



FERRIS DEVELOPMENT GROUP, LLC

February 8, 2024

**VIA VIEWPOINT**

Hon. David C. Williams, Chair  
Southborough Zoning Boards of Appeals  
9 Cordaville Road  
Southborough, MA 01772

**Re: 120 Turnpike Road – comprehensive permit application  
Stewardship Committee Letter to ZBA of 8.7.2023**

Dear Chair Williams,

Please allow this letter to serve as a response to a letter sent by the Stewardship Committee to the Zoning Board of Appeals on August 7, 2023, regarding FD 120 Turnpike Road, LLC's housing proposal at 120 Turnpike Road. We thank the Stewardship Committee for the comments regarding our housing proposal and appreciate the potential issues raised in their letter. It is the intent of the applicant to have as little effect as possible on the Breakneck Hill Conservation Land, while still providing affordable housing and diversity of housing stock to the Town of Southborough. We are happy to discuss and work closely with the Stewardship Committee and Conservation Commission to ensure, to the extent possible, that wetlands, wildlife, vegetation, and historic landmarks are protected.

In regard to the 2005 Special Permit, the Notice of Decision issued for that permit does not prohibit a third building; it simply states that the 2005 decision does not *permit* a third building, which is not the same as saying a third building is prohibited. This is the exact language used: "The Board also finds that although the May 2, 1984 decision by the Southborough Board of Appeals authorized a third building, the variance was never exercised and a third building is not permitted by this decision."

Sincerely,

A handwritten signature in blue ink that reads "George Bahnan".

George T. Bahnan, Esq.  
Assistant General Counsel

cc: Hon. Joyce Greenleaf, Chair, Stewardship Committee (via email)