



TOWN OF BOXBOROUGH

Planning Board

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www.boxborough-ma.gov

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

APPROVED ON: October 28, 2021

Meeting Minutes

October 14, 2021

7:00 PM

Remote Meeting

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

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

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

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

Administrative Business

Meeting Minutes

Ms. Lazarow moved to approve the meeting minutes of September 20, 2021, as amended.

Seconded by Ms. Verner.

Roll call: Barbadoro – aye; Lazarow – aye; Verner – aye; and Markowitz – aye. 4-0-0; motion passed unanimously.

Correspondence and New Business (if any)

The Board discussed an email from Bill Litant, Chair of the Boxborough Council on Aging Board, regarding a liaison to the Planning Board.

Mr. Barbadoro noted that members of other boards are always welcome to attend Planning Board meeting.

The Board agreed to invite member/s of the Council on Aging to attend a future meeting, and to include an agenda item for potential joint Master Plan action items between the Council and Board.

Town Center/Enclave Project

Mr. Corson stated that he would like to wait on this item until Ms. Carter joins the meeting.

Zoning Bylaw Recodification

Mr. Barbadoro stated that he would like to wait to discuss this item until Mr. White can be present.

Cisco/Beaver Brook Campus development options

Mr. Barbadoro stated that there was a stakeholder's meeting recently. The stakeholders met with the group that currently controls the Beaver Brook project. This was a high-level meeting, and no timeline was yet discussed.

Zoom Webinar Format

Mr. Barbadoro noted that the Select Board recently switched to a Zoom Webinar format for their meetings. A benefit to the Webinar format is added controls over being "Zoom-bombed." A detriment to the format is that the general audience does not know who else is in the waiting room and, unless recognized and promoted to a participant, cannot speak during a meeting.

Mr. Corson explained that the Select Board and Planning Board are the only Town boards/committees currently considering making the switch to the Webinar format.

It was noted that there is little security over "Zoom-bombing" under the regular Zoom format. The meeting can be suspended for a time and the person removed, but that person cannot be kept out of a meeting entirely.

Mr. Corson explained that the Webinar format would create a bit of extra work for him, but he believes it would be worth it.

Mr. Barbadoro stated that he would like to wait to vote on this item until Mr. White is available.

Ms. Markowitz noted that she found the Webinar format constraining for those in the waiting room. She believes public participation should be encouraged during these meetings, and the Webinar format was not adequate in gauging this participation. She suggested that a live list of who enters or exits the waiting room during Webinar meetings could help this item.

John Markiewicz, Select Board Chair, explained that during the Select Board's Webinar meeting, the person managing the meeting announced all participants and if someone entered/exited.

Ms. Markowitz sat as Chair for the rest of the meeting. Mr. Barbadoro recused himself and exited the meeting.

7:15 PM – 1414 Massachusetts Avenue continued from July 19, 2021, August 9, 2021, August 30, 2021, and from September 20, 2021

Owner: LPCH Boxborough

Applicant: Arranta Bio

Site Plan Approval Application

Ms. Markowitz read the legal notice.

Ms. Markowitz noted that the Board is down one member, Mr. White, and that Mr. Barbadoro has recused himself and exited the meeting. She asked if the applicant would like to continue on.

Paul Alphen, Alphen & Santos, P.C.; Richard Quinby, Arranta Bio; Karisa Hanson, Arranta Bio; David Stevens, Arranta Bio; Lana Gladstein, Arranta Bio; Mark Bamforth, Arranta Bio; Jared Eigerman, attorney for Lincoln Properties; Jim Noonan, Lincoln Properties; and Nick Facendola, Level Design Group were in attendance for the hearing.

Paul Alphen, counsel for Arranta Bio, stated that the applicant would like to cite MA General Law Chapter 39, Section 23D – the Mullin Rule. Under this ordinance, a member of the municipal board who misses the testimony at a meeting can review the meeting at a later date and still participate in future votes on the item. The applicant has thus elected to proceed.

Ms. Markowitz stated that she would like for everyone to review the draft decision. The public hearing for this application is still open and, thus, comments from the public and applicant's team are welcome.

Mr. Corson explained that the most recent version of this draft decision was dated October 12, 2021.

In response to a question from Ms. Markowitz, Mr. Alphen explained that the formal name of the company is Arranta Bio MA2, LLC.

The Board and applicant's team reviewed the draft decision, making suggestions and edits along the way.

The Board agreed to include an email from Rich Quinby, dated October 12, 2021, as an exhibit to accompany the site plan application, in regard to the dimensions of the modules and details on the access road for the installation of said modules. The Board also agreed to include, by reference, Exhibit L from the Vibalogics application as part of this site plan application.

Ms. Lazarow moved to close the public hearing. Ms. Verner seconded.

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

Ms. Markowitz moved to approve the site plan decision for Arranta Bio MA2, LLC, as amended this evening. Ms. Lazarow seconded.

Roll call: Lazarow – aye; Verner – nay; and Markowitz – aye. 2-1-0; motion passed.

Ms. Verner noted that she voted against the motion because she does not believe this application fits under the definition of light manufacturing, that the hazardous materials to be used have not been proven to be incidental to the use of this project, and due to concerns of potentially negative impacts to the groundwater levels of the Aquifer Protection District, due to the off-siting of water associated with the project application.

Ms. Markowitz amended her previous motion to include that the Clerk be allowed to sign the decision. Ms. Lazarow seconded.

Roll call: Lazarow – aye; Verner – nay; and Markowitz – aye. 2-1-0; motion passed.

Ms. Markowitz noted that the Planning Board will next meet on October 25, 2021.

Mr. Corson stated that he sent each Board member a copy of the draft Zoning Bylaw and asked that comments be submitted to him by the end of the month. He explained that a representative of the Barrett Planning Group will address this with the Board at its next meeting.

Ms. Lazarow moved to adjourn the meeting at 11:33pm. Ms. Verner seconded.

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

Meeting Documents:

Draft Meeting Minutes September 20, 2021

Memo from Simon Corson, re: Schedule for 2022 Annual Town Meeting Zoning Bylaw Amendments, October 12, 2021

Draft DECISION AND CERTIFICATE OF CONDITIONAL APPROVAL ARRANTA BIO MA2, LLC. 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, October 12, 2021

Memo from Haley Ward, re: Re: Certificate of Conditional Approval |1414 Massachusetts Avenue – Arranta Bio, October 7, 2020

Email correspondence from Bill Litant, re: Council on Aging liaison to the Planning Board

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88013070229?pwd=aTZ6Rk9MOWQvTWZBeldNb0ZwNW1KZz09>

Meeting ID: 880 1307 0229

Passcode: 818612

One tap mobile

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