

TOWN OF SOUTHBOROUGH



OPEN SPACE PRESERVATION COMMISSION

17 COMMON ST · SOUTHBOROUGH, MASSACHUSETTS 01772

[Open Space Preservation Commission | Southborough, MA \(southboroughma.gov\)](https://southboroughma.gov)

May 20, 2024

Members of the Planning Board;

The Open Space Preservation Commission (OSPC) met today Monday May 20, and reviewed the 120 Turnpike Road Concept Plan of Alternative Layout 5-11-24, that was submitted to the Planning Board Chair.

We would like to share our appreciation to Mr. Ferris for working to address the many concerns we had re the original layout of the project. And his commitment to adhere to the legal requirements to gift 6.2 acres to the Town.

We find that the relocation of the building is a great improvement to the light and car exhaust impacts to the conservation land and will alleviate many of the detrimental ecological fallout from the original plan. Following up on the required donation of the additional 6.2 acres will provide a beneficial buffer to the land from the building.

While at 6 stories, the new building is much taller than the original proposed one, it is at about 30 feet lower elevation so about equal height to the conservation land, and further back from the property boundary so the light pollution will be much less.

The visual sight line impact should also be greatly reduced if not eliminated for walkers of the Breakneck Hill trails seeking respite in nature.

We understand there will likely be lots of considerations that need to be reviewed by other Boards, committees and citizens, but for the Open Space values we find this to be a big improvement and support moving forward with the compromise solution.

We recognize this is only a concept plan and we look forward to review more detailed plans as the compromise moves forward.

Respectfully submitted on behalf of the OSPC,

Freddie Gillespie – Chair
Southborough Open Space Preservation Commission