

5/21/86 cc left in Planning Bd. box

A. J. LANE & CO., INC.

1500 Worcester Road, Framingham, Massachusetts 01701 / Telephone: (617) 879-3600

May 20, 1986

Board of Selectmen
Town of Southborough
Town House
Southborough, MA 01772

ATTN: Mr. Aldo Cipriano, Chairman

Mr. Chairman and Board Members:

On Tuesday, May 13, 1986, the Board of Selectmen held a site plan review in consideration of an application filed for a proposed executive office building to be located at 250 Turnpike Road, Southborough, Massachusetts. Details of the proposal were presented by William M. Robertson, P.E., of W. M. Robertson Engineering, Michael Haas of ADD, Inc., Architects, and Paul A. Chisholm, A. J. Lane & Co., Inc. The meeting was continued until May 27, 1986 to allow the members sufficient time to study the proposal as presented.

In order to reaffirm to the Board of Selectmen the verbal commitments made by A. J. Lane & Co., Inc., the following summary of issues and responses to those concerns are presented for your review:

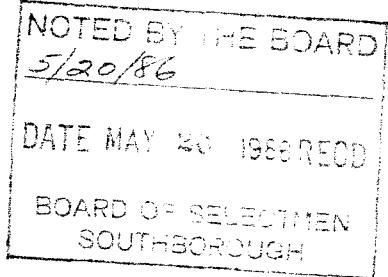
1) PARKING LOT SCREENING

Response: A. J. Lane & Co., Inc. will comply fully with all zoning requirements for screening, both on our abutters' property lines and the suggestion of additional plantings along the frontage on Turnpike Road. Plantings along our abutters' property lines will be made every 2.5 feet such that a mature height of 5'-6" be realized in three (3) years.

PSAC

2) PARKING ON RESIDENTIAL LAND AND POSSIBLE REDUCTION

Response: A. J. Lane & Co., Inc. would be willing to reduce the amount of parking spaces to be provided if the Board feels such a measure appropriate. We would prefer to reduce those spaces in the easterly section as these spaces are not only farthest from the building, but also are closest to our residential abutters.



Mr. Aldo Cipriano
Chairman
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3) RETENTION BASINS AND OPEN SPACE BUFFERING

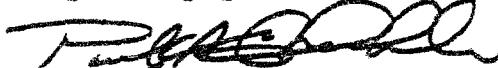
Response: A. J. Lane & Co., Inc. will, by deed restriction and to be noted on the recorded plan, provide a permanent open-space buffer to be preserved in perpetuity.

4) WESTERLY CURB-CUT ENTRANCE TO THE SITE

Response: The approved curb-cut permits for both Eagle Leasing Inc. and A. J. Lane & Co., Inc. were approved in unison, and as such, were reviewed, designed and approved by the Commonwealth of Massachusetts Department of Public Works. The new entrances for both sites will be both widened and improved for sight, acceleration and deceleration considerations. As an additional commitment, A. J. Lane & Co., Inc. will monitor post development traffic patterns by limiting, as stated, parking lot access to only handicapped, some visitor and preferred-parking only vehicles. Additional traffic-control measures may be implemented as approved by the Commonwealth of Massachusetts Department of Public Works.

If you should have any questions or seek additional information, please contact me at (617) 879-3600. I thank you for your consideration in this matter.

Very truly yours,



Paul A. Chisholm
Director of Development

PAC/jg