

TOWN OF SOUTHBOROUGH



OFFICE OF THE SELECT BOARD

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April 24, 2024

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

Ms. Luttrell:

The Select Board continues to strongly support the proposed 40B project at 120 Turnpike Road. We are aware of the issue recently raised regarding the requirement for the proposed property's site to be donated to the Town as part of a 2019 major site plan approval condition granted to the previous owner.

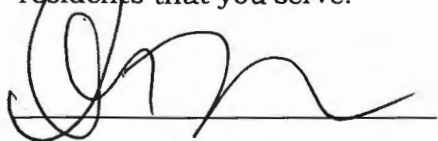
We encourage you to work with the project sponsor and waive the donation requirement of that specific property. We believe that the proposed project is very beneficial to the Town in several ways and the project should be supported. The proposed project is small but will provide badly needed housing to Southborough including fifteen units of below-market rent housing. The new housing will not have a detrimental impact on any of the areas that we are usually concerned about with large developments including (1) residential abutter concerns (2) traffic concerns (3) and impact on town services including schools, roads, and public safety.

We need to provide more affordable housing to our town residents including our senior population. Currently, there are many seniors who live at Madison Place down the road. Madison Place also continues to be fully occupied and have little impact on our school population. There is clearly a demand for more affordable rental units in Southborough.

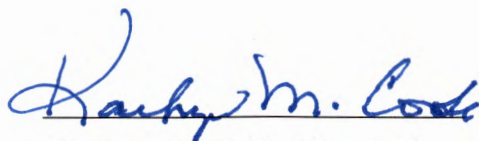
This project would also provide badly needed revenue to fund town services. Annual tax revenue from the project is estimated to be at least \$250,000.

We do not believe that the property is needed to add to our already substantial supply of open land. If that were the case the land would have been transferred in 2019 when the site plan review was completed.


Our overarching issue in Southborough today is to provide housing that allows a diversified population to live and thrive. We believe that this is an opportunity for the Planning Board to show its support for the residents that you serve.



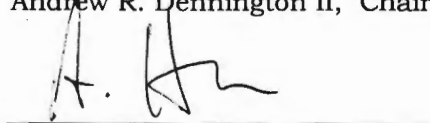
Andrew R. Dennington II, Chair




Kathryn M. Cook, Vice Chair



Sam Stivers



Alfred Hamilton



Marguerite Landry