

RECEIVED

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

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 & 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 & 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*