



RECEIVED

By Andrew T. Dowd, Town Clerk at 12:21 pm, Mar 01, 2024

TOWN OF NORTHBOROUGH PLANNING BOARD

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

March 4, 2024
Planning Board

Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, 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/84332132863>
Passcode: 446672 or join by phone: 1 646 876 9923 Webinar ID: 843 3213 2863 Passcode: 446672
Live Stream link YouTube: https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA

Complete text of the proposed amendments and proposed Zoning Map is available on the Planning Department webpage at <https://www.town.northborough.ma.us/planning-department>.

REVISED AGENDA

- 6:00pm Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (Litigation) regarding pending land use litigation: The Gutierrez Company v. Northborough Planning Board, Land Court No. 21 MISC 000380, due to the Chair's determination that a discussion regarding this matter in an open meeting may have a detrimental effect on the litigating position of the Board.
- 6:00pm Continued public hearing for the purpose of seeking public opinion on proposed amendments to the Zoning Map and the following sections of the Northborough Zoning Bylaw (Chapter 7).
- Section 7-03-030 Board of Appeals
 - Section 7-03-060 Design review
 - Section 7-04-010 Classification of districts
 - Section 7-05-010 General provisions
 - Section 7-05-020 Classification of uses
 - Section 7-05-030 Table of Uses. Part B. Commercial and Industrial Districts
 - Section 7-06-020 Table 2. Table of Density and Dimensional Regulations,
 - Section 7-07-010 Groundwater Protection Overlay District
 - Section 7-07-030 Major Commercial Development Overlay District
 - Section 7-09-020 Site design standards
 - Section 7-09-030 Off-street parking and loading
 - Section 7-09-040 Signs

Zoning Map by creating a new “Highway Business Southwest (HBSW) District” to include all land within the Industrial District in the vicinity of the Southwest Connector, as shown on the map entitled “Highway Business Southwest (HBSW) District Map”.

Zoning Map by creating a new “Multi-family Development Overlay District (MDOD)” to include areas titled “Southwest Connector Multifamily Development Sub-District” and “Downtown Multifamily Development Subdistrict”, as shown on the map entitled “Multi-family Development Overlay District Map”.

- 6:20pm Presentation on Northborough Economic Feasibility Analysis - Erik Woyciesjes, RKG Associates
- 6:25pm ANRs, Lot Releases, Bonds
- 6:30pm Old/New Business
- Discussion of Harrington Lane Public Acceptance – Recommendation to the Select Board on Road Layout
 - Discuss appointment to Financial Planning Committee
 - Amy Poretsky
 - Jeff Knight
 - Jonathan Rea
 - Subcommittee Updates
 - Next Planning Board Meetings: March 19, April 2
 - ZBA Meeting: March 26
 - Master Plan Implementation Committee Meeting: March 21
- 6:15pm 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, Town Administrator, DPW Director, Historic District Commission, Health Agent, Assessors, Board of Selectmen Liaison, Fire Chief, Deputy Fire Chief, Finance Director, Zoning Board of Appeals, Town Treasurer, Inspector of Buildings/Zoning Enforcement Officer, Cable