



Maura Healey, Governor  
Kimberley Driscoll, Lieutenant Governor  
Monica Tibbitts-Nutt, Secretary & CEO  
Jonathan L. Gulliver, Highway Administrator



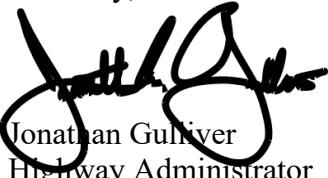
September 30, 2024

Mr. Russell Dion  
Campanelli -Trigate Boxborough  
One Campanelli Drive  
Braintree, MA 02185

Dear Mr. Dion:

Please find attached the Massachusetts Department of Transportation's M.G.L. Chapter 30, amended Section 61 Finding for the Park at Beaver Brook (EEA # 16745) in Boxborough. MassDOT has reviewed the project as part of the state environmental review process and concluded that the committed on-site and off-site improvements will mitigate the Project's transportation impacts and satisfy the requirements for the issuance of a Vehicular Access Permit. Upon satisfactory design review of these improvements, MassDOT will issue the necessary permits to implement on-site and/or off-site improvements. The Finding will be incorporated into the MassDOT Vehicular Access Permit to be issued for this Project. If you have any questions regarding the Finding, please call J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at *Lionel.Lucien@dot.state.ma.us*.

Sincerely,



Jonathan Gulliver  
Highway Administrator

JG/djm

cc: Jonathan Gulliver, Administrator, Highway Division  
Carrie Lavallee, P.E., Chief Engineer, Highway Division  
Barry Lorion, P.E., District 3 Highway Director  
James Danila, P.E., State Traffic Engineer  
Metropolitan Area Planning Council (MAPC)  
Central Massachusetts Regional Planning Commission (CMRPC)  
Planning Board, Town of Boxborough



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MASSACHUSETTS DEPARTMENT OF TRANSPORTATION  
AMENDED FINDING PURSUANT TO  
M.G.L. CHAPTER 30, SECTION 61

*This finding amends the specified paragraphs of a Section 61 Finding issued for this project by MassDOT on May 24, 2024.*

PROJECT NAME: The Park at Beaver Brook

PROJECT LOCATION: Boxborough

PROJECT PROPOSER: Campanelli Trigate Boxborough Sub, LLC (“Proposer”)

EEA NUMBER: 16745

**IV. Specific Project Impacts and Mitigation Measures**

**Route 111/Swanson Road/Codman Hill Road Intersection**

The 2030 No Build scenario indicates that the LOS at this signalized intersection will be at Levels B/C (Average Delay = 13/23 seconds) during the weekday AM/PM peak hours. The 2030 Build scenario indicates that the LOS for this intersection will be at Levels B/C (Average Delay = 20/33 seconds) during the weekday AM/PM peak hours.

To enhance traffic operations and safety at this location, the Proposer will implement signal timing optimization at this intersection, subject to MassDOT approval.

There are no additional feasible means to avoid or minimize the Project’s traffic impacts at this location that the Proposer could be required to implement.

FINDINGS

For the reasons stated above, MassDOT hereby finds that, with the implementation of the mitigation measures described above, all practicable means and measures will be taken to avoid or minimize adverse traffic and related impacts to the environment resulting from The Park at Beaver Brook project. Appropriate conditions consistent with this amended Section 61 Finding will be included in the Vehicular Access Permit to be issued by MassDOT in order to fully describe and ensure the implementation of these measures.

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9/30/2024

DATE



Jonathan Gulliver  
Administrator, Highway Division