



BOXBOROUGH OFFICE OF LAND USE AND PERMITTING

29 Middle Road, Boxborough, Massachusetts 01719

Phone: (978) 264-1723 | www.boxborough-ma.gov

Re: Letter of Support – OSCD Special Permit Modification for The Park at Beaver Brook

September 11, 2025

Dear Members of the Planning Board,

We, the undersigned members of the Economic Development Committee, are in full support of Campanelli's application for an Open Space Commercial Development (OSCD) Special Permit Modification for The Park at Beaver Brook.

Campanelli has a proven track record of cooperating and collaborating with the Town of Boxborough, and this proposal will bring both financial and environmental benefits to the town.

Campanelli is the Town's largest taxpayer. The current tax income from The Park totals \$1,058,064 annually. With the potential for buildout under the OSCD Special Permit, Boxborough could see an additional \$750,000 to \$1,300,000 annually. With limited development opportunities elsewhere in town, this additional revenue could provide much-needed tax relief for residents, especially when we consider the burden of paying for a new fire station and an ever-increasing school budget.

Environmentally, Campanelli's proposal will directly benefit residents through their donation of Lot 100 for open space and passive recreational use. In addition, they have pledged to place 94 acres under a conservation restriction and provide a Grassland Management Plan on lots 16 and 17, which is approximately 11 acres.

Campanelli has invested over \$8,000,000 in The Park since its acquisition in 2021, including but not limited to a restaurant in The Park, public water supply improvements, land conservation, PFAS mitigation, wastewater treatment improvements and upgrades, amenity maintenance (pathways, scenic vistas), wildlife preservation and more.

We commend the applicant for their proactive collaboration with town officials and their commitment to environmental stewardship through the clustering of buildings to minimize disturbance.

This project exemplifies smart, sustainable economic development. We strongly urge the Planning Board to approve the requested modifications and allow this long-envisioned park to reach its full and modernized potential.

Sincerely,

Abby Reip, Economic Development Committee Chair

Megan Connor, Economic Development Committee Clerk

John Neyland, Economic Development Committee Member

Lavanya Selvaraj, Economic Development Committee Member