



TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Conservation Commission

MEETING DATE: May 4, 2022

TIME: 7:30 PM

PLACE: Grange Room, Town Hall, 29 Middle Road

7:30 Call to Order

TOPICS EXPECTED TO BE DISCUSSED (AGENDA):

Review Minutes and Correspondence New Business

For review and approval:

Minutes: April 20, 2022

Docs: Order of Conditions 113-570 650 Massachusetts Ave.

Order of Conditions 113-569 674 Massachusetts Ave.

Committee Reports: Chairman's Reports (Reip)

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

Open Space and Recreation Plan Committee (Hanover & Markiewicz)

Discussion / Update: 95 & 105 Sargent Road Right of First Refusal

Discussion: Parking at Trail Heads

Discussion: Priority Parcels for Open Space and Recreation Plan Update

8:00 Notice of Intent Hearing 674 Massachusetts Ave 113-569

Ongoing: 199 Middle Road EO

313 Mass Ave OOC compliance and COC status

498 Stow Road encroachment

1102 Massachusetts Ave. EO

Invasives Management

Calendar: May 9, 2022 Annual Town Meeting

May 18, 2022

Correspondence:

ZBA Req for Comments 60 Codman Hill Rd



TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING Meeting Minutes

Conservation Commission
April 20, 2022
7:30 PM
Town Hall

Approved:

Members Present: Dennis Reip (Chair), Dave Follett, David Koonce, Norm Hanover, Liz Markiewicz, and Steve Schmitt

Member Absent: Hoff Stuart

Others present: Tom Bieber, BCT; Nick Facendola; Lynn Stahlberg

At 7:32 PM, Dennis called the meeting to order.

Motion was made by Liz, seconded by Steve and voted unanimously to approve the minutes of April 6, 2022, with Dave Follett absent.

Discussion / Update: 95 and 105 Sargent Road Phyllis Campbell Right of First Refusal (RoFR) of acreage currently classified as forestry pursuant to Chapter 61 of MGL.

Dennis acknowledged Tom Bieber, Boxborough Conservation Trust (BCT) treasurer. He told the Commission that the Sudbury Valley Trustees Board voted last week to accept the assignment of the ROFR from the Boxborough Select Board, keeping the project eligible for state grant funding. He said that BCT fundraising was on track to meet the goal of \$200,000. He said they had a challenge going for \$50,000 in matching funds. The initial \$50,000 came from Arranta Bio, BCT funds and a couple of private donors. The match donations are coming from at least 80 donors from all over Boxborough. Tom said BCT plans to get a letter from their bank certifying that BCT has the \$200,000 in the bank for when this comes before town meeting. Tom asked about access to the land for an appraisal. David Koonce said he spoke to the owner's attorney who suggested that SVT write a letter to the Select Board, explaining their vote and the process for taking on the ROFR. He expects the owner will then allow access for appraisal.

Parking at Trail Heads

Dennis reviewed the draft Planning Board Scenic Road and Stone Wall Permit for access on Littlefield Road to the Fort Pond Brook trail head.

Dennis said that he had applied to the Planning Board on behalf of the Commission for a Scenic Road permit to remove about 9' of rock wall along Littlefield Road. The stone has already been removed, the application is to comply after the fact with the Scenic Road Bylaw.

David Koonce asked if the Conservation Restriction on the property allowed for disturbance of rock walls. Dennis agreed to check before submitting the permit application.

650 Massachusetts Avenue Order of Conditions (OoC) 113-570

David Follett reviewed the history of the property and the OoC. He then went through the OOC, providing more commentary on several conditions. There was some discussion on maintenance. Nick Facendola said his client, the owner, would likely take care of that. Steve asked about condition #69. He said it seemed to disfavor gravel as a material for the drive. David Follett said that was not the intent. The condition called for compacted gravel so as to minimize gravel being pushed off the road by the plows in winter.

Motion was made by Norm, seconded by Dennis and voted unanimously to approve the Order of Conditions 113-570 at 650 Massachusetts Avenue Assessor Map 14-102-0000.

Correspondence

By email, Lynn Stahlberg expressed her concerns about the Patch Hill trail head parking on Hill Road. Lynn again reiterated her desire for parking for 5 cars at the trailhead. She asked about an appeal process. The Commission pointed out that this issue was discussed at length at the last meeting. Dennis brought up that the Commission is looking to work with the Recreation Commission on providing better access to Patch Hill trails from Liberty Field. The current 2 trail heads are not very visible, one is very wet and the other requires you to cut across the baseball field.

By email Sandra Fabian commented on the trails at Have Not Pond. The Department of Public Works and the Commission are aware of issue. It is currently too wet to do anything. DPW will have to regrade and add more gravel.

By email Steve Cumming stated he would not be requesting permission to farm at the corner of Stow Road and Tamarack Lane. He had already mowed a portion of the field in the buffer zone and was told to stop.

By mail Paul Alphen informed the Commission and Select Board of the R. D. Kanniard Homes, Inc interest in selling 1165R Hill Road and 1205 Hill Road for connectivity to abutting Town parcels. The parcels are interesting and would link to existing conservation land, but the price is way too high.

Continuation Notice of Intent Hearing

113-569 674 Massachusetts Avenue Assessor Map 14-101-0000

Nick Facendola, on behalf of the applicant / owner, presented revised plans dated April 18, 2022 for the NOI. David F. said he didn't like the way the fence cut across the restoration area. Other members thought that the placement was fine and allowed straightforward access to the shed. Commission members wanted to specify concrete, not asphalt, for designating parking.

David F. reviewed the draft conditions for 674 Massachusetts Avenue for a vote at the next meeting. David K. wanted to see the phrase "restoration area shall be kept free of litter" added. Nick asked that a specific condition be added on stream crossing to make it completely clear what is allowed. The

proposal was to add wording to say the use of the stream crossing was exclusively for routine maintenance. Any other use would require the filing of a Notice of Intent.

Motion was made by Dennis, seconded by David Follett and voted unanimously to continue the hearing on May 4, 2022 at 8:00 PM.

Dennis mentioned that the Select Board is seeking a representative from the Land Use boards to serve on the Town Administrator search committee. Liz agreed to be the Conservation Commission representative.

Liz provided an update on the Open Space and Recreation Plan process. Commission members expressed an interest in seeing terms such as “climate resilience” defined. Dennis suggested clear distinction between the built and natural environment.

David Follett mentioned that lots of people get lost on Patch Hill. He suggested an action item for the OSRP be to make maps / trail systems more user friendly.

At 10:04 PM, motion was made by David Follett, seconded by Steve and voted unanimously to adjourn.

Documents used during this meeting:

Agenda

Draft Minutes April 6, 2022

Correspondence

95 and 105 Sargent Road Right of First Refusal

Draft Planning Board Scenic Road and Stone Wall Removal Application

650 Massachusetts Ave Order of Conditions

674 Massachusetts Ave Revised NOI & Plan and Order of Conditions

ADDITIONAL CONDITIONS

Preamble:

The relevant history of this Order of Conditions is as follows:

Nov. 16 2018 674 Mass Ave was acquired by 49 Group LLC.

Sept 11, 2020: 650 Mass Ave was acquired by 49 Group LLC, the adjacent property.

Jan 12, 2021: Building Inspector issued an Enforcement Letter to 650 Mass Ave. for an intrusion into the outer buffer on the Southeast side of the property.

March 23, 2021: A site visit determined that the initial EO was resolved but that the owner had constructed a new driveway and stream crossing at 674 Mass Ave. to access the South side of 650 Mass Ave. A new EO was issued for this violation that spanned both parcels.

On October 5, 2021: the owner filed NOI's for 650 Massachusetts Avenue and 674 Massachusetts Avenue, that included Restoration Plans to address the EO and new proposed alterations. On review Mass DEP refused to issue case numbers for these NOI's as they deemed them non-compliant and advised the Boxborough Conservation Commission to require Restoration Plans under site specific EO's for each property. The Conservation Commission opened hearings on both NOIs and continued them until the Restoration Plan for the EOs was accepted.

Nov. 4, 2021: Commission issued EOs for each property, replacing the previous EO.

Dec. 14, 2021: Applicant submitted an updated Restoration Plan.

Feb. 9, 2022: Applicant submitted a second updated Restoration Plan.

March 10, 2022: The applicant submitted an updated NOI.

March 10, 2022: The applicant submitted a Final Restoration Plan dated February 28, 2022.

March 22, 2022: Mass DEP assigned file # 113-570.

April 6, 2022: Commission amended the EO's to incorporate the Restoration Plan dated February 28, 2022.

OoC 113-569 differs in several small ways from the EO Restoration Plan. A Commission vote to dissolve the Enforcement Order is a condition of this Order of Conditions and is required prior to the issuance of a Certificate of Compliance.

As shown on the Applicant's Revised Notice of Intent (NOI) Site Plan dated March 8, 2022, this project entails the following:

- Minor alterations to the parking area
- Identification of a permanent dumpster location
- Placement of barriers to protect resource areas
- Maintenance parameters for gravel parking
- Installation of concrete curb to prevent vehicle encroachment at the limit of the parking area.
- Provisions for access to, and maintenance of, the septic system.

The proposed work impacts 1,547 square feet of Bordering Vegetated Wetland (BVW), and the 100-foot buffer zone.

The proposed work is considered to have (potential) impact to the following interests of the Bylaw: protection of public and private water supply, protection of groundwater, flood control, erosion control, storm damage protection, prevention of pollution, protection of land containing wildlife (wildlife habitat), recreation, protection of aesthetics.

This project is approved by the Conservation Commission because it can be conditioned to meet the performance standards of the Wetlands Protection Act and (or) Town of Boxborough Wetland By-Law. The following conditions shall apply.

Additional General Conditions

20. In accordance with the Boxborough Wetland Bylaw, this Order of Conditions (Order) expires three years from date of issuance and may be extended for one year upon written request from the applicant at least 30 days prior to expiration of the Order.
21. After the expiration of the 10-day appeal period, and, if no request for appeal has been filed with the Department of Environmental Protection, record this Order at the Registry of Deeds and return a copy (proof) of recorded front page to the Commission.

**** No work shall start until this Order of Conditions is recorded and a copy is received by the Commission. ****

22. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans. These obligations shall be expressed in covenants in all deeds to succeeding owners of portions of the property.
23. The Commission shall be notified in writing of all transfers of title of any portion of property that takes place prior to issuance of the Certificate of Compliance.

24. All proposed work shall be performed in accordance with the Notice of Intent filed October 5, 2021 and the Revised Plans dated March 8, 2022 and filed on March 10, 2022.

25. The Conservation Commission, the Boxborough Building Inspector, arborists, consultants, or conservation experts, as agents of the Commission, or the Department of Environmental Protection reserves the right to enter and inspect the property at all reasonable times, until a Certificate of Compliance is issued to evaluate compliance with this Order of Conditions, the Act, the Boxborough Wetland Bylaw, 310 CMR 10.00 and Boxborough wetland regulations, and may acquire any information, measurements, photographs, observations, and/or materials, or may require the submittal of any data or information deemed necessary by the Commission for that evaluation. Further, work shall be halted on the site if the Commission, agent or DEP determines that any of the work is not in compliance with this Order of Conditions. Work shall not resume until the Commission is satisfied that the work will comply, and has so notified the applicant in writing.

26. The Commission reserves the right to amend this Order of Conditions after a legally advertised public hearing if plans or circumstances are changed or if new conditions or information so warrant.

Upon completion of this project, the applicant shall submit the following to the Conservation Commission to receive a Certificate of Compliance:

1. DEP WPA Form 8A Request for Certificate of Compliance
 2.
 - a. A written statement from the applicant certifying that the work has been conducted as shown on the plan(s) and documents referenced above, and as conditioned by the Commission.
 - b. A written statement from a registered professional engineer of the Commonwealth certifying that the work has been conducted as shown on the plan(s) and documents referenced above, and as conditioned by the Commission.
 3. An "as-built" plan prepared and signed and stamped by a registered professional engineer or land surveyor of the Commonwealth for the public record.
-
27. The Perpetual Conditions listed on page 7-H & 7-I of 10 shall continue in force beyond the Certificate of Compliance in perpetuity and shall be referred to in all future deeds to this property.

 28. This Order shall pertain to the roadways and their appurtenances, driveways, drainage facilities and water main crossings. Any additional individual lot construction under the Commission's jurisdiction shall have individual Notices of Intent and/or Request for Determination of Applicability filed.

Pre-Construction Requirements

29. If there are any changes to the plans as submitted, the applicant shall have the responsibility to submit revised plans showing all changes to the Commission for review. This includes changes required by the Commission, other Town and/or State agencies as well as those introduced by the applicant. No work may start until the Commission has completed its review and notified the applicant in writing.
30. A complete copy of this Order, including its drawings, Special Conditions, and any amendments shall be maintained at the work site whenever work is being performed. The Applicant shall assure that all contractors, subcontractors and other personnel performing work in the resource area are fully aware of the terms and conditions of the Order. A complete copy of this Order and the project plans shall be given to every contractor and subcontractor performing the work defined and described here.
31. Prior to the start of any activity, the applicant shall schedule a pre-construction conference to be held on the site, involving the Contractor conducting the work, the Applicant or its authorized representative, and a member or agent of the Conservation Commission, to ensure that the requirements of this Order are understood by all parties. A reasonable period of time shall be provided as notice of the pre-construction meeting.
32. A set of plans for this project shall be submitted to the building inspector who may act as the Commission's agent.
33. The applicant shall inform the Commission in writing of the name, mailing address, e-mail address, business and home telephone number of the project supervisor who will be responsible for ensuring on-site compliance with this Order. The applicant will also supply the names and contact information for all the contractors and subcontractors.
34. All contractors working in the resource area shall be required to read this Order of Conditions and sign a document acknowledging their reading and understanding the Order of Conditions. This 'acknowledgement document' shall contain the printed name of the contractor/subcontractor, address, phone number, date and signature. One copy of the signed acknowledgement document shall be kept on site and a second copy shall be forwarded to the Conservation Commission before site clearing and excavation.

Erosion Controls

35. Before the start of any site work (e.g. earth disturbance, clearing of vegetation, etc.), appropriate sedimentation and erosion control devices shall be installed as shown on the plans referenced in the General Conditions Section.
36. On slopes of 25% (4:1) or less gradient, wire-reinforced silt fencing, staggered straw bales with a

six- inch overlap or butted straw bales backed by silt fence may be used.

37. Slopes greater than 25% (4:1) require butting double staked straw bales backed by a silt fence dug-in 6 inches into the ground.
38. All silt fencing will be dug-in 6 inches into the ground. Space stakes a maximum of 8 feet if wire-reinforced fencing is used and a maximum of 6 feet if the fencing is not reinforced. All straw bales will be double staked into the ground. Straw bales shall be dry, tight, consistent "stalk" material and free of seeds.
39. **Following the installation of the sedimentation and erosion control devices but prior to the start of any other construction activity, the Commission shall be notified in writing and shall have five (5) working days to inspect this installation before any site work starts.** If the applicant is not otherwise notified by the Commission of the acceptance or rejection of the installation, construction may begin at the end of the 5 working days.
40. Prior to any work on site, the proposed limits of work shall be delineated with 5-foot high stakes spray painted bright orange placed every 25 feet with attached signs clearly displaying **“NO ACTIVITY BEYOND THIS POINT PER ORDER OF THE CONSERVATION COMMISSION”**. Such markers shall be checked and replaced as necessary and shall be maintained until all construction is complete. Workers shall be informed that no use of machinery, storage of machinery or materials, stockpiling of soil or construction activity is to occur beyond this line at any time.

Construction Management

Erosion Control

41. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, straw bales, stone rip-rap filter dikes or any other devices planned for use during construction.
42. The Conservation Commission reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.
43. Erosion control devices may be modified based on experience at the site. All such devices shall be inspected, cleaned, and/or replaced during construction and shall remain in place until such time stabilization of all areas that may impact resource areas is permanent. These devices shall be inspected to assure maximum control has been provided after any rainfall.
44. Any straw bales that deteriorate during the activity period are to be replaced immediately. At the close of each construction day, and especially prior to weekends, the applicant shall assume responsibility for monitoring all erosion and sedimentation barriers to insure that all barriers are in

place, secured, reinforced and properly maintained at day's end. In the event that an uncontrollable emergency occurs, such as a heavy rainstorm, causing erosion and sedimentation breakout, the applicant shall restore such barriers to the standards outlined in the Order and the satisfaction of the Commission. The straw bales shall be in place until revegetation takes place.

45. All erosion control and sedimentation prevention measures shall remain in place and be maintained for the purpose for which they were installed until the area upgradient is permanently stabilized, inspected and approved by the Commission. The applicant shall remove the erosion control and sedimentation devices by the end of construction, before applying for the Certificate of Compliance.
46. Site grading and construction shall be scheduled to avoid periods of high surface water. Once begun, grading and construction shall move uninterrupted to completion to avoid erosion and siltation of the wetlands.

Stabilization

47. As soon as grading and/or construction in the buffer zone is completed, all disturbed areas must be permanently stabilized with vegetative cover. All disturbed areas, slopes and proposed landscape areas shall be loamed to a topsoil depth of 6" (except for the area over the 10' wide access and maintenance path which shall be loamed to a topsoil depth of 4") and seeded or stabilized through the use of mulch cover, erosion control blankets or other approved means. All disturbed areas shall be graded, loamed and seeded prior to November 1 of each year. No disturbed areas or stockpiled material will be left unprotected during the winter. If weather conditions do not allow permanent stabilization, then appropriate temporary stabilization measures shall be used until permanent stabilization can be achieved.
48. Subsequent to seeding, disturbed areas will be covered with hay mulch, erosion control blanket or netting or other suitable material in order to provide an adequate surface protection until seed germination. Preference should be given to erosion control netting with biodegradable stitching.
49. After erosion control devices are removed as permitted by the Conservation Commission, the areas covered by the erosion control measures shall be restored to match adjacent condition.

Equipment and Storage

50. Motorized equipment, well drilling equipment, or any other machinery involved in the work shall be permitted in the buffer zone and/or wetlands only when actually engaged in that work and must be removed from the buffer zone and/or wetlands for overnight or weekend storage. No maintenance or refueling shall take place in the buffer zone and/or wetlands. This includes, but is not limited to fueling, lubricating and fluid replacement.
51. Equipment for fuel storage and refueling operations shall be located in an upland area greater than

100 feet from the limits of wetland areas.

52. Under no conditions shall operation of equipment, storage materials, stockpiling of soil or other temporary site disturbance take place on the wetland side of the limit of work line.

53. All equipment used in this project shall work from upland areas and shall not enter the wetlands at any time, except daylight hours.

Other

54. There shall be no construction refuse buried within the 100-foot wetland buffer zone on the project site.

55. No work or activity including the cutting of vegetation shall take place in a wetland area or buffer zone other than that specifically allowed under this Order of Conditions.

56. Only clean fill shall be used on the site, i.e. clean granular materials free of organic matter, large stones, masonry, stumps, asphalt or waste material.

Stormwater Management

57. There shall be no sedimentation into wetlands or water bodies from discharge pipes or surface runoff leaving the site.

Wildlife

Where erosion controls have been placed in areas between upland and vernal pools, exposed soils shall be stabilized, and silt fencing or other devices that could block migration of amphibians to and from the pools shall be removed, no later than March 1 if construction has been occurring during the winter, and no later than September 1 if construction has been occurring during the summer. If soils will not be stabilized by these dates, temporary stabilization measures shall be employed and sedimentation barriers shall be designed to provide a gradual slope or berm over which amphibians may pass. Erosion control devices shall not block passage between uplands and vernal pools between the dates of March 1 and June 1, nor between September 1 and October 15.

Special Non-perpetual Conditions

58. This OOC allows minor alterations that differ from the requirements of the EO Restoration Plan dated Feb. 28, 2022. However, the completion of the restoration work is reflected in the NOI Plan. A Commission vote to dissolve the Enforcement Order is a condition of this Order of Conditions and is required prior to the issuance of a Certificate of Compliance.

Perpetual Conditions

59. No further permanent structure of any kind shall ever be permitted within the 100-foot wetland buffer zone. No additional alterations of any kind within the wetlands and the buffer zone will be permitted without prior approval of the Conservation Commission.
60. No de-icing chemicals shall be used where runoff / drainage will discharge into the wetlands. This condition shall remain in perpetuity and shall be recorded as such on the Certificate of Compliance. No de-icing chemicals shall be used on any walk, drive, parking lot or private road except during severe ice storm. Any arrangement for snow removal shall so stipulate.
61. Dumping of lawn clippings, other plantings, and used Christmas trees shall not be permitted in the ALRA. It is the property owners' responsibility to inform lawn service providers.
62. The resource areas shall be kept free of litter.
63. The stream crossing access path shall be used exclusively for the purpose of routine maintenance of the septic system as noted on the plan. Any other use, or alteration, of the stream crossing path shall require the filing of a Notice of Intent.
64. No herbicides or pesticides shall be used on this site within the 100-foot wetland buffer zone. This condition shall remain in force permanently and shall be recorded as such on the Certificate of Compliance.
65. Fertilization and liming of soils on this site shall not take place within the 100-foot wetland buffer zone.
66. There shall be no storage of chemicals, oil, fuel, fertilizers or other potentially hazardous material within the wetlands or within the 100-foot wetland buffer zone except for home heating oil properly stored within the basement of the structure to the North of the property.
67. Upon completion of work, the limit of permitted permanent encroachment into the buffer zone shall be delineated with permanent features as follows:
 - Locations as shown on the Plan dated March 8, 2022.
 - Boulders
 - Stone Wall
 - Vegetative Boundary
 - Split rail fence
 - Other: upon specific approval of the committee.

The use of commercial barriers, such as concrete blocks, is not allowed.

The applicant shall instruct all agents to explain these markers to buyers / lessees / landscapers and all

persons taking over the property from the applicant.

68. The dumpster location identified in the filing shall be clearly marked
69. All vehicles shall be parked exclusively in designated areas.
70. Applicant may maintain gravel parking under the following conditions,
 - a) Surfaces shall be covered with crushed stone of uniform size. Said stone shall be washed, graded and free from organic materials.
 - b) Crushed stone shall be compacted into the surface using a steamroller or similar device.

Conservation Commission
Parcel Ranking based on Conservation Value and Priority
April 2, 2014

Parcel Name	Address	Chap. 61	Acres	Conservation Ranking	Incl. on draft OSRP list	Parcel/Lot No.	Agriculture	Vistas	Habitat	Parking	Trail Head	Connectivity	Water Resources	Recreation Facilities	Comments
Biotti	Loreto Drive		17.2	High	Y	4 parcels			X			X			Rare Species Habitat, Vernal Pools
Campbell	Sargent Road		21.3	High		12-6-199/206			X			X		X	11-005-000, 11-003-000
Dubois	Hill Road		19.63	High	Y	03-5-146-0-0			X			X			04-043-000
Harvard Sportsman	Littleton County Rd./I495	Y	167	High	Y	numerous									01-002,003,005-000; 02-001,002,004,006-000; 03-004-000
Idylwilde Farm	Sargent Road		25.38	High	Y	12-6-258-0-0									11-049-000
Idylwilde Farm	Sargent Road		15.4	High	Y	12-6-354-5-0									11-020-000 (Spring River Farm, LLC)
Krusen	Depot Road	Y	38	High	Y	2 parcels			X			X			05-055-000; 05-059-000
Krusen	Littlefield Road	Y	19.25	High	Y	12-6-247-0-0	X	X	X			X			06-007-000
Krusen	Depot Road	Y	15.03	High	Y	12-6-242-0-0									lot with house 05-054-000
Krusen	Sargent Road	Y	14.5	High	Y	12-6-208-0-0									05-055-000
Kularski/Mitchell	297 Liberty Square Road	Y	30.09	High	Y	11-6-336-0-0			X			X			10-119-000
MMAF	Stow Rd & Tamarack Lane	Y	58	High	Y	See comments									19-084, 085, 074, 075, 066-000
Morse Land	702 Hill Road	Y	47	High	Y	04-3-167-0-0	X	X	X			X			excluding parcel east of Hill Rd. 04-118-000
Clemence	370 Burroughs Rd.	Y	50	High		2 parcels									19-133-000; 19-154-000
Singer	989 Hill Road		24.35	High	Y	07-5-158-4-0			X			X			04-059-000
Bjorklund	205 Flagg Hill Road		34	Med.	Y	2 parcels									Taylor Farm Road
Georgia Barry	1197 Mass Ave	Y	16.3	Med.	Y	02-3-156-0-0	X					X			New owner 13-010-000
Gutierrez	Cunningham-Hill		68	Med.		4 parcels									
Keyes	Hill Road		7.73	Med.		2 parcels						X			Hill Road frontage connection to Patch Hill
Morse (west of 495)	702 Hill Road		27	Med.		04-1-187-0-0									
Richardson	276 Middle Road	Y	18.57	Med.	Y	07-3-135-0-0	X						X	X	Woodlands
Town Center	Stow Rd & Mass Ave.		55.4	Med.	Y									X	14-046-000
Box Mass Ave LLC	975 Mass Ave.	N	6.16	Low	Y	06-3-154-0-0				X	X	X	X		
Chernak	3 Old Harvard Road	N	11.8	Low	Y	06-2-137-0-0	X	X	X						Meadow Habitat
Coutts-Sleeper	1190 Liberty Square Rd.	Y	10.9	Low											Lombardo Landscaping
Delano	604 Hill Road	Y	27	Low		3-3-163-1-0									has Conservation Restriction in place
Gutierrez	Adams Place		32	Low		1-2-126-0-0									12-026-000
Moran	94 Chester	Y	17.59	Low	Y	06-2-180-00			X			X			Frontage on Chester recently sold to 100 Chester
Vorce	Summer Road	Y	11.6	Low		2 parcels									excluding 1.15 acre house parcel
Wallie	881 Mass Ave.	N	6.44	Low	Y	06-3-153-0-0				X	X	X	X		



BOXBOROUGH PLANNING DEPARTMENT
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 • Fax: (978) 264-3127
www.boxborough-ma.gov

April 25, 2022

APPLICATION REVIEW REQUEST

	Application Packet	Notice Only	N/A
Board of Selectmen		X	
Board of Health	X		
Building Department	X		
Conservation Commission	X		
Consulting Engineer	X		
Fire Department	X		
Historical Commission			
Housing Board			
Littleton Electric Light Department	X		
Planning Board	X		
Police Department			
Public Works Department	X		
School Committee			

Application: ZBA Special Permit

Address: 60 Codman Hill Road

Applicant: Concord Property Management

Project Description: raze a nonconforming structure and construct a new industrial building

Comments Needed By: Thursday, May 12, 2022

If you have any questions or need additional information for your review, please do not hesitate to call or email me at mnadwairski@boxborough-ma.gov. Thanks.

Mary O. Nadwairski
Planning Dept. Admin. Asst.