



TOWN OF BOXBOROUGH

Planning Board

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Cindy Markowitz, Chair • Mark White, Clerk • Mark Barbadoro • Robin Lazarow • Rebecca Verner

APPROVED ON March 22, 2021

Meeting Minutes February 01, 2021 7:00 PM Remote Meeting

Members Present: Cindy Markowitz, Mark White, Mark Barbadoro, Rebecca Verner, and Robin Lazarow

Also Present: Simon Corson (Town Planner), Kristan Patenaude (Recording Secretary)

Several members of the public were also present.

Ms. Markowitz called the meeting to order at 7:02 PM.

Introductory Discussion with Vibalogics

Paul Alphen, of Alphen & Santos, legal counsel for Vibalogics; Nick Facendola, civil site engineer of Level Design Group; and Iain Baird, founder of Vibalogics, presented to the Board.

Mr. Alphen stated that a zoning determination for building inspection was submitted today. The determined use for this site by his client is as the US Headquarters of Vibalogics, R&D and Light Manufacturing. This project will still be under site plan review. He noted that there is nothing planned to be constructed in the exterior of the property and not too many trees are planned to be cut.

Mr. Baird stated that the vision of his company is for virotherapy to enable product development that helps develop vaccines to prevent cancer. The company is also partnering with J&J for a COVID vaccine and viral vaccines.

Mr. Baird showed pictures of a similar facility and cleanroom, as located in the Watertown facility. He explained that the building at 1414 Massachusetts Avenue has been vacant for two years. This location is ideal for his business due to its commuting access, space to expand, and its dual source electrical utility. He explained that he has rented 120,000 square feet of this property. He showed the Board the facility's projected layout.

Mr. Baird explained that the facility will consume approximately 1,300 gallons of water/day; the equivalent to five single-family houses. The liquid waste being output each day will also be approximately 1,300 gallons/day. 98% of the output will be non-hazardous waste. The discharge

limits will be met according to EPA requirements. Hazardous wastes will be placed into sealed containers to be placed on a disposal route specified by the EPA.

In response to a question from Ms. Markowitz, Mr. Alphen stated that there is a narrow scope of items that the project needs for site plan approval. This could speed up the timeline for the project. The hope is to submit this site plan approval this month.

In response to a question from Mr. Barbadoro, Mr. Alphen stated that the applicant is seeking site plan approval prior to applying for a building permit. Mr. Baird stated that construction plans have been created for the project. Mr. Barbadoro stated that he would like to see those plans submitted to the Board in order to help determine the level needed for site plan approval.

In response to a question from Mr. Barbadoro, Mr. Baird stated that the plan is for the business to be operational by next January. In order for that to happen, approximately 120 people need to be recruited for the project.

In response to a question from Mr. Barbadoro, Mr. Baird stated that the hazardous materials are placed in holding tanks before being taken offsite.

In response to a question from Mr. Barbadoro, Mr. Baird stated that the 1,300 gallons of water/day is then used to grow bacteria and organisms to harvest and use in the company's bio kill system. This is eventually able to be discharged as non-hazardous waste.

In response to a question from Ms. Markowitz, Mr. Baird explained that the water supply for the company will come from onsite wells. This will need to go through a softening system and reverse osmosis process to be completely sterile before being used in the product itself.

In response to a question from Ms. Markowitz, Mr. Baird stated that the discharged water will be ultimately discharged into the leach field area that currently serves the building, if approved by the EPA and Boxborough Board of Health.

Ms. Markowitz stated that the Board may want to speak to other towns regarding the regulation processes used for the company's other facilities. Mr. Baird stated that Watertown established a Biosafety Committee two year ago. This group contains technical experts, town members, and representatives from the company to provide a level of assessment and control.

In response to a question from Mr. Barbadoro, Mr. Baird stated that the facility would not have to go before the Biosafety Committee if only changing a processing step but would have to go before them if bringing in a different product to use at the facility.

In response to a question from Ms. Lazarow, Mr. Baird stated that the facility will stay in compliance with all current best environmental management practices. These practices are published each month. The facility will also be inspected annually.

In response to a question from Ms. Lazarow, Mr. Baird stated that his company has not been involved with warning letters or consent decrees for any violations.

In response to a question from Ms. Markowitz, Mr. Baird stated that the current facility does not have private water/sewer, but in the past facilities have been part of a leaching system.

In response to a question from Mr. Barbadoro, Mr. Baird stated that every facility is usually visited quarterly by the Fire Department for inspection. The facility also submits data to local agencies quarterly that would trigger a visit, if needed.

In response to a comment from Mr. Barbadoro regarding an old special permit and site plan review requirement for water testing on this site, Mr. Baird stated that he has no issues complying with this item.

In response to a question from Ms. Markowitz, Mr. Baird explained that he has rented 120,000 square feet of this facility. There is an additional 16,000 square feet that can be used to expand the facility, subject to approval of the Planning Board to develop this space.

In response to a question from Ms. Verner, Mr. Baird stated that this facility will be modeled after Germany's in terms of its daily deliveries. It is intended that solid waste will be removed from the site twice a week; daily delivery of materials will also occur. This would equate to approximately 10 trucks/week.

Mr. White noted that the aquifer in this area is of primary concern for this type of business.

Ms. Markowitz noted that the next step is for the Board to give specific questions to Mr. Corson to receive answers from the applicant as an addendum to the site plan application, if not before.

In response to a question from John Markiewicz, Mr. Baird stated that the MWRA has more stringent requirements than the town and EPA. There will be no difference in the design of the system that is being put in place, as the maximum restrictions are being adhered to.

Mr. White moved to adjourn at 8:17 PM. Seconded by Ms. Verner.

Roll call: Barbadoro – aye; Lazarow – aye; Verner – aye; White – aye; and Markowitz – aye. Unanimously passed.

This meeting was conducted via Remote Participation, pursuant to the Current Executive Order.

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