

Meeting of the  
**Southborough Planning Board**  
Monday, September 18, 2023, 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 (REVISED #2)**

- 6:30 PM      **CALL TO ORDER**
- DISCUSSION:**              MBTA Communities – Status of Scheduling of Public Outreach Forums (September 21<sup>st</sup> @ 6:30 PM & September 27<sup>th</sup> @ 5:30 PM, both to be held at the Public Safety Bldg. Training Room)
- DISCUSSION:**              Public Works Planning Board – Select Board Goal to abolish
- 7:00 PM      **PUBLIC HEARING:**              14 Main St. – Special Permit Downtown District (Change of Use to Medical Office on 1<sup>st</sup> Floor)
- 7:00 PM      **DISCUSSION:**              14 Main St. – Minor Site Plan Review (Change of Use to Medical Office on 1<sup>st</sup> Floor)
- 7:05 PM      **PUBLIC HEARING:**              St. Mark’s School Parking lot at St. Mark’s St. - Major Site Plan
- DISCUSSION:**              28 Turnpike Road (Change of use to Office on the 1<sup>st</sup> Floor)-Minor Site Plan Review
- DISCUSSION:**              21 Highland St.- SB 9/5 discussion on the future of 21 Highland St.
- DISCUSSION:**              Stonebrook Village Subdivision – Bond Reduction, As-built review
- DISCUSSION:**              St. Mark’s St. stonewall and tree mitigation & ST. Mark’s Park Plan
- DISCUSSION:**              120 Turnpike Rd. – 40B Mass Housing request for Town Comment  
   -Defining steps in the permitting process  
   250 Turnpike Rd. – 40B Mass Housing request for Town Comment  
   -Defining steps in the permitting process
- DISCUSSION:**              Public Shade Tree Policy and Proposed SB updates

**Other Business Properly Before the Board**

- **Planner’s Report:** Project Updates, Zoning Map Update, ARPA Funds PB Projects, Job Descriptions
- Approval of Minutes –August 28, 2023
- Next Meetings –[MBTA Public Information Session #1](#) - Thursday, September 21, 2023, and [MBTA Public Information Session #2](#) - Wednesday, September 27, 2023
- Next Regular Meeting – October 2, 2023

**ADJOURN**

- Decision Due Dates:**              14 Main St. Special Permit (90 days) November 21, 2023  
   14 Main St. - Minor Site Plan Approval (30 days) September 22, 2023  
   25 Marlboro Rd. St. Mark’s MSPA (60 days) October 22, 2023  
   28 Turnpike Road – Minor Site Plan (30 days) October 1, 2023

Meme Luttrell, Chair  
Southborough Planning Board