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By Karen Wilber at 1:39 pm, Sep 14, 2022

# TOWN OF NORTHBOROUGH PLANNING BOARD

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September 20, 2022  
Planning Board

Pursuant to Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on July 16, 2022, 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/87479701243> Or join by phone: 1 646 876 9923 Webinar ID: 874 7970 1243 Passcode: 032894

## AGENDA

- 6:00pm                      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
- 6:10pm                      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
- 6:20pm                      Public Hearing for 30 Forbes Road, Building B, Modification to a Special Permit for Use in the Groundwater Protection Overlay District Area 3  
Applicant:                        Aspen Aerogels  
Engineer:                        Highpoint Engineering, Inc.  
Date Filed:                      August 22, 2022  
Decision Due:                    90 days from close of hearing
- 6:30pm                      Old/New Business
- Brett Pelletier of Kirk & Co – Discussion of Priorities for White Cliffs Mansion Disposition
  - Continued Discussion of potential Zoning Bylaw amendments for 2023 Town Meeting
    - Update on Final Guidelines on Multi-family Zoning Requirements for MBTA Communities
  - Review of Draft Design Guidelines for Two Family Dwellings
  - Consideration of Minutes From August 16, 2022
  - Complete Streets Public Input Session: October 3, 2022
  - Next Master Plan Implementation Committee Meeting: October 20, 2022

- FY23 Goals
- Grants
- ANRs, Lot Releases, Bonds
- Subcommittee Updates
- Next Planning Board Meeting: October 4, 2022
- Next ZBA Meeting: September 27, 2022

7:00pm

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