



RECEIVED

By *KWilber/Assistant Town Clerk* at 2:22 pm, Apr 11, 2024

TOWN OF NORTHBOROUGH PLANNING BOARD

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

AGENDA

April 16, 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/89049909408> Passcode: 531739 or join by phone: 1 646 876 9923 Webinar ID: 890 4990 9408 Passcode: 531739
Live Stream link YouTube: https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA

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

6:00pm Public hearing for consideration of the application for Site Plan Approval submitted by the Town of Northborough for the construction of a new 30,000 SF +/- fire station and associated improvements at the property located at 61 & 65 West Main Street, Map 63 Parcels 9 & 10, and 10 Monroe Street, Map 63 Parcel 7, in the Downtown Business District and Groundwater Protection Overlay District Area 3.

6:00pm Continued public hearing 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”.

6:15pm ANRs, Lot Releases, Bonds

- 6:20pm Old/New Business
- Minutes for Approval from March 4, 2024 and March 19, 2024
 - Subcommittee Updates
 - Next Planning Board Meetings: May 7, May 21
 - ZBA Meeting: May 28 (skip April, Town Meeting)
 - Master Plan Implementation Committee Meeting: April 18

6:25pm 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