



Boxborough Town Center Update

June, 2018

Project Summary

- **1989** - 80+ acres of land are re-zoned as the Town Center District by a vote at Annual Town Meeting. The intent was to create a real Town Center, with mixed-use buildings and a park-like common area in a Colonial village style setting that would bring Boxborough townspeople together.
- **May, 2013** – The landowners of the 80+ acres in the Town Center District – Acton contractors James Fenton and Michael Jeanson, (Boxborough Town Center, LLC) and Boxborough resident John Lyons (Mane Realty Trust) [“The Developers”] – file a Preliminary Subdivision plan for a 500-foot roadway, 2 lots and 1 two-unit building for senior housing and thereby achieve a zoning freeze (under 2012 Zoning Bylaws) for a substantial portion, but not all of the land.
- **December, 2016** – The Developers file an Application for Site Plan Approval and Stone Wall Removal with the Boxborough Planning Board for 100 units of private, age-restricted (55+), luxury housing (\$550,000 and higher) on approximately 58 acres in the Town Center District. They have an agreement with Toll Brothers, a national builder, to develop the project.
- **January, 2017 - April, 2018** – The Boxborough Planning Board holds a series of public hearings to obtain additional information from the Developers and their consultants, and to address comments from the public.
- **May 2, 2018** – The Boxborough Planning Board files its formal written decision to deny the Site Plan Application.
- **May, 21, 2018** – The Developers file an appeal of the Planning Board’s Denial of the Application for Site Plan Approval in Massachusetts Land Court.
- **June, 2018** – The town’s legal counsel (KP Law) enters a Notice of Appearance and a Case Management Conference is scheduled for the parties for June 25, 2018. The case is currently scheduled for 31 months until trial.

Citizens to Save Our Town Center (SOTC) is monitoring the activities in this case and exploring options to ensure that this massive development will not be built. No real Town Center will be created with this private development. It does not fulfill the original intent and purpose of the Town Center District zoning and it will have many adverse economic, environmental and safety impacts to the town and its residents.

What can you do?

- ❖ Learn more about this issue: Review the project documents on the town website at: <http://www.boxborough-ma.gov/planning-board/pages/current-projectsapplications> and visit our website at: <http://boxboroughtowncenter.org/>
- ❖ Talk to your friends and neighbors to let them know that the project is currently in litigation and to let the Board of Selectmen, which authorizes the funding for the litigation on behalf of the town, know that you support the Planning Board’s decision to deny.
- ❖ Sign up to receive email updates from SOTC at our table.
- ❖ Help SOTC continue our public outreach and monitoring efforts by making a donation. For more information on how to donate, send us an email at fundraising@boxboroughtowncenter.org

Thank you for your support!