
Planning Department Staff Report

Prepared by: Ian Gilson, Associate Town Planner

May 29, 2025

Application	0, 100, 200, 300, 350, 600, 700, 800, 820, 850, 900, 995, 1000 Beaver Brook Road – OSCD Special Permit
Requested Action	Reinstate and amend the lapsed OSCD Special Permit
Regulatory Timeframe	Application filed: January 29, 2025 Legal Notice Publication: February 21, 2025 Public hearing: March 31, 2025 continued to June 2, 2025 Decision Required: 90 days following the close of this public hearing, which may be extended.
Owner	Russell Dion, Robert Demarco, Mike Kelly 1 Campanelli Dr. Braintree, MA 02184
Applicant	Campanelli Trigate Sub, LLC 1 Campanelli Dr. Braintree, MA 02184
Engineer	Dave Kelley, Kelley Engineering Group 0 Campanelli Dr. Braintree, MA 02184
Zoning and Present Resources	OP – Office Park District
Property Location	The subject property for development is identified as Assessor's Parcel Numbers 08-006-000, 03-008-000, 03-009-000, 03-012-000, 01-006-000, 01-007-000, 01-008-000. The properties are located along Beaverbrook Road, an office park located between Littleton County Road (Harvard) and Swanson Road (Boxborough)

Application Description

The applicant seeks approval to reinstate and amend the lapsed Open Space Commercial Development Special Permit. The original OSCD Special Permit was issued in 1997 and amended in 2001 to allow for the development of 1.4M SF of permitted office and R&D space (900,000 SF in 97-01 permit, 600,000 SF in 01-01 permit amendment). In 2022, the Board approved an amendment to the lapsed OSCD Special Permit, granting a limited extension to the Special Permit and Site Plan Approval to allow the construction of a new 64,000 SF R&D facility now leased and operated by TUV.

The applicant requests that the Board reinstate and amend the OSCD Special Permit to allow for:

- 1) The reconfiguration of the previously proposed Buildings 100, 600, 700, 800a, 800b, and 800c as well as modifications to parking and other infrastructure in the vicinity of the buildings shown in their “2025 Master Plan” (Exhibit 4 in the application)

- 2) Modify the required parking ratio from 4.0 spaces/1,000 SF to 2.0 spaces/1,000 SF
- 3) Modify the 97-01 OSCD Special Permit Condition 2.9(c), which established the 15-year commercial development period, to be extended until January 1, 2045 to allow for the full build out of the project as shown on the 2025 Master Plan

If approved for the OSCD Special Permit, **the applicant will file individual Site Plan Approval Applications for each building as the plans are developed.**

Pertinent information on the modified development plan for the Park as shown in the 2025 Master Plan can be summarized as:

- Proposal of 5 new buildings, totaling 667,500 SF
 - o Building 600 – 112,500 SF (76,00 SF footprint +/- 36,500 SF opt. mezzanine)
 - o Building 700 – 105,000 SF (70,00 SF footprint +/- 35,000 SF opt. mezzanine)
 - o Building 800a – 150,000 SF (100,00 SF footprint +/- 50,000 SF opt. mezzanine)
 - o Building 800b – 150,000 SF (100,00 SF footprint +/- 50,000 SF opt. mezzanine)
 - o Building 800c – 150,000 SF (100,00 SF footprint +/- 50,000 SF opt. mezzanine)
- Increase in the amount of restricted open space by 94 acres, totaling 248 acres, or 71% of the Park
- Lot 100 (Parcel 08-006-000) will be donated to the Town for public recreational use
- Reduction in overall development from the originally approved plans by 240,000 SF
- Construction of 1,110 new parking spaces, which results in a total park count of 3,319 spaces and a reduction of 942 spaces park-wide from the originally permitted project

Routing Sheet Responses

The Board received the following response to the OSCD Special Permit routing sheet.

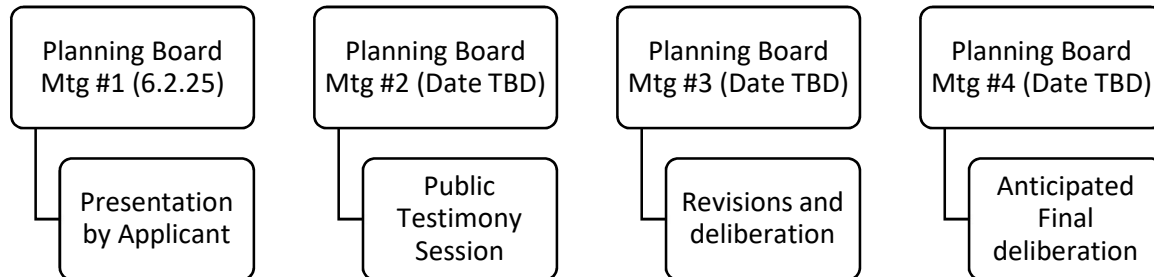
Littleton Electric Light and Water Department: LELWD expressed their desire to have contact with the applicant and engineers during the design process of the future buildings at the Park in order to properly accommodate the requested demand(s)

Public Input

Residents of Trail Ridge Way in Harvard, along with the Trail Ridge Way Board of Trustees, have submitted comments to the Planning Board, raising various questions about the potential reinstatement of the OSCD Special Permit and the development proposed thereafter. Additionally, a joint memo from the Sudbury Valley Trustees, Harvard Conservation Trust, Town of Harvard, and Boxborough Conservation Trust has outlined further concerns and requests. While the specific questions vary, they collectively focus on the following key topics:

- Disruption of the local ecosystem, dangers to local sensitive wildlife
- Light pollution
- Strain on well water and sewage supply and demand, and potential groundwater contamination
- Potential vacancy of buildings at expense of the natural habitat
- Disruption of construction and general maintenance of the sites
- Validity of the permit and development timeline, concerns over duration of construction
- Request a redesign that places lots 800 farther from residential areas and includes buffer zones, noise mitigation, and dark sky light compliance
- Excessive number of parking spaces, citing current underutilized parking lots

More time will be allotted for public comment in following hearings as selected by the Planning Board. The staff has suggested the following timeline for the hearing regarding the Beaver Brook OSCD Special Permit Application:



Planners Recommendation

The planning staff does not yet recommend any decision regarding the reinstatement and amendments to the Beaver Brook OSCD Special Permit Application submitted by Campanelli Trigate Sub, LLC. The staff recommends following the 4-meeting hearing and deliberation schedule laid out in the public input section.