



January 28, 2025

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

Re: The Park at Beaver Brook – OSCD Special Permit Modification

Dear Alec,

It is with our pleasure to formally submit a Special Permit Application for the previously permitted Open Space Commercial Development Permit at The Park at Beaver Brook.

As you and the Boxborough Planning Board are aware, Cisco had originally permitted 1,400,000 square feet of commercial development under OSCD 01-01, which has since lapsed. Campanelli and its team of consultants have prepared a submission for your board's review.

Attached for your review is the following:

1. Special Permit Application Form
2. OSCD Permit Modification Narrative
3. Exhibit 1: Previously Permitted Development Plan – OSCD 97-01
4. Exhibit 2: Previously Permitted Development Plan – OSCD 01-01
5. Exhibit 3: Current Development Status of The Park
6. Exhibit 4: Proposed 2025 Master Plan – OSCD 25-01
7. Exhibit 5: OSCD Permit 25-01 Requests
8. Exhibit 6: OSCD Permit 25-01 Requests
9. Exhibit 7: OSCD Permit 25-01 Requests
10. Exhibit 8: Zoning Comparison Chart – OSCD 01-01 to Proposed OSCD 25-01
11. Exhibit 9: Primary Project Benefits
12. Exhibit 10: Supporting Project Benefits
13. Traffic Impact Narrative
14. Natural Heritage and Endangered Species Impact Narrative (Resource Conservation Narrative – Species, wetlands, etc)

15. Certified Abutters List

We look forward to continuing the conversation with your colleagues through the Planning Board process.

Sincerely,

A handwritten signature in red ink, appearing to read "Russell Dion", with a stylized flourish at the end.

Russell Dion
Partner

Cc: Rob Demarco
Mike Kelly
Jeff Wyman



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: 978.264.1723
www.boxborough-ma.gov

SPECIAL PERMIT APPLICATION
(OPEN SPACE COMMERCIAL DEVELOPMENT APPLICATION)

1. Location of property: Assessor's Map 08-006, 03-008, 03-009, 03-012, 01-007, 01-006, 01-008
Street Number 100, 600, 700, 800 Street Name Beaver Brook Road
Zoning district: OP - Office Park District, Previously OSCD 01-01 Overlay

- | <u>Printed Name</u> | <u>Address</u> | <u>Phone</u> |
|----------------------------------|---|---------------------|
| 2. Owner(s): <u>Russell Dion</u> | <u>1 Campanelli Dr. Braintree, MA 02184</u> | <u>781.849.1440</u> |
| <u>Robert Demarco</u> | <u>1 Campanelli Dr. Braintree, MA 02184</u> | <u>781.849.1440</u> |
| Owner(s): <u>Mike Kelly</u> | <u>1 Campanelli Dr. Braintree, MA 02184</u> | <u>781.849.1440</u> |
3. Applicant: Campanelli Trigate Sub, LLC
4. Applicable Section(s) of the Zoning Bylaw: 2.3 Special Permits, 2.5 Site Plan Approval, 5.1 Dimensional Requirements, 6.1 Parking Requirements, 7.5 Open Space Commercial Development, 7.7 Solar Energy Systems, 8.1 Aquifer Protection District
(Specifically list each ZBL Section.)
5. Nature and justification of request: _____
(Attach additional pages if necessary.)
Amend and reinstate the OSCD Special Permit for unrealized development under the OSCD 01-01 Special Permit with minor modifications to parking. As part of this application, Campanelli is proposing to put an additional 94 acres +/- into conservation/open space restriction in return for 667,500 SF max of new development. All uses intend to be compliant with the bylaw and will consist of Research & Development / Light Manufacturing / Office uses.
7. State the name of any person(s) authorized to represent you before the Board.
Kelly Engineering - David Kelly, Hemenway & Barnes - Johanna Schneider, MDM Transportation - Bob Michaud, John Rockwood - EcoTech, Marc Wallace - Tech Environmental
8. The undersigned certify that he/she has read and examined this application and the applicable requirements and that the proposed project is accurately represented in the statements made in this application.

I hereby request a hearing before the Planning Board with reference to the above application.


Property Owner's Signature (**REQUIRED**)

1/28/2025
Date

Property Owner's Signature (**REQUIRED**)

Date

Applicant's Signature (if different from owner)

Date

The Park at Beaver Brook – OSCD Permit Modification Narrative

Background/History

In 1997, the Planning Board issued OSCD Special Permit 97-01 (Exhibit 1), which allowed the construction of 900,000 square feet of office and R&D space. In 2000, the Planning Board in Decision 00-01 granted Site Plan approval for the construction of seven principal buildings within the Park. In 2001, by OSCD Permit 01-01 (Exhibit 2), OSCD Permit 97-01 was amended to allow a second phase of development, comprised of an additional 500,000 square feet, ultimately allowing up to 1.4 million square feet of office and R&D space in the Park. (OSCD Special Permit 97-01, as amended by OSCD Special Permit 01-01 shall hereinafter be referred to as the “OSCD Special Permit”.) To maximize open space and protect Riverfront and wetland areas, all development was clustered on the southern end of the property, with certain restrictive covenants recorded to preserve open space.

The OSCD Special Permit allowed (a) a reduction in the required parking stall dimensions from 10x20 to 9x18 with a 24-foot aisle lane; and (b) a reduction in the parking ratio from 4 spaces per 1,000 square feet of floor area to a minimum of 3.3 spaces from 1,000 square feet (provided that 4 spaces per 1,000 could be provided in the future if required). The OSCD Special Permit also allowed certain dimensional modifications for the development, including with respect to lot area, frontage, height, setbacks, lot coverage and floor area ratio.

The OSCD Special Permit contemplated that all work permitted thereunder would be completed within a specified 15-year “Commercial Development Period”, commencing on the date on which the restrictive covenants were recorded. Such Commercial Development Period lapsed in or about 2015.

Buildout of Phase I commenced in 2000. Between 2000 and 2001, three of the seven approved buildings (#200, #300 and #500) were constructed. Buildings 400 and 600 were not completed, but foundations were installed in the locations approved by the Planning Board. Building 100 was never started. All infrastructure necessary to support buildings 200 through 600 was fully installed. That infrastructure included parking, loading, landscaping, stormwater management systems, water and sewer and other utilities. In addition, the open space covenants and restrictions associated with Phase I were recorded. None of Phase II was constructed and the open space covenants and restrictions associated with Phase II were not recorded.

In November 2022, the Planning Board (the “Board”) approved an amendment to the OSCD Special Permit, granted a limited extension of the Commercial Development Period, and granted Site Plan Approval to permit the construction of a new, purpose built R&D facility for TUV on Lot 4.2 within the Park, known and numbered as 400 Beaver Brook Road. Construction

of the TUV facility was completed in mid-2025 and the company has successfully commenced operations on site.

In February 2023, the Board granted a special permit to allow the addition of an approximately 200 seat, 7,500 square foot restaurant on the ground floor of existing Building 500, to be operated by Craft Food Hall. This restaurant, which provides an amenity to tenants of the Park and the Boxborough community at large, opened April 2024 and has been well-received.

The current development status of The Park is shown on Exhibit 3.

Description of Proposal

Campanelli now seeks approval of a modified development plan for the Park (the “2025 Master Plan”). As shown on Exhibit 4, titled “OSCD 25-01 Permit Extension Proposal”. The proposed layout is substantially similar to what was approved in the previous OSCD Special Permit (01-01). The proposal entails the construction of five new buildings, totaling approximately 667,500 sf, envisioned to be occupied for Research & Development, Clean Tech, and/or Light Manufacturing of products such as medical devices. Under the 2025 Master Plan, there will be approximately 240,000 square feet less development than what was previously approved, but a greater amount of open space will be restricted; ultimately, 248 total acres – or 71% of the Park - will be restricted as open space. See Exhibit 5 for a comparison of the previously permitted OSCD Special Permit project and the proposed 2025 Master Plan project.

More specifically, the 2025 Master Plan proposes the following development:

- Building 600 – 112,500 square feet
 - (approx. footprint 76,000 SF +/-, optional mezz. 36,500 SF +/-)
- Building 700 – 105,000 square feet
 - (approx. footprint 70,000 SF +/-, optional mezz. 35,000 SF +/-)
- Building 800a – 150,000 square feet
 - (approx. footprint 100,000 SF +/-, optional mezz. 50,000 SF +/-)
- Building 800b – 150,000 square feet
 - (approx. footprint 100,000 SF +/-, optional mezz. 50,000 SF +/-)
- Building 800c – 150,000 square feet
 - (approx. footprint 100,000 SF +/-, optional mezz. 50,000 SF +/-)

*Note: Lot 800 may be alternatively designed for one or two users.

*Note: Optional mezzanine space is shown as a conservative estimate of potential maximum buildout. Our experience to date suggests tenants may not use this space.

Construction of Building 600 will involve limited site changes, as the parking and other infrastructure necessary to support that building were previously constructed in 2002. Buildings 700 and 800a, 800b and 800c will include parking, loading and other site features necessary to support the Project. A total of 1,110 (555k @ 2PS/1000SF) new parking spaces will be constructed, which represents a total Park count of 3,319 spaces and results in a reduction of

942 spaces Park-wide from the originally permitted project. In concert with the new development, 94 acres of previously unrestricted open space will be placed under restriction. The 2025 Master Plan is shown in greater detail on Exhibit 4-7 as submitted herewith.

Request

Campanelli respectfully requests that the Board amend and restate the OSCD Special Permit, to allow the following:

- Reconfiguration of the previously proposed Buildings 100, 600, 700 and 800a, 800b and 800c as shown on the “2025 Master Plan” submitted herewith and associated modifications to the parking and other infrastructure in the vicinity of the buildings.
- Modify the required parking ratio from 4.0 spaces/1,000 sf to 2.0 spaces/1,000 sf to reflect the lower parking demand of lab/R&D/clean tech/light manufacturing uses in comparison to the office uses contemplated in the original OSCD Special Permit. The requested ratio, which is consistent with parking demand for newer park tenants such as TUV and Intel, will result in less impervious area, more landscaped area and less stormwater runoff.
- Modify the OSCD Special Permit Condition 2.9(c), which established the Commercial Development period as beginning on the date of recording of the Restrictive Covenant with the Registry of Deeds and ending on the 15th anniversary of that date, which was in 2015.¹ It is requested that the Commercial Development Period be extended until January 1, 2045 to allow for the full build out of the project as shown on the 2025 Master Plan.

We would request that all findings and conditions set forth in the OSCD Special Permit allowing for the full build-out of Phases I and II be incorporated into the amended and restated permit and applicable to all development shown on the “2025 Master Plan” submitted herewith. Individual Site Plan Approval applications will be filed for each building as detailed plans are developed.

Compliance with OSCD Criteria

The 2025 Master Plan project conforms with all applicable requirements for an OSCD Permit set forth in Section 7.5.6 of the Buxborough Zoning Bylaw (the “Bylaw”). Each criterion is discussed below.

¹ The OSCD Special Permit explicitly authorizes the Board to extend the Commercial Development Period, providing, in relevant part: “With respect to any portion of the Commercial Development that is not a Permitted or Completed building at the time of expiration of the Commercial Development Period, the Commercial Development Period may be extended by and at the option of the Planning Board.” Town Counsel has previously opined that the Board has the discretion to retroactively extend the Commercial Development Period, as was done in November 2022 in connection with approvals for the TUV building.

(a) The proposed development conforms with the purpose and intent of the Open Space Commercial Development Bylaw.

As set forth in Section 7.5.1 of the Bylaw, the purposes of the OSCD zoning bylaw are to encourage the preservation of open land for its scenic beauty, open space, forestry, and recreational use; to preserve historical and archeological resources; to protect the natural environment; to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to perpetuate the appearance of Boxborough's traditional New England landscape; to allow landowners a reasonable return on their investment; and to facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.

The 2025 Master Plan is fully consistent with these stated purposes. The proposed plan will result in 248 acres of land preserved for open space, to be used for conservation as well as passive and active recreation. All proposed buildings will be located away from wetlands, buffer zones and other sensitive resources. The proposed work occurs within unforested land and maintained field areas, which prior to the 2001 OSCD was unvegetated land previously used as an active sand and gravel operation by Burlington Sand & Gravel until the late 1980s. The proposed buildings will take advantage of existing infrastructure previously installed on the campus, including internal roadways and an onsite private wastewater treatment facility permitted pursuant to a MassDEP groundwater discharge permit. While Lot 16 is listed as an archeological resource area, this lot will be permanently restricted open space which will not be affected by any proposed additional development. The site is subject to a Conservation and Management Permit (CMP) issued by the Massachusetts Natural Heritage and Endangered Species Program (NHESP) in connection with earlier development of the site, which requires a number of mitigation measures aimed at the protection of state-listed turtle species on the site; all required mitigation has been implemented and Campanelli will coordinate closely with NHESP to ensure that any work associated with the construction of the 2025 Master Plan buildings will comply with the CMP. Further, as noted by the Board in the original OSCD Special Permit, clustering the proposed buildings promotes more sensitive siting of buildings and better overall site planning; clustering also allows for common parking, driveways and drainage works, facilitating the construction and maintenance of streets, utilities and public services in a more economical and efficient manner.

(b) The proposed buildings are designed in harmony with the natural features of the site. The site plan, to the extent possible, preserves the topography, views, vistas, wildlife habitat, significant trees or stands of trees, wetlands, brooks, waterbodies, historic or archeological sites, trails and cart paths located on the site.

As noted by the Board in the original OSCD Special Permit, the proposed building areas are located in harmony with the natural features of the site; this remains the case in the modified layout. Moreover, the 2025 Master Plan will result in 248 acres – or 71% of the overall site -

preserved as permanently protected open space. All proposed buildings will be located away from wetlands, buffer zones and other sensitive resources. The Project has been designed to minimize land disturbance: the majority of proposed work occurs within land previously cleared in connection with the initial OSCD Special Permit. Pavement is minimized by constructing only the minimum number of parking spaces at the minimum dimensions necessary to serve the proposed uses. Extensive landscaping will be installed to provide buffering and shading for vehicles and building occupants and will enhance the appearance of the site. As noted above, the only listed archeological resources on the site are located on a lot which already will be restricted for open space and will not be impacted by any of the proposed new development. Also as noted, during initial development of the previously permitted 1.4M sf campus, a CMP was issued which allowed for construction on all land then and now planned for development and required that certain protective measures, including the permanent protection of approximately 74.6 acres through conservation restrictions and the installation of a turtle barrier; all required protective measures were completed and Campanelli will work with NHESP to ensure that future construction is performed in compliance with the CMP.

(c) Adequate access is provided to the common open space.

All open spaces within the Park are accessible off of Beaver Brook Road, which runs through the entirety of the Park. Adequate public parking will be provided to allow for access to all passive and active outdoor recreational spaces. Five (5) public parking spaces will be provided at the front of Lot 6.2 which provides central access to existing amenities. An additional five (5) public parking spaces will be provided at Lot 700 at such time as that Lot is developed.

(d) The overall design and site plan of the Open Space Commercial Development is superior to that of a conventional subdivision and warrants special consideration for modification of existing standards.

As the Board found in its approval of the initial OSCD Special Permit, the overall design and site plan of the 2025 Master Plan is superior to that of a development designed under conventional zoning, in that a conventional plan would result in more impervious surfaces, consume a much larger area of land and would generate more traffic; moreover, a conventional plan would provide little, if any, publicly accessible open space. The 2025 Master Plan will result in a development with 71% of the land restricted for open space uses. It will reduce the number of parking spaces and amount of impervious area from the previously approved OSCD plan. As such, it offers a superior design and site plan than what was previously approved and therefore warrants special consideration for modification of both the OSCD Special Permit and existing zoning standards.

(e) The Open Space is of a size, shape, and dimension suitable for park, recreation, conservation, or agricultural purposes.

As required in connection with the previously permitted Phase I development, there currently are 154 acres of land within the Park that have been permanently restricted as a combination of protected open space and active and passive recreation. The 2025 Master Plan will increase the amount of restricted open space by 94 acres, for an overall total of 248 acres, or 71% of the site. The existing open space areas have been successfully used by the public for more than 20 years, including a recreational field donated to the Town of Boxborough, approximately 2 miles of hiking paths, and an additional 2 miles of walking/biking paths. The additional open space to be restricted under the 2025 Master Plan is contiguous to the existing open space areas.

(f) The plan complies with applicable Subdivision Rules and Regulations.

No subdivision is proposed.

Compliance with Special Permit Criteria

The 2025 Master Plan also satisfies the special permit criteria set forth in Section 2.3 of the Bylaw. The proposed plan will not have adverse effects which outweigh its benefits on either the town or the surrounding neighborhood, in view of the particular characteristics of the Site and of the proposal in relation to the Site. In particular, the 2025 Master Plan development will be beneficial with respect to each of the following:

(a) Social and community needs served by the proposal;

Already, recent development at the Park has benefited residents of the Town by providing a public food and beverage amenity (Craft Food Halls) on Lot 500. Completing the previously approved Park at Beaver Brook will further serve social and community needs in Boxborough. The proposed uses will bring good jobs to Boxborough, creating employment opportunities for residents close to home, and will make a significant contribution to the Town's commercial tax base. In addition, in conjunction with the 2025 Master Plan, Lot 100, comprised of approximately 5.17 acres, will be donated to the Town for public recreation use. Further, the applicant will provide upkeep and maintenance to Phase I public amenities, which include basketball courts, a volleyball court, paved walkways, nature trails and open space areas.

(b) Traffic flow and safety;

As set forth in the accompanying memorandum from MDM Transportation Consultants, the 2025 Master Plan will result in fewer peak-hour trips from the previously approved OSCD for the Property and represents a net reduction in traffic relative to the 2001 project. Pursuant to the 2024 Section 61 Finding issued by MassDOT in connection with MEPA review of the 2025 Master Plan, the project will commit to the following traffic mitigation elements:

- Design, permitting and construction of an additional left-turn lane along the Route 111 eastbound approach to the I-495 northbound ramps, which work will include associated geometric improvements and traffic signal upgrades in coordination with MassDOT and the Town;
- Signal timing optimization at the intersection of Route 111 at Swanson Road and Codman Hill Road;
- Route 111 signal coordination as requested by MassDOT; and
- Implementation of a robust Transportation Demand Management (TDM) program to reduce single-occupancy vehicle trips to the Park by tenant employees through the promotion of alternative modes of transportation.

(c) Adequacy of utilities and other public or private services, including storage or disposal of sewage, refuse or other wastes, and drainage or retention of surface water;

In July 1999, Cisco received a ground water discharge permit for 80,000 GPD. Cisco operated and maintained the 80,000 GPD facility until 2019. At that time, Cisco made a corporate decision to not expand the campus, relocate employees to other locations and reduce the permitted discharge capacity to 40,000 GPD. In 2023 and 2024, Campanelli completed several upgrades to the wastewater treatment facility. In early 2025, Campanelli submitted an application to MassDEP to restore the discharge capacity back to the previously permitted constructed capacity of 80,000 GPD; as of the date of this submission the application is pending.

(d) Density of population, intensity of use, neighborhood character, and social structures;

The 2025 Master Plan represents an approximately 241,500 square foot reduction in development over the previously approved OSCD project. Additionally, the number of proposed parking spaces will be reduced from 3.3 spaces per 1,000 sf to 2 spaces per 1,000 sf of development. All new development will be set well away from neighboring uses, including an increase in the Lot 800 buffer from 50 feet to 100 feet. Through conservation of additional open space and the dedication of Lot 100 to the Town for public recreational use, the 2025 Master Plan will preserve the natural character of the immediate area and promote community outdoor activities.

(e) Impact on the natural environment;

As set forth in greater detail in the accompanying report prepared by EcoTec, Inc., the cluster design, with existing and proposed development concentrated along Beaver Brook Road in the southern and central portions of the site, creates the opportunity to preserve and protect significant open space areas in the northern portion of the site, at the periphery of the site and

around the various wetland resource features on the site. Following a comprehensive on-the-ground study, the proponent's team developed a Conservation Plan to ensure that development is sited in a manner that preserves important habitat necessary for all life-cycle requirements for the two state-listed turtle species and other wildlife found on the site and to avoid wetland resource area and buffer zone. Portions of the site are mapped by BioMap 2 to include core habitats for rare species, vernal pools, and wetlands/wetland buffers. The vast majority of these mapped areas are located outside the development footprint; as to the remaining areas, the Project has been issued a Conservation and Management Permit from NHESP to address state-listed/rare species conservation requirements under the Massachusetts Endangered Species Act.

Portions of the site are mapped by CAPS (i.e., CAPS Index of Ecological Integrity and Habitat of Potential Regional or Statewide Importance maps). All mapped areas on both of these maps are located outside the proposed development areas on the site. The Conservation in the SuAsCo Story Map indicates that the site, including protected areas, area proposed to be protected, and areas proposed to be developed, include features recognized on four thematic maps: Natural Services; Habitat for Biodiversity; Community Conservation, and Farmlands and Working Lands. EcoTec's evaluation indicates that the additional land proposed to be protected under the current development scheme provides comparable services over twice the land area proposed to be developed at Lots 700 and 800.

Finally, the 2025 Master Plan proposes to place an additional 94 acres of land into an open space conservation restriction, bringing the total protected open space on the site to 248± acres or 71 percent of the 350±-acre site. The additional land areas to be protected include a variety of upland and wetland habitat types that will serve to complete a secondary east-west corridor across the site to the south of Lots 700 and 800 and provide important mixed upland and wetland wildlife habitat on the Harvard Parcel and upland old field habitat on Lot 100.

(f) Impact on health;

By providing an additional 94 acres of protected open space and dedicating Lot 100 (approximately 5.17 acres in size) for public recreation use, the Project will support outdoor activity for residents of Boxborough. The anticipated lab/R&D/clean tech/light manufacturing uses will be entirely self-contained, with no negative impacts on the health of the surrounding area or the Town overall. By reducing trip generation over the prior development proposal, the Project will reduce impacts on air quality from vehicular sources. It should be noted that the proponent has agreed to provide a 1.8 mile easement through the Park to the Littleton Water Main Extension Project in order to provide PFAS-free access to water in West Boxborough.

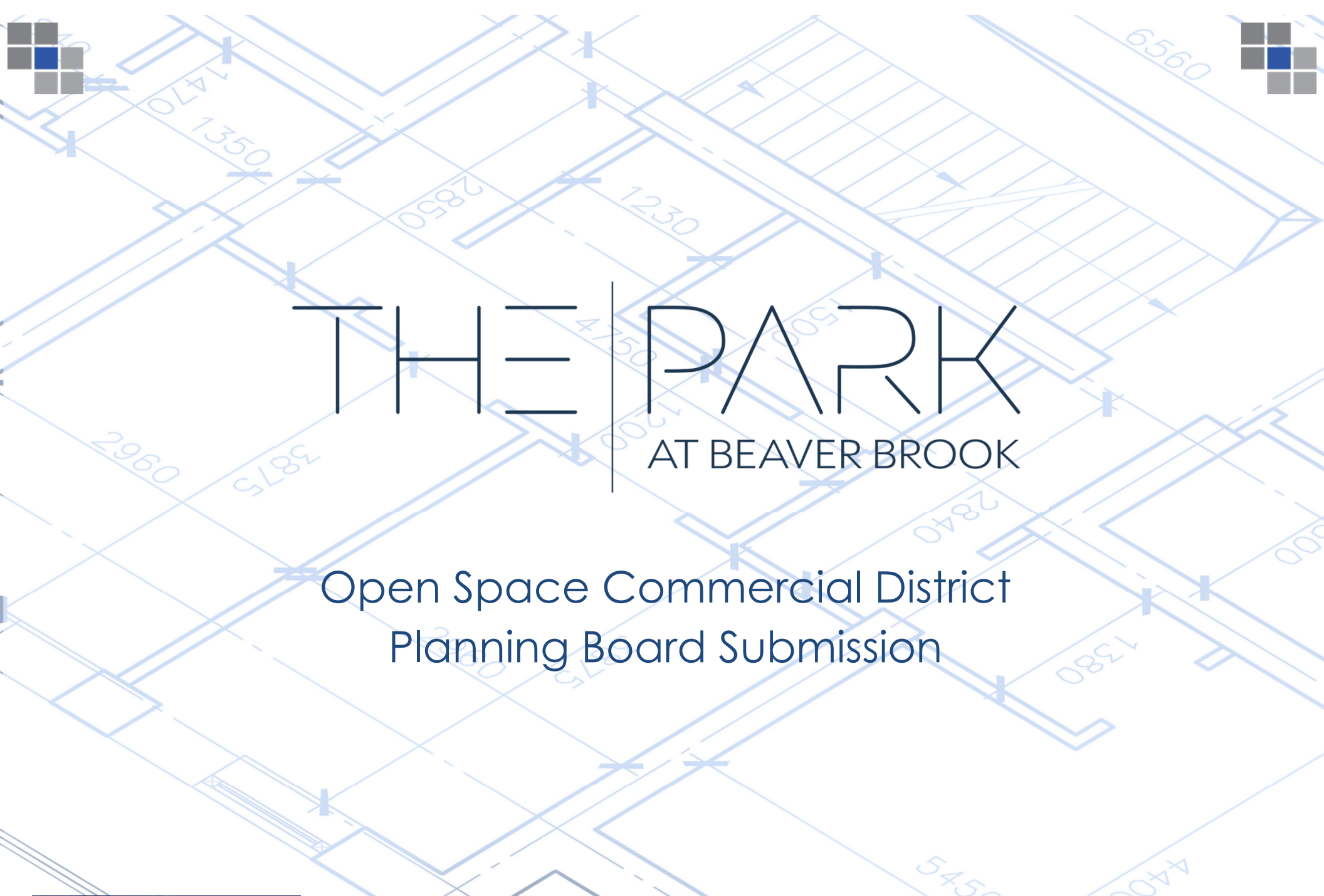
(g) Potential fiscal impact, including tax contribution, diminution or enhancement of neighboring property values, and creation of new employment opportunities.

Achieving full build-out of the Park will have a positive fiscal impact on the Town. Demand for lab/R&D/clean tech/light manufacturing space remains robust even in the current challenging

economic climate and expanding these uses in Boxborough will enhance the Town's commercial tax base. These proposed uses will bring high quality jobs to the Town, creating potential employment opportunities for residents closer to home. The attractive and sensitive design of the Park, including enhanced buffering of future development on Lot 800, as well as the creation of additional preserved open space and well-maintained public recreational areas are anticipated to benefit the value of neighboring properties.

Conclusion

The proposed 2025 Master Plan not only meets all applicable criteria for an OSCD Special Permit, but will also bring a number of significant benefits to the Town of Boxborough, most notably the dedication of 94 additional acres as deed-restricted open space and dedication of a 5-acre parcel for public recreation use. In addition, allowing the long-delayed completion of the business park first approved by this Board in 2001 will strengthen the Town's commercial tax base by attracting a number of desirable new businesses in the clean tech, research and development and light manufacturing sectors, while creating new job opportunities for residents. For the foregoing reasons, Campanelli respectfully requests the Planning Board's support as it brings to fruition an improved version of the previously approved Park at Beaver Brook Master Plan.

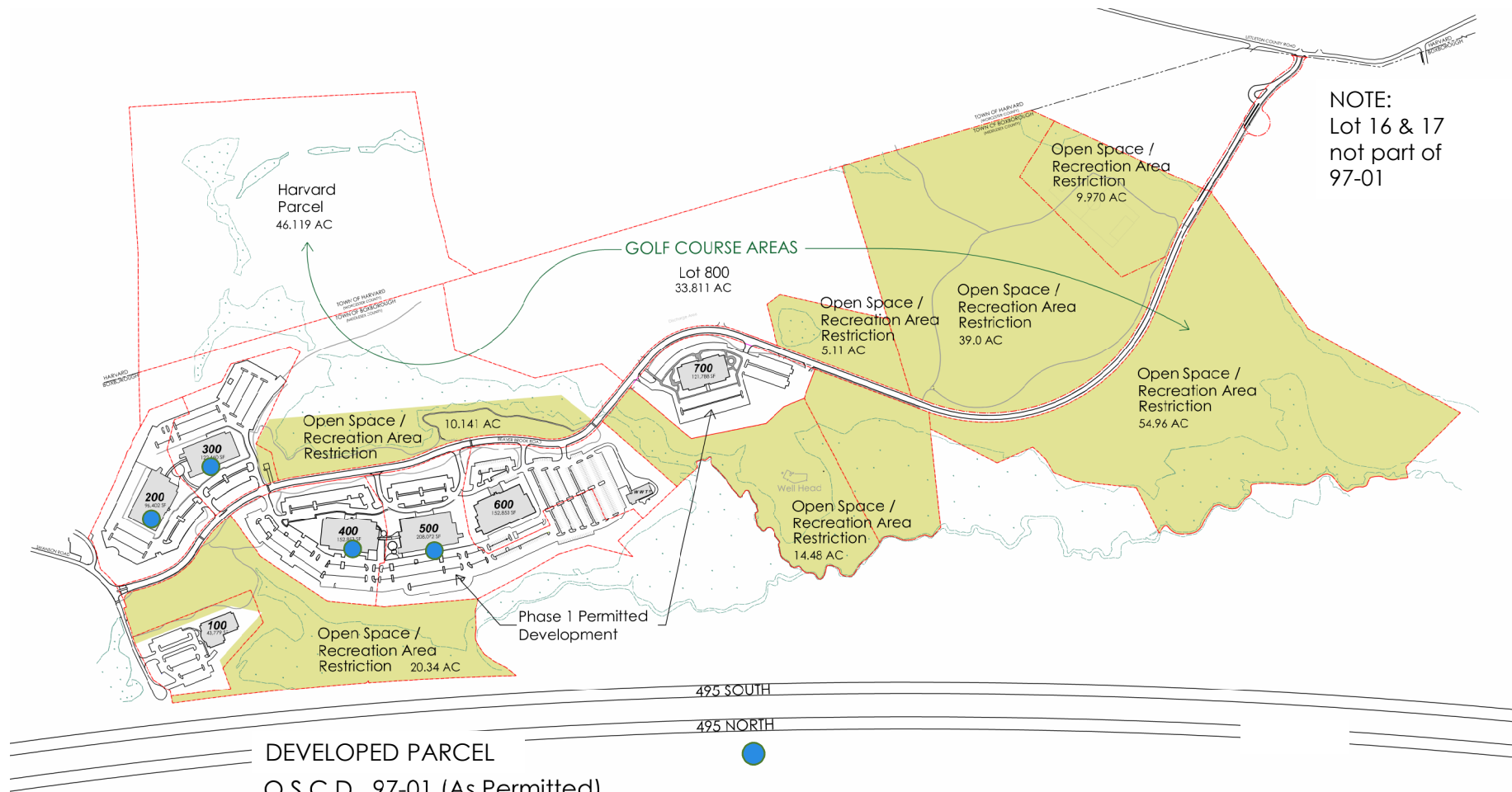


THE | PARK

AT BEAVER BROOK

Open Space Commercial District
Planning Board Submission

Summary of OSCD Permit No. 97-01



DEVELOPED PARCEL
O.S.C.D. 97-01 (As Permitted)

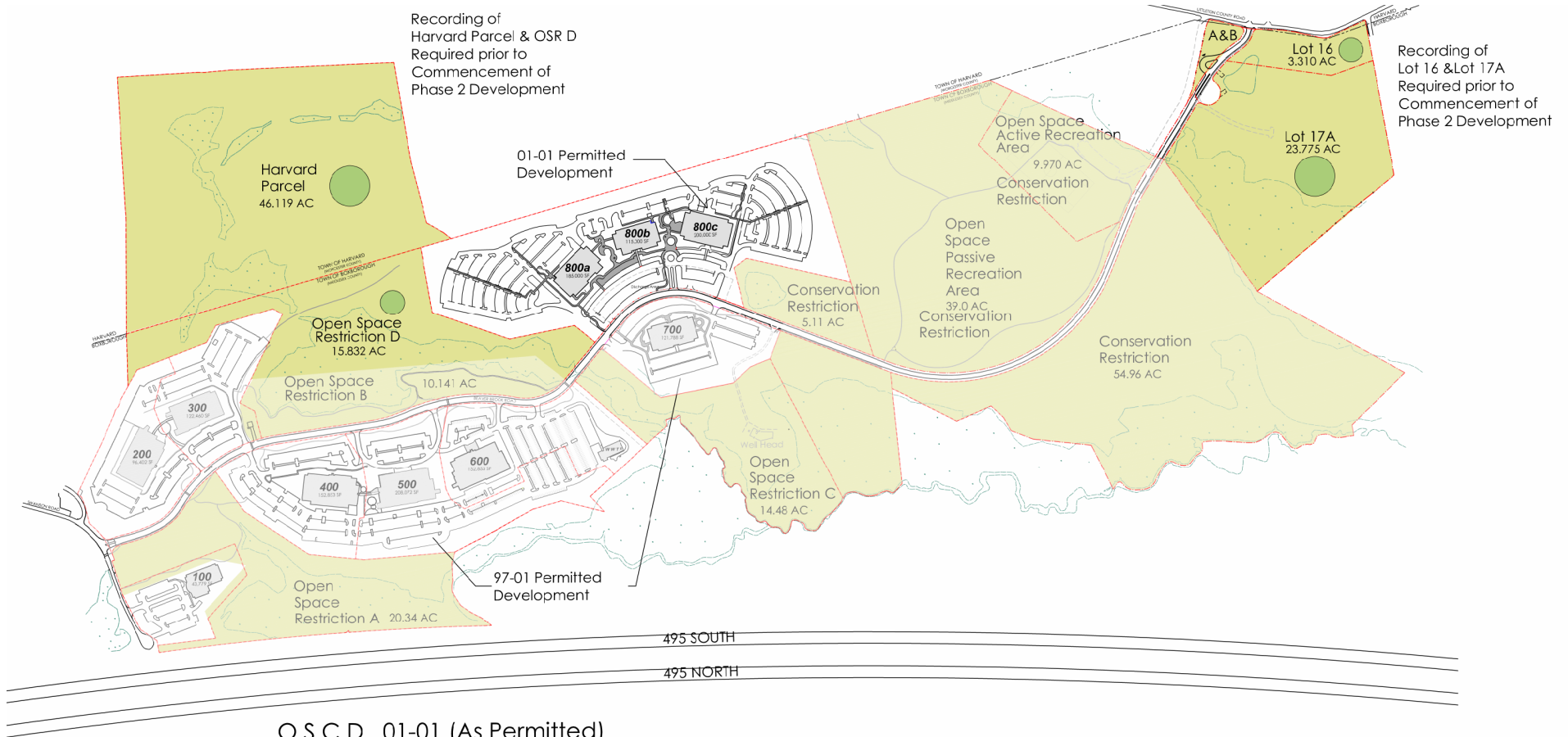
TOTAL LAND AREA		320 Total AC = 274 AC (Borborough) + 46 AC (Harvard)
COMMERCIAL DEVELOPMENT AREA		900,000 SF (Previously Permitted FAR)
OPEN SPACE / REC. AREA RESTRICTION (MAY BE USED AS A GOLF COURSE)		154 AC (56% Open Space in Borborough)
USE: Office, R & D, & other Commercial Uses		



0 100 400
200

Summary of OSCD Permit No. 01-01

(Amendment to Permit No. 97-01)



O.S.C.D. 01-01 (As Permitted)

TOTAL LAND AREA

350 AC

COMMERCIAL DEVELOPMENT AREA

1,400,000 SF (Previously Permitted FAR)
(900,000 SF IN OSCD 97-01 + 500,000 SF IN OSCD 01-01)

OPEN SPACE / CONS. RESTRICTION

154 AC (OSCD Permit 97-01)

Additional Required Open Space for Future
Conservation Restrictions, to be recorded prior
to Phase 2 Commencement

60 AC (Harvard Parcel & Restriction D)
27 AC (Lot 16 & Lot 17A)

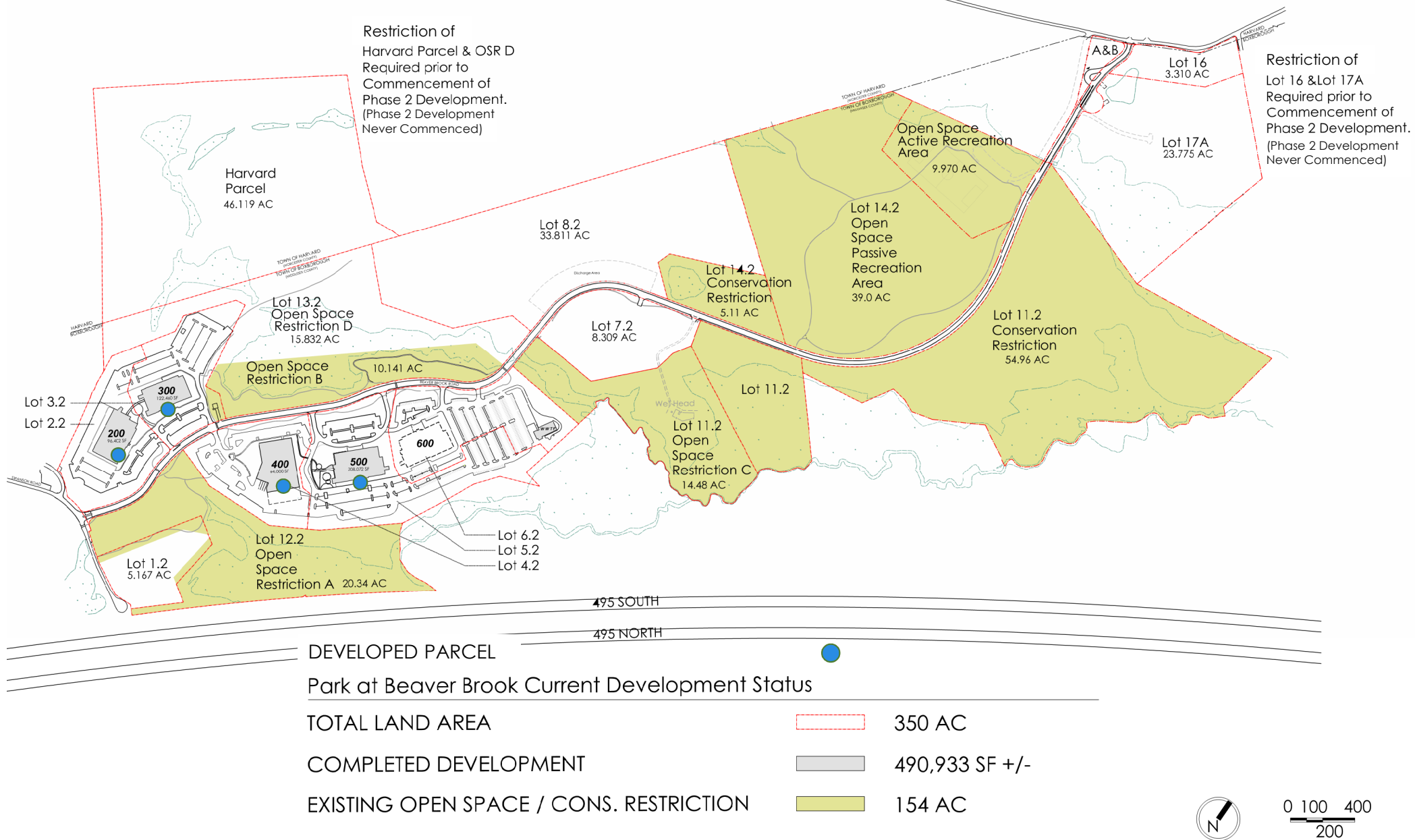
TOTAL PROPOSED OPEN SPACE RESTRICTIONS

241 AC (71% Total)



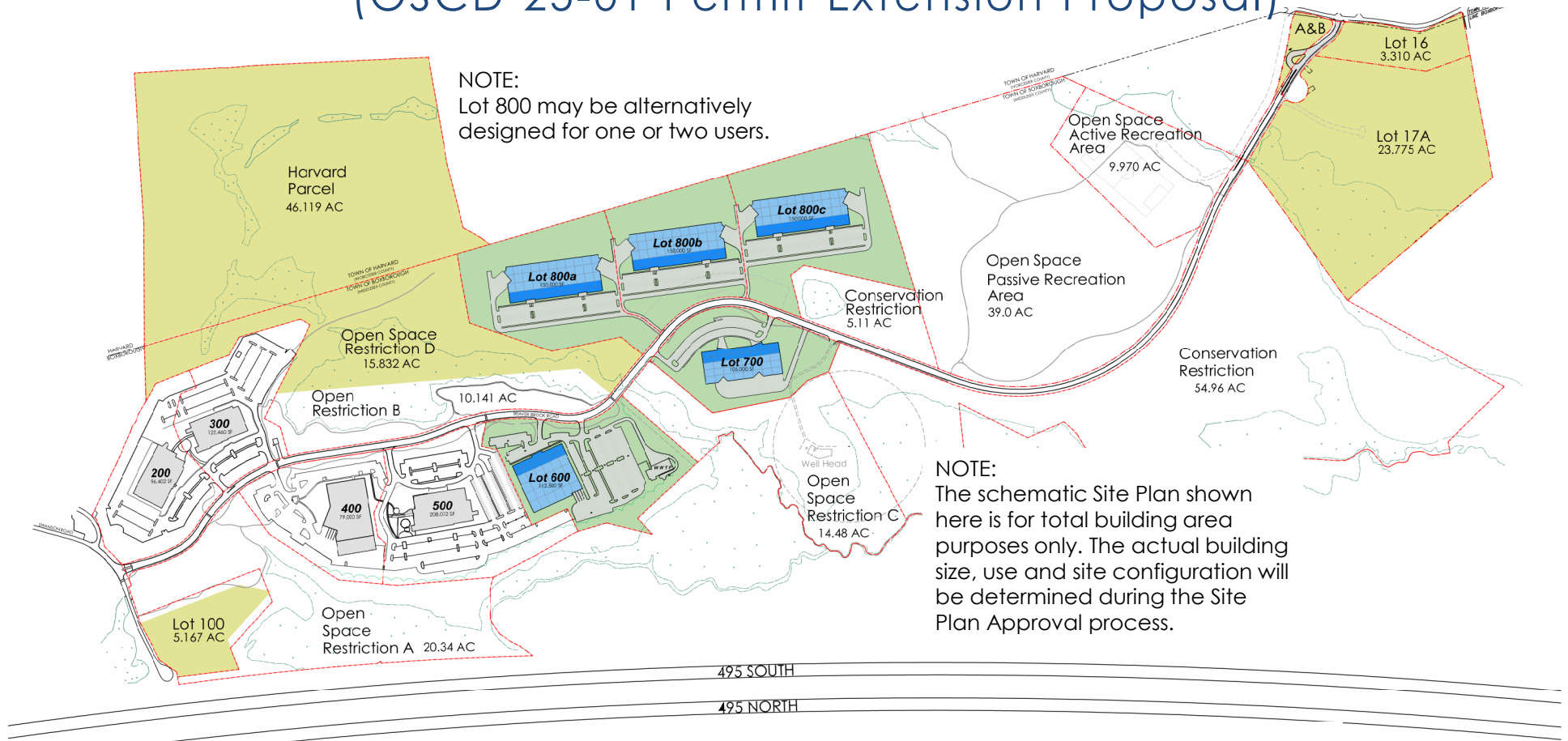
0 100 400
200

Current Development Status



2025 Master Plan

(OSCD 25-01 Permit Extension Proposal)



O.S.C.D. 25-01 (Permit Extension)

TOTAL LAND AREA

350 AC

COMPLETED DEVELOPMENT

490,933 SF

PROPOSED DEVELOPMENT

667,500 SF

COMMERCIAL DEVELOPMENT AREA

1,158,433 SF (241,567 SF REDUCTION FROM OSCD 01-01)

PROPOSED OPEN SPACE / CONS. RESTRICTION

94 AC (248 AC TOTAL)



0 100 400
200

OSCD Permit 25-01 Requests

Lot	OSCD 01-01 (Orig. Permit) Bldg. SF	OSCD 25-01 (New Permit) Bldg. SF	Use	Amenities
1.2	43,382	Proposed OSD 25-01	TBD	Proposed Open Space & Walking Trails
2.2	99,096	96,402	Footnote 2 *	
3.2	121,788	122,459	Footnote 2 *	Walking Trails
4.2	152,853	64,000	Footnote 2 *	Walking Trails
5.2	208,240	208,072	Footnote 2 *	Craft Food Halls
6.2	152,853	112,500	Footnote 2 *	Basketball Court, Volleyball Court
7.2	121,788	105,000	Footnote 2 *	Walking Trails
8.2-A	185,000	150,000	Footnote 2 *	Walking Trails
8.2-B	115,000	150,000	Footnote 2 *	Walking Trails
8.2-C	200,000	150,000	Footnote 2 *	Walking Trails
11.2	OSCD 97-01	OSCD 97-01	Restriction	Open Space
12.2	OSCD 97-01	OSCD 97-01	Restriction	Open Space & Walking Trails
13.2	Partial OSCD 97-01	Proposed OSCD 25-01	Restriction	Proposed Open Space & Walking Trails
14.2	OSCD 97-01	OSCD 97-01	Restriction	Recreation Field, Open Space & Walking Trails
16	Proposed OSCD 01-01 **	Proposed OSCD 25-01	Restriction	Proposed Open Space
17	Proposed OSCD 01-01 **	Proposed OSCD 25-01	Restriction	Proposed Open Space
A&B	Proposed OSCD 01-01 **	Proposed OSCD 25-01	Restriction	Proposed Open Space
Harvard Parcel	Proposed OSCD 01-01 **	Proposed OSCD 25-01	Restriction	Proposed Open Space
Sub-Total Development	1,400,000	1,158,433		
Sub-Total OSCR Restriction	154 AC	248 AC		

**1. OSCD 01-01 never commenced therefore proposed OSCR's that were part of this project were never recorded.

*2. All proposed uses will comply to current zoning regulations, including but not limited to: office, light manufacturing, and R&D

Previously Developed or Conservation Parcel



OSCD Permit 25-01 Requests



- To obtain a OSCD Permit Extension for a maximum of 667,500 SF of building development.
 - Completed Development 490,933 SF
 - Proposed Development 667,500 SF
 - Total Development 1,153,933 SF
 - Lot 600 - 76,000 SF Footprint, 36,500 SF Optional Mezz.
 - Lot 700 – 70,000 SF Footprint, 35,000 SF Optional Mezz.
 - Lot 800A – 100,000 SF Footprint, 50,000 SF Optional Mezz.
 - Lot 800B - 100,000 SF Footprint, 50,000 SF Optional Mezz.
 - Lot 800C - 100,000 SF Footprint, 50,000 SF Optional Mezz.
 - A reduced amount of development of 241,567 SF from originally permitted in OSCD Permits 97-01 & 01-01.
(1,400,000 SF)
- Continue Existing Allowed Uses per Boxborough Zoning Bylaw

OSCD Permit 25-01 Requests

- Modifications to the Parking Regulations.
 - Zoning Parking Requirement – 4 PS/1000 SF
 - Previous OSCD Parking Requirement – 3.3 PS/1000 SF
 - Requested Parking Requirement – 2 PS/1000 SF
- Modifications to the Dimensional Regulations.
 - Zoning Max. Height/Story Requirement – 45 Feet / 3 Stories
 - Previous OSCD Max. Height/Story Requirement – 60 Feet / 4 Stories
 - Requested Max. Height/Story Requirement – 45 Feet / 3 Stories
- Place 94.2 AC into Open Space, Recreation and/or Conservation Restriction.
 - Lot 100 4.1 AC, (1.1 AC in existing restriction)
 - Lot 16 3.3 AC
 - Lot 17A 23.8 AC
 - Lot A&B 1.01 AC
 - Lot 13 (Partial) 15.8 AC, (10.1 AC in existing restriction)
 - Harvard Parcel 46.2 AC
 - **TOTAL 94.2 AC**

Zoning Comparison Chart



	Zoning - Office Park District	01-01 OSCD	25-01 OSCD	Change from OSCD 01-01
Minimum Lot Area (sq. ft. x 1000)	160,000 SF	80,000 SF	80,000 SF	No Change
Minimum Upland Lot Area (sq. ft. x 1000)	--	--	--	
Minimum Upland Lot Area % of Total	20%	--	20%	No Change
Minimum Lot Frontage	200'	100'	100'	No Change
Minimum Lot Width	125'	--	125'	No Change
Minimum Front Setback	50'	25'	25'	No Change
Minimum Side Setback	50'	25'	25'	No Change
Minimum Rear Setback	50'	25'	25'	No Change
Maximum Stories	3	4	3	Reduction, complies w/ current zoning
Maximum Building Height	45'	60'	45'	Reduction, complies w/ current zoning
Maximum Lot Coverage (%) by Buildings, Structures, Impervious Surfaces	30%	70%	70%	No Change
Floor Area Ratio	0.1	0.75	0.75	No Change
Minimum Open Space (%)	--	--	--	
Parking Requirement	4 PS/1000 SF	3.3 PS/1000 SF	2 PS/1000 SF	Reduction from current zoning & OSCD 01-01



Primary Project Benefits

1. **Increase in open space** placed in land use restriction
 - Increase = 94 AC, for a total of 248 AC +/-
2. **Increase in public recreation** use at Lot 100, 5.17 AC +/-
3. **Provide public food & beverage** amenity (Craft Food Halls)
4. **Provide 1.8 mile easement** to Littleton Water main extension project
 - Provides clean (PFAS free) public access to water in West Boxborough
5. **Increase Lot 800 rear buffer** from 50' to 100'
6. **Reduce development** / building area when compared to OSCD Permit 01-01
 - Reduction = 241,567 SF
7. **Reduce parking** requirements to be aligned with today's uses and occupancy
 - Reduction = 942 P.S. +/- (from 3.3 PS/1000 SF req.)
 - Increase in green space within developed lots due to current parking trends
8. **Provide traffic calming** measures at Swanson Road (if allowed)



Supporting Project Benefits



1. Provide upkeep and maintenance to Phase 1 amenities, paved walkways, nature trails, open space areas and conservation areas, basketball courts, volleyball court
2. Limited development in wetland setback areas
3. Reduction of pavement when compared to OSCD 01-01
4. Provide green & sustainable construction techniques
5. Provide increased tax revenues

October 24, 2024

Russell Dion
Campanelli-Trigate Boxborough Sub, LLC
One Campanelli Drive
Braintree, MA 02185

Re: **The Park at Boxborough – OSCD Extension Traffic Summary**
Boxborough, Massachusetts

Dear Russell:

MDM Transportation Consultants, Inc. (MDM) provides the following summary of traffic assessments prepared in connection with the proposed Master Plan update for The Park at Beaver Brook ("The Park") and associated MassDOT Section 61 Findings defining required mitigative actions that support an extension of the Open Space Commercial Development (OSCD) Special Permit #97-01 that was issued December 3, 2001.

Master Plan Programming Assumptions

Under the Proposed Master Plan, the original 1.4 million square feet of office use permitted in The Park will be reduced to include 1,173,474 sf of R&D and light manufacturing uses, representing a 226,526 sf reduction in buildout with land use categories that have lower traffic generating characteristics when compared to the traditional office uses contemplated in the original OSCD Special Permit. This memorandum summarizes the assessment set forth in a July 2023 Transportation Impact and Access Study (TIAS)¹ that was filed by Campanelli-Trigate ("Proponent") under the MEPA review process that led to issuance of a Section 61 Finding² by MassDOT defining specific mitigative actions to support the full buildout of The Park.

¹ *Transportation Impact and Access Study, Proposed R&D/Light Manufacturing Development, Beaver Brook Road Boxborough*, prepared by MDM Transportation Consultants, Inc. dated July 26, 2023. This TIAS served as the basis for the Expanded Environmental Notification Form (EENF) filed with MEPA dated July 31, 2023 entitled "The Park at Beaver Brook", EEA #16745.

² MassDOT Finding Pursuant to M.G.L Chapter 30, Section 61, EEA 16745, Campanelli-Trigate, dated May 24, 2024 as amended September 30, 2024.

Traffic Impact Summary

The TIAS assessment concludes that the revised Master Plan development results in peak period traffic activity that falls below that anticipated for the 1.4 MSF master plan as defined in the December 2001 OSCD Special Permit.

Relative to the 1.4 MSF master plan as defined in the December 2001 OSCD Special Permit, the Proposed 2024 Master Plan for The Park is estimated to result in fewer peak-hour trips: approximately 110 fewer vehicle trips during the weekday morning peak hour (139 fewer entering and 34 additional exiting) and 302 fewer vehicle trips during the weekday evening peak hour (58 fewer entering and 244 fewer exiting). Trip reductions for the current Master Plan relative to the prior “Cisco” master plan are summarized in **Table 1** below:

TABLE 1
TRIP-GENERATION COMPARISON

Peak Hour/Direction	Permitted MEPA ¹	Infill Exist Buildings (#200, #300, and #500) ²	Proposed 2024 Master Plan ³	Difference (Δ) ⁴
<i>Weekday AM Peak Hour:</i>				
Entering	1,345	571	630	-139
<u>Exiting</u>	<u>183</u>	<u>78</u>	139	<u>+34</u>
Total	1,528	649	769	-110
<i>Weekday PM Peak Hour:</i>				
Entering	280	105	117	-58
<u>Exiting</u>	<u>1,369</u>	<u>510</u>	615	<u>-244</u>
Total	1,649	615	732	-302

¹Permitted 1.4msf as reported in the March 27, 2002, Section 61 Finding (EOEA#6761).

²Existing Buildings (#200, #300, and #500): 426,974 sf Office applied to ITE 11th Edition LUC 710

³2023 Master Plan (Buildings: #400, #600, #700, #800a, #800b, and #800c): 746,500 sf R&D applied to ITE 11th Edition LUC 760.

⁴Difference between permitted MEPA trips and Proposed Master Plan trips.

Key operational analysis findings of the TIAS indicate that all study locations along Massachusetts Avenue/Route 111 are projected to operate below capacity at acceptable Level-of-Service (LOS) C or better during peak hours at full buildout with current infrastructure and proposed mitigative actions that are defined within the issued Section 61 Finding for the 2024 Master Plan.

Mitigation/MassDOT Section 61 Findings

Mitigation requirements of the originally issued MassDOT Section 61 Finding³ that supported the 2001 OSCD Special Permit have been met as applicable to date. Accordingly, the Site under the updated (lower generating) 2024 Master Plan assumptions do not warrant any additional mitigative actions beyond those originally required in the Section 61 Finding issued in 2002. MassDOT issued an updated (2024) Section 61 Finding⁴ for The Park to reflect the updated Master Plan buildout (attached hereto) that includes the following mitigation elements:

A: Route 111 at I-495 Northbound Ramps

To improve traffic operations at this intersection, the Proponent commits to the design, permitting, and construction of an additional left-turn lane along the Route 111 eastbound approach to I-495 northbound ramps. The proposed improvements will include associated geometric improvements and traffic signal upgrades in accordance with conceptual and 100 percent plans to be submitted and approved by MassDOT. Modification and refinement of the conceptual plan shall be conducted in consultation with MassDOT and the Town of Boxborough to ensure consistency with planned/future bridge improvements along Route 111 between the I-495 Interchange ramps.

The Proponent will complete the design and permitting of the second left-turn lane prior to occupancy of Building 600, which represents the next phase of new construction within the Park. The Proponent further commits to the construction of the additional left-turn lane along the Route 111 eastbound approach to I-495 northbound ramps prior to occupancy of additional buildings beyond Building 600 based on monitoring and upon request by MassDOT.

B: Route 111 at Swanson Road and Codman Hill Road

To enhance traffic operations and safety at this location, the Proponent will implement signal timing optimization at this intersection, subject to MassDOT approval.

³ MassDOT Finding Pursuant to M.G.L Chapter 30, Section 61, EEA 6761 Cisco Development Partners, dated March 27, 2002.

⁴ *Ibid.*

C: Route 111 Signal Coordination

MassDOT has developed a coordination plan for the signalized intersections of Route 111 with the I-495 northbound and southbound ramps and Swanson Road/Codman Hill Road; however, the coordination plan has not been implemented and the signalized intersections currently operate as fully actuated signals. The need for coordinated signal timing will be determined following occupancy of the next phase of development within The Park (Building 600) and following occupancy of additional building phases up to full buildout of The Park. Signal coordination will be conducted following occupancy of each future building if deemed necessary based on monitoring and consultation with MassDOT. Final monitoring will occur at full buildout of The Park (defined as occupancy of 90 percent or more of the 1.173 thousand per square foot (msf) Master Plan identified in the Single EIR filing) with any final adjustments to signal operation including coordination if deemed necessary by MassDOT will be completed by Campanelli-Trigate Boxborough following the final monitoring report.

D: Parking and Transportation Demand Management

The Proponent is committed to reduce Site trip generation by tenant employees by implementing a TDM program. These elements are consistent with the Massachusetts Department of Environmental Protection (MADEP) directive to use all reasonable and feasible mitigation actions to reduce auto emissions. The TDM program includes the following elements, which are subject to tenant corporate policies:

- *Transportation Coordinator:* Tenant shall identify a transportation coordinator (typically through the corporate human resources department) with responsibility of disseminating transportation program information and coordination with a regional Transportation Management Association (TMA) to the extent such organization exists or is formed for the region.
- *TMA Membership if Applicable:* Proponent shall become a member of a Transportation Management Association (TMA) to the extent such organization is formed and applicable to businesses in Boxborough.
- *Preferential Parking for Carpools & Vanpools:* Spaces reserved in close proximity to building entrance will be identified to accommodate registered carpool/vanpool vehicles to encourage ridesharing.
- *Electric Vehicle Charging Stations:* Provision of EV charging stations and EV-ready spaces will be provided to support the Building 400 tenant and visitors. These will

initially include two (2) dual electric vehicle (EV) charging stations providing charging access for four (4) vehicles. Proponent shall also install infrastructure sufficient to accommodate additional EV charging stations for up to 10 percent of total parking spaces at the Site to be brought online as demand requires.

- *Pre-Tax Transit Pass Sales Program.* Proponent shall encourage tenants of the Project to implement a pre-tax transit pass sales program through the MBTA Perq Program (<https://www.mbta.com/pass-program/corporate>) and pre-tax pass sales.
- *Bike Share Station.* Proponent shall provide space on the property for a future public bike share station of sufficient size for a viable bike share operation, should the Town request such space, in coordination with any future bike share program that may be implemented by the Town.
- *Bicycle Storage Facilities.* Bike storage facilities for the Project will be provided to include bike racks in convenient proximity to the building as shown on the approved Site Plans.
- *Car Share Service.* Proponent commits to reserving up to three (3) parking spaces for a third-party car sharing service such as ZipCar should a provider opt to place such vehicles on the Property. Car share parking spaces will be located within the Property at a mutually acceptable location to be determined in consultation with the car share provider, recognizing that such vehicles must be accessible by all car share subscribers (whether or not employees of the Property).
- *Tenant Manual.* Proponent will provide a tenant manual which will outline information to tenants and employees with respect to the available TDM program elements and to provide contact information for the Transportation Coordinator.

E: Annual Traffic and PTDM Monitoring & Reporting

The Proponent will also conduct a Transportation Monitoring Program (TMP) for a period of five years beginning six months after building occupancy to include the following elements:

- Daily trip activity generated to/from the Park based on automatic traffic recorder counts (ATR) over a weeklong period on weekdays during average season/typical operating conditions; and
- Weekday AM and PM peak hour turning movement counts at the study locations along Route 111 including Swanson Road and the I-495 Interchange.

Conclusions

The current Master Plan for The Park represents a net reduction in traffic impact relative to the prior master plan as defined in the December 2001 OSCD Special Permit. MassDOT issued an updated (2024) Section 61 Finding for The Park to reflect the 2024 Master Plan buildout as summarized herein that fully addresses mitigative requirements to support full Master Plan buildout, resulting in operations that operate below capacity at acceptable Level-of-Service (LOS) C or better during peak hours at full buildout with current infrastructure and proposed mitigative actions in place.

Sincerely,



Robert J. Michaud, P.E.
Managing Principal

MDM

Attachments

- MassDOT S61 Findings (2024)



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator




May 24, 2024

Mr. Russell Dion
Campanelli -Trigate Boxborough
One Campanelli Drive
Braintree, MA 02185

Dear Mr. Dion:

Please find attached the Massachusetts Department of Transportation's M.G.L. Chapter 30, Section 61 Finding ("Finding") for the Park at Beaver Brook (EEA # 16745) in Boxborough. MassDOT has reviewed the project as part of the state environmental review process and concluded that the committed on-site and off-site improvements will mitigate the Project's transportation impacts and satisfy their requirements for the issuance of a Vehicular Access Permit. Upon satisfactory design review of these improvements, MassDOT will issue the necessary permits to implement on-site and/or off-site improvements. The Finding will be incorporated into the MassDOT Vehicular Access Permit to be issued for this Project. If you have any questions regarding the Finding, please call J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at (857) 368-8862.

Sincerely,



Jonathan Gulliver
Highway Administrator

JG/djm

cc: Jonathan Gulliver, Administrator, Highway Division
Carrie Lavallee, P.E., Chief Engineer, Highway Division
Barry Lorion, P.E., District 3 Highway Director
James Danila, P.E., State Traffic Engineer
Central Massachusetts Regional Planning Commission (CMRPC)
Metropolitan Area Planning Council (MAPC)
Planning Board, Town of Boxborough



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbits-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
FINDING PURSUANT TO
M.G.L. CHAPTER 30, SECTION 61

PROJECT NAME: The Park at Beaver Brook
PROJECT LOCATION: Boxborough
PROJECT PROPONENT: Campanelli Trigate Boxborough Sub, LLC
EEA NUMBER: 16745

I. Project Description

Full Build of the proposed development entails the construction of approximately 1,173,474 gross square foot (gsf), including a 79,000 square foot (sf) research and development (R&D) building (Building 400) that recently received local and state approvals, additional R&D space totaling 667,500 sf (Buildings #600, #700, #800a, #800b, and #800c), and three previously-constructed buildings that went through the Massachusetts Environmental Policy Act (MEPA) process in 2001 (“Project”). The three buildings (Buildings #200, #300 and #500) total approximately 426,974 sf. The Project would also include additional site grading, landscaping, utilities, and infrastructure including 670 additional parking spaces totaling 2,890 parking spaces at full build. The Project is located on Beaver Brook Road in the Town of Boxborough on approximately 350 acres of land and is bounded by residential and underdeveloped land to the north, office space to the south, the Boxborough/Harvard town line to the west, and Interstate 495 (I-495) to the east. The Project site will be primarily accessed via Swanson Road. Connection to Littleton County Road to the north will remain gated with access/egress for the Park managed to a limited number of authorized users and emergency access consistent with historic conditions when Cisco operated within the Park.

The Proponent will apply to the Massachusetts Department of Transportation (MassDOT) for a Vehicular Access Permit under M.G.L. c. 81, § 21 as the Project site abuts I-495, which is a state-owned roadway.

II. MEPA History

The Proponent first prepared and submitted, pursuant to M.G.L. c. 30, § 61 and 62A-H of the Massachusetts Environmental Policy Act (MEPA) and its implementing regulations (301 CMR 11.00) an Expanded Environmental Notification Form (EENF) on August 9, 2023, for which the Secretary of Energy and Environmental Affairs (EEA) issued a Certificate on September 15, 2023, requiring the preparation of a Single Environmental Impact Report (SEIR). The Proponent submitted a SEIR on November 22, 2023, for which the Secretary of EEA issued a Certificate on Dec 29, 2023, indicating that no further review was required for the Project.

MassDOT has reviewed and commented on the above MEPA submissions and has considered the comments of various parties on the EENF and SEIR, in connection with the permit to be submitted by the Proponent. This Section 61 Finding is based upon information disclosed and discussed in the MEPA review process.

III. Overall Project Traffic Impacts

Full Build occupancy of the R&D development is expected to generate approximately 8,272 new vehicle-trips to and from the Project Site during an average weekday, including 769 trips during the weekday morning peak hour and 732 trips during the weekday evening peak hours. MassDOT has assessed the impacts of this anticipated traffic load on the surrounding regional roadway network based upon information set forth in the EENF and SEIR.

In the absence of mitigating improvements, Project-related traffic would be expected to have generally detrimental operational and safety impacts in several primary areas, including:

- Route 111 at Swanson Road/Codman Hill Road;
- Route 111 at I-495 Southbound On/Off Ramps;
- Route 111 at I-495 Northbound On/Off Ramps;
- Route 111 at Adams Place/Paddock Lane;
- Route 111 at Hill Road/Burroughs Road;
- Route 111 at Middle Road/Stow Road;
- Route 111 at Liberty Square Road;
- Route 111 at Summer Road; and
- Beaver Brook Road at Swanson Road.

The specific traffic impacts at each of these locations and the mitigation measures required to address them are detailed in Part IV and Part V of this Section 61 Finding.

IV. Specific Project Mitigation Measures

MassDOT has analyzed the operational and safety impacts in the affected state highway area due to the proposed R&D project and has determined that the mitigation measures outlined below are required to minimize the traffic impacts of this Project. Based on discussions with MassDOT, the Proponent has committed to undertake the following mitigation measures in cooperation with the identified parties.

Route 111/Swanson Road/Codman Hill Road Intersection

The 2030 No Build scenario indicates that the LOS at this signalized intersection will be at Levels B/C (Average Delay = 13/23 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this intersection will be at Levels B/C (Average Delay = 20/33 seconds) during the weekday AM/PM peak hours.

Prior to occupancy beyond buildings 600, the Proponent will modify the geometry of this intersection in accordance with conceptual and 100 percent plans to be submitted to and

approved by MassDOT. To enhance traffic operations and safety at this location, the Proponent will implement signal timings optimization at this intersection, subject to MassDOT approval.

There are no additional feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/I-495 Southbound On/Off Ramps Intersection

The 2030 No Build scenario indicates that the LOS at this signalized intersection will be at Levels B/B (Average Delay = 13/15 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this intersection will be at Levels B/C (Average Delay = 20/22 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/I-495 Northbound On/Off Ramps Intersection

The 2030 No Build scenario indicates that the LOS at this signalized intersection will be at Levels B/B (Average Delay = 13/19 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this intersection will be at Levels B/B (Average Delay = 15/17 seconds) during the weekday AM/PM peak hours.

To improve traffic operations at this intersection, the Proponent commits to the design, permitting, and construction of an additional left-turn lane along the Route 111 eastbound approach to I-495 northbound ramps. The proposed improvements will include associated geometric improvements and traffic signal upgrades in accordance with conceptual and 100 percent plans to be submitted and approved by MassDOT. Modification and refinement of the conceptual plan shall be conducted in consultation with MassDOT and the Town of Boxborough to ensure consistency with planned/future bridge improvements along Route 111 between the I-495 Interchange ramps.

The Proponent will complete the design and permitting of the second left-turn lane prior to occupancy of Building 600, which represents the next phase of new construction within the Park. The Proponent further commits to the construction of the additional left-turn lane along the Route 111 eastbound approach to I-495 northbound ramps prior to occupancy of additional buildings beyond Building 600 based on monitoring and upon request by MassDOT.

There are no additional feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/Adams Place/Paddock Lane Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the northbound left-turn movement will be at Levels F/F (Average Delay = >50/>50 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this

movement will be at Levels F/F (Average Delay = >50/>50 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/Hill Road/Burroughs Road Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the northbound approach will be at Levels F/F (Average Delay = >50/>50 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this approach will be at Levels F/F (Average Delay = >50/>50 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/Middle Road/Stow Road Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the northbound approach will be at Levels F/F (Average Delay = >50/>50 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this approach will be at Levels E/F (Average Delay = 48/>50 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/Liberty Square Road Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the southbound left-turn movement will be at Levels D/E (Average Delay = 32/39 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this movement will be at Levels E/F (Average Delay = 40/>50 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Route 111/Summer Road Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the northbound approach will be at Levels C/D (Average Delay = 23/27 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this approach will be at Levels D/D (Average Delay = 27/30 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

Beaver Brook Road/Swanson Road Intersection

The 2030 No Build scenario at this unsignalized intersection indicates that the LOS for the southbound approach will be at Levels A/B (Average Delay = 9/14 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this approach will be at Levels A/F (Average Delay = 10/>50 seconds) during the weekday AM/PM peak hours.

There are no feasible means to avoid or minimize the Project's traffic impacts at this location that the Proponent could be required to implement.

V. Other Mitigation Measures

Agreements and Layout Alterations

Prior to any site occupancy, the Proponent will submit to the Highway Division District 3 Office any layout alteration plans, land damage agreements, and any other agreements necessary for or resulting from the implementation of the mitigation measures detailed in this finding.

Route 111 Signal Coordination

MassDOT has developed a coordination plan for the signalized intersections of Route 111 with the I-495 northbound and southbound ramps and Swanson Road/Codman Hill Road; however, the coordination plan has not been implemented and the signalized intersections currently operate as fully actuated signals. The need for coordinated signal timing will be determined following occupancy of the next phase of development within The Park (Building 600) and following occupancy of additional building phases up to full buildout of The Park. Signal coordination will be conducted following occupancy of each future building if deemed necessary based on monitoring and consultation with MassDOT. Final monitoring will occur at full buildout of The Park (defined as occupancy of 90 percent or more of the 1.173 thousand per square foot (msf) Master Plan identified in the Single EIR filing) with any final adjustments to signal operation including coordination if deemed necessary by MassDOT will be completed by Campanelli-Trigate Boxborough following the final monitoring report.

Transportation Demand Management

The Proponent will conduct Transportation Demand Management (TDM) measures for the Project intended to reduce travel to and from the Project Site by single-occupant vehicle, while also minimizing overall vehicle trip generation and parking demand. These TDM measures shall include:

- *Transportation Coordinator*: Tenant shall identify a transportation coordinator (typically through the corporate human resources department) with responsibility of disseminating transportation program information and coordination with a regional Transportation

Management Association (TMA) to the extent such organization exists or is formed for the region;

- *TMA Membership if Applicable*: Proponent shall become a member of a Transportation Management Association (TMA) to the extent such organization is formed and applicable to businesses in Boxborough;
- *Preferential Parking for Carpools & Vanpools*: Spaces reserved in close proximity to building entrance will be identified to accommodate registered carpool/vanpool vehicles to encourage ridesharing;
- *Electric Vehicle Charging Stations*: Provision of EV charging stations and EV-ready spaces will be provided to support the Building 400 tenant and visitors. These will initially include two (2) dual electric vehicle (EV) charging stations providing charging access for four (4) vehicles. Proponent shall also install infrastructure sufficient to accommodate additional EV charging stations for up to 10 percent of total parking spaces at the Site to be brought online as demand requires;
- *Pre-Tax Transit Pass Sales Program*. Proponent shall encourage tenants of the Project to implement a pre-tax transit pass sales program through the MBTA Perq Program (<https://www.mbtta.com/passprogram/corporate>) and pre-tax pass sales;
- *Bike Share Station*. Proponent shall provide space on the property for a future public bike share station of sufficient size for a viable bike share operation, should the Town request such space, in coordination with any future bike share program that may be implemented by the Town;
- *Bicycle Storage Facilities*. Bike storage facilities for the Project will be provided to include bike racks in convenient proximity to the building as shown on the approved Site Plans;
- *Car Share Service*. The proponent commits to reserving up to three (3) parking spaces for a third-party car sharing service should a provider opt to place such vehicles on the Property. Car share parking spaces will be located within the Property at a mutually acceptable location to be determined in consultation with the car share provider, recognizing that such vehicles must be accessible by all car share subscribers (whether or not employees of the Property); and
- *Tenant Manual*. Proponent will provide a tenant manual which will outline information to tenants and employees with respect to the available TDM program elements and to provide contact information for the Transportation Coordinator.

Traffic Monitoring Program

The Proponent will also conduct a Transportation Monitoring Program (TMP) for a period of five years beginning six months after building occupancy to include the following elements:

- Daily trip activity generated to/from the Park based on automatic traffic recorder counts (ATR) over a weeklong period on weekdays during average season/typical operating conditions; and
- Weekday AM and PM peak hour turning movement counts at the study locations along Route 111 including Swanson Road and the I-495 Interchange.

Greenhouse Gas (GHG) Commitment

Upon completion of construction of the Project, the Proponent will provide the MEPA office with a certification (the “Self-Certification”) signed by an appropriate professional (e.g. engineer, architect, general contractor). This Self-Certification shall attest that the Proponent has incorporated into the project all the GHG mitigation measures, or their equivalent, that were committed to in the EIR to collectively achieve the proposed stationary GHG emission reduction.

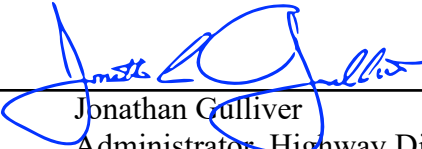
This Self-Certification will be supported by as-built plans and shall include an update with respect to those measures that are operational in nature (i.e. TDM program, recycling, Energy Star-rated equipment, etc.). This update shall include any changes to these measures from those identified in the EENF/EIR, the schedule for implementation of all measures, and how progress toward achieving these measures will be advanced, if not currently implemented. The Self-Certification and all supporting plans and documents shall be provided to the MEPA office within three (3) months of the completion of the project. Furthermore, with the yearly Transportation Monitoring Program to be completed and submitted to MassDOT (as outlined in the Finding), the Proponent will provide a report on the implementation of the TDM program. Appropriate MassDOT staff will review the yearly report for operational effectiveness and, if necessary, provide suggestions for adjustments or improvements to the program.

FINDINGS

For the reasons stated above, MassDOT hereby finds that, with implementation of the mitigation measures described above, all practicable means and measures will be taken to avoid or minimize adverse traffic and related impacts to the environment resulting from the Park at Beaver Brook development. Appropriate conditions consistent with this Section 61 Finding will be included in the Vehicular Access Permit to be issued by MassDOT in order to fully describe and ensure implementation of these measures.

5/24/2024

DATE



Jonathan Gulliver
Administrator, Highway Division



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



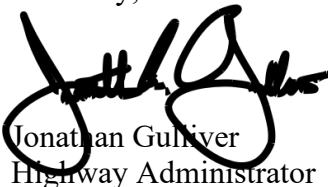
September 30, 2024

Mr. Russell Dion
Campanelli -Trigate Boxborough
One Campanelli Drive
Braintree, MA 02185

Dear Mr. Dion:

Please find attached the Massachusetts Department of Transportation's M.G.L. Chapter 30, amended Section 61 Finding for the Park at Beaver Brook (EEA # 16745) in Boxborough. MassDOT has reviewed the project as part of the state environmental review process and concluded that the committed on-site and off-site improvements will mitigate the Project's transportation impacts and satisfy the requirements for the issuance of a Vehicular Access Permit. Upon satisfactory design review of these improvements, MassDOT will issue the necessary permits to implement on-site and/or off-site improvements. The Finding will be incorporated into the MassDOT Vehicular Access Permit to be issued for this Project. If you have any questions regarding the Finding, please call J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at Lionel.Lucien@dot.state.ma.us.

Sincerely,



Jonathan Gulliver
Highway Administrator

JG/djm

cc: Jonathan Gulliver, Administrator, Highway Division
Carrie Lavalley, P.E., Chief Engineer, Highway Division
Barry Lorion, P.E., District 3 Highway Director
James Danila, P.E., State Traffic Engineer
Metropolitan Area Planning Council (MAPC)
Central Massachusetts Regional Planning Commission (CMRPC)
Planning Board, Town of Boxborough



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
AMENDED FINDING PURSUANT TO
M.G.L. CHAPTER 30, SECTION 61

This finding amends the specified paragraphs of a Section 61 Finding issued for this project by MassDOT on May 24, 2024.

PROJECT NAME: The Park at Beaver Brook
PROJECT LOCATION: Boxborough
PROJECT PROPONENT: Campanelli Trigate Boxborough Sub, LLC (“Proponent”)
EEA NUMBER: 16745

IV. Specific Project Impacts and Mitigation Measures

Route 111/Swanson Road/Codman Hill Road Intersection

The 2030 No Build scenario indicates that the LOS at this signalized intersection will be at Levels B/C (Average Delay = 13/23 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this intersection will be at Levels B/C (Average Delay = 20/33 seconds) during the weekday AM/PM peak hours.

To enhance traffic operations and safety at this location, the Proponent will implement signal timing optimization at this intersection, subject to MassDOT approval.


There are no additional feasible means to avoid or minimize the Project’s traffic impacts at this location that the Proponent could be required to implement.

FINDINGS

For the reasons stated above, MassDOT hereby finds that, with the implementation of the mitigation measures described above, all practicable means and measures will be taken to avoid or minimize adverse traffic and related impacts to the environment resulting from The Park at Beaver Brook project. Appropriate conditions consistent with this amended Section 61 Finding will be included in the Vehicular Access Permit to be issued by MassDOT in order to fully describe and ensure the implementation of these measures.

9/30/2024

DATE



Jonathan Gulliver
Administrator, Highway Division

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
100 Grove Street, Suite 203
Worcester, MA 01605-2629
508-752-9666

December 13, 2024

Mr. Russell Dion
Campanelli Trigate Boxborough Sub LLC
10 Campanelli Drive
Braintree, MA 02184

RE: Land Protection at The Park at Beaver Brook, Beaver Brook Road, Boxborough and Harvard, Massachusetts

Dear Mr. Dion:

At your request, EcoTec, Inc. has conducted a review of various regulatory and non-regulatory maps to assess the proposed project in the context of important land for protection. This letter provides an overview of the proposed project related to past and proposed permitting and currently protected land and additional land that is proposed to be protected. Various annotated maps are attached and are summarized and discussed below.

Project Description:

The Park at Beaver Brook (The Park) includes approximately 350 acres of land off Beaver Brook Road in Boxborough and Harvard, Massachusetts. As shown on attached Figure 1 (Permit Extension – 24-01 O.S.C.D.), The Park has a cluster design with the development concentrated along Beaver Brook Road in the southern and central portions of the site; significant open space areas have been preserved and are proposed to be preserved in the northern portion of the site, at the periphery of the site, and around the various wetland resource features on the site. The completed and proposed development on the site will result in 1,158,433± square feet of building space on the site; this represents a reduction of 241,567± square feet compared to the originally approved project (01-01 O.S.C.D). Buildings currently exist on Lots 200, 300, 400, and 500; new buildings are proposed on Lots 600, 700, and 800 a to c. The area within the proposed development footprint, including buildings, access drives and parking, walkways, associated lawn and landscaping, and peripheral naturally vegetated areas on said Lots, will cover approximately 102 acres of the site.

Construction of The Park commenced in 2001 with the construction of Beaver Brook Road and office and research and development buildings on Lots 200, 300, and 500 and foundations for additional buildings on Lots 400 and 600; construction of a research and development building with associated parking lot reconfiguration has recently been completed on Lot 400. Paved access and parking and walkways occur on Lots 200, 300, 400, 500, and 600; the paved parking in the northern portion of Lot 600 is covered with elevated solar panels and a wastewater

treatment facility occurs in the northern portion of Lot 600. Lot 100 and Lots 700 and 800 are not developed and consist of old field and maintained fields with limited peripheral forest/thicket, respectively. The maintained fields on Lots 700 and 800 have been mown three to as many as six times per year under both the prior and current ownership.

Current and Proposed Land Protection:

The balance of the site is largely currently protected or is proposed to be protected through various open space and conservation restrictions and consists of various wetland resources, upland forest, old field and meadows, and an active recreation area with parking and a maintained field. Beaver Brook, a perennially mapped stream with significant diverse vegetated wetlands, floodplain, and riverfront area, flows to the northeast in the southeastern portion of the site; an intermittent stream with associated vegetated wetlands flows to the east through the south-central portion of the site. Currently 154± acres of the site are protected open space or are subject to conservation restrictions; the current proposal would protect an additional 94± acres of currently unprotected land. As such, 248± acres or 71 percent of the 350±-acre site is currently or is proposed to be subject to protection. These additional land areas to be protected include a variety of upland and wetland habitat types that will serve to complete a secondary east-west corridor across the site to the south of Lots 700 and 800 and provide important mixed upland and wetland wildlife habitat on the Harvard Parcel and upland old field habitat on Lot 100.

MWPA and Boxborough Wetlands Bylaw:

As discussed above, the development lots were initially created to minimize the presence of vegetated wetlands, floodplain, and riverfront area on the lots and to provide protection for state-listed turtle species on and near the site. Lots 100, 400, 500, 600, 700, and 800 were evaluated by EcoTec, Inc. for the presence of wetland resource areas subject to jurisdiction under the Massachusetts Wetlands Protection Act (MWPA) and the Town of Boxborough Wetlands Protection Bylaw (Bylaw). Three wetland systems were identified on or near the above lots: (1) Wetland A/B consists of an extensive bordering wetland system located to the west, north, east, and south of Lot 100; northwest of Beaver Brook Road; southeast of Lots 400, 500, and 600; north of Lot 600; south and east of Lot 700; and south of Lot 800 comprising marsh and forested swamp associated with Beaver Brook and an unmapped intermittent stream; (2) Wetland D consists of a bordering wetland associated with an intermittent stream located in the northern portion and to the north of Lot 800 comprising forested swamp; and (3) Wetland C consists of an isolated wetland containing a certified vernal pool located to the north Beaver Brook Road across from Lot 700 and north and east of Lot 800 comprising forested swamp. Bordering land subject to flooding is limited to two very thin bands in the southeastern portion of Lot 500. Riverfront area associated with Beaver Brook occurs on Lot 100 and in the southeastern portions of Lots 400, 500, and 600. The buffer zone to bordering vegetated wetlands under the Act and Bylaw occurs on Lot 100; in the southeastern portions of Lots 400, 500, and 600; in the southern and eastern portions of Lot 700; and in the southeastern and northern corners of Lot 800. The buffer zone to the isolated wetland under the Bylaw only

occurs in the northern portion of Lot 700 and the northeastern portion of Lot 800; the buffer zone to bordering land subject to flooding under the Bylaw only occurs in the southeastern portions of Lots 400, 500, and 600.

Under proposed conditions, work occurred on Lot 400 and will occur on Lots 500, 600, 700, and 800 a to c. No work is proposed on Lot 100 which will be protected or on Lots 200 or 300 which are already developed. The work on Lot 400 included and on Lot 600 includes the construction of a building and reconfiguration of the existing parking lots. The work on Lot 500 consists of the reconfiguration of the existing parking lot. Work on Lots 700 and 800 a to c consists of the development of each of the four lots with a building and associated paved parking and access. The work proposed on Lots 700 and 800 a to c has been designed to avoid activities within wetland resource areas and their associated buffer zone under the Act and Bylaw. As such, a Notice of Intent for the work proposed on these lots is not anticipated.

The work on Lot 400 that was recently completed required the filing of a Notice of Intent for work to redevelop the riverfront area within the existing paved parking area. The Notice of Intent was filed on October 31, 2022 and an Order of Conditions under DEP File No.: 113-0577 was issued by the Boxborough Conservation Commission on January 18, 2023. The project resulted in a slight reduction in impervious surface on the lot, improvements to the existing stormwater management system, and Commission-required long-term invasive species removal and treatment program for the undeveloped riverfront area on the lot which has just successfully completed its second season. The proposed activities were not within mapped Estimated Habitat; as such, per the regulations, the Notice of Intent was not submitted to the Massachusetts Natural Heritage and Endangered Species Program (MNHESP).

Proposed work on Lots 500 and 600 will require the filing of Notices of Intent for parking lot grading and reconfiguration. The work within jurisdiction will be limited to redevelopment of an existing paved riverfront area under the Act and Bylaw and buffer zone to bordering land subject to flooding under the Bylaw only. The Notices of Intent for these lots have not yet been filed. Like Lot 400 above, the proposed work will result in a slight reduction in impervious surfaces on the lots, improvements to the existing stormwater management systems, and a requirement for a long-term invasive species removal and treatment program for the undeveloped riverfront area on each lot. The proposed activities are not within mapped Estimated Habitat; as such, per the regulations, the Notices of Intent will not be submitted to the MNHESP. The proposed work will include erosion controls, implementation and maintenance of stormwater improvements, and Commission-required invasive species removal and treatment and will be designed to protect the applicable interests under the Act and the Bylaw.

MESA and the Existing CMP:

With regard to the status of site work relative to the MESA, on June 22, 2023, the proponent team met virtually with Mr. Jesse Leddick of the MNHESP. The Conservation and Management

Permit (CMP 00-009.DFW) was issued to Eqmarc Joint Venture on March 1, 2000; this permit automatically transferred to Campanelli Trigate Boxborough Sub LLC upon acquisition of the site. NHESP has clearly indicated that CMP 00-009.DFW is a valid permit under the current control of Campanelli Trigate Boxborough Sub LLC. The CMP was issued in accordance with the requirements at 321 CMR 10.00 following the submittal of a comprehensive species-specific Conservation Plan for the site that demonstrated a net benefit to the local population of the subject species. Two state-listed turtle species occur within the mapped Priority Habitat and Estimated Habitat; one is listed as threatened, the other is listed as a species of special concern. The Conservation Plan prepared under MESA considered all life-requisites for the subject species including habitat preservation and enhancement, migratory corridors, and turtle protection during and post-construction. The mitigation detailed in the CMP has been completed with the necessary studies and research funded, significant lands totaling 109± acres preserved through recorded Conservation Restrictions, three turtle tunnels installed beneath Beaver Brook Road, permanent turtle barriers installed as required, temporary barrier installed and monitored during construction, and turtle nesting habitat enhanced. The proposed project is located entirely on land that was previously approved for development under the CMP.

Campanelli Trigate Boxborough Sub LLC is committed to ensure ongoing compliance with the CMP. With regard to future work on the site, the proponent will prepare a Construction Phase Turtle Protection Plan for review and approval of the MNHESP prior to the start of work on Lots 700 and 800 a to c. This plan will detail proposed perimeter temporary turtle barriers to be installed and maintained throughout construction on these lots, turtle sweeps as needed, and educational information for site contractors regarding the subject species. Lastly, the proponent will prepare a Long-term Inspection and Maintenance Plan for Turtle Tunnels and Permanent Barriers for review and approval of the MNHESP. This plan will detail annual and periodic requirements for the inspection and maintenance of the existing turtle tunnels and the permanent concrete barriers on the site. The MNHESP has indicated that it is confident that any technical details related to compliance with the CMP and any potential concerns related to state-listed species can be resolved through ongoing consultation with Campanelli Trigate Boxborough Sub LLC. EcoTec has been retained to provide wetlands and rare species services for this project.

Priority Habitat and Estimated Habitat from MassMapper:

Priority Habitat and Estimated Habitat have regulatory significance under MESA and MWPA, respectively. Figure 2 (attached) shows the mapped Priority Habitat for use under MESA, Estimated Habitat for use under the MWPA, and Certified and Potential Vernal Pools. The mapped Priority Habitat and Estimated Habitat largely overlap and are shown as a yellow/green shaded area. This figure has been annotated to label developed areas as DV, areas proposed to be developed or redeveloped as TBD; protected areas as PR, and areas proposed to be protected as TBP. The site, with the exception of Lots 200, 300, 400, 500, and 600 and the portion of Beaver Brook Road adjacent to these lots, and the area located northwest of Route 495 to the northwest and northeast of the site, with certain developed exclusions, is mapped as

Priority Habitat and Estimated Habitat. While Lots 700 and 800 are currently mapped as Priority Habitat and Estimated Habitat, as discussed above, through the CMP, NHESP has approved of development of these Lots. As such, development of these Lots has been approved under MESA since March 1, 2020. Once these Lots are developed, like Lots 200 to 600 and the Harvard Residential property to the northwest of Lot 800, the next version of the NHESP Atlas will exclude the developed areas on these lots from such mapping. Although Notices of Intent are not anticipated, a copy of any required Notice of Intent filed for Lots 700 or 800 under the MWPA will be required to be sent to the MNHESP for review under the MWPA. As work would not be proposed within any wetland resource area under the MWPA and the work is subject to an existing CMP, the result of the MNHESP review would be a No Adverse Impact Letter.

BioMap 2:

BioMap, based on Core Habitats and Supporting Natural Landscapes, was released in 2001; its companion document Living Waters, based on Core Habitats and Critical Supporting Watersheds, was released in 2003 by MNHESP. BioMap 2, released in 2010, combines BioMap and Living Waters as well as additional observations that were made since the originals were released to provide a comprehensive guide to land protection based upon Core Habitats and Critical Natural Landscapes. The project was designed and received its CMP in 2000, prior to the release of the original BioMap. Twenty-four percent of Massachusetts is mapped in BioMap 2 as one or more Core Habitats; thirty-four percent is mapped as one or more Critical Natural Landscapes; due to overlap, a total of forty percent of Massachusetts is mapped as one or more Core Habitats and/or Critical Natural Landscapes.

BioMap 2 is simply a planning tool; despite some overlap with the MNHESP Atlas, BioMap 2 has no regulatory significance. BioMap 2 is intended to be used as a tool by land planners to more readily identify areas that provide important habitat for plants and animals, exemplary natural communities, large areas that are minimally fragmented, and/or have other features of ecological value. By comparing the map with existing protected areas, land planners may be able to prioritize conservation efforts to maximize biodiversity protection and maintain connectivity. Again, BioMap 2 is a conservation planning tool and does not, in any way, supplant or replace the Priority Habitat and Estimated Habitat maps which have regulatory significance under the MESA and MWPA, respectively.

As noted above, the site is located in the southeastern portion of a substantial mapped Priority Habitat and Estimated Habitat polygon that, for the site, is based upon two state-listed turtle species. With the exception of the developed portions of Lots 200, 300, 400, 500, and 600, the site is currently mapped as Priority Habitat and Estimated Habitat. BioMap 2 Core Habitats and Critical Natural Landscapes in the vicinity of the site are shown on attached Figures 3 and 4, respectively. On Figure 3, there are three sometimes overlapping Core Habitat types; this results in mixed colors: the Rare Species Core is light pink by itself or dark pink in conjunction with Vernal Pool Core; the Vernal Pool Core is orange by itself or dark pink in conjunction with Rare Species Core; and the Wetlands Core, which always overlaps Rare Species Core and

overlaps Vernal Pool Core in two areas, is teal or dark teal, respectively. On Figure 4 there are no overlapping Critical Natural Landscapes; the Wetland Core Buffer is clearly shown as medium green.

Based upon Figure 3, three of six BioMap Core Habitat Components occur on the site: Rare Species Core, Vernal Pool Core, and Wetland Core. Forest Core, Priority Natural Communities Core, and Aquatic Core are not mapped on the site. Details on this mapping and implications are as follows.

- Like with the Priority Habitat map, with the exceptions of the developed portions of Lots 200, 300, 400, 500, and 600, the entire site is mapped as Rare Species Core (see Figure 3). Lots 700 and 800 are entirely mapped as Rare Species Core. As discussed above, the work that has occurred and is proposed to occur within the Rare Species Core has been properly permitted under the March 1, 2000 CMP. The required habitat enhancement and preservation measures, permanent turtle protection and migratory mitigation measures, and permanent land protection for all completed and proposed work has been implemented and duly reported and recorded as required.
- There are three areas of the site mapped as Vernal Pool Core. Two of these areas are located within land that is or is proposed to be protected in the northern corner of the site and to the east of Lot 700. The last area is associated with the certified vernal pool located on protected land adjacent to Beaver Brook Road and Lot 800. A portion of the mapped Vernal Pool Core extends into the north-central portion of Lot 800. That area has been and is maintained as a mown field with multiple annual mowings; additionally, a permanent turtle barrier is located between the vernal pool and Lot 800 that limits small animal movement toward the mown field. As work is proposed to be designed to be located outside of the 100' buffer zone, the land within 100 feet of the vernal pool will not be developed.
- Lastly, significant portions of the site are mapped as Wetlands Core. There is a significant area along Beaver Brook and an intermittent stream south of Lots 700 and 800 that is tributary to Beaver Brook in the south-central, eastern/southeastern, and north-central portions of the site; the headwater to a larger off-site wetland system in the northern portion of the site; and two isolated pockets: one at the certified vernal pool to the northeast of Lot 800, and one in the western corner of the Harvard Parcel. All of these Wetland Core areas are located within areas that are currently or are proposed to be protected. As detailed above, the wetlands on the site near the areas proposed to be developed have been field delineated and the regulatory 100' buffer zone under the MWPA and Bylaw identified. As explained above, Notices of Intent under the MWPA and Bylaw will be filed to address site improvements on Lots 500 and 600. The work on Lots 700 and 800 is proposed to be located outside of the 100' buffer zone. Details regarding potential wetland filings for the proposed project are detailed above under MWPA and the Boxborough

Wetlands Bylaw and Priority Habitat and Estimated Habitats.

Based on Figure 4, one of five Critical Natural Landscape Components is mapped on the site: Wetland Core Buffer. Coastal Adaptation Areas, Tern Foraging Habitat, Landscape Blocks, and Aquatic Core Buffer are not mapped on the site. Details on this mapping and implications are as follows.

- As significant portions of the site are mapped as Wetland Core, it is not surprising that significant portions of the site are also mapped as Wetland Core Buffer. There are significant mapped areas along Beaver Brook and an intermittent stream south of Lots 700 and 800 that is tributary to Beaver Brook in the south eastern, eastern, north-central, northern, and southwestern portions of the site. The western corner of the Harvard Parcel is also mapped. The vast majority of the mapped Wetland Core Buffer is located on land that is or is proposed to be protected. A thin band along the southern, southeastern, eastern, and northern boundaries of the Lot 400, 500, and 600 cluster; the southern, eastern, and northern portions of Lot 700; and the southeastern and northeastern portions of Lot 800 are included in the mapping. As detailed above, the wetlands on the site near the areas proposed to be developed have been field delineated and the regulatory 100' buffer zone under the MWPA and Bylaw identified. As explained above, Notices of Intent under the MWPA and Bylaw will be filed to address site improvements on Lots 500 and 600. The improvements consist of parking lot reconfiguration and reduction, improvements to existing stormwater systems, and Commission-required long-term invasive species removal and treatment. The work on Lots 700 and 800 is proposed to be located outside of the 100' buffer zone. Again, details regarding potential wetland filings for the proposed project are detailed above under MWPA and the Boxborough Wetlands Bylaw and Priority Habitat and Estimated Habitats. Compliance with the MWPA and the Bylaw will ensure the protection of the statutory and Bylaw interests, which include the wildlife habitat interest.

Conservation Assessment and Prioritization System Mapping:

The Conservation Assessment and Prioritization System (CAPS) was developed in the early 2000s with the first state-wide assessment completed in 2011 by the Landscape Ecology Lab at the University of Massachusetts, Amherst. It has been updated in 2015 and 2020. It is an ecosystem-based approach to assess the ecological integrity of lands and waters with the goal of identifying and prioritizing land and waters for habitat and biodiversity conservation. Ecological integrity is defined as the ability of an area to support biodiversity with ecosystem processes necessary to sustain biodiversity in the long-term. Like BioMap 2 discussed above, CAPS is a land planning tool for prioritizing land protection based on the assessment of ecological integrity for various ecological communities found within an area. Principles of landscape ecology and conservation biology are combined using software that compiles spatial data and characterizes landscape patterns resulting in a final Index of Ecological Integrity (IEI) for each point in the landscape based on models constructed separately for each type of ecological community.

The approach is landscape-oriented and focused on a comprehensive evaluation of the entire landscape. It attempts to combine numerous complex spatial relationships in the landscape that drive ecological processes, including population persistence and community dynamics. The CAPS approach seeks to evaluate the ecological integrity of the entire landscape mosaic, not just the rare species and community locations. Preservation of ecologically-defined communities of high integrity will serve to conserve most species and the ecological processes that shape and maintain ecosystems through time. The CAPS Index of Ecological Integrity maps depict the top 50% of values for undeveloped landscape using integrated IEI scores overlaid onto USGS topographic maps. Ecological communities are differentiated by different colors with darker shades indicating areas of higher ecological value. The most recent IEI maps were released in January 2024. Like the BioMap 2 maps, the CAPS Index of Ecological Integrity maps are for information and conservation planning only and are not referenced by any regulatory program.

An additional product from this program is the Habitat of Potential Regional or Statewide Importance maps. In 2006, MassDEP issued the Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands which adopted a novel approach for assessing wildlife habitat impacts associated with work within wetland resource areas. Maps developed at the University of Massachusetts, Amherst using CAPS depict Habitat of Potential Regional or Statewide Importance. If a proposed activity is located within a demarcated area on the map, a more intensive wildlife habitat evaluation is required under the MWPA for resource area impacts. Again, these maps are based upon the integrated index of ecological integrity and depict all areas, not just jurisdictional resource areas, which score in the top 40% for integrated IEI. Areas designated as such represent 40% of the undeveloped landscape as well as 40% of each considered ecological community (e.g., forest, shallow marsh, shrub swamp, forested wetland, and salt marsh). Each map depicts important habitat overlaid onto USGS topographic maps. These maps were also updated in January 2024.

Based upon attached Figure 5, two areas of the site are mapped as IEI, Index of Integrity, Top 50% of the Landscape: one in the northeastern portion of the site and one on the Harvard Parcel in the southeastern portion of the site. These areas consist of Forests (green) and Freshwater Wetlands & Aquatic (blue). Both of these mapped areas are located outside of the proposed limit of development. This suggests that the most important habitat areas on the site are protected or are proposed to be protected as part of the project. Again, this is a planning tool without regulatory significance.

Based upon attached Figure 6, like the above described Index of Integrity map, there are two areas of the site mapped as Habitat of Potential Regional or Statewide Importance: one in the northeastern portion of the site and one on the Harvard Parcel in the southeastern portion of the site. These areas are shown in green. Both of these mapped areas are located outside of the proposed limit of development. As no work is proposed within these areas, the regulatory

significance of this map under the MWPA is not applicable. This suggests that the most important habitat areas on the site are protected or are proposed to be protected as part of the project.

Conservation in the SuAsCo Story Map:

The Sudbury Valley Trustees (SVT) and the Metrowest Conservation Alliance (MCA) through funding received in 2021 developed a regional GIS-based planning tool to aid in rating parcels within the thirty-six town region within the Sudbury, Assabet, and Concord Rivers watershed for protection. The resulting product uses various GIS data layers and other data sets to establish parcel values related to four themes: Natural Services; Habitat for Biodiversity; Community Conservation; and Farmland and Working Lands. Each of the four thematic maps was created by combining multiple data sets to map the priorities of each theme.

Several data sets (e.g., Active River Area, Aquifers, Outstanding Resource Waters, Public Water Supply Protection Zones, Surface Water Protection Zones, and Conserve for Inland Flood Resilience) are used for more than one thematic map providing some overlap and redundancy amongst the themes. In some cases, very similar data sets (e.g., Priority Habitat of Rare Species and BioMap2 Species of Conservation Concern or Surface Water Supply Protection Zone and Outstanding Resource Waters) are used for the same thematic map. The latter could result in inflated cell and parcel scores artificially increasing the perceived value of the parcel. These redundancies could be addressed by nesting the data sets or only allotting points for one of two or more very similar data sets.

Documentation of the analytical processes and the sources of data sets used in developing the maps and resultant parcel scores that was compiled in 2022 and revised in 2023 is provided at [Conservation in the SuAsCo | Sudbury Valley Trustees](#). A score of 0 to 5 is allotted for each data set that occurs in each 30-meter by 30-meter cell based, for the most part upon presence (5 points) or absence (0 points) or an interval value (0, 1, 2, 3, 4, or 5 depending upon the criterion met) based upon certain criteria; these scores are also weighted with most data sets given a weight of 1 and certain data sets (e.g., Potential Carbon Sequestration, Under-represented Settings, Resilient Sites, Climate Flow, Habitat Fragments, Environmental Justic Communities, Regional Trail Links and Buffers, Access to Open Space/Frontage, Heat Severity, and Heat Severity Adjacency) given a weight of 2. A value is generated for each cell and the parcel value is an average of the cell values across a given parcel.

Details on the four thematic maps followed by a discussion of Lots 700 and 800 relative to the four thematic maps is provided below:

- **Natural Services:** This theme focuses on carbon storage; connecting core habitats for biodiversity; protection of water quality; and flood storage capacity with data sets comprising Active River Area; Habitat Fragments (Parcels with 10+ acres); Potential Carbon Sequestration; Aquifers; Outstanding Resource Waters; Public Water Supply Protection

Areas; Surface Water Supply Protection Zones; and Conserve for Inland Flood Resilience. The maximum possible cell score on this map is 45 with parcels with model score averages of 16.35 to 38.17 considered High, 7.05 to 16.34 Medium, and 0 to 7.04 Low.

Lots 700 and 800 have Average Model Scores of 5.1 and 6.1, respectively, which fall into the upper end of the Low range (i.e., 0 to 7.04; see Figure 7). Lot 700 received this score due to Active River Area (southern portion); Potential Carbon Sequestration (southeastern portion); Public Water Supply Protection Areas (entire lot); and Conserve for Inland Flood Resilience (southeastern portion). Lot 800 received this score due to Active River Area (southern portion); Potential Carbon Sequestration (northern, western, and southern portions); and Public Water Supply Protection Areas (entire lot). These lots, as well as most of the site, are mapped as a wellhead protection Zone II; the limited forest/thicket areas along parts of the periphery of these lots provide for various levels of carbon sequestration; the southern portions of these lots are located near an intermittent stream; and the southeastern corner of Lot 700 is located near but not within a mapped Zone X (i.e., 500-year floodplain). Four and three of the eight listed data sets for this theme are mapped on Lots 700 and 800, respectively.

- Habitat for Biodiversity: This theme focuses on blocks of aquatic, wetland, vernal pool, and forest habitat; areas of uninterrupted interior forest; priority natural communities; natural communities that are under-represented in preserved lands; rare and endangered species habitat; migration corridors; and climate resiliency with data sets comprising Habitat Cores; BioMap2 Aquatic Cores; Biomap 2 Wetlands Cores; BioMap 2 Forest Cores; BioMap2 Priority Natural Communities Cores; BioMap2 Species of Special Conservation Concern Cores; BioMap2 Vernal Pool Cores; Interior Forests; Under-represented Settings; Priority Habitats of Rare Species; Resilient Sites; Active River Area; and Climate Flow. The maximum possible cell score on this map is 52 with parcels with model score averages of 12.67 to 37.81 considered High, 5.57 to 12.66 Medium, and 0 to 5.56 Low.

Lots 700 and 800 have Average Model Scores of 19 and 16, respectively, which fall into the lower end of the High range (i.e., 12.67 to 37.81; see Figure 8). Lot 700 received this score due to BioMap2 Species of Special Conservation Concern Cores (entire lot); Under-represented Settings (entire lot); Priority Habitats of Rare Species (entire lot), and Active River Area (southern portion). Lot 800 received this score due to Habitat Cores (northern western, and southern portions); BioMap2 Species of Special Conservation Concern Cores (entire lot); Under-represented Settings (entire lot); Priority Habitats of Rare Species (entire lot); Active River Area (southern portion); and Climate Flow (northern and southern portions). With the exceptions of developed areas, the entire site is mapped habitat for rare wildlife species; the limited forest/thicket areas along parts of the periphery of these lots provides for various levels of forest habitat and climate flow; the southern portions of these lots are located near an intermittent stream; and the lots have a combination of geology and topography that supports biodiversity over time. Four and six of the thirteen listed data

sets for this theme are mapped on Lots 700 and 800, respectively.

- Community Conservation: This theme focuses on smaller minimally disturbed areas; designated Environmental Justice Areas; access points to regional trail links and areas connecting them; access points to existing preserved lands; areas in and around the most severe summer heat; protection of water quality; and flood storage capacity with data sets comprising Habitat Fragments; Environmental Justice Communities; Regional Trail Links and Buffers; Access to Open Space/Frontage Parcels; Heat Severity; Heat Severity Adjacency; Aquifers; Outstanding Resource Waters; Public Water Supply Protection Zones; Surface Water Protection Zones; and Conserve for Inland Flood Resilience. The maximum possible cell score on this map is 60 with parcels with model score averages of 21.76 to 55 considered High, 8.72 to 21.75 Medium, and 0 to 8.71 Low.

Lots 700 and 800 have the same Average Model Score of 15 which falls into the middle of the Medium range (i.e., 8.72 to 21.75; see Figure 9). Lot 700 received this score due to Environmental Justice Communities (entire lot); Access to Open Space/Frontage Parcels (entire lot); Public Water Supply Protection Zones (entire lot); and Conserve for Inland Flood Resilience (southeastern portion). Lot 800 received this score due to Environmental Justice Communities (northern and central portions); Access to Open Space/Frontage Parcels (entire lot); and Public Water Supply Protection Zones (entire lot). The indicated portions of the Lots, as well as much of the northern portion of the site, are located within an area that meets applicable demographic criteria; Lots 700 and 800 comprise 8.3± and 33.8± acres, respectively and include two acres or more of undeveloped area with frontage that are adjacent to existing protected lands; these lots, as well as most of the site, are mapped as a wellhead protection Zone II; and the southeastern corner of Lot 700 is located near but not within a mapped Zone X (i.e., 500-year floodplain). Four and three of the eleven listed data sets for this theme are found on Lots 700 and 800, respectively.

- Farmland and Working Lands: This theme focuses on existing farmland based upon local knowledge and land cover analysis as well as designated Prime Farmland Soils with data sets comprising SVT Agricultural Priorities; Agricultural Land Cover; and Prime Farmland Soils. The maximum possible cell score is 15 with parcels with model score averages of 3.97 to 15 considered High, 1.41 to 3.96 considered Medium, and 0 to 1.40 Low.

Lots 700 and 800 have the same Average Model Score of 10 which falls into the middle of the High range (i.e., 3.97 to 15; see Figure 10). Lot 700 received this score due to SVT Agricultural Priorities (entire lot excluding southwestern corner); Agricultural Land Cover (entire lot); and Prime Farmland Soils (southeastern corner). Lot 800 received this score due to SVT Agricultural Priorities (entire lot); Agricultural Land Cover (eastern portion); and Prime Farmland Soils (western and southwestern portions). These lots were identified during priorities work in 2014 to 2016 based upon land cover, municipal open space plans, and information from conservation partners; the lots are primarily mown field with partial

peripheral forest/thicket; and identified portions of these lots include mapped Prime Farmland Soils of statewide importance. All three of the three listed data sets for this theme are mapped on both Lots.

Based upon a review of the four themes, the parcel scores for Lots 700 and 800 are in the higher end of the Low range for Natural Services, the lower end of the High range for Habitat for Biodiversity, the middle of the Medium range for Community Conservation, and the middle of the High range for Farmlands and Working Lands. While these scores suggest some value in the protection of Lots 700 and 800, four other parcels on the site that are proposed to be protected as part of the development plan (i.e., Lot 995 in the northern portion of the site; Lot 350 in the south-central portion of the site; Lot 100 in the southeastern corner of the site; and the Harvard Parcel located in the southwestern portion of the site) have similar or higher scores than the Lots 700 and 800 for one or more of these four themes. All four of these lots have a higher parcel Natural Services score than the two subject parcels (i.e., 11.4, 15, 11.3, and 7.7 vs. 5.1 and 6.1; Medium vs. Low); the Habitat for Biodiversity parcel scores for the two sets of lots are very similar (i.e., 15.4, 17.6, 16.4, and 26 vs. 19 and 16; High vs. High); the Community Conservation scores for the lots to be protected are more variable with two lots slightly higher and two lots much lower than the subject Lots (i.e., 18.3, 18, 7.7, and 2.3 vs. 15 and 15; Medium and Low vs. Medium); and the Farmlands and Working Lands scores are lower and more variable than those for the subject Lots (i.e., 8.2, 0.3, 0.1, and 0 vs. 10 and 10; High and Low vs. High). The additional land to be protected will infill existing protected conservation lands and will provide a secondary east-west corridor across the site to the south of Lots 700 and 800. As such, in addition to the existing Open Space and Conservation Restrictions on the site, the proposed project will protect an additional 94± acres of land with similar values, or more than twice the area of Lots 700 and 800, while providing additional services.

Conclusions:

The Park has a cluster design with the existing and proposed development concentrated along Beaver Brook Road in the southern and central portions of the site. Significant open space areas have been preserved and are proposed to be preserved in the northern portion of the site, at the periphery of the site, and around the various wetland resource features on the site. Following a comprehensive on the ground study, a Conservation Plan was formulated and the areas that were proposed and permitted for development were selected to preserve important habitat necessary for all life-cycle requirements for the two state-listed turtle species and other wildlife that may utilize the site and to avoid wetland resource area and buffer zone. Portions of the site are mapped by BioMap 2 to include core habitats for rare species, vernal pools, and wetlands and critical natural landscape for wetland buffers. The vast majority of these mapped areas are located outside the development footprint. With regard to such mapped areas within the development footprint, the project has a valid Conservation and Management Permit (i.e., CMP 00-009.DFW) that addresses state-listed/rare species conservation requirements under MESA; the project has been designed to avoid work within regulatory wetland buffer zone; and has received or will receive an Order(s) of Conditions under the MWPA and Bylaw for work

proposed within jurisdictional areas. Portions of the site are mapped by CAPS (i.e., CAPS Index of Ecological Integrity and Habitat of Potential Regional or Statewide Importance maps). All mapped areas on both of these maps are located outside the proposed development areas on the site. The Conservation in the SuAsCo Story Map indicates that the site, including protected areas, area proposed to be protected, and areas proposed to be developed, include features recognized on four thematic maps: Natural Services; Habitat for Biodiversity; Community Conservation, and Farmlands and Working Lands. This evaluation suggests that the additional land proposed to be protected under the current development scheme provides comparable services over twice the land area proposed to be developed at Lots 700 and 800.

Again, 248± acres or 71 percent of the 350±-acre site is currently or is proposed to be protected. These additional land areas to be protected include a variety of upland and wetland habitat types that will serve to complete a secondary east-west corridor across the site to the south of Lots 700 and 800 and provide important mixed upland and wetland wildlife habitat on the Harvard Parcel and upland old field habitat on Lot 100.

Given the above, the proposed project has been designed and will be constructed to comply with all regulatory requirements and permits under MESA, MWPA, and the Bylaw. As such, rare species and their habitat, wetland resource areas and buffer zone, and vernal pools are protected and preserved through current and proposed land protection and regulatory compliance. The proposed project reduces the prior approved building square footage and associated impervious surface; includes construction period and post-construction protections for subject rare species; includes construction period erosion and sedimentation controls; includes stormwater management systems that meet or exceed MassDEP regulatory standards; promotes wetland and buffer zone protection; and will protect significant additional important open space and conservation land.

EcoTec hopes that you find this information useful. If you have any questions, please feel free to contact me at any time at 508-752-9666 ext. 225.

Cordially,
ECOTEC, INC.

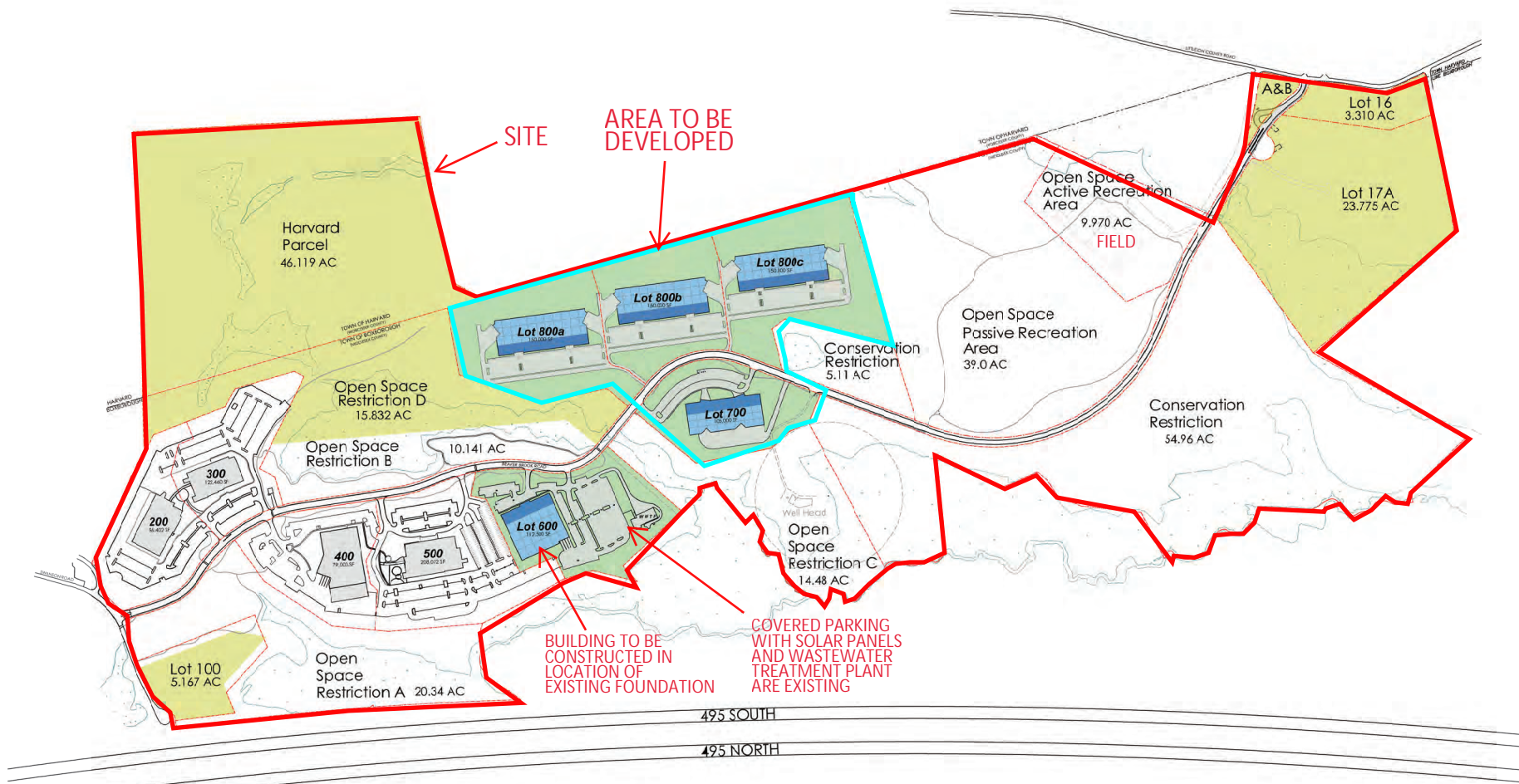


John P. Rockwood, Ph.D., SPWS
Principal Environmental Scientist

Attachments (10 pages)

FIGURE 1

CURRENT DEVELOPMENT AND LAND PROTECTION PLAN



O.S.C.D. 24-01 (Permit Extension)






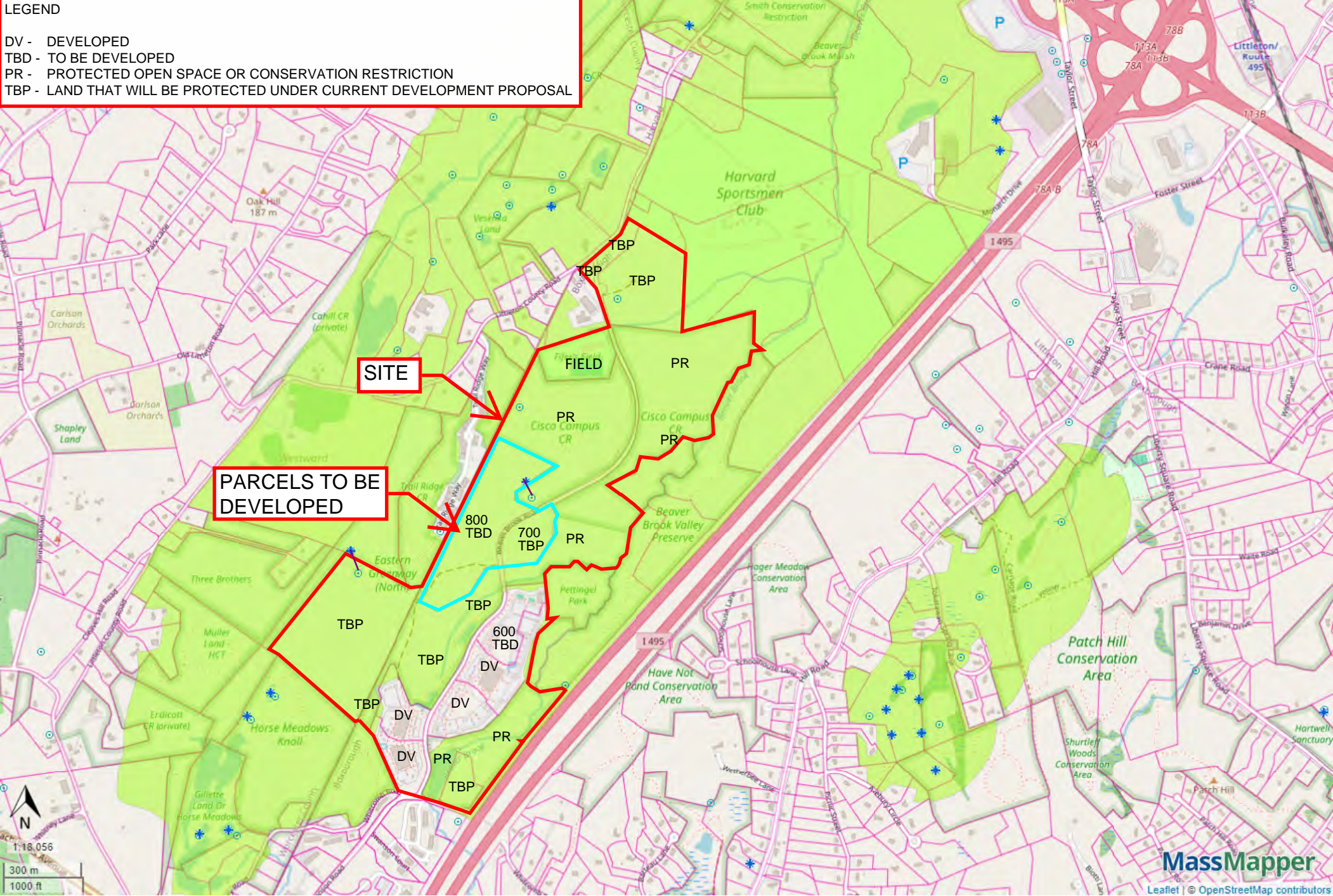
TOTAL LAND AREA		350 AC
COMMERCIAL DEVELOPMENT AREA		1,158,433 SF (241,567 SF REDUCTION FROM OSCD 01-01)
COMPLETED DEVELOPMENT		490,933 SF
PROPOSED DEVELOPMENT		667,500 SF
PROPOSED OPEN SPACE / CONS. RESTRICTION		94 AC (248 AC Total)

FIGURE 2
MASSMAPPER PRIORITY AND ESTIMATED HABITAT AND
CERTIFIED AND POTENTIAL VERNAL POOLS

LEGEND

DV - DEVELOPED
TBD - TO BE DEVELOPED
PR - PROTECTED OPEN SPACE OR CONSERVATION RESTRICTION
TBP - LAND THAT WILL BE PROTECTED UNDER CURRENT DEVELOPMENT PROPOSAL



- NHESP Certified Vernal Pools
- Potential Vernal Pools
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Property Tax Parcels

The light green shading is mapped as both Priority Habitat and Estimated Habitat.

FIGURE 3

Bio Map 2 Core Habitats

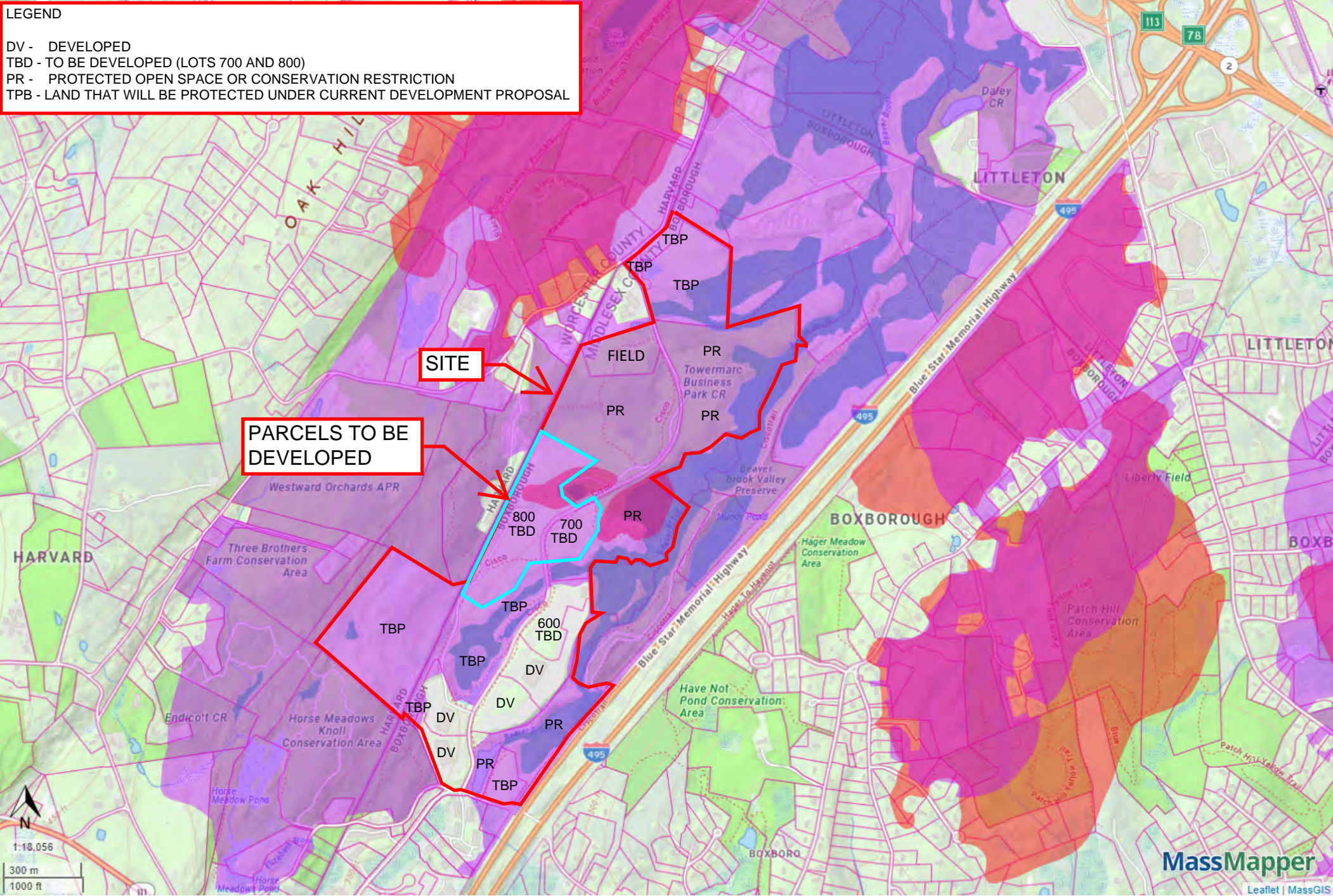
LEGEND

DV - DEVELOPED

TBD - TO BE DEVELOPED (LOTS 700 AND 800)

PR - PROTECTED OPEN SPACE OR CONSERVATION RESTRICTION

TPB - LAND THAT WILL BE PROTECTED UNDER CURRENT DEVELOPMENT PROPOSAL

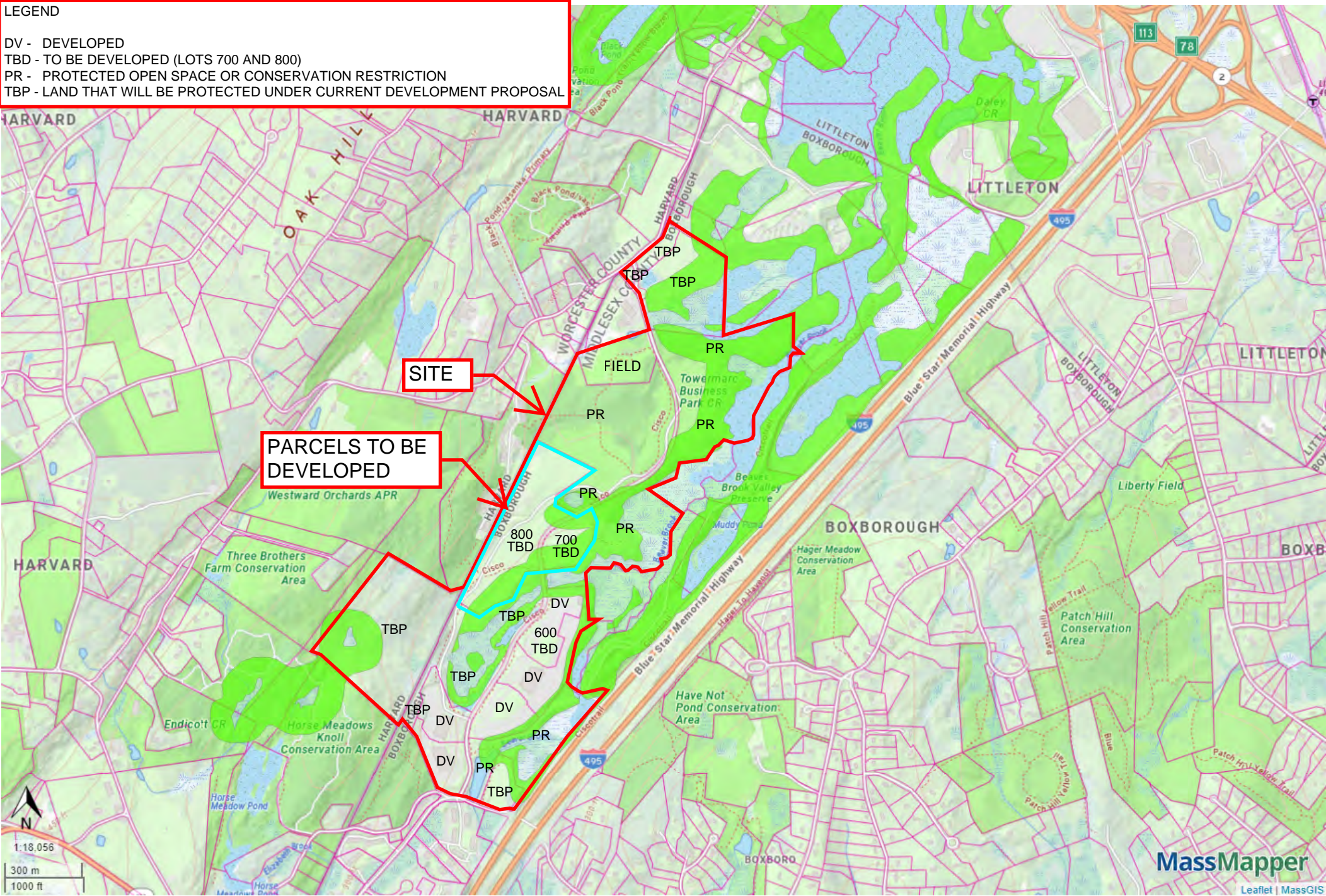


- BioMap Core Habitat Components: Rare Species Core
- BioMap Core Habitat Components: Vernal Pool Core
- BioMap Core Habitat Components: Forest Core
- BioMap Core Habitat Components: Priority Natural Communities Core
- BioMap Core Habitat Components: Wetland Core
- BioMap Core Habitat Components: Aquatic Core
- Property Tax Parcels

The data layers that were not observed on or near the site were made red so that they could easily be seen if they were present. See BioMap2 discussion in the narrative with regard to overlapping colors.

FIGURE 4

Bio Map 2 Critical Natural Landscapes

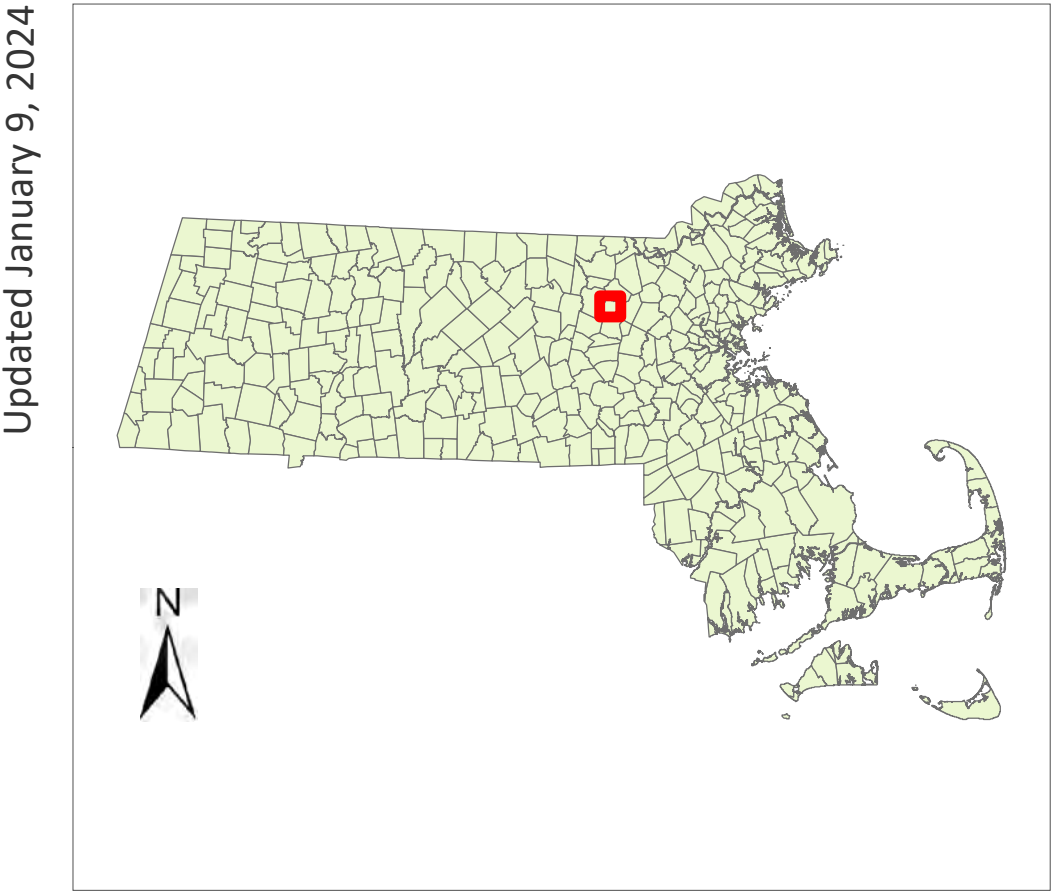
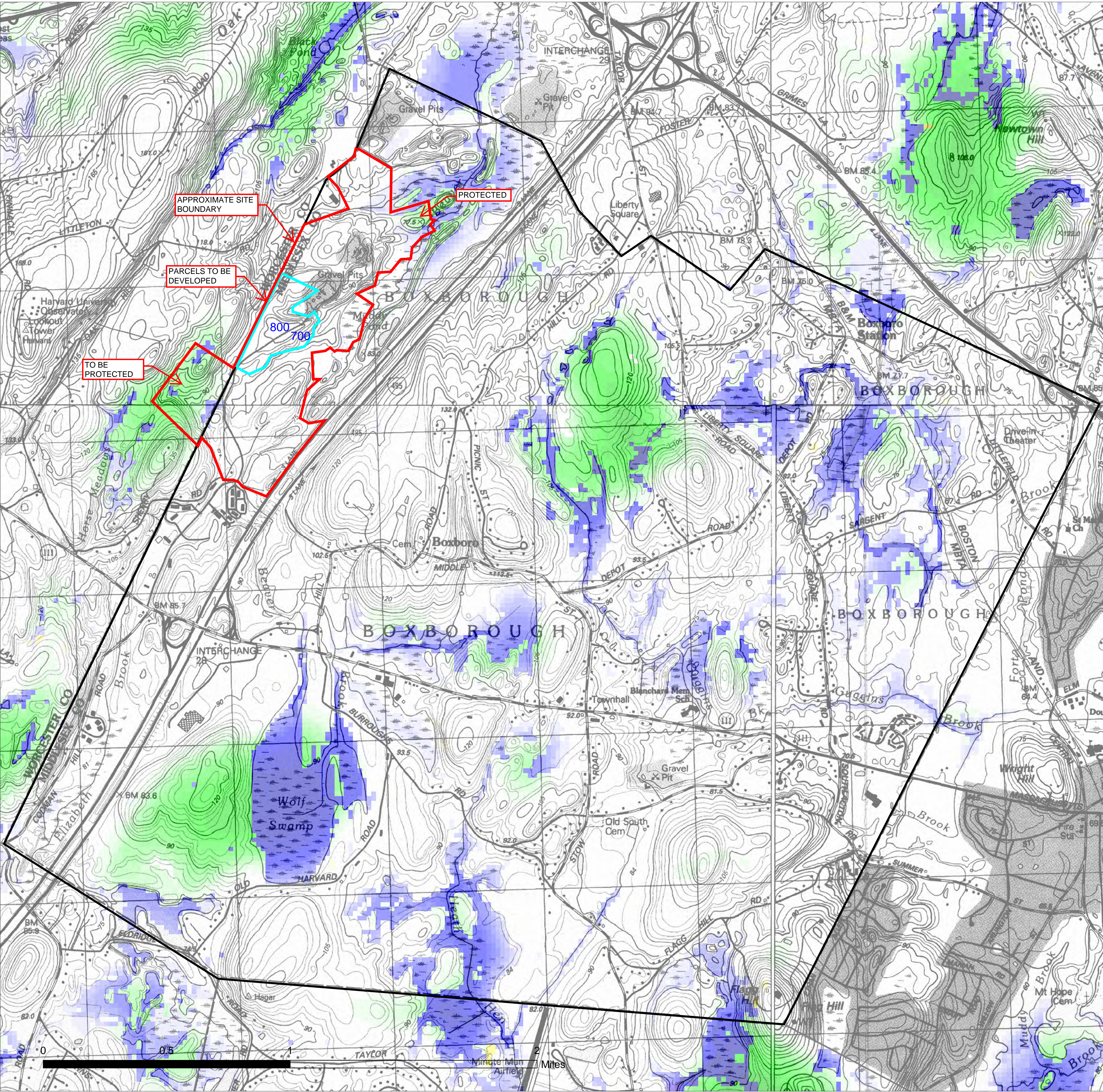


- BioMap Critical Natural Landscape Components: Landscape Blocks
- BioMap Critical Natural Landscape Components: Tern Foraging Habitat
- BioMap Critical Natural Landscape Components: Coastal Adaptation Areas
- BioMap Critical Natural Landscape Components: Wetland Core Buffer
- BioMap Critical Natural Landscape Components: Aquatic Core Buffer
- Property Tax Parcels

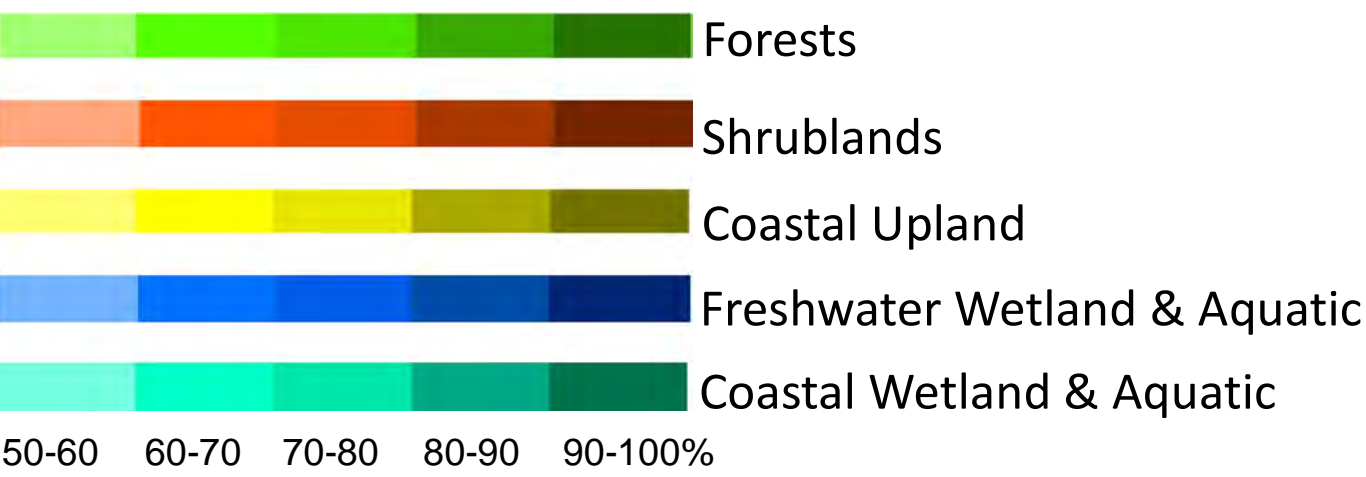
The data layers that were not observed on or near the site were made red so that they could easily be seen if they were present.

FIGURE 5

CAPS Index of Ecological Integrity (IEI)
Town of BOXBOROUGH, MA



IEI, Index of Ecological Integrity
Top 50% of the Landscape



UMass
Amherst

UMass
Extension
CENTER FOR AGRICULTURE

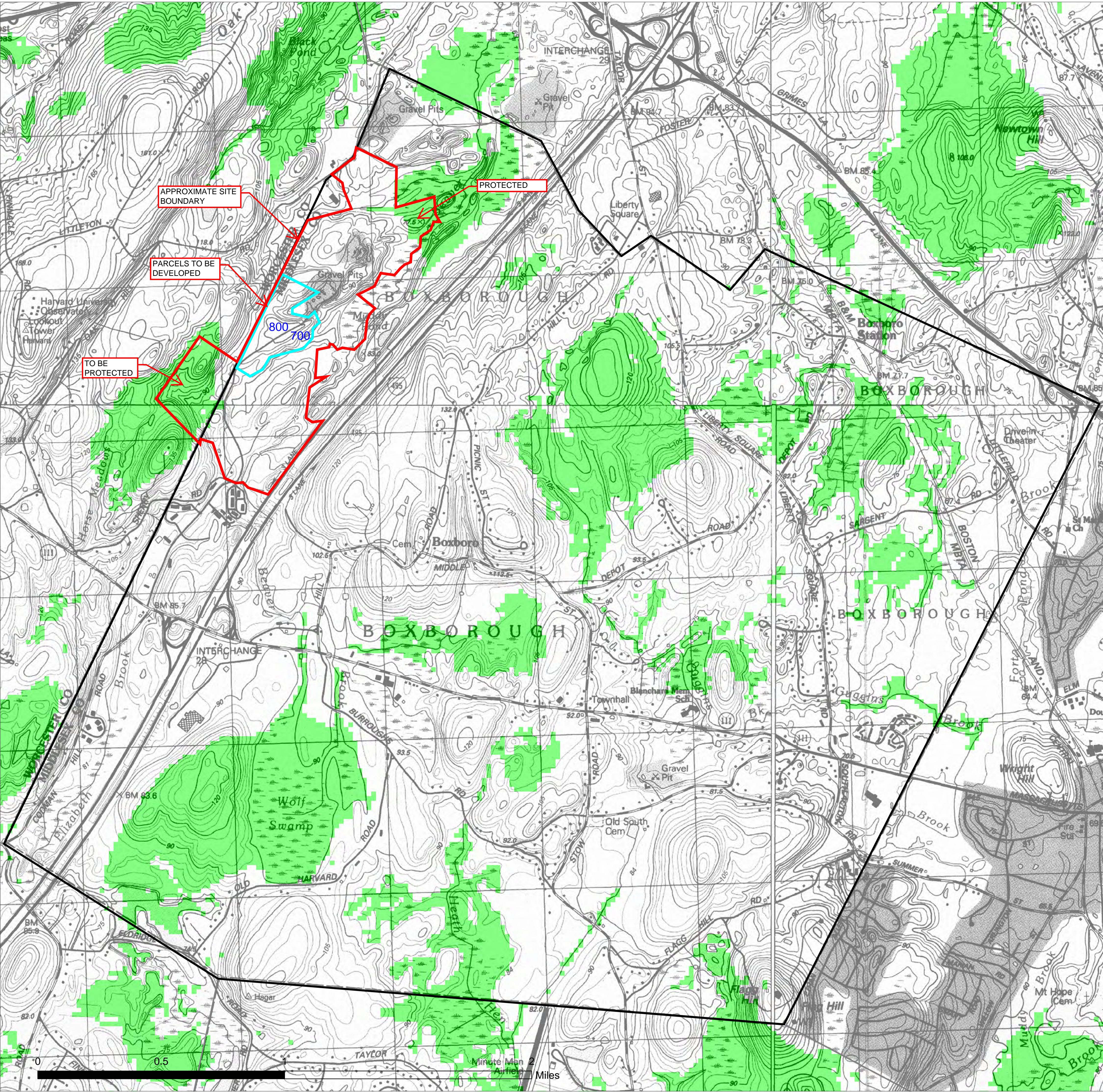
CAPS is an approach to prioritizing land for conservation based on the assessment of ecological integrity for various ecological communities (e.g. forest, shrub swamp, headwater stream) within an area. The Index of Ecological Integrity (IEI) delineates the relative wildlife habitat and biodiversity value of any point on the landscape based on principles of landscape ecology and expert opinion. With a computer base map depicting various classes of developed and undeveloped land, we evaluate a variety of landscape-based variables ("metrics") for every point in the landscape. A metric may take into account the microclimatic alterations associated with "edge effects," intensity of road traffic in the vicinity, nutrient loading in aquatic ecosystems, or the effects of human development on landscape connectivity. Various metrics are applied to the landscape and then integrated in weighted linear combinations as models for assessing ecological integrity. This process results in a final Index of Ecological Integrity (IEI) for each point in the landscape based on models constructed separately for each ecological community.

Depicted on this map are those areas representing 50% of the undeveloped landscape with the highest IEI values; the darker the color the higher the ecological integrity value. Coastal beaches and mudflats are included as Coastal Wetland and Aquatic. For more information see: <http://www.umasscaps.org>.

These maps were prepared by the University of Massachusetts Amherst, with funding from the Massachusetts Department of Environmental Protection and the Renewable Resources Extension Act (RREA).

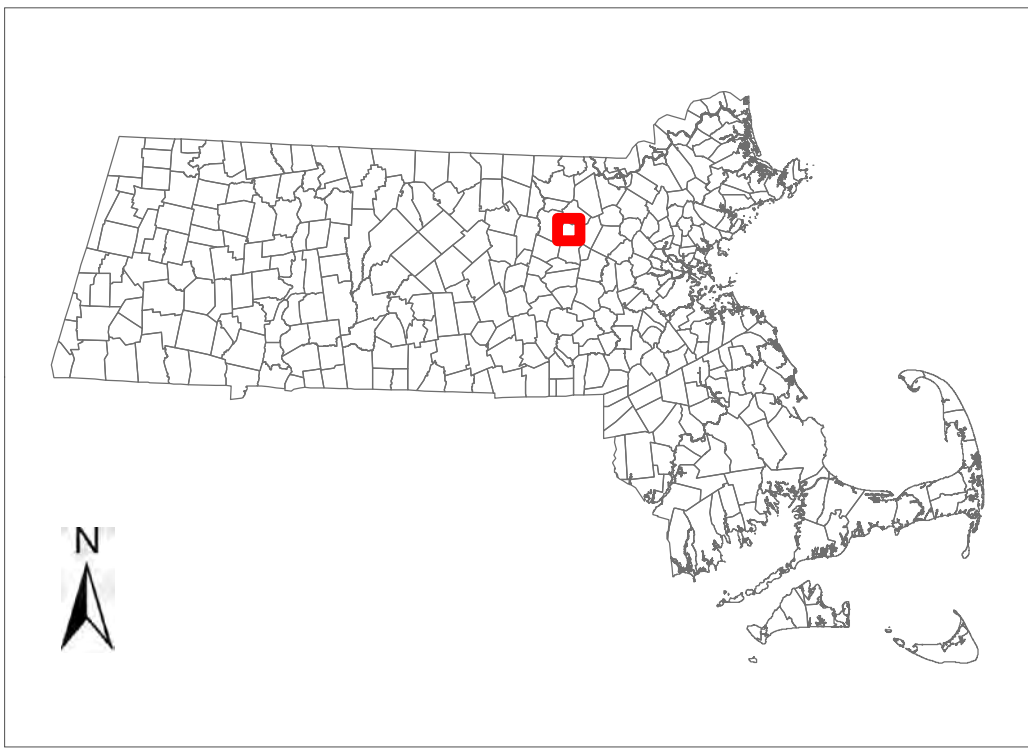
FIGURE 6

Habitat of Potential Regional or Statewide Importance
Town of BOXBOROUGH, MA



Habitat of Potential Regional or Statewide Importance

Updated January 9, 2024



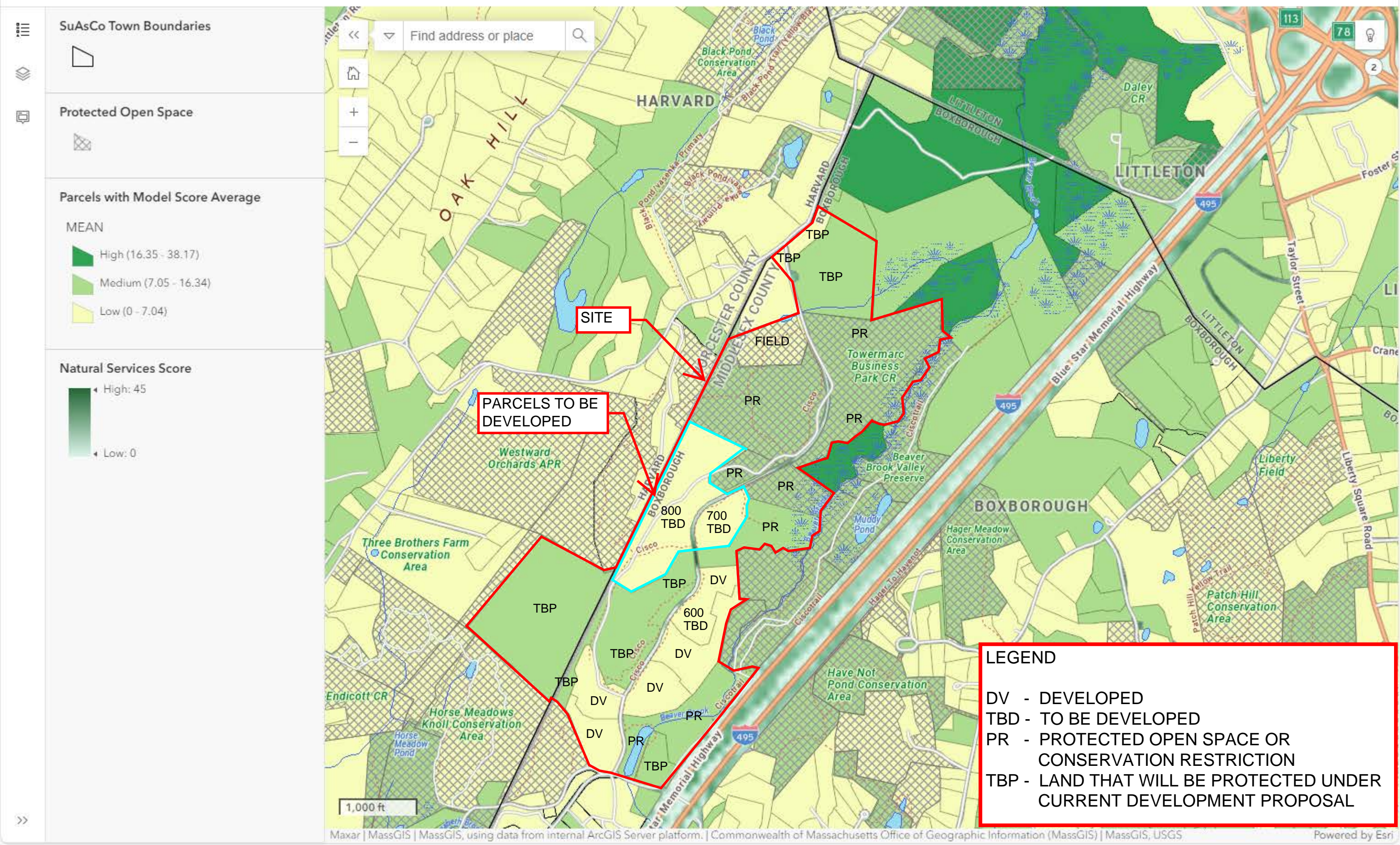
MassDEP's Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands (June 2006) adopted a new approach for assessing wildlife habitat impacts associated with work in wetlands. This approach utilizes maps developed at the University of Massachusetts Amherst using the Conservation Assessment and Prioritization System (CAPS). The maps depict Habitat of Potential Regional or Statewide Importance that may trigger more intensive review under the MA Wetlands Protection Act. For more information on how to assess wildlife habitat impacts, see Section III of the Guidance document: <https://www.mass.gov/doc/massachusetts-wildlife-habitat-protection-guidance-for-inland-wetlands/download>. CAPS is an approach to prioritizing land for conservation/protection based on the assessment of ecological integrity for various ecological communities (e.g. forested wetland, shrub swamp, headwater stream) within an area. The CAPS model assesses ecological integrity of the Massachusetts landscape as influenced by environmental stressor metrics (e.g. pollution, fragmentation). It relies on data that are broadly available across Massachusetts. Ecological features which are not consistently surveyed or uniformly available, such as certified vernal pools, rare species habitat, and contamination sites are not included in the CAPS analysis. When available, this more specific ecological information may be used in conjunction with the CAPS outputs to better understand particular sites in Massachusetts and support informed conservation decision-making. For more information on the statewide maps produced by the CAPS model, see: <http://www.umasscaps.org>. These maps were prepared by the University of Massachusetts Amherst, with funding from the Massachusetts Department of Environmental Protection.

UMass
Amherst



UMass
Extension
CENTER FOR AGRICULTURE

FIGURE 7 CONSERVATION IN THE SuAsCo STORY MAP: NATURAL SERVICES



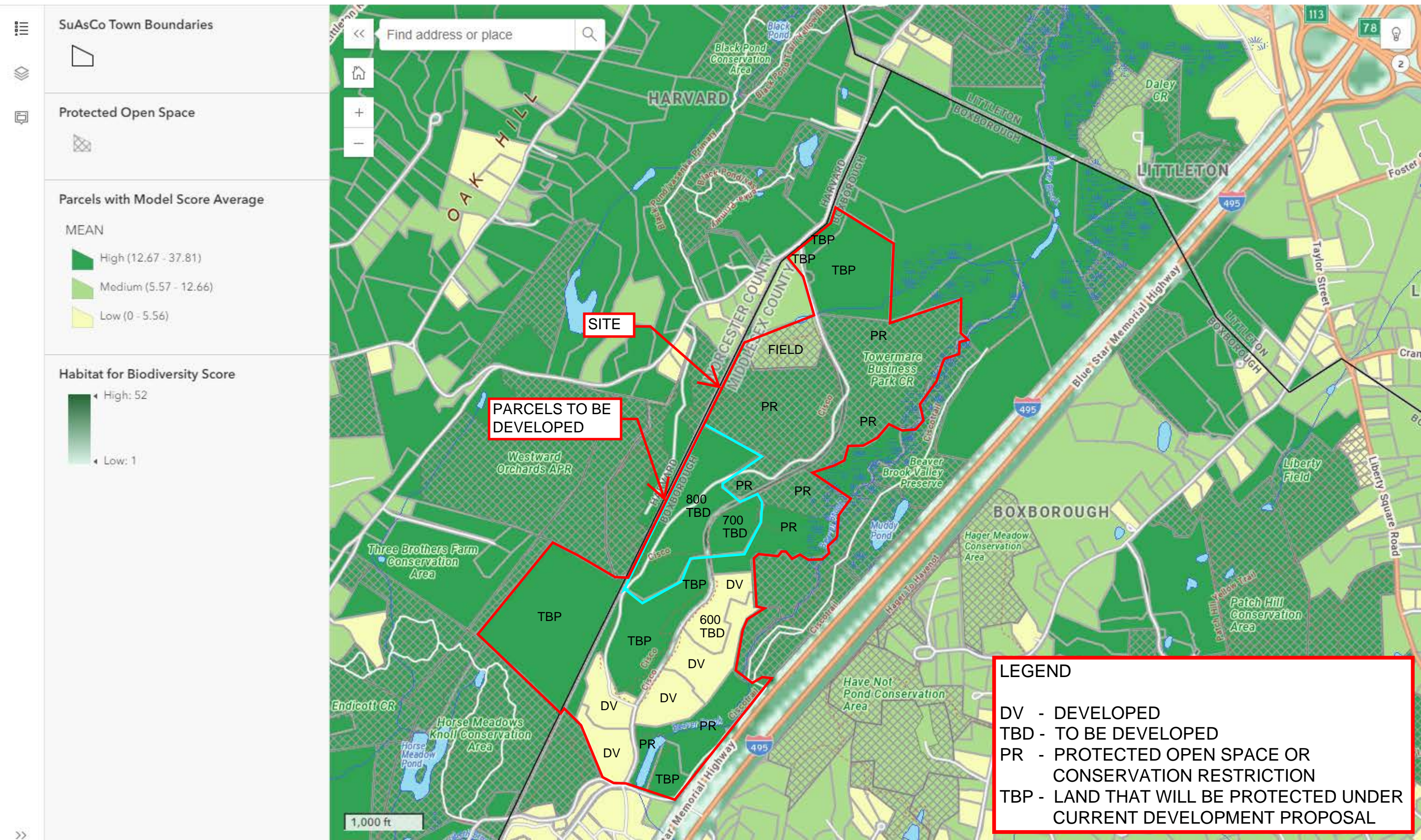
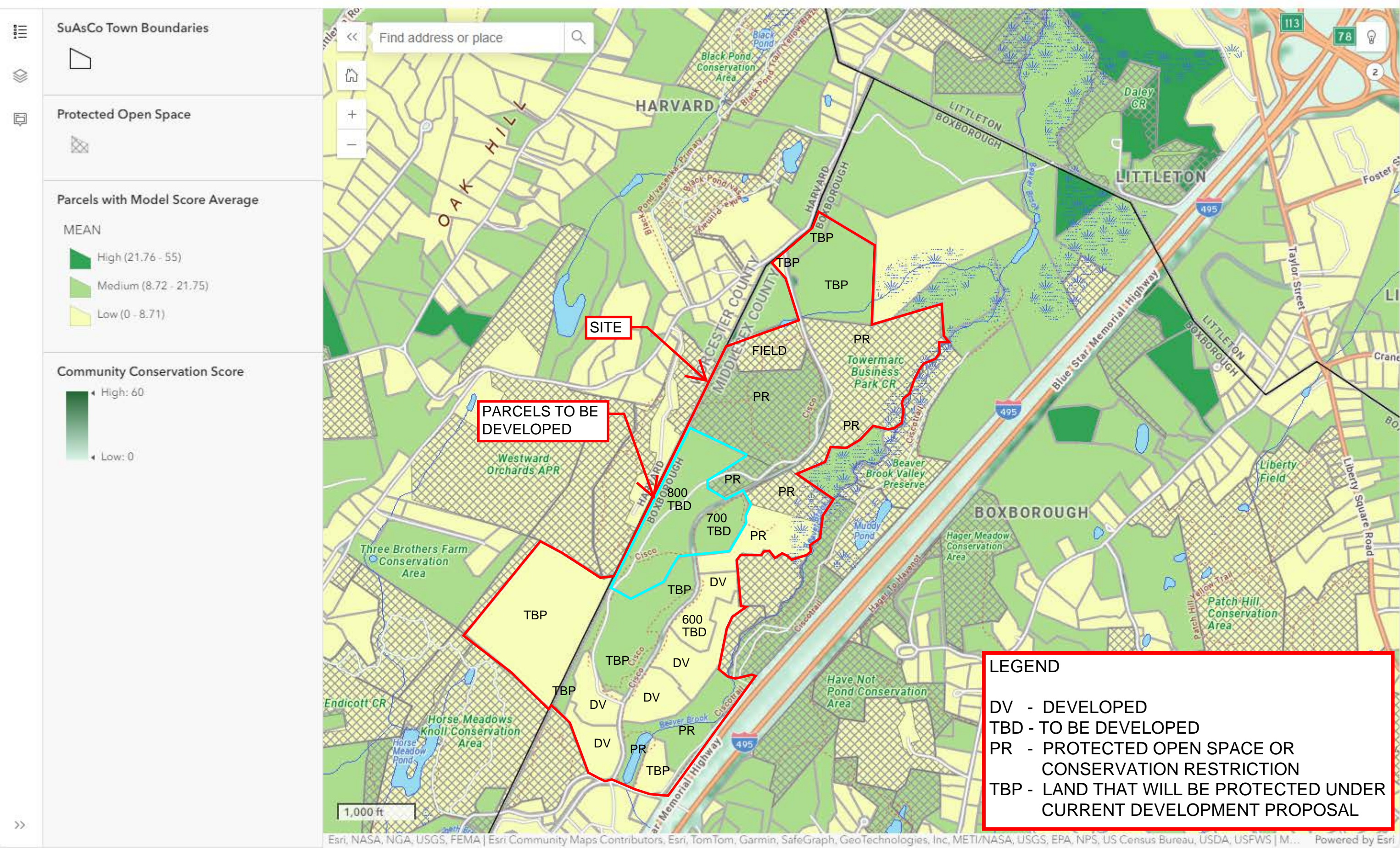
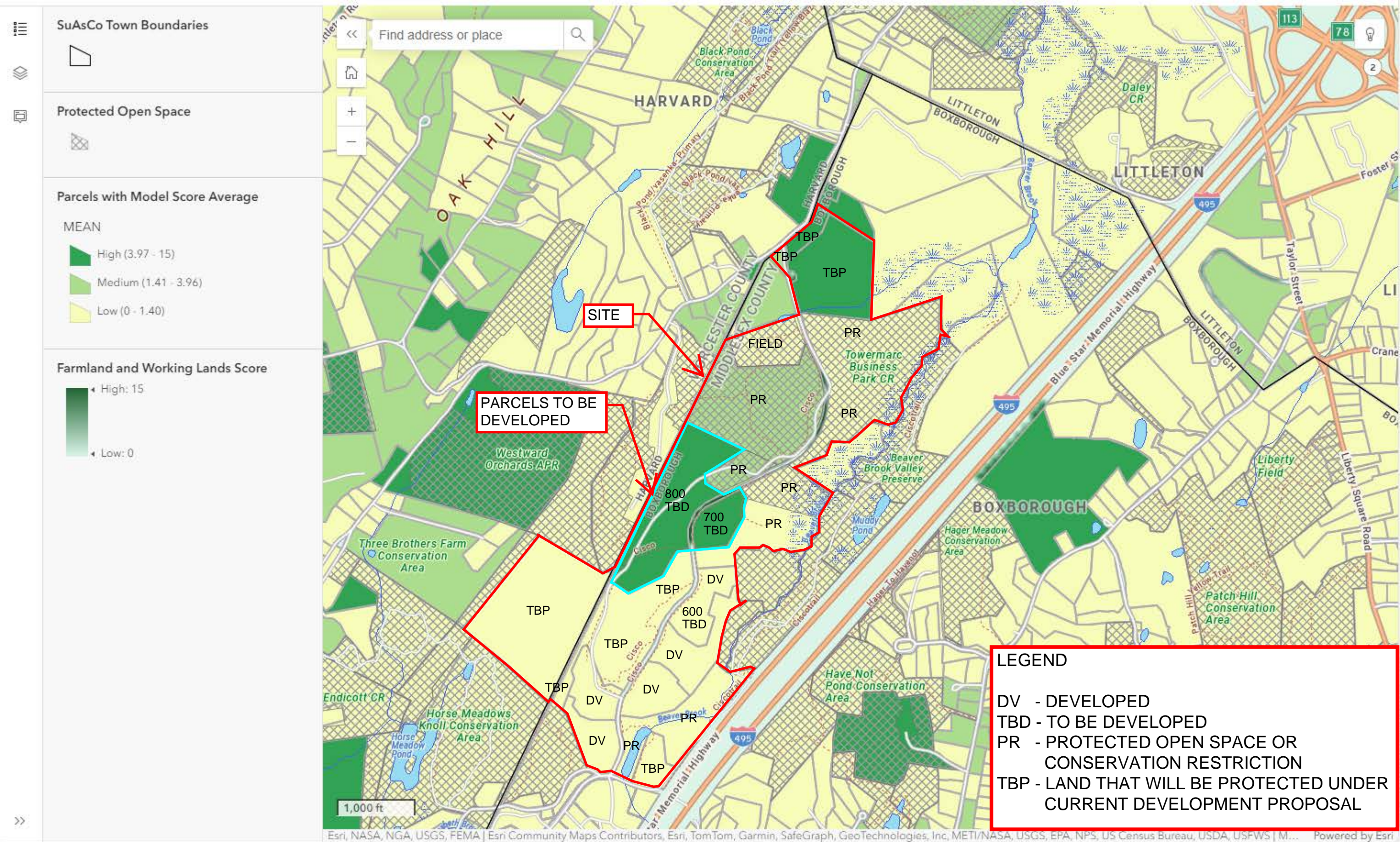


FIGURE 9 CONSERVATION IN THE SuAsCo STORY MAP: COMMUNITY CONSERVATION







TOWN OF BOXBOROUGH
Assessors
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1721 • FAX 978-264-3127
assessor@boxborough-ma.gov

REQUESTER ☒
OFFICE ☐
TOWN BOARD ☐

RECEIVED

DEC 19 2024

Assessors
Boxborough, MA

REQUEST FOR ABUTTERS

DATE OF REQUEST:

12/19/2024

DATE LIST NEEDED:

ASAP

PROPERTY
LOCATION:

100, 200, 300, 400, 500, 600, 700, 800, 16, 17A Beaver Brook Road

MAP

X

LOT

BLOCK

PROPERTY
OWNER:

Campanelli Trigate Sub, LLC

REASON FOR LIST

- ☐ CONSERVATION COMMISSION
☐ ZONING BOARD OF APPEALS
☒ PLANNING BOARD
☐ PRELIMINARY PLAN
☐ SITE PLAN
☐ DEFINITIVE PLAN
☒ SPECIAL PERMIT
☐ BOARD OF SELECTMEN
☐ OTHER

RADIUS OF 300 FEET WILL BE USED FOR ALL ABUTTERS' LIST REQUEST

REQUESTER INFORMATION

NAME

Jeff Wyman

ADDRESS

1 Campanelli Dr.

Braintree, MA 02184

PHONE

508-505-5926

EMAIL

jwyman@campanelli.com

OFFICE USE ONLY

DATE LIST PREPARED:

12/23/2024

FEE CHARGED:

\$ 30

AMOUNT PAID

\$ 30.00

DATE PAID:

1-7-2025

☐

CHECK #

☒

CASH

FEE SCHEDULE: \$1.00 PER NAME IF THE LIST IS FOR CONSERVATION COMMISSION, \$2.00 PER NAME OTHERWISE
\$10.00 MINIMUM
\$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.



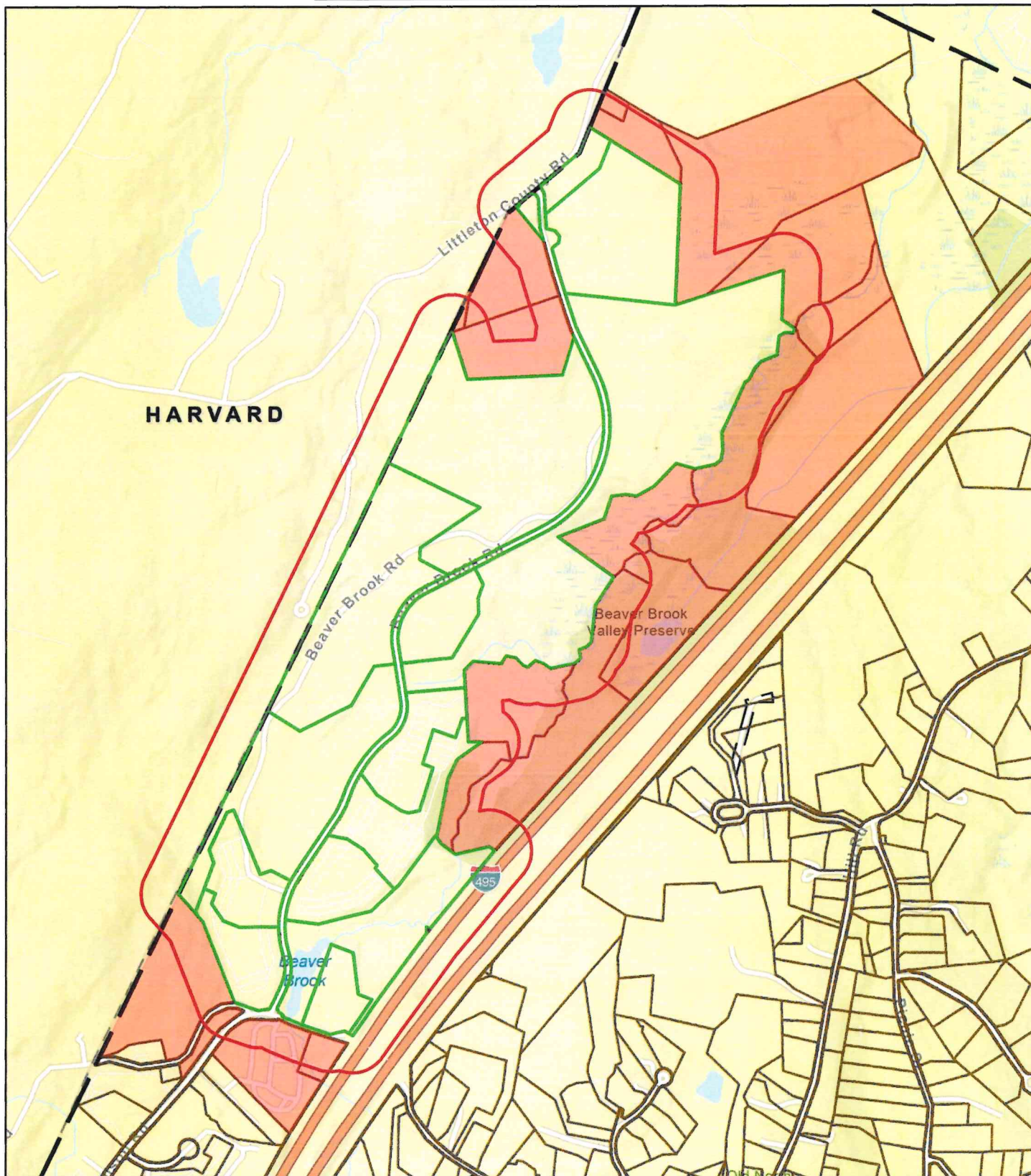
Boxborough, MA

1 inch = 1112 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

December 19, 2024



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Abutters List Report

THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF BOXBOROUGH. WE CERTIFY THAT ALL THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE.

[Signature]
Office of the Board of Assessors

12/23/2024
Date



Subject Properties:

Parcel Number: 01-006-000
CAMA Number: 01-006-000
Property Address: 999 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 01-007-000
CAMA Number: 01-007-000
Property Address: 995 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 01-008-000
CAMA Number: 01-008-000
Property Address: 1000 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 01-009-000
CAMA Number: 01-009-000
Property Address: 1000 REAR BEAVER BROOK
ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-001-000
CAMA Number: 03-001-000
Property Address: 850 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-002-000
CAMA Number: 03-002-000
Property Address: 820 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-008-000
CAMA Number: 03-008-000
Property Address: 700 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-009-000
CAMA Number: 03-009-000
Property Address: 800 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-010-000
CAMA Number: 03-010-000
Property Address: 350 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184

Parcel Number: 03-011-000
CAMA Number: 03-011-000
Property Address: 300 BEAVER BROOK ROAD

Mailing Address: CAMPANELLI-TRIGATE BOXBOROUGH
SUB, LLC C/O CAMPANELLI COMPANIES
ONE CAMPANELLI DRIVE
BRAINTREE, MA 02184



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12/19/2024

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Page 1 of 15



300 feet Abutters List Report

Boxborough, MA
December 19, 2024

Parcel Number:	03-012-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	03-012-000		SUB, LLC C/O CAMPANELLI COMPANIES
Property Address:	600 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Parcel Number:	03-013-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	03-013-000		SUB, LLC C/O CAMPANELLI COMPANIES
Property Address:	500 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Parcel Number:	03-014-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	03-014-000		SUB, LLC C/O CAMPANELLI COMPANIES
Property Address:	400 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Parcel Number:	08-003-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	08-003-000		SUB, LLC C/O CAMPANELLI COMPANIES
Property Address:	200 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Parcel Number:	08-004-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	08-004-000		C/O CAMPANELLI COMPANIES
Property Address:	0 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Parcel Number:	08-006-000	Mailing Address:	CAMPANELLI-TRIGATE BOXBOROUGH
CAMA Number:	08-006-000		SUB, LLC C/O CAMPANELLI COMPANIES
Property Address:	100 BEAVER BROOK ROAD		ONE CAMPANELLI DRIVE
			BRAINTREE, MA 02184

Abutters:

Parcel Number:	01-003-000	Mailing Address:	HARVARD SPORTSMENS CLUB, INC
CAMA Number:	01-003-000		PO BOX 114
Property Address:	250 LITTLETON COUNTY ROAD		HARVARD, MA 01451

Parcel Number:	01-004-000	Mailing Address:	HARVARD SPORTSMEN'S CLUB, INC.
CAMA Number:	01-004-000		P.O. BOX 114
Property Address:	999 REAR BEAVER BROOK ROAD		HARVARD, MA 01451

Parcel Number:	01-005-000	Mailing Address:	HARVARD SPORTSMENS CLUB, INC
CAMA Number:	01-005-000		PO BOX 114
Property Address:	995 REAR BEAVER BROOK ROAD		HARVARD, MA 01451

Parcel Number:	01-010-000	Mailing Address:	COSGROVE JAMES
CAMA Number:	01-010-000		240 LITTLETON COUNTY RD
Property Address:	240 LITTLETON COUNTY ROAD		HARVARD, MA 01451



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12/19/2024

Page 2 of 15



300 feet Abutters List Report

Boxborough, MA
December 19, 2024

Parcel Number:	01-011-000	Mailing Address:	REN XI GAO YA
CAMA Number:	01-011-000		230 LITTLETON COUNTY ROAD
Property Address:	240 REAR LITTLETON COUNTY ROAD		HARVARD, MA 01451
Parcel Number:	01-012-000	Mailing Address:	BOXBOROUGH TOWN OF MUNICIPAL
CAMA Number:	01-012-000		29 MIDDLE ROAD
Property Address:	900 BEAVER BROOK ROAD		BOXBOROUGH, MA 01719
Parcel Number:	02-007-000	Mailing Address:	HARVARD SPORTSMENS CLUB, INC
CAMA Number:	02-007-000		PO BOX 114
Property Address:	995A REAR BEAVER BROOK ROAD		HARVARD, MA 01451
Parcel Number:	02-008-000	Mailing Address:	HARVARD SPORTSMENS CLUB INC
CAMA Number:	02-008-000		P.O. BOX 114
Property Address:	800A REAR BEAVER BROOK ROAD		HARVARD, MA 01451
Parcel Number:	03-003-000	Mailing Address:	BOXBOROUGH CONSERVATION TRUST
CAMA Number:	03-003-000		650 MASSACHUSETTS AVENUE
Property Address:	900A REAR BEAVER BROOK ROAD		BOXBOROUGH, MA 01719
Parcel Number:	03-004-000	Mailing Address:	HARVARD SPORTSMENS CLUB, INC
CAMA Number:	03-004-000		PO BOX 114
Property Address:	800 REAR BEAVER BROOK ROAD		HARVARD, MA 01451
Parcel Number:	03-005-000	Mailing Address:	BOXBOROUGH CONSERVATION TRUST
CAMA Number:	03-005-000		650 MASSACHUSETTS AVENUE
Property Address:	900 REAR BEAVER BROOK ROAD		BOXBOROUGH, MA 01719
Parcel Number:	03-006-000	Mailing Address:	BOXBOROUGH CONSERVATION TRUST
CAMA Number:	03-006-000		650 MASSACHUSETTS AVENUE
Property Address:	700 REAR BEAVER BROOK ROAD		BOXBOROUGH, MA 01719
Parcel Number:	03-007-000	Mailing Address:	BOXBOROUGH TOWN OF
CAMA Number:	03-007-000		CONSERVATION COMMISSION
Property Address:	600 REAR BEAVER BROOK ROAD		29 MIDDLE ROAD
			BOXBOROUGH, MA 01719
Parcel Number:	03-015-000	Mailing Address:	BOXBOROUGH CONSERVATION TRUST
CAMA Number:	03-015-000		650 MASSACHUSETTS AVENUE
Property Address:	500 REAR BEAVER BROOK ROAD		BOXBOROUGH, MA 01719
Parcel Number:	04-001-000	Mailing Address:	D & R MORSE LAND TRUST LLC, TR
CAMA Number:	04-001-000		MORSE RIDGE HILL REALTY TRUST
Property Address:	900B REAR BEAVER BROOK ROAD		702 HILL ROAD
			BOXBOROUGH, MA 01719
Parcel Number:	08-001-000	Mailing Address:	BOXBOROUGH CONSERVATION TRUST
CAMA Number:	08-001-000		650 MASSACHUSETTS AVE
Property Address:	311 WHITCOMB ROAD		BOXBOROUGH, MA 01719



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Parcel Number: 08-002-000
CAMA Number: 08-002-201
Property Address: 288 SWANSON ROAD

Mailing Address: FITZPATRICK DEANNE M TR KATHLEEN
J KELLEY IRREVOCABLE TRUST
374 WHITCOMB RD
BOXBOROUGH, MA 01719-2216

Parcel Number: 08-002-000
CAMA Number: 08-002-202
Property Address: 288 SWANSON ROAD

Mailing Address: SARKISYAN RUZANNA
288 SWANSON ROAD UNIT 202
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-203
Property Address: 288 SWANSON ROAD

Mailing Address: CMC HOLDING LLC
28 SHAWSHEEN COURT UNIT B
LAWRENCE, MA 01843

Parcel Number: 08-002-000
CAMA Number: 08-002-204
Property Address: 288 SWANSON ROAD

Mailing Address: SYIEK JAMES A
288 SWANSON ROAD UNIT 204
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-205
Property Address: 288 SWANSON ROAD

Mailing Address: LUSTIG DAVID CURTIS TAO
XIANGLONG
374 MASSACHUSETTS AVENUE UNIT 3
ARLINGTON, MA 02474

Parcel Number: 08-002-000
CAMA Number: 08-002-206
Property Address: 288 SWANSON ROAD

Mailing Address: BANKS MELODY
288 SWANSON ROAD #206
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-207
Property Address: 288 SWANSON ROAD

Mailing Address: YIP DIANA
288 SWANSON ROAD #207
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-208
Property Address: 294 SWANSON ROAD

Mailing Address: MULLANGI PRAVEEN
294 SWANSON RD UNIT 208
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-209
Property Address: 294 SWANSON ROAD

Mailing Address: STEVENS DEBORAH & WESLEY,
TRUSTEE SWANSON ROAD REALTY
TRUST
76 RAILROAD AVE
NORWOOD, MA 02062

Parcel Number: 08-002-000
CAMA Number: 08-002-210
Property Address: 294 SWANSON ROAD

Mailing Address: MILOSZEWSKI STANLEY R
MILOSZEWSKI ROANA A
294 SWANSON ROAD UNIT 210
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-211
Property Address: 294 SWANSON ROAD

Mailing Address: KAUFFMAN NATE ANATOLY
102 NOD ROAD
GROTON, MA 01450

Parcel Number: 08-002-000
CAMA Number: 08-002-212
Property Address: 294 SWANSON ROAD

Mailing Address: RAMACHANDRAN NIRANCHANA APPAJI
VENKATESHWAR
27 SPRING ROAD
WESTBOROUGH, MA 01581



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Parcel Number: 08-002-000
CAMA Number: 08-002-213
Property Address: 294 SWANSON ROAD

Mailing Address: XU DAYI YAN WELAN
220 SWANSON ROAD #607
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-214
Property Address: 300 SWANSON ROAD

Mailing Address: BLUE LAKE REAL ESTATE PROPERTIES,
LLC
11 KIMBALL ROAD
CARLISLE, MA 01741

Parcel Number: 08-002-000
CAMA Number: 08-002-215
Property Address: 300 SWANSON ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-002-000
CAMA Number: 08-002-216
Property Address: 300 SWANSON ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-002-000
CAMA Number: 08-002-217
Property Address: 300 SWANSON ROAD

Mailing Address: TARE REAL ESTATE LLC
105 CANTERBURY HILL ROAD
ACTON, MA 01720

Parcel Number: 08-002-000
CAMA Number: 08-002-218
Property Address: 300 SWANSON ROAD

Mailing Address: WANG LIJUAN
300 SWANSON ROAD U - 218
BOXBOROUGH, MA 01719

Parcel Number: 08-002-000
CAMA Number: 08-002-219
Property Address: 300 SWANSON ROAD

Mailing Address: RONG XIANHUI ZHAO JUAN
9 GREENSIDE LANE
ACTON, MA 01720

Parcel Number: 08-002-000
CAMA Number: 08-002-220
Property Address: 300 SWANSON ROAD

Mailing Address: CUPP & KIDS REALTY LLC
260 SECOND ST.
CHELSEA, MA 02150

Parcel Number: 08-005-000
CAMA Number: 08-005-000
Property Address: 300 REAR BEAVER BROOK ROAD

Mailing Address: BOXBOROUGH TOWN OF MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-000
Property Address: SPENCER ROAD

Mailing Address: BROOK VILLAGE CONDOMINIUM
SPENCER ROAD
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-101
Property Address: 24 SPENCER ROAD

Mailing Address: FELL JOHN J
24 SPENCER ROAD #18N
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-102
Property Address: 24 SPENCER ROAD

Mailing Address: RUSHIA LYNN MARIE (HEARNE)
707 BURROUGHS ROAD
BOXBOROUGH, MA 01719



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Boxborough, MA
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Parcel Number: 08-008-000
CAMA Number: 08-008-103
Property Address: 32 SPENCER ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-008-000
CAMA Number: 08-008-104
Property Address: 32 SPENCER ROAD

Mailing Address: PAAKKI, AMY M
32 SPENCER ROAD U -12M
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-105
Property Address: 32 SPENCER ROAD

Mailing Address: GARCIA BEATRIZ LOPEZ DE
BETHENCOURT GONZALO CONDES
32 SPENCER ROAD Unit 14M
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-106
Property Address: 32 SPENCER ROAD

Mailing Address: ZHOU CHEN
149 STOW RD
HARVARD, MA 01451

Parcel Number: 08-008-000
CAMA Number: 08-008-107
Property Address: 24 SPENCER ROAD

Mailing Address: REDJAE MARTA M. TRUSTEE OF
SPENCER ROAD REALTY
10 CRESTVIEW DR
SUDBURY, MA 01776

Parcel Number: 08-008-000
CAMA Number: 08-008-108
Property Address: 24 SPENCER ROAD

Mailing Address: SPENCER ROAD LLC
35 GABRIEL LANE
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-109
Property Address: 24 SPENCER ROAD

Mailing Address: KAUFFMAN NATE ANATOLY KAUFFMAN
VICTORIA
102 NOD ROAD
GROTON, MA 01450

Parcel Number: 08-008-000
CAMA Number: 08-008-110
Property Address: 24 SPENCER ROAD

Mailing Address: SILVERSTEIN, TRUSTEE H JOSHUA 24
SPENCER ROAD REALTY TRUST
189 WELLS AVENUE SUITE 302
NEWTON CENTRE, MA 02459

Parcel Number: 08-008-000
CAMA Number: 08-008-111
Property Address: 32 SPENCER ROAD

Mailing Address: BHANUSHALI SUHAS BHANUSHALI
PRATIBHA
12 ROLLING MEADOW LANE
WESTFORD, MA 01886

Parcel Number: 08-008-000
CAMA Number: 08-008-112
Property Address: 32 SPENCER ROAD

Mailing Address: LE QUN
32 SPENCER ROAD 20M
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-113
Property Address: 32 SPENCER ROAD

Mailing Address: CARPENTIERE MICHELLE
32 SPENCER ROAD #22M
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-114
Property Address: 32 SPENCER ROAD

Mailing Address: SHAINIAN PETER
32 SPENCER ROAD UNIT - 24M
BOXBOROUGH, MA 01719



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Parcel Number: 08-008-000
CAMA Number: 08-008-115
Property Address: 24 SPENCER ROAD

Mailing Address: SOONG SHIAO-BIN ZHOU HAIRONG
12 CRESTVIEW RD
LITTLETON, MA 01460

Parcel Number: 08-008-000
CAMA Number: 08-008-116
Property Address: 24 SPENCER ROAD

Mailing Address: GOBLE W DAVID
P. O. BOX 36
LITTLETON, MA 01460

Parcel Number: 08-008-000
CAMA Number: 08-008-117
Property Address: 24 SPENCER ROAD

Mailing Address: YAO WEI
6 JOHN RILEY RD
AYER, MA 01432

Parcel Number: 08-008-000
CAMA Number: 08-008-118
Property Address: 24 SPENCER ROAD

Mailing Address: MCSWEENEY EDWARD J
24 SPENCER ROAD Unit -30N
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-119
Property Address: 32 SPENCER ROAD

Mailing Address: BLOOMBERG ETHAN P BLOOMBERG
EVERLINE J.
1137 LIBERTY SQUARE RD
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-120
Property Address: 32 SPENCER ROAD

Mailing Address: SHAH SALONI SHAH MANAV
34 MEETINGHOUSE LANE
SOUTHBOROUGH, MA 01772

Parcel Number: 08-008-000
CAMA Number: 08-008-121
Property Address: 32 SPENCER ROAD

Mailing Address: ACTON RE INVESTMENTS LLC
226 MAIN STREET
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-122
Property Address: 32 SPENCER ROAD

Mailing Address: PRIEST PHYLLIS J
32 SPENCER ROAD UNIT 34M
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-123
Property Address: 24 SPENCER ROAD

Mailing Address: BOZYIGIT NESE
24 SPENCER ROAD #32N
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-124
Property Address: 24 SPENCER ROAD

Mailing Address: SPENCER THIRTYFOURN LLC
82 WENDELL AVENUE STE 100
PITTSFIELD, MA 01201

Parcel Number: 08-008-000
CAMA Number: 08-008-201
Property Address: 23 SPENCER ROAD

Mailing Address: SPEZZAFERO JEAN MARIE (COTTLE)
21 GLENWOOD DRIVE
HARWICH, MA 02645

Parcel Number: 08-008-000
CAMA Number: 08-008-202
Property Address: 23 SPENCER ROAD

Mailing Address: PORETTO JEFFREY PORETTO YVONNE
E
54 WILLOW STREET
ACTON, MA 01719



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Parcel Number: 08-008-000
CAMA Number: 08-008-203
Property Address: 15 SPENCER ROAD

Mailing Address: HASBROUCK ROBERT D
15 SPENCER ROAD #18E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-204
Property Address: 15 SPENCER ROAD

Mailing Address: ALI SARDAR BIBI NAJMA
15 SPENCER ROAD UNIT 12E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-205
Property Address: 15 SPENCER ROAD

Mailing Address: GRIHA REALTY LLC
70 HELENE ROAD
WABAN, MA 02468

Parcel Number: 08-008-000
CAMA Number: 08-008-206
Property Address: 15 SPENCER ROAD

Mailing Address: SOLHAUG DAVID R
647 HIGHLAND AVENUE
HALF MOON BAY, CA 94019

Parcel Number: 08-008-000
CAMA Number: 08-008-207
Property Address: 23 SPENCER ROAD

Mailing Address: ZADOURIAN HAYBERT J
10 KINSMAN PL
NATICK, MA 01760-2703

Parcel Number: 08-008-000
CAMA Number: 08-008-208
Property Address: 23 SPENCER ROAD

Mailing Address: GRIHA REALTY, LLC
39 DEXTER RD
NEWTONVILLE, MA 02460

Parcel Number: 08-008-000
CAMA Number: 08-008-209
Property Address: 23 SPENCER ROAD

Mailing Address: NASIR MOHAMMAD
23 SPENCER ROAD U - 26F
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-210
Property Address: 23 SPENCER ROAD

Mailing Address: NASIR MOHAMMAD
15 SPENCER RD UNIT 26E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-211
Property Address: 15 SPENCER ROAD

Mailing Address: JIN KANG SHENG
15 SPENCER ROAD UNIT 26E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-212
Property Address: 15 SPENCER ROAD

Mailing Address: ATIF MUHAMMAD
15 SPENCER RD UNIT 20E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-213
Property Address: 15 SPENCER ROAD

Mailing Address: GRIHA REALTY LLC
39 DEXTER RD
NEWTON, MA 02460

Parcel Number: 08-008-000
CAMA Number: 08-008-214
Property Address: 15 SPENCER ROAD

Mailing Address: KOROLENKO DMITRY
15 SPENCER ROAD #24E
BOXBOROUGH, MA 01719



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Parcel Number: 08-008-000
CAMA Number: 08-008-215
Property Address: 23 SPENCER ROAD

Mailing Address: JAIN VARUN JAIN NEETI
520 HILL ROAD
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-216
Property Address: 23 SPENCER ROAD

Mailing Address: JAMAKORZIAN CLAUDIA
23 SPENCER ROAD UNIT 24F
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-217
Property Address: 23 SPENCER ROAD

Mailing Address: HILBERG KRISTIN
23 SPENCER ROAD UNIT 36F
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-218
Property Address: 23 SPENCER ROAD

Mailing Address: CHEN DAVID CHEN SUZANNE WANG
100 OLD MILL ROAD
HARVARD, MA 01451

Parcel Number: 08-008-000
CAMA Number: 08-008-219
Property Address: 15 SPENCER ROAD

Mailing Address: COOPERMAN ANDREA
15 SPENCER RD U -36E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-220
Property Address: 15 SPENCER ROAD

Mailing Address: PIPICH ROBERT B PIPICH KATHRYN L
1808 SHIRLEY ROAD
LANCASTER, MA 05123

Parcel Number: 08-008-000
CAMA Number: 08-008-221
Property Address: 15 SPENCER ROAD

Mailing Address: JUDD JR WARREN T JUDD JEAN C
15 SPENCER ROAD #32E
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-222
Property Address: 15 SPENCER ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-008-000
CAMA Number: 08-008-223
Property Address: 23 SPENCER ROAD

Mailing Address: B&E PROPERTIES LLC C/O WENYI GAO
15 BRYANT RD
LEXINGTON, MA 02420

Parcel Number: 08-008-000
CAMA Number: 08-008-224
Property Address: 23 SPENCER ROAD

Mailing Address: HAMSON SCOTT M MCGONIGLE
ESTELLE T
21 WILSHIRE RD
SUDBURY, MA 01776

Parcel Number: 08-008-000
CAMA Number: 08-008-301
Property Address: 50 SPENCER ROAD

Mailing Address: JAYAPRAKASAN PRABHU
14 BONITA STREET
NEWTON, MA 02465

Parcel Number: 08-008-000
CAMA Number: 08-008-302
Property Address: 50 SPENCER ROAD

Mailing Address: GILSON PHILLIP&HEIDI, TRUSTEES
PHILIP A GILSON REVOCABLE TRUS T
152 LAKEVIEW AVENUE
TYNGSBOROUGH, MA 01879



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Parcel Number: 08-008-000
CAMA Number: 08-008-303
Property Address: 58 SPENCER ROAD

Mailing Address: SPEZZAFERO SCOTT, TRUSTEE
SPEZZAFERO FAMILY IRREV TRUST
19 ALLENE AVENUE
SUDBURY, MA 01776

Parcel Number: 08-008-000
CAMA Number: 08-008-304
Property Address: 58 SPENCER ROAD

Mailing Address: KERRAVALA ZEUS
58 SPENCER ROAD #12K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-305
Property Address: 58 SPENCER ROAD

Mailing Address: BAUCOM ALLAN SCOTT
PO BOX 1193
LITTLETON, MA 01460

Parcel Number: 08-008-000
CAMA Number: 08-008-306
Property Address: 58 SPENCER ROAD

Mailing Address: BENOMAR LAHOUCINE TR LSYHYAA
SPENCER TRUST
58 SPENCER ROAD UNIT 16K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-307
Property Address: 50 SPENCER ROAD

Mailing Address: GERARDI BART
100 POWDERMILL ROAD #338
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-308
Property Address: 50 SPENCER ROAD

Mailing Address: KORNEEV ALEXEY GARANINA ELENA
50 SPENCER ROAD 16L
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-309
Property Address: 50 SPENCER ROAD

Mailing Address: ZHU HUI ZHU XING
16 REED ST.
LEXINGTON, MA 02421

Parcel Number: 08-008-000
CAMA Number: 08-008-310
Property Address: 50 SPENCER ROAD

Mailing Address: SENTHILKUMAR VANITHA
SENTHILKUMAR SELVARAJ
12 MACQUARRIE LANE
WESTFORD, MA 01886

Parcel Number: 08-008-000
CAMA Number: 08-008-311
Property Address: 58 SPENCER ROAD

Mailing Address: KOTFILE JOSHUA KOTFILE ALINE
58 SPENCER ROAD 26K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-312
Property Address: 58 SPENCER ROAD

Mailing Address: JAQUINT STEPHEN M
58 SPENCER ROAD #20K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-313
Property Address: 58 SPENCER ROAD

Mailing Address: TEA LIN T TEA KLAY
58 SPENCER RD UNIT 22K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-314
Property Address: 58 SPENCER ROAD

Mailing Address: BROWN SANDRA R (TETREULT)
58 SPENCER ROAD #24K
BOXBOROUGH, MA 01719



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Parcel Number: 08-008-000
CAMA Number: 08-008-315
Property Address: 50 SPENCER ROAD

Mailing Address: FARRELL MEGHAN
50 SPENCER ROAD #22L
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-316
Property Address: 50 SPENCER ROAD

Mailing Address: ZENG JIANXIA ZHANG MEIJIE
1 SQUIRREL HILL ROAD
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-317
Property Address: 50 SPENCER ROAD

Mailing Address: LIMA DENNIS M
50 SPENCER ROAD #36L
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-318
Property Address: 50 SPENCER ROAD

Mailing Address: BROOKS MARK, TRUSTEE JONATHAN
TAYLOR BROOKS REALTY TRUST
P.O. BOX 683
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-319
Property Address: 58 SPENCER ROAD

Mailing Address: DOWNEY JANET L, TR JANET LYNN
DOWNEY LIVING TRUST
7877 EAST QUINN DRIVE
ANAHEIM HILLS, CA 92808

Parcel Number: 08-008-000
CAMA Number: 08-008-320
Property Address: 58 SPENCER ROAD

Mailing Address: ZHANG XING QIAN MEI
33 FIELDSTONE LANE
NORTH BILLERICA, MA 01862

Parcel Number: 08-008-000
CAMA Number: 08-008-321
Property Address: 58 SPENCER ROAD

Mailing Address: MATEOS FRANSICO MAROTO TOBIAS
MARIA JOSE
9 JACKSON DR
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-322
Property Address: 58 SPENCER ROAD

Mailing Address: BROOKER NOELLE J
58 SPENCER ROAD #34K
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-323
Property Address: 50 SPENCER ROAD

Mailing Address: ST. GERMAIN ANDREW
50 SPENCER ROAD UNIT 32L
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-324
Property Address: 50 SPENCER ROAD

Mailing Address: KOSENKO IGOR KOSENKO OLENA
50 SPENCER ROAD #34L
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-401
Property Address: 49 SPENCER ROAD

Mailing Address: MBI LLC
16 TWIN MAPLE ROAD
BOLTON, MA 01740

Parcel Number: 08-008-000
CAMA Number: 08-008-402
Property Address: 49 SPENCER ROAD

Mailing Address: SIMON JULIAN SOOSAIMANICKAM
3012 THREECASTLES WAY
DUBLIN, CA 94568



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Parcel Number: 08-008-000
CAMA Number: 08-008-403
Property Address: 41 SPENCER ROAD

Mailing Address: BACHE DOUGLAS J
41 SPENCER ROAD #18G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-404
Property Address: 41 SPENCER ROAD

Mailing Address: SPENCER ROAD LLC
35 GABRIEL LANE
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-405
Property Address: 41 SPENCER ROAD

Mailing Address: RAMESH DIAH MANJU
41 SPENCER ROAD UNIT 14G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-406
Property Address: 41 SPENCER ROAD

Mailing Address: LOMBARDO FRANCIS
41 SPENCER ROAD UNIT 16G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-407
Property Address: 49 SPENCER ROAD

Mailing Address: SVAMYN LLC
9 MAPLE LANE
WESTFORD, MA 01886

Parcel Number: 08-008-000
CAMA Number: 08-008-408
Property Address: 49 SPENCER ROAD

Mailing Address: LIANG WENFEI JI JING
28 MEADOWOOD RD
NORTH ANDOVER, MA 01845

Parcel Number: 08-008-000
CAMA Number: 08-008-409
Property Address: 49 SPENCER ROAD

Mailing Address: BREITENWISCHER ANN M
2 WASHBURN STREET
NORTHBOROUGH, MA 01532

Parcel Number: 08-008-000
CAMA Number: 08-008-410
Property Address: 49 SPENCER ROAD

Mailing Address: MCALEER ROBERT F BANNER DIANE M
88 WRIGHT STREET
ARLINGTON, MA 02474

Parcel Number: 08-008-000
CAMA Number: 08-008-411
Property Address: 41 SPENCER ROAD

Mailing Address: SCALI JUSTIN
41 SPENCER ROAD UNIT - 26G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-412
Property Address: 41 SPENCER ROAD

Mailing Address: KAUFFMAN ANATOLY
102 NOD ROAD
GROTON, MA 01450

Parcel Number: 08-008-000
CAMA Number: 08-008-413
Property Address: 41 SPENCER ROAD

Mailing Address: HU WEIPING HUA YUANHONG
30 CALDWELL DRIVE
WESTFORD, MA 01886

Parcel Number: 08-008-000
CAMA Number: 08-008-414
Property Address: 41 SPENCER ROAD

Mailing Address: ZHU XING ZHU HUI
16 REED STREET
LEXINGTON, MA 02421



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300 feet Abutters List Report

Boxborough, MA
December 19, 2024

Parcel Number: 08-008-000
CAMA Number: 08-008-415
Property Address: 49 SPENCER ROAD

Mailing Address: ASHWORTH KAREN
49 SPENCER ROAD UNIT 22H
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-416
Property Address: 49 SPENCER ROAD

Mailing Address: MALCOM, JR WILLIAM S
49 SPENCER ROAD UNIT 24H
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-417
Property Address: 49 SPENCER ROAD

Mailing Address: DJW SONG, LLC
4 LISA LANE
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-418
Property Address: 49 SPENCER ROAD

Mailing Address: RENACCIO STEVEN M
162 GREAT ROAD
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-419
Property Address: 41 SPENCER ROAD

Mailing Address: MICHAELS REBECCA L
39 Depot ST
Westford, MA 01886-1930

Parcel Number: 08-008-000
CAMA Number: 08-008-420
Property Address: 41 SPENCER ROAD

Mailing Address: GARRETT GREEN REVOCABLE TRUST
41 SPENCER ROAD #30G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-421
Property Address: 41 SPENCER ROAD

Mailing Address: TIWARI ASHISH KUMAR
41 SPENCER ROAD UNIT 32G
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-422
Property Address: 41 SPENCER ROAD

Mailing Address: CONNORS, TR ELIZABETH C & BRIAN
PATTERSON, TR SARITA
300 WHEATFIELD CIR B148
BRENTWOOD, TN 37027

Parcel Number: 08-008-000
CAMA Number: 08-008-423
Property Address: 49 SPENCER ROAD

Mailing Address: WHITFIELD RONALD M WHITFIELD
DEENA
67 WHIT'S END ROAD
CONCORD, MA 01742

Parcel Number: 08-008-000
CAMA Number: 08-008-424
Property Address: 49 SPENCER ROAD

Mailing Address: GENZELEV MICHAEL GENZELEV
VICTORIA
160 GRANT AVENUE
NEWTON CENTER, MA 02459

Parcel Number: 08-008-000
CAMA Number: 08-008-501
Property Address: 69 SPENCER ROAD

Mailing Address: JORGE LISA A
10 A ORLEANS ST #403
EAST BOSTON, MA 02128-2705

Parcel Number: 08-008-000
CAMA Number: 08-008-502
Property Address: 69 SPENCER ROAD

Mailing Address: LEBLANC DANIELLE A
69 SPENCER ROAD #12J
BOXBOROUGH, MA 01719



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300 feet Abutters List Report

Boxborough, MA
December 19, 2024

Parcel Number: 08-008-000
CAMA Number: 08-008-503
Property Address: 61 SPENCER ROAD

Mailing Address: FLORES ALEXANDRE A, TRUSTEE
FLORES LILIA R, TRUSTEE
51 HARTWELL AVENUE
LITTLETON, MA 01460

Parcel Number: 08-008-000
CAMA Number: 08-008-504
Property Address: 61 SPENCER ROAD

Mailing Address: NETTO CID R.
61 SPENCER RD UNIT 12I
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-505
Property Address: 61 SPENCER ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-008-000
CAMA Number: 08-008-506
Property Address: 61 SPENCER ROAD

Mailing Address: GROSSMAN DAVID TRUSTEE DAVID
GROSSMAN TRUST
61 SPENCER ROAD #16I
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-507
Property Address: 69 SPENCER ROAD

Mailing Address: KARAFOTIAS VIVIAN, TRUSTEE VIVIAN
KARAFOTIAS TRUST
264 POND STREET
DUNSTABLE, MA 01827

Parcel Number: 08-008-000
CAMA Number: 08-008-508
Property Address: 69 SPENCER ROAD

Mailing Address: JAYAPRAKASAN PRABHAHAR
69 SPENCER RD UNIT 16J
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-509
Property Address: 69 SPENCER ROAD

Mailing Address: GARCIA SILVANA B.
69 SPENCER RD U - 26J
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-510
Property Address: 69 SPENCER ROAD

Mailing Address: TORRI THOMAS J
69 SPENCER ROAD #20J
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-511
Property Address: 61 SPENCER ROAD

Mailing Address: WILKIE REBECCA ANN
61 SPENCER RD UNIT 26 I
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-512
Property Address: 61 SPENCER ROAD

Mailing Address: DBREPROPERTIES LLC
523 MAIN STREET
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-513
Property Address: 61 SPENCER ROAD

Mailing Address: SARMA BHASKAR SARMA MONA
14 Grist Mill Road
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-514
Property Address: 61 SPENCER ROAD

Mailing Address: CHRISTMAS MAUREEN H/DAVID -
TRUSTEES MC MIDDLESEX REALTY
TRUST
190 POPE ROAD
ACTON, MA 01720



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300 feet Abutters List Report

Boxborough, MA
December 19, 2024

Parcel Number: 08-008-000
CAMA Number: 08-008-515
Property Address: 69 SPENCER ROAD

Mailing Address: BROOKS MARK, TRUSTEE JULIA
KATHERINE BROOKS RE TRUS
P.O. BOX 683
ACTON, MA 01720

Parcel Number: 08-008-000
CAMA Number: 08-008-516
Property Address: 69 SPENCER ROAD

Mailing Address: GRIHA REALTY, LLC LUCY A
39 DEXTER RD
NEWTON, MA 02460

Parcel Number: 08-008-000
CAMA Number: 08-008-517
Property Address: 69 SPENCER ROAD

Mailing Address: POULOS III JOHN J
69 SPENCER ROAD UNIT 36J
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-518
Property Address: 69 SPENCER ROAD

Mailing Address: HOYEN CAROL D
69 SPENCER ROAD #30J
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-519
Property Address: 61 SPENCER ROAD

Mailing Address: ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

Parcel Number: 08-008-000
CAMA Number: 08-008-520
Property Address: 61 SPENCER ROAD

Mailing Address: CHEN YOUFEI CHEN YI
12 LANES END ROAD
STOW, MA 01775

Parcel Number: 08-008-000
CAMA Number: 08-008-521
Property Address: 61 SPENCER ROAD

Mailing Address: LI YANBING ZHANG XUN
16 CHANDLER RD
WESTFORD, MA 01886

Parcel Number: 08-008-000
CAMA Number: 08-008-522
Property Address: 61 SPENCER ROAD

Mailing Address: HILCOFF PAUL L
61 SPENCER ROAD #34I
BOXBOROUGH, MA 01719

Parcel Number: 08-008-000
CAMA Number: 08-008-523
Property Address: 69 SPENCER ROAD

Mailing Address: YAO WEI
6 JOHN RILEY RD
AYER, MA 01432

Parcel Number: 08-008-000
CAMA Number: 08-008-524
Property Address: 69 SPENCER ROAD

Mailing Address: BITAR NABIL
20 SIMON WILLARD ROAD
ACTON, MA 01720

Parcel Number: 08-093-000
CAMA Number: 08-093-000
Property Address: SPENCER ROAD

Mailing Address: BROOK VILLAGE CONDOMINIUM
SPENCER ROAD
Boxborough, MA 01719



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THIS IS A CERTIFIED ABUTTERS LIST FROM THE
TOWN OF BOXBOROUGH. WE CERTIFY THAT ALL
THE NAMES AND ADDRESSES OF ALL
PROPERTY OWNERS ARE ACCURATE TO
THE BEST OF OUR KNOWLEDGE.

[Signature] 12/23/2024
Office of the Board of Assessors Date



12/19/2024

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ACTON RE INVESTMENTS LLC
226 MAIN STREET
ACTON, MA 01720

BHANUSHALI SUHAS
BHANUSHALI PRATIBHA
12 ROLLING MEADOW LANE
WESTFORD, MA 01886

BROOKER NOELLE J
58 SPENCER ROAD #34K
BOXBOROUGH, MA 01719

ALI SARDAR
BIBI NAJMA
15 SPENCER ROAD UNIT 12E
BOXBOROUGH, MA 01719

BITAR NABIL
20 SIMON WILLARD ROAD
ACTON, MA 01720

BROOKS MARK, TRUSTEE
JONATHAN TAYLOR BROOKS RE
P.O. BOX 683
ACTON, MA 01720

ALPHA CONDOS LLC
59 AGNES DR
FRAMINGHAM, MA 01701-3845

BLOOMBERG ETHAN P
BLOOMBERG EVERLINE J.
1137 LIBERTY SQUARE RD
BOXBOROUGH, MA 01719

BROOKS MARK, TRUSTEE
JULIA KATHERINE BROOKS RE
P.O. BOX 683
ACTON, MA 01720

ASHWORTH KAREN
49 SPENCER ROAD UNIT 22H
BOXBOROUGH, MA 01719

BLUE LAKE REAL ESTATE PRO
11 KIMBALL ROAD
CARLISLE, MA 01741

BROWN SANDRA R (TETREAULT
58 SPENCER ROAD #24K
BOXBOROUGH, MA 01719

ATIF MUHAMMAD
15 SPENCER RD
UNIT 20E
BOXBOROUGH, MA 01719

BOXBOROUGH CONSERVATION T
650 MASSACHUSETTS AVE
BOXBOROUGH, MA 01719

CARPENTIERE MICHELLE
32 SPENCER ROAD #22M
BOXBOROUGH, MA 01719

B&E PROPERTIES LLC
C/O WENYI GAO
15 BRYANT RD
LEXINGTON, MA 02420

BOXBOROUGH TOWN OF
CONSERVATION COMMISSION
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

CHEN DAVID
CHEN SUZANNE WANG
100 OLD MILL ROAD
HARVARD, MA 01451

BACHE DOUGLAS J
41 SPENCER ROAD #18G
BOXBOROUGH, MA 01719

BOXBOROUGH TOWN OF
MUNICIPAL
29 MIDDLE ROAD
BOXBOROUGH, MA 01719

CHEN YOUFEI
CHEN YI
12 LANES END ROAD
STOW, MA 01775

BANKS MELODY
288 SWANSON ROAD #206
BOXBOROUGH, MA 01719

BOZYIGIT NESE
24 SPENCER ROAD #32N
BOXBOROUGH, MA 01719

CHRISTMAS MAUREEN H/DAVID
MC MIDDLESEX REALTY TRUST
190 POPE ROAD
ACTON, MA 01720

BAUCOM ALLAN SCOTT
PO BOX 1193
LITTLETON, MA 01460

BREITENWISCHER ANN M
2 WASHBURN STREET
NORTHBOROUGH, MA 01532

BENOMAR LAHOUCINE TR
LSYHYAA SPENCER TRUST
58 SPENCER ROAD UNIT 16K
BOXBOROUGH, MA 01719

BROOK VILLAGE CONDOMINIUM
SPENCER ROAD
BOXBOROUGH, MA 01719

CMC HOLDING LLC
28 SHAWSHEEN COURT UNIT B
LAWRENCE, MA 01843

FELL JOHN J
24 SPENCER ROAD #18N
BOXBOROUGH, MA 01719

GRIHA REALTY LLC
39 DEXTER RD
NEWTON, MA 02460

CONNORS, TR ELIZABETH C &
PATTERSON, TR SARITA
300 WHEATFIELD CIR
B148
BRENTWOOD, TN 37027

FITZPATRICK DEANNE M TR
KATHLEEN J KELLEY IRREVOC
374 WHITCOMB RD
BOXBOROUGH, MA 01719-2216

GRIHA REALTY LLC
70 HELENE ROAD
WABAN, MA 02468

COOPERMAN ANDREA
15 SPENCER RD
U -36E
BOXBOROUGH, MA 01719

FLORES ALEXANDRE A, TRUST
FLORES LILIA R, TRUSTEE
51 HARTWELL AVENUE
LITTLETON, MA 01460

GROSSMAN DAVID TRUSTEE
DAVID GROSSMAN TRUST
61 SPENCER ROAD #16I
BOXBOROUGH, MA 01719

COSGROVE JAMES
240 LITTLETON COUNTY RD
HARVARD, MA 01451

GARCIA BEATRIZ LOPEZ
DE BETHENCOURT GONZALO CO
32 SPENCER ROAD Unit 14M
BOXBOROUGH, MA 01719

HAMSON SCOTT M
MCGONIGLE ESTELLE T
21 WILSHIRE RD
SUDBURY, MA 01776

CUPP & KIDS REALTY LLC
260 SECOND ST.
CHELSEA, MA 02150

GARCIA SILVANA B.
69 SPENCER RD
U - 26J
BOXBOROUGH, MA 01719

HARVARD SPORTSMEN'S CLUB, INC
P.O. BOX 114
HARVARD, MA 01451

D & R MORSE LAND TRUST LL
MORSE RIDGE HILL REALTY T
702 HILL ROAD
BOXBOROUGH, MA 01719

GARRETT GREEN REVOCABLE T
41 SPENCER ROAD #30G
BOXBOROUGH, MA 01719

HASBROUCK ROBERT D
15 SPENCER ROAD #18E
BOXBOROUGH, MA 01719

DBREPROPERTIES LLC
523 MAIN STREET
ACTON, MA 01720

GENZELEV MICHAEL
GENZELEV VICTORIA
160 GRANT AVENUE
NEWTON CENTER, MA 02459

DJW SONG, LLC
4 LISA LANE
ACTON, MA 01720

GERARDI BART
100 POWDERMILL ROAD #338
ACTON, MA 01720

DOWNEY JANET L, TR
JANET LYNN DOWNEY LIVING
7877 EAST QUINN DRIVE
ANAHEIM HILLS, CA 92808

GILSON PHILLIP&HEIDI, TRU
PHILIP A GILSON REVOCABLE
152 LAKEVIEW AVENUE
TYNGSBOROUGH, MA 01879

FARRELL MEGHAN
50 SPENCER ROAD #22L
BOXBOROUGH, MA 01719

GOBLE W DAVID
P. O. BOX 36
LITTLETON, MA 01460

HILBERG KRISTIN
23 SPENCER ROAD
UNIT 36F
BOXBOROUGH, MA 01719

JORGE LISA A
10 A ORLEANS ST
#403
EAST BOSTON, MA 02128-2705

KOTFILA JOSHUA
KOTFILA ALINE
58 SPENCER ROAD 26K
BOXBOROUGH, MA 01719

HILCOFF PAUL L
61 SPENCER ROAD #34I
BOXBOROUGH, MA 01719

JUDD JR WARREN T
JUDD JEAN C
15 SPENCER ROAD #32E
BOXBOROUGH, MA 01719

LE QUN
32 SPENCER ROAD 20M
BOXBOROUGH, MA 01719

HOYEN CAROL D
69 SPENCER ROAD #30J
BOXBOROUGH, MA 01719

KARAFOTIAS VIVIAN, TRUSTE
VIVIAN KARAFOTIAS TRUST
264 POND STREET
DUNSTABLE, MA 01827

LEBLANC DANIELLE A
69 SPENCER ROAD #12J
BOXBOROUGH, MA 01719

HU WEIPING
HUA YUANHONG
30 CALDWELL DRIVE
WESTFORD, MA 01886

KAUFFMAN ANATOLY
102 NOD ROAD
GROTON, MA 01450

LI YANBING
ZHANG XUN
16 CHANDLER RD
WESTFORD, MA 01886

JAIN VARUN
JAIN NEETI
520 HILL ROAD
BOXBOROUGH, MA 01719

KAUFFMAN NATE ANATOLY
102 NOD ROAD
GROTON, MA 01450

LIANG WENFEI
JI JING
28 MEADOWOOD RD
NORTH ANDOVER, MA 01845

JAMAKORZIAN CLAUDIA
23 SPENCER ROAD
UNIT 24F
BOXBOROUGH, MA 01719

KAUFFMAN NATE ANATOLY
KAUFFMAN VICTORIA
102 NOD ROAD
GROTON, MA 01450

LIMA DENNIS M
50 SPENCER ROAD #36L
BOXBOROUGH, MA 01719

JAQUINT STEPHEN M
58 SPENCER ROAD #20K
BOXBOROUGH, MA 01719

KERRAVALA ZEUS
58 SPENCER ROAD #12K
BOXBOROUGH, MA 01719

LOMBARDO FRANCIS
41 SPENCER ROAD
UNIT 16G
BOXBOROUGH, MA 01719

JAYAPRAKASAN PRABHAHAR
69 SPENCER RD UNIT 16J
BOXBOROUGH, MA 01719

KORNEEV ALEXEY
GARANINA ELENA
50 SPENCER ROAD
16L
BOXBOROUGH, MA 01719

LUSTIG DAVID CURTIS
TAO XIANGLONG
374 MASSACHUSETTS AVENUE
UNIT 3
ARLINGTON, MA 02474

JAYAPRAKASAN PRABHU
14 BONITA STREET
NEWTON, MA 02465

KOROLENKO DMITRY
15 SPENCER ROAD #24E
BOXBOROUGH, MA 01719

MALCOM, JR WILLIAM S
49 SPENCER ROAD UNIT 24H
BOXBOROUGH, MA 01719

JIN KANG SHENG
15 SPENCER ROAD
UNIT 26E
BOXBOROUGH, MA 01719

KOSENKO IGOR
KOSENKO OLENA
50 SPENCER ROAD #34L
BOXBOROUGH, MA 01719

MATEOS FRANSICO MAROTO
TOBIAS MARIA JOSE
9 JACKSON DR
ACTON, MA 01720

MBI LLC
16 TWIN MAPLE ROAD
BOLTON, MA 01740

PIPICH ROBERT B
PIPICH KATHRYN L
1808 SHIRLEY ROAD
LANCASTER, MA 05123

RUSHIA LYNN MARIE (HEARNE)
707 BURROUGHS ROAD
BOXBOROUGH, MA 01719

MCALEER ROBERT F
BANNER DIANE M
88 WRIGHT STREET
ARLINGTON, MA 02474

PORETTO JEFFREY
PORETTO YVONNE E
54 WILLOW STREET
ACTON, MA 01719

SARKISYAN RUZANNA
288 SWANSON ROAD UNIT 202
BOXBOROUGH, MA 01719

MCSWEENEY EDWARD J
24 SPENCER ROAD
Unit -30N
BOXBOROUGH, MA 01719

POULOS III JOHN J
69 SPENCER ROAD
UNIT 36J
BOXBOROUGH, MA 01719

SARMA BHASKAR
SARMA MONA
14 Grist Mill Road
ACTON, MA 01720

MICHAELS REBECCA L
39 DEPOT ST
Westford, MA 01886-1930

PRIEST PHYLLIS J
32 SPENCER ROAD
UNIT 34M
BOXBOROUGH, MA 01719

SCALI JUSTIN
41 SPENCER ROAD
UNIT - 26G
BOXBOROUGH, MA 01719

MILOSZEWSKI STANLEY R
MILOSZEWSKI ROANA A
294 SWANSON ROAD UNIT 210
BOXBOROUGH, MA 01719

RAMACHANDRAN NIRANCHANA
APPAJI VENKATESHWAR
27 SPRING ROAD
WESTBOROUGH, MA 01581

SENTHILKUMAR VANITHA
SENTHILKUMAR SELVARAJ
12 MACQUARRIE LANE
WESTFORD, MA 01886

MULLANGI PRAVEEN
294 SWANSON RD UNIT 208
BOXBOROUGH, MA 01719

RAMESH DIAH MANJU
41 SPENCER ROAD
UNIT 14G
BOXBOROUGH, MA 01719

SHAH SALONI
SHAH MANAV
34 MEETINGHOUSE LANE
SOUTHBOROUGH, MA 01772

NASIR MOHAMMAD
15 SPENCER RD
UNIT 26E
BOXBOROUGH, MA 01719

REDJAE MARTA M.
TRUSTEE OF SPENCER ROAD R
10 CRESTVIEW DR
SUDBURY, MA 01776

SHAINIAN PETER
32 SPENCER ROAD
UNIT - 24M
BOXBOROUGH, MA 01719

NASIR MOHAMMAD
23 SPENCER ROAD
U - 26F
BOXBOROUGH, MA 01719

REN XI
GAO YA
230 LITTLETON COUNTY ROAD
HARVARD, MA 01451

SILVERSTEIN, TRUSTEE H JO
24 SPENCER ROAD REALTY TR
189 WELLS AVENUE SUITE 302
NEWTON CENTRE, MA 02459

NETTO CID R.
61 SPENCER RD
UNIT 12I
BOXBOROUGH, MA 01719

RENACCIO STEVEN M
162 GREAT ROAD
ACTON, MA 01720

SIMON JULIAN SOOSAIMANICK
3012 THREECASTLES WAY
DUBLIN, CA 94568

PAAKKI, AMY M
32 SPENCER ROAD
U -12M
BOXBOROUGH, MA 01719

RONG XIANHUI
ZHAO JUAN
9 GREENSIDE LANE
ACTON, MA 01720

SOLHAUG DAVID R
647 HIGHLAND AVENUE
HALF MOON BAY, CA 94019

SOONG SHIAO-BIN
ZHOU HAIRONG
12 CRESTVIEW RD
LITTLETON, MA 01460

TEA LIN T
TEA KLAY
58 SPENCER RD UNIT 22K
BOXBOROUGH, MA 01719

ZENG JIANXIA
ZHANG MEIJIE
1 SQUIRREL HILL ROAD
ACTON, MA 01720

SPENCER ROAD LLC
35 GABRIEL LANE
ACTON, MA 01720

TIWARI ASHISH KUMAR
41 SPENCER ROAD UNIT 32G
BOXBOROUGH, MA 01719

ZHANG XING
QIAN MEI
33 FIELDSTONE LANE
NORTH BILLERICA, MA 01862

SPENCER THIRTYFOURN LLC
82 WENDELL AVENUE
STE 100
PITTSFIELD, MA 01201

TORRI THOMAS J
69 SPENCER ROAD #20J
BOXBOROUGH, MA 01719

ZHOU CHEN
149 STOW RD
HARVARD, MA 01451

SPEZZAFERO JEAN MARIE
21 GLENWOOD DRIVE
HARWICH, MA 02645

WANG LIJUAN
300 SWANSON ROAD
U - 218
BOXBOROUGH, MA 01719

ZHU HUI
ZHU XING
16 REED ST
LEXINGTON, MA 02421

SPEZZAFERO SCOTT, TRUSTEE
SPEZZAFERO FAMILY IRREV T
19 ALLENE AVENUE
SUDBURY, MA 01776

WHITFIELD RONALD M
WHITFIELD DEENA
67 WHIT'S END ROAD
CONCORD, MA 01742

ST. GERMAIN ANDREW
50 SPENCER ROAD UNIT 32L
BOXBOROUGH, MA 01719

WILKIE REBECCA ANN
61 SPENCER RD
UNIT 26 I
BOXBOROUGH, MA 01719

STEVENS DEBORAH & WESLEY,
SWANSON ROAD REALTY TRUST
76 RAILROAD AVE
NORWOOD, MA 02062

XU DAYI
YAN WELAN
220 SWANSON ROAD #607
BOXBOROUGH, MA 01719

SVAMYN LLC
9 MAPLE LANE
WESTFORD, MA 01886

YAO WEI
6 JOHN RILEY RD
AYER, MA 01432

SYIEK JAMES A
288 SWANSON ROAD
UNIT 204
BOXBOROUGH, MA 01719

YIP DIANA
288 SWANSON ROAD #207
BOXBOROUGH, MA 01719

TARE REAL ESTATE LLC
105 CANTERBURY HILL ROAD
ACTON, MA 01720

ZADOURIAN HAYBERT J
10 KINSMAN PL
NATICK, MA 01760-2703