



Ian Gilson <igilson@boxborough-ma.gov>

Fwd: The Park at Beaver Brook Special Permit Decision v2

Alexander Wade <awade@boxborough-ma.gov>
 To: Ian Gilson <igilson@boxborough-ma.gov>

Tue, Oct 28, 2025 at 11:55 AM

Please include his mark ups in the packet

----- Forwarded message -----

From: **Richard Guzzardi** <rguzzardi@boxborough-ma.gov>
 Date: Sun, Oct 26, 2025 at 9:16 PM
 Subject: The Park at Beaver Brook Special Permit Decision v2
 To: Alexander Wade <awade@boxborough-ma.gov>

Alec,

In advance of our Planning Board meeting to continue the Public Hearing on Beaver Brook, I have embedded comments in the draft decision document. I prepared it in Pages and exported to Word, so hopefully all the comments came through.

My comments are questions or suggestions. The most substantive is establishing timeframes.

First, for the filing of the conservation restriction, why does that wait until the first building is permitted and started? Is there a reason this does not happen upon expiration of the appeal period?

In the Decision section, most of those items are discrete aspects or conditions of the SP and there should be a timeline for each. Again my question is wouldn't these occur upon expiration of the appeal period? Maybe best to discuss each one in deliberations and with the applicant.

The development period is written as 20 years from filing the conservation restriction, which as written doesn't happen until expiration of appeal period, and issuance of a permit and start of construction for the first building. I thought I heard Campanelli offer 15 years from the permitting and start of construction of the first building?

The timeline I am notionally thinking and for discussion is as follows:

- Special Permit granted (subject to approval of the Board)
- Expiration of appeals period
- Filing / Recording of the Open Space Restrictions
- Initiation of other actions under the Decision Section (e.g. conveyance of properties to the Towns of Harvard and Boxborough (subject to the boards, town official, town meetings approval)
- First building permit and start of building construction
- Commencement of measured 15 years development period.

Other comments in the document are there, but the above is the most specific.

I do think we need to pull in the Master Plan as part of the decision.

Thanks Alec, and let me know if you don't see the comments embedded in the document.

Rich

Sent from my iPhone

The Park at Beaver Brook Special Permit Decision v2.docx
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