



TOWN OF BOXBOROUGH

BOARD/COMMITTEE: Boxborough Building Committee
MEETING DATE: March 22, 2023
TIME: 5:30 PM
PLACE: Virtual Meeting - this meeting is being conducted via Remote Participation, pursuant to the Current Executive Order of March 12, 2020.

BBC members: Les Fox (Chair), Al Murphy, Larry Grossman, Hugh Fortmiller, Owen Neville, Diana Lipari, Than Stuntz

Missing: Bryan Lynch, Gary Kushner, Priya Sundaram. Bill Litant joined after roll call.

BBC Advisory: Chief Paul Fillebrown, Chief John Szewczyk

Non-members: Keith Lyons

Chair Fox conducted a roll call for quorum, members stating present:
Al Murphy-present, Hugh-present, Larry-present, Owen-present, Lipari-present, Fox – present.

Noting a quorum present, chair Fox called the meeting to order with at 5:34 PM.

Member Litant joined the meeting shortly after roll call.

The minutes for March 8 were moved by Owen and seconded by Al Murphy. Discussion followed. Larry noted his previous comment about the building shown on the Lyons map being too small for needed space did not account for the second-floor area, and that the minutes should be amended. Bill moved to amend the minutes accordingly; seconded by Al.

Roll-call vote: Al-aye, Hugh-aye, Larry-aye, Owen-aye, Bill-aye, Les-aye. Lipari and Stuntz abstained, not being present on March 8.

Minutes approved by a majority of 6 members present and voting, with Lipari and Stuntz abstaining, Lynch, Sundaram and Kushner not present.

There were no citizens' concerns.

Lyons presentation on 700 Mass Ave property.

Keith Lyons discussed an offer of the Lyons/Boxborough Town Center LLC property at 700 Mass Ave, for potential use for a fire station. Chair Fox made Keith a Zoom co-host for sharing of a map of the subject property. The map contained a figure indicating a possible locus for a building. The total property is about 19.3 acres. The building footprint is modeled on a Westford fire station with 5 bays. Longer bays might be possible, giving more apparatus area. Keith suggests including his architect into any discussions about that.

Sketch indicates a leach field area. Proposed wells would be fairly close to existing Enclave wells.

Existing construction access road could be used for service of wells. Noted open areas and walking paths to Priest Lane area possible.

Elevation obstructing sight lines to east could be removed for a “foundation-ready” proposal”. Notes similar treatment could be applied to westward elevations and sight lines. Indicates some conversations with the state have taken place.

Chair asks if members have questions. Larry asks about building footprint limitations. Could it be enlarged? Keith’s architect would need to advise. Need to address contour issues.

Al notes two proximate PWS Zone-2 radii, with leaching field between. What is impact on constraints? Keith needs to research.

Diana – are bays drive-through? Yes. Drives and parking areas look tight. Has large apparatus turning radius been taken into account? Keith believes so but will need to check. Notes proposed 5-bay area of less than 8400 SF is smaller than current estimated needs of 9400 SF. Where are Enclave houses located? What are the possibilities for noise mitigation?

Hugh – is front apron on Mass Ave deep enough for equipment turning and access? Notes current station has very deep front apron. Asks if there is sufficient area for parking. Keith – apron is wider than current; not sure about depth.

Chief Fillebrown – notes added length provided by 100 foot bays important for apparatus and equipment. Discussion about needing adequate bay length.

Larry notes may need more room on ground floor.

Fox noted that memo by prior Town Planner Corson pointed out a number of difficulties with the proposed location. Would need to understand how they would impact this proposal. How would use of construction road access road easement impact possible shared fire station apron and driveway? Ownership of road vs well zones. Making property “foundation ready” raises possible issues with municipal procurement law (e.g., Ch30B).

Than – could site accommodate 34,000 SF building? Keith believes not, but limitations need to be understood.

Mass Ave issues include previous drainage problems on south side (subject property) and existence of a culvert of unknown provenance. Keith believes drainage problems have been corrected by MADOT.

Chair notes there are a number of complicated issues to be understood with this proposal. Committee has been working on other options and does not have the means to address a large number of new issues. What is the timeline for addressing them? We'd need to have the committee and Keith's proponents agree on the priority of questions that need to be addressed.

Diana suggests that Keith return at a future meeting with answers to the questions that have been raised.

Chair Fox notes that the proponents first approached the Town Administrator and Town Planner exploring concepts for the Mass Ave property, which included commercial development. He commented that the Economic Development Committee has funding to develop a master plan for the area around Mass Ave and Stow Road. Suggests this proposal for a fire station be considered in light of that larger context; engage the town planner. Keith indicated that a potentially larger offering would probably include the Golden Pond and Boxborough Town Center LLC properties at the intersection of Mass Ave and Stow Road.

Than Stuntz left the meeting at about 6:13 PM.

Owen commented that Keith's proposal seems to be a property priced at \$3M, offset by \$1M contribution to the town.

Overview document

The discussion then turned to the overview document being drafted. Currently it presents cost estimates for combined public safety, and stand-alone police and fire stations. These cost estimates use the area estimates from Context and HKT, with a rough estimate of current construction costs. There was much discussion about the cost estimates and whether the committee is ready to publish them. May need more vetting. The committee was not able to reach a consensus on cost estimates at this time, and to return to cost estimates at a later date.

The functional area estimates by Context and HKT are in close agreement. Owen moved that the committee accept the area (square feet) estimates developed by Context Architecture. Seconded by Larry. Hugh notes that he had making rough current cost estimates using a range of \$800-900 per square foot, following previous discussions with Context Architecture.

Chair Fox called for a roll call vote: Hugh – aye, Lipari – nay, Al – aye, Owen – aye, Larry – aye, Bill – aye, Stuntz – aye, Les – aye. Motion carried 7-1.

Diana Lipari left the meeting at 6:59 due to a prior commitment.

The chair moved to delegate to himself, Al Murphy and Bill Litant to complete the overview document, removing all cost data, then clean up and publish the finished document and make available for the upcoming April 2 Blanchard Playground benefit 5K road race.

Roll call vote: Hugh – aye, Al – aye, Owen – aye, Larry – aye, Bill – aye, Stuntz – aye, Les – aye.

With consensus of the committee the chair set the next meeting for April 12 at 5:30PM, tentatively to be an in-person meeting at the fire station.

Owen moved to adjourn, Seconded by Al.

Hugh – aye, Al – aye, Owen – aye, Larry – aye, Bill – aye, Stuntz – aye, Les – aye.

Motion approved; meeting adjourned at 7:15 PM.

LIST OF EXHIBITS:

1. BBC minutes for March 8, 2023
2. Keith Lyons' map of 700 Mass Ave property
3. Overview document