

Stewardship Review of the Modification Proposal for 118-120 Turnpike

Joyce Greenleaf <jgreenleaf@southboroughma.com>

Wed 3/27/2024 9:54 PM

To: PLANNING BOARD <planningboard@southboroughma.com>

Cc: CONSERVATION COMMISSION <conservationcommission@southboroughma.com>; Melissa Danza

<mdanza@southboroughma.com>; ZONING BOARD OF APPEALS <zba@southboroughma.com>; STEWARDSHIP COMMITTEE

<stewardship@southboroughma.com>

Good evening,

Tonight the Stewardship Committee reviewed the application for a modification to a major site plan approval from Ferris Development dated March 6, 2024. This concerns the proposed 40B development at 118-120 Turnpike Road.

The Stewards find nothing in the proposed modification and alternatives to be acceptable. Therefore we request that the Planning board **not waive** the legally binding site plan requirement regarding the 6.2 acres. We further request that the Planning Board take all appropriate steps with the appropriate parties to enforce the transfer of the 6.2 acres to the Town as conservation land (as requested previously per the email below). We also request that the Planning Board not accept the alternatives put forth in the proposed modification. Those alternatives pale in comparison to the addition of 6.2 acres that abut the existing Breakneck Hill Conservation Land, the crown jewel of Southborough's conservation land.

Thank you for your consideration.

Joyce Greenleaf

Chair, Stewardship Committee

From: Joyce Greenleaf <jgreenleaf@southboroughma.com>

Sent: Sunday, March 10, 2024 12:29 PM

To: PLANNING BOARD <planningboard@southboroughma.com>

Cc: CONSERVATION COMMISSION <conservationcommission@southboroughma.com>; Melissa Danza

<mdanza@southboroughma.com>; ZONING BOARD OF APPEALS <zba@southboroughma.com>; STEWARDSHIP COMMITTEE <stewardship@southboroughma.com>

Subject: Stewardship Request re Proposed 40b at 118/120

Good Afternoon,

The Stewardship committee met on March 4th and discussed the proposed 40b development at 118/120 Turnpike Road, which abuts the Breakneck Hill Conservation Land.

At that meeting, the Stewards voted to request that the Planning Board immediately take all necessary steps to facilitate the transfer of the 6.2 acres on that property to the Conservation Commission as legally required in recorded and executed site plan approvals. We see no justification to deviate from those recorded decisions.

Please keep us on the distribution list for any and all correspondence relating to the project as well as send us information on any upcoming hearings concerning the project and all documents relating to those hearings.

Thank you.

On behalf of the Stewards,

Joyce Greenleaf
Chair, Stewardship Committee