



HARVARD CONSERVATION TRUST

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

September 10, 2025

Re: Letter of Support for Campanelli OSCD Application – The Park at Beaver Brook

Dear Members of the Boxborough Planning Department,

On behalf of the Harvard Conservation Trust (HCT), I am writing to express our support for the Campanelli company's current application for an Open Space Commercial District (OSCD) permit to authorize its project at The Park at Beaver Brook. As a land trust dedicated to protecting open space and ecological resources for the benefit of our communities, we view this project as an important opportunity to secure long-term conservation gains while accommodating thoughtful development.

The proposal before you includes commitments that will result in meaningful conservation outcomes. Most notably, Campanelli has agreed to permanently protect approximately 94 acres of land either through conservation restrictions or donation of the land including a 46-acre parcel in Harvard to be donated directly to the Harvard Conservation Trust. This parcel represents a meaningful addition to the regional conservation landscape. And also as described, Lot 100 will be donated to the Town of Boxborough for passive and recreational uses, enhancing community access and enjoyment. Together, these lands will expand habitat connectivity, strengthen wildlife corridors, and provide opportunities for public recreation and appreciation of nature.

The application also addresses long-term ecological stewardship through a proposed Grassland Management Plan for designated parcels, ensuring the conservation of valuable meadow and early successional habitats. As emphasized in earlier correspondence from our coalition of conservation partners, we believe it is essential that these commitments be supported by a comprehensive Long-term Management and Operation & Maintenance Plan to guide stewardship, ensure resilience, and safeguard habitat quality into the future.

Beyond land protection, the project promises broader community benefits. These include measures to enhance pedestrian safety, traffic calming along adjacent roadways, reduction in impervious surfaces, and the creation of buffers and screening to protect sensitive areas. Such steps help balance development pressures with the health of local ecosystems and the quality of life for residents.



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We recognize that The Park at Beaver Brook sits within a mosaic of protected lands of statewide and regional significance. By advancing this OSCD permit, Boxborough has the opportunity to both safeguard critical open space and support economic development in a manner that reflects balanced community values.

We thank the Planning Department for its thoughtful review of this application and respectfully urge approval conditioned upon the conservation and stewardship commitments outlined above. Harvard Conservation Trust looks forward to partnering in the long-term protection of these lands and in ensuring that their ecological and community benefits endure for generations.

Sincerely,

Gina Ashe, President
Harvard Conservation Trust

Cc: Russell Dion, Campanelli