



*Conservation, Collaboration, and Community since 1953*

September 11, 2025

Russell G. Dion, Partner  
Campanelli Trigate Sub, LLC  
1 Campanelli Drive  
Braintree, MA 02184

Sent via email: [rdion@campanelli.com](mailto:rdion@campanelli.com)

Re: Open Space Commercial Development Permit Application  
The Park at Beaver Brook, Beaver Brook Road, Boxborough, MA

Dear Mr. Dion:

On behalf of Sudbury Valley Trustees (SVT), I am writing in response to your request for a letter of support associated with Campanelli Trigate Sub, LLC's (Campanelli's) current application for an Open Space Commercial Development (OSCD) permit for The Park at Beaver Brook ("The Park"), located at Beaver Brook Road in Boxborough.

SVT is an accredited non-profit land trust that works to protect natural areas and farmland for wildlife and people in the 36 communities that surround the Sudbury, Assabet, and Concord Rivers, which includes the towns of Boxborough, Harvard, and Littleton where The Park is situated. There are several permanently protected properties located immediately adjacent to or nearby The Park where SVT holds an interest.

While SVT is unable to provide a letter of support for your project or any development project, we are encouraged by the process for the permit application that has taken place over the past few months. It is apparent that Campanelli is receptive to the feedback that has been provided by the Town of Boxborough Planning Board and the public.

SVT is pleased that the current application has included the following, according to our understanding: permanent protection of the identified undeveloped parcels (approximately 94 acres), considerations for the priority habitat for state-listed rare species as identified by the Natural Heritage and Endangered Species Program, and proposed grassland and shrubland habitat management improvements on portions of the open space at The Park.

Throughout the public hearing process, SVT and other local conservation partners have provided comment on the permit application, and we encourage your continued consideration of those matters that have been raised, including, but not limited to: developing long term management plans for the parcels to be permanently protected that will remain under Campanelli's ownership, decreasing the footprint of the proposed development on Lots 700 and 800, and maintaining as

much contiguous habitat area/open space as possible on the lots proposed for development, given The Park's location within an expansive open space corridor and an ecologically rich area.

We look forward to continuing our support of the Town and the local conservation partners throughout this process, and SVT stands ready to assist in the protection and management of the proposed open space parcels in the future, as may be helpful to the Town and other entities involved.

Sincerely,



Davnet Conway  
Executive Director

cc: Alexander Wade, Boxborough Town Planner  
Boxborough Conservation Trust  
Harvard Conservation Trust