

Town of Boxborough

DRAFT SUMMARY OF VOTES: October 14 and 15, 2025



Fall Town Meeting

**Tuesday, October 14 and 15, 2025 7:00
PM**

Meeting was called to order at 7:15 PM

A total of 412 registered voters checked in to Fall Town Meeting night 1.

ARTICLE 1 AMENDMENT TO CHANGE SECTION 4.1.3c UTILITY AND PUBLIC SERVICE USES AND ARTICLE 9.2 TERMS DEFINED OF THE TOWN OF BOXBOROUGH ZONING BYLAW

(Two-thirds Vote Required)

Mark White of the Planning Board moved and it was seconded that Town vote to amend Article 4, Section 4.1.3c UTILITY AND PUBLIC SERVICE USES and Article 9, Section 9.2 Terms Defined of the Town of Boxborough Zoning Bylaw as set forth in the October 14, 2025 Fall Town Meeting Warrant.

“...for the purpose of allowing and defining a new use “Public Safety”. The changes are in bold:

4.1.3c UTILITY AND PUBLIC SERVICE USES

	AR	R1	B	B1	OP	TC	IC
Public Safety²⁶	Y	Y	Y	Y	Y	Y	Y

FOOTNOTES

²⁶ Use must be owned or operated by the Town of Boxborough. Site Plan approval required for any use per Section 2.5.2a of this Bylaw.

9.2 Terms Defined

Public Safety shall mean any land, structure or structures owned or operated by the Town of Boxborough for police, fire and emergency medical services, or emergency management.”

Robin Lazarow of Hill Road moved and it was seconded to amend the Motion under Article 1 to replace the letter “Y” under both the “AR” and “R1” columns in Table 4.1.3c with the letter “N.”

4.1.3c UTILITY AND PUBLIC SERVICE USES

	AR	R1	B	B1	OP	TC	IC
Public Safety²⁶	N	N	Y	Y	Y	Y	Y

Action on the motion to amend Article 1:

Motion to amend Article 1 failed (128 Yes, 264 No – 67.3% No) as declared by the Moderator.

Action on the motion on Article 1: passed by 2/3s majority (284 Yes and 115 No – 71.2% Yes) as declared by the Moderator.

**ARTICLE 2 AMENDMENT TO CHANGE SECTION 5.1.2 DIMENSIONAL
SCHEDULE OF THE TOWN OF BOXBOROUGH ZONING
BYLAW**

(Two-thirds Vote Required)

Rebecca Verner moved and it was seconded that the Town vote to amend Article 5, Section 5.1.2 Dimensional Schedule, Footnote 5 of the Town of Boxborough Zoning Bylaw as set forth in the October 14, 2025 Fall Town Meeting Warrant.

“...for the purpose of allowing a Public Safety building of up to 25,000 square feet in the Town Center District. The changes are in bold:

Section 5.1.2 Dimensional Schedule footnote 5 is modified as follows:

⁵ Maximum Building Size: No building shall exceed 8,000 square feet gross floor area. Notwithstanding the above, any building in excess of 8,000 square feet gross floor area, but less than 15,000 square feet gross floor area (**25,000 square feet for Public Safety buildings**) may be allowed by special permit of the Board of Appeals under Section 2.3 of this Bylaw.”

Action on the motion on Article 2: carried by the 2/3s required as declared by the Moderator.

**ARTICLE 3 SENSE OF THE MEETING: UNDERSTANDING THE
RELATIONSHIP BETWEEN LOCATION AND COST FOR
BUILDING A NEW FIRE HOUSE**

(Majority Vote Required – Non-Binding)

Mary Brolin, Fire Station Building Committee Chair moved and it was seconded to see if it is the sense of the meeting to pay up to six million dollars (\$6,000,000.00) more than the base cost to build a new fire house that is not located at 72 Stow Road.

Action on the motion on Article 3: motion failed (109 Yes, 115 No) as declared by the Moderator.

**ARTICLE 4 SENSE OF THE MEETING: BUILDING A NEW FIRE HOUSE
USING HIGH-LEVEL “GREEN CONSTRUCTION” STANDARDS**

(Majority Vote Required – Non-Binding)

Mary Brolin, Fire Station Building Committee moved and it was seconded to see if it is the sense of the meeting that the Town explore the design and construction of a new fire house using Green Construction standards.

Action on the motion on Article 4: carried by a majority as declared by the moderator.

Motion to adjourn the Fall Town Meeting this evening: 9:58 pm

Kristin Hilberg moved and it was seconded that the October 14, 2025 Fall Town Meeting be adjourned until 7:00 p.m. tomorrow evening in the Boxboro Regency.

October 15th, night two, Dennis Reip called the reconvening of the Fall Town Meeting to order at 7:01PM. There were 117 voters in attendance.

ARTICLE 5 MBTA COMMUNITIES OVERLAY DISTRICT AND DEFINITIONS

(Majority Vote Required)

Rebecca Verner, Planning Board Chair moved, and it was seconded, that the Town vote to amend Article 8, Special Districts, and Article 9, Definitions, as set forth in the October 14, 2025 Fall Town Meeting Warrant, and to further amend Article 8 by inserting a new Section 8.5.3, titled “Definitions”, to read as follows:

8.5.3 Definitions. For purposes of this Section 8.5, the following definition shall apply.

Multi-Family Housing. A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

And to authorize the Town Clerk to renumber the sections that follow the new Section 8.5.3 accordingly.

“...by creating Section 8.5, MBTA Communities Overlay District, to read as follows, and further that non-substantive changes to the numbering of the Zoning Bylaw be permitted in order that it be in compliance with the numbering format of the Zoning Bylaw.

8.5 MBTA Communities Multi-family Overlay District

8.5.1 Purpose. The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

- (a) Provide immediate access to rapid transit resources.
- (b) Promote a range of housing choices.
- (c) Increase opportunities for infrastructure improvements that would promote increased pedestrian access, mobility, and stormwater improvements.
- (d) Maintain and encourage appropriate massing and height of buildings that blend in and enhance the building elevations already in existence.

8.5.2 Establishment. This MCMOD is an overlay district having a land area of approximately 10.54 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map as Appendix E.

8.5.3 Applicability of MCMOD. An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 8.5.

8.5.4 Underlying Zoning. The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 8.5 are governed by the requirements of the underlying zoning district(s).

8.5.5 Permitted Uses

(a) Uses Permitted as of Right. The following uses are permitted as of right within the MCMOD.

1) Multi-family housing, at a rate of no more than 13 units per acre.

8.5.6 Dimensional Regulations.

(a) Table of Dimensional Regulations. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Dimension	Unit
Minimum Lot Size	10,000 Sq Ft
Maximum Stories	2
Maximum Building Height	30 FT
Maximum Lot Coverage	60%
Minimum Open Space	40%
Front Yard Setback	40 Ft
Rear Yard Setback	30 Ft
Side Yard Setback	40 Ft

(b) Roof-Mounted Solar Energy Systems. Roof Mounted Solar Energy Systems are not subject to these dimensional regulations and shall be allowed in excess of the maximum building height.

8.5.7 Parking Requirements. Notwithstanding anything to the contrary in this Zoning, the parking requirements applicable in the MCMOD are as follows:

Vehicle Parking Spaces	1.5 Spaces/unit
Bicycle Parking Spaces	1 Spaces/unit

Electric Vehicle Spaces	0.2 Spaces/Vehicle Parking Space
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(a) Bicycle storage. For a multi-family development of 10 units or more, covered parking bicycle parking spaces shall be integrated into the structure of the building(s).

8.5.8 Affordability Requirements.

A minimum of ten percent (10%) of the units in a multiple unit development subject to this Bylaw shall be established as affordable housing units constructed or rehabilitated in the MCMOD. Fractions of a dwelling unit shall be rounded down to the nearest whole number. In the event that the Town receives approval by Massachusetts Executive Office of Housing and Livable Communities (EOHLC) of an Economic Feasibility Analysis which indicates feasibility of a higher affordability requirement, this requirement shall increase up to the maximum permitted by law.

8.5.9 Site Plan Review

(a) Applicability. Site Plan Approval under Article 2.5 is required for a project that proposes six (6) dwelling units or more.

(b) Review and Approval. An application for Site Plan Review shall be reviewed by the Planning Board for consistency with the purpose and intent of Article 2.5, Article 8.5, and Planning Board Rules and Regulations for Site Plan Approval.

(c) Design Review Board. The Design Review Board shall review applications for Site Plan Approval within the MCMOD and provide a written recommendation to the Planning Board prior to the close of the public hearing.

8.5.10 Severability. If any provision of this Section 8.5 is found to be invalid by a court of competent jurisdiction, the remainder of Section 8.5 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 8.5 shall not affect the validity of the remainder of the Boxborough Zoning Bylaw.

And further, amend Article 9 Definitions, Section 9.2 by inserting the following terms and definitions:

Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Boxborough, Massachusetts, as defined by the U.S. Department of Housing and Urban Development (HUD).

As of right (also referred to as by-right). Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval. Development may still be subject to site-plan review.

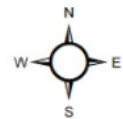
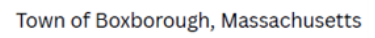
EOHLC. The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency.

MBTA. Massachusetts Bay Transportation Authority.

Multi-Family Housing. A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

Subsidized Housing Inventory (SHI). A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate- income housing for the purposes of

The map displays the Town of Boxborough, Massachusetts, with a focus on the MCMOD Overlay District. The main map shows the town's boundaries and a network of roads. A small orange-shaded area in the upper right corner of the main map indicates the MCMOD Overlay District. An inset map in the top left corner provides a more detailed view of this area, showing Leonard Road and Hill Road. The inset map includes parcel numbers such as 02-022-000, 02-023-000, 02-024-000, 04-025-000, 04-026-000, 04-027-000, 04-028-000, and 04-029-000. The map also includes a north arrow, a scale bar (0 to 4,500 feet), and the Town of Boxborough seal.

 MCMOD Overlay District

Action on the motion on Article 5: passed by 2/3s majority as declared by the Moderator.

ARTICLE 6 AMENDMENT TO CHANGE SECTION 4 OF THE STONE WALLS BYLAW

(Majority Vote Required)

Rebecca Verner moved and it was seconded that the Town vote to Amend Article 9, Section 3, Subsection 4 of the General Bylaws, i.e., the Stone Walls Bylaw, as set forth in the October 14, 2025 Fall Town Meeting Warrant.

“...for the purpose of allowing temporary stone wall removal adequate to allow for necessary equipment and vehicle access to maintain the property. The deletions are struck through and changes are in bold:

Section 4: APPLICABILITY

Preservation of existing stone walls shall be exempt from review and approval by the Board. Prior written approval of the Board in accordance with the provisions of this Bylaw shall be required for:

4.1. The removal, tearing down, or destruction of stone walls or portions thereof within or on the boundary of any Town Way.

4.2. The construction of a new stone wall within or on the boundary of any Town Way.

Temporary (less than one (1) month) openings, no greater than ~~ten (10)~~ **fifteen (15)** feet in width in stone walls as defined above, are permitted upon written approval of the Town Planner which may be granted upon provision of a photograph of the portion of stone wall to be impacted, a written statement that the wall will be returned to its original state, and the posting of a \$1,000.00 bond with the Town. The bond so posted will be released upon inspection and approval by the Town Planner that the stone wall has been substantially returned to its initial state.”

Action on the motion on Article 6: passed by majority as declared by the Moderator.

ARTICLE 7 TO ESTABLISH AN APPOINTED BOARD OF ASSESSORS

(Majority Vote Required)

Kristin Hilberg moved and it was seconded that the Town vote to establish an appointed Board of Assessors as set forth in the October 14, 2025 Fall Town Meeting Warrant.

“...consisting of three members, said members to be appointed by the Select Board for staggered three-year terms, with all the powers and duties of Boards of Assessors as set forth in the General Laws; such change to become effective upon approval by town meeting, subject to the requirements of G.L. c. 41, §24.”

Action on the motion on Article 7: carries by a wide majority as declared by Moderator.

ARTICLE 8 AMENDMENT TO GENERAL BYLAW - DATE OF ANNUAL TOWN MEETING AND ANNUAL TOWN ELECTION

(Majority Vote Required)

Robert Stemple moved and it was seconded that the Town vote to amend Article 1, Section 1 of the General Bylaws, as set forth in the October 14, 2025 Fall Town Meeting Warrant.

“...by deleting the current section in its entirety which reads:

"The Annual Town Meeting for the election of town officers shall take place on the Tuesday following the third Monday in May of each year and that the Annual Meeting for the transaction of other business shall take place on the second Monday in May of each year."

and inserting in its place the following:

"The Annual Town Meeting for the transaction of all business other than the election of Town Officers shall customarily be held on the second Monday in May, and the Annual Town Meeting for the election of Town Officers shall customarily be held on the Tuesday following the third Monday in May. "

If the Select Board determines that holding either session of the Annual Town Meeting on its customary date is impracticable due to unavailability of facilities or other significant conflict, the Select Board may, by vote, establish alternative dates. The business session shall be scheduled within the months of April, May, or June, and the election session shall be scheduled no later than the Tuesday following the third Monday in June, always held after the business session."

Action on the motion on Article 8: passed by majority as declared by the Moderator.

Kristin Hilberg moved and it was seconded to dissolve the 2025 Fall Town Meeting at 7:53 PM.