

# Town of Boxborough Massachusetts



## OFFICIAL WARRANT & PROCEEDINGS

### FALL TOWN MEETING


**Tuesday, October 14, 2025 – 7:00 PM**  
**Wednesday, October 15, 2025 – 7:00 PM**

Voter check-in begins at 6:30 PM

**Boxboro Regency - Parade Room**  
**242 Adams Place, Boxborough**

*Please bring this Warrant with you to the Fall Town Meeting*

True copy, attest

  
Rebecca J. Harris  
Boxborough Town Clerk

**Free On-Site Child Care Available**

**October 14 & 15 · 6:30–9:00 PM**

**Please sign up using the QR code on page 4 of the warrant**

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## COMMUNITY ANNOUNCEMENTS

### **Town Meeting Schedule**

The Fall Annual Town Meeting will be conducted over the course of two evenings.

- **Night One** will begin with Articles 1–4. The intent is to complete these articles. If time allows, the Meeting may also take up Articles 6–8.
- **Night Two** will begin with **Article 5 (MBTA Communities Overlay District and Definitions)**. Article 5 will be the first matter taken up on the second evening regardless of the progress made on night one.

This schedule is provided to assist residents in planning their participation. While the pace of Town Meeting is not predictable, residents should note that **Article 5 will be considered at the outset of Night Two**.

### **Acton-Boxborough Regional School District**

The Acton-Boxborough Regional School District is in the process of developing its next strategic plan. This plan will consider opportunities to reorganize schools and programs to improve services for students in a sustainable financial model for the communities. The school district invites members of the Boxborough community to learn about potential options and provide feedback about these options:

1. **Monday, October 27th** from 6:30-8:00 p.m., in the Blanchard Memorial School Gym. Target Audience: Boxborough Families & Residents
2. **Thursday, October 30th** from 6:30-8:00 p.m., Virtual (registration link to be posted about 2 weeks prior to the date). Target Audience: Acton & Boxborough Families & Residents

For more information, visit the district website at [abschools.org](http://abschools.org) or contact Peter Light, Superintendent of Schools at [plight@abschools.org](mailto:plight@abschools.org)

### **Boxborough News: Our Town, Our News, Our Voices**

Boxborough News is an independent, volunteer-run news project committed to neutral reporting of town news and information. We publish news articles, community stories, and information about local events each Friday on [www.BoxboroughNews.org](http://www.BoxboroughNews.org). We also publish a free weekly email newsletter. Subscribe at <https://www.boxboroughnews.org/subscribe>.

### **I-495 Route 111 Bridge Replacement**

Stay informed – visit <https://www.boxborough-ma.gov/> under “Latest News” for MassDOT updates.

### **Littleton-Boxborough Watermain Project**

Stay informed – visit <https://www.lelwd.com/boxborough-water-main/> for latest updates on the waterline project.

### **New to Boxborough? Welcome!**

Visit <https://www.boxborough-ma.gov/DocumentCenter/View/5010/Boxborough-New-Resident-Quick-Reference-Guide-PDF> to find information about the town that you might want as a new Boxborough resident.

### **Boxborough Connects (MART Van)**

The Boxborough Connects is proud to announce that ridership has increased steadily since its inception. The service has been an asset in assisting: one car households, children 10 or older with after school activities and seniors who choose not to drive. Boxborough Connects also makes multiple stops at the South Acton MBTA station for commuters. It also includes a dedicated stop at the Acton Food Pantry on Thursdays. The service runs Monday through Friday, from 7:30am to 7:00pm. The cost is a \$1 per passenger per ride.

For more information and schedule refer to this link: [/bit.ly/BoxboroughConnects](https://bit.ly/BoxboroughConnects)  
Boxborough Connects is operated in collaboration with the Montachusett Regional Transit Authority (MART).



## **TOWN OF BOXBOROUGH**

### **FALL TOWN MEETING**

October 14, 2025 – October 15, 2025  
7:00 PM

To either of the Constables of the Town of Boxborough, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Boxborough, who shall be qualified to vote in accordance with the provisions of MGL Chapter 51, Section 1, to meet at the Boxboro Regency, Parade Room, 242 Adams Place, Boxborough, MA starting on Tuesday, October 14, 2025 at 7:00 PM, to act on Articles 1 through 8 of this Fall Town Meeting Warrant.

**October 14, 2025**

**Tellers and Election Workers were sworn in: John Fallon, Sarah Murphy, Peishan Bartley, Christine Marlow, Heather Fleming, Liz Markiewicz, Kim Grotbek, and Than Stuntz were the Tellers. Elizabeth Nichols, Karen Whitcomb, Anne McNeece and Carol Driscoll checked people in.**

**Call to Order by Elected Town Meeting Moderator, Dennis Reip at 7:15 pm. A total of 412 registered voters checked in on night 1.**

On behalf of all the elected and appointed officials of the Town, Mr. Reip welcomed and thanked everyone for coming to this Special/Fall Town Meeting. Bob Stemple led everyone in the pledge of allegiance.

**Introductions:**

Moderator Reip introduced the people involved with the business of TM: Town Clerk Rebecca Harris and Town Counsel Joseph (Joe) Fair from KP Law. Town Administrator Michael Johns and Chair of the Select Board Kristin Hilberg were introduced. Ms. Hilberg introduced the other members of the Select Board: Vice Chair, Priya Sundaram, Robert Stemple, Sam Anderson, and absent member Wes Fowlks.

Mr. Reip introduced the Finance Committee Chair, Antony Newton, who introduced the remaining members: Vice-Chair and Clerk John Connor, Maria Neyland, Joseph Stulpin, John Greven, and Michelle Ryan. Mr. Reip recognized the service of member Keshava Srivastava who died suddenly over the past weekend.

Rajon Hudson, Assistant Town Administrator and Kelley Price, Administrative Assistant are down in front running the projector, so we can all see the motions and presentations.

In the front row of chairs are members of the Planning Board and Fire Station Building Committee.

We also have Town Planner, Alec Wade and members of volunteer boards and committees on hand to speak to some of the motions as needed.

This meeting is being broadcast live and is also being recorded for on demand viewing on BXBTv by Littleton Community Television (LCTV). Thank you to Mark Crory, LCTV's Executive Director, LCTV's Video Program Coordinators Judy Reid and Nicolas Casaletto, BXBTv Media Technicians David Astolfi and Diane Douglas, photographer and logistics coordinator.

On behalf of the Town, Mr. Reip also extended thanks to the town employees who helped prepare for this meeting and the Boxboro Regency for being our gracious host and for preparing the ballroom.

**Announcements**

Non-voters over the age of 18 need to sit in the BACK of the hall in the area marked off to the side on the right as you are facing the stage.

FTM will be tonight and tomorrow night, October 15<sup>th</sup>, as printed in the warrant. We will start the second night with Article 5, regardless of where we leave off tonight.

**Town Meeting Process**

The agenda for this meeting is the Warrant. Everything we discuss at this meeting is contained in the warrant.

This is not the public forum or hearing for random matters of interest and we will not be discussing anything that is not already identified in the Warrant.

The Boxborough Town Meeting is the "legislature" for the Town. We collectively approve Town expenses, vote on capital purchases, approve bylaws, determine land use and other matters that may be included in the Warrant.

The Warrant includes summaries and recommendations for each article.

Mr. Reip explained that his job as Moderator is to be the presiding officer of this legislature. The Boxborough Town Meeting process is guided by Town Meeting Time, a handbook of parliamentary law prepared by the Massachusetts Moderators Association.

He is here to ensure that Town Meeting is:

**Fair:** There is a set of rules and everyone follows them

**Open:** Everyone who wishes to speak has the opportunity to do so

**Civil:** Everyone listens respectfully.

One part of being civil is that there is no applause or booing during discussion of articles.

**Relevant:** All the discussion, motions, and amendments must be “within the four corners” of the motion on the floor, and voters must be notified in advance of the items to be discussed at Town Meeting by way of the Warrant.

Please be aware that we vote on MOTIONS which might be slightly different from the wording of the Articles printed in the warrant.

The motions will be displayed on the screen.

Starting on page 26 of the Warrant you will find the Town Meeting Guide which summarizes the process with some of the most common motions listed.

You were also given a 1-page handout on “Boxborough Town Meeting Process” as you walked in.

**Four key points:**

a) To be recognized and speak you need to be at one of the alternating microphones; this year we will have a “yes” microphone and a “no” microphone AND a “questions” microphone.

b) Speakers are limited to 3 minutes and we run a clock for all to see here up on the screen.

c) All discussion must be relevant to the Motions on the floor

d) Mr. Reip will call for a vote when no one is standing at microphone. If someone wants to end debate before that they need to come to a microphone and say “I move the question”

Sponsors of the article cannot move the question. You cannot make comments at the mic, and then immediately move the question.

Mr. Reip may call for votes to be made simply by voice, yea or nay, or a show of hands using the green cards, or if necessary, by a standing count.

All voters should have received a bright green card when you signed in. When he asks for a vote by a show of hands, he will ask you to raise the card to make it easier to see your hand.

Under town bylaw Mr. Reip has the ability to declare a majority or a 2/3 vote using the voice vote or show of hands vote methods. If he does so, and seven of you think he was in error, please say so immediately and we will have a standing counted vote instead.

Note: if anyone has a question about process you can stand in place and say “Point of Order” in a loud voice and direct your question to me.

Except for a point of order, you MUST be at a microphone to ask a question, make a comment, or make a motion to move the question.

There are three microphones tonight and he explained that he will recognize people to speak in an alternating fashion. These will be the microphone to his right (your left is for YES), the microphone in the

middle and the microphone to his left (your right is for NO). For the Articles to be discussed tonight, there are two designated microphones for “yes” and “no” for voters expressing for and against comments as we have done on occasion for Articles of great interest.

We also have a microphone dedicated to questions only. This is intended for voters to pose a direct question without expressing a yes/no opinion. Please use the question mic as intended for direct questions only... no rhetorical questions intended as statements.

There are chairs along the aisles directly behind each microphone that area tagged for people waiting in line at the microphones. Please leave these seats open for folks lining up to speak.

Please remember to keep the discussion CIVIL and disagree without being disagreeable.

We also refrain from applause, boos, cheer or jeers of any kind.

Boxborough has a long tradition of civility at TM.

Let’s continue with this tradition here tonight.

## **ADMINISTRATIVE MOTIONS**

### **Motion on Dates:**

Kristin Hilberg, Select Board Chair moved, and it was seconded, that any adjourned sessions of the October 14, 2025, Fall Town Meeting be held on Wednesday, October 15, 2025, in the Boxboro Regency starting at 7 p.m. and further that no debate will begin on any new article after 10:00 p.m.

**Discussion on the motion: none**

**Action on the motion: carried by a majority as declared by the Moderator.**

### **Motion on Reconsideration:**

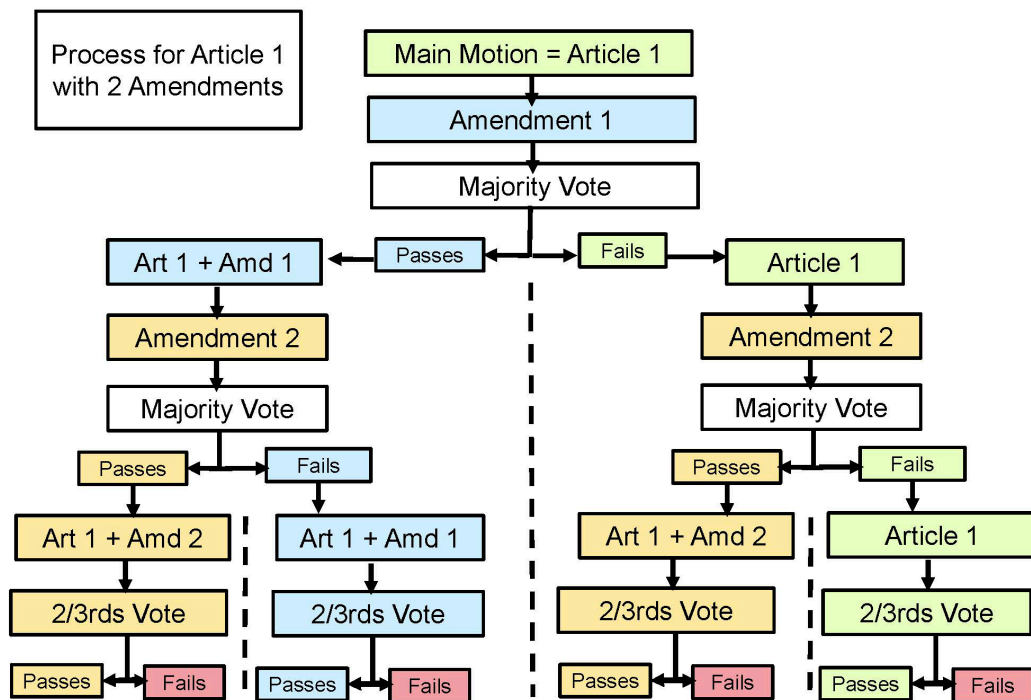
Kristin Hilberg, Select Board Chair moved, and it was seconded, that once final action has been taken on an Article, and the next order of business has been taken up, or the session of the Fall Town Meeting has been adjourned, the Article may not again be considered at that Fall Town Meeting unless the Moderator determines in his discretion that reconsideration would be in the best interest of the voters.

**Discussion on the motion: none**

**Action on the motion: carried by a majority as declared by the Moderator.**



Moderator Reip showed a flowchart regarding the process of voting on multiple amendments.



**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**

|                                   | <b>AR</b> | <b>R1</b> | <b>B</b> | <b>B1</b> | <b>OP</b> | <b>TC</b> | <b>IC</b> |
|-----------------------------------|-----------|-----------|----------|-----------|-----------|-----------|-----------|
| <b>Public Safety<sup>26</sup></b> | <b>Y</b>  | <b>Y</b>  | <b>Y</b> | <b>Y</b>  | <b>Y</b>  | <b>Y</b>  | <b>Y</b>  |

**FOOTNOTES**

<sup>26</sup> **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.”**

***Summary:***

*Article 1 establishes a definition for Public Safety and a corresponding use code. Under this proposal, Public Safety uses operated by the Town would be allowed by right in every district. Footnote 26 is further included to emphasize the requirement for site plan approval by the Planning Board, prior to issuance of a building permit.*

**The Planning Board recommends (3-2-0).**

**Majority Opinion:** The Planning Board recommends allowing Public Safety Facilities, “by right” in all zoning districts, subject to site plan review.

This article is significantly narrower than the one proposed at the last Town Meeting. Instead of permitting all municipal uses, which vary widely in intensity, it allows only Public Safety Facilities, and only after public hearings and a stringent site plan review process. At present, however, Public Safety Facilities are prohibited in all zoning districts due to an omission in the bylaws.

For the last 30 years, all municipal uses were permitted throughout Boxborough, and many municipal buildings have been constructed in or adjacent to commercial and residential zones. The current limitation exists only because of the inadvertent omission of a single definition in the zoning bylaws. In our deliberations, it also became evident that nearly all neighboring towns allow Public Safety Facilities in all zones, and many currently have such facilities coexisting directly alongside residential uses, without controversy.

Public Safety Facilities protect our health and safety, the very core of zoning and town governance. Allowing them in every district ensures maximum flexibility in site selection, cost management, and emergency responsiveness, thereby strengthening community safety. Zoning is not only about separating incompatible uses; it is also about ensuring essential services are accessible where needed. Unlike commercial or industrial facilities, Public Safety Facilities serve the public welfare, not private profit, and are operated by the municipality, giving the community ultimate control.

Any adverse effects are foreseeable and can be managed through rigorous oversight. The site plan review process provides a public forum where residents and abutters can raise concerns about traffic, noise, lighting, and environmental impacts, all of which must be mitigated under established standards. Permitting requirements and oversight through site plan review, building codes, and other regulatory tools ensure that such facilities enhance, rather than harm, neighborhood character.

Zoning bylaws serve to protect communities from adverse impacts by requiring thoughtful, evidence-based regulation of land uses. Zoning's fundamental purpose is to safeguard public health and safety. Properly designed, sited, and vetted Public Safety Facilities are not "unintended consequences," but direct fulfillments of that purpose. Appropriate siting and modern regulatory standards ensure facilities are assets, not liabilities. Excluding such facilities from residential districts is not a requirement of good zoning; rather, it is a flaw. More than 75% of the land in Boxborough is either restricted/non-buildable or zoned Residential, severely limiting where necessary infrastructure can be built if restricted only to non-residential districts.

It is also important to note that zoning alone does not authorize construction of a facility. Any project or site proposed for such a facility must go through multiple other, very public, processes, such as site selection, design, property acquisition, and ultimately construction funding. Bonding would be required at each stage, bringing multiple articles before the Town for any large project. Bonding requires a two-thirds vote of Town Meeting followed by a majority vote at the ballot box at a town-wide election. Additional input and review would come from the Conservation Commission, Board of Health, Sustainability Committee, and other relevant town bodies. In short, zoning is only the first hurdle, not the last. The majority believes that the people of Boxborough should have the final decision on any Public Safety Facility, its design, location, and cost, not any single board. This article ensures that outcome.

Our zoning bylaws exist not only to shield neighborhoods from harm, but to enable the infrastructure that keeps our entire community safe and vibrant. Striking this balance is essential if zoning is to serve its true purpose: protecting residents while enabling the services that sustain them. Allowing Public Safety Facilities "by right" in all districts, with strong public oversight, expresses these fundamental principles, providing fair, effective protection for all. The majority believes that when it comes to Public Safety, no doors should be closed.

**Minority Opinion:** The Planning Board does not recommend this article as written. We recommend against allowing public safety facilities "by right" in the Agricultural and Residential ("AR" and "R1") zoning districts.

While we recognize and support the current need for a new fire station—and future public safety facilities—we believe such facilities should be permitted "by right" only in the town's business, commercial and industrial zoning districts or where such facilities already exist. Public safety facilities should be disallowed in the AR and R1 zoning districts.

Public safety buildings are inherently commercial and industrial in nature, often featuring large garages for multiple vehicles, including diesel trucks. They generate traffic, noise, lighting, and potentially contaminated wastewater, all of which require careful management.

These impacts make such facilities unsuitable for residential neighborhoods. Zoning exists to protect communities from unintended consequences. There are no facilities allowed by right in Boxborough's Use Regulations that are of an industrial or commercial nature in our AR and R1 zoning districts. This is by design to protect residents.

Fortunately, there is ample commercially and industrially-zoned land available that is centrally located, appropriate for future public safety facility development, and buffered from residents. Numerous sites have been identified that meet the Fire Station Building Committee's (FSBC) stated needs that are outside of the AR and R1 zoning districts.

If residents feel strongly that public safety facilities should be allowed in any part of town, we recommend that they be allowed in the AR and R1 districts only by Special Permit, issued by the Zoning Board of Appeals (ZBA), consistent with neighboring towns. This layer of additional oversight would ensure that any proposed facility "will not have adverse effects that outweigh the benefits to the town or its neighborhood," as required by Boxborough's zoning bylaw.

**The Finance Committee recommends (7-0-0).** *A yes vote for this article will allow the greatest flexibility for the Town to build the most efficient and cost-effective public safety buildings.* It should be noted that approval of this article does not mean automatic approval for a public safety building anywhere in town. The residents will have multiple opportunities to vote for any public safety project through town meeting votes and potential ballot questions for any debt exclusion. In addition, all projects would go through the rigorous site plan approval by the planning board.

**The Fire Station Building Committee recommends (6-0-0).** Based on the discussion FSBC members heard at the Planning Board hearings, the input from community members, and the need to allow for flexibility in selecting an appropriate and cost-effective site for the new fire station, the Fire Station Building Committee recommends this article, which would allow for facilities for public safety purposes, including structures used for police, fire, emergency medical services, or emergency management, to be permitted by right in all zoning districts within the Town of Boxborough.

**The Select Board recommends (4-1-0).**

**Majority Opinion:** The Select Board recommends permitting Public Safety facilities by right in all zoning districts, subject to site plan review. Public safety is a core service provided by the Town, directly impacting the health and safety of our residents. Allowing these facilities in every district gives the Town the flexibility to choose optimal locations that ensure rapid emergency response and long-term cost efficiency.

These facilities are subject to existing bylaws regulating noise, lighting, and wastewater management—often with stricter standards than those required in some agricultural or residential zones. This ensures any development is both safe and compliant.

Contrary to the belief that ample land is available in industrial zones which makes up of roughly 25% of Boxborough, only few parcels are available and many have limitations. If ample land were available, prior boards would have already identified and developed such a site for a new fire station—potentially saving significant costs over the past decade.

For improved emergency access, better site selection, and fiscal responsibility now and in the future, allowing Public Safety facilities by right across all zones is a practical and necessary step.

**Minority Opinion:** The minority of the Select Board does not recommend this article. I, Wes Fowlks, fully support the Planning Board's minority opinion and agree that public safety facilities should not be allowed by right in Agricultural and Residential zones. If this article were amended to show 'N' instead of 'Y' in the zoning table for both AR and R1 districts, I would support it without hesitation.

Mark White gave the Planning Board majority recommendation and presentation. He presented a history of the previous article that failed to pass 2/3 vote at ATM last May. In June the Planning Board decided to remove all the possible municipal uses from the wording and held hearings in the fall. The definition is now a lot narrower than municipal uses that is currently in the Zoning Bylaw. The only thing allowed in this proposed article is public services and site approval process was added. He showed the Zoning map and discussed what buildings are currently are on Ag/Res, including the current fire station, town hall, school, museum, and library. He showed what is left for zoning and what could be used. There is not a lot left that is suitable or available for building a fire station. He discussed how all the other towns adjacent to us allow public services buildings in Ag/Res, including 20 that were surveyed close to us. The Planning Board would conduct site plan review with public hearings and will allow for mitigation and environmental review. This article does not include site plan review at this point. It is not the board's job to discuss the suitability of any one site until it comes before us, with many opportunities for public input at each step.

Rebecca Verner gave the minority opinion of the Planning Board. They believe that public safety facilities should be permitted only by right in Commercial and Industrial zoned area. They generate noise, pollution, etc. There are no industrial or commercial facilities currently located in Ag/Res zones. Site Plan Review can shape a project but it cannot deny a project.

Maria Neyland gave the Finance Committee's unanimous recommendation (above).

Mary Brolin gave the Fire Station Building Committee's unanimous recommendation (above). She added that there have been nearly 20 sites explored and if this article is voted down or amended, we would only have two sites left that would be possible. Escalation costs run 4-5% annually. We will only increase the cost of the project with nothing in return. We need zoning to move the firehouse building project forward.

Priya Sundaram gave the Select Board majority recommendation (above). She emphasized that especially with other costs to the town on the horizon in the form of a possible override, the ability to negotiate a lower cost to the town is imperative. The town has been trying to build a fire station for over 15 years. The proposed zoning is consistent with the bylaws of neighboring towns and the town maintains full control and oversight. All projects must go through four stages of approval at town meeting: land purchase, design funding, construction funding, and debt exclusion. This article enables smarter site selection and more prudent use of taxpayer dollars.

Kristin Hilberg read Wes Fowlks' Select Board minority recommendation in his absence (above).

**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**

|                                   | <b>AR</b> | <b>R1</b> | <b>B</b> | <b>B1</b> | <b>OP</b> | <b>TC</b> | <b>IC</b> |
|-----------------------------------|-----------|-----------|----------|-----------|-----------|-----------|-----------|
| <b>Public Safety<sup>26</sup></b> | <b>N</b>  | <b>N</b>  | <b>Y</b> | <b>Y</b>  | <b>Y</b>  | <b>Y</b>  | <b>Y</b>  |

### **Discussion on the motion to amend Article 1:**

Robin Lazarow said that we all agree that we need a new fire station. By supporting this amendment to Article 1 we can come together without fear and doubt that we will move forward. Without this amendment, it allows the fire station by right in all Ag/Res districts. She believes this gives us the best chance to move forward on Article 1.

Planning Board recommendation (Alec Wade, Town Planner, said they voted 3 to 2 not to recommend, voted earlier this evening).

Finance Committee does not recommend (0 to 6).

Fire Station Building Committee does not recommend (0 to 6). This amendment restricts the town's options. One site of four we are considering is probably the lowest cost option and this amendment would hamper our ability to negotiate a lower price.

Select Board unanimously does not recommend this amendment (4 to 0, one absent). Priya Sundaram stated that it removes flexibility and ability to negotiate lower costs from the taxpayers.

John Neyland of Picnic St. does not support the amendment because it is too restrictive. The Planning Board works hard going through all of the details and they came up with the Article as written with a 3 to 2 majority. The Planning Board will have the ability to condition the building and we need to trust the process.

Mark Barbadoro of Old Harvard Rd. said that the Fire Station Building Committee and previous Building Committee thought they could build a fire station anywhere in town, and now have narrowed it down to four sites. All of the sites could be built on with this amendment except 72 Stow Rd. His recommendation is to vote yes for the amendment. He believes that there is a better chance of the amendment passing rather than the unamended article.

Becky Neville of Middle Rd. stated her confusion about the current zoning for the existing fire station building location because it's zoned Ag/Res. She asked who would make the decision about the current location and whether it would be allowed for the new fire station.

Dennis Reip asked Alec Wade, Town Planner to speak on this.

Alec Wade said that the existing location could be used under a Special Permit process they could file for a continuation of the existing non-conforming use.

Ms. Neville asked who would make that determination.

Mr. Wade replied that the Zoning Board of Appeals would, during a public hearing. There are firm criteria that they would need to adhere to but they could reasonably condition a project.

Ms. Neville pointed out that that is a five member appointed board.

Dick Wagman of Leonard Rd. said that it appears that those supporting the amendment don't trust all of these committees. If we pass this amendment then it is likely going to mean higher taxes and no benefit. He's inclined to trust the boards that are responsible for protecting us from problematic development.

There is not a lot of area left if we take away some of these zoned areas. He trusts our Planning Board, Fin Com and Select Board and opposes this amendment.

Richard Hilton of Littlefield Rd. said we love where we live and that's why we're here tonight. We are all affected by zoning. He discussed all of the hypothetical arguments that have been discussed and the concern for the backyards of those at 72 Stow Rd. He posed the question about how you might feel about having a fire station in your own backyard.

Cheryl Mahoney of Liberty Square Rd. asked about the detrimental impact mentioned on page 9 from the minority opinion of the Planning Board.

Rebecca Verner said those include noise, light, and multiple diesel trucks, and groundwater contamination.

Ms. Mahoney asked if there was any data to support that last claim. There was not.

Channing Wagg of Hill Rd. said we are putting the cart before the horse because we don't know the optimal location for the fire station including speed of getting equipment to the right location. There are a lot of apartments on the west side and there are a lot of wooded areas. He has not heard about any of these.

John Markiewicz of Patch Hill Rd. said we all support the need for the new fire station. We are talking about zoning. In Ag/Res we would be allowed to put public safety buildings including emergency management or emergency medical, and wondered what that would entail. He does not think we should allow all of these facilities in Ag/Res by right.

Chief Kivlan said that the emergency medical (EMS) would be the ambulance. Emergency Management falls under his purview, including emergency operations center.

Mr. Markiewicz asked if he anticipates facilities for that.

Chief Kivlan said he can't predict the future but doesn't see a need for it now.

Mr. Markiewicz said other places in the world are looking at air ambulances. We don't need to look at changing things now. Stow Rd. has a lot of resistance and by allowed Stow Rd it might delay us further. This would cost us more, and as we've been told it costs \$4,000 per day. We can't keep going after sites that may not pass.

Bill Donovan of Stow Rd. wanted to move the question but couldn't because he was at the wrong mic.

Kristin O'Neill of Mass Ave. has watched the planning board meetings and followed the process since May 2025 town meeting. She does not believe this amendment is best for our town, and does not allow us to make a community-centered fiscally responsible decision. More flexible zoning would not rubber stamp a public safety building. We need to explore all of the options. She talked about her backyard and how pleasant it is and the rural character of her yard. Her home is only two doors down from the current fire station. She said we need to explore all of the options that the FSBC hopes to do. She is here to say "sure in her backyard."

**Mary Nadwairski moved the question and it was seconded.**

**Action on the motion to stop debate: carried by 2/3s as declared by the Moderator.**

**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.**

**Discussion on the motion on Article 1:**

Leah Terassi of Liberty Square Rd. asked about studies citing environmental contamination.

Alec Wade said he researched this and couldn't find any studies.

Leah Terassi asked if Chief Kivlan could address siren use and noise.

Moderator Reip allowed Chief Kivlan to answer.

Chief Kivlan said the sirens will not be used if no traffic. Light will be minimized through regulations such as the dark sky bylaw that the town has.

Cheryl Mahoney of Liberty Square Rd. spoke about the Fire Station Building Committee's work and the details FAQs they have on their website. She supports this article and spoke about how her children grew up playing next to fire stations and was happy to have the building next to her. She urged a yes vote for public safety.

Cindy Markowitz had a point of order asking if the speaker was at the correct mic. She was.

Meagan McKiernan of Old Harvard Rd. wanted to ask the Fire Chief to speak to the pros and cons of the locations of the fire station.

Moderator Reip did not allow it, as it is not within the four corners of this Article.

**Mark Barbadoro of Old Harvard Rd. moved the question and it was seconded.**

**Action on the motion to stop debate: carried by 2/3s as declared by the Moderator.**

Rebecca Verner had a point of order. She asked if the numbers could be announced as they came in.

Mr. Reip said no, that they would be announced when they are tallied.

**Action on the motion on Article 1: carried by 2/3s (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:

<sup>5</sup> 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.”

***Summary:***

*Article 2 addresses a pre-existing threshold for structure sizes in the Town Center District. Presently, the Town Center district allows structures to be built up to 8,000 square feet, or up to 15,000 square feet if the property owner receives a special permit from the Zoning Board of Appeals. This article would increase the allowable threshold to 25,000 square feet, exclusively for Public Safety facilities. A special permit would still be required to increase the building size beyond 8,000 square feet.*

**The Planning Board defers its recommendation to Town Meeting Floor.** The Public Hearing for this article is scheduled after the printing of this warrant.

**The Finance Committee recommends (6-0-0).**

**The Finance Committee unanimously recommends (7-0-0).**

**The Fire Station Building Committee recommends (6-0-0).** Based on the discussion FSBC members heard at the Planning Board hearings, the input from community members, and the need to allow for flexibility in selecting an appropriate and cost-effective site for the new fire station, the Fire Station Building Committee recommends this article. Currently parcels located at 700 and 832 Massachusetts Avenue are under consideration for a new fire station. These parcels fall under the size restriction currently in place, which would prohibit selection of that site. To keep the options open for the best location, we recommend this change in size allowance for a public safety building in the Town Center District.

**The Select Board defers their recommendation until Town Meeting.** This allows time to hear input from the public hearing and review final language from the Planning Board. We appreciate the hard work that goes into preparing Zoning Bylaw articles and thank the Planning Board for their hard work and diligence on behalf of the town.

Rebecca Verner stated that the Planning Board unanimously recommends (above).

Maria Neyland stated that the Finance Committee unanimously recommends (above).

Mary Brolin gave the Fire Station Building Committee unanimous recommendation (above).

Kristin Hilberg state that the Select Board recommends (5-0-1). She said this article gives us the most flexibility so the fire station can be built.

Chris Dowdy of the Planning Board gave the presentation and showed the map of the Town Center District. The FSBC said that the draft proposal for the fire station went up to 25,000 sq. ft. so this Article allows for that potential building size.

**Discussion on the motion on Article 2:**

Mark Barbadoro asked if the motion was on the screen.

Moderator Reip explained that it says “as set forth in the warrant” so the language is as printed.

Roy Gustafson of Old Orchard Ln. asked if this was only for the Town Center District.

Chris Dowdy said that only the Town Center district is restrictive in this way.

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

Before requesting a Motion under Article 3, Moderator Reip clarified the intent of Article 3 and 4 as “Sense of the Meeting” Articles. Both of these Articles are non-binding. This means that regardless of the outcome of the vote on the Motions, the Town will not be authorizing or obligating any action or expenditure.

The sense of the Meeting discussion and vote is primarily intended to inform the FSBC, and the rest of the Town about your opinion on matters presented in the Motions.

We can anticipate that any consensus drawn from the discussion and vote will also help to inform the FSBC about how to develop the next step Articles for a Special Town Meeting scheduled for 2 months from now on December 15<sup>th</sup> and 16<sup>th</sup>.

Mary Brolin introduced the members of the Fire Station Building Committee: Mac Reid, Sara Lavado, Clerk, and Alan Ford as well as the ex-officio members.

### **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.

#### ***Summary:***

*At the 2025 Annual Town Meeting, Boxborough voted against design funding for a fire house located at 72 Stow Road. In order to move forward and build a much needed fire house that: (1) meets the needs of Boxborough residents and its staff of Firefighter/EMT's, fulfilling the mission of fire suppression, emergency medical response and emergency management services; and (2) complies with the Massachusetts Building and Fire Code and National Fire Protection Association (NFPA) standards, the Fire Station Building Committee seeks to find out how the Town feels about cost differential versus location. This sense of the meeting article seeks to find the Town's desire to explore the design and construction of a new fire house that is not located at 72 Stow Road, and could cost up to \$6 million more due to site constraints.*

**The Fire Station Building Committee recommends (6-0-0).** At this time, the FSBC is neutral about whether to pay up to \$6 million more for a fire station that is not located at 72 Stow Road. We understand the benefit of locating in an area that is not a neighborhood off of Massachusetts Avenue, but we also understand that it may cost the town up to \$6 million more to locate at one of the other proposed sites. This is on top of cost that is likely to be very expensive for the Town. This sense of the meeting will help give the FSBC direction about whether to move forward with a site on Massachusetts Avenue, if viable, despite incurring higher costs.

**The Finance Committee does not recommend (0-6-0).** The Finance Committee unanimously voted not to recommend this article. The Finance Committee concluded in light of the financial uncertainty with town and school budgets, spending an additional \$6 million on a Mass Ave location is not fiscally responsible. Especially if an efficient and cost-effective fire station can be built for less elsewhere, including but not limited to 72 Stow Rd.

**The Capital Committee does not recommend (0-5-0).** The Capital Committee voted unanimously against this article because of the negative effect it may have on other critical items in the Capital Plan.

**The Select Board makes no recommendation at this time.** This is a non-binding, sense-of-the-meeting article intended to foster discussion and give the Fire Station Building Committee additional input into the site selection and design of our future fire station. The Select Board has not taken a formal position on this article and is very interested in hearing the discussion tonight. We truly appreciate the time and energy the Fire Station Building Committee has dedicated to listening to the questions and concerns of the community as well as continually providing updates and information.

Mary Brolin gave the Fire Station Building Committee presentation. She described the lack of security and safety. Between earlier committees and the current one, 19 sites were looked at and 14 were dropped. There are challenges in our landscape with wetlands and ledge. Dual access is important. Four sites are still under consideration. She described the four sites that are still under consideration including 72 Stow

Rd., 502 Mass Ave (current), 700-832 Mass Ave and 1300 Mass Ave. The current site is already disturbed but it is a small lot. There are costs associated with the temporary space for the fire station for the year and half we would need to build. There are issues with 72 Stow Rd. such as acquisition cost and opposition from abutters. The 700-832 Mass Ave location has ledge and site line concerns and there are two parcel acquisition cost, probably a higher cost than Stow Rd. Since the May town meeting the 1300 Mass Ave owner is now interested in selling and it is already disturbed. The current wells and septic cross other properties and the acquisition cost could be higher than 72 Stow Rd.

72 Stow Rd. is the parcel that was recommended at the May town meeting. The biggest pro is that it is the least expensive option. The biggest con is the public opposition. For 16 months, they held 20 information events. There were times when there were not a lot of people. This is an opportunity to get input from a larger group of people with a sense of the meeting vote. 502 Mass Ave has additional site costs and the temporary facility costs so it's \$6,000,000 more than 72 Stow Rd. And the other sites will be estimated at \$4-6 million more than Stow Rd. The public forums showed that cost and abutter approval were the most important and these are opposing each other.

The Fire Station Building Committee recommends unanimously (above).

Maria Neyland gave the Finance Committee recommendation: does not recommend unanimously (above).

John Connor gave the Capital Committee recommendation: does not recommend unanimously (above).

Kristin Hilberg stated that the Select Board was not going to give a recommendation and wanted to hear what the voters think.

### **Discussion on the motion on Article 3:**

Dave Follett of Cobleigh Rd. was on the second Building Committee and the preferred direction for response time as Channing mentioned was near route 495. The former committee looked at 1300 Mass Ave, and the consultants at the time said it could be stripped out and reinforced / part demolished and there is actually a lot of space so it could be workable. It will be more expensive than Stow Rd. As a taxpayer in town he would love to see two options in the initial flush out. 1300 had an ideal position and could pick up other things in addition to public safety because of the space in the building.

Jim Moss of Bicentennial Way asked about roughly how much the fire station building would cost (about \$30 million). Is that correct? Approximately 20% more? This was affirmed.

Becky Neville of Middle Rd. said that with Stow Rd we are buying the land from the Housing Trust but it goes back to the town for affordable housing.

Channing Wagg of Hill Rd didn't realize that the Building Committee had looked at so many locations. It is the location of the equipment that matters how quickly it gets to sites that need it. He would like that to drive the decision. He also wonders if all the equipment needs to be in one place.

Tom Horsky of Depot Rd asked if the building plans have been done for the four proposed sites? If the answer is no, how can we guess at what the incremental costs might be for going from one site to another?

Mary Brolin said that in previous town meetings feasibility studies were done. The conceptual designs have been done for 502 and 72 Stow Rd with conceptual costs. You can't do a full cost estimate without having a site. The architect team took the 72 Stow Rd. design fit on 700-832 Mass Ave. With the Owners Project Manager and Architect there was a broad estimation of which sites would be more expensive. The acquisition costs are ballparked and from the previous work at 1300 Mass Ave the site design costs were lower but added in the demolition costs.

Dick Wagman of Leonard Rd said that he could probably afford the tax increase but \$6 million is a significant amount of money and he wonders what else could that amount of money go towards. It would be a more attractive to spend that amount of money on the schools.

Andrew Tavalacci of Old Harvard Rd doesn't understand how we can talk about each site with base costs for Stow Rd. that might not be applicable for the other sites. He says that we don't have the numbers to say that. The current location is flat and easy to build on.

John Markiewicz of Patch Hill Rd thanked the Fire Station Building Committee for all the work they've done. If you look at Stow Rd, then the existing site would be vacant, and the cost of dealing with that vacant site is not in your estimate of total cost, is that right?

Mary Brolin said that at the last Annual Town Meeting, they presented the total cost at \$31 million, and it was included in that cost. She stated that they may take out the cost of the current building in the future because it could become a separate warrant article so that the cost of the building alone can be compared to the cost of other towns' buildings.

Robin Lazarow of Hill Rd said that this a "Hobson's Choice" which is the illusion of choice. She said we are being led to 72 Stow Rd because that's the building committee's preference. There are other factors to consider. How certain are we with the numbers?

Mark Barbadoro of Old Harvard Rd said he appreciated the presentation but the comparable building might not be accurate. A four level fire station at 502 is more expensive. Having a better understanding of "up to" \$6 million being a range of price is important. If the station gets smaller it would also cost less.

Cheryl Mahoney of Liberty Square Rd asked if there was a significant con for 72 Stow Rd. She asked if the FSBC has done field trips to other fire stations that are in residential neighborhoods.

Mary Brolin said that people have gone to Acton and Littleton where they are in residential neighborhoods. There was some suggestion that home values were actually increased because of insurance decreases, having a fire station nearby.

Cindy Markowitz of Meadow Ln wanted to emphasize the "up to" of the article. She is concerned that the base cost does not include several items including traffic light and sidewalks. She questioned the costs and the comps. The building at Stow Rd is bigger and there are costs for the relocation.

David Rocheleau of Liberty Square Rd. asked how many square feet the current fire station is.

Mary Brolin said the current facility is 8,600 Sq Ft.

Mr. Rocheleau asked why it needs to more than double, and what additional facilities the building will hold?

Ms. Brolin said it needs to meet current code, and there will be no additional facilities held in the new fire station.

Mr. Rocheleau questioned the \$30 million. He has spoken to a contractor building new buildings near the transfer station that cost \$2 million. This new station will house trucks and living facilities for maybe four people. \$30 million is way too much.

Elaine Olmstead of Stow Rd asked additional costs that might come up at 72 Stow Rd such as widening and lights and also mitigation factors for lighting and noise reduction.

Mary Brolin said they don't have those costs delineated. She emphasized that the conceptual estimate has contingency for design and we won't know the full cost until we bid it. There are contingencies built into the \$31 million estimate.

Jim Comolli of Sargent Rd. asked what's happening at the Special Town Meeting on December 15<sup>th</sup>?

Mary Brolin said we have a lot of work to do because the articles have to be ready by the end of the month. They aim to have three articles: design and build cost, and two options to purchase two pieces of land. There should be broad conceptual estimates by then.

Mr. Comolli asked if that meant that 1300 Mass Ave was off the table as a possible site due to the fast turn around.

Ms. Brolin said that the 1300 Mass Ave has constraints and the architect does not believe that the building can be reused. There is a state law around what defines a public vs. private water system. We meet the requirements for a private water system but we can't add more to it that allows the public into the building for certain other uses. If it exceeds 25 people on site for a certain number of days per week then it becomes a public well and we have constraints because of the well being in a set-back area so we cannot use the site for anything other than a fire station.

Mr. Comolli emphasized that the town has spent \$400,000 assessing these sites so the numbers are not being pulled out of thin air and Ms. Brolin concurred.

Nadine Rueter of 101 Wheeler Dr wanted to mention that with building homes and other large buildings the estimates could be way off and you always pay more than you think you're going to pay. We are getting the message that Stow Rd is the favored site. You would have to change the stoplight set up and that will be a cost.

Steve Jeffries of Sargent Rd asked what the impact would be to the taxpayer.

Mary Brolin said that there is a chart on the Fire Station Building Committee website. At \$30 million for a home valued at \$1 million, the annual tax impact would be approximately \$934 and it would be \$560 per year for a \$600,000 home, starting in 2028. For every \$500,000 increase it's \$9-10 per year for the \$600,000 home and for the \$1 million home it would be \$15-16 per \$500,000 increment.

**Becky Neville moved the question and it was seconded.**

**Action on the motion to stop debate carried by 2/3s as declared by the Moderator.**

**Point of Order:** Frank Pallien of 318 Codman Hill Rd asked to clarify the meaning of the sense of the meeting Article because there were people at the yes mic who were speaking against the article. His understanding is that a No vote is that you don't want to spend \$6 million more and a yes vote is that you do want to spend more.

Mary Brolin clarified that it would be an additional \$192 or so annually on a \$6 million increase for a \$1 million house and slightly less on a \$600,000 home.

**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.

### ***Summary:***

*This article invites the Town to consider taking a future-focused approach to meeting the urgent need for a modern fire station, one that (1) supports the health and safety of Boxborough residents and its staff of Firefighter/EMT's, enabling effective fire suppression, emergency medical response and emergency management services; (2) meets or exceeds Massachusetts Building and Fire Code and National Fire Protection Association (NFPA) standards, and (3) positions Boxborough as a leader in sustainable municipal development. The Fire Station Building Committee seeks to find out how the Town feels about investing in a fire station with basic standards versus optional/non-code required "Green Construction" standards.*

*Basic Green Infrastructure components required by code include:*

- *Efficient windows*
- *Efficient HVAC systems*
- *Air sealing and high levels of building insulation*
- *Efficient lighting and lighting controls systems*
- *Electric vehicle (EV) chargers*
- *Solar photovoltaic (PV) infrastructure*
- *Mass Save Fee for incentives*

*Green Infrastructure components that exceed current code requirements include:*

- *Geothermal HVAC systems*
- *Higher performing building components*
- *LEED program (consists of over 100 "points" available over 5 different categories of performance criteria designed to achieve a high performing and sustainable building).*
- *Potentially Being NetZero Energy Ready – ideally zero energy required on average to operate the building.*
- *Fossil Fuel Free – no fossil fuels required (no gas- or oil-fired equipment except for emergency generators)*
- *Design costs for the above*

*This sense of the meeting article seeks to understand the Town's interest in investing approximately \$1 million in the fire station project to include green infrastructure that exceeds current code requirements to reflect Buxborough's values of long-term fiscal responsibility and sustainability.*

**The Fire Station Building Committee recommends (7-0-0).** The Fire Station Building Committee understands the long-term benefits of building green infrastructure, but with the projected expense of the new fire station building, we are looking for input from the Town about whether we should consider investing in this additional expense to bring enhanced green infrastructure into the project during the design phase for long-term fiscal responsibility and sustainability. We recommend this because in our forums we have heard the community support Green initiatives and it fits with the Town's commitment to Green Communities.

**The Finance Committee recommends (4-2-0).**

**Majority Opinion:** The majority of the Finance Committee recommends (4-2-0). The majority believes that the long-term benefits of Green Infrastructure will be positive and outweigh the cost. A yes vote will also reaffirm the town commitment to Green Communities.

**Minority Opinion:** With the current tight financial constraints an additional investment beyond current environmental standards cannot be justified.

**The Capital Committee recommends (5-0-0).** The Capital Committee recommends this article. While the return on investment of this is not yet known, we anticipate it will result in a positive, long-term fiscal benefit to the Town.

**The Select Board recommends (5-0-0).** This is the second non-binding, sense-of-the-meeting article on the warrant. Its purpose is to give voters the opportunity to share their views on whether Buxborough should build a new fire station to the current minimum energy code standards, or invest additional funds in green infrastructure that reflects our community's long-term values. We understand this could be a difficult decision for many people and appreciate your participation tonight.

The Select Board believes that investing now in energy-related infrastructure is both the financially prudent and ethically responsible choice, given what we know about climate change and Massachusetts' transition away from fossil fuels.

The new fire station is intended to serve the Town for the next 50 years. We are on the cusp of major changes in how energy is produced and consumed, and constructing a building of this importance to standards that could soon be obsolete would have serious ramifications for the community. By making thoughtful choices now, we can help prevent mechanical obsolescence, avoid the far greater cost of retrofitting the fire station in the future. We believe the practical way to measure our return on this investment is not only in short and long term financial savings but also in the broader benefits of reducing emissions, addressing climate change and strengthening community resilience.

**The Sustainability Committee recommends (6-0-0).** The Sustainability Committee recommends that the Town explore the option of a new fire house designed and built to Green Construction standards, with additional attention to consideration of wastewater management. We believe that pursuing high-performance and sustainable building practices is consistent with the Town's long-term environmental and financial goals. We have concerns about expressing the cost of evaluating Green Construction in dollars rather than as a percentage of the total cost of the project. We believe that it is important to explore the feasibility of the Green Construction options, especially the return on investment associated



with Green Construction that goes above and beyond existing code requirements. Although Green Construction practices require an initial investment, over the lifetime of the building, this investment will reliably reduce operating costs, lower greenhouse gas emissions, and provide a healthy indoor environment for first responders, and safe environmental conditions for the Town. Investing in sustainability up front will help ensure that this critical public safety facility remains efficient, resilient, and cost-effective over its full life cycle.

Mary Brolin gave the recommendation of the Fire Station Building Committee spoke about the requirements that would exceed current fire station building requirements, recognizing the opportunity to invest approximately \$1,000,000 in infrastructure that supports long-term operational savings, environmental stewardship, and community resilience. Geothermal HVAC, LEED programs, potentially being net zero energy ready and the design costs for these elements. This investment is in line with the our status as a Green Community and the Master Plan as well as long-term operational savings, environmental stewardship and resilience.

Maria Neyland gave the majority Finance Committee recommendation (above).

Tony Newton gave the minority Finance Committee recommendation (above).

Priya Sundaram gave the Capital Committee unanimous recommendation (above).

Kristin Hilberg gave the Select Board unanimous recommendation (above).

Kate Davies gave the Sustainability committee unanimous recommendation (above).

The Planning Board does not have a recommendation.

#### **Discussion on the motion on Article 4:**

Mark Barbadoro of Old Harvard Rd thought that the amount should be given as a range. Most of the components with renewable energy are site-specific. Geothermal may not be possible for 72 Stow Rd because of the well-head protection area. 502 Mass Ave has no functioning well on the property, so they rely on the Hager Well which opens opportunities and opportunities at that location for solar.

Dick Wagman of Leonard Rd. asked about possible efficiencies. It may be possible that only some of those are possible and would there be some flexibility?

Mary Brolin responded that it is very possible that some green energy elements are site-specific and there may be detail work that needs to happen. This article is framed as all of it for the \$1 million cost.

Cheryl Mahoney of Liberty Square Rd supports the article and said now that we are in Green Communities that it's more important. We don't know what will happen regarding fossil fuels in the next 50 years so it's a good idea to operate off the grid and air quality is also an important consideration. She mentioned the problem of the ice storm where we didn't have services and wants to avoid this in the future.

Gary Kushner of Flagg Hill Rd said he was on the building committee for the Boardwalk campus and we heavily supported that building as a green facility.

**Becky Neville of Middle Rd. moved the question, and it was seconded.**

**Action on the motion to stop debate carried by 2/3s as declared by the Moderator.**

**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.**

**Action on the motion: carried by a majority as declared by the Moderator.**

\*\*\*\*\*

**Dennis Reip called the reconvening of the Fall Town Meeting to order at 7:01PM on October 15, 2025. There were 117 registered voters in attendance. Election Workers and Tellers were sworn in (same as night 1, plus Susan Luichinger as check-in worker and Kathy and Evan Luce as Tellers). Bob Stemple led everyone in the pledge of allegiance.**

## **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 |

**(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.

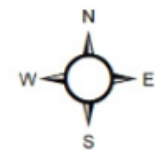
**Multi-Family Housing.** A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

**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 M.G.L. Chapter 40B, the Comprehensive Permit Law.”


## Appendix E



Town of Boxborough, Massachusetts



### Legend

 MCMOD Overlay District

4,500 2,250 0 4,500 Feet

**Summary:**

*This article provides the Town with a Zoning Overlay District that complies with the MBTA Communities Act of 2021. This Overlay District would allow multifamily housing by Site Plan Approval under Article 2.5 of the Zoning Bylaw. This proposal does not change the underlying zoning of these parcels, but provides a second set of zoning for property owners within the district boundaries. Strict conformance with the requirements herein would be required if a property owner chooses to leverage the proposed zoning district. Simple majority vote is required to pass this article, unlike a traditional zoning article which requires a 2/3 majority.*

**The Planning Board Recommends Unanimously (5-0).** The Planning Board unanimously recommends passage of this bylaw, to comply with the MBTA Communities Act of 2021, and preserve access to state funding sources. This bylaw has been carefully crafted over a year's worth of planning and engagement. The Town Planner, consultants, a Town advisory group, and this Board collaborated across more than 20 meetings, three public hearings, and conducted several public engagement strategies. The Planning Board proposes this district, which leverages existing density with room for moderate increase over time. Should a landowner choose to make use of this overlay district, we propose dimensional regulations that allow multi-family in a more rural layout, and accounts for reduced parking requirements while encouraging other forms of sustainable transportation. Any reconstruction or new growth under this district will require contribution to the Town's subsidized housing inventory, preserving the Town's current percentage of affordable units. For these reasons, the Planning Board encourages Town Meeting to vote yes on this article.

**The Finance Committee recommends (7-0-0).** Finance Committee unanimously recommends. This article will ensure that the town meets the deadline set by the state to zone for the MBTA Community Overlay District, thus ensuring that we will not lose grants from the state. It is regrettable that the resulting overlay zoning, though fulfilling the legal requirement, does not necessarily uphold the spirit of the law. We hope that the town lead by the Select board and the Planning Board will continue to find ways to add to the Boxborough housing stock.

**The Housing Board recommends (6-0-0).** At its meeting of August 27, 2025, members of the Boxborough Housing Board (BHB) voted unanimously in support of the overlay district proposed in Article 1. While the BHB would prefer a recommendation in which more new homes were enabled by-right, we appreciate the constraints faced by the Planning Board in terms of bringing the town into compliance with the law. Although the current recommendation meets the "letter of the law," only a limited number of new homes have the potential of being created. However, the passage of Article 1 will simplify the construction of new housing units pursuant to any potential rebuild of the Meenmore Condominiums that presently occupy the proposed space. Further, this response by Boxborough to the requirements of the MBTA Communities Act, if accepted, will keep our town eligible for state grants. These grants, important to many Town departments, will assist the BHB with development of an update to our Housing Production Plan, and they will augment our program to preserve the existing affordable housing stock in Boxborough.

**The Select Board recommends (5-0-0).** The Select Board recommends this change to the zoning bylaw that would bring Boxborough into compliance with section 3A of the MBTA Communities Act. Section 3A requires each city and town served by the MBTA to create an overlay zoning district where multi-family housing is allowed by right.

The MBTA Communities Act was signed into law by Governor Baker in 2021 as part of a broader legislative package meant to curb the steeply increasing prices for housing in the region. It is incumbent on each and every town in the Boston area to craft local solutions that are tailored to the specific attributes of the city or town, while serving the greater regional need. MBTA Communities Act compliance is an

important part of Boxborough's contribution to the solution, and importantly, the proposed district is under a mile from the Littleton/I-495 Commuter Rail station, and from the Town of Littleton's multi-family overlay district.

While the Select Board supports the overlay district and the spirit of the MBTA Communities Act which it serves, it is important to emphasize that compliance ensures continued access to existing and emerging funding opportunities in the areas of development, public safety, conservation and recreation, and more. This aspect was compelling to members of the Select Board as they considered whether or not to weigh in on this article.

Additionally, this Select Board recommendation serves as an endorsement of the thorough, transparent, and inclusive public process led by the Town Planning Staff, the Planning Board, and the ad hoc advisory group convened specifically to dig in on this matter. Over the course of 20 hybrid meetings, a mapping forum, and a public survey, in addition to normal open Planning Board procedures, the crafters of this bylaw amendment heard from over 120 individuals over the course of the last year.

**Kathleen Vorce of Liberty Square Rd. made a point of order** questioning what the motion said regarding the numbering of the Zoning Bylaw amendment.

Joe Fair, Town Counsel clarified that a definition was inserted after the printing of the warrant, and the motion was thus somewhat different than what was printed in the warrant and included renumbering of a section.

Rebecca Verner stated that the Planning Board recommends unanimously (above) and gave the presentation. In 2021 the MBTA Communities law was passed and applies to all towns that have MBTA amenities or adjacent towns. Our deadline to adopt this legislation is December 2025. The purpose of this law is to address housing and access to MBTA. No construction is required, but a zoning district needs to be added to the Zoning Bylaw. The Town Planner and the Planning Board as well as an advisory group held public hearings that were duly posted. The zoning does not require any new building. The zoned area is close to the Littleton commuter rail station at the border of Littleton and there are no impacts on wetlands or forested undeveloped land. There is no cost associated with this article and compliance with the law will allow us to access grant funding. If we fail to comply we will lose grant funding.

Maria Neyland read the Finance Committee unanimous recommendation (above).

Al Murphy read the Housing Board unanimous recommendation (above).

Sam Anderson stated that the Select Board unanimously recommends (above).

#### **Discussion on the motion on Article 5:**

Gryphyn Vermin of Codman Hill Rd wanted to clarify if we could add to the district in other locations at a later date.

Alec Wade, Town Planner confirmed that we can.

Owen Neville of Middle Rd stated that this will bring us into compliance with the law but not in compliance with the spirit of the law. The goal is to increase housing in the communities in Greater Boston and the cost of housing is prohibitive. He attended the last session of the hearing and the draft zoning included undeveloped areas and he was surprised when those areas were removed from this



article. The Meenmore Condos is unlikely to change any time soon since the condo association would have to have a 90% agreement to make any change. It is unlikely that a substantial number of units will be added. He believes we should reject this article and the Planning Board should come back with another proposal that includes more land.

Brian Thompson of Osceola Dr. said that assuming the Littleton T station is the location that is desirable goal there is a need for sidewalks to get to the T station from this area.

Alec Wade said that once we comply with the law we will have access to grant funding that will help bring bike lanes and sidewalks to this zone to and from the T station.

Bob Stemple of Kendall Rd asked what happens if we don't comply.

Alec Wade spoke about the long list of grants that we would no longer be eligible for.

Gryphyn Vermin of Codman Hill Rd said this article is not about creating more housing stock only. It's about accessibility to public transit. The station is one mile from the selected location. All the other possible sites are not as close as this location.

Cheryl Mahoney of Liberty Square Rd. asked about the wording and identifiers on the screen (in the motion).

Alec Wade explained that the 8.5.3 is only related to this special district. It is not being placed in article 9 because that affects the definition town-wide.

Cheryl Mahoney asked if it affects article 9.

Alec Wade explained that the other definitions printed in the warrant would affect other districts.

Town Counsel said that the first part of the motion is approving the article as printed in the warrant. Once you get to page 18, there is a "further..." and there is an insertion of new definitions to article 9 and one additional definition within 8.5.3, specific only to the new overlay district.

**John Markiewicz moved the question and it was seconded.**

**Action on the motion to stop debate carried by 2/3s as declared by the Moderator.**

**Action on the motion on Article 5: carried by 2/3s 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.”

#### **Summary:**

*This article increases the threshold from 10 to 15 feet, for openings in scenic stonewalls to be allowed by temporary removal permits. This allows the temporary removal of stonewalls in a more expeditious timeline then required for a public hearing. The Town Planner remains the approval authority for a temporary permit, which requires all work to be completed within 30 days of approval.*

**The Planning Board Recommends (5-0).** The Planning Board unanimously recommends this minor change to allow an increase in the temporary (less than one month) removable of stonewalls along public ways from openings of ten (10) feet to fifteen (15) with the written approval of the Town Planner and posting of \$1,000 bond. The additional five (5) feet is needed to allow sufficient access for machinery and equipment that is customarily used in maintenance, repairs, construction, and similar activities. This will allow homeowners to proceed with most activities expeditiously without the need for presentation before and approval by the Planning Board. This will save homeowners and town staff time and resources for customary property maintenance, while encouraging compliance with the bylaw.

**The Finance Committee recommends (7-0-0).** The Finance Committee unanimously recommends.

**Discussion on the motion on Article 6: none**

**Action on the motion on Article 6: carried by a 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.”

**Summary:**

*This article proposes to establish an appointed Board of Assessors. The appointment of assessors would be made by the Select Board, ensuring that candidates are selected based on qualifications and experience, and providing for more consistent oversight. The proposed board would consist of three appointed members, each serving a staggered three-year term. Under Massachusetts General Laws c. 41, §24, establishment of an appointed Board of Assessors requires approval by Town Meeting. The three-member Board of Assessors is to work with and enhance the professional Assessor on staff, and not replace that operational staff function. When appointing the first Board of Assessors, one member will be appointed for a one-year term, one member will be appointed for a two-year term, and one member will be appointed for a three-year term. Thereafter, members will be appointed by the Select Board for staggered three-year terms.*

**The Select Board recommends (5-0-0).** The Select Board unanimously recommends this article. Right now, we have one person making all the critical decisions about property assessments that determine what every resident pays in taxes, which is a lot of responsibility and authority for any one single individual to hold without oversight. For example, without a Board of Assessors the Assessor can set the overlay reserve unilaterally, however if there was a Board of Assessors this would require the Assessor to get approval from the Board of Assessors before the money can be levied as taxes. Most of the towns around us recognized this years ago and moved to three-member boards of assessors because it creates better checks and balances, brings multiple perspectives to complex valuation decisions, and gives residents more confidence that assessment appeals are being heard fairly. This isn't about replacing our professional assessment staff as they will continue doing the technical and day to day work but rather creating a governance structure that provides proper oversight and accountability. When dealing with something as important as property taxes that affect every household in town, having three appointed board members review major decisions instead of leaving everything to one person is the only sensible path forward.

**The Finance Committee recommends (7-0-0).** The Finance Committee recommends this article. The Finance Committee believes that a Board of Assessors will provide improved oversight of critical financial decisions, which are currently the sole responsibility of the Town Assessor. A Board of Assessors will provide an additional layer of decision-making support and will provide greater confidence in the Town valuation process. Currently decisions that impact on taxes, specifically the amount of the Overlay Reserve, can be made by the Assessor without additional approval of any other boards or Town Meeting.

Town Administrator Mike Johns explained the rationale for having a Board of Assessors. This would be an elected board made up of residents who would support the Assessor. Our interim Assessor, Jim Doherty advised us that the current single assessor is a unique structure in this state. He has not seen many communities with a single assessor. The role is guided by state statute and the board would approve abatements and exemptions. The board would not get deeply involved in the day to day functions. Select Board recommends unanimously (as above).

Tony Newton read the Finance Committee unanimous recommendation (as above).

**Discussion on the motion on Article 7:**

John Markiewicz of Patch Hill Rd asked about how the select board would decide what qualifications the board members should have.

Mike Johns said that usually the board members have some land use or realty experience. They might not need everyone to have land use experience, but there would be required training.

Steve Jeffries of Sargent Rd asked about how it would work in practice. If the assessor agrees with two of the members of the board, would it be a tie?

Mike Johns said it would not be a tie and it would only be the board voting. The Assessor would only be there to advise them.

Cindy Markowitz of Meadow Ln said it would be helpful to know which decisions would be brought to the board.

Mr. Johns listed exemptions, abatements, and overlay reserve. Those would be the main voting items.

Ms. Markowitz asked about the abatement process.

Mr. Johns said now because we have no board, the assessor is acting as the board so this three member board would replace that function. If there was an appeal, the applicant would appeal to the state as they do now.

Ms. Markowitz asked if the board would have any say in valuations?

Mr. Johns said the board would not have any say in valuations. Most are done by consultants and the assessor reviews them. In the past, prior to 1985, the board was doing valuations because there were no professional staff. There are only 13 communities in MA that operate the way Boxborough does currently.

Michael Toups of Pine Hill Rd asked if at one point the board of assessors was actually elected?

Owen Neville said when we had a board of assessors they were elected.

Dick Wagman of Leonard Rd asked about what overlay means and how it works?

Tony Newton of the Finance Committee said that the overlay reserve is a reserve fund that the assessor takes funds out of to pay for abatements. The assessor has to estimate how much that should be. Right now we have a large overlay reserve which we are being taxed on and we believe it is too high.

Walter van Roggen of Patch Hill asked if the assessor can be appointed to the Board of Assessors.

Mike Johns said that they would be separate duties.

Kathy Vorce of Liberty Square Rd said that when we have the elected board they did all the valuations. Now we have an assessor and consultants doing all of the valuations. What is all of this going to cost?

Mike Johns said that it won't change from what it is already. The appointed board of assessors would not be paid. The consultants would increase incrementally, as would the staff.

Tony Newton said this started because there were questions about the amount of money used for the consultants and we asked questions and didn't get answers. That's why we brought up this idea of having

a board of assessors and we have too much money being used for professional assessment team of consultant. The money was overestimated and we are trying to get back to a situation where we can reduce that money and return it to free cash.

**Action on the motion on Article 7: carried 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."*

### ***Summary:***

*This article would amend the General Bylaws to provide flexibility in scheduling both the Annual Town Meeting (business session) and the Annual Town Election (election session). Currently, the business session must be held on the second Monday in May, and the election must be held on the Tuesday following the third Monday in May. In 2026, the larger venue required to accommodate Town Meeting voters is not available on the bylaw-set date. This article authorizes the Select Board to schedule the Annual Town Meeting and Election on alternative dates within the spring months, ensuring that appropriate facilities are available while preserving the long-standing practice of holding these events in May.*

*The dates of the Annual Town Meeting shall be set not less than sixty (60) days prior to the opening of the Warrant and shall be publicly posted. For the year 2026, the Annual Town Meeting for the transaction of other business shall commence on Monday, May 18, 2026, at an alternative venue selected by the Select Board due to the need for expanded seating capacity. The meeting may*

*continue on such additional nights as the meeting shall vote or the Moderator shall declare. The Annual Town Meeting for the election of Town Officers shall be held on Tuesday, June 2, 2026.*

**The Select Board recommends (5-0-0).** The Select Board unanimously recommends this Article thereby amending the General Bylaws of the town to provide the Select Board the ability to alter the dates of the Annual Town Meeting and the Election of Town Officers to dates other than the 2<sup>nd</sup> Monday in May and 3<sup>rd</sup> Tuesday in May, in order to accommodate special circumstances in that current year only. These new dates for the events must be held by the 3<sup>rd</sup> Tuesday in June, as is the case this year 2026 due to a large anticipated attendance of residents attending Town meetings because of high impact decisions made by the residents. For a more detailed explanation, please see the above summary.

**The Finance Committee recommends (6-0-0).** The Finance Committee recommends this article for the reasons stated above.

Robert Stemple read the Select Board's unanimous recommendation (above).

Tony Newton stated that the Finance Committee unanimously recommends (above).

#### **Discussion on the motion on Article 8:**

Owen Neville of Middle Rd said that the timing of the annual town election and annual town meeting were at predictable times and you knew how to plan around it. He said this room is not available at the time when we need to have it. Last spring's Annual Town Meeting was 428 with conditions for an overflow room and last night we had fewer people in this room. The town ensured that we could always have our town meeting at the school. We can always rely on the timing and the locations.

Cheryl Mahoney of Liberty Square Rd said she respects Owen a lot but as someone that participated in prep for town meeting, she knows how hard it is to get it together. In the last 10 years we have had two separate votes related to education at different times than Acton. She believes that it would be more effective to have those votes on the same night.

Leah Wofsy of Whitcomb Rd would like to consider Saturdays so that parents could more easily attend.

Kristin Hilberg of Hill Rd speaking on behalf of the Select Board said that the Select Board wanted to have a more comfortable space than Blanchard. We want to have everyone in one room, without an overflow space. There is a disconnect in the overflow room and the Select Board felt that it was important to be in one space. The Regency has been nice to host us and hold dates for us. The Saturday timing was not that well-received.

Becky Neville of Middle Rd asked if this room is free for the town.

Kristin Hilberg said that the Regency gave us the space at cost, which is \$6,000 for the town meeting. The money will come from the Town Administrator's budget if we can move things around or a reserve fund transfer only if needed.

Ms. Neville said that if a reserve fund transfer is requested that should be denied because that is not an unexpected cost. She suggested having a bar at the back and that might make this reasonable and maybe they could reduce the cost to the town if they are guaranteed a certain amount of money.

**Action on the motion on Article 8: carried by a majority as declared by the Moderator.**

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

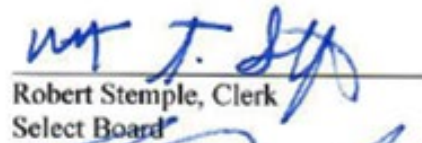
**Action on the motion to dissolve the 2025 Fall Town Meeting carried by a majority as declared by the Moderator.**

You are required to serve this Fall Town Meeting Warrant by posting copies thereof, attested by you, at the Boxborough Town Hall, Albert J. Sargent Memorial Library, Boxborough Police Department, Boxborough Fire Department, and Blanchard Memorial School, fourteen days at least, before the time appointed for such meeting.

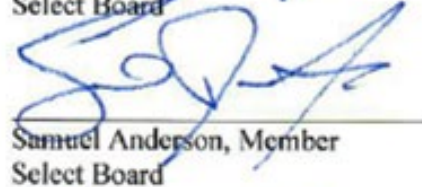
Hereof, fail not to deliver these warrants with your return of service thereon to the Town Clerk on or before September 30, 2025.



Kristin Hilberg, Chair  
Select Board




Robert Stemple, Clerk  
Select Board



Samuel Anderson, Member  
Select Board



Wesley Fowlks, Member  
Select Board



Priya Sundaram, Member  
Select Board