



## TOWN OF BOXBOROUGH

### Planning Board

29 Middle Road, Boxborough, Massachusetts 01719

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www.boxborough-ma.gov

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

APPROVED ON September 20, 2021

### Meeting Minutes

**August 30, 2021**

**7:00 PM**

### Remote Meeting

**Members Present:** Mark Barbadoro (Chair), Cindy Markowitz (Clerk), Mark White, Rebecca Verner, and Robin Lazarow

**Also Present:** Simon Corson (Town Planner), Sue Carter (PLACES Associates), members of applicant teams, Michael Sauda (Haley Ward), Adam Costa, Town special land use counsel.

Mr. Barbadoro called the meeting to order at 7:00 PM.

**Public Comment** – none at this time.

The Board conducted other business until the time of the first scheduled public hearing, 7:15pm.

### **Administrative Business**

#### **Meeting Minutes**

Mr. White moved to approve the meeting minutes of July 19, 2021, as amended. Seconded by Ms. Verner.

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

Ms. Verner moved to approve the meeting minutes of August 9, 2021, as presented. Seconded by Mr. White.

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

#### **Town Center/Enclave Project**

Sue Carter, PLACES Associates, consulting town engineer, stated that she is pleased to see that the slopes on the project area are becoming established with grass. She stated that both basins on site have excess capacity. They are still not clean, due to the amount of rain received, but erosion control measures have been added. She will continue to make sure that the sandbags are in place to protect Sheriff's Meadow from any runoff of excess water.

In response to a question from Ms. Markowitz, Ms. Carter agreed that the temporary sales signage does seem to be a visual impediment while driving. Ms. Carter stated that the project's engineer was supposed to comment on this, and she will follow up.

In response to a question from Ms. Lazarow, Ms. Carter stated that it is still not quite planting season, but she will check with the Enclave team regarding some possible dead trees located in the new plantings.

**Correspondence and New Business (if any)**

Mr. Barbadoro noted that correspondence was received from Rich Guzzardi and Jim Comolli.

Jim Comolli stated that his correspondence has to do with the permitting process of the Board of Health and making possible modifications to their biological regulations to secure them further. While this deals mainly with the Board of Health, he believes it could also be helpful to the Planning Board.

Mr. Barbadoro stated that Mr. Guzzardi and Mr. Comolli's correspondences both seem to be concerned with a lack of coordination between the Board of Health and Planning Board. He noted that the Planning Board does invite the Board of Health to its meetings.

Mr. Barbadoro also noted that the Board moves as quickly as it can through information it receives and that meetings are often an iterative process. The Board can only move as quickly as it is able while complying with rules and regulations. He noted that he will be suggesting a subcommittee that will possibly meet with applicants to make them aware of the processes between boards/committees. He suggested that Mr. Guzzardi could help with this, as the EDC Chair.

**7:15 PM Priest Lane - continued from July 19, 2021, and from August 9, 2021**

**Owner/Applicant: Boxborough Town Center LLC**

**Definitive Subdivision Plan Application**

Mr. Barbadoro opened the public hearing and read the legal notice.

Greg Roy, Dillis & Roy, joined the Board, representing the applicant. He explained that a cover letter dated August 12, 2021, contains information on revised plans, revised drainage calculations, etc. He will continue to work with Sue Carter from PLACES Associates on cleaning up some comments. The goal is to get PLACES comfortable enough to recommend the plans for action by the Planning Board. He noted that the applicant is willing to authorize an extension on the Board's time to act on this item. He explained that one final plan revision and information from PLACES on this are yet to be submitted.

Mr. Roy explained that the proposal is for two single-family house lots at the end of Priest Lane. This is being done through the subdivision regulations because additional right of way needed to be created in order for the lots to have proper frontage. The proposed way will be privately held, maintained, and operated by the two house lots. This will not be shared with the Town or the other lots on Priest Lane. There are some waivers requested for the construction standards of roads that are normally accepted and owned by the Town.

Mr. Roy reviewed the letter of waiver requests.

**1. Rules & Regulations Section IV.A.13 – Dead-end Street with Circular Turnaround**

A waiver is being requested to allow for a “rectangular” turnaround rather than a circular turnaround. The layout geometry has been reviewed & approved by the Boxborough Fire Department.

**2. Rules & Regulations Section IV.A.14 – Length of Dead-end Street**

As part of Section IV.A, a specific waiver is being requested for the extension of a dead-end street. Priest Lane has an existing length of 793’ & the proposed work would increase the length by 156’ to a total of 949’. The proposed 156’ of road does include a turnaround. The proposed right-of-way, which technically constitutes an increase in the length of the dead-end-street, is being proposed to provide the legal frontage required for the construction of the two (2) single-family residences that are referenced in the decision. The design is meant to keep the area looking and feeling like a residential driveway.

**3. Rules & Regulations Section IV.A.17 – Planted Islands within Cul-de-sac**

A waiver is being requested from Section IV.A.17. The proposed road does not include a cul-de-sac and, as such, does not have a central “island” area for plantings. Relief has been requested from the proposed roadway standards to minimize the disturbance and intrusiveness of the subdivision road as it only serves two lots.

**4. Rules & Regulations Section IV.A.18 – Dead-end Street Cul-de-sac Dimensions**

A waiver is being requested from Section IV.A.17. The proposed road does not include a cul-de-sac and, as such, the maximum dimensions stated within Section IV.A.18 do not apply to the proposed layout. Relief has been requested for the proposed roadway standards to minimize the disturbance & intrusiveness of the subdivision road as it only serves two lots.

**5. Rules & Regulations Section IV.B.5 – Subdrains or Underdrains**

A waiver has been requested from Section IV.B.5 to allow for the road to be constructed without subdrains or underdrains. These are not typically included in a single-family driveway, which this is being designed to mimic.

**6. Rules & Regulations Section IV.B.4.5 – DEP Stormwater Management Form**

A waiver is requested for the requirements stated under Section IV.B.4.5. As stated within the Massachusetts Stormwater Handbook, the Massachusetts Stormwater Standards do not apply to a project if the project is a housing development comprised of detached single-family dwellings on four or fewer lots, provided there is no stormwater discharges that may potentially affect a critical area. There are no Areas of Critical Environmental Concern (ACEC) located on site. As requested by the Planning Board, drainage calculations have been provided to conclude that the 100-year storm has been analyzed for the Post-Developed condition to ensure no off-site flooding shall occur. In no circumstance does the peak rate of runoff in the Post-Developed calculations exceed

the peak rate of runoff in the Pre-Developed calculations due to the proposed mitigation from the employed devices.

**7. Rules & Regulations Section IV.C – Adequate Access from a Public Way**

A waiver has been requested from Section IV.C as the condition & width of the public way from which the subdivision has its access is considered to be adequate to carry traffic expected to be generated by such subdivision.

**8. Rules & Regulations Section III.C.3. – Environmental & Traffic Analysis**

A waiver has been requested for Section III.C.3 as it's intended that the addition of two single-family dwellings would not have a significant adverse impact on the criteria mentioned in Section III.C.3.

**9. Rules & Regulations Section III.C.4. – Landscape Plan**

A waiver has been requested for Section III.C.4. The intention is to keep the feel as a residential driveway and thus the plan is to keep as many trees as possible along the road and driveway.

**10. Rules & Regulations Section III.C(2).24. – Phasing Plan**

The proposed subdivision is intended to be completed within one phase and, as such, does not necessitate the need for a Phasing Plan. All required procedural items are indicated within plan set (setting silt sac's, installment of the temporary construction access, etc.)

**11. Rules & Regulations Section V.A.1. (3) – Construction of Subdivision Roadways**

A waiver is being requested from the requirement to excavate 21.5" below the finished grade. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards and will have an excavation closer to 14" below the finished grade. The pavement cross sections on Plan Sheet C7.1 display the required target depths.

**12. Rules & Regulations Section V.A.1. (6) – Construction of Subdivision Roadways**

A waiver is being requested from the elevations stated within Section V.A.1.6. The proposed road was designed to conform to the construction standards set forth in the shared/common driveway guidelines. The pavement cross sections on Plan Sheet C7.1 indicate pavement layers & depths.

**13. Rules & Regulations Section V.A.1. (8) – Construction of Subdivision Roadways**

A waiver is being requested from the elevations stated within Section V.A.1.6. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards. The pavement cross sections on Plan Sheet C7.1 indicate pavement layers & depths.

**14. Rules & Regulations Section V.A.3 – Sidewalk & Grass Strips**

A waiver is being requested for sidewalks & associated grass strips. There are no existing sidewalks located along Priest Lane, nor are there any sidewalks located along Burroughs Road. Allowance for this waiver would also aid in minimizing the look & feel of the proposed subdivision road.

**15. Rules & Regulations Section V.A.4 – Curbing**

A waiver is being requested for curbing on both sides of the proposed road along its entire length. Sections of bituminous berms are proposed along the road to aid in the collection of runoff to each catch basin.

**16. Rules & Regulations Section V.E – Street Trees**

A waiver is being requested from Section V.E. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards. The existing vegetation shall be retained to the maximum extent practicable.

**17. Rules & Regulations Section V.C– Monuments**

A waiver is being requested for Section V.C. Given that the property is going to be maintained in proprietary as a Private Way, a waiver is sought for the requirement of setting monuments for the proposed subdivision.

In response to a question from Ms. Markowitz regarding if the submitted Erosion/Sediment Control Plan is sufficient to address the Town's proposed stormwater regulations, Mr. Roy explained that this project will require a SWIP. The intention of the plan is to be specific on erosion and sediment controls, as required by the SWIP. He noted that Ms. Carter will likely be on site for inspections throughout the process.

Ms. Carter noted that there are requirements that this project will remove 90% TTS. It will also require phosphorus mitigation, from roof recharge and fertilizers. Mr. Roy noted that all of the runoff on site flows down to the Enclave basin. Ms. Carter stated that this area has the best soils on site. She stated that the SWIP will provide the Town with protection. She noted that the applicant needs to address stormwater recharge as part of this application, but she does not believe this will be a problem.

Ms. Verner stated that for waiver request #2, the applicant should show a clear and compelling reason that this would be a benefit for the Town. She stated that, as this is a small residential project, no landscape plan is likely needed, but it would be good to possibly see a tree preservation plan. Mr. Roy stated that he would make it clearer as to which trees are planned to be preserved on site.

In response to a question from Mr. Barbadoro regarding if there have been any changes to the drainage depicted on the plan, Mr. Roy stated that there has been additional information added regarding the stormwater basin capacity and the commitment to have it cleaned it out. He

explained that the stormwater management area has been reconfigured, but not significantly. The drainage analysis has also been expanded to look further downstream.

Ms. Carter noted that the outlet structure proposed is controlled so as to slowly release the same amount of runoff as pre-development. This needed to be changed in order to attenuate the system to the ledge on site. This ended up with an underground storage basin that will allow for slow release.

In response to a question from Mr. Barbadoro, Mr. Roy explained that the applicant previously approached the Conservation Commission regarding giving access to land in the back of the property, while keeping the access for the construction road intact. An agreement could not be reached on this item. Mr. Barbadoro noted that the difference currently is that the applicant is requesting waivers for a number of items.

Mr. Roy stated that the applicant is requesting that the public hearing be kept open until an agreed upon extension date of September 20, 2021. The applicant is okay with a draft decision being circulated prior to this meeting in order to review it and give comments on it.

Mr. White moved to continue this public hearing to September 20, 2021, at 7:15pm, via Zoom. Ms. Markowitz seconded.

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

Ms. Lazarow noted that there is a Master Plan Progress Report that she is hoping will be circulated to the boards/commissions in Town for their input to be returned no later than October 1, 2021.

**7:30 PM – 1414 Massachusetts Avenue**

**Owner: LPCH Boxborough**

**Applicant: Arranta Bio**

**Site Plan Approval Application**

Mr. Barbadoro recused himself as an abutter to this application.

Ms. Markowitz stepped in to Chair this hearing. She read the legal notice and opened the hearing. She noted that she will be proposing a hard stop on discussion of this topic at 10pm.

Paul Alphen, Alphen & Santos, P.C.; Richard Quinby, Arranta Bio; Karisa Hanson, Arranta Bio; Jim Noonan, Lincoln Properties; and Nick Facendola, Level Design Group joined the Board.

Ms. Markowitz noted that the Planning Board received responses to their previous questions, a review letter from Haley Ward, and a letter from Nitsch Engineering. The working group to start drafting the decision for this item has not yet been able to convene.

Michael Sauda, Haley Ward, explained that the applicant has done a better job defining the wastewater streams associated with the process. He believes, if conditions on site were different, the processed waste streams could go directly into the existing wastewater treatment plant, but, as it exists, this will be limited to only sanitary waste. He explained that the Board could condition an approval similar to those associated with the Vibalogics permit. He noted that the types of hazardous waste seem normal for this type of business. The Emergency Action Plan in place for the Watertown facility seems comprehensive and he would expect to see something similar for the Boxborough facility.

The Board and applicant discussed the definitions of “small” versus “very small quantity generator” and any possible prohibitions as part of the groundwater protection regulations.

Marie Cannon, Chair of the Board of Health, explained that the Board of Health will be meeting on September 8, 2021, and will discuss this item.

In response to a question from Ms. Markowitz, Mr. Costa stated that the Zoning Official did not make a zoning determination for either this application or for Vibalogics. He noted that it is generally not the role of the Planning Board to make this determination, but there is also some precedent that the Planning Board can make this determination if it is critical to the application.

Ms. Lazarow suggested that the approval could be drafted with a condition that this is deferred to a future Building Inspector zoning determination.

Mr. White stated that he is unclear as to why the Board is having this discussion now. He stated that he believes the Board should move forward with this application and that a future Building Inspector could always make a zoning determination.

Ms. Lazarow stated that she read Mr. Alphen’s letter on this subject and does not want to reopen the issue at this time.

Ms. Verner stated that she believes there may be a hazardous materials issue for both Vibalogics and this applicant. She is not sure that the correct determination has been made for either entity.

Mr. Alphen noted that the hazardous materials used on site will be incidental and, thus, covered under the Town’s bylaw provisions.

Mr. White stated that the application before the Board is for site plan approval. This deals with the location of the operation, parking, access, egress, lighting, etc. He believes this conversation is out of the lane for this application and appears to be an item for the Board of Health to discuss.

Ms. Markowitz stated that she believes this needs to be addressed by the Planning Board as it is in the Zoning Use Table.

Mark Barbadoro, 627 Old Harvard Road, stated that in the Zoning Act, a zoning determination is made by a Zoning Enforcement Officer. A building permit can be issued and then later the

determination can be decided to have been in error. He explained that he wants the Town to be cognizant of all the facts at hand, and that these facts should come out during public hearings, not within letters to the Building Inspector.

Ms. Markowitz agreed. She asked the applicant to redefine the word “incidental,” as used to describe their use of hazardous materials.

Mr. Quinby stated that he submitted a list of all the typicals used at the Watertown facility. The usage rate for any of these items depends on the work being done by the facility at a given time. The list of typicals are not all necessarily hazardous materials.

Jim Comolli, 451 Sargent Road, asked if the quantities of materials and hazardous levels of each will be provided as part of the Chemical Safety Plan. Mr. Quinby stated that it is yet unclear as to exactly which materials will be used in Boxborough, and so a list of typicals was provided. Mr. Quinby noted that more detail will be given during the annual review process.

In response to a question from Mr. White, Mr. Quinby agreed that the list of typicals given is comprehensive and that, while there may be more or less of these items on site or other materials used, this must be first run by someone. Mr. White noted that there seems to be a process in place beyond the Board to regulate any hazardous materials.

Ms. Markowitz asked how this process is vetted. Ms. Cannon stated that the Board of Health is comfortable with managing the process for wastewater. She noted that the Biosafety Committee will keep its thumb on this process. She stated that Arranta Bio is not yet ready to set the Biosafety Committee members and so this discussion is a bit ahead of itself.

Karisa Hanson explained that the Watertown Biosafety Committee has had 5-6 meetings since April. She believes that the Boxborough regulations will be similar to the Watertown ones. The list of chemicals provided by Arranta Bio are ones used in the permanent processes. If additional chemicals are needed, they will be included in the project registration that is reviewed by the Institutional Biosafety Committee (IBC). This group looks at the project holistically, including the project registration and submitting meeting notes to the Watertown Biosafety Committee. She noted that if there is an increase in flammable materials to be used on site, Arranta Bio has to go to the Fire Department for an amendment to a separate permit.

In response to a question from Ms. Markowitz, Ms. Hanson stated that, as part of the process, Arranta Bio will submit a biosafety application to the Board of Health that will include a list of chemicals to be used. Ms. Cannon stated that she believes this list of chemicals will be a public document available for review.

Barbara Salzman, Cobleigh Road, asked what the difference is between the IBC and the Watertown Biosafety Committee. Ms. Hanson explained that the IBC is Arranta Bio’s internal committee of employees that represent the business. This group looks at projects internally for risk assessment. Watertown added its own additional Biosafety Committee that includes one member of its Board of Health and one public member. This group fields all applications first,

gets presentations for the applications, and ultimately sends information to the Board of Health for its process of issuing a permit. This group acts as an in-between for the applicant and Board of Health, but the Board of Health gives the ultimate approval.

Ms. Hanson noted that, in Boxborough's case, the Town has decided to place a Board of Health member and a member of the public directly into the IBC. These people will sit at the internal meetings.

Ms. Cannon stated that the Board of Health would like to name Pam Follett to this position. She would like for Ms. Follett to speak to the process of identifying the member of the public to also serve on the IBC. Ms. Hanson noted that the community member typically comes from within the Life Sciences Industry.

Mr. White stated that he hopes choosing the other public member is an open process. Ms. Cannon stated that this has not yet been discussed by the Board of Health.

Ms. Markowitz suggested that the Board start with the Vibalogics conditions as a base product and then add onto them as necessary.

Ms. Lazarow noted that there was a possibility of including electric car chargers on site.

Ms. Markowitz requested more information regarding the lab modules being installed. Mr. Quinby stated that he will include a site plan sketch for this process. He explained that the process will involve taking out a section of the façade, moving the modules in, and returning the façade to look the same. This will involve the same materials and replacing the same vegetation. He noted that it is possible that this process would be done again in a few years. These modules should last for the lifetime of the building.

Ms. Markowitz requested a sketch showing the length/width of the temporary access road and a revised schematic of the space being used between the three on site entities: Arranta Bio, Vibalogics, and Lincoln Properties. Mr. Noonan stated that the schematic information was provided as part of a narrative in the traffic study.

Mr. White asked why this series of questions was being asked. He noted that the module being installed inside the building is clearly not increasing the floor space or impacting the building. Ms. Markowitz stated that the temporary access road could be a modification to the outside of the building and is thus within the Board's purview.

Mr. Guzzardi stated that the installed module is actually a good way to keep processes contained. This will not allow for the escape of any processed materials.

In response to a question from Mr. Conolli, Mr. Quinby stated that the module allows for a tighter and more contained method of building. This does not allow for additional space or quantity to be added.

Ms. Verner asked about reducing the number of parking spaces on site. Mr. Alphen explained that the parking lot is a preexisting, nonconforming item. If it was built today, under the current regulations, more paving and more spaces would be needed. The applicant would require a zoning variance in order to reduce the number of parking spaces and make it more nonconforming. The owner and applicant are not interested in this. Ms. Markowitz noted that the Planning Board has some discretion to waive the requirements in the zoning bylaw for this. Mr. Alphen stated that there are fairly strict requirements in order to grant this waiver.

Ms. Markowitz stated that the working group for drafting the decision for this application was previously agreed upon to be herself and Ms. Verner. The group will start with the Vibalogics decision and use it to craft a decision with Mr. Costa and Ms. Sauda's input. She suggested keeping the public hearing open and sharing the draft decision with the Board as soon as possible.

The group discussed the timeline for the draft decision and future meetings.

Mr. Barbadoro noted that he believes, if the parking lot of the property is lawfully preexisting non-conforming and had a discontinued use for more than two years, this may be considered abandonment and may require a special permit. Mr. Alphen suggested that the Town seek legal counsel on this item.

In response to a question from Mr. Costa, Mr. Facendola stated that the current parking lot does not meet the current zoning requirements in terms of parking spaces per square footage. He stated that he believes the lot is about 60-80 spaces shy of the requirement. He will send along the calculations for this. Mr. Alphen stated that, if this is a problem, the applicant will either ask for a waiver on the item or pave the rest of the space needed.

Ms. Salzman noted that she was pleased to hear charging stations may be included in the plan and asked if the applicant would consider adding solar panels to the building. Mr. Noonan stated that there is currently solar on site, and he is not planning to add more at this time.

Ms. Verner stated that the contents of the letter from Mr. Alphen note that there will be electric vehicle charging stations and bike racks. Ms. Salzman suggested that applicant could also look into solar batteries.

Mr. Costa explained that the objective of the working group is not to create a Planning Board subcommittee that conducts open public meetings. The intent is to move the decision process forward with a Board representative that might meet separately with himself, Simon Corson and maybe the applicant/applicant's representative to coordinate, structure, and prepare a draft decision that can be brought to the full Board for consideration. He recommended that the working group use the Vibalogics decision as a draft template.

Ms. Markowitz asked if the working group could contain two representatives from the Board. Mr. Costa stated this is possible as long as a quorum is not present.

Mr. Corson stated that the working group could work to draft the decision after receiving any comments from other Board members or additional items from the applicant.

Ms. Lazarow suggested that she would not include the applicant/counsel in the working group process without the Board first reviewing and vetting the proposed conditions.

Mr. Costa explained that the working session is meant to expedite the process and avoid a lengthy Board meeting. This can be done if the representative/s of the Board think they can capture the sense of the Board, but if each Board member feels it wants to contribute its own conditions to the process, this would best be done in a Board meeting open to the public.

Mr. White stated that he believes the Board has had time to ask any questions and get answers and so should pursue the working group path.

Ms. Markowitz stated that she might like to wordsmith some of the conditions further, especially regarding the biosafety requirements, liability, etc.

Ms. Lazarow stated that she believes the Board has had enough discussion for Mr. Costa and Mr. Corson to know a sense of the Board.

Ms. Verner stated that she likes the idea of transparency for the Board.

Mr. Corson stated that he will work to have a draft decision to Mr. Costa for review by September 10, 2021.

Ms. Lazarow moved to continue this hearing to September 20, 2021, at 7:45pm via Zoom. Mr. White seconded.

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

Mr. Barbadoro retook his place as Chair.

### **Administrative Business**

#### **ARPA Funds**

The Board discussed a number of ideas for the ARPA funds. It was noted that any ideas are sent to the Select Board, who will then prioritize them.

The Board narrowed down the list of ideas to include: business grants to assist with businesses along Route 111/help address alternative septic options, improving/increasing recreation and open space options/Liberty Fields and/or Blanchard School Master Plan, Aquifer Protection District hydrology study/hydrogeological study of groundwater and Aquifer Protection District – improvement of drinking water to population west of I 495, and scanning and document management software to assist with public records request/compliance software.

#### **Zoning Bylaw Recodification**

Mr. Barbadoro explained that this has been completed and is now in Interim Town Administrator, Carter Terenzini's hands.

Mr. Corson noted that he is working with Nick Christofori, CEI, Inc., on updates to the stormwater regulations bylaw.

Mr. Barbadoro explained that Interim Town Administrator Terenzini sent a memo offering one Planning Board member a seat at meetings held with new businesses coming into Town. Mr. White volunteered, with Mr. Markowitz as an alternate.

### **Planning Board Alternate**

Mr. Corson stated this has been posted and he has not had any responses yet.

### **Open Space and Recreation Plan**

Mr. Corson explained that approximately 5-10 hours of his time is being requested to work on this project for approximately the next six months. The Board agreed to allow Mr. Corson to use some of his time for this project.

Mr. White moved to allow Mr. Corson to use some of his time on the Open Space and Recreation Plan project. Ms. Verner seconded.

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

Mr. White moved to adjourn the meeting at 11:32pm. Ms. Lazarow seconded.

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

**Meeting Documents:**

APPLICATION FOR DEFINITIVE PLAN OF A SUBDIVISION, FOR “PRIEST LANE”,  
DILLIS & ROY CIVIL DESIGN GROUP, INC., Revised August 12, 2021

Memo from Dillis & Roy, re: Revised Plan Set & Drainage Calculations Definitive Subdivision  
– Priest Lane Boxborough, MA 01719, August 12, 2021

Memo from Dillis & Roy, re: Waiver Request, Definitive Subdivision – Priest Lane  
Boxborough, MA 01719, August 12, 2021

Stormwater Report, Priest Lane, Dillis & Roy – August 12, 2021

Memo from LEVEL Design Group, re: Arranta Bio Site Plan Review  
1414 & 1320 Massachusetts Avenue; 244A & 244B Adams Place; 984, 984A, 984B, 984C,  
1451, 1497 & 1634 Hazard Lane; 328 & 1451 Rear Hazard Lane, Boxborough, MA 01719,  
Assessor Parcel Numbers: 12-027, 12-028, 12-030, 13-004, 13-002, 17-005, 17-009, 17-010, 17-  
022, 17-023, 17-024, 17-025, 18-001, LDG File No. 1869.00, August 20, 2021

Memo from Nitsch Engineering, re: Nitsch Project #12995. 1414 Massachusetts Avenue Traffic  
Study Peer Review Boxborough, MA – August 19, 2021

Memo from Haley Ward, re: Re: Peer Review Services |1414 Massachusetts Avenue – Arranta  
Bio, August 26, 2021

Draft Meeting Minutes July 19, 2021

Draft Meeting Minutes August 9, 2021

Memo from Town Administrator Terenzini re: PB Observer for Various Discussions, August 4,  
2021

Correspondence from Rich Guzzardi

Correspondence from Jim Comolli

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

Join Zoom Meeting

<https://us02web.zoom.us/j/86591936141?pwd=Q0lXMVgrUnJkNWN6bTBVcFpZU1ZvQT09>

Meeting ID: 865 9193 6141

Passcode: 287140

One tap mobile

+13126266799,,86591936141#,,,,\*287140# US (Chicago)

+19292056099,,86591936141#,,,,\*287140# US (New York)