

1. 6:30 P.M. Planning Board

Documents:

[2026.01.12 PB AGENDA.PDF](#)

Meeting of the

**Southborough Planning Board**

Monday, January 12, 2026, 6:30 PM

McAuliffe Hearing Room - Southborough Town House

17 Common Street – Southborough, Massachusetts

*Those wishing to watch or participate remotely may do so by accessing the meeting link at:*<https://ma-southborough.civicplus.com/674/Virtual-Meetings>**AGENDA**

6:30 PM

**CALL TO ORDER****CONSOLIDATED PUBLIC HEARINGS:**

DPW – Scenic Road Stonewall &amp; Tree Removal

- Oak Hill Rd.
- Parkerville Rd.
- Woodland Rd.
- Richards Rd.

**Cancelled Improper Notification****DISCUSSION:**

40-42 Central St. – Site Plan Compliance

**ANR:**

Northboro Rd. (Map 71- Parcel 6)

**DISCUSSION:**

MCOD Bylaw-Dimensional Table Correction

**DISCUSSION:**

55+ Housing Bylaw Update discussion with Affordable Housing Trust

**DISCUSSION:**

Zoning Amendment – Replace SHOPC with Affordable Housing Trust (AHT)

**DISCUSSION:**

Industrial Park District Expanded Uses

**DISCUSSION:**

Subdivision Rules and Regulations update

**DISCUSSION:**

250 Turnpike Rd. – Parking Variance Request

**DISCUSSION:**

Master Plan Implementation Committee (MPIC) – Semi-Annual Report &amp; 2025 Annual Report

**DISCUSSION:**

Open Space Notification/Education Letter – Next Step

**Other Business Properly Before the Board:****Planners Report:**

- Planning Board 2025 Annual Report
- Project Updates
- Proposed 2026 ATM Warrant Articles
- Clean Energy Siting & Permitting Regulations

**Approval of Minutes** – November 10, 2025, December 4, 2025, December 8, 2025, December 19, 2025, December 23, 2025**Next Meetings** – January 26, 2026, February 9, 2026**ADJOURN****Decision Due Dates:****Meme Luttrell, Chair****Southborough Planning Board****Revised agenda notations:**

- \* Strikethrough indicates a deletion
- \*\* Bold, italicized items are additions