

## 1. Meeting Materials

### Documents:

[2023.04.03\\_PB\\_PACKET.PDF.PDF](#)  
[2023.04.03\\_PB\\_AGENDA.PDF.PDF](#)  
[2023.04.03\\_PB\\_AGENDA\\_REVISIED.PDF.PDF](#)

Meeting of the  
**Southborough Planning Board**  
Monday, April 3, 2023, 7:00 PM  
McAuliffe Hearing Room - Southborough Town House  
17 Common Street – Southborough, Massachusetts

Please see News & Announcements on the Planning Website for the documents related to the Public Hearings & Minor Site Plan Review

Those wishing to watch or participate remotely may do so by accessing the meeting link at:  
<https://www.southboroughtown.com/remotemeetings>

**AGENDA**

7:00 PM	<b><u>CALL TO ORDER</u></b>	
	<b><u>DISCUSSION:</u></b>	Master Plan Implementation Committee (MPIC)
	<b><u>DISCUSSION:</u></b>	Appoint Select Board Member Representative to MPIC (Sam Stivers)
7:05 PM	<b><u>PUBLIC HEARING:</u></b>	241-245 Turnpike Rd. (Car Condos)-Major Site Plan Approval (Continued from 2/6/23, 2/27/23, 3/13/23)
7:05 PM	<b><u>PUBLIC HEARING:</u></b>	241-245 Turnpike Rd. (Car Condos)-Special Permit for Lower Impact Development (LID) (Continued from 2/6/23, 2/27/23, 3/13/23)
	<b><u>DISCUSSION:</u></b>	206 Turnpike Rd. (Change of Use)-Minor Site Plan Approval
	<b><u>DISCUSSION:</u></b>	6 Stockwell Lane – Sidewalks / Trees
	<b><u>DISCUSSION:</u></b>	MBTA Communities

**Other Business Properly Before the Board**

- Planner’s Report – 2023 ATM-Debrief, Chestnut Meadow Covenant, Chestnut Hill Farm Barn AsBUILTS; 1 Pine Hill Rd. AsBUILTS, Project Updates; Zoning Map update, remote meeting update,
- Approval of Minutes – February 27, 2023
- Next Meetings – April 24, 2023, May 8, 2023

**ADJOURN**

**Decision Due Dates:**

*241-245 Turnpike Rd. (Car Condos) MSPA (60 Days)- April 7, 2023*

*241-245 Turnpike Rd. (Car Condos) LID (90 Days)- April 19, 2023*

*206 Turnpike Rd. Minor Site Plan (30 Days) April 6, 2023*

Meme Luttrell, Chair  
Southborough Planning Board



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Jennifer D. Maddox, Undersecretary

March 17, 2023

Mark J. Purple  
Town Administrator  
Southborough Town House  
17 Common Street  
Southborough, MA 01772

RE: Determination of Interim Compliance under MGL c. 40A, Section 3A

Dear Administrator Purple:

The Department of Housing and Community Development (DHCD) is in receipt of the Action Plan submitted by Southborough on January 24, 2023. Thank you for taking this step as outlined in the Compliance Guidelines.

I am pleased to inform you that DHCD approved the Action Plan, and that Southborough has achieved Interim Compliance. This Interim Compliance is valid until your due date for District Compliance, which is 12/31/2024. Please be advised that pursuant to Section 9(a)(iii) of the guidelines, a community's progress in implementing their Action Plan may be independently evaluated as part of the application review process for any of the funding sources that are subject to compliance with Section 3A.

We appreciate submittal of the Action Plan describing Southborough's planning efforts related to Section 3A District Compliance and wish your community the best in implementation of its components. If you have any questions regarding this determination, please contact Nate Carlucci at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,

Jennifer D. Maddox  
Undersecretary

cc: Nathan Carlucci, MBTA Communities Compliance Coordinator

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7:00 PM	<b><u>CALL TO ORDER</u></b>	
	<b><u>DISCUSSION:</u></b>	Master Plan Implementation Committee (MPIC)
	<b><u>DISCUSSION:</u></b>	Appoint Select Board Member Representative to MPIC (Sam Stivers) & Acknowledge Lisa Braccio’s resignation from MPIC
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	<b><u>DISCUSSION:</u></b>	6 Stockwell Lane – Sidewalks / Trees
	<b><u>DISCUSSION:</u></b>	MBTA Communities
	<b><u>DISCUSSION:</u></b>	Future Potential Zoning Updates & Warrant Articles

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