

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.

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

<u>Printed Name</u>	<u>Address</u>	<u>Phone</u>
2. Owner(s): <u>Brett Gutheil</u>	<u>881 MASS AVE, BOXBOROUGH, MA</u>	<u>781-259-3331</u>

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.

Linhuat Tiv GPR, AS AGENT OF OWNER 5/14/25
Property Owner's Signature (REQUIRED) Date

Property Owner's Signature (REQUIRED) Date

Linhuat Tiv GPR, AS AGENT OF APPLICANT 5/14/25
Applicant's Signature (if different from owner) Date



Attachments 2: Traffic Impact Memo

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

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

 CALTOPO

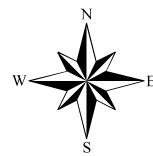
0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4k

0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 mi

Scale 1:12000 1 inch = 1000 feet



MN
-13.9°



975 Mass Ave

Boxborough, MA

1 inch = 400 Feet

March 11, 2025

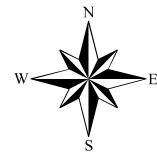


CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

0 400 800 1200





975 Mass Ave

Boxborough, MA

1 inch = 300 Feet

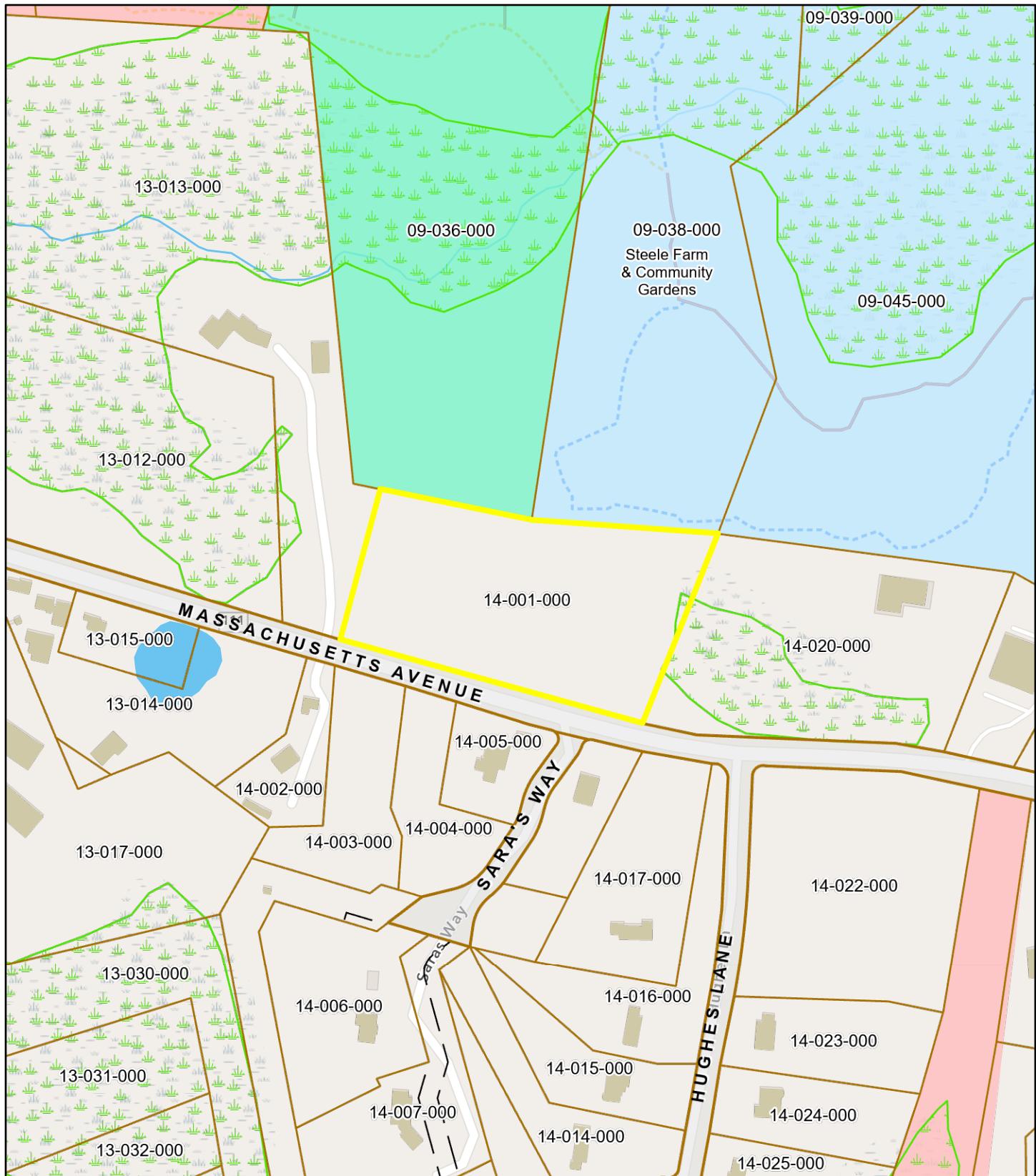
March 11, 2025



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

0 300 600 900



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

National Flood Hazard Layer FIRMette



Legend

71°31'44"W 42°29'15"N

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

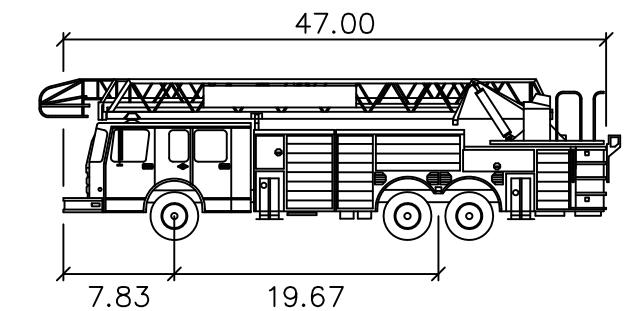
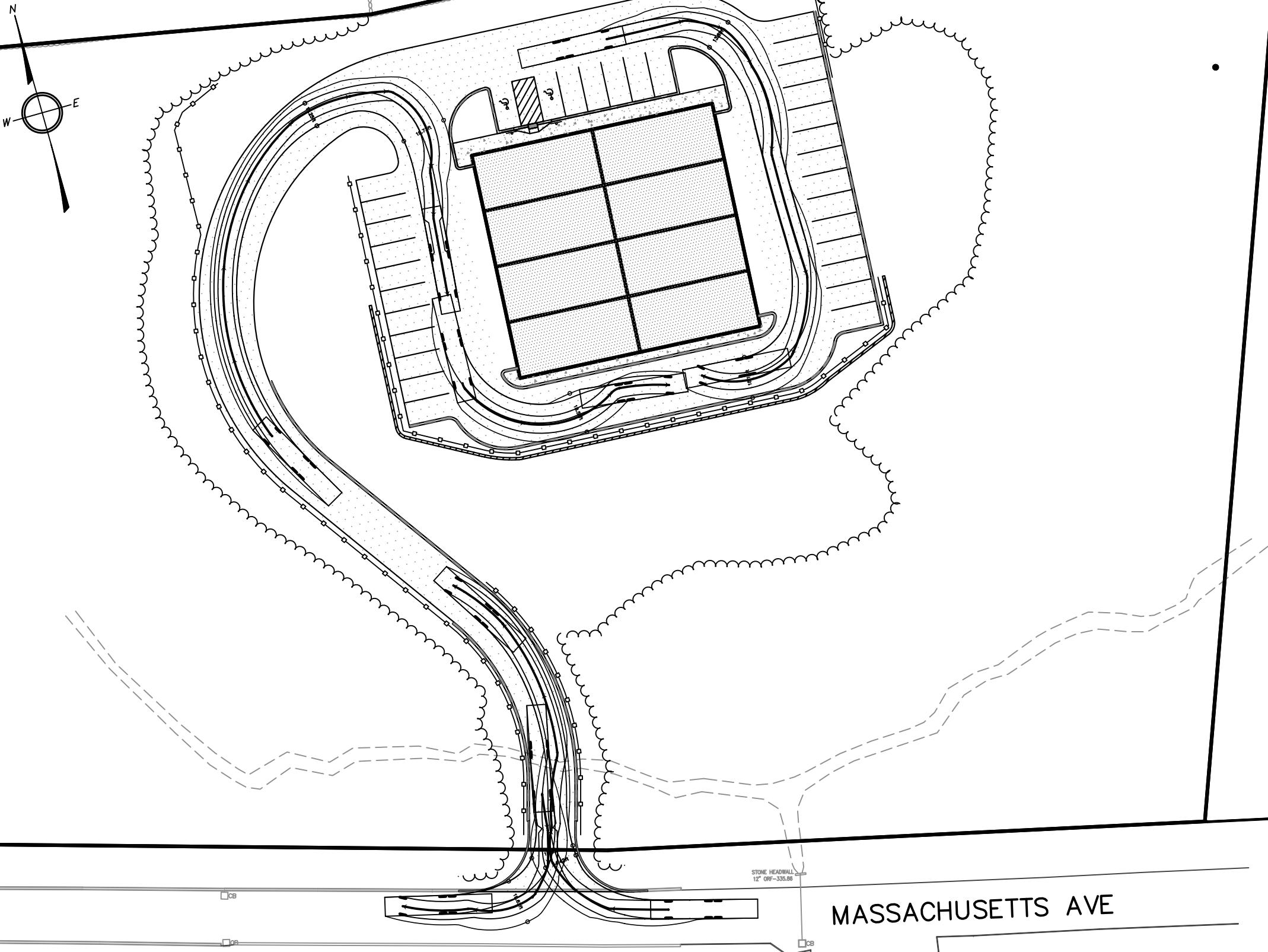


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

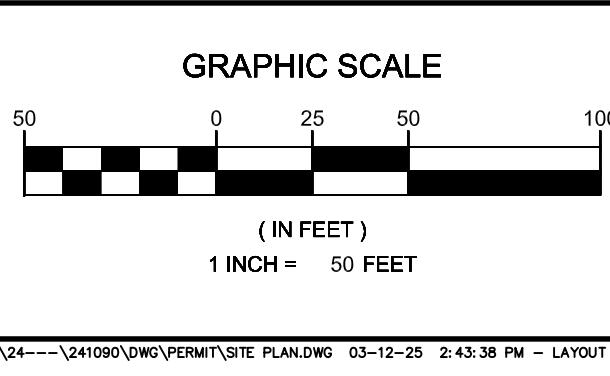
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRMS effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

71°31'44"W 42°29'15"N
Basemap Imagery Source: USGS National Map 2023



Aerial Tower Truck feet

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



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

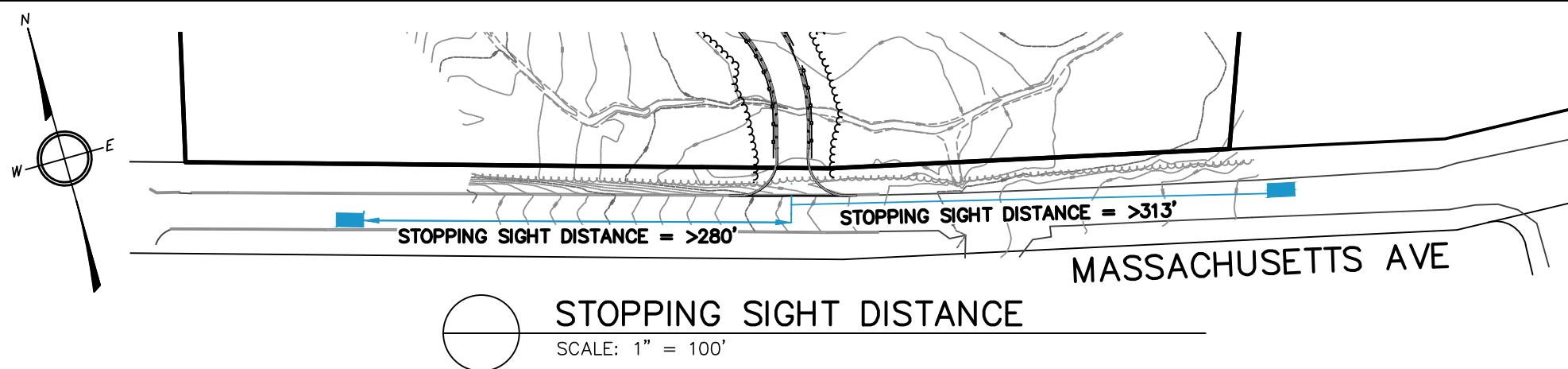
PREPARED FOR:
BHG109 LLC
881 MASSACHUSETTS AVE, UNIT A
BOXBOROUGH, MA 01719

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



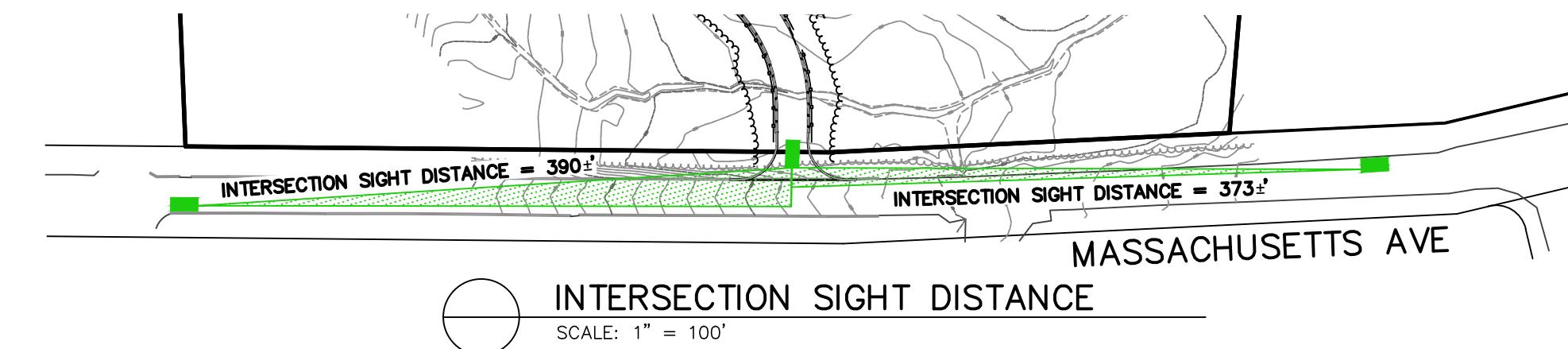
STOPPING SIGHT DISTANCE [1]

	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]

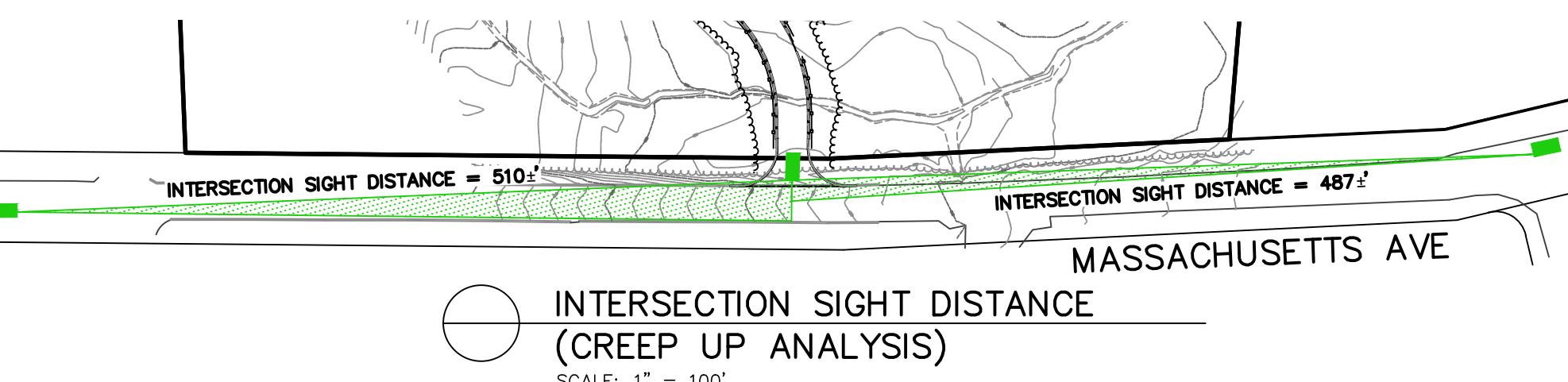
	REQUIRED INTERSECTION SIGHT DISTANCE (FT) [3]	PROVIDED SIGHT DISTANCE (FT)
LEFT TURN	445	373±
RIGHT TURN	385	390±

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±

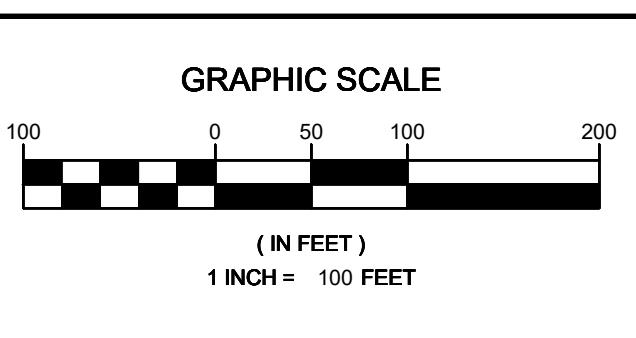
NOTES:

[1] MASSACHUSETTS HIGHWAY DEPARTMENT – PROJECT DEVELOPMENT & DESIGN GUIDE. DATED 2023.

[2] CREEP UP ANALYSIS IS DONE UNDER THE ASSUMPTION THAT VEHICLE HAS STOPPED AND CREPT 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).



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: MAY 2025

EXHIBIT PLAN SIGHT DISTANCE ANALYSIS

975 MASS AVE
BOXBOROUGH, MA

PROJECT: 241090

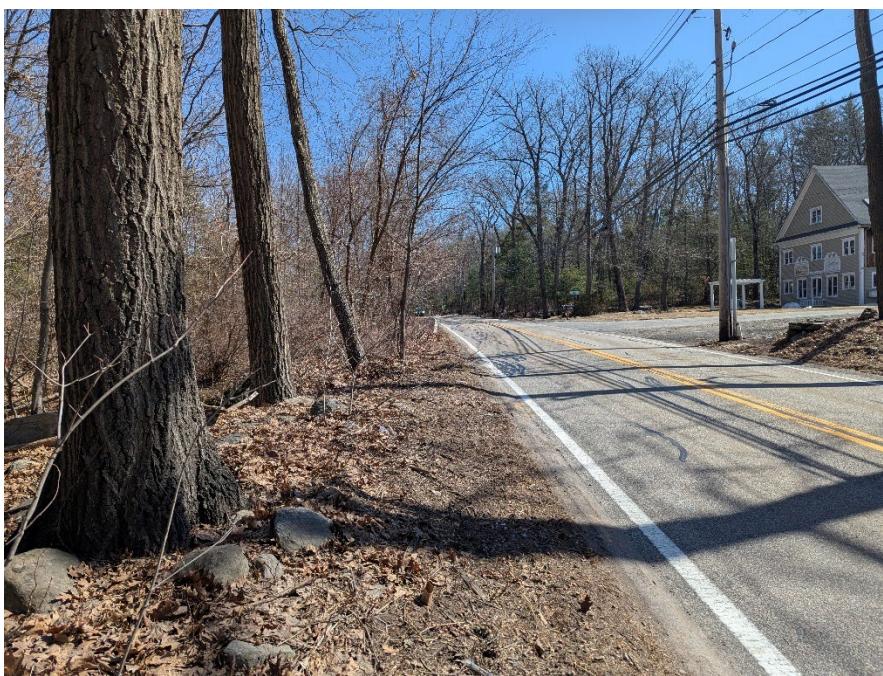
1 OF 1

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

AMOUNT PAID \$

22.00

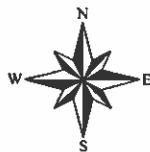
DATE PAID:

3/18/2025

 CHECK #

3144

 CASHFEE SCHEDULE: \$1.00 PER NAME IF THE LIST IS FOR CONSERVATION COMMISSION, \$2.00 PER NAME OTHERWISE
\$10.00 MINIMUM
\$30.00 MAXIMUMLIST 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

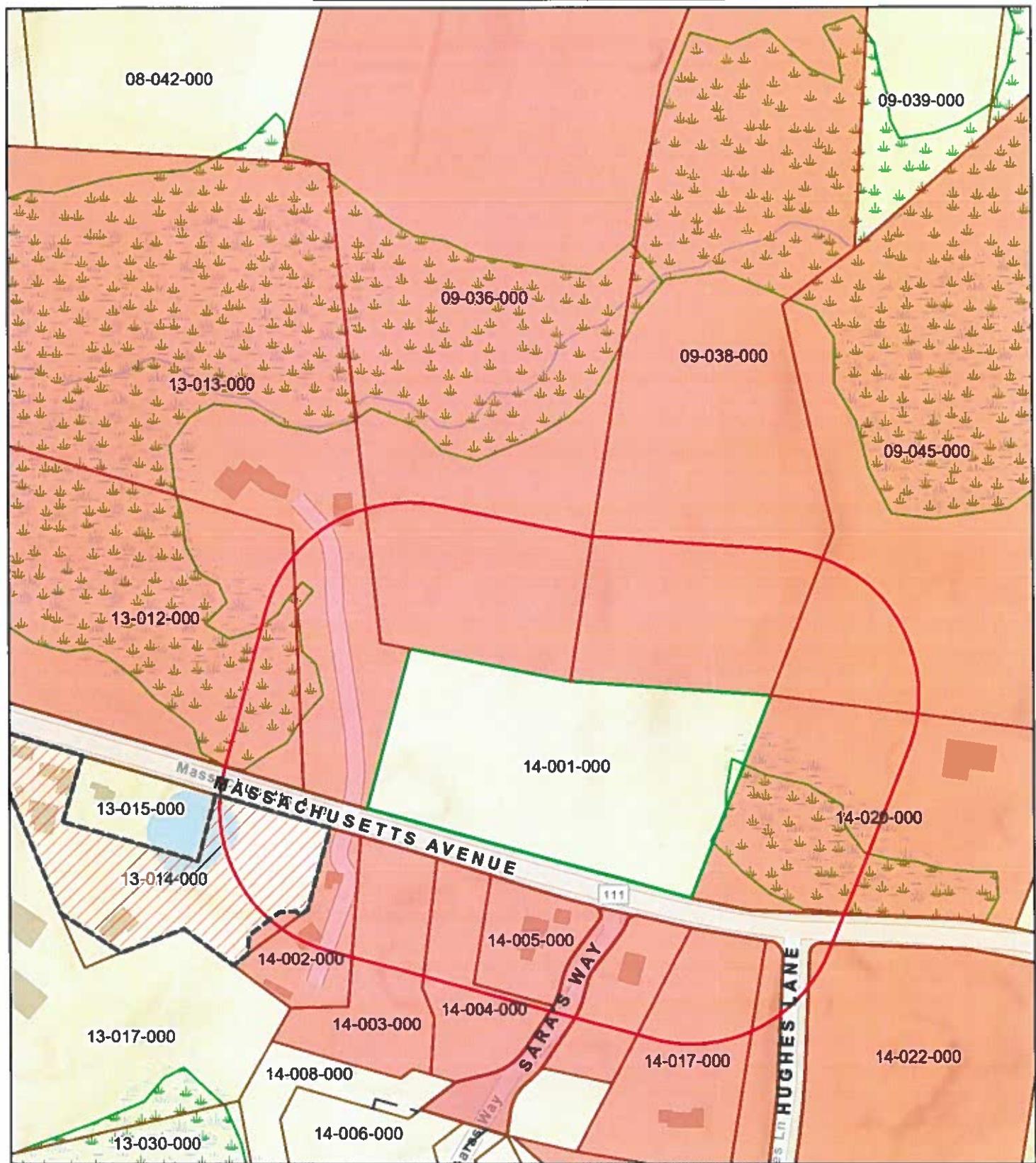
1 inch = 278 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com

March 12, 2025

0 278 556 834



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



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



www.cai-tech.com

3/12/2025 Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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

THIS IS A CERTIFIED ABUTTERS LIST FROM THE
TOWN OF BOXBOROUGH. WE CERTIFY THAT ALL
THE NAMES AND ADDRESSES OF ALL
PROPERTY OWNERS ARE ACCURATE TO
THE BEST OF OUR KNOWLEDGE.

Ken R. L.
Office of the Board of Assessors

3/12/2025
Date



www.cai-tech.com

3/12/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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. 5-14-20
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

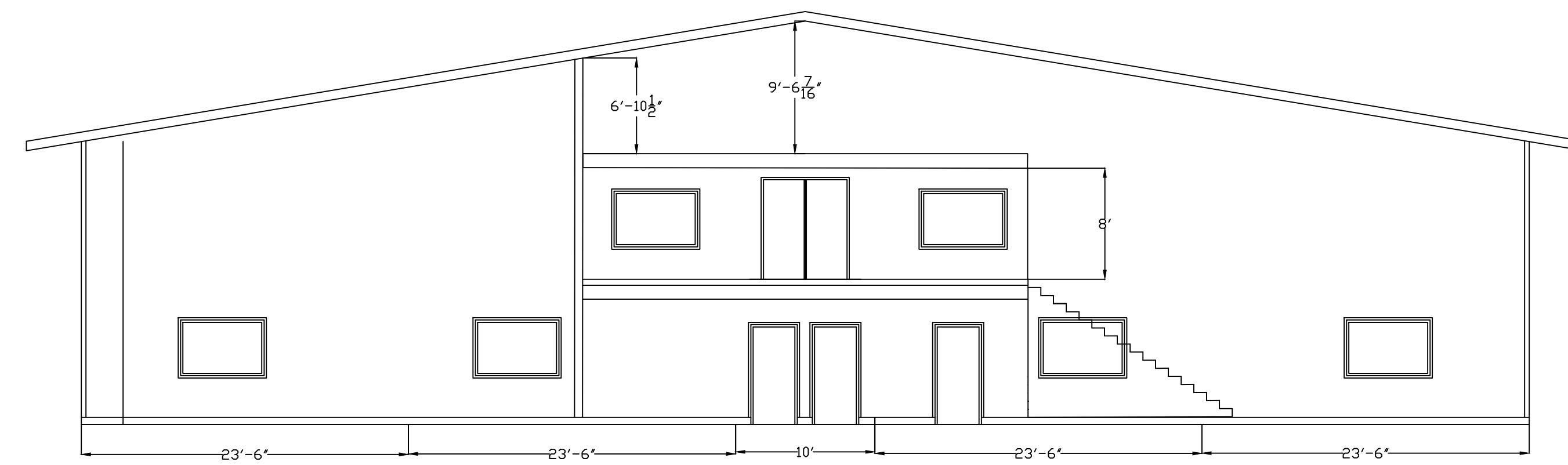
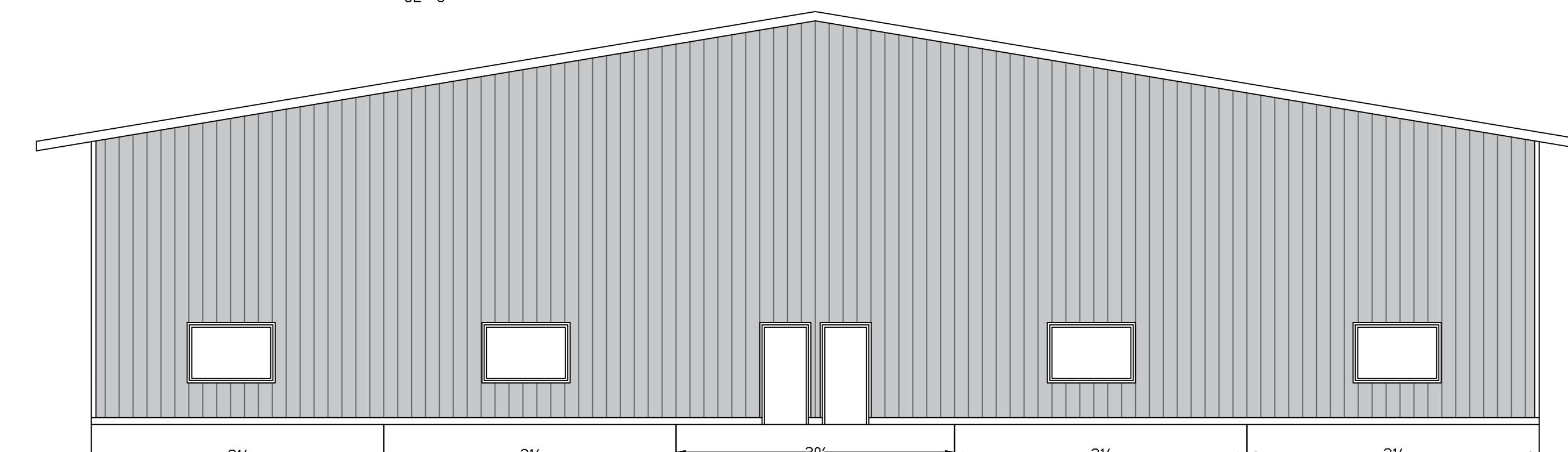
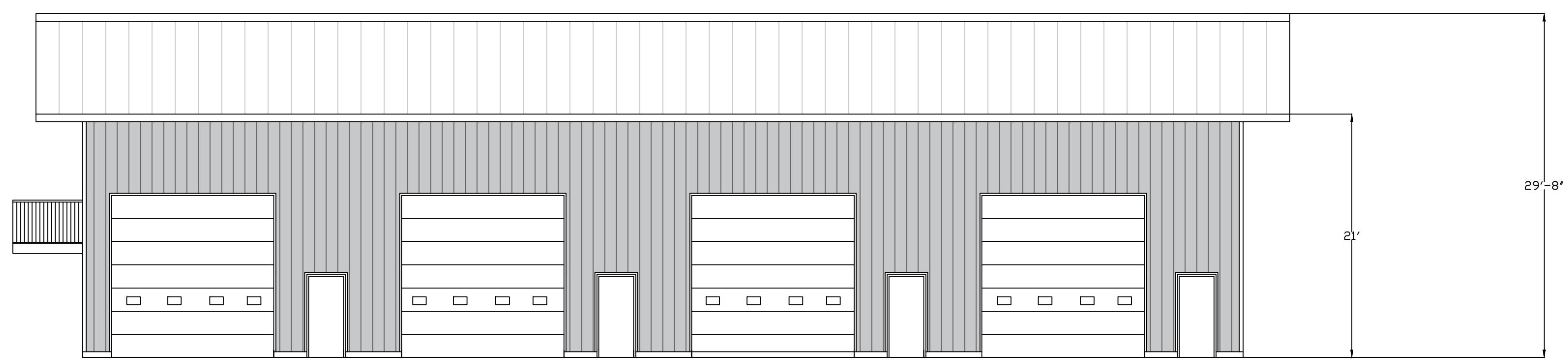
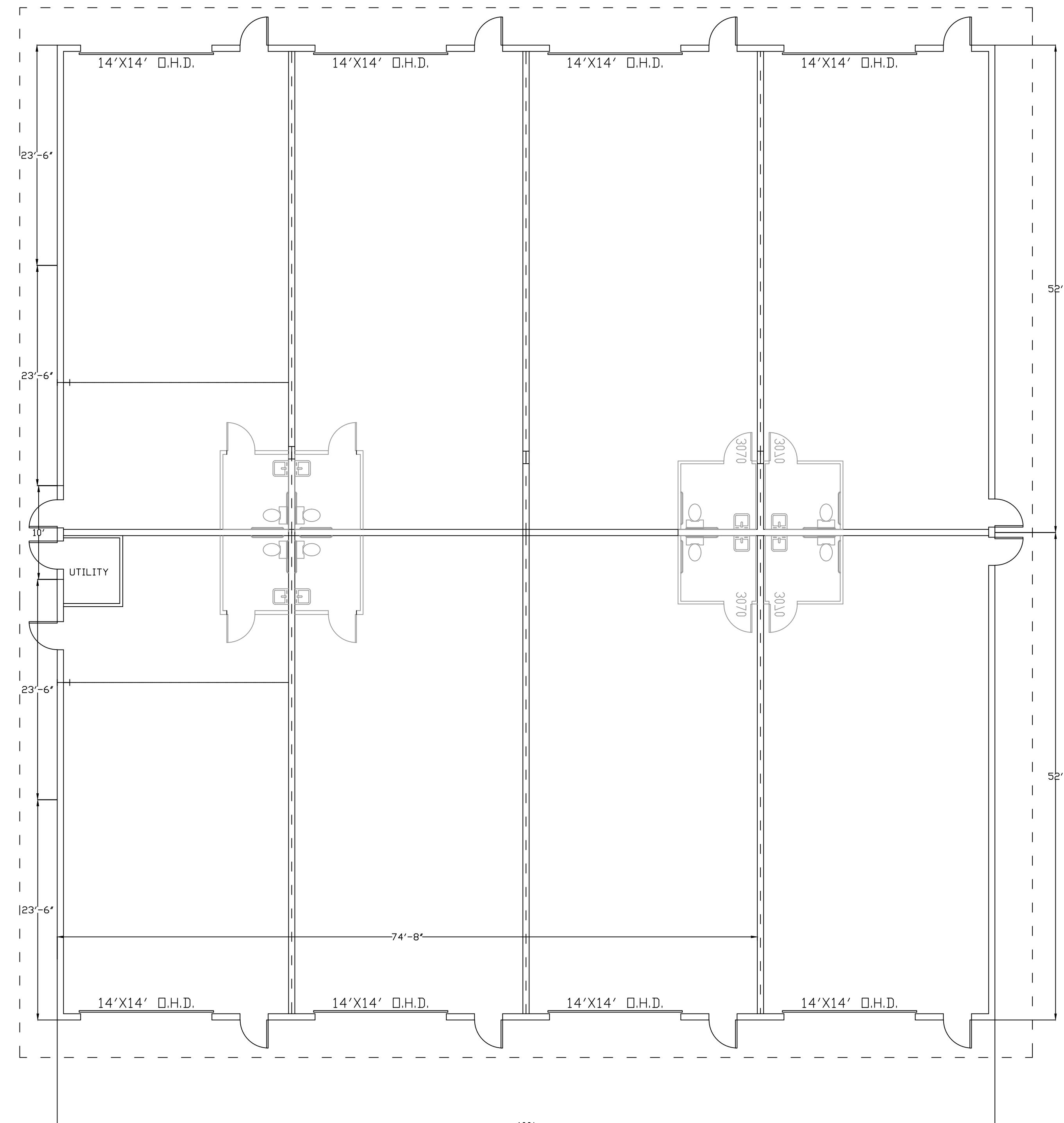


Attachments 7: Stormwater Management Report

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"
REV. 2	DRN. BY YML
DATE	4/10/25
D.R. POULIN CONSTRUCTION	

A-1