

RECEIVED

2025 OCT 22 A 10:20

TOWN CLERK
BILLERICA

MODIFICATION OF SITE PLAN SPECIAL PERMIT PACKAGE

For

PROPOSED FLEX/LIGHT INDUSTRIAL BUILDING

0 & 161 Concord Road
Billerica, Massachusetts

Submitted to:
Billerica Planning Board
365 Boston Road, Room 105
Billerica, MA 01821
Attn: Marlies Henderson, Chairman

In Association With:
Vanasse & Associates, Inc
35 New England Business Center Drive
Suite 140
Andover, MA 01810

Proponent:
Berkeley Concord Dr. Owner, LLC
Berkeley Investments, Inc.
125 High Street, Suite 531
Boston, MA 02110

Prepared by:
BOHLER //
45 Franklin Street, Floor 5
Boston, MA 02110

October 10, 2025

Billerica Planning Board
365 Boston Road, Room 105
Billerica, MA 01821

**RE: Modification of Site Plan Special Permit
Proposed Flex/Light Industrial Building
0 & 161 Concord Road
Billerica, MA**

Dear Members of the Board:

On behalf of the Owner/Applicant, Berkeley Concord Rd. Owner, LLC, Bohler is submitting a request for a modification of the Site Plan Special Permit associated with the proposed Project located at 0 & 161 Concord Road. The subject property is further identified as Map #68 Block #22 Lot 1 and Map #69, Block #29 Lot 2 on the Town of Billerica Tax Assessor's Map. The property, which contains approximately 22.8 acres of land situated on the northern side of Concord Road, is in the Route 3/Concord Road Industrial District. The project 'Site' which represents the limit of work is approximately 11.0 acres and is limited to the area upland from the site wetlands to the north and is bound by Concord Road to the south.

Based on market conditions, the proposed Project use is being modified from a Lab cGMP use to a Flex/Light Industrial use. As a result, the building footprint has been modified slightly to have a reduced depth and increased length, in order to better serve the anticipated tenants. The changes result in a building footprint reduction from 148,550 square feet down to 147,400 square feet. The proposed number of parking spaces have been reduced from 365 spaces down to 264 spaces, with a larger loading area proposed in the back of the building to provide more flexibility in loading dock locations based on tenant demands. The proposed number of parking spaces still meet the zoning requirement. The limit of disturbance has also been modified slightly to better accommodate the new building and associated loading area, which has also resulted in a reduction in Riverfront Area disturbance. Additionally, based on the updated grading approach, the proposed walls have been reduced in height, and eliminated completely in some areas. The proposed driveway, stream crossing, and associated impacts remain unchanged under the proposed Project. Please refer to the project narrative for additional detail on the proposed changes from the previously approved project. Additionally, the Overlay Exhibit included in the package depicts the proposed changes in red shown over the previously approved site plan.

Due to the existing wetland resource areas, their associated buffers, and an irregular lot shape, the proposed Project will still require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The building perimeter green strip has been increased to 43% under the proposed Project compared to 35% in the previously approved design, but still requires relief from the 75% requirement. Additionally, the proposed Project still requires relief from the lot perimeter green strip associated with the same property line pinch point located at the northeast corner of the proposed building.

Enclosed with this application are the following materials and supporting documentation:

- Ten (10) copies of the Modification of Site Plan Special Permit Package;
- Ten (10) reduced size copies (11"x17") of Proposed Site Plan Documents, dated July 28, 2022, revised October 10, 2025;

BOHLER //

- Three (3) full size copies of Proposed Site Plan Documents, dated July 28, 2022, revised October 10, 2025; and
- Three (3) copies of Supplemental Drainage Package dated October 10, 2025.

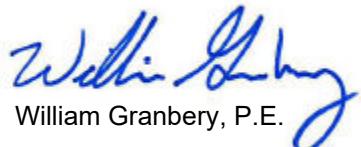
Checks (under separate cover):

- Site Plan Special Permit Application fee in the amount of \$350.00.

We look forward to discussing this Project with the Board on November 10, 2025. Should you have any questions or comments upon reviewing this package, please feel free to contact us at (617) 849-8040, zrichards@bohlereng.com or wgranbery@bohlereng.com.

Sincerely,

BOHLER



William Granbery, P.E.



Zachary Richards, P.E.

SECTION 1:
PROJECT NARRATIVE & REQUIRED FINDINGS
STATEMENT

PROJECT NARRATIVE & REQUIRED FINDINGS

For ease of review, the original narrative is included below, with updates or changes described below each section in bold blue text.

Special Permit Criteria:

1. The use is compatible with other uses in the area where located.

The property is located within the Industrial District and is bounded by the Concord River, wooded areas and an R&D complex to the east, a commercial office park to the west, and Concord Road to the south. The site is also located within the Route 3/Concord Road Industrial District, identified in Billerica's Master Plan as one of the nine established industrial districts in the Town.

The proposed current Good Manufacturing Practice (cGMP) lab building is anticipated to function as a biomanufacturing and life science facility supporting various processes that may include drug manufacturing, translational research projects, clinical trial participation, regulated drug commercialization acceleration, etc. The proposed design including building footprint, loading operation areas, and vehicle parking fields has been located primarily in the southern portion of the Site due to the wetland and riverfront resource areas to the north, while also proposing to maintain a vegetative buffer along the scenic route, Concord Road. The Project will also include associated stormwater management infrastructure which will provide treatment to the new impervious area as well as attenuate peak runoff rates to the surrounding wetlands.

Upon review of the current uses across nearby properties, the existing buildings are mainly devoted to office, lab, and manufacturing uses. The introduction of a cGMP lab facility to the Site is an appropriate addition to the property and will be compatible with the design intent of the Industrial District. Life science is a growing sector that we feel will flourish in this area and complement the existing buildings and adjacent campus while attracting new tenants to the Town.

This context is still consistent with the proposed use as a Flex/Light Industrial use within the Industrial District.

2. There is adequate landscaping and buffer to screen the use from surrounding uses.

The building as proposed will be screened along Concord Road with a vegetated buffer and mounded berms that will be designed to minimize views from the public way and maintained on an ongoing basis. Likewise, there is sufficient vegetated buffer along the property line to screen from abutting private properties to the east and west, with the exception of the north east corner where a sharply irregular lot shape prevents the buffer within the Site. However, at this location, the abutting area immediately offsite is bound by the property line and a perennial stream and is therefore unlikely to ever be developed, mitigating the need for a buffer within the subject property. It should be noted that the loading operations were carefully sited to be in the rear of the building to preclude visibility to the public and will therefore not adversely affect any surrounding properties.

This is consistent with the proposed modifications and additional landscape screening has been proposed along the frontage and Concord Road.

Site Plan Review Criteria:

1. ***Buildings, Structures, and Site Character:** All buildings, structures, and uses of the property shall comply with the use and special permit requirements and dimensional, parking and loading, and signs and lighting regulations of this Zoning By-law. Any property subject to a variance shall comply with the provisions of the variance and need not comply with the section of the Zoning By-law that was varied. Unless otherwise provided by this Zoning By-law, any change, substantial extension of a use, reconstruction, extension, or alteration of a pre-existing nonconforming building, structure, or use that requires site plan approval shall comply with this section.*

The Project will require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The green strip requirement of the Industrial District requires that a 20-foot-wide strip of plantings and green space be maintained around the entirety of the lot perimeter (except in the location of curb cuts) and around at least 75% of the building footprint perimeter. As mentioned above the irregular shaped lot prevents the lot perimeter green strip from being provided at a singular pinch point in the northeast corner of the Site. Additionally, to provide required parking for the new facility and limit disturbance to the resource areas and buffer zones, the building perimeter green strip is only able to be provided for approximately 35% of the proposed building perimeter. The provided green strip is generally around the primary parking areas and faces the frontage on Concord Road. As such, the Applicant is requesting relief from the building and lot perimeter green strip requirements based on the proposed Project. Otherwise, the Project is in compliance with the regulations of the Town's Zoning By-Laws.

Relief is still being requested, although the building perimeter green strip has been increased from 35% to 43% under the proposed modifications.

2. ***Traffic:** Adequate access shall be provided to serve the proposed use, building, or structure. Adequate access shall include provision for emergency and fire access and convenient and safe vehicular and pedestrian movements within the site and in relationship to adjoining streets and surrounding properties. If access is not adequate, the applicant shall apply for approval of a definitive subdivision plan from the Planning Board in accordance with M.G.L., Ch. 41, §§ 81K – 81GG.*

Primary access to the Project site will be provided by the existing driveway that has been established (partially constructed) opposite Middlesex Turnpike at the Concord Road/Middlesex Turnpike intersection and is incorporated into the existing traffic signal system (the “west driveway”), with secondary access to be provided by way of new a right-in/right-out driveway that will intersect the west side of Concord Road generally opposite the driveway to the Middlesex Crossing residential community (the “east driveway”). On-site parking will be provided for 370 vehicles.

The Site Plan Special Permit checklist states that a traffic review is required as part of the submittal. A Transportation Impact Assessment by Vanasse & Associates, Inc., dated May 6, 2022, has been included to assess the anticipated traffic flows associated with the project.

As described in the Traffic Impact Evaluation, vehicle trips have been reduced from the approved project under the proposed modifications. Additionally, parking spaces have been reduced but still comply with the zoning requirements.

3. *Parking, Loading, and Lighting:* *Safe and adequate parking, lighting, internal traffic control, and off-street loading and unloading shall be provided to permit normal operation of the proposed use.*

Safe and adequate parking and internal traffic control will be provided on the property with lighting, signage, and striping. Eight loading docks are proposed in the rear of the building off the access drive. The loading docks have been designed to accommodate vehicles up to WB-67 trailers. The siting of the loading docks shields the necessary loading operations from the scenic road, pedestrian infrastructure, and parking areas. ADA accessible parking stalls are located closest to the building's entrances in the front to maximize accessibility and proximity.

The Site Plan Special Permit requirements include the submittal of a lighting plan, which has been included in the Site Development Plans. This proposed lighting plan includes photometrics that provide appropriate light levels consistent with the industry standard. The light fixtures are located at a sufficient distance from the property line and have been designed such that lighting spillover will not occur outside of the limit of work.

This description is consistent with the proposed modifications.

4. *Storm Water and Site Drainage:* *All storm water and site drainage shall comply with the requirements of any Town By-Laws or rules and regulations pertaining to storm water and site drainage, other than Subdivision Rules and Regulations.*

The proposed project will provide new stormwater management systems that will be constructed in accordance with applicable MassDEP state and local requirements, and these findings are detailed in the enclosed Site Development Plans and Drainage Report. Additionally, a Notice of Intent is being filed with the Conservation Commission for their review and comment.

A request for an amendment to the Order of Conditions has been filed with the Conservation Commission. In order to minimize disturbance to the Riverfront Area and associated tree clearing, the Project is seeking a waiver from the Department of Public Works Engineering Division (authorized agent) for Section 6.6.010.2.d.1 in the Board of Health Rules and Regulations Chapter 6, Stormwater Management Regulations which requires stormwater volume attenuation. Site constraints include the presence of high groundwater (within 3 feet of existing grade) in addition to the presence of glacial till and very low infiltration rates. Typically, volume attenuation is required in municipalities who seek to reduce the volume of stormwater being discharged to the Town's drainage infrastructure in order to improve capacity. For this Project, the stormwater systems discharge into the adjacent resource areas and ultimately the Concord River, therefore, there are no existing capacity concerns or impacts. An above grade stormwater basin to comply with this local regulation would require additional tree clearing and impacts within the Riverfront Area. The proposed Project is seeking this waiver with the goal of avoiding these additional impacts. The proposed stormwater system is otherwise consistent with the previously approved project and will meet all of the state stormwater standards.

5. *Utilities:* *All utilities shall comply with the requirements of any Town By-Laws or rules and regulations pertaining to utilities. Moreover, all utilities shall be designed in accordance with the requirements of the particular utility company to which they are associated.*

The project Site is proximate to existing utility infrastructure including water, sewer, gas, and electric which are located in Concord Road. The proposed GMP lab facility building will be serviced by new connections to these existing off-site utilities which are anticipated to be adequate to serve the proposed Project based on initial meeting with the Town. These proposed utility services and connections are further detailed in the enclosed Site Development Plans. The Applicant will continue to coordinate closely with the Town's Engineering Division of the Department of Public Works relative to the proposed utilities.

This description is consistent with the proposed modifications.

6. *Town Services: Unreasonable demands shall not be placed on Town services and infrastructure.*

The proposed GMP lab facility building is consistent with the uses located within the Industrial District and adjacent commercial campus. The proposed GMP lab facility building will be serviced by new connections to existing off-site utilities which are anticipated to be adequate to serve the proposed Project based on initial meetings with the Town. The Transportation Impact Assessment also outlines the associated traffic demands associated with the Project, which are not anticipated to place any unreasonable demands on the roadway infrastructure in the area. Furthermore, the proposed quantity of parking spaces at the Site will be adequate to support the Project. The Applicant will continue to coordinate closely with Town staff as design progresses ahead of a Building Permit, and as a tenant is identified, to ensure that unreasonable demands are not placed on Town services and infrastructure.

This description is consistent with the proposed modifications.

7. *Vegetation and Landscaping: Whenever possible, existing vegetation and landscaping amenities shall be preserved to lessen the impact of the proposed use, building, or structure on surrounding properties, and the proposed use, building, and structure shall be integrated into the existing landscape through use of vegetative buffers, introduction of plant materials, slope protection, and retention of open space.*

The proposed project has preserved the natural landscape where the extent of clearing can be limited through standard grading practices and incorporation of retaining walls. Further, a primary site planning principle guiding the project is to "preserve & enhance" the scenic landscape of Concord Road. As such, the existing vegetated buffer along Concord Road is proposed to be infilled and enhanced as part of the landscape design. To further screen views, the project includes a subtle berm or landscape mound along Concord Road that reemphasizes views toward the proposed landscape.

In particular, native plantings will be installed per the Town's Zoning By-Law requirements, with deciduous trees planted in the parking areas and adjacent to the proposed building. Additionally, shrubs and perennials will be used at the perimeter of the building as foundation planting. The plantings proposed for this Site will be low maintenance, native plantings. An outdoor patio amenity space is also being designed for employee use in close proximity to the building. Site lighting will also be provided and installed per industry standards using LED light fixtures. Light poles and/or wall mounted lighting has been proposed to illuminate pedestrian walkways, the patio amenity space, building entrances, parking spaces, and the loading dock.

The Project will require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The green strip requirement

of the Industrial District requires that a 20-foot-wide strip of plantings and green space be maintained around the entirety of the lot perimeter (except in the location of curb cuts) and around at least 75% of the building footprint perimeter. Otherwise, the Project is in compliance with the regulations of the Town's Zoning By-Laws.

A Landscape Plan is included in the enclosed Site Development Plans that details the proposed landscaping within the development area as well as the local landscaping requirements.

This description is consistent with the proposed modifications. Additional landscaping and mounding has been proposed along Concord Road to further enhance the buffer.

8. *Wetlands: The issuance of a site plan approval special permit shall be conditioned on obtaining and complying with any Order of Conditions issued by the Billerica Conservation Commission under the Wetlands Protection Act, M.G.L., Ch. 131 and on the Rules and Regulations of the Billerica Board of Health.*

The property contains existing resource areas which include bordering and isolated vegetated wetlands and riverfront area from the Concord River to the North and a perennial stream to the East. Accordingly, a Notice of Intent was filed with the Conservation Commission on May 11, 2022 concurrent with this submission to the Planning Board, for the work proposed within the 200-Foot Riverfront Area, 100-Foot Bordering Vegetated Wetland buffer, and within the wetland resource area and associated local and state buffers for the driveway crossing. The project will also involve a wetland replication area at a 1.5:1 ratio for the impacted wetlands associated with the driveway. It is anticipated that these two permitting processes will run concurrently. A stormwater permit for the proposed Project will also be sought from the Board of Health concurrent with this application. The proposed Project will comply with the state and local regulations that govern the resource areas located on the property and adjacent to the Site.

This proposed driveway, stream crossing and associated wetland replication is unchanged under the modification. Additionally, Riverfront Area disturbance has been reduced and disturbance within the 100 foot wetland buffer has been slightly increased.

Summary of Requested Relief:

The Project will require relief from the green strip requirements via the Site Plan Special Permit process per Section 7, Subsection G of the Town's Zoning By-laws. The green strip requirement of the Industrial District requires that a 20-foot-wide strip of plantings and green space be maintained around the entirety of the lot perimeter (except in the location of curb cuts) and around at least 75% of the building footprint perimeter. As mentioned above the irregular shaped lot prevents the lot perimeter green strip from being provided at a singular pinch point in the northeast corner of the Site. Additionally, to provide required parking for the new facility and limit disturbance to the resource areas and buffer zones, the building perimeter green strip is only able to be provided for approximately 35% of the proposed building perimeter. The provided green strip is generally around the primary parking areas and faces the frontage on Concord Road. As such, the Applicant is requesting relief from the building and lot perimeter green strip requirements based on the proposed Project. Otherwise, the Project is in compliance with the regulations of the Town's Zoning By-Laws.

Relief is still being requested for the building perimeter and lot perimeter green strips, although the building perimeter green strip has been increased from 35% to 43% under the proposed modifications. The Project is also seeking a waiver from the Department of Public Works Engineering Division (authorized agent) for Section 6.6.010.2.d.1 in the Board of Health Rules and Regulations Chapter 6, Stormwater Management Regulations, as referenced above.

SECTION 2:
SITE PLAN APPLICATION FORM & SPECIAL PERMIT
CHECKLIST

FORM S

Application for Site Plan Special Permit

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan of the property located in the Town of Billerica for a Site Plan Special Permit pursuant to the requirements of Section 6 of the Billerica Zoning By-Laws to construct an addition or structure containing 147,400 square feet of gross floor area at:

Location 0 & 161 CONCORD ROAD, BILLERICA, MA 01821
BERKELEY CONCORD RD. OWNER, LLC

1. Applicant C/O BERKELEY INVESTMENTS, INC.

Address 125 HIGH STREET, SUITE 531, BOSTON, MA 02110

Telephone (617) 456-3305

2. Engineer/Surveyor BOHLER

Address 45 FRANKLIN ST, FLOOR 5, BOSTON, MA 02110

Telephone (617) 849-8040

3. Deed(s) of property recorded in the MIDDLESEX NORTH REGISTRY OF DEEDS

Registry: Book 31347 **Page** 47
Location, metes and bounds description of property.

Please refer to the attached survey for the full location, metes, and bounds description of the property.

Signature of Owner 

Name of Owner (print) YOUNG PARK, AUTHORIZED PERSON

Address of Owner 125 HIGH STREET, SUITE 531, BOSTON, MA 02110

Assessor's Plate 68 **Parcel** 22-1

Special Permit Checklist

All of the listed items below must be provided in order for an application to be accepted.
(Any waivers of these items must be approved by the Planning Board prior to submittal.)

- Detailed Drainage Calculations (5 copies)
- Site Plan Application Form (Original and 3 copies)
- Site Plan per sec. 6.E of the Zoning By-Law (13) full copies (9) reduced sets of site & grading only. **All individual sets shall be assembled, stapled and folded**

Plans must detail the drainage plan, grading plan, landscape plan, existing topography, flood plain delineation and wetlands delineation. Site Plans must show all existing and proposed buildings, pavement, curb cuts, parking spaces, distance of all buildings to lot lines, lot dimensions and a sketch elevation of the proposed structure. **To guarantee clarity these plans must be drawn on at least 2 separate sheets not including the building elevation.**

- Landscape plan stamped by a certified professional landscape architect showing location of plantings, plant species and a summary table showing total numbers of plants of each species (20 copies). All trees shall be native.
- Filing Fee \$350.00
- Proof of Ownership
- Copies of Variances and/or Special Permits
- Traffic Study
- Statement addressing how the proposal meets the “Required Findings” listed under section 6.
- Aerial photographs of the site and the adjacent area.

X Abutters List – *Abutters list must include all abutters to abutters within 300 hundred feet of the site. A copy of the assessor's map with the 300 ft. boundaries must accompany the list. The Town Assessor's Office must certify the list within 30 days of submittal. (List D).*

X Consultant retainer in the amount of \$5000 made out to the Town of Billerica. In some cases this amount may increase based on our consultant's evaluation of the tasks required for a complete evaluation of a particular application. If a proposal is limited in size or complexity the applicant may request a reduction of this retainer which may be granted by a majority vote of the Planning Board at a regularly scheduled meeting. No application will be judged complete unless the retainer is provided or the Planning Board has granted a waiver or modification of such prior to submittal.

(UNDER
SEPARATE
COVER)

**WRITTEN DOCUMENTATION THAT THE BUILDING INSPECTOR HAS
REVIEWED THIS SUBMITTED SITE PLAN.**

I understand that as applicant I will be responsible for the cost of advertising the mailing of the notices to abutters and the payment for any consultant(s). I also understand that completion of all items on this checklist does not preclude the board from making a determination that an application is incomplete.

Signature



SPSP Checklist
July 2018

FORM S-R
Application for Scenic Road Permit

To the Planning Board:

The undersigned herewith submits the accompanying documentation relating to a scenic road located in the Town of Billerica for a permit pursuant to the requirements of the Planning Board's Scenic Road Rules and Regulations:

Location 0 & 161 CONCORD ROAD, BILLERICA, MA 01821

BERKELEY CONCORD RD. OWNER, LLC

Applicant C/O BERKELEY INVESTMENTS, INC.

Address 125 HIGH STREET, SUITE 531, BOSTON, MA 02110

Telephone (617) 456-3305

Describe proposed work: Proposed approx. 147,400 SF Flex/Light Industrial

building with approx. 264 parking spaces.

If you abut the scenic road your property deed recorded in the MNDRD

Registry: Book 31347 Page 47

Signature of Applicant 

Print Name YOUNG PARK, AUTHORIZED PERSON **Phone:** (617) 456-3305

Address of Applicant 125 HIGH STREET, SUITE 531, BOSTON, MA 02110

**SECTION 3:
SITE PLANS
(ENCLOSED SEPARATELY)**

**SECTION 4:
DRAINAGE REPORT
(ENCLOSED SEPARATELY)**

SECTION 5:
TRANSPORTATION IMPACT EVALUATION

MEMORANDUM

TO: Ms. Esther Chung Byun
Director, Development
Berkley Investments
125 High Street, Suite 531
Boston, MA 02110

FROM: Mr. Jeffrey S. Dirk, P.E. *, PTOE, FITE
Managing Partner
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066
(978) 269-6830
jdirk@rdva.com

**Professional Engineer in CT, MA, ME, NH, RI and VA*

DATE: September 22, 2025

RE: 9276

SUBJECT: Transportation Impact Evaluation
Proposed Industrial Building – 0 & 161 Concord Road
Billerica, Massachusetts

Vanasse & Associates, Inc. (VAI) has prepared a Transportation Impact Evaluation (TIE) in order to determine the traffic characteristics and potential impacts on the transportation infrastructure associated with the proposed construction of a flex industrial/manufacturing building to be located at 0 & 161 Concord Road in Billerica, Massachusetts (hereafter referred to as the “Project”). Specifically, this assessment compares the traffic characteristics of the Project to those of the laboratory/current Good Manufacturing Practice (lab/cGMP) building that was approved for the Project site and was the subject of a May 2022 *Transportation Impact Assessment* (the “May 2022 TIA”) that was prepared by VAI.¹

Based on this assessment, we have determined that the Project will result in a significant reduction in traffic on an average weekday (72%) and during the weekday peak hours (up to 59%) when compared to the traffic volumes that were attributed to the approved lab/cGMP building that was to occupy the Project site. As such, it can also be concluded that the Project will be less impactful on the transportation infrastructure.

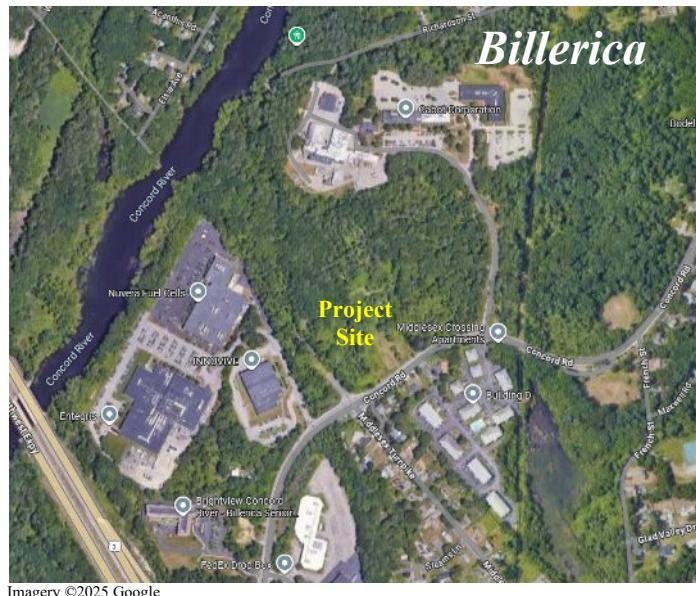
The following details our evaluation of the traffic characteristics and associated impact of the Project on the transportation system.

PROJECT DESCRIPTION

The Project will entail the construction of a 147,400± square foot (sf) industrial/manufacturing building to be located at 0 & 161 Concord Road in Billerica, Massachusetts. The proposed building design and layout are flexible to accommodate one or more tenants that could include a mix of industrial, manufacturing, warehousing or similar uses. The Project site encompasses approximately 22.8± acres of land that is generally bounded by the Concord River, areas of open and wooded space, and an office park to the north; Concord Road to the south; areas of open and wooded space and an office park to the east; and a commercial property to the west. The site has been approved to accommodate a 197,902± sf lab/cGMP building.

¹*Transportation Impact Assessment*, Proposed Lab/cGMP Building, 0 & 161 Concord Road, Billerica, Massachusetts; VAI; May 2022.





Imagery ©2025 Google

Primary access to the Project site will be provided by the existing driveway that has been established (partially constructed) opposite Middlesex Turnpike at the Concord Road/Middlesex Turnpike intersection and is incorporated into the existing traffic signal system, with secondary access to be provided by way of new a right-turn entrance only driveway that will intersect the west side of Concord Road approximately 300 feet west of the driveway to Cabot Corporation.

On-site parking will be provided for 262 vehicles. In addition, 15 loading docks are provided, or three (3) docks each to serve the five (5) demised tenant spaces that are shown on the Site Plan. We note that the number of loading docks is not a predictor of the volume of traffic that will be produced by the Project. The gross floor area of the building defines the area that can be used to manufacture, store or process a product, which is the independent variable that is most closely correlated to the volume of traffic that is produced by similar commercial land uses.

PROJECT-GENERATED TRAFFIC

In order to develop the traffic characteristics of the Project, trip-generation statistics published by the Institute of Transportation Engineers (ITE)² for industrial tenants that could occupy the proposed building were compared in order to determine the land use that would result in the highest overall trip-generation for the proposed building. ITE Land Use Codes (LUCs) 110, *General Light Industrial*, 140, *Manufacturing*, and 150, *Warehousing*, were reviewed and the resulting trip calculations were compared to determine the land use that generated the highest volume of traffic. Based on this comparison, ITE LUC 140, *Manufacturing*, was determined to result in the highest peak-hour traffic volumes and was used to develop the anticipated traffic characteristics of the Project. The detailed trip-generation calculations for each land use and a comparison table are attached. As stated previously, it is the land use type and the size of the building that determine the volume of traffic that will be produced by the Project and not the number of loading docks.

²*Trip Generation*, 12th Edition; Institute of Transportation Engineers; Washington, DC; August 2025.

Table 1 summarizes the traffic characteristics of the Project using the land use that produced the highest overall volume (manufacturing) and compares the predicted traffic volumes to those of the lab/cGMP building that was approved for the Project site as assessed in the May 2022 TIA.

Table 1
TRIP GENERATION SUMMARY AND COMPARISON

Time Period/Direction	Vehicle Trips ^a		
	(A) Proposed Flex Industrial/ Manufacturing Building (147,400 sf) ^a	(B) Approved Lab/cGMP Building (197,902) ^b	(A – B) Difference
<i>Average Weekday:</i>			
Entering	248	891	
<u>Exiting</u>	<u>248</u>	<u>891</u>	
Total	496	1,782	-1,286
<i>Weekday Morning Peak-Hour:</i>			
Entering	56	145	
<u>Exiting</u>	<u>19</u>	<u>37</u>	
Total	75	182	-107
<i>Weekday Evening Peak-Hour:</i>			
Entering	27	38	
<u>Exiting</u>	<u>67</u>	<u>139</u>	
Total	94	177	-83

^aBased on ITE LUC 140, *Manufacturing*.

^bObtained from Table 5 of the May 2022 TIA.

Project-Generated Traffic-Volume Summary

As can be seen in Table 1, using the land use that would result in the highest peak-hour trip-generation for the Project, the Project is expected to generate approximately 496 vehicle trips on an average weekday (two-way, 24-hour volume, or 248 vehicles entering and 248 exiting), with 75 vehicle trips (56 vehicles entering and 19 exiting) expected during the weekday morning peak-hour and 94 vehicle trips (27 vehicles entering and 67 exiting) expected during the weekday evening peak-hour. To the extent that there is a mix of industrial, manufacturing and/or warehouse uses occupying the proposed building, the resulting traffic volumes would be lower than those shown in Column A of Table 1.

In comparison to the approved lab/cGMP building, the Project was shown to generate 1,286 fewer vehicle trips on an average weekday (a 72% reduction), with 107 fewer vehicle trips expected during the weekday morning peak-hour (a 59% reduction) and 83 fewer vehicle trips expected during the weekday evening peak-hour (a 47% reduction).

Based on this comparative assessment it is clear that the Project will result in a significant reduction in traffic over approved lab/cGMP building on both an average weekday (72%) and during the weekday peak hours (up to 59%) and, as such, will also be less impactful on the transportation infrastructure.

SUMMARY

VAI has prepared a TIE in order to determine the traffic characteristics and potential impacts on the transportation infrastructure associated with the proposed construction of a flex industrial/manufacturing building to be located at 0 & 161 Concord Road in Billerica, Massachusetts. Specifically, this assessment has compared the traffic characteristics of the Project to those of the lab/cGMP building that was approved for the Project site.

Based on this assessment, we have determined that the Project will result in a significant reduction in traffic on an average weekday (72%) and during the weekday peak hours (up to 59%) when compared to the traffic volumes that were attributed to the approved lab/cGMP building that was to occupy the Project site. As such, it can also be concluded that the Project will be less impactful on the transportation infrastructure.

Attachments: Trip-Generation Calculations

Transportation Impact Assessment

Proposed Lab/cGMP Building
0 & 161 Concord Road
Billerica, Massachusetts

Prepared for:

Berkeley Concord Rd. Owner, LLC
Billerica, Massachusetts

May 2022

Prepared by:



35 New England Business Center Drive
Suite 140
Andover, MA 01810

data, the following commuting modes were identified for workers aged 16 or older that are employed within the Census Tract:

- *Single-Occupant Vehicle: 93.3%*
- *Car/Vanpool/Taxi: 1.9%*
- *Public Transportation: 1.4%*
- *Walk/Bicycle/Other: 1.9%*
- *Worked at Home: 1.5%*

According to the ACS, approximately 7 percent of workers employed in Census Tract 3161.02 reported that they used an alternative mode of transportation to single-occupancy vehicles (SOVs) to travel to/from work, with approximately 2 percent participating in a car or vanpool, 1 percent using public transportation, 2 percent walking/bicycling or using other methods of transportation and 2 percent reporting that they work from home. In and to provide conservative (high) traffic volumes from which to assess the potential impact of the Project, the base ITE trip-generation calculations were not reduced to reflect the use of alternative modes of transportation to SOVs.

Table 5 summarizes the anticipated traffic characteristics of the Project using the above methodology.

Table 5
TRIP GENERATION SUMMARY

Time Period/Direction	Vehicle Trips		
	(A) Proposed Research/Laboratory/ Office Space (98,528 sf) ^a	(B) Proposed Manufacturing/ Warehouse Space (cGMP) (99,374 sf) ^b	(A + B) Total trips
<i>Average Weekday Daily:</i>			
Entering	602	289	891
<u>Exiting</u>	<u>602</u>	<u>289</u>	<u>891</u>
Total	1,204	578	1,782
<i>Weekday Morning Peak Hour:</i>			
Entering	92	53	145
<u>Exiting</u>	<u>20</u>	<u>17</u>	<u>37</u>
Total	112	70	182
<i>Weekday Evening Peak Hour:</i>			
Entering	17	21	38
<u>Exiting</u>	<u>91</u>	<u>48</u>	<u>139</u>
Total	108	69	177

^aBased on ITE LUC 760, *Research and Development Center*.

^bBased on ITE LUC 140, *Manufacturing*.

Table A-1
TRIP-GENERATION SUMMARY AND COMPARISON

Time Period/Direction	(A) Alternative Industrial Development (147,400 sf) ^a	(B) Alternative Manufacturing Development (147,400 sf) ^b	(C) Proposed Warehouse Development (147,400 sf) ^c
<i>Average Weekday Daily:</i>			
Entering	266	248	66
<u>Exiting</u>	<u>266</u>	<u>248</u>	<u>66</u>
Total	532	496	132
<i>Weekday Morning Peak Hour:</i>			
Entering	61	56	22
<u>Exiting</u>	<u>10</u>	<u>19</u>	<u>6</u>
Total	71	75	28
<i>Weekday Evening Peak Hour:</i>			
Entering	17	27	10
<u>Exiting</u>	<u>55</u>	<u>67</u>	<u>26</u>
Total	72	94	36

^aBased on ITE LUC 110, *General Light Industrial*.

^bBased on ITE LUC 140, *Manufacturing*.

^cBased on ITE LUC 150, *Warehousing*.



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 110 

LAND USE GROUP: (100-199) Industrial

LAND USE : 110 - General Light Industrial

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

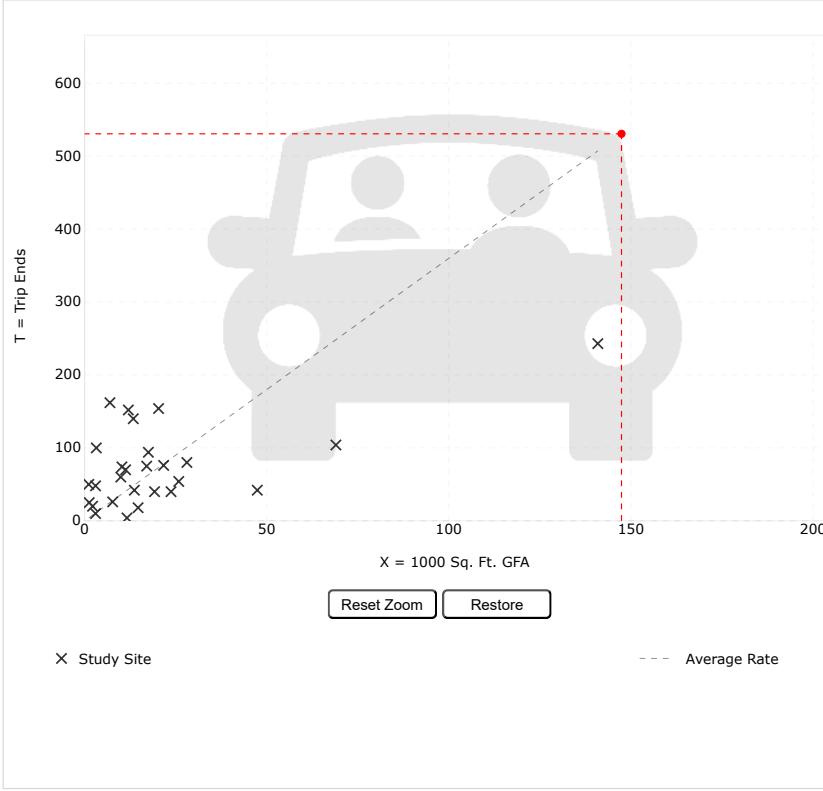
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: General Light Industrial (110) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 27

Avg. 1000 Sq. Ft. GFA: 21

Average Rate: 3.60

Range of Rates: 0.34 - 43.86

Standard Deviation: 4.67

Fitted Curve Equation: Not Given

R²:

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 531 (Total), 265 (Entry), 266 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 110 

LAND USE GROUP: (100-199) Industrial

LAND USE : 110 - General Light Industrial

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

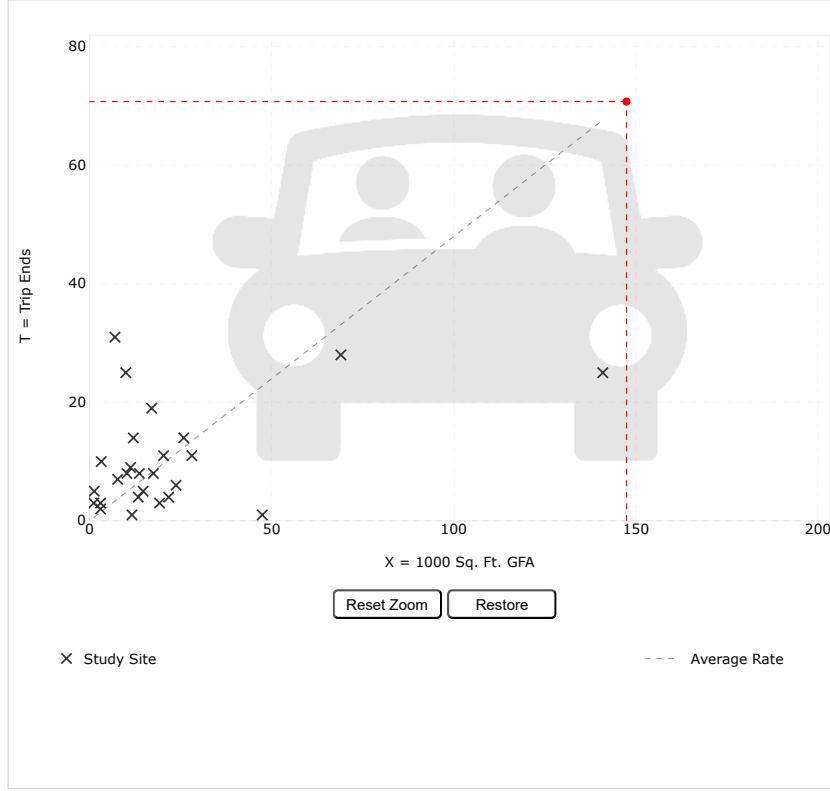
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 147.4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: General Light Industrial (110) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 26

Avg. 1000 Sq. Ft. GFA: 21

Average Rate: 0.48

Range of Rates: 0.02 - 4.46

Standard Deviation: 0.68

Fitted Curve Equation: Not Given

R²:

Directional Distribution: 86% entering, 14% exiting

Calculated Trip Ends: Average Rate: 71 (Total), 61 (Entry), 10 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

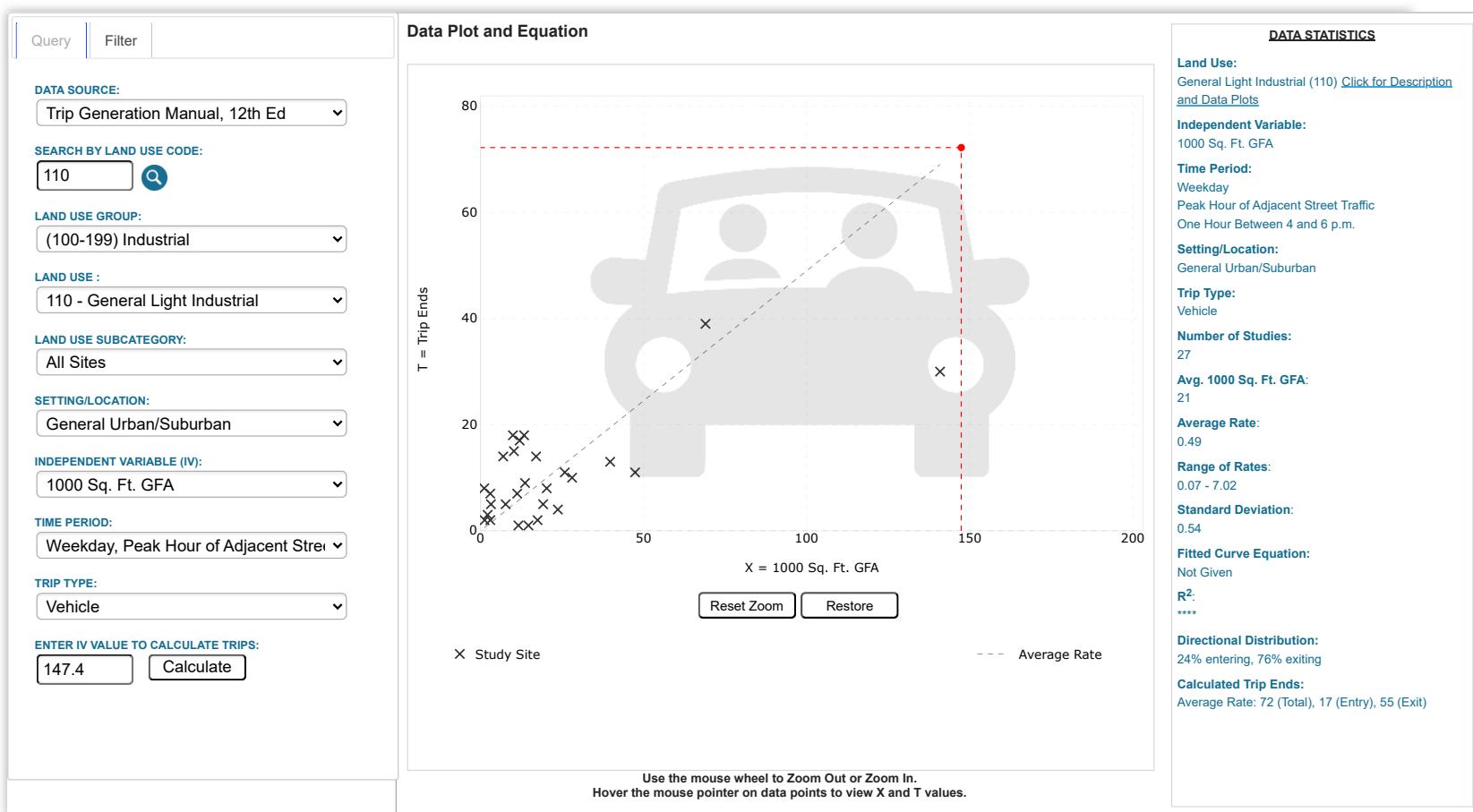
TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments



Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 140 

LAND USE GROUP: (100-199) Industrial

LAND USE : 140 - Manufacturing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

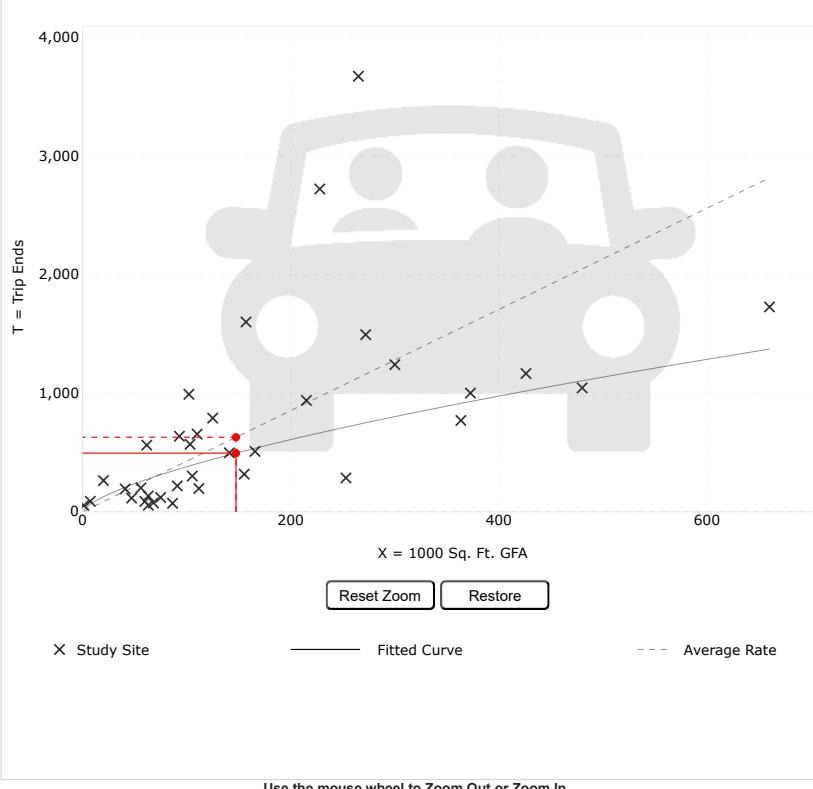
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Manufacturing (140) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 36

Avg. 1000 Sq. Ft. GFA: 165

Average Rate: 4.27

Range of Rates: 0.83 - 49.50

Standard Deviation: 3.49

Fitted Curve Equation: $\ln(T) = 0.68 \ln(X) + 2.81$

R²:
0.50

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 629 (Total), 315 (Entry), 314 (Exit)
Fitted Curve: 495 (Total), 248 (Entry), 247 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE:

SEARCH BY LAND USE CODE: 

LAND USE GROUP:

LAND USE :

LAND USE SUBCATEGORY:

SETTING/LOCATION:

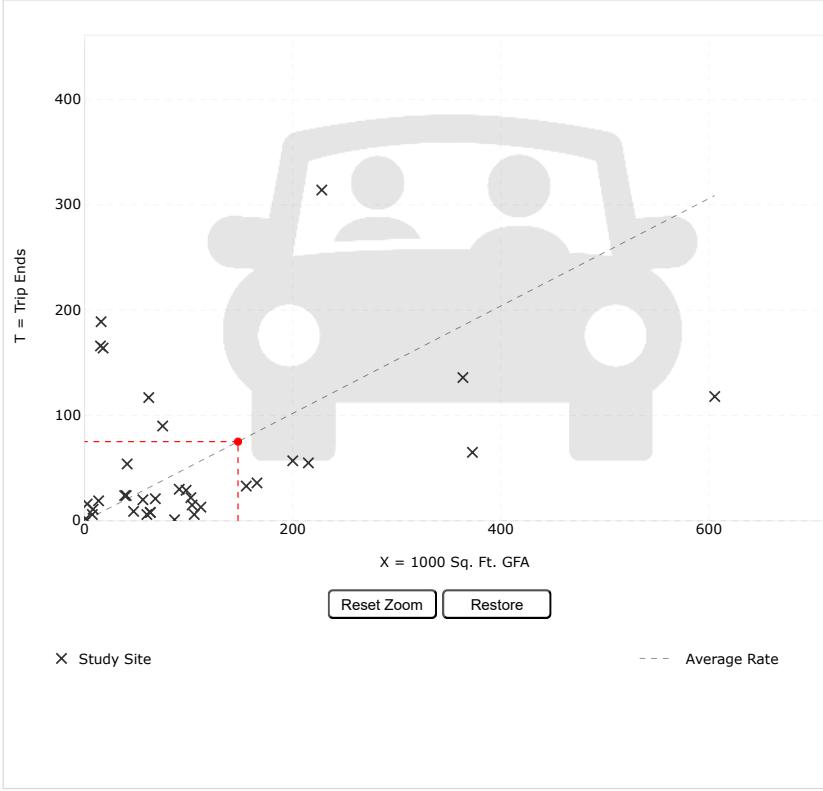
INDEPENDENT VARIABLE (IV):

TIME PERIOD:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Manufacturing (140) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Setting/Location: Peak Hour of Adjacent Street Traffic

Trip Type: One Hour Between 7 and 9 a.m.

Number of Studies: General Urban/Suburban

Avg. 1000 Sq. Ft. GFA: 34

Average Rate: 109

Range of Rates: 0.51

Standard Deviation: 0.01 - 11.93

Fitted Curve Equation: 1.27

Directional Distribution: Not Given

R²: ***

Calculated Trip Ends: 75% entering, 25% exiting

Average Rate: 75 (Total), 56 (Entry), 19 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 140 

LAND USE GROUP: (100-199) Industrial

LAND USE : 140 - Manufacturing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

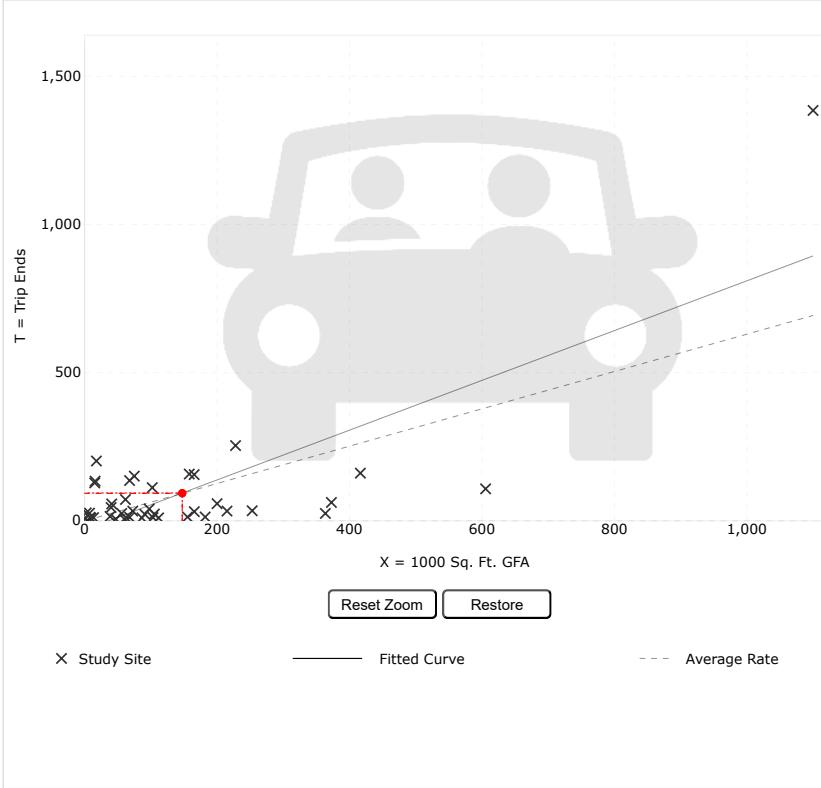
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 147.4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Manufacturing (140) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Peak Hour of Adjacent Street Traffic: One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 42

Avg. 1000 Sq. Ft. GFA: 144

Average Rate: 0.63

Range of Rates: 0.07 - 11.37

Standard Deviation: 1.01

Fitted Curve Equation: $T = 0.84(X) - 29.93$

R²: 0.60

Directional Distribution: 29% entering, 71% exiting

Calculated Trip Ends: Average Rate: 93 (Total), 27 (Entry), 66 (Exit)
Fitted Curve: 94 (Total), 27 (Entry), 67 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query Filter

DATA SOURCE:

SEARCH BY LAND USE CODE: 

LAND USE GROUP:

LAND USE :

LAND USE SUBCATEGORY:

SETTING/LOCATION:

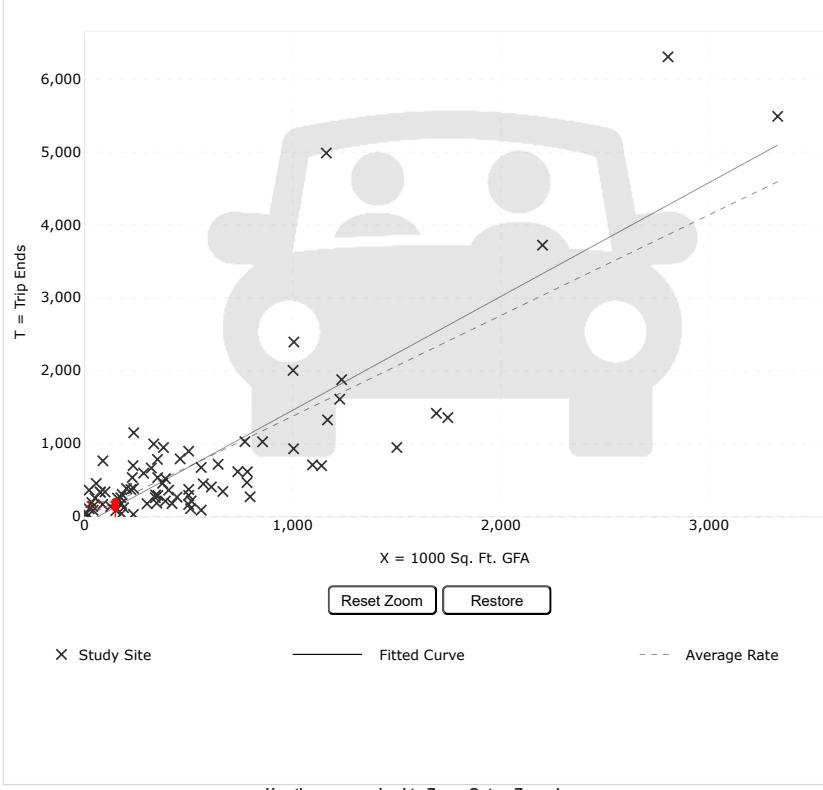
INDEPENDENT VARIABLE (IV):

TIME PERIOD:

TRIP TYPE:

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 81

Avg. 1000 Sq. Ft. GFA: 554

Average Rate: 1.38

Range of Rates: 0.15 - 16.93

Standard Deviation: 1.05

Fitted Curve Equation: $T = 1.56(X) - 97.97$

R²: 0.69

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate: 203 (Total), 102 (Entry), 101 (Exit)
Fitted Curve: 132 (Total), 66 (Entry), 66 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 150 

LAND USE GROUP: (100-199) Industrial

LAND USE : 150 - Warehouse

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

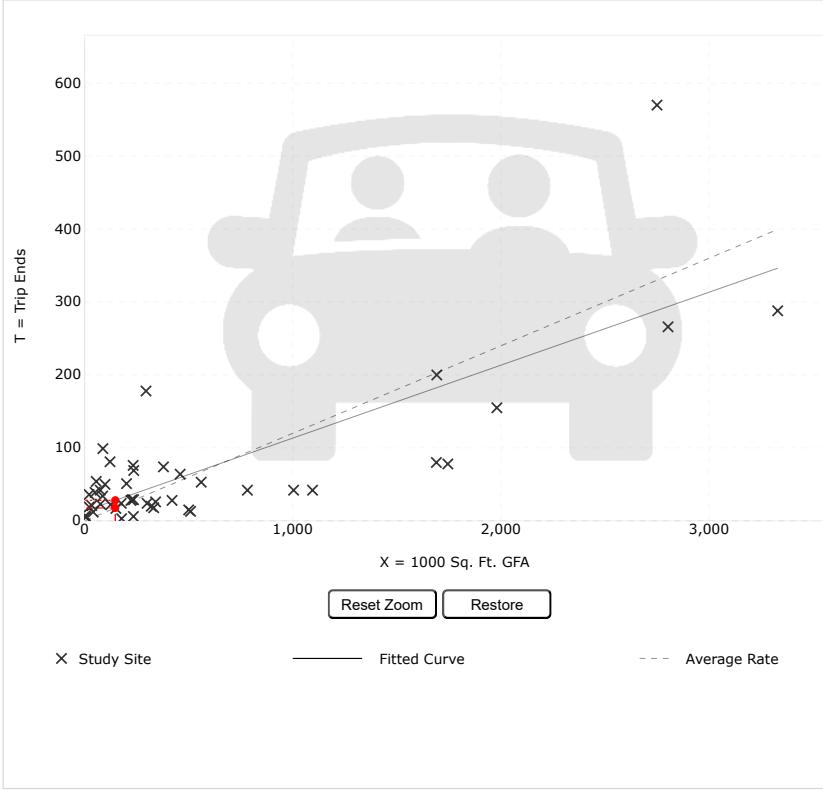
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 147.4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday

Peak Hour of Adjacent Street Traffic: One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 47

Avg. 1000 Sq. Ft. GFA: 559

Average Rate: 0.12

Range of Rates: 0.02 - 1.80

Standard Deviation: 0.14

Fitted Curve Equation: $T = 0.10(X) + 13.43$

R²: 0.62

Directional Distribution: 77% entering, 23% exiting

Calculated Trip Ends: Average Rate: 18 (Total), 14 (Entry), 4 (Exit)
Fitted Curve: 28 (Total), 22 (Entry), 6 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query
Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 150 

LAND USE GROUP: (100-199) Industrial

LAND USE : 150 - Warehouse

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

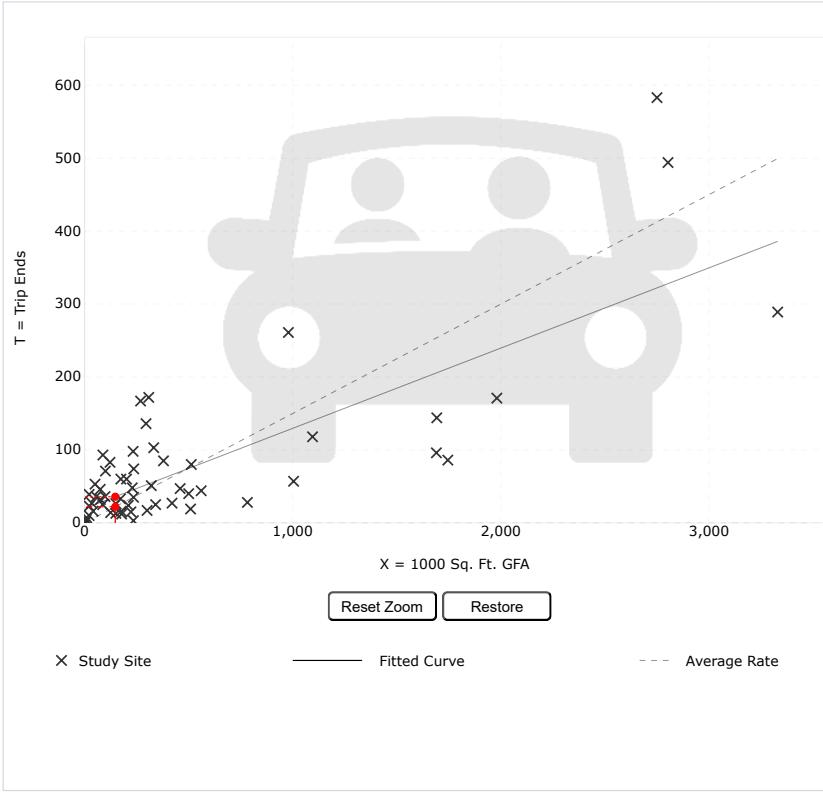
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Street

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 147.4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Warehouse (150) [Click for Description and Data Plots](#)

Independent Variable: 1000 Sq. Ft. GFA

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 58

Avg. 1000 Sq. Ft. GFA: 503

Average Rate: 0.15

Range of Rates: 0.01 - 1.80

Standard Deviation: 0.15

Fitted Curve Equation: $T = 0.11(X) + 19.62$

R²:
0.63

Directional Distribution:
28% entering, 72% exiting

Calculated Trip Ends:
Average Rate: 22 (Total), 6 (Entry), 16 (Exit)
Fitted Curve: 36 (Total), 10 (Entry), 26 (Exit)

Add-ons to do more

Try OTISS Pro

SECTION 6:
PROOF OF OWNERSHIP

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	:	19036
Document Type	:	DEED
Recorded Date	:	May 03, 2022
Recorded Time	:	11:33:27 AM
Recorded Book and Page	:	37031 / 199
Number of Pages(including cover sheet)	:	6
Receipt Number	:	978162
Recording Fee (including excise)	:	\$82,235.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 05/03/2022 11:33 AM
Ctrl# 097794 27235 Doc# 00019036
Fee: \$82,080.00 cons: \$18,000,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

Upon Recording Return To:
Goulston & Storrs PC
400 Atlantic Avenue
Boston, Massachusetts 02110
Attention: Amy Moody McGrath

QUITCLAIM DEED

CABOT CORPORATION, a Delaware corporation with an principal address of 2 Seaport Lane, Boston, MA 02210 (the "Grantor"), in consideration of Eighteen Million Dollars (\$18,000,000.00), the receipt and sufficiency of which are hereby acknowledged, hereby grants to **BERKELEY CONCORD RD. OWNER, LLC**, a Delaware limited liability company, having an address at c/o Berkeley Investments, Inc., 125 High Street, Suite 531 Boston, Massachusetts 02110, WITH QUITCLAIM COVENANTS, that certain parcel of land, together with the buildings and improvements thereon, located in Billerica, Middlesex County, Massachusetts, as described on Exhibit A attached hereto, and all rights appurtenant thereto.

Together with the benefits of and subject to any and all rights, easements, covenants, restrictions and other encumbrances of record affecting the above described land, to the extent presently in force and applicable.

The conveyance of this Property does not constitute the sale of all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts.

Grantor relinquishes any and all of rights in and to the right of way labeled "Right of Way (40' Wide) Book 1395 Page 179" as shown on a plan recorded with Middlesex North Registry of Deeds in Plan Book 249, Plan 124 and more particularly described in an Agreement by and between Anna Jaquith and Ellen J. Casey and Billerica Glue Company, dated January 30, 1958, recorded with said Deeds, Book 1395, Page 178 and shown on Plan Book 89, Plan 165, as affected by a Deed of drainage rights to Billerica Glue Company, dated March 31, 1958, recorded with said Deeds, Book 1398, Page 250.

Grantor also relinquishes any and all of rights in and to the water pipe easement labeled "Water Pipe Easement Book 58 Page 28" as shown on a plan recorded with said Deeds in Plan Book 249, Plan 124 and more particularly described in the Deed to Billerica Glue Company, recorded with said Deeds, Book 839, Page 257.

For the Grantor's title, see:

- a. Deed from Anna Jaquith, dated September 26, 1963, recorded with said Deeds, Book 1618, Page 354;
- b. Deed from Joseph Jaquith Casey, dated September 26, 1963, recorded with said Deeds, Book 1618 Page 355;

- c. Deed from Joseph J. Casey, dated November 5, 1979, recorded with said Deeds, Book 2393, Page 656; and
- d. Deed from Peter J. Casey Jo Ann Brown, dated April 25, 2000, recorded with said Deeds, Book 10783, Page 111.
- e. See the Certificate of Merger, recorded with said Deeds, Book 2391 Page 520.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as a sealed instrument as of the 28th day of April, 2022.

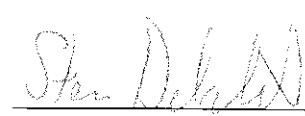
CABOT CORPORATION,
a Delaware corporation

By:


Name: Sean D. Keohane

Title: President

By:

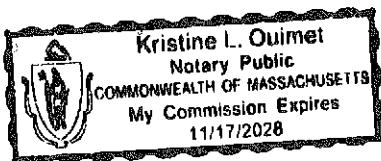

Name: Steven Delahunt

Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk County ss.

On this 28th day of April, 2022 before me, the undersigned notary public, personally appeared Sean D. Keohane, as President of Cabot Corporation, a Delaware corporation, proved to me through satisfactory evidence of identification, which consisted of my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the free act and deed of said Cabot Corporation.



Kristine L. Ouimet
Notary Public
My Commission Expires 11/17/2028

COMMONWEALTH OF MASSACHUSETTS

Suffolk County ss.

On this 28th day of April, 2022 before me, the undersigned notary public, personally appeared Steven Delahunt, as Treasurer of Cabot Corporation, a Delaware corporation, proved to me through satisfactory evidence of identification, which consisted of my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the free act and deed of said Cabot Corporation.

Kristine L. Ouimet
Notary Public
My Commission Expires: 11/17/2028

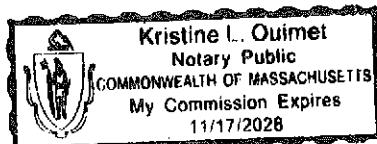
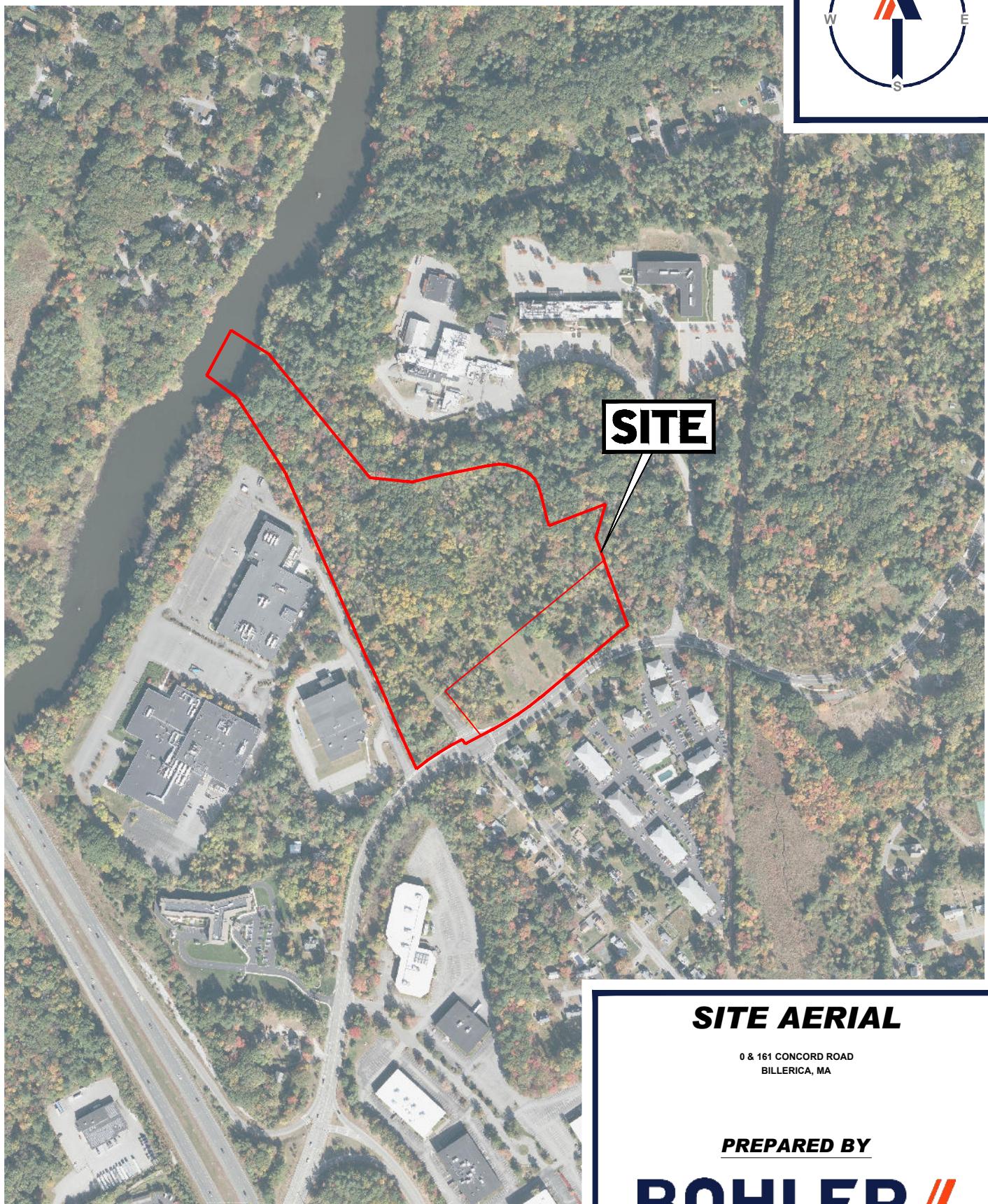


EXHIBIT A
Legal Description

The land situated in Billerica, Middlesex County, Massachusetts being shown as Lot 2 on a plan entitled "Approval Not Required Plan of Land, Cabot Corp Assessors Parcels 60-95-1 68-22-0 69-87-2 69-29-1 Concord Road-Billerica Middlesex County Massachusetts," dated December 7, 2021, by Langan Engineering and Environmental Services, Inc., recorded with said Deeds in Plan Book 249, Plan 124.

Said land containing 821,500 s.f. +/- or 18.8 acres +/-.

SECTION 7:
SITE AERIAL EXHIBIT



SITE AERIAL

0 & 161 CONCORD ROAD
BILLERICA, MA

PREPARED BY

BOHLER //

SCALE: 1"=500' DATE: 05/03/2022

SECTION 8:
CERTIFIED ABUTTERS LIST



Planning Board.

Board of Assessors

Town Hall

365 Boston Road

Billerica, Massachusetts 01821

Received

SEP 25 2025

Board of Assessors
Billerica, MA

Tele: (978) 671-0971

assessors@town.billerica.ma.us

JOHN B. SPEIDEL, *Chairman*

RICHARD J. SCANLON, *Associate*

RICK LADD, *Associate*

ABUTTERS LIST REQUEST

Name Tim Daugora, Jr

Date 9/24/25

Address of Property 0 and 161 Concord Rd

Plate 68 | 69

Telephone Number (978)667-3757

Parcel 22-1 | 29-2

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be \$2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

Signature of applicant James H. Daugora Jr

Types of Abutters Lists

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a “D” list will be prepared.)

A. Direct Abutters - Direct Abutters to Parcel and Roadway Being Improved

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included. (This list should include direct abutters to the roadway being improved if road construction is involved.)

16 Parcels
- 2 App
- 2 DUPS

B. Abutters Within 100 Feet

12

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

C. Abutter to Abutter Within 300 Feet

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

D. All Property Owners Within 300 Feet (Cell Towers – All Property Within 500 Feet)

This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

Assessor's
Signature

John B. Speidel

Date

9-29-25

Amount

\$24

Parcel ID	Location	Owner 1	Owner 2	Address 1	Address 2	City	State	Zip Code
68-5-3	129 CONCORD RD UNIT BLDG 3	RIVERTECH OWNER LLC	C/O HARDLINE LLC	10019 WAPLES COURT		SAN DIEGO	CA	92121
59-111-1	347 OLD MIDDLESEX TP	TOWN OF BILLERICA	C/O AMERICAN TOWER CORP	PO BOX 723597		ATLANTA	GA	31139
59-111-0	347 OLD MIDDLESEX TP	TOWN OF BILLERICA	C/O AMERICAN TOWER CORP	PO BOX 723597		ATLANTA	GA	31139
60-9-5-2	157 CONCORD RD	CABOT CORPORATION	ATTN: MARY ELLEN O'DOWD	157 CONCORD RD	SUITE 531	BILLERICA	MA	01821
68-2-2-1	CONCORD RD	BERKELEY CONCORD RD OWNER LLC	C/O BERKELEY INVESTMENTS INC	125 HIGH STREET	SUITE 300	BOSTON	MA	02110
68-5-2	129 CONCORD RD UNIT BLDG 1	RIVERTECH OWNER LLC	C/O ROCKPOINT GROUP LLC	3953 MAPLE AVE		DALLAS	TX	75219
68-7-0	401 MIDDLESEX TP	VERBESIMO DOS REIS RICARDO	TEIXEIRA DANIELA DE SOUSA	401 MIDDLESEX TP		BILLERICA	MA	01821
68-8-4	2 FEDERAL ST	REXPAR PROPERTY LLC	C/O US REALTY ADVISORS LLC	1345 AVE OF THE AMERICAS	21ST FL	NEW YORK	NY	10105
69-1-122-0	166 CONCORD RD	FARMER JENNIFER P		166 CONCORD RD		BILLERICA	MA	01821
69-1-3-0	403 MIDDLESEX TP	FLYNN BARBARA A		403 MIDDLESEX TP		BILLERICA	MA	01821
69-2-9-2	161 CONCORD RD	BERKELEY CONCORD RD OWNER LLC	C/O BERKELEY INVESTMENTS INC	125 HIGH ST	SUITE 531	BOSTON	MA	02110
69-7-7-1	164 CONCORD RD	THOLANDER JASON B		95 AUSTIN RD		SUDSBURY	MA	01776
69-7-7-2	404 MIDDLESEX TP	PENTA CHRISTINE P PENTA TRUST	PENTA CHRISTINE P TR	404 MIDDLESEX TP		BILLERICA	MA	01821-3506
69-7-9-1	158 CONCORD RD	BRIDGEWF 11 MA MIDDLESEX CROSSING LLC		1111 EAST SEGO LILY DRIVE	SUITE 400	SANDY	UT	84070-4422
69-8-7-3	CONCORD RD	CABOT CORPORATION	ATTN: MARY ELLEN O'DOWD	157 CONCORD RD		BILLERICA	MA	01821
69-9-0-0	160 CONCORD RD	MIDDLESEX CROSSING GARDENS LP	C/O HARBOR GROUP INT. LLC	999 WATERSIDE DR	SUITE 2300	NORFOLK	VA	23510

DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been taken to insure proper notification.

The Board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.



John B. Speidel
Chief Assessor
September 29, 2025



Abutters Map for Parcels 68/22-1 & 69/29-2 using all property owners within 300 feet

Printed on 09/29/2025 at 02:56 PM

Legend

- Parcel Boundary Selection**
- Parcel Boundary**





Conservation

Board of Assessors

Received

Town Hall

SEP 25 2025

365 Boston Road

Billerica, Massachusetts 01821

Board of Assessors
Billerica, MA

JOHN B. SPEIDEL, *Chairman*

Tele: (978) 671-0971

RICHARD J. SCANLON, *Associate*

assessors@town.billerica.ma.us

RICK LADD, *Associate*

ABUTTERS LIST REQUEST

Name Tim Daigra, Jr

Date 9/24/25

Address of Property 0 and 161 Concord Road

Plate 68 | 69

Telephone Number (978) 667-2757

Parcel 32-1 | 39-2

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be \$2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

Signature of applicant Tim Daigra, Jr

Types of Abutters Lists

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a “D” list will be prepared.)

A. Direct Abutters - Direct Abutters to Parcel and Roadway Being Improved

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included. (This list should include direct abutters to the roadway being improved if road construction is involved.)

B. Abutters Within 100 Feet

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

16 Parcels
- 1 App
- 2 Dups

C. Abutter to Abutter Within 300 Feet

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

12

D. All Property Owners Within 300 Feet (Cell Towers – All Property Within 500 Feet)

This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

Assessor's
Signature

Rev. 4/30/07

John B. Speidel

Date

9/29/25

Amount

\$24. -

Parcel ID	Location	Owner 1	Owner 2	Address 1	Address 2	City	State	Zip Code
68-513	129 CONCORD RD UNIT Bldg 3	RIVERTECH OWNER LLC	C/O HARDLITE LLC	10009 WAPLES COURT		SAN DIEGO	CA	92121
59-111-1	347 OLD MIDDLESEX TP	TOWN OF BILLERICA	C/O AMERICAN TOWER CORP	PO BOX 723597		ATLANTA	GA	31139
59-111-0	347 OLD MIDDLESEX TP	TOWN OF BILLERICA	C/O AMERICAN TOWER CORP	PO BOX 723597		ATLANTA	GA	31139
60-95-2	157 CONCORD RD	CABOT CORPORATION	ATTN: MARY ELLEN O'DOWD	157 CONCORD RD		BILLERICA	MA	01821
68-22-1	CONCORD RD	BERKELEY CONCORD RD OWNER LLC	C/O BERKELEY INVESTMENTS INC	125 HIGH STREET	SUITE 531	BOSTON	MA	02110
68-5-2	129 CONCORD RD UNIT BLDG 1	RIVERTECH OWNER LLC	C/O ROCKPOINT GROUP LLC	3953 MAPLE AVE	SUITE 300	DALLAS	TX	75219
68-7-0	401 MIDDLESEX TP	VERISSIMO DOS REIS RICARDO	TEIXEIRA DANIELA DE SOUSA	401 MIDDLESEX TP		BILLERICA	MA	01821
68-8-4	2 FEDERAL ST	REXPARK PROPERTY LLC	C/O US REALTY ADVISORS LLC	1345 AVE OF THE AMERICAS	21ST FL	NEW YORK	NY	10105
69-122-0	166 CONCORD RD	FARMER JENNIFER P		166 CONCORD RD		BILLERICA	MA	01821
69-18-2	403 MIDDLESEX TP	FLYNN BARBARA A		403 MIDDLESEX TP		BILLERICA	MA	01821
69-29-2	161 CONCORD RD	BERKELEY CONCORD RD OWNER LLC	C/O BERKELEY INVESTMENTS INC	125 HIGH ST	SUITE 531	BOSTON	MA	02110
69-7-1	164 CONCORD RD	THOLANDER JASON B		95 AUSTIN RD		SUDBURY	MA	01776
69-77-2	404 MIDDLESEX TP	PENTA CHRISTINE P TRUST	PENTA CHRISTINE P TR	404 MIDDLESEX TP		BILLERICA	MA	01821-3506
69-79-1	158 CONCORD RD	BRIDGE WF 11 MA MIDDLESEX CROSSING LLC		111 EAST SEGO LILLY DRIVE	SUITE 400	SANDY	UT	84070-4422
69-87-3	CONCORD RD	CABOT CORPORATION	ATTN: MARY ELLEN O'DOWD	157 CONCORD RD		BILLERICA	MA	01821
69-90-0	160 CONCORD RD	MIDDLESEX CROSSING GARDENS LP	C/O HARBOR GROUP INT. LLC	999 WATERSIDE DR	SUITE 2300	NORFOLK	VA	23510

DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been taken to insure proper notification.

The Board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.



John B. Speidel
Chief Assessor
September 29, 2025



Abutters Map for Parcels 68/22-1 & 69/29-2 using all property owners within 300 feet

Printed on 09/29/2025 at 02:56 PM

Legend

- Parcel Boundary Selection**
- Parcel Boundary**



SECTION 9:
PREVIOUS SPECIAL PERMIT

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	:	36221
Document Type	:	DECIS
Recorded Date	:	August 26, 2022
Recorded Time	:	10:06:00 AM
Recorded Book and Page	:	37330 / 289
Number of Pages(including cover sheet)	:	7
Receipt Number	:	988067
Recording Fee	:	\$105.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com



BILLERICA PLANNING BOARD

Town Hall

365 Boston Road Billerica, MA 01821

978-671-0962

978-670-9448 Fax

RECEIVED

2022 AUG -4 A 11:32

Marlies Henderson, *Chair*

Janet Morris, *Vice Chair*

Chris Tribou

Ed Giroux

Pat Flemming, *Secretary*

Blake Robertson

Michael Parker

CERTIFICATE OF DECISION SITE PLAN SPECIAL PERMIT 0 & 161 CONCORD ROAD, BILLERICA, MA

APPLICANT

Berkeley Concord Rd, Owner, LLC
Berkeley Investments, Inc.
125 High Street, Suite 531
Boston, MA 02110

Book 37031 Page 199

PERMIT SOUGHT

The applicant seeks a Site Plan Special Permit from the Billerica Planning Board pursuant to Section 6 of the Zoning By-Laws to construct a building totaling approximately 203,165 square feet to be utilized as a Current Good Manufacturing Practice (cGMP) facility. The building is in the Industrial Zoning District and located at 0 and 161 Concord Road, Billerica, MA. This decision applies to the Site Plan entitled "Proposed Site Plan Documents for Berkeley, Proposed cGMP Lab Building", prepared by Bohler, 45 Franklin Street, 5th Floor, Boston, MA 02110, consisting of sheets C-101, C-102, C-301, C-302, C-303, C-401, C-402, C-403, C-501, C-502, C-601, C-602, L-100, L-101, L-200, L-201, L-300, C-801, C-901, C-902, and C-903, dated May 11, 2022, as amended.

PROCEDURE

A virtual public hearing was advertised for June 13, 2022. Advertisements appeared in the Lowell Sun on May 26, 2022 and June 3, 2022. A notice of the hearing was posted on the Town website prior to the hearing. Notices were sent to interested parties as specified in General Laws, Chapter 40A, Section 11, in accordance with certification from the Assessor's Office setting forth the names and addresses of such parties. Notices were also sent to the Planning Boards of abutting towns.

The hearing was opened on June 13, 2022 and was continued to July 11, 2022. The public hearing was closed on July 11, 2022.

MATERIALS

1. Form S Special Permit Application and associated materials dated May 12, 2022.
2. Site Plan entitled "Proposed Site Plan Documents for Berkeley, Proposed cGMP Lab Building", prepared by Bohler Engineering, 45 Franklin Street, 5th Floor, Boston, MA 02110, consisting of sheets C-101, C-102, C-301, C-302, C-303, C-401, C-402, C-403, C-501, C-502, C-601, C-602, L-100, L-101, L-200, L-201, L-300, C-801, C-901, C-902, and C-903, dated May 11, 2022.
3. Drainage Report prepared by Bohler Engineering dated May 11, 2022.
4. Fire Truck Turns Plan by Bohler Engineering dated May 11, 2022.
5. Transportation Impact Assessment by Vanasse & Associates inc dated May 2022.
6. Existing Conditions Survey by Feldman Geospatial, dated March 31, 2022.
7. Peer Review Memos prepared by Beta Group Inc. and dated May 18, 2022, June 7, 2022 and June 7, 2022.
8. Police Department Comments dated May 16, 2022.
9. Fire Department Comments dated May 31, 2022.
10. DPW Engineering Division Comments dated June 1, 2022.
11. Board of Health Comments dated June 7, 2022.
12. Response to Conservation Commission prepared by Lucas Environmental, LLC dated June 30, 2022.
13. Response to peer review comments prepared by Bohler Engineering and dated July 6, 2022, to include
 - a. Site Plan Documents dated May 11, 2022 and revised through July 6, 2022.
 - b. Response to Traffic Assessment Review by Vanasse & Associates, Inc, dated July 6, 2022.

PLANNING BOARD FINDINGS

The Planning Board finds that if the conditions included herein are met, the Site Plan and associated application documents meet the requirements of Section 5 and 6 of the Zoning By-Law for the following reasons:

1. The use is not detrimental to the area in which it is located.

2. Vehicular and pedestrian movements and volumes anticipated from the proposed building can be accommodated by the adjacent roads. The increase in vehicular and pedestrian movements and volumes will not have a detrimental impact on the area. The nearby roads have the capacity to accommodate the additional traffic generated by this project.
3. The plans are adequate to address sewage, refuse, and waste disposal methods as reflected in the various Town department comments.
4. The siting of the facility and its location within an existing industrially developed area helps to prevent incompatibility of uses.
5. Ingress and egress to and from the site, site circulation and provision for loading and unloading of vehicles are adequate.
6. Lighting will be shielded from adjacent properties.
7. The proposed landscaping and existing woodland act to buffer the site from adjacent uses, and green strips for the site and the proposed building are found to be sufficient and/or waived by the Board pursuant to Section 7.G.7 of the Zoning By-Laws.
8. The use will not result in any odors, fumes, noise, vibrations, chemical spills, or hazardous wastes
9. The plans do not show that unreasonable demands will be placed on Town services and infrastructure.
10. The proposed use is not located in any known historical area
11. The parking proposed on the site for the proposed use is acceptable.

VOTE

At their regularly scheduled meeting on July 11, 2022, the Planning Board voted with seven (7) in favor, none (0) opposed, and none (0) absent to approve the site plan special permit (Section 5.B.5) with conditions as amended.

In addition, the Planning Board voted with seven (7) in favor, none (0) opposed, and none (0) absent to waive the following:

1. Building Perimeter Green Strips (Section 7.G.5): The provisions of this section may be reduced or waived as part of and in conjunction with the Site Plan Special Permit Process described under Section 6 (Section 7.G.7). The Planning Board finds that waiving the Building Perimeter Green Strips requirements does not effectively detract from the enhancement of the natural, scenic and aesthetic qualities of the development.
2. Lot Perimeter Green Strips (Section 7.G.4): The provisions of this section may be reduced or waived as part of and in conjunction with the Site Plan Special Permit Process described

under Section 6 (Section 7.G.7). The Planning Board finds that waiving the Lot Perimeter Green Strips requirements does not detract from the enhancement of the natural, scenic and aesthetic qualities of the development.

STANDARD CONDITIONS

1. This Site Plan Special Permit shall not take effect until a copy of this Decision has been recorded at the Registry of Deeds within 90 days of filing of this decision with the Town Clerk. The copy of this decision shall bear the certification of the Town Clerk that 20 days have elapsed after the decision has been filed in the Office of the Town Clerk and no appeal has been filed, or if filed, such appeal has been dismissed or otherwise resolved.
2. Per Section 13 of the Zoning By-Laws this Special Permit shall lapse if a substantial use or construction thereunder has not begun, except for good cause, within two (2) years of the filing of this decision with the Town Clerk (plus any time required to pursue or await the determination of an appeal). The Planning Board may, upon request of the applicant citing good cause, grant such extensions of time, each no longer than one (1) year, as it shall deem necessary to carry the use into effect.
3. Per Section 6 of the Zoning By-Laws, this Site Plan Special Permit is not valid until the project complies with all Board of Health Rules and Regulations.
4. The applicant shall arrange for a pre-construction meeting at its own expense with the Town's Fire, Police, Engineering, Planning, Board of Health and Building officials to review permit requirements.
5. Per Section 16(b)(1) of the Zoning By-Laws, all construction and installation shall in all respects conform to the Zoning By-Laws unless otherwise granted relief by the Board of Appeals or by the Planning Board. Failure to comply with all conditions herein shall be deemed cause to revoke or modify this approval. All improvements shall be constructed in accordance with the approved site plan and all conditions herein.
6. Per Section 1.C.16 of the Zoning By-Laws, construction management and site control shall include the following:
 - a. Construction related dust, dirt, and debris shall be controlled on-site. Any off-site impact shall be mitigated fully the day on which it is documented.
 - b. The applicant shall provide the name and phone number of the Facilities Manager to be contacted by the abutters in case of any problems occur during construction.
 - c. No off-site storage of construction materials or staging shall be permitted.
7. Per Section 9 of the Zoning By-Laws, all new lighting shall be glare shielded from adjacent properties and streets.

8. All required landscaping shall be installed and stabilized. Following construction, landscaping shall be subject to field enhancements as reviewed and approved by the Planning Director.
9. Any and all operation that takes place at the site must meet all noise and dust By-Laws in the Town of Billerica.
10. Any new signage to be located on the building must be approved by the Planning Director prior to installation.

SPECIFIC CONDITIONS

11. The applicant will install the portion of the Yankee Doodle Bike Path within their construction limits. Applicant will work with VHB (bike path consultants) and DPW to verify compatibility with future segments and to provide easements as necessary.
12. The design of the secondary access must be constructed as proposed and agreed upon at the meeting to allow only right-turning entrances, preventing left turns from entering or exiting the site to/from northeast-bound Concord Road.
13. The applicant shall construct a sidewalk along the Concord Road frontage between site entrances in conformance with DPW standards.
14. The applicant shall work with DPW in consideration of 24" water main location, currently under the main drive entrance.
15. The applicant shall satisfy any additional comments from peer review.

RECEIVED

Majority of the Planning Board

2022 AUG -4 A 11:32

Marilyn Anderson
Edith J. H.
Patricia Flemming
Christopher Trivoli

Blade Tech
MCW

Commonwealth of Massachusetts

Middlesex, ss

Then Personally appeared Patricia Flemming, one of the above named members of the Town of Billerica Planning Board and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

Donna McCoy
Notary Public

June 29 2023
My Commission expires

June 29, 2023
My Commission Expires
Commonwealth of Massachusetts
Notary Public
DONNA MCCOY

I, Shirley E. Schult, Town Clerk of the Town of Billerica, Massachusetts hereby certify that this Decision by the Billerica Planning Board has been received and recorded at this office and no appeal was received during the twenty days next after such receipt and recording of such notice.

Shirley E. Schult
Town Clerk

August 25 2022
Date

SECTION 10:
OVERLAY EXHIBIT

