

1. 6:30 P.M. Planning Board

Documents:

[2026.01.12 PB AGENDA REV 1.PDF](#)

2. 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

RECEIVED

By Town Clerk/ss 11:52 am, Jan 08, 2026

*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-Revised

6:30 PM

CALL TO ORDER

CONSOLIDATED PUBLIC HEARINGS:

DPW – Scenic Road Stonewall & Tree Removal

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

Cancelled Improper Notification

DISCUSSION:

40-42 Central St. – Site Plan Compliance

DISCUSSION:

Discuss delegating to Town Counsel the response to the Open Meeting Law complaint filed against the Planning Board by Michael Weishan on behalf of the Southborough Historical Society on January 8, 2026.

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 & 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

RECEIVED

By Town Clerk/ss 10:50 am, Jan 07, 2026

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