



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723
www.boxborough-ma.gov

Cindy Markowitz, Chair Rebecca Verner, Clerk Kathleen Vorce Mark White Richard Guzzardi

Attn: Russell G. Dion
One Campanelli Drive,
Braintree, MA 02184

June 5, 2023

Subject: 200 Beaver Brook Road, Site Plan Approval Waiver

Dear Mr. Dion,

The Boxborough Planning Board (the Board) provides this letter, pursuant to your request for waiver of the Boxborough Site Plan Approval process, Boxborough Zoning Bylaw section 2.5. In making its determination, the Board reviewed the materials provided to the board at their May 22, 2023 meeting, and the letter you submitted on June 5, 2023. Through these materials, you propose a single story, single vehicle, loading dock of approximately 435 square feet at the south end of 200 Beaver Brook Road. The proposed construction would result in a net reduction in pavement by approximately 575 square feet, which would require the removal of 20 parking spaces.

Based on the materials provided, and per its authority under Section 2.5.3 of the Boxborough Zoning Bylaw, the Board agrees that the proposed changes to the building and lot are minimal. Through this letter, the Board waives the requirement of Site Plan Approval, exclusive to the project as described in the materials provided to the Board.

The Board recommends the following measures to maintain minimal impact of the project:

1. The planting of evergreen trees at the southern edge of the property, parallel to Whitcomb Road, so as to provide additional screening from vehicle lights to the neighboring residential property.
2. The applicant should provide a hazardous materials spill kit at the loading dock.
3. Site work and construction involving the operation of heavy construction equipment at the subject property should only occur Monday through Friday between the hours of 7:00 AM and 6:00 PM, and 8:00 AM and 6:00 PM on Saturdays. No site work or construction should occur on Sundays and legal state holidays. This recommendation is consistent with the most recent Site Plan Approval issued in the Office Park.
4. Following construction, truck traffic to and from the loading dock should be limited to 7:00 AM – 7:00 PM, consistent with the most recent Site Plan Approval decision issued in the Office Park.

5. The applicant should submit a new, or current and applicable, Operations and Maintenance Plan to the Town Planner to demonstrate the care and maintenance procedure for new structures and infrastructure.
6. Any new tenant to the building should comply with all previous special permit and site plan review conditions, including but not limited to Condition 20 of Special Permit # 00-01.
7. The applicant should comply with Section 6.4 of the Boxborough Zoning Bylaw.

Should you require further interpretation of this letter, or have questions of its contents, you may contact the Town Planner.

Sincerely,



Alec Wade, Town Planner on Behalf of the Board