

TOWN OF SOUTHBOROUGH



PLANNING BOARD

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February 10, 2025

Mr. David Williams, Chair
Zoning Board of Appeals
9 Cordaville Road
Southborough, MA 01772

**RE: Proposed 40B Development - 250 Turnpike Road - Comprehensive Permit Application
Planning Board Comments**

Dear Zoning Board Members:

This letter is in regard to the ZBA application of FD 250 Turnpike, LLC, located at 250 Turnpike Road (Assessor Map 27, Lot 46), seeking a Comprehensive Permit under MGL Chapter 40B and 760 CMR 56. According to the Site Plan of Land revised November 20, 2024, the project proposes to construct 32 townhouse style rental units in a combination of duplex and triplex layouts. Access to the proposed 40B is shown to be via Route 9 and through a shared driveway with the existing Storage Facility property. The subject property is located in the Residential A district.

The Southborough Planning Board has reviewed the subject comprehensive permit application submitted to the ZBA for the proposed 40B development at 250 Turnpike Road by the Ferris Development Group, LLC and its affiliate FD 250 Turnpike, LLC (property owner). We offer the following comments:

1. There are units that are proposed to be on the storage facility lot which is currently going through site plan approval for a contractor's yard. The lots should be decisively laid out before Town Boards spend a lot of time approving projects that will then have to be modified.
 - a. The site plan shows a "proposed property line" the plan is stamped by a civil engineer and not a land surveyor as required by MGL. A civil engineer cannot make property line determinations in MA only a land surveyor is qualified to make those determinations.
2. The access drive is proposed to go through the storage facility and contractor's building parking lot with parking spaces directly abutting that access drive. Cars pulling out of those parking spaces would have to pull into the access drive. These competing uses appear to create a safety issue.
3. The proposed dwelling units are very close to the abutting properties without adequate screening proposed to mitigate.
 - a. The limit of work abuts right against abutting properties being that close it is unlikely that work won't encroach onto abutting properties.

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4. A waiver was requested from the sign bylaw 174-11(c)(2)d and E (1). The proposed sign is not within the 40B locus therefore this waiver request is not applicable. The proponent should comply with the sign bylaw. The ZBA declined to approve a similar waiver for the 120 Turnpike Road 40B.
5. A waiver from 174-13 B. (10)(c) to allow for planting of non-native species has been requested. Waiver should be granted to allow for the buildability of the project. Planting native species does not negatively affect the buildability of the project and the planting of native species is of vital importance to the environment, therefore we would request that this waiver not be approved. The ZBA declined to approve a similar waiver for the 120 Turnpike Road 40B.

The list above reflects the Planning Board's current concerns and recommendations. Additional project information may lend to additional concerns and requests. On behalf of the Southborough Planning Board, thank you for your consideration.

Sincerely,



Meme Luttrell
Chair, Southborough Planning Board

cc: Planning Board
Mark Purple, Town Administrator
David Williams, Chair, Zoning Board of Appeals
Ferris Development Group, LLC