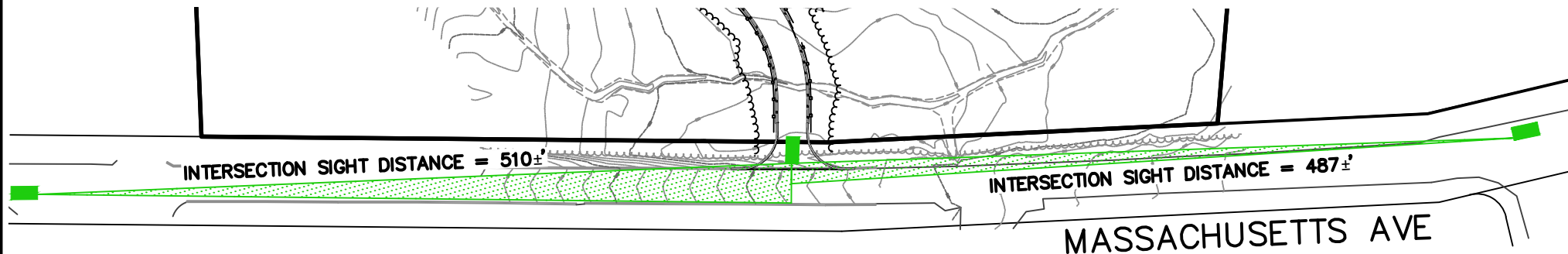
1 of 1



STOPPING SIGHT DISTANCE
SCALE: 1" = 100'



INTERSECTION SIGHT DISTANCE
SCALE: 1" = 100'



INTERSECTION SIGHT DISTANCE
(CREEP UP ANALYSIS)
SCALE: 1" = 100'

STOPPING SIGHT DISTANCE [1]

	APPROACHING GRADE	REQUIRED STOPPING SIGHT DISTANCE (FT)	PROVIDED STOPPING SIGHT DISTANCE (FT)
EASTBOUND	+5.5%	278	>280
WESTBOUND	-2.2%	315	>313

NOTES:

- [1] MASSACHUSETTS HIGHWAY DEPARTMENT – PROJECT DEVELOPMENT & DESIGN GUIDE, DATED 2023.
[2] POSTED SPEED LIMIT ON MASSACHUSETTS AVE IS 40 MPH.

INTERSECTION SIGHT DISTANCE [1]

	REQUIRED INTERSECTION SIGHT DISTANCE (FT) [3]	PROVIDED SIGHT DISTANCE (FT)
LEFT TURN	445	373±
RIGHT TURN	385	390±

NOTES:

- [1] MASSACHUSETTS HIGHWAY DEPARTMENT – PROJECT DEVELOPMENT & DESIGN GUIDE, DATED 2023.
[2] POSTED SPEED LIMIT ON MASSACHUSETTS AVE IS 40 MPH.
[3] REQUIRED INTERSECTION SIGHT DISTANCES BASED ON SIGHT TRIANGLE LEGS: CASE B (STOP CONTROL ON CROSS STREET).

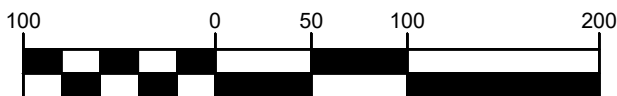
INTERSECTION SIGHT DISTANCE (CREEP UP ANALYSIS) [1] [2]

	REQUIRED INTERSECTION SIGHT DISTANCE (FT) [3]	PROVIDED SIGHT DISTANCE (FT)
LEFT TURN	445	487±
RIGHT TURN	385	510±

NOTES:

- [1] MASSACHUSETTS HIGHWAY DEPARTMENT – PROJECT DEVELOPMENT & DESIGN GUIDE, DATED 2023.
[2] CREEP UP ANALYSIS IS DONE UNDER THE ASSUMPTION THAT VEHICLE HAS STOPPED AND CREEPT UP CLOSER TO THE EDGE OF ROAD WAY, THEREFORE SIGHT ANALYSIS WAS MEASURED FROM APPROXIMATELY 4 FT FROM EDGE OF ROAD WAY. CREEP UP ANALYSIS WAS DONE IN ORDER TO PROVIDE AN ALTERNATIVE OPTION TO CLEARING VEGETATION WITHIN WETLAND AREA FOR SIGHT DISTANCE.
[3] POSTED SPEED LIMIT ON MASSACHUSETTS AVE IS 40 MPH.
[4] REQUIRED INTERSECTION SIGHT DISTANCES BASED ON SIGHT TRIANGLE LEGS: CASE B (STOP CONTROL ON CROSS STREET).

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET

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PREPARED FOR:

BHG109 LLC
881 MASSACHUSETTS AVE, UNIT A
BOXBOROUGH, MA 01719

DES'D BY: LT

CHK'D BY: EAC

DATE: MAY 2025

EXHIBIT PLAN SIGHT DISTANCE ANALYSIS

975 MASS AVE
BOXBOROUGH, MA

PROJECT: 241090

1 of 1

Attachments 4: Photos of Route 111

In accordance with section 4.5.1 of the Site Plan Review Rules and Regulations photos of the Route 111 frontage are provided.



Standing at proposed driveway access location looking west.



Standing at proposed driveway access location looking east.



Standing across the street looking at the proposed driveway access location.



General aesthetics of the building at 881 Mass Ave, which will be the same as the proposed building for the project.



View of the 881 Mass Ave building from across Mass Ave.

Attachments 5: Certified Abutters List



TOWN OF BOXBOROUGH
Assessors
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1721 • FAX 978-264-3127
assessor@boxborough-ma.gov

REQUESTER ☒
OFFICE ☐
TOWN BOARD ☐

RECEIVED

MAR 12 2025

Assessors
Boxborough, MA

REQUEST FOR ABUTTERS

DATE OF REQUEST:

3/12/2025

DATE LIST NEEDED:

3/24/2025

PROPERTY
LOCATION:

975 Mass Ave

MAP

14

LOT

001

BLOCK

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 OF 300 FEET WILL BE USED FOR ALL ABUTTERS' LIST REQUEST

REQUESTER INFORMATION

NAME

Goldsmith, Prest & Ringwall, Inc.

ADDRESS

39 Main Street

Ayer, MA

PHONE

978-772-1590

EMAIL

reception@gpr-inc.com

OFFICE USE ONLY

DATE LIST PREPARED:

3/12/2025

FEE CHARGED:

\$ 22

DATE PAID:

3/18/2025

AMOUNT PAID \$

22.00



CHECK #

3144



CASH

FEE SCHEDULE:

\$1.00 PER NAME IF THE LIST IS FOR CONSERVATION COMMISSION, \$2.00 PER NAME OTHERWISE
\$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.



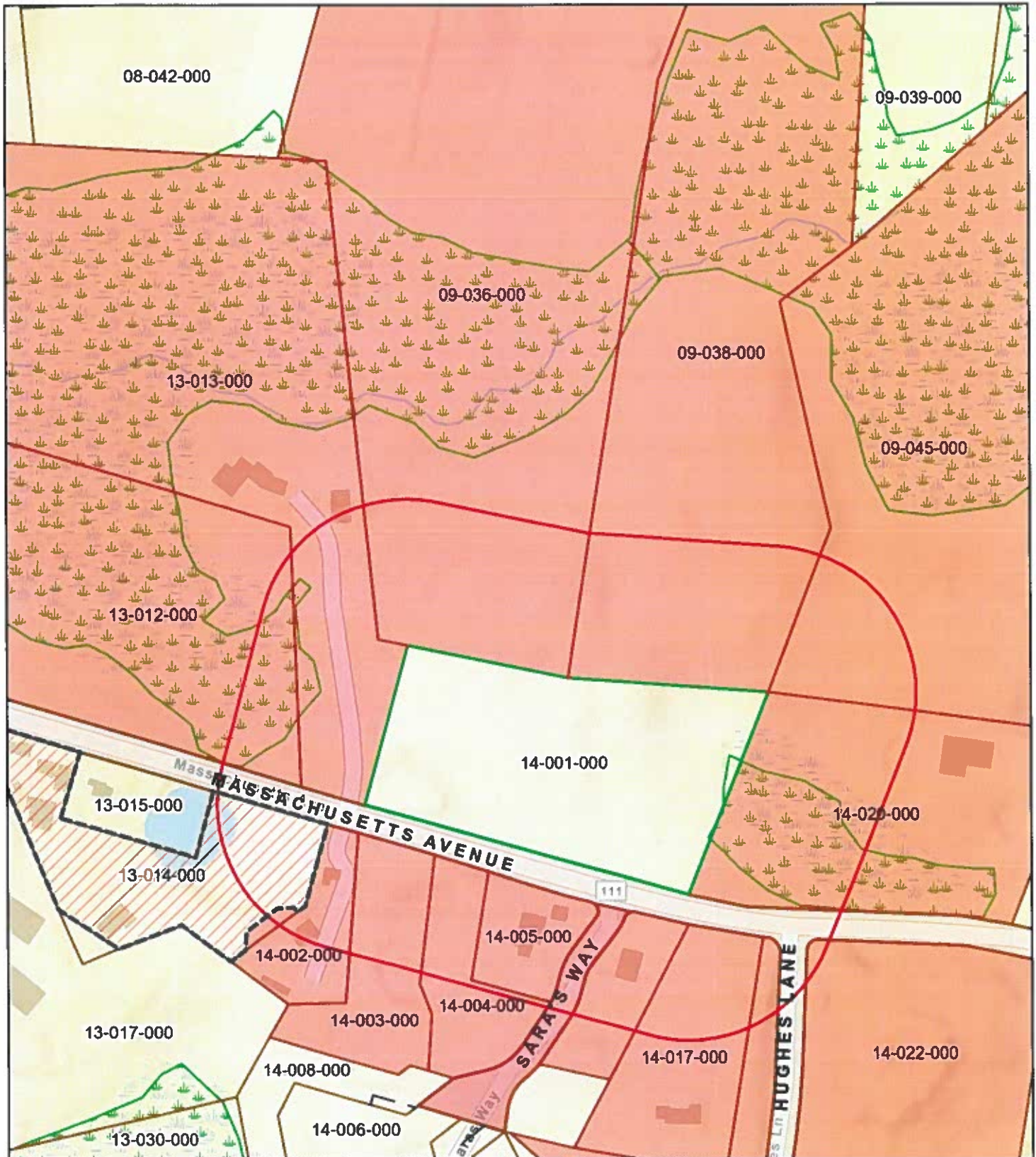
Boxborough, MA

1 inch = 278 Feet



www.cai-tech.com

March 12, 2025



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300 feet Abutters List Report

Boxborough, MA

March 12, 2025

Subject Property:

Parcel Number: 14-001-000
CAMA Number: 14-001-000
Property Address: 975 MASSACHUSETTS AVENUE

Mailing Address: GUTHEIL BRETT
881 MASSACHUSETTS AVE UNIT A
BOXBOROUGH, MA 01719

Abutters:

Parcel Number: 09-036-000
CAMA Number: 09-036-000
Property Address: 484 MIDDLE ROAD

Mailing Address: BOXBOROUGH TOWN OF MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

Parcel Number: 09-038-000
CAMA Number: 09-038-000
Property Address: 420 MIDDLE ROAD

Mailing Address: BOXBOROUGH TOWN OF MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

Parcel Number: 09-045-000
CAMA Number: 09-045-000
Property Address: 296 MIDDLE ROAD

Mailing Address: BOXBOROUGH TOWN OF MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

Parcel Number: 13-012-000
CAMA Number: 13-012-000
Property Address: 1145 MASSACHUSETTS AVENUE

Mailing Address: 1145 MASS AVE REALTY, LLC
1145 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 13-013-000
CAMA Number: 13-013-000
Property Address: 1035 MASSACHUSETTS AVENUE

Mailing Address: STROM GREGORY
1035 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 13-014-000
CAMA Number: 13-014-000
Property Address: 1102 MASSACHUSETTS AVENUE

Mailing Address: SMITH ROBERT M JR SMITH BRENDA S
1102 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 14-002-000
CAMA Number: 14-002-000
Property Address: 1034 MASSACHUSETTS AVENUE

Mailing Address: 1034 MASS AVE LLC
188 STOW ROAD
HARVARD, MA 01451

Parcel Number: 14-003-000
CAMA Number: 14-003-000
Property Address: 996 MASSACHUSETTS AVENUE

Mailing Address: 984 MASSACHUSETTS AVENUE LLC
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 14-004-000
CAMA Number: 14-004-000
Property Address: 38 SARA'S WAY

Mailing Address: 984 MASSACHUSETTS AVENUE LLC
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 14-005-000
CAMA Number: 14-005-000
Property Address: 984 MASSACHUSETTS AVENUE

Mailing Address: 984 MASSACHUSETTS AVENUE LLC
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719



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3/12/2025

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Page 1 of 2



300 feet Abutters List Report

Boxborough, MA
March 12, 2025

Parcel Number: 14-016-000
CAMA Number: 14-016-000
Property Address: 51 HUGHES LANE

Mailing Address: CHHAN DAVID LU WEINA
51 HUGHES LANE
BOXBOROUGH, MA 01719

Parcel Number: 14-017-000
CAMA Number: 14-017-000
Property Address: 958 MASSACHUSETTS AVENUE

Mailing Address: WOODS JOHN F WOODS ENID C
958 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 14-019-000
CAMA Number: 14-019-000
Property Address: 972 MASSACHUSETTS AVENUE

Mailing Address: WHITE MARK R
972 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Parcel Number: 14-020-000
CAMA Number: 14-020-000
Property Address: 881 MASSACHUSETTS AVENUE

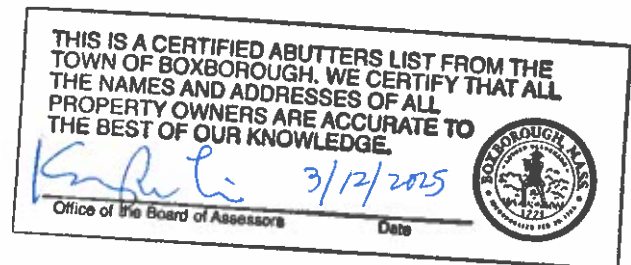
Mailing Address: BREEZY RIDGE LLC
PO BOX 376
LINCOLN, MA 01773

Parcel Number: 14-022-000
CAMA Number: 14-022-000
Property Address: 886 MASSACHUSETTS AVENUE

Mailing Address: WHEELER BRUCE D, TRUSTEE FAIR
OAKS PARK REALTY TRUST
148 PARK STREET
NORTH READING, MA 01864

Parcel Number: 14-206-000
CAMA Number: 14-206-000
Property Address: 0 SARA'S WAY

Mailing Address: WHITE LAURENCE B.
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719



www.cai-tech.com

3/12/2025

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Page 2 of 2

1034 MASS AVE LLC
188 STOW ROAD
HARVARD, MA 01451

WHITE MARK R
972 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

1145 MASS AVE REALTY, LLC
1145 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

WOODS JOHN F
WOODS ENID C
958 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

984 MASSACHUSETTS AVENUE
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

BOXBOROUGH TOWN OF
MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

BREEZY RIDGE LLC
PO BOX 376
LINCOLN, MA 01773

CHHAN DAVID
LU WEINA
51 HUGHES LANE
BOXBOROUGH, MA 01719

SMITH ROBERT M JR
SMITH BRENDA S
1102 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

STROM GREGORY
1035 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

WHEELER BRUCE D, TRUSTEE
FAIR OAKS PARK REALTY TRU
148 PARK STREET
NORTH READING, MA 01864

WHITE LAURENCE B.
984 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719

Attachments 6: Letter of Agent Authorization

E.M. 5-14-25
2:48p ✓

May 14, 2025

Subject: 975 Massachusetts Ave, Boxborough, MA
Tax Map Parcel ID 14-001

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Commercial Development at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,



Brett Gutheil
881 Massachusetts Ave, Unit A
Boxborough, MA 01719

Copy: Goldsmith, Prest & Ringwall, Inc.
241090

Respectfully

Respectfully

Respectfully



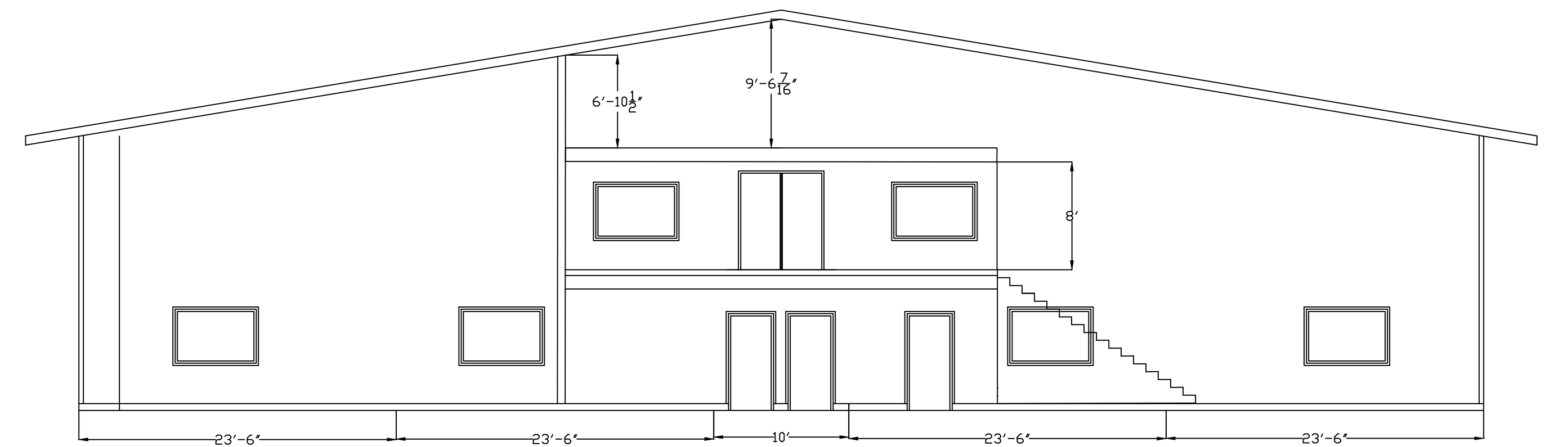
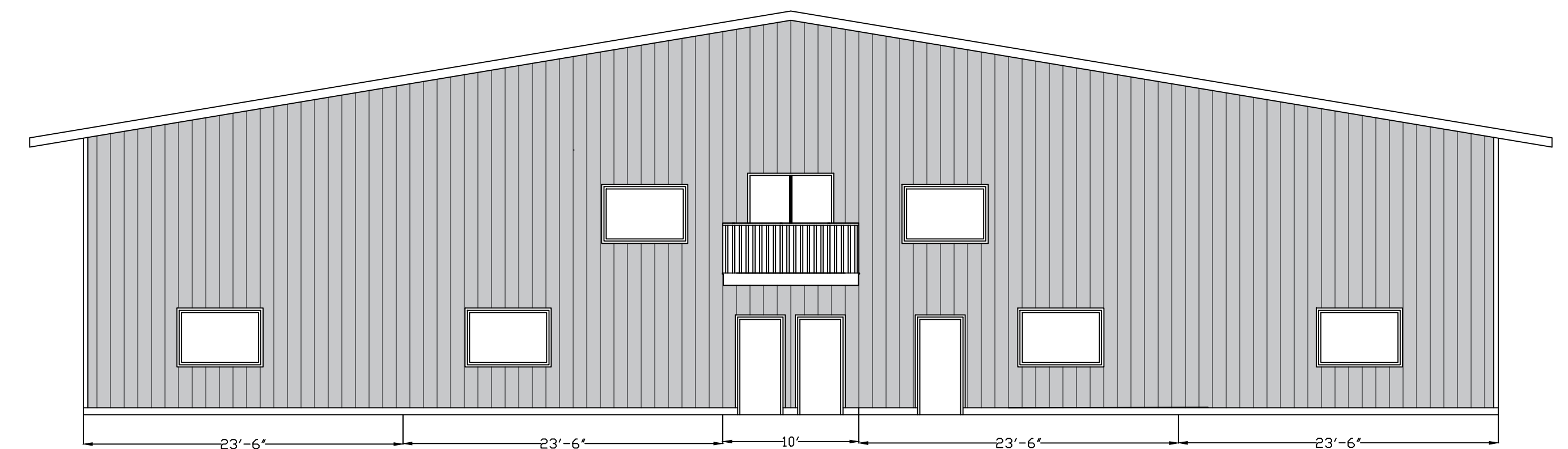
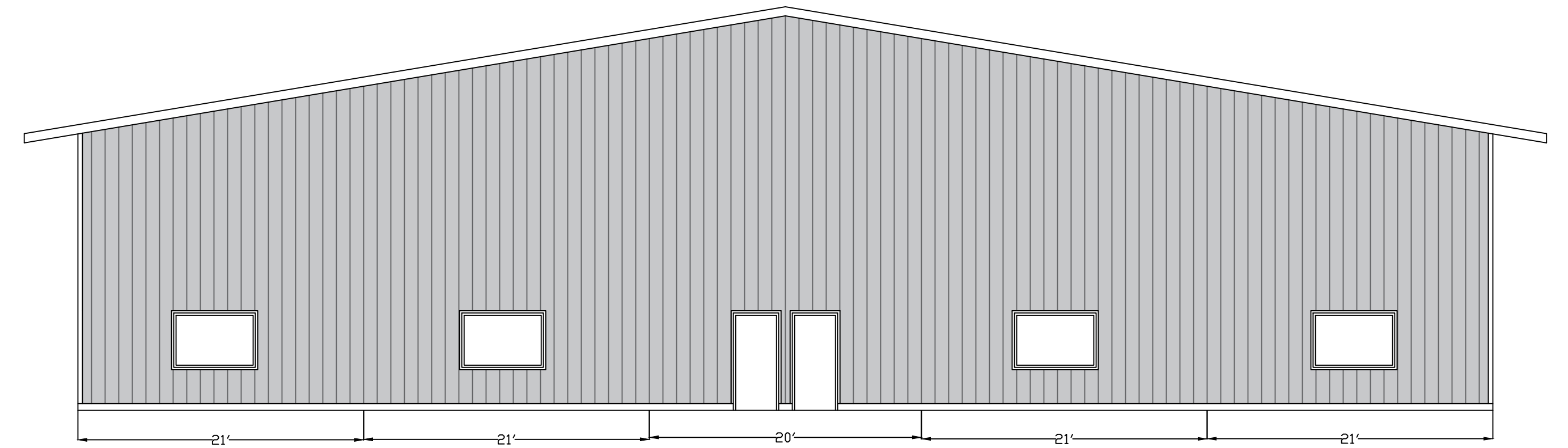
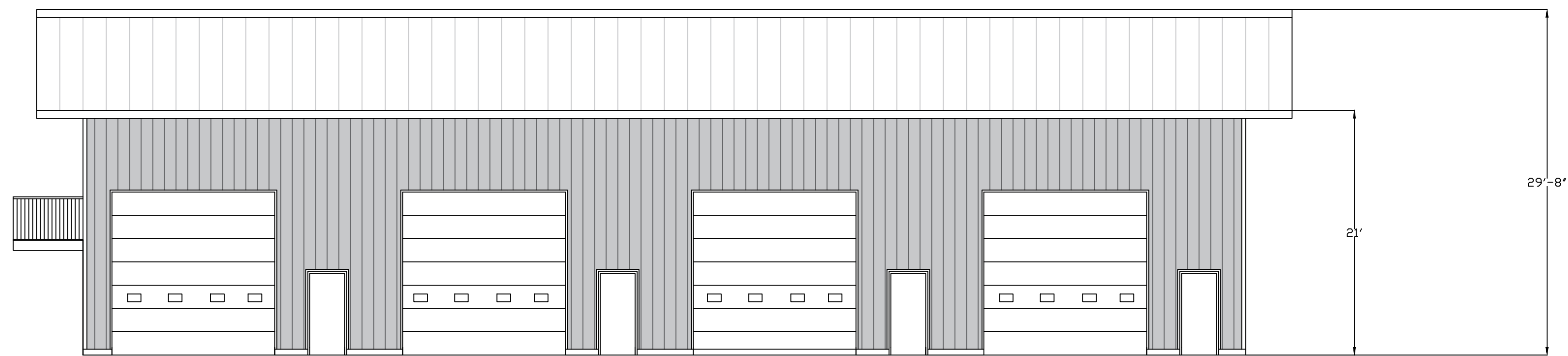
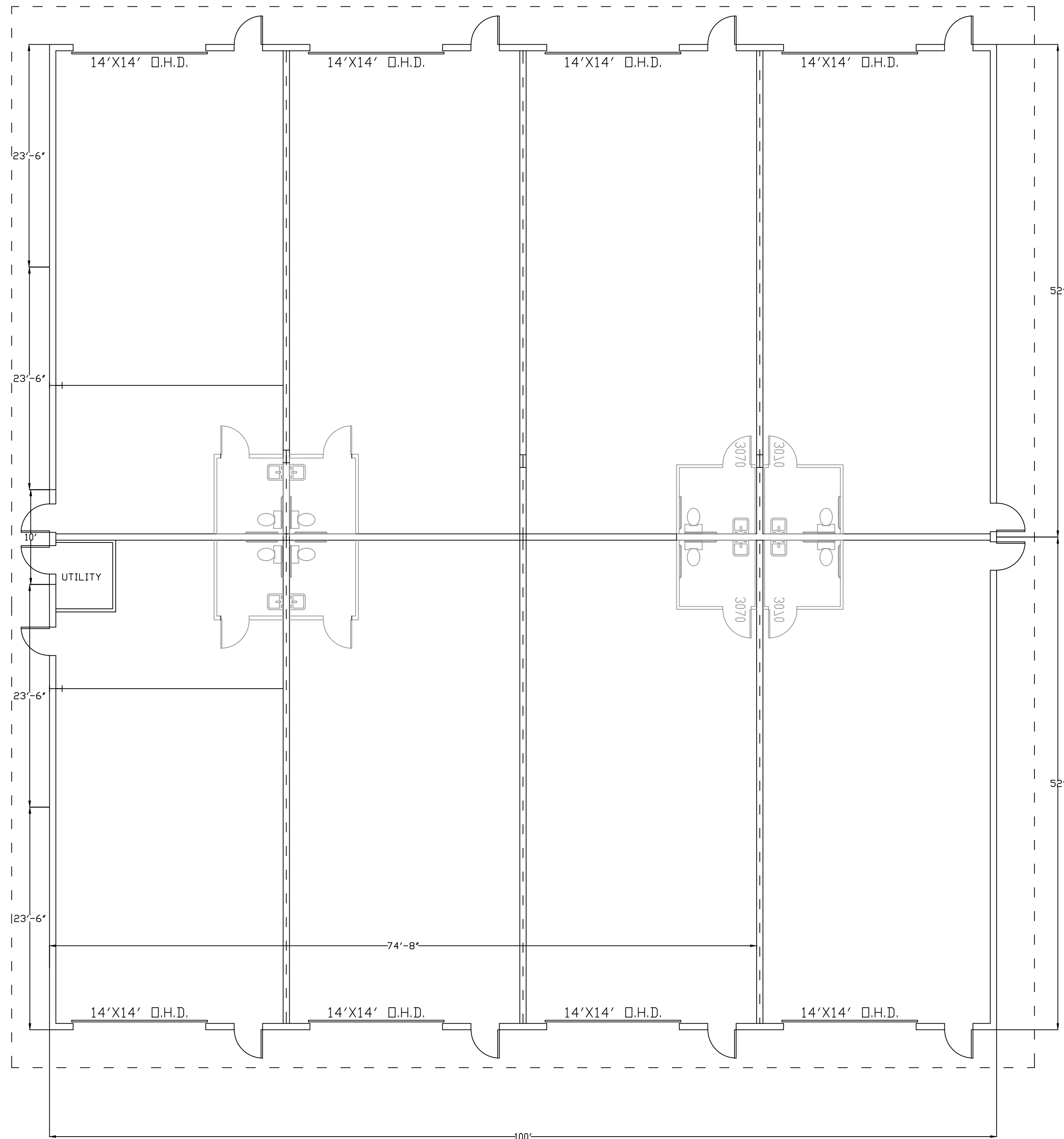
Attachments 7: Stormwater Management Report

Included under a separate cover



Attachments 8: Site and Architectural Plans

Included under a separate cover



PROPERTY OF D. R. POULIN CONSTRUCTION CO. INC. FOR REVIEW PURPOSES ONLY			
		Lincoln Removal	
SCALE	1/8"=1'	D.R. POULIN CONSTRUCTION	REVISION 2
DATE	4/10/25		DRN. BY YML
		A-1	