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By Karen Wilber at 12:17 pm, Sep 16, 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

REVISED AGENDA

6:00pm

Executive Session

Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (Litigation) regarding pending land use litigation: Abu Construction, Inc. and Ka Realty, Inc. v. Town of Northborough and Northborough Planning Board, Worcester Superior Court Civil Action No. 1985CV00178, 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 and the Town.

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
 - Performance Guarantee Release for 454 and 469 Whitney St
- 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