

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

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