



**RECEIVED**

By Karen Wilber at 8:50 am, Jul 01, 2022

# TOWN OF NORTHBOROUGH PLANNING BOARD

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

July 14, 2022 (Thursday)  
Planning Board

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted. To participate in the public comment portions of this meeting from a PC, Mac, iPad, iPhone or Android device please click this URL to join: <https://town-northborough-ma-us.zoom.us/j/84432621558>  
Passcode: 586797 Or join by phone: 1 646 876 9923 Webinar ID: 844 3262 1558 Passcode: 586797

Live Stream link YouTube: [https://www.youtube.com/channel/UCRdBrw3HeEAMB\\_KFKasrgXA](https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA)

## AGENDA

- 6:30pm                      Continued Public Hearing for 180 Bearfoot Road Special Permit with Site Plan Review  
Applicant:                      Madelyn Properties, LLC  
Engineer:                        WDA Design Group  
Application Filed:              April 22, 2022  
Decision Due:                    90 days from close of hearing
- 6:40pm                      Continued Public Hearing for 100 Bearfoot Road Special Permit and Special Permit with Site Plan Approval  
Applicant:                        Monocled Tycoon Real Estate Trust  
Engineer:                        Connorstone Engineering Inc.  
Date Filed:                        March 21, 2022  
Decision Due:                    90 days from close of hearing
- 6:50pm                      Continued Public Hearing for 75 Ridge Road Special Permit Common Driveway and Special Permit with Site Plan Review  
Applicant:                        Downeast Residential, LLC Engineer: The Morin-Cameron Group, Inc.  
Date Filed:                        May 23, 2022  
Decision Due:                    90 days from close of hearing
- 7:00pm                      Old/New Business
- Discussion of traffic impacts from development projects proposed or approved in abutting communities (i.e. 170,000 square feet mini fulfillment center at 60 & 64 Otis Street, Westborough, that was approved on 11/9/21)
  - Discussion of potential Zoning Bylaw amendments for 2023 Town Meeting
  - Consideration of Minutes From June 21, 2022
  - Master Plan Implementation Committee Meeting: July 21, 2022
  - FY23 Goals
  - Grants

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- ANRs, Lot Releases, Bonds
- Subcommittee Updates
- Next Planning Board Meeting: August 16, 2022
- Next ZBA Meeting: July 26, 2022

8:00pm

Adjourn

*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

Cc Town Clerk, DPW Director, Town Administrator, Historic District Commission, Health Agent, Assessors, Board of Selectmen Liaison, Town Engineer, Finance Director, Zoning Board of Appeals, Town Treasurer, Inspector of Buildings/Zoning Enforcement Officer