

TOWN OF SOUTHBOROUGH



PLANNING BOARD

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August 19, 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 July 25, 2025, 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 was recently approved 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 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.
3. Multiple units are placed in the 20' wetland buffer, specifically, 2, 29, 30, 31, and 32.
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.

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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.
6. A waiver from §174-13.2 major residential development has been requested and a waiver is not necessary for a 40B development.
7. The photometric plan needs to include the total hardscape of the development, the total lumens allowed in the district and the total lumens proposed. The Planning Board has created a template that developers can use and we can supply that to the proponent.
8. On the landscaping, there is a very confusing abbreviation in the plant key/legend. The same abbreviation has been used for different species of plants. In the Foundation planting exhibit, "JV" indicates Canadian Yew and in the other table on the same page, "JV" is identified as an Eastern Red Cedar. Red Cedar is a screening plant, a Canadian Yew is a low growing plant and would not serve to screen project from abutters perspectives.

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