



TOWN OF BOXBOROUGH

Planning Board

29 Middle Road, Boxborough, Massachusetts 01719

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www.boxborough-ma.gov

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

APPROVED ON June 28, 2021

Meeting Minutes

May 10, 2021

6:00 PM

Remote Meeting

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

Also Present: Simon Corson (Town Planner), Sue Carter (PLACES Associates, Town consulting engineer), Attorney Adam Costa (Town consulting attorney), and members of the applicant's team.

Ms. Markowitz called the meeting to order at 6:00 PM.

Public Comment: none at this time.

6:00 PM – 1414 Massachusetts Avenue – Review Site Plan Decision Property Owner:

LPCH Boxborough

Applicant: Vibalogics, US Inc.

Site Plan Approval Application

Ms. Markowitz noted that the Board will review draft decision #4 to finalize the language in it, and review a letter from applicant's counsel, Alphen & Santos.

The Board reviewed the letter from Alphen & Santos and made revisions to the draft decision document, as necessary.

Mr. Lazarow moved to approve the site plan approval application with conditions as modified this evening. Mr. White seconded.

Roll call: Lazarow – aye; Verner – nay (for the reason that she does not believe the applicant has satisfied criteria 4 of Section 8007, and regarding the amount of hazardous waste materials not being incidental to the use of this project); White – aye; and Markowitz – aye. 3-1-0; motion carried.

7:30 PM Public Hearing – 871 Massachusetts Avenue – continued from January 11, 2021, February 22, 2021, and April 5, 2021.

Owner/Applicant: High Quality Landscape Construction, Inc.

Site Plan Approval Application

The applicant agreed to continue this hearing until the Planning Board's next meeting, May 24, 2021.

The Board exited their meeting in order to join the joint meeting with the Select Board at 8:43pm.

8:15 PM Joint Meeting with the Select Board

Discussion of Memorandum of Understanding (MOU) regarding administrative direction for the Town Planner

The Board resumed its meeting at or around 10:30pm. Mr. Barbadoro retook his seat on the Board.

Mr. White moved to open the public hearing for 871 Massachusetts Avenue. Mr. Barbadoro seconded.

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

Mr. Barbadoro moved to continue the public hearing for 871 Massachusetts Avenue until May 24, 2021, at 7:45pm via Zoom.

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

Administrative Business

Meeting Minutes

Ms. Lazarow moved to approve the meeting minutes of March 29, 2021, as amended. Seconded by Ms. Markowitz.

Roll call: Lazarow – aye; Verner – aye; White – nay; Barbadoro – aye; and Markowitz – aye. 4-1-0, motion passed.

Ms. Verner moved to approve the meeting minutes of April 5, 2021, as amended. Seconded by Ms. Lazarow.

Roll call: Lazarow – aye; Verner – aye; White – nay; Barbadoro – aye; and Markowitz – aye. 4-1-0, motion passed.

Board Correspondence

Ms. Markowitz noted that the Board received correspondence from the Massachusetts Division of Fisheries & Wildlife, re: Draft Priority Habitat Map of rare species available for public comment is due on July 3, 2021. The Board also received a letter from Lovingsky Jasmin regarding the newly formed Boxborough Diversity, Equity and Inclusion Committee (DEIC)

Town meeting Warrant Article presentations are due on May 21, 2021.

Mr. Barbadoro moved to adjourn the meeting at 10:42pm. Ms. Lazarow seconded.

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

Meeting Documents:

DECISION AND CERTIFICATE OF CONDITIONAL APPROVAL

VIBALOGICS US, INC., SITE PLAN APPROVAL

1414 & 1320 Massachusetts Avenue; 244A & 244B Adams Place, 984, 984A, 984B, 984C,
1451, 1497 & 1634 Hazard Lane; and 328 & 1451 Rear Hazard Lane

Memo from Alphen & Santos, P.C., re: Vibalogics US Inc/1414 Massachusetts Ave
Boxborough, May 6, 2021

LEGAL NOTICE OF PUBLIC HEARING Town of Boxborough Planning Board Site Plan
Application – High Quality Landscape Construction, originally published on December 24, 2020

Memo from Level Design Group, re: High Quality Landscape Construction Inc., May 6, 2021

Email correspondence between Bentley Herget and Nick Facendola, Level Design Group, re:
Special Permit for 871 Massachusetts Ave.

Draft Meeting Minutes March 29, 2021

Draft Meeting Minutes April 5, 2021

Memo from Massachusetts Division of Fisheries & Wildlife, re: Draft Priority Habitat Map of
rare species available for public comment, May 3, 2021 through July 3, 2021

Memo from Lovingsky Jasmin, re: newly formed Boxborough Diversity, Equity and Inclusion
Committee (DEIC)

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84151285406?pwd=dTFZRWE5TTlsS1Mzck9LWFFoZmlqdz09>

Meeting ID: 841 5128 5406

Passcode: 318630

One tap mobile

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+19292056099,,84151285406#,,,,*318630# US (New York)