

# TOWN OF SOUTHBOROUGH



## CONSERVATION COMMISSION

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April 23, 2024

Meme Luttrell, Chair  
Southborough Planning Board  
17 Common Street  
Southborough, MA 01772

**Subject: Modification to 2019 Major Site Plan & Special Permit LID – 118-120 Turnpike Road**

Ms. Luttrell & Planning Board Members,

At a regularly scheduled meeting of the Conservation Commission on April 18, 2024, the Conservation Commission discussed the request from Planning Board regarding the application for modification of the above referenced decisions to remove the requirement of the donation of a 6.2 acre parcel to the Conservation Commission due to its direct abutment to Breakneck Hill Conservation Land (BHCL).

After review of the submitted materials related to the modification including proposed alternatives, the Conservation Commission unanimously (5-0) voted to request that the Planning Board not grant the requested modification and fully support Stewardship Committee's comments. As stated by the Stewardship Committee, BHCL is our prime open space parcel and the donation of the property was agreed upon with the previous owners of 118-120 Turnpike Road.

The proposed alternatives do not provide an equal value that the Town would benefit from with the addition of 6.2 acres to BHCL. The Brigham Street lot is an undevelopable lot, as the new construction has altered the maximum amount of Riverfront Area, is not adjacent to any open space areas, is primarily protected wetland resources, and has an abundance of invasive species. The addition of parking spaces and connection to existing trails could further exacerbate the unauthorized access and impacts to the property, and the monetary donations, in the opinion of the Conservation Commission, did not adequately equate to the benefit of additional space and location at BHCL.

If you have any questions, please do not hesitate to reach out at your earliest convenience.

Sincerely,

*Melissa Danza*  
Melissa Danza  
Conservation Agent