

RECEIVED

2025 DEC 17 A 11:24

TOWN CLERK
BILLERICA

DECEMBER 12, 2025

Town of Billerica Planning Board
365 Boston Road
Room 211
Billerica, MA, 01821

**RE: E Ink Corporation – Modification to Special Permit
Building Expansion
1000 Technology Park Drive**

Dear Members of the Board,

On behalf of our client, E Ink Corporation ("the Applicant"), BSC Group, Inc. ("BSC") is pleased to submit a request for modification to E Ink's Site Plan Special Permit (SPSP) issued June 17, 2011 (please see attached).

This proposed modification includes the construction of a 4,124 SF building addition, relocated parking spaces, and modifications to the pedestrian accessways and green spaces abutting the existing building.

Due to the very minor nature of this proposed modification, The Applicant respectfully requests: 1) a waiver of the Site Plan Special Permit requirement pursuant to Section 6 of the Zoning By Laws, 2) a Site Plan Special Permit to reduce the required green strip around the building perimeter per Section 7.G.7 of the Zoning By Laws, and 3) waivers from a Landscaping Plan, Traffic Study, and consultant retainer as required by the SPSP Checklist updated July 2018.

The existing condition consists of an approximately 10-acre research and development facility located toward the southern end of Billerica. The property is bordered by Technology Park Drive to the south, various Park office buildings to the north and west, and US Route 3 to the east. The site is in an industrial zoned area with no additional overlays. Topography onsite is generally flat, between 1-4% grades, sloping south, east, and north away from the existing building.

The majority of the proposed 4,124-s.f. building expansion will be constructed on existing asphalt parking or lawn area along the back (north) side of the existing facility. Similar to the previous Site Plan Special Permit referenced above, the Applicant will seek a waiver from the required 20-foot minimum building landscape buffer per the Zoning By Laws, providing approximately 15.2 feet of landscape buffer in a limited area by the proposed addition. Proposed landscaping will match existing surface conditions onsite.

Because this small expansion will not require any additional employees onsite, no impacts to the surrounding traffic conditions are expected and no traffic improvements are proposed. The Applicant requests a waiver from preparation of a Traffic Study. This project will reduce available parking at the facility from 447 to 436 parking spaces onsite but will still provide a surplus of 65 stalls over the required 371 spaces in a parking lot that is historically underutilized. Parking calculations and tabularized results are shown on the attached plans.

Utilities to support this expansion will come from the existing building, and no additional connections for domestic water, fire protection, sewer, electric, or telephone services are proposed. An 8-inch diameter roof leader is proposed for the building expansion, which will discharge to an existing drain manhole onsite nearby. Factoring in new and existing landscaping, parking, and ramps, the proposed building expansion will result in a net decrease of 989 square

feet of impervious area on the property. The Applicant will also seek a waiver to the consultant retainer fee outlined in the SPSP Checklist.

The project site development impacts are minor, and as such we respectfully request a modification to the existing Site Plan Special Permit for the above work.

Please contact me if you should have any questions or comments at 617-896-4334.

Sincerely,
BSC Group, Inc.



Taylor Dowdy, P.E., LEED AP
Senior Managing Civil Engineer

cc: E Ink
Robert Troccoli – IF Design

encl: Site Plan Special Permit issued June 17, 2011
1000-1200 Technology Park Drive Deed
500 Liter Pilot Line Expansion Site Plans
Application for Site Plan Special Permit

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 4,124 square feet of gross floor area at:

Location 1000 Technology Park Drive

1. Applicant E Ink Corporation

Address 1000 Technology Park Drive, Billerica, MA, 01821

Telephone (617) 499-6000

2. Engineer/Surveyor BSC Group, Inc.

Address 300 Brickstone Square, Suite 203, Andover, MA, 01810

Telephone (617) 896-4300

3. Deed(s) of property recorded in the Middlesex North Registry of Deeds

Registry: Book 37546 Page 88

Location, metes and bounds description of property.

Signature of Owner _____

Name of Owner (print) _____

Address of Owner _____

Assessor's Plate _____ Parcel _____

Site Plan 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.

SPSP Checklist
July 2018

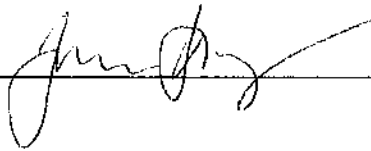
X Abutters List – *Abutters list must include all abutters to abutters within 300 hundred feet of the site. A copy of the assessor's map with the 300 ft. boundaries must accompany the list. The Town Assessor's Office must certify the list within 30 days of submittal. (List D).*

____ 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.

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 _____

A handwritten signature in black ink, appearing to be 'John D. [unclear]', written over a horizontal line.

SPSP Checklist
July 2018

DECEMBER 12, 2025

Town of Billerica Planning Board
365 Boston Road
Room 211
Billerica, MA, 01821

RE: E Ink Corporation – Modification to Special Permit
Building Expansion
Stormwater Memorandum

Dear Members of the Board,

This stormwater memorandum has been prepared for E Ink Corporation, in support of a proposal to construct an approximately 4,100-square foot expansion to the northern side of the existing facility at 1000 Technology Park Drive in the Technology Park industrial park. The project has been designed in accordance with the Massachusetts Wetlands Protection Act (310 CMR 10.00), the Department of Environmental Protection's Stormwater Management Standards (the Handbook), and the applicable regulations of the Town of Billerica to the maximum extent practicable.

Existing Conditions

The existing condition consists of an approximately 10-acre research and development facility located toward the southern end of Billerica, southwest of Nutting Lake. The property is bordered by Technology Park Drive to the south, various Park office buildings to the north and west, and US Route 3 to the east. Topography onsite is generally flat, between 1-4% grades, sloping south, east, and north away from the existing building. Site runoff from the parking lots, roof areas, and landscaping is directed to and captured by catch basins that are then piped to industrial park detention ponds to the west or north. There are no wetlands or critical areas on the property.

Proposed Conditions

The majority of the proposed 4,124-s.f. building expansion will be constructed on existing asphalt parking or lawn area along the back (north) side of the existing facility. Factoring in new and existing landscaping, parking, and ramps, the proposed building expansion will result in a net decrease of 1,036 square feet of impervious area on the property and can be considered redevelopment. Surrounding grading will remain similar to existing, directing surface runoff to the existing catch basins nearby. An 8" roof leader from the proposed expansion will connect to an existing drain manhole north of the work. An existing 12" RCP roof drain from the current facility to this same manhole will remain beneath the proposed expansion.

Within this proposed redevelopment project, a connection will be made to an existing drain manhole, but no new outfalls or untreated discharges will be created. The project will reduce impervious area onsite, which will contribute to reducing offsite runoff rates, increasing groundwater recharge, and improving runoff water quality and sediment by increasing pervious landscaping in the area. Although this expansion will be partly used for industrial purposes, any proposed pollutant loads constructed will be completely within the new building and will not be exposed to rain, snow, snow melt, or stormwater. There will also be no additional employees required for this expansion, and no added parking or vehicular loading on the property is expected.

The accompanied plans for this redevelopment outline appropriate measures to control construction-related impacts from the necessary land disturbances, and no additional stormwater best-management practices will be created to impose any changes to current long-term operation and maintenance practices on the property and within the Park. There are no known illicit discharges from the existing property, and none are proposed.

Because of these factors, the project has been designed to meet the applicable provisions of the Stormwater Management Standards and the Town's stormwater rules and regulations.

Sincerely,
BSC Group, Inc.



Taylor Dowdy, P.E., LEED AP
Senior Managing Civil Engineer

Middlesex North Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number : 48871
Document Type : DEED
Recorded Date : December 01, 2022
Recorded Time : 01:21:01 PM

Recorded Book and Page : 37546 / 88
Number of Pages(including cover sheet) : 4
Receipt Number : 995471
Recording Fee (Including excise) : \$102,299.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 12/01/2022 01:21 PM
Ctrl# 100738 32432 Doc# 00048871
Fee: \$102,144.00 cons: \$22,400,000.00

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

Property Address: 1000-1200 Technology Park Drive, Billerica, MA

QUITCLAIM DEED

TECH PARK I AND II LIMITED PARTNERSHIP, a Massachusetts limited partnership, having an address c/o The Gutierrez Company, 200 Summit Drive, Suite 400, Burlington, MA 01803 (hereinafter referred to as the "Grantor") for consideration paid and in full consideration of Twenty Two Million Four Hundred Thousand and 00/100 Dollars (\$22,400,000.00) grants to E Ink Corporation, a Delaware corporation, having an address of 1000 Technology Park Drive, Billerica, MA 01821, with QUITCLAIM COVENANTS, that certain parcel of land, together with all buildings and other improvements thereon and all appurtenances thereto, such real property being known as 1000-1200 Technology Park Drive and "Lot 3B" in Billerica, Middlesex County, Massachusetts, as more particularly described on Exhibit A attached hereto and made a part hereof.

Said parcel is conveyed subject to and with the benefit of all rights, easements, restrictions and reservations of record as insofar as in force and applicable.

For Grantor's title reference, see deed dated July 12, 2010 and recorded with the Middlesex North Registry of Deeds in Book 24088, Page 273.

Witness my hand and seal this 1st day of December, 2022.

TECH PARK I AND II LIMITED
PARTNERSHIP, a Massachusetts limited
partnership

By: The Gutierrez Company, a Delaware
corporation, its General Partner

By: 

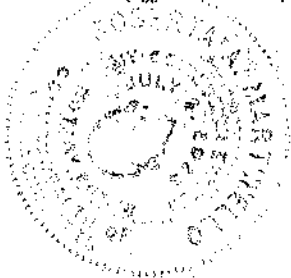
Arthur J. Gutierrez, Jr.
President and Assistant Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 21st day of November, 2022, before me, the undersigned notary public, personally appeared Arthur J. Gutierrez, Jr., as President and Assistant Treasurer of The Gutierrez Company, a Delaware corporation, in such corporation's capacity as the General Partner of Tech Park I and II Limited Partnership, a Massachusetts limited partnership, proved to me through satisfactory evidence of identification, which was personal knowledge, 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, in such capacity, as the voluntary act and deed of such corporation on behalf of such limited partnership.

(official seal)





Notary Public
My Commission Expires:

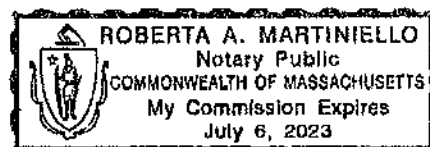


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The land at 1000-1200 Technology Park Drive, Billerica, Middlesex County, Massachusetts, being shown as Lot 3B on a plan entitled "Lot Line Adjustment Plan for Technology Park in Billerica, MA submitted by Technology Park Associates I c/o The Gutierrez Company" dated March 28, 1983, recorded with the Middlesex County (Northern District) Registry of Deeds, Plan Book 139, Plan 33.

5772848.2



BILLERICA PLANNING BOARD

Town Hall
365 Boston Road Billerica, MA 01821
978-671-0962
978-670-9448 Fax

RECEIVED

2011 JUN 17 PM 2:47

TOWN CLERK
BILLERICA

David C. Saviano, *Chairman*
Vincent D. MacDonald, *Vice Chairman*
Marti Mahoney, *Secretary*

Edward R. McLaughlin
Robert W. Casey
David A. Kinsella
Patricia C. Flemming

CERTIFICATE OF DECISION SITE PLAN SPECIAL PERMIT



2011 06029/47
Bk: 25097 Pg: 181 Page: 1 of 3
Recorded: 07/13/2011 02:13 PM

APPLICANT

Tech Park I and II Limited Partnership and
The Gutierrez Company for E Ink Corporation
1000-1200 Technology Park Drive
Billerica, MA 01803

PERMIT SOUGHT

The applicant seeks 1) a waiver of the Site Plan Special Permit requirement pursuant to section 6 of the Zoning By Laws and 2) a Site Plan Special Permit to reduce the required green strip around the building perimeter per Sections 7.G.7 of the Zoning By Laws. This will permit the construction of a 986 square foot vestibule additional to the front of the existing building and the reduction of the required 20 foot green strip to the rear of the building. The existing facility is located at 1000-1200 Technology Park Drive (Plate 95, Parcel 129-6-2). This decision applies to the Site Plan entitled "E INK, 1000/1200 TECHNOLOGY DRIVE, BILLERICA, MA, TECHNICAL AND ADMINISTRATION CENTER, PROPOSED EXTERIOR EQUIPMENT PLAN" prepared by JMC, Inc. and dated May 18, 2011.

PROCEDURE

A public hearing was held on June 13, 2011 at the Billerica Town Hall, 365 Boston Road, Billerica, Ma. Advertisement appeared in the Lowell Sun on May 27, 2011 and June 3, 2011. A notice of the hearing was posted with the Town Clerk prior to the hearing. Notices were sent to interested parties as specified in Mass General Laws, Chapter 40A, Section 11 in accordance with certification from the Assessor's Office setting forth the

1000-1200 TECH PARK
Site Plan Special Permit

(L. D. A 711288 D. A. 272)

names and addresses of such parties. Notices were also sent to the Planning Boards of abutting towns.

PLANNING BOARD
FINDINGS

The Planning Board finds that this proposal as reflected in their application meets the required findings for a site plan special permit for the following reasons:

1. The proposed addition to the existing building will have negligible impact on the use of the building given the vestibule's limited size and the site's capacity to accommodate the use. The area's infrastructure can adequately serve the facility.
2. The use will not be detrimental to the character of the neighborhood because the area is an established industrially zoned research/office park.
3. Reducing the green space from 79% to 71 % can be achieved without being detrimental to the natural, scenic nor aesthetic qualities of the site given its location at the rear of the building and the site's overall landscaping plan.

VOTE

At their regularly scheduled meeting of June 13, 2011 the Planning Board voted to approve the subject site plan special permit waiver by a vote of 7 in favor 0 opposed. The board also voted to approve the subject site plan special permit request pursuant to section 7.G.7 of the Zoning By Law allowing a reduction in the green strip requirement by a vote of 7 in favor 0 opposed.

PLANNING BOARD SIGNATURES

2/3rds vote of the Planning Board

<u>Edward McLaughlin</u>	<u>Paul Saraino</u>
<u>Ron Perry</u>	<u>Marti Mahoney</u>
<u>Vincent Macrone</u>	<u>Patricia Flannery</u>
	<u>D Kinell</u>

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

June 17, 2011

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

Donna McCoy Notary Public
My Commission expires: July 15, 2016



DONNA MCCOY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 15, 2016

TOWN CLERK CERTIFICATION

I, Margaret Ryan Asst. Town Clerk of the Town of Billerica, Massachusetts hereby certify that the Certificate of Special Permit 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.

Margaret Ryan
Asst. Town Clerk

July 13, 2011
Date



NOV 13 2025

Board of Assessors
Town Hall
365 Boston Road
Billerica, Massachusetts 01821

JOHN B. SPEIDEL, *Chairman*
RICHARD J. SCANLON, *Associate*
RICK LADD, *Associate*

Tele: (978) 671-0971
assessors@town.billerica.ma.us

ABUTTERS LIST REQUEST

Name Taylor Dowdy Date November 13, 2025
Address of Property 1000 Technology Park Drive Plate 95-129-6-2
Telephone Number 617-501-6268 Parcel _____

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 _____

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.

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.

6 parcels
2 Applicant
2 Duplicates
7 total

\$8.00

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
95-129-10-6	860 TECHNOLOGY PARK DR	TPD 600 EQUITY PARTNERS LLC		150 EAST 85TH ST 25ST FLP		NEW YORK	NY	10155-2100
95-129-10-7	860 TECHNOLOGY PARK DR	TECHNOLOGY PARK BEAUTY TRUST 1	C/O THE GUTENBERG CO	200 WHEELER ROAD		BURINGTON	MA	01893
95-129-5-3	860 TECHNOLOGY PARK DR	860 TECHNOLOGY PARK OWNER LLC		50 FOUNTAIN PLAZA	SUITE 500	BUFFALO	NY	14202
95-129-4-2	1000 TECHNOLOGY PARK DR	E INK		1000 TECHNOLOGY PARK DRIVE		BUFFALO	MA	01821
95-129-4-1	1000 TECHNOLOGY PARK DR	E INK CALIFORNIA LLC	C/O E INK CORP	1000 TECHNOLOGY PARK DR		BUFFALO	MA	01821
95-129-9	1160 TECHNOLOGY PARK DR	BACK TECH PARK LLC	C/O NIMBO CAPITAL INCORPORATED	1500 CROWN COLONY DR		QUINCY	MA	02169-0979

DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutters 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 made to ensure proper notification.

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




 John E. Speltz
 Chief Assessor
 November 18, 2025



Abutters map for parcel 95-129-6-2 using abutter to abutter within 300 feet

Printed on 11/18/2025 at 02:37 PM

Legend

-  Parcel Boundary Selection
-  Parcel Boundary



0 760 1520 ft

TPD 600 EQUITY PARTNERS LLC
150 EAST 58TH ST, 21ST FLR
NEW YORK, NY 10155-2100

BAC/JC TECH PARK LLC
C/O JUMBO CAPITAL INCORPORATED
1900 CROWN COLONY DR
QUINCY, MA 02169-0979

880 TECHNOLOGY PARK OWNER LLC
50 FOUNTAIN PLAZA
BUFFALO, NY 14202

TECHNOLOGY PARK REALTY TRUST 1
C/O THE GUTIERREZ CO.
200 WHEELER ROAD
BURLINGTON, MA 01803

TECHNOLOGY PARK REALTY TRUST 1
C/O THE GUTIERREZ CO.
200 WHEELER ROAD
BURLINGTON, MA 01803

TPD 600 EQUITY PARTNERS LLC
150 EAST 58TH ST, 21ST FLR
NEW YORK, NY 10155-2100

BAC/JC TECH PARK LLC
C/O JUMBO CAPITAL INCORPORATED
1900 CROWN COLONY DR
QUINCY, MA 02169-0979

880 TECHNOLOGY PARK OWNER LLC
50 FOUNTAIN PLAZA
BUFFALO, NY 14202

880 TECHNOLOGY PARK OWNER LLC
50 FOUNTAIN PLAZA
BUFFALO, NY 14202

TECHNOLOGY PARK REALTY TRUST 1
C/O THE GUTIERREZ CO.
200 WHEELER ROAD
BURLINGTON, MA 01803

TPD 600 EQUITY PARTNERS LLC
150 EAST 58TH ST, 21ST FLR
NEW YORK, NY 10155-2100

BAC/JC TECH PARK LLC
C/O JUMBO CAPITAL INCORPORATED
1900 CROWN COLONY DR
QUINCY, MA 02169-0979

