



## TOWN OF BOXBOROUGH

### Planning Board

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

APPROVED ON June 28, 2021

### Meeting Minutes

May 3, 2021

7:00 PM

### Remote Meeting

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

**Also Present:** Simon Corson (Town Planner), Sue Carter of PLACES Associates (Town Consulting Engineer), Adam Costa (Town Counsel)

Several members of the public were also present.

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

Ms. Markowitz noted that Mr. Barbadoro is recused from this hearing and thus, not present.

#### **7:00 PM – 1414 Massachusetts Avenue – Review Site Plan Decision Property Owner:**

#### **LPCH Boxborough**

#### **Applicant: Vibalogics, US Inc.**

#### **Site Plan Approval Application**

Ms. Markowitz explained that the Planning Board is in the process of putting together a draft conditional approval for the Vibalogics project. At the April 26 meeting, the Board was working through a draft #2 document. It did not complete its review, and so the Board will continue an internal working meeting on that document tonight. The Board has since been issued a draft #3, from Mr. Corson, Mr. Costa, and Ms. Carter. This draft did not match Ms. Markowitz's intention for the draft document for the Board. The Board will continue to move through draft #2, while also reviewing draft #3.

Mr. Corson stated that draft #3 looked to capture some of the comments made by Board members, the Town consulting engineer, and Town Counsel, as a way to move the document forward. Ms. Markowitz stated that her concern is that draft #3 eliminated some Board member comments before the Board had a chance to review them.

The Board reviewed the draft documents.

The Board agreed to receive a clean version of this agreement before discussing it with the applicant. Ms. Markowitz noted that the Board closed the hearing on April 12, 2021, and questioned when the discussion would need to happen. Mr. Costa stated that a further

deliberation session for the applicant to discuss any areas of concern with the Board would be appropriate. However, the public hearing for this item did close a couple of meetings ago and thus, the applicant is not able to introduce any new information on this project. There is a fine line between asking for additional feedback on conditions and engaging in substantial dialogue about any of these conditions.

Ms. Markowitz noted that an extension would need to be agreed on with the applicant if discussions go on past May 12, 2021 (30 days past the close of the public hearing, per regulations).

In response to a question from Ms. Markowitz, Mr. Paul Alphen, applicant's attorney, explained that he believes the Board will probably receive responses on this document from the applicant within the next day or two.

The Board agreed to meet at 6:00pm on May 10, 2021, to further discuss this item with the applicant.

Ms. Lazarow moved to adjourn the meeting at 11:05pm. Mr. White seconded.

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87807517942?pwd=OCtZUzlhYzE3QjU0TDFjZXh0V1lGdz09>

Meeting ID: 878 0751 7942

Passcode: 418771

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