



**BOXBOROUGH PLANNING BOARD**  
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Mark Barbadoro, Chair   Cindy Markowitz, Clerk   Kathleen Vorce   Rebecca Verner   Mark White

August 15, 2022

Regarding the following zoning bylaw changes: **Amendment to § 2136 Floor Area Ratio, amendment to § 5002 Dimensional Schedule footnote 1, amendment to § 2158 Lot Coverage, and a total Zoning Bylaw recodification.**

Dear Select Board,

On August 10, 2022, and in accordance with Massachusetts General Law Chapter 40 Section 5, the Boxborough Planning Board voted 4 to 0 (one member absent), in favor of initiating the following changes to the Boxborough Zoning Bylaw as amended. The draft changes are provided in warrant form and bylaw form, with changes highlighted in red for emphasis.

The changes are as follows:

Add the following sentence to section 2136 Floor area Ratio after the last sentence:

“When calculating the total gross floor area of buildings on a lot, any gross floor area of buildings with a ceiling height greater than 12’ other than residential buildings and their accessory structures, shall be added twice to the total.”

2136 Floor Area Ratio shall mean the ratio of the total gross floor area of all buildings on a lot to the total area of the lot. **When calculating the total gross floor area of buildings on a lot, any gross floor area of buildings with a ceiling height greater than 12’ other than residential buildings and their accessory structures, shall be added twice to the total.**

Strike footnote 1 of table 5002 *Dimensional Schedule*.

*5002 Dimensional Schedule*

~~1 Unless drainage retention structures such as filtered catch basins, impoundments (impoundments), etc., are constructed which will ensure that the recharge rate will not be reduced by an amount more than the 30% coverage would produce.~~

Add the following phrase to the end of the sentence in section 2158 Lot Coverage: “, structures, and impervious surfaces”

2158 Lot Coverage shall mean the percentage of the lot area that is occupied by buildings, structures, **and impervious surfaces.**

Also please find a draft copy of the zoning bylaw as recodified. It is our hope that the Boxborough Select Board will vote tonight or at their earliest convenience to refer these changes to the Planning Board for public hearings on the language contained in accordance with M.G.L. C. 40A S.5.

Mark Barbadoro,  
Planning Board Chair