



BOXBOROUGH PLANNING DEPARTMENT
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 · Fax: (978) 264-3127
www.boxborough-ma.gov

April 25, 2022

APPLICATION REVIEW REQUEST

	Application Packet	Notice Only	N/A
Board of Selectmen		X	
Board of Health	X		
Building Department	X		
Conservation Commission	X		
Consulting Engineer	X		
Fire Department	X		
Historical Commission			
Housing Board			
Littleton Electric Light Department	X		
Planning Board	X		
Police Department			
Public Works Department	X		
School Committee			

Application: ZBA Special Permit

Address: 60 Codman Hill Road

Applicant: Concord Property Management

Project Description: raze a nonconforming structure and construct a new industrial building

Comments Needed By: Thursday, May 12, 2022

If you have any questions or need additional information for your review, please do not hesitate to call or email me at mnadwairski@boxborough-ma.gov. Thanks.

Mary O. Nadwairski
Planning Dept. Admin. Asst.

Not in jurisdiction / No Comment

*Concord meeting
May 4 2022*

Mary Nadwairski

From: Edward Kukkula
Sent: Wednesday, April 27, 2022 8:20 AM
To: Mary Nadwairski; Cannon, Marie; Ed Cataldo; Dennis Reip; 'Sue Carter'; Paul Fillebrown; Warren O'Brien; Mark Barbadoro; 'Jim Garreffo'
Subject: RE: ZBA Appl Review Request 60 Codman Hill Rd

Hello Mary,

I don't have any comments.

Ed

Ed Kukkula
DPW Director
Town of Boxborough
873 Massachusetts Avenue
Boxborough, MA 01719
Office: (978) 264-1792
ekukkula@boxborough-ma.gov

Mary Nadwairski

From: Shawn Gray
Sent: Wednesday, April 27, 2022 1:09 PM
To: Mary Nadwairski
Cc: Paul Fillebrown; Ed Cataldo; Kim Pelser; Susan Carter; Mark Barbadoro; James Garreffo
Subject: RE: ZBA Appl Review Request 60 Codman Hill Rd

Hi Mary,

I don't see any issues with the proposal. If the project does happen everything from a fire department standpoint would be built to today's current codes and standards. The only thing with the site currently which I hope the company is aware of is the fire pump for the sprinkler system on site does currently run 60 Codman Hill , 70 Codman Hill and one of the buildings in the back of 70 Codman Hill Rd. which we label as 70 Codman Hill Rd. Building "C". But that is a conversation that can be done much farther down the line if the project gets approval to be done. The Chief is cc'd in this email as well and may add to this further if he feels the need too.

Shawn

Captain Shawn S. Gray
Fire Prevention/Training Officer
Boxborough Fire Dept.
502 Massachusetts Avenue
Boxborough, Ma. 01719

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-----Original Message-----

From: Paul Fillebrown
Sent: Wednesday, April 27, 2022 9:53 AM
To: Shawn Gray <sgray@boxborough-ma.gov>
Subject: FW: ZBA Appl Review Request 60 Codman Hill Rd

Paul B. Fillebrown, Fire Chief
Emergency Management Director
Boxborough Fire Department
502 Massachusetts Avenue

Mary Nadwairski

From: Warren O'Brien
Sent: Monday, May 2, 2022 12:32 PM
To: Mary Nadwairski; Cannon, Marie; Ed Cataldo; Dennis Reip; 'Sue Carter'; Paul Fillebrown; Edward Kukkula; Mark Barbadoro; 'Jim Garreffi'
Subject: RE: ZBA Appl Review Request 60 Codman Hill Rd

No concerns

Lieutenant Warren J. O'Brien
Executive Officer, Commander - Internal Affairs, Public Information Officer, Records Access Officer
Department
520 Massachusetts Avenue
Boxborough, MA 01719
978-264-1750
Admin FAX 978-268-5123
wobrien@boxborough-ma.gov

Mary Nadwairski

From: James Garreffi <JGarreffi@nashoba.org>
Sent: Tuesday, May 3, 2022 9:01 AM
To: Mary Nadwairski
Cc: Kim Pelser; 'Cannon, Marie' [mailto:Cannon@apero.org]
Subject: RE: ZBA Appl Review Request 60 Codman Hill Rd
Attachments: Ground Water Regulations 042321.pdf; Board of Health Map - Groundwater Regulations - 4.9.21.pdf

Mary,

Here are the areas of concern for the Board of Health.

- 1.) There is a sewage disposal system currently on the site which has a specific capacity; the Board will need information on the use of the proposed building to determine whether the existing system can accommodate the proposed project. An increase in design flow to the sewage disposal system will require a sewage disposal system in compliance with the current Title 5.
- 2.) The Board will need information on the location of the proposed building relative to the existing components of the sewage disposal system and the reserve area. There are two systems on the site.
- 3.) The Board will need proof the existing public water supply is in compliance with 310CMR22.00 prior to endorsing a building permit application.
- 4.) If the proposed building has floor drains, other than located in bathrooms or kitchen facilities, those drains will need to be discharged to an industrial waste holding tank in compliance with 314CMR18.00.
- 5.) Any proposed businesses can't create a "condition of air pollution," as defined by 310CMR7.00. Noise related to trucks and loading docks need to be considered during construction.
- 6.) The applicant shall comply with the Board's groundwater regulations (attached).

Jim

Mary Nadwairski

From: Tom Flynn <tfflynn@lelwd.com>
Sent: Thursday, May 12, 2022 11:18 AM
To: Mary Nadwairski
Cc: Pat Lavery; David Ketchen
Subject: RE: ZBA Appl Review Request 60 Codman Hill Rd

Hi Mary,

LELD has the following comments:

- LELD has underground three phase infrastructure feeding the existing building that may need to be modified to support the new building.
- An updated site easement must be granted to LELD before construction.
- LELD must receive detailed site drawings approved by the Planning Board before starting the electric site utility design.
- Developer must comply with the latest version of the LELD Construction Handbook.
- Once approved by the Planning Board, LELD will require a meeting with the developer to go over loading and other electrical requirements.

Thanks,

Tom Flynn
Electrical Engineer
Littleton Electric Light and Water Departments
(978)540-2263
tfflynn@lelwd.com

From: Pat Lavery <plavery@lelwd.com>
Sent: Tuesday, May 3, 2022 1:54 PM
To: Tom Flynn <tfflynn@lelwd.com>
Subject: FW: ZBA Appl Review Request 60 Codman Hill Rd

Tom, can you take the first pass at these comments?

Thank you,

Patrick Lavery
Engineering and Operations Manager
Littleton Electric Light and Water Departments
(978)540-2255
plavery@lelwd.com

From: Mary Nadwairski [<mailto:MNadwairski@boxborough-ma.gov>]
Sent: Tuesday, April 26, 2022 3:16 PM
To: David Ketchen <dketchen@lelwd.com>; John Lanciani <JLanciani@lelwd.com>; Pat Lavery <plavery@lelwd.com>; Nick Lawler <NLawler@lelwd.com>
Subject: ZBA Appl Review Request 60 Codman Hill Rd