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By Karen Wilber, Town Clerk's Office at 8:07 am, Apr 15, 2022

# TOWN OF NORTHBOROUGH PLANNING BOARD

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April 19, 2022  
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/87479701243> Passcode: 032894 Or join by phone: 1 646 876 9923 Webinar ID: 874 7970 1243 Passcode: 032894

Live Stream link YouTube:

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

## REVISED AGENDA

### 5:15pm Executive Session

Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (litigation) regarding pending land use litigation: The Guttierrez Company v. Northborough Planning Board, Land Court Case No. 21 MISC 000046; The Guttierrez Company v. Northborough Planning Board, Land Court Case No. 21 MISC 000380, due to the Chair's determination that an open meeting may have a detrimental effect on the litigating position of the Planning Board and/or the Town.

6:00pm

Public Hearing for 200 Bartlett Street Special Permit per Groundwater Protection Overlay District Bylaw and Special Permit Site Plan Approval  
Applicant: The Robert J. Devereaux Company  
Engineer: Connorstone Engineering Inc.  
Application Filed: 1.14.2022, Special Permit with Site Plan Approval  
3.25.22, Special Permit per Groundwater Protection Overlay District Bylaw  
Decision Due: 90 days from close of hearing

6:15pm

Public Hearing for 87 Hudson Street Special Permit per Groundwater Protection Overlay District Bylaw and Special Permit Site Plan Approval  
Applicant: KCB Development LLC  
Engineer: WDA Design Group  
Application Filed: 2.1.2022  
Decision Due: 90 days from close of hearing

6:30pm

Public Hearing for Proposed Zoning Amendments for 2022 Annual Town Meeting

- Section 7-03-030 Board of Appeals B.(2)

- Section 7-03-050 Site Plan A.(4)(b)
- Section 7-03-080 Enforcement
- Section 7-05-010 General Provisions A.
- Section 7-05-020 Classification of Uses G.(2) Hospitality and Food Service, I.(5) Distribution and Transportation Uses, and I.(7) Brewery, Distillery, or Winery with Tasting Room
- Section 7-05-030 Table of Uses, Table 1, Part B. Commercial and Industrial Districts
- Section 7-07-020 Floodplain Overlay District
- Section 7-09-030 Off-street Parking and Loading, B.(2)(b) Commercial Uses and B.(2)(c) Industrial Uses
- Section 7-09-040 Signs
- Section 7-10-060 Temporary Moratorium on Distribution and Transportation Uses
- Zoning Map by rezoning that portion of the General Residential (GR) District identified as 37 South Street (Assessor's Map 63, Parcel 175) to Downtown Business (DB) District

7:30pm

Old/New Business

- Consideration of Minutes (April 5, 2022)
- Master Plan Implementation Committee
  - May 19, 2022 – next meeting date (April cancelled)
- FY23 Goals
- Grants
- ANRs, Lot Releases, Bonds
- Subcommittee Updates
- Next Planning Board Meetings
  - May 3, 2022; May 17, 2022
- Next ZBA Meeting
  - May 24, 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