



## TOWN OF BOXBOROUGH

**BOARD/COMMITTEE:** Boxborough Building Committee  
**MEETING DATE:** April 28, 2021  
**TIME:** 7:00 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, Hugh Fortmiller, Maria Neyland, Owen Neville, Bill Litant, Gary Kushner, Larry Grossman, Than Stuntz (7:03), Ling Chen (~7:15), Bryan Lynch (~7:15)

**Missing:** Ralph (Al) Murphy, Becca Edson

**Non-members:** Chief Ryder, Ryan Ferrara (TA), Amy Dunlap, Diana Lipari, John Lyons, Keith Lyons, Bentley Herget, Jason Malinowski.

Meeting called to order at 7:01 by the chair, Les Fox  
Minutes of March 24 reviewed and moved by Maria Neyland and seconded by Bill Litant  
M Neyland-aye, O Neville-aye, G Kushner-aye, H Fortmiller -aye, B Litant-aye, L Grossman - aye, L Fox - aye  
Approved 7-0

Amy Dunlap presented information starting with earlier discussion. Zone 1 and zone 2 requirements for the well and hazardous waste. Size of wells and if each had to be sufficient. Could well and septic be flipped? Zone 2 or IWPA of well from yellow house (former Market Place) on opposite side of Stow Road would impact site. Committee asked to have sketches show existing house. Drive through bays are a preference. Sally port should be hidden from Stow Road. Preference was for option A including drive through bays.

Zone 1 requirements: must be owned and controlled by supplier of water via 310CMR.  
Zone 2 prohibits certain uses: no landfills, auto graveyards, stockpiling and disposal of snow; facilities that generate hazardous waste, but exception for small amount of waste.

Stow road does have natural gas, but current preference is for diesel-powered emergency generators. If site has more than more than 15% or 2,500 sq feet of impervious surface then provisions must be made for stormwater recharge.

Based on Southborough public safety facility and estimates provided by Bryan Lynch, would require 2604 GPD for public safety and 1,220 GPD for a 150-seat community center. Two wells are recommended by Pare for redundancy, but not required. Could use the two wells in parallel if required sum is not sufficient from one well. Question if we would require storage for water if one well goes down? What about sprinkler system? Comment that it would require storage for potentially 5000 to 6000 gallons.

Well of old Market Place across Stow Road is inactive, but it could be reactivated in future. The map also shows zones for Center Village apartments PWS.

If well is put on panhandle, then with 2 wells zone 1 extends 16 feet over property line. Could add a third well with all three providing less water which decreases the zone radius and alleviates intrusion on adjacent properties.

Total of 58 parking spaces with 10 for visitor, 21 for fire and 27 for police. Community center parking would be 55 minimum.

One recommendation is to push back the public safety building and put the community center in front.

The current goal to Pare was not to come up with a final recommendation but provide options.

Next step is to do borings to explore for ledge in the vicinity of probable building location.

Based on zone 2 constraints it might be better to fill rather than cut the hill at 330 feet. Cannot cut in zone 2 unless fill removed is replaced pretty fast. Will need to have Pare validate. Will require recharge area for the paved areas.

Had initially planned for 2 borings as part of the original scope. Could potentially ask for 2 additional borings, but there is a cost involved. Test pits went down about 10 feet. Should consider instead doing more pits and delay borings until design is ready to be done.

Larry G preferred option A3 with community center in front and public safety set back.

Gary recommended putting public safety in front. Plan for community center, but there is no guarantee the building will ever be built.

Will go to Pare and ask about 4 foot cut in zone 2 prior to any other discussion occurs.

Potentially use existing police/fire for community center if site doesn't work.

Chair Fox reviewed correspondence from abutters regarding emergency apparatus onto Stow Road and then 111. Chief Ryder described the actual operation. Lights/sirens only used for emergencies (code 3) with high traffic (early AM or rush hour). No siren used at midnight for example. Typically about 2 to 3 times per month when lights/sirens used. More common currently with school to hit activity. Policies for emergency vehicle activity and use of sirens, lights would be implemented for Stow road site. 90%

of calls are towards Harvard for police and a little less for fire with Acton ambulance calls. How often on Stow road? Only 2-5%.

Les response to Mary Ann will be posted to website. Questions raised concerning traffic, blind curves; Stow road is residential, stone wall (stone wall bylaw); reconsider 111 sites.

Cheryl Mahoney asked about Lyons site. Chair Fox reviewed his response.

There will be a traffic study as part of the design process. Noted one was done for Enclave ~2 years ago. Will need to check with Planning Board. Also need to check with MADOT for traffic light and signalization requirements on Mass Ave.

Communication update by Maria is that there is no outreach at this time as we have no updates. The COA members were notified, but no questions via social media. Number one question is cost and currently we have no estimates. Discussion about playing the fire/police department videos prior to start of ATM.

Diana Lipari asked the question about the purchase price. The housing board paid \$850,000. Memorandum of understanding between housing board, affordable housing trust and Select Board. Potentially pay over 5 to 10 years (potentially CPA funds as it would be used to restore Affordable Housing Trust, but might not be allowed by CPA rules). Have a legal opinion on pay back to the Housing Trust to “make the Trust whole.” The point is that the Town may pay back the original cost, not current price of the land.

No estimates to date on cost.

Owen asked about item from last minutes about ceasing discussion on Mass 111 site. Vote is not on the agenda and will cover at the next meeting.

Next meeting will be May 26 at 7PM

Maria Neyland moved to adjourn and Owen Neville seconded, adjourned at PM

Roll call vote:

M Neyland-aye, O Neville-aye, G Kushner-aye, H Fortmiller -aye, B Litant-aye, L Grossman - aye, L Fox – aye, B Lynch-aye, T Stantz- aye, L Chen -aye

Adjourned

### **LIST OF EXHIBITS:**

1. BBC Agenda for April 28, 2021
2. Minutes for March 24
3. Maps provided by Town Planner for proposed site locations (A, B, C) on Stow Road