

From: [Karina G. Quinn](#)
To: [Lara Davis](#); [David Williams](#); [Melissa Danza](#)
Cc: [Meme Luttrell](#); [Colleen Stansfield](#)
Subject: FW: Addendum Re: OSPC letter re 120Turnpike Road 40b
Date: Tuesday, August 20, 2024 11:57:34 AM
Attachments: [2024.08.19b 120 Turnpike Rd 40B-OSPC comment letter to PB.pdf](#)
[Site Plan of Land at 352 Turnpike Road 070824.pdf](#)

Hi Lara, David and Melissa:

FYI, yesterday afternoon, Planning received the attached OSPC comment letter to PB regarding the proposed 120 Turnpike Rd 40B, along with the "addendum email" below with attached proposed 352 Turnpike Rd 40B Plans dated 07.08.24.

Thanks,

Karina G. Quinn, P.E.

Town Planner

Town of Southborough

17 Common Street

Southborough, MA 01772

T: (508) 485-0710 ext.3028

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Be advised that the MA Secretary of State considers email a public record.

From: Frederica Gillespie <fgillespie@southboroughma.com>
Sent: Monday, August 19, 2024 5:48 PM
To: Karina G. Quinn <kquinn@southboroughma.com>; Meme Luttrell <mluttrell@southboroughma.com>; Jesse Stein <jstein@southboroughma.com>; Marnie Hoolahan <mhoolahan@southboroughma.com>; Deborah DeMuria <ddemuria@southboroughma.com>; Lisa Braccio <lbraccio@southboroughma.com>
Cc: Colleen Stansfield <cstansfield@southboroughma.com>
Subject: Addendum Re: OSPC letter re 120Turnpike Road 40b

To Planning Board Members

I am sending the site plans for Ferris Development's proposed 40b at 352 Turnpike Road for your consideration when reviewing the OSPC position on the 40b at 120 Turnpike.

The OSPC recommended that the septic fields /playground/ dog park be moved to the site of the originally planned parking garage and that much of the septic field could be under the current parking lot.

I received these plans on August 4th after our OSPC meeting on August 2nd. We were not able to consider them in our review, and therefore I did not mention them in the letter from the OSPC.

Ironically, these plans support our position that putting the septic under the parking lot is feasible because Ferris Development proposes to do that at 352 Turnpike.

Therefore, the OSPC is not making an unreasonable recommendation as supported by Ferris

Development's plans for another 40b in town.

Freddie

From: Frederica Gillespie

Sent: Monday, August 19, 2024 5:19 PM

To: Karina G. Quinn <kquinn@southboroughma.com>; Meme Luttrell

<mluttrell@southboroughma.com>; Jesse Stein <jstein@southboroughma.com>; Marnie Hoolahan

<mhoolahan@southboroughma.com>; Deborah DeMuria <ddemuria@southboroughma.com>; Lisa

Braccio <lbraccio@southboroughma.com>

Cc: Colleen Stansfield <cstansfield@southboroughma.com>

Subject: OSPC letter re 120Turnpike Road 40b

TOWN OF SOUTHBOROUGH



OPEN SPACE PRESERVATION COMMISSION

17 COMMON ST · SOUTHBOROUGH, MASSACHUSETTS 01772

[Open Space Preservation Commission | Southborough, MA \(southboroughma.gov\)](https://southboroughma.gov)

August 19, 2024

To Members of the Planning Board:

The Open Space Preservation Commission (OSPC) reviewed the 7/24/24 version of the 120 Turnpike Road Site Plans at our meeting on August 2, 2024. The OSPC Chair had attended the ZBA Hearing for the 40b on July 31, 2024 , and we discussed statements made at that hearing as part of our review.

We took the following positions:

- We support and applaud the applicant Ferriss Development's proposal to move the building off the land legally required to be gifted to the Town as documented in the decision and plans from the recorded existing site plan for the parking garage.
- We believe that a site plan modification is required to review the proposed redesigned layout for the 6.2 acres to be gifted to the Town.
 - We agree with Town Counsel Talerman's statement at the August 2, 2024 ZBA Hearing that there is a requirement to convey the 6.2 acres.
 - We disagree with the following statements Town Counsel made at that Hearing:
 - He stated that the ZBA is being asked to decide if the 6.2 -acre configuration on the current plan meets the requirements.
 - And that "a discussion *may* occur to determine an appropriate 6.2-acre configuration."
 - At the Planning Board Meeting where the alternative proposal was presented to a room full of abutters, concerned citizens, members of the Stewardship Committee and the OSPC, we understood that a Site Plan Modification would be required.
 - The OSPC would not have supported the alternative if we had been informed that a Site Plan Modification would not be required. We doubt that many if any of the others in the room would have supported the alternative if they knew that a Site Plan would not be required.
 - I spoke with one of the attorneys after the presentation of the alternative and discussed that the layout of the open space was unacceptable, and we looked forward to working with Ferris Development to come up with a plan that worked.

- If a site Plan Modification was required before, we see no reason it isn't now, and the reviewing authority properly lies with the Planning Board and not the ZBA.
- What authority does Town Counsel have to determine if a Site Plan Modification is required?

We believe a modification is required for the following reasons:

- There are existing drainage swales running across the land proposed to be gifted to the town with an extensive new swale running through the northern section to the land. This provides a hazard for anyone walking there and a liability to the town, an easement would need to be provided along with a legal agreement to ensure the 40b property owner would maintain the infrastructure. More importantly, a drainage swale on open space is not acceptable
- The proposed alternative donated land includes grading and clear-cutting directly adjacent to Breakneck Hill. This creates a situation where the town will need to plant and manage for invasives for many years into the future, at great costs
- Without trees the land does not have the same ecological resource value as the land legally required to be gifted to the town. There will be both light and car exhaust pollution trespass onto Breakneck Hill negatively impacting conservation values.
- Site views to walkers will be greatly impacted with the view open to office buildings at the 40b and Rte. 9 traffic instead of into woodland
- In addition to the clear-cut on the land to be donated to the town, the leach field (that's really what the dog park playground is) will be clear cut up to 8ft of the property line of Breakneck Hill. There will be no regrowth of trees as it's a leach field. Much of that leach field is currently legally required to be donated to the town and in a fully vegetated and treed state as currently exists.
- Any statements that they are offering 6.2 acres to replace 6.2 acre and that is all that is required indicates a lack of a basic understanding of open space value, and the potential liabilities and costs to the town associated with the proposed 6.2 acres of land not present with the original layout.
- There is a significant lack of open space value in the condition of the land proposed.

Our closing points are that the leach field should be moved further away from the property line of Breakneck Hill Conservation Land, and the original 6.2 acres of undisturbed land be donated to the town as legally required.

Given the layout of the land this may seem highly unlikely to be possible except there is a solution! Put the septic under the parking lot where the original parking garage was planned.

Respectfully submitted on behalf of the Southborough Open Space Preservation Commission

Freddie Gillespie - Chair

SITE PLAN OF LAND
AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASSACHUSETTS

OWNER & APPLICANT:
FERRIS DEVELOPMENT 352 TURNPIKE ROAD, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 502
JOB NUMBER: 245-502
DRAWING : 352TURNPIKECURRENT.dwg

PREPARED BY
AZIMUTH LAND DESIGN, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
☐ TELEPHONE (508) 485-0137
EMAIL: jamest@azimuthlanddesign.co

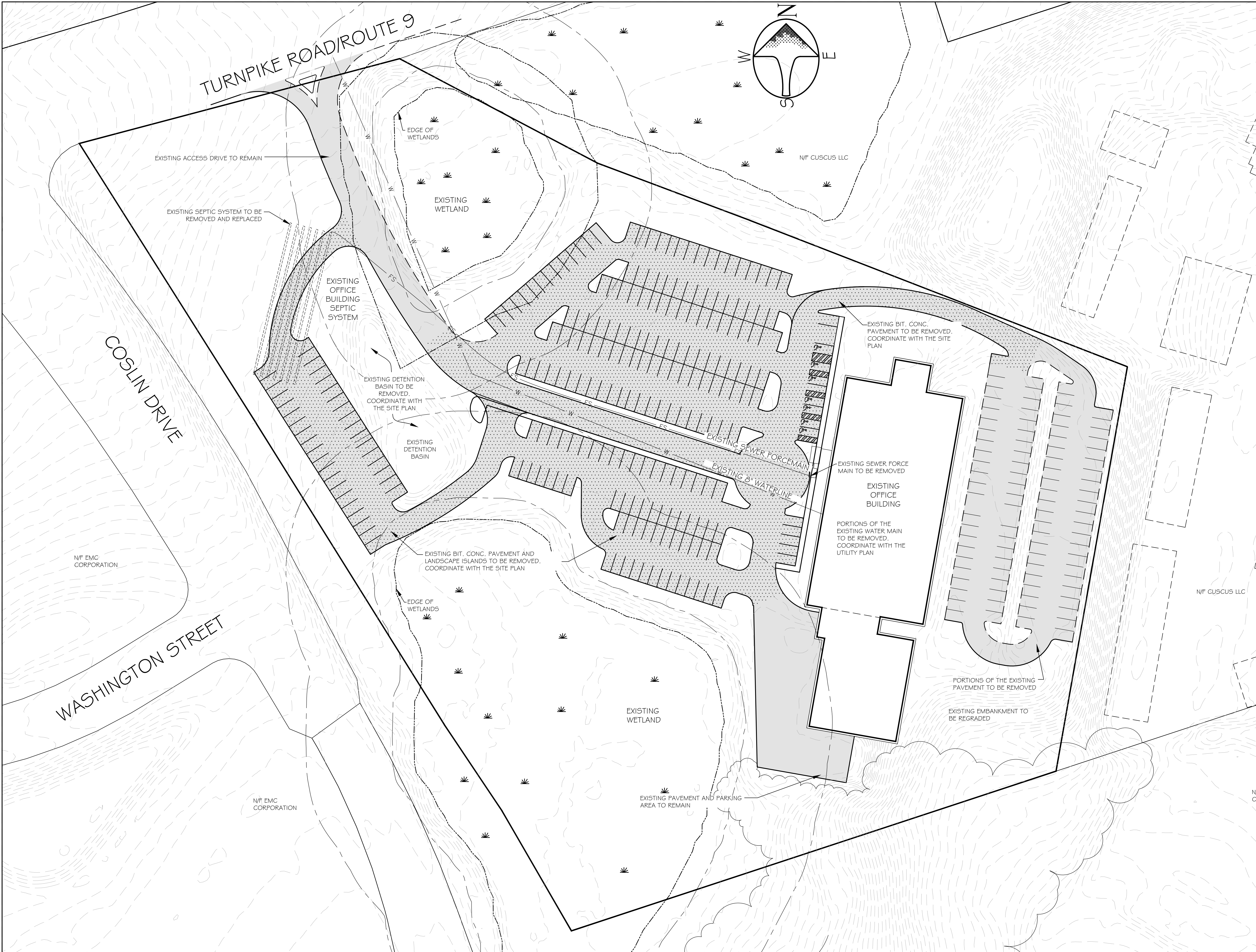
TOWN OF SOUTHBOROUGH
PLANNING BOARD ENDORSEMENT

DATE:

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
EXISTING CONDITIONS & DEMOLITION PLAN	C1
SITE PLAN	C2
UTILITY PLAN	C3

DATE:
JULY 8, 2024



COMPREHENSIVE PERMIT PLAN APPROVED BY
THE SOUTHBOROUGH ZONING BOARD OF
APPEALS ON _____

GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS PARCEL.
- 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) THE PROJECT SITE IS SHOWN AS PARCEL 3 ON ASSESSOR MAP 25.
- 4) THE BASE PLAN INFORMATION IS COMPRISED OF RECORD PLANS AND GIS DATA.

ZONING SUMMARY:

ASSESSORS DATA: MBL 25-0-003
DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONF.:
MIN. LOT AREA:	43,560SF	446,496± SF	Y
MIN. FRONTAGE:	200'	306.6 FT.	Y
MIN. FRONT YARD:	75 FT.	505.7 FT.	Y
MIN. SIDE YARD:	50 FT.	62.4 FT.	Y
MIN. REAR YARD:	50 FT.	148.8 FT.	Y
BUILDING HEIGHT:	45 FT.	<45 FT.	Y

DIG SAFE:

EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THE PROJECT SURVEYOR, ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. AZIMUTH LAND DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 or 1-888-DIG-SAFE.



AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, 200, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
DATE:	JULY 8, 2024	DWG NO.	352TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		

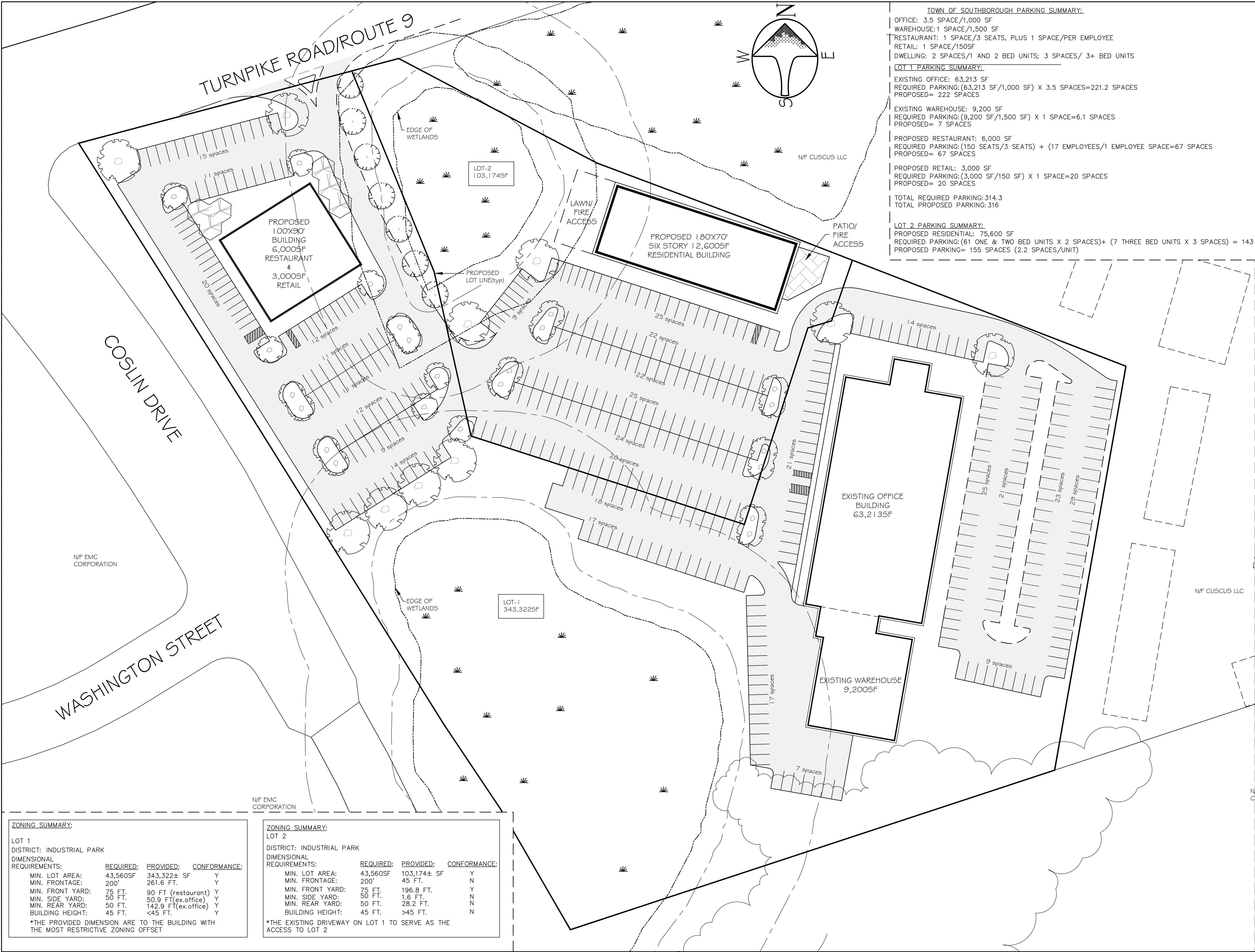
SCALE: 1 INCH = 40 FEET



SITE PLAN OF LAND

AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:
FERRIS DEVELOPMENT 352
TURNPIKE ROAD, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772



TOWN OF SOUTHBOROUGH PARKING SUMMARY:
OFFICE: 3.5 SPACE/1,000 SF
WAREHOUSE: 1 SPACE/1,500 SF
RESTAURANT: 1 SPACE/3 SEATS, PLUS 1 SPACE/PER EMPLOYEE
RETAIL: 1 SPACE/150SF
DWELLING: 2 SPACES/1 AND 2 BED UNITS; 3 SPACES/ 3+ BED UNITS

LOT 1 PARKING SUMMARY:
EXISTING OFFICE: 63,213 SF
REQUIRED PARKING: (63,213 SF/1,000 SF) X 3.5 SPACES=221.2 SPACES
PROPOSED= 222 SPACES

EXISTING WAREHOUSE: 9,200 SF
REQUIRED PARKING: (9,200 SF/1,500 SF) X 1 SPACE=6.1 SPACES
PROPOSED= 7 SPACES

PROPOSED RESTAURANT: 6,000 SF
REQUIRED PARKING: (150 SEATS/3 SEATS) + (17 EMPLOYEES/1 EMPLOYEE SPACE=67 SPACES
PROPOSED= 67 SPACES

PROPOSED RETAIL: 3,000 SF
REQUIRED PARKING: (3,000 SF/150 SF) X 1 SPACE=20 SPACES
PROPOSED= 20 SPACES

TOTAL REQUIRED PARKING: 314.3
TOTAL PROPOSED PARKING: 316

LOT 2 PARKING SUMMARY:
PROPOSED RESIDENTIAL: 75,600 SF
REQUIRED PARKING: (61 ONE & TWO BED UNITS X 2 SPACES)+ (7 THREE BED UNITS X 3 SPACES) = 143 SPACES
PROPOSED PARKING= 155 SPACES (2.2 SPACES/UNIT)

COMPREHENSIVE PERMIT PLAN APPROVED BY
THE SOUTHBOROUGH ZONING BOARD OF
APPEALS ON _____

- GENERAL NOTES:**
- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS PARCEL.
 - 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
 - 3) THE PROJECT SITE IS SHOWN AS PARCEL 3 ON ASSESSOR MAP 25.
 - 4) TOTAL SITE ALTERATION IS EXPECTED TO BE 5.5 ACRES.

DIG SAFE:

EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THE PROJECT SURVEYOR, ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. AZIMUTH LAND DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 or 1-888-DIG-SAFE.



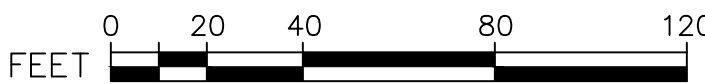
AZIMUTH LAND DESIGN, LLC
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118 Turnpike Road, 200, Southborough, MA 01772
Telephone (508)-485-0137 jamest@azimuthlanddesign.co

CLT. NO. 504 JOB NO. 290-504

DATE: JULY 8, 2024 DWG NO. 352TURNPIKECURRENT

REVISIONS	
DATE:	DESCRIPTION
	Revisions

SCALE: 1 INCH = 40 FEET



SITE PLAN OF LAND

AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:

FERRIS DEVELOPMENT 352
TURNPIKE ROAD, LLC

118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

SITE PLAN

ZONING SUMMARY:

LOT 1
DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	43,560SF	343,322± SF	Y
MIN. FRONTAGE:	200'	261.6 FT.	Y
MIN. FRONT YARD:	75 FT.	90 FT (restaurant)	Y
MIN. SIDE YARD:	50 FT.	50.9 FT(ex.office)	Y
MIN. REAR YARD:	50 FT.	142.9 FT(ex.office)	Y
BUILDING HEIGHT:	45 FT.	<45 FT.	Y

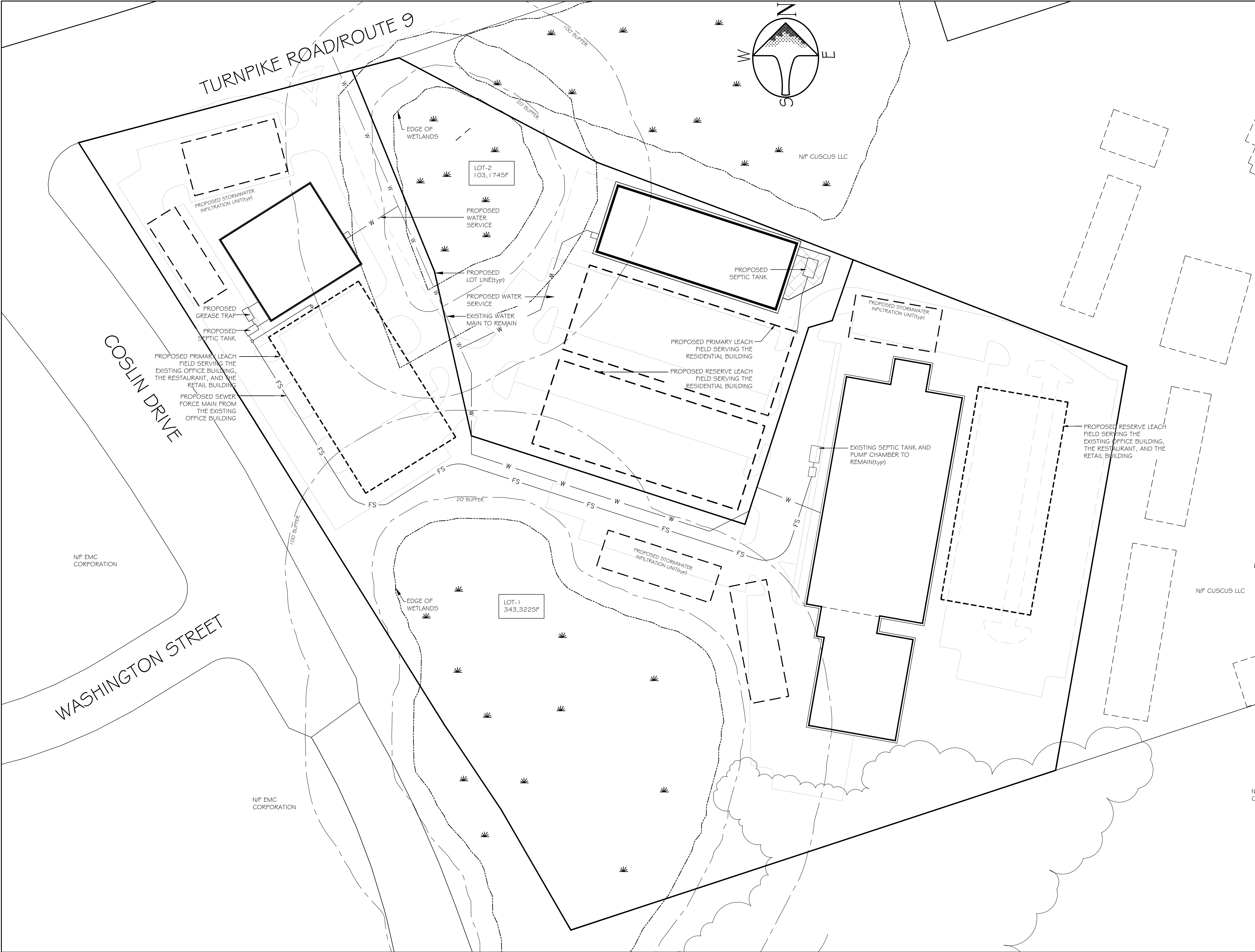
*THE PROVIDED DIMENSION ARE TO THE BUILDING WITH THE MOST RESTRICTIVE ZONING OFFSET

ZONING SUMMARY:

LOT 2
DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	43,560SF	103,174± SF	Y
MIN. FRONTAGE:	200'	45 FT.	N
MIN. FRONT YARD:	75 FT.	196.8 FT.	Y
MIN. SIDE YARD:	50 FT.	1.6 FT.	N
MIN. REAR YARD:	50 FT.	28.2 FT.	N
BUILDING HEIGHT:	45 FT.	>45 FT.	N

*THE EXISTING DRIVEWAY ON LOT 1 TO SERVE AS THE ACCESS TO LOT 2



COMPREHENSIVE PERMIT PLAN APPROVED BY
THE SOUTHBOROUGH ZONING BOARD OF
APPEALS ON _____

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EFFLUENT SUMMARY:

EXISTING OFFICE: 4,800GPD
RESTAURANT: 140 SEATS X 35 GPD=4,900 GPD
RETAIL: 3,000SF @ 50GPD x 1,000SF=150GPD
TOTAL: 9,850GPD

DWELLING: 44UNITS X 220 PER BEDROOM=9,680GPD

DIG SAFE:

EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THE PROJECT SURVEYOR, ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. AZIMUTH LAND DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 or 1-888-DIG-SAFE.



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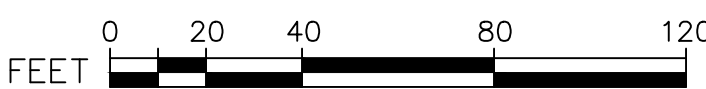
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SITE PLAN OF LAND

AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:

**FERRIS DEVELOPMENT 352
TURNPIKE ROAD, LLC**

118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

UTILITY PLAN