



August 11, 2025

Alexander Wade
Boxborough Town Planner
29 Middle Road
Boxborough, Massachusetts 01719

Re: The Park at Beaver Brook – Planning Board Follow-up from 7.21.25 Meeting

Dear Alec,

Please see the attached responses to questions and comments raised by the planning board leading up to and during our 7/21/25 meeting. Supplemental exhibits are attached.

1. Tax Payments made by Campanelli

- See attached *Exhibit 1*.

2. Tax Projects/Impact for future Proposed Development

- Using the 2025 Tax/SF data as shown in *Exhibit 1*, a middle and high-end tax revenue range was estimated assuming the proposed uses over the proposed development envelope of 667,500 SF.

Estimated/Projected Tax Revenue					
Based on Max Commercial Land Development					
Address	Building Area	Land Use	2025 Tax/ SF	Estimate	Comments
Lots 6, 7 & 8	667,500	Office, Lab, R & D	\$ 2.15	\$1,435,125	High End of Tax Revenue Range
	667,500	Office, Data, Electronic Labs	\$ 1.77	\$1,181,475	Middle of Tax Revenue Range

3. Reinstatement of Solar Facility

- The existing solar facility located on Lot 600 currently serves Building 500 and was reactivated in September 2024.
- The existing solar field feeds two breakers – a 700-amp breaker and a 400-amp breaker.
- Currently Building 500 is using approximately 510 amps +/- per day from the facility. The remaining solar capacity is reserved for and is expected to be utilized by the lease area of Building 500.

4. Floor Area Ratio Clarification

- See attached *Exhibit 2*.

5. Rodent Control Commentary

- Rodent control is a tenant lease requirement for all tenants in the Park.
- Our tenants utilize the services of South Shore IPM, Ecolab, and Rentokil North America for pest control.
- Pest control for building 500 consists of a monthly inspection and preventative maintenance program during which a technician will check 15 exterior rodent stations at the building perimeter and dumpster area, and 5 rodent stations are located around the exterior of the Craft Food Hall suite.

6. Littleton Water Inter-Municipal Agreement

- Per the Littleton Water Inter Municipal Agreement, West Boxborough is assigned a total water amount of 65,000 GPD +/-.
- Littleton has estimated/allotted 40,000 GPD to the Park.

7. Lot 800 Bldg. Height, Footprint, Setbacks

- Per the OSCD application, the rear setback at Lot 800 will be 100'-0", whereas only 50'-0" setback is required by zoning.
- The proposed master plan is within or below zoning requirements concerning FAR, setbacks and height. Final building size and site plan will be addressed during site plan review.
- In addition, all building footprints, parking, and roadways are sited outside of the 100' wetland buffer, hence increasing side setbacks and allowing for larger nature corridors and links to restricted land.

8. Parking Reduction

- The parking requirements per Current Zoning By-Law is 4 parking spaces / 1000 SF of building.
- As part of OSCD 01-01, Cisco reduced the required parking amounts to 3.3 parking spaces / 1000 SF of building.
- Our application proposes to reduce parking requirements to 2.0 parking spaces / 1000 SF.
- See attached *Exhibit 3*. Campanelli studied as-built parking conditions at 15 different facilities with similar uses to the proposed development. These facilities have an average parking amount of 2 parking spaces / 1000 SF, which is why we believe this is sufficient and appropriate for future development in The Park.
- If a future user requires less parking than the OSCD requirement, we may discuss the siting of reserve spaces during the site plan review process.

9. Police & Fire Communication

- See attached memo from Campanelli, dated July 28, 2025 to Boxborough Police and Fire.
- See attached email responses from Boxborough Fire & Police dated 7/28/2025.

10. Speeding Concerns

- Campanelli is willing to agree to a permit condition requiring the installation of speed bumps along Beaver Brook after Lot 600 in locations recommended by its traffic engineer to address speeding concerns raised by the Board.

11. Gate Operation

- Campanelli would like to continue being a good neighbor to the folks located on the north end of Beaver Brook Road who use the road on a regular basis and as a convenient vehicular path to and from Boxborough and to the recreation areas along Beaver Brook Road. We believe the speed bumps (proposed above) will effectively address any alleged speeding concerns. We will continue to monitor the traffic behavior on Beaver Brook Road and if observed incidents occur, we can consider additional corrective measures.

12. TUV Solar

- Pursuant to the site plan approval decision granted by this Board for Lot 400 of the Park, TUV has 36 months from the issuance of its Certificate of Occupancy to make a determination as to the feasibility of a solar installation. TUV's final Certificate of Occupancy is dated May 2024; as such, it still has 22 months in which to make this determination.

Please let us know if you have any further questions.

Sincerely,



Russell Dion
Partner

Cc: Rob Demarco
Mike Kelly
Johanna Schneider
Jeff Wyman

EXHIBIT 1

Lot	Address	Land Area	Land Use	Gross Building Area	FY 2025 Tax	Sub Totals	Tax / SF	Tax / Acre		FY 2024 Tax	FY 2023 Tax	FY 2022 Tax
Commercial Land												
2.2	200 Beaver Brook Road	8.277	Medtronic - Office, R & D	96,401	\$ 171,051		\$ 1.77			\$ 163,096.08	\$ 154,610.77	\$ 190,247.84
3.2	300 Beaver Brook Road	8.145	Cisco - Office, Data, Electronic Labs	122,459	\$ 215,246		\$ 1.76			\$ 205,387.88	\$ 189,453.60	\$ 233,365.95
4.2	400 Beaver Brook Road	8.34	TUV - Office, Lab, R & D	64,000	\$ 137,785		\$ 2.15			\$ 87,399.31	\$ 29,474.08	\$ 29,691.97
5.2	500 Beaver Brook Road	13.783	Intel - Office, Lab, CFH - Restaurant	208,072	\$ 366,142		\$ 1.76			\$ 349,227.53	\$ 323,199.11	\$ 398,872.83
Sub- Total Commercial Land		38.545				\$ 890,224						
Un-Developed Commercial Land												
6.2	600 Beaver Brook Road	10.063	Commercial Parcel, Partially Developed		\$ 46,575			\$ 4,628		\$ 44,287.24	\$ 40,733.57	\$ 43,074.12
7.2	700 Beaver Brook Road	8.309	Commercial Parcel		\$ 22,388			\$ 2,694		\$ 20,955.14	\$ 19,150.39	\$ 21,494.83
8.2	800 Beaver Brook Road	33.811	Commercial Parcel		\$ 32,136			\$ 950		\$ 30,606.82	\$ 28,143.26	\$ 31,588.63
Sub-Total Un-Developed Commercial Land		52.183				\$ 101,099						
Restricted Land												
1.2	100 Beaver Brook Road	5.167	Proposed Restricted Land, Current Dev. Land		\$ 11,582			\$ 2,241		\$ 10,861.37	\$ 9,933.37	\$ 11,149.44
11.2	820 Beaver Brook Road	69.44	Restricted Land		\$ 13,273			\$ 191		\$ 13,141.43	\$ 24,490.93	\$ 27,489.18
12.2	0 Beaver Brook Road	19.28	Restricted Land		\$ 7,370			\$ 382		\$ 7,297.43	\$ 6,799.91	\$ 7,632.37
13.2	350 Beaver Brook Road	28.246	Proposed & Restricted Land		\$ 6,537			\$ 231		\$ 6,472.31	\$ 7,248.21	\$ 7,248.21
14.2	850 Beaver Brook Road	44.102	Restricted Land		\$ 16,859			\$ 382		\$ 16,691.74	\$ 15,554.50	\$ 17,458.73
17A	995 Beaver Brook Road	23.775	Proposed Restricted Land		\$ 6,175			\$ 260		\$ 6,113.49	\$ 5,696.37	\$ 6,393.73
16	999 Beaver Brook Road	3.452	Proposed Restricted Land		\$ 1,320			\$ 382		\$ 1,306.58	\$ 1,216.39	\$ 1,365.31
Lot A 1000 Beaver Brook Road		0.995	Non- Development Lot		\$ 372			\$ 373		\$ 367.90	\$ 341.72	\$ 383.56
Lot B 1000R Beaver Brook Road		0.013	Non- Development Lot		\$ 5			\$ 353		\$ 4.54	\$ 3.13	\$ 3.13
Roadway		9.425	Non- Development Lot									
Harvard Parcel		46.119	Proposed Restricted Land									
Sub-Total Restricted Land/Other		250.014				\$ 63,491						
340.742					\$ 1,054,815	\$ 1,054,815				\$ 963,217	\$ 856,049	\$ 1,027,460

EXHIBIT 2

Overall FAR Summary Existing + Proposed Development

FAR per Zoning Bylaw	Comments
Total Land Area in AC	351 AC
Total Land Area in SF	15,277,058 SF
FAR per Zoning Bylaw	0.1
Max. Floor Area Allowed	1,527,706 SF
Max. Floor Area per Original OSCD	1,400,000 SF
FAR of Expired OSCD	0.75 FAR is larger due to smaller lot sizes in a clustered OSCD district
FAR of Proposed OSCD	0.75 FAR is larger due to smaller lot sizes in a clustered OSCD district
Response to FAR questions raised by Planning Board	
SF of Existing & Proposed Bldgs. Excluding Proposed Mezzanine Area	936,934 SF
FAR of Existing & Proposed Bldgs. Excluding Proposed Mezzanine	0.061 Calculated FAR is less than proposed FAR for park
SF of Existing & Proposed Bldgs. Including Proposed Mezzanine Area	1,158,434 SF
FAR of Existing & Proposed Bldgs. Including Proposed Mezzanine Area	0.076 Calculated FAR is less than proposed FAR for park
SF of Existing & Proposed Bldgs. Including Proposed Mezzanine Area (per new bylaw)	1,382,934 SF
FAR of Existing & Proposed Bldgs. Including Proposed Mezzanine Area (per new bylaw)	0.091 Calculated FAR is less than proposed FAR for park

Proposed FAR per Lot with Mezzanine

Lot 600	
Land Area in AC	10.063 AC
Land Area in SF	438,344 SF
FAR per Parcel per OSCD	0.75 FAR
Floor Area Allowed Per proposed OSCD	328,758 SF
2025 Master Plan Actual SF	112,500 SF Proposed Development
Area per By-law	
Ground Floor Area	76,000 SF
Mezzanine Area	36,500 SF
Additional Mezzanine Area per Bylaw	36,500 SF
Total Building Area per Bylaw	149,000 SF Complies
Lot 700	
Land Area in AC	8.309 AC
Land Area in SF	361,940 SF
FAR per Parcel per OSCD	0.75 FAR
Floor Area Allowed Per proposed OSCD	271,455 SF
2025 Master Plan Actual SF	105,000 SF Proposed Development
Area per By-law	
Ground Floor Area	70,000 SF
Mezzanine Area	35,000 SF
Additional Mezzanine Area per Bylaw	35,000 SF
Total Building Area per Bylaw	140,000 SF Complies
Lot 800	
Land Area in AC	33.811 AC
Land Area in SF	1,472,807 SF
FAR per Parcel per OSCD	0.75 FAR
Floor Area Allowed Per proposed OSCD	1,104,605 SF
2025 Master Plan Actual SF	450,000 SF Proposed Development
Area per By-law	
Ground Floor Area	300,000 SF
Mezzanine Area	150,000 SF
Additional Mezzanine Area per Bylaw	150,000 SF
Total Building Area per Bylaw	600,000 SF Complies

EXHIBIT 3

	Address	Use	Building SF	Parking Count	PS/1000 SF
<i>Crossroads Logistics Park</i>	150 Hayes Memorial Dr. Marlborough, MA	Research & Development Lab	167,400	168	1.00
<i>Commonwealth Fusion Systems</i>	111 Hospital Rd. Devens, MA	Industrial / Manufacturing	487,733	538	1.10
<i>Winter Street - Waltham</i>	828-830 Winter St. Waltham, MA	Research & Development / Lab	327,000 (2 Bldgs.)	500	1.53
<i>Moderna - Norwood</i>	1 Upland Rd. Norwood, MA	Light Manufacturing	200,000	318	1.59
<i>Quest Diagnostics/Cytiva</i>	200 Forest Street Marlboro, MA	Research & Development / Lab	649,529	1,062	1.64
<i>Campus Drive - Marlboro (Akoya)</i>	100,110,250,350 Campus Dr. Marlboro, MA	R&D/ Condo/ Food/ Wholesale	820,000 (4 Bldgs)	1,400	1.71
<i>Bedford Labs - Redgate</i>	100 Crosby Drive	Research & Development / Lab	288,000	536	1.86
<i>Pathways Devens</i>	45, 57-75 Jackson Rd. Devens, MA	Biomanufacturing	715,800 (5 Bldgs.)	1552	2.17
<i>Haynes Memorial Drive - Marlboro</i>	149 Haynes Memorial Dr. Marlboro, MA	Research & Development / Lab	140,000	308	2.20
<i>GreenLight Biosciences</i>	29 Hartwell Ave. Lexington, MA	Research & Development / Lab	59,000	162	2.75
<i>UniQure Inc.</i>	113 Hartwell Ave. Lexington, MA	Research & Development / Pharmaceutical	277,000 (4 Bldgs.)	798	2.88
<i>Pathways Triangle</i>	Mccrimmon Parkway Morrisville, NC	Biomanufacturing / Lab	406,827 (3 Bldgs.)	1,176	2.89
<i>TBD - Construction to be Complete in 2024</i>	440 Bedford St. Lexington, MA	Life Science	335,806	631	1.88

AVERAGE: 2.0 PS / 1000 SF



MEMO

To: Sargent Brett Pelley, Boxborough Police Department
 Captain Shawn Gray, Fire Prevention Officer, Boxborough Fire Department

Date: July 28, 2025

Project: The Park at Beaver Brook, Beaver Brook Road, Boxborough

RE: Open Space Commercial District (OSCD) Permit

Good Morning

Campanelli is currently permitting for a re-instated OSCD Permit with the Boxborough Planning Board to allow for additional future development at the Park. The OSCD permit request is a modification to the zoning envelope. All future buildings will go through a specific site plan approval process for each building. At that time, we would be able to describe the intended building to the town regarding use, occupancy, height, construction type, combustibility, etc.

The **OSCD permit request** can be briefly summarized as follows:

Zoning District		
	Current Zoning By Law	Office Park
	Proposed per OSCD Application	No Change to Zoning By Law
Zoning Use Allowed		
	Current Zoning By Law	Office, Research & Development, Light Manufactur
	Proposed per OSCD Application	No Change to Zoning By Law
Max. Floor Area		
	Current Zoning By Law	447,300 SF
	Proposed per OSCD Application	667,500 SF, (220,200 SF Increase above Zoning)
Building Height		
	Current Zoning By Law	45'-0"
	Expired OSCD	60'-0"
	Proposed per OSCD Application	45'-0", No Change to Zoning By-Law
Parking		
	Current Zoning By Law	4 PS / 1,000 SF
	Proposed per OSCD Application	2 PS / 1,000 SF, 50% reduction from Zoning By Law
	Proposed Parking Spaces per Zoning	2,670
	Proposed Parking Spes per OSCD Application	1,335
Zoning Rear Setback at Lot 800		
	Current Zoning By Law	50'-0"
	Expired OSCD	25'-0"
	Proposed per OSCD Application	100'-0", (50'-0" increase - above Zoning)



Gate Operation at the end of Beaver Brook Road.

Since Cisco has ceased operations at Beaver Brook Road, the gate has remained in the up position for the last 4 to 5 years. Due to believed additional traffic and potential speeding concerns, the Planning Board has asked if the gate could be made operational again. If the gate is operational Beaver Brook Road will no longer be publicly accessible to and from Littleton County Road. Of course, Campanelli would issue access keys to the gate to allow the Police and Fire Departments to serve the two Boxborough properties on the other side of the gate, the Harvard Sportsmens Club and the four smaller industrial buildings located on 240 Littleton County Road. Please let me know if you have any questions regarding the gate operation and/or ***please confirm your department's position on the gate operation.***

There are many other details regarding this application not described herein, please do not hesitate to contact me if you have any questions.

Sincerely

Russell Dion
Partner

Cc: Boxborough Planning Board

Russ Dion

From: Shawn Gray <sgray@boxborough-ma.gov>
Sent: Monday, July 28, 2025 12:32 PM
To: Russ Dion; John Kivlan
Cc: bpelley@boxborough-ma.gov; Jeffrey Wyman
Subject: Re: The Park at Beaver Brook, OSCD & Gate

Hello Russ,

After going over the rest of the letter we look forward to working with you in the hopefully near future on a project or projects that you choose to do. At this time I don't have any other requests or questions as far as the actual buildings go till you decide what exactly it is you will be building. Once you have a plan of what it is you will be building please let us know and we can review that with you also. There isn't much more information that we would be looking for till we know what it is the project will be and the type and size of the buildings you want to put up. As soon as you get your approvals please let us know. Any buildings that you may want to put up would all have to meet today's codes, standards and requirements. If you have any other questions please let us know. I do have the fire chief added to this email as well so that we are all in the loop.

Sincerely,

Capt. Gray

Captain Shawn S. Gray

Fire Prevention/Training Officer

Boxborough Fire Dept.

502 Massachusetts Avenue

Boxborough, Ma. 01719

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*978-264-1776 Direct
978-263-0038*

www.boxborough-ma.gov



On Mon, Jul 28, 2025 at 9:14 AM Russ Dion <rdion@campanelli.com> wrote:

Gents

Please review the attached brief letter regarding our OSCD application, currently being reviewed by the planning board.

Please call with any questions.

Your reply is appreciated.

Thank You very much.

Russell G. Dion, A.I.A

Partner



One Campanelli Drive
Braintree, MA 02184

Phone: 781.849.1440 x.135

Mobile: 781.864.3242

Fax: 781.884.9135

rdion@campanelli.com

Russ Dion

From: Shawn Gray <sgray@boxborough-ma.gov>
Sent: Monday, July 28, 2025 10:58 AM
To: Russ Dion; John Kivlan
Cc: bpelley@boxborough-ma.gov; Jeffrey Wyman
Subject: Re: The Park at Beaver Brook, OSCD & Gate

Hi Russ,

The fire department is fine with either decision for the gates. The only thing is that if they are put back into working order then we would need access cards for all apparatus as well as command vehicles. I have attached the Fire Chief into this chain as well in case further discussions are needed. I am not sure exactly what our involvement is being what I thought was a private road. I am sure the police may have other responses. The only thing we need to make sure is that we always have access through the gate area for responses on the other side.

Sincerely,

Capt. Gray

Captain Shawn S. Gray

Fire Prevention/Training Officer

Boxborough Fire Dept.

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Russell G. Dion, A.I.A

Partner



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BOXBOROUGH POLICE DEPARTMENT

520 Massachusetts Avenue, Boxborough, Massachusetts 01719

Phone: (978) 264-1750 • Fax: (978) 268-5123



John Szewczyk
Chief of Police

August 11, 2025

To: Russell Dion

From: Sergeant Brett Pelley

RE: Open Space Permit

Hello Russell,

I've discussed the gate operation with the Police Department's Command Staff, and we all agree that the decision regarding the gates at the end of Beaver Brook Road rests solely with Campanelli, as Beaver Brook Road is a private way.

Should the gate become functional again, we kindly request that our emergency vehicles be granted key access.

Respectfully,

.

Sergeant Brett Pelley
Boxborough Police Department
520 Massachusetts Avenue
Boxborough, MA 01719



978-264-1743 (Direct/Office)
Commercial Vehicle Enforcement Unit
Records Access Officer