



October 27, 2025

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

Re: The Park at Beaver Brook – Campanelli Response to Rebecca Verner's Comments

Dear Alec & Members of the Board,

We write in response to comments from Planning Board Chair Rebecca Verner on the draft OSCD Special Permit Decision that were provided to Campanelli on 10/17/2025.

1. The residential development will be at the exact same elevation as the application proposal in front of us. It feels burdensome to the residential development to be looking right into the building at eye level. Reduction of height on the three buildings on 800 to 35'.

The Trail Ridge Condominium buildings and the proposed Lot 800 buildings are not at the same elevation. As shown on the attached topographical there is an approximate 23' +/- grade change between Lot 800 and the Trail Ridge Condos (Proposed Dev. 255 +/-, Trail Ridge 278' +/-). In addition, as illustrated in the attached Section (Exhibit 1), the residential development will not be looking right into the proposed Lot 800 buildings at eye level. Moreover, in addition to the proposed 100' setback (which exceeds what is required by zoning), there is an existing dense vegetated buffer in between the two lots, which provides significant screening. Further, as previously discussed with the Board, the proposed maximum height of the buildings complies with zoning. Appropriate mitigation of visual impacts on adjacent properties, if any, from future buildings on Lot 800 will be addressed during Site Plan Review of those buildings.

2. I would like to see a contiguous protected wildlife grassland corridor that connects to the surrounding woodlands to the rear of the buildings. This corridor shall be maintained as a native grassland habitat to support wildlife and birds.

We are proposing an approximately 100-foot-wide wooded wildlife corridor to the rear of the buildings on Lot 800. This wooded corridor would serve as a visual buffer to the north abutters and would also serve as a beneficial east-west wildlife corridor in the northern portion of the site. Grassland birds do not require such a corridor, as they fly between nesting and foraging habitats. Moreover, these birds generally prefer open areas of suitable habitat at least 4 acres in size located away from forest field edges for nesting rather than linear, narrow

corridors to avoid predation. Mammals, reptiles, and amphibians prefer to move through cover rather than through open areas to limit predation. As such, its more ecologically beneficial to maintain the current woodland wildlife corridor in its current location, while focusing on Lots 16 and 17 for the creation of a new grassland habitat. .

3. Contiguous wildlife grassland corridor map should be provided to the board.

- As shown on [Attachment], the project provides a contiguous wildlife corridor that connects the site to other adjacent natural resource areas in Boxborough and Harvard. In contrast to wildlife corridors, grasslands primarily serve bird populations, such that corridors are not the preferred configuration. Indeed, grasslands work best when they are square or circular in shape and open and are a minimum of 4 acres in size; meanwhile, a corridor provides a linear area, which is less desirable to these species. To best serve bird species, Campanelli is providing a 10 acre +/- grassland habitat on Lots 16 and 17.

4. Mowing schedule that accommodates the life cycles of pollinators, ground nesting birds, and turtles.

- At the Master Plan review stage when end users and their respective lot and building layouts are still unknown, it is premature to detail a mowing schedule. Campanelli looks forward to discussing the mowing schedules for developed parcels with the Board during site plan review. The mowing schedule for the grassland habitat on Lots 16 and 17 will be coordinated with NHESP.

5. A commitment to not use chemical pesticides and fertilizers. No Rodenticides. Carbon neutral practices.

Campanelli has consulted with its property management team for the Park regarding this request. Due to the restaurant uses on the site, we are not able to commit to a condition prohibiting these materials. With respect to carbon neutral practices, during Site Plan Review for individual lots and their respective users, Campanelli will be happy to discuss with the Board requests for specific practices.

- Given that Campanelli has not yet identified end users nor designed any specific buildings for the Park, this request is premature. We look forward to discussing sustainability and green development features of proposed buildings when they come before the Board for Site Plan Review.

7. Would be very supportive of massive reductions in existing parking for the campus. Transport/commuter van, green parking spaces.

- We agree that a significant reduction in parking spaces is appropriate for the Park, which is why, as proposed in the OSCD 25-01 conditions, all new development will be constructed with a parking ratio of 2 PS/1000 SF which is a

50% reduction from zoning. Additional parking reduction will be discussed during site plan approval if the end user can accommodate.

With respect to existing parking, we are unable to make any reductions at this time. As an initial matter, all existing parking spaces (outside of Lot 600) are subject to existing tenant leases and therefore cannot be altered without breaching those leases. In addition, all existing parking spaces are collateral for the bank loan on the site and are therefore required to comply with current zoning requirements (4 spaces/1,000); to do otherwise would be a default under our loan documents.

- Campanelli is committed to the following measures:
 - All newly created public parking spaces (5 on Lot 600 & 5 on Lot 700 once development is realized) will be constructed of grasscrete.
 - All tenants will be required to submit a TDM (similar to TUV) which may include van/shared transportation methods as appropriate for the end users' operations.

8. Hours of operation sound proofing and screening of roof top equipment, particularly so close to residential uses.

- To fulfill the economic development potential of the Park, it is in everyone's interest that conditions such as limitations on hours of operation do not place future tenants at a competitive disadvantage. Campanelli looks forward to discussing soundproofing and roof top screening during Site Plan Review, once end users have been identified and individual building plans are developed.

9. Reduce the length of extension to 10 years with five years for shovels in the dirt.

- Please see the updated Commercial Development Period provision submitted to the Board prior to its October 6th meeting.

10. Lot 100 - designated to give flexibility to use of monies? Invasive should be removed prior to acceptance. All gifted lands should be accepted up front based upon a decision being granted.

- While Town Counsel can provide further comment on this, it is Campanelli's understanding that Town Meeting action is required for the Town to accept the donation of Lot 100, such that this suggested timing may not be feasible.
- To the extent that the Planning Board would like to provide the Town the flexibility to use the proposed \$25,000 monetary donation as it sees fit, Campanelli has no objection (the proposed use of the donated funds was simply a response to public comment heard throughout the process).
- Campanelli is willing to commit to invasive species removal at Lot 100, subject to Conservation Commission approval. We note, however, that this will also impact the timing of the land donation.

11. Reasonable Access - subjective term

- This is language taken verbatim from Condition 2.7 of the OSCD 97-01 permit and Condition 3.7 of the OSCD 01-01 permit. Campanelli has no objection to the Board revising this condition to be more specific.

12. Additional traffic calming measures, Keep gate to Littleton closed or operated by badge, speed signage.

- The intent of keeping the gate open was to be a good neighbor and to continue to provide through access. If the Board votes that they want the gate closed then Campanelli will commit to a condition requiring it to do so. In addition to the traffic calming measures proposed, Campanelli is willing to post max speed limit signs along Beaver Brook Road.

Please let us know if you have any further questions.

Sincerely,



Russell Dion
Partner

Cc: Rob Demarco
Mike Kelly
Johanna Schneider
Jeff Wyman

Attachments:

Topo Plan

Topo Section

Wildlife Corridors



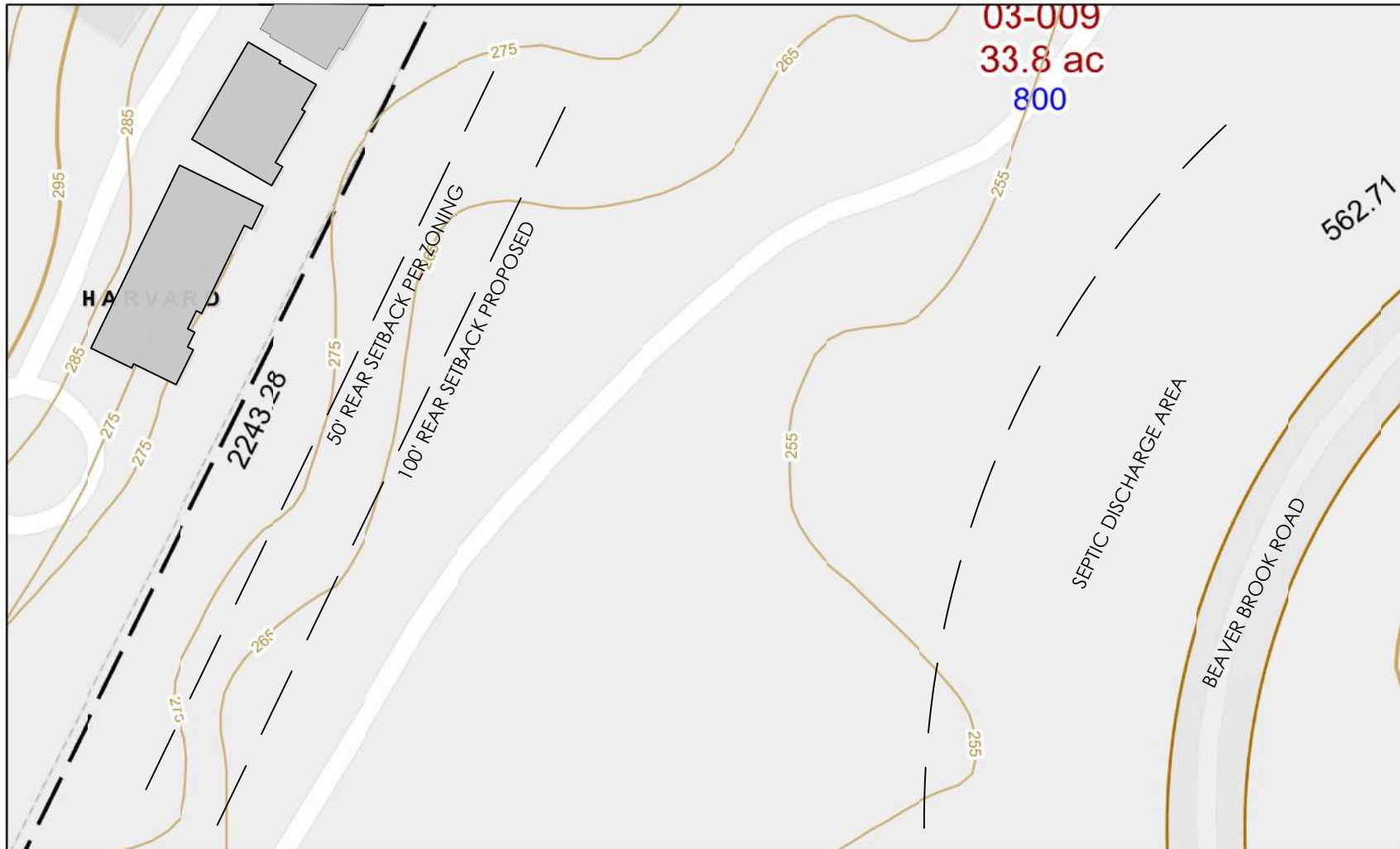
October 25, 2025

Boxborough, MA

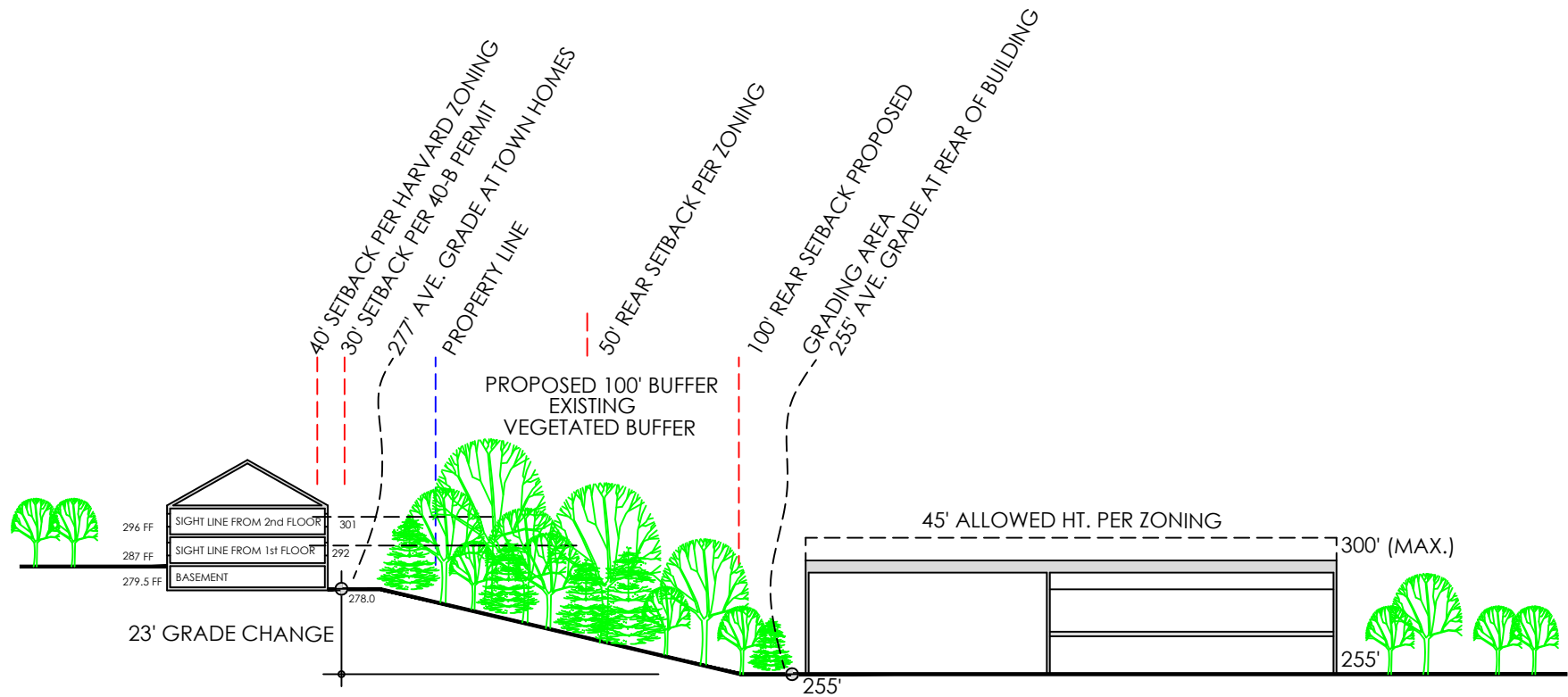
1 inch = 89 Feet



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



EXISTING GRADE & SITE SECTION AT LOT 800 REAR PROPERTY LINE

GENERAL WILDLIFE MOVEMENT AT LOT 800 (ROUGH VEGETATED AREAS Proposed Development)

