



OFFICE OF THE SELECT BOARD

29 Middle Road
Boxborough, MA 01719

Kristin Hilberg, Chair - Bob Stemple, Clerk - Priya Sundaram - Wes Fowlks - Sam Anderson

Rebecca Verner, Chair
Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

September 11, 2025

Re: Select Board Support for Beaver Brook Road OSCD Application

Members of the Boxborough Planning Board,

Boxborough is facing extraordinary financial challenges. In recent years, we have experienced virtually no new growth, the departure of several businesses resulting in significant tax abatements, and the prospect of substantial cuts across both municipal and school budgets. An operating override will likely be necessary in the near future, coupled with the looming expense of constructing a new fire station. These pressures will fall disproportionately on residential taxpayers unless we take proactive steps to broaden our tax base.

To that end, the Select Board voted to express its support for The Park at Beaver Brook. At our meeting this evening, the Board directed me to send this letter on its behalf. The Select Board believes the following points demonstrate how this project provides meaningful and lasting benefits to the community and merits advancement under the Planning Board's careful oversight:

- Generates substantial new tax revenue, estimated at \$1.2 - \$1.3 million annually
- Diversifies the Town's tax base, reducing reliance on residential property taxes
- Creates high-quality jobs in research and development, clean technology, and light manufacturing
- Supports existing small businesses by bringing new employees and customers into Town
- Permanently preserves an additional 94 acres of open space
- Contributes 5.17 acres of land at Lot 100 for expanded public recreational use
- Provides permanent protection for wetlands, vernal pools, and state-listed species habitat
- Reduces the development from the earlier OSCD permit by 241,567 SF building area and 942 fewer parking spaces
- Strikes a thoughtful balance between the economy and environment, consistent with the intent of OSCD zoning

The Park at Beaver Brook, under the leadership of Architect Russell Dion, AIA and the Campanelli Team, has demonstrated a strong commitment to Boxborough through responsible, high-quality development. Their track record shows a consistent ability to fill gaps in our tax base while serving as valued community partners. For these reasons, we respectfully urge the Planning Board to give full and favorable consideration to this application.

Respectfully submitted on behalf of the Boxborough Select Board,

Michael C. Johns

Michael C. Johns, ICMA-CM
Town Administrator