

MBTA Communities We Can Do Better!

Focus on the inappropriate
choice of the two parcels on
Southville Road

And why it's bad for all Southborough Residents

Flawed Process to choose the lots on Southville Road

- The Planning Board sent post cards to all the residents in the original Half-Mile District inviting them to attend the mapping session for that district
- The Planning Board knew they were going to propose the option to choose lots outside the district and that they had already petitioned the state to move the district to the east.
- None of the outreach about the mapping session mentioned the inclusion of the lots to the east
- Yet they never notified any of the residents in the new district or residents directly across the street from those lots.
- When this was brought to the Planning Board's attention during the Hearing their response was "they should have been paying attention".
- WHY THEN DID THEY SEND POST CARDS TO RESIDENTS IN THE ORIGINAL HALF-MILE DISTRICT?

This is the Mysouthborough notice re the Mapping Session based on info from the Planning Board

MBTA Zoning Mapping Session tonight

by [BETH MELO](#) on [JUNE 3, 2024](#)

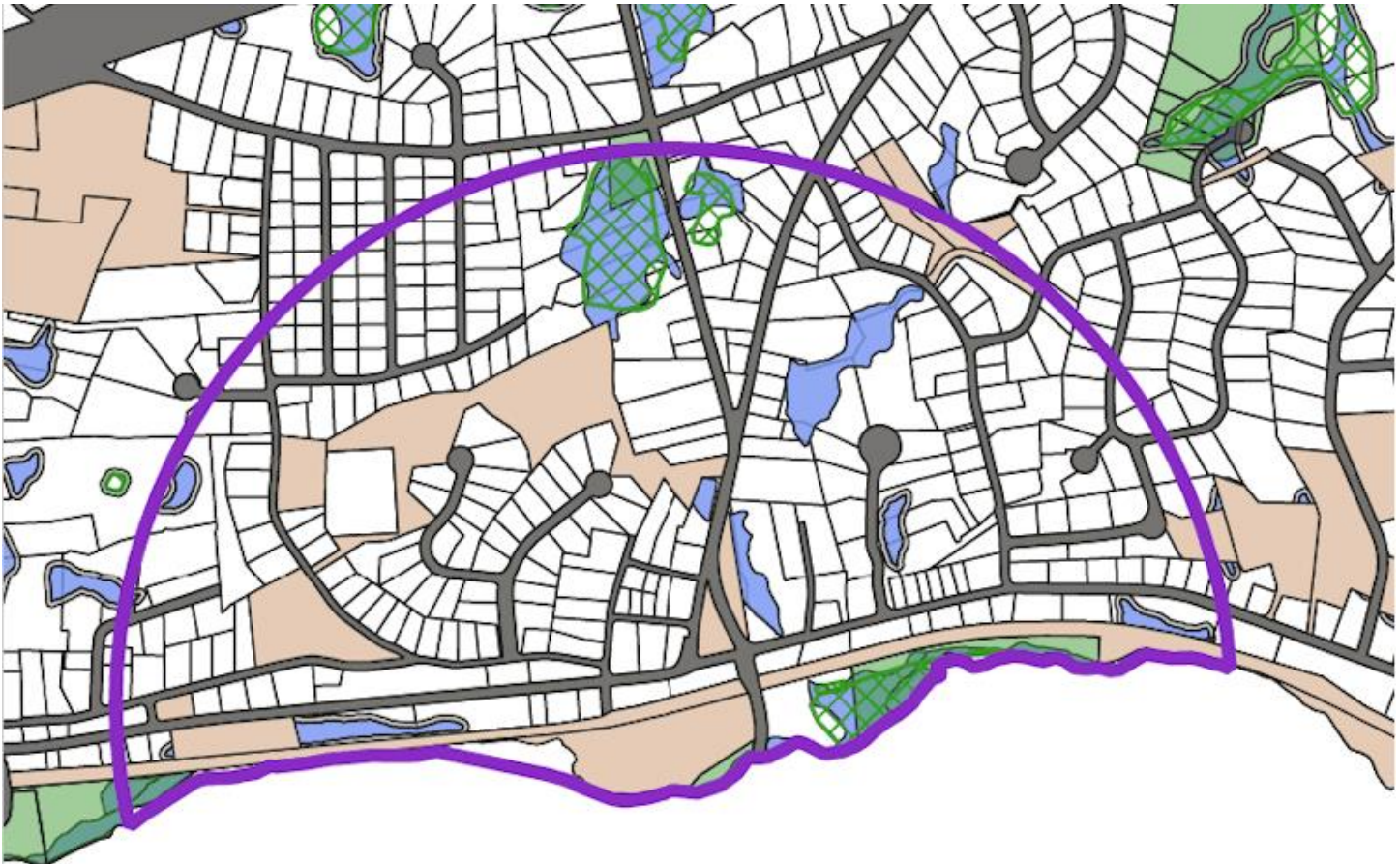


Above: In preparation for tonight's session, Planning has posted a new map and an updated overview of the zoning situation. (images cropped from materials)

Tonight is the Planning Board's re-mapping session for overlay zoning within a 1/2 mile of the commuter rail station.

The board has encouraged residents within the semi-circle to attend the session. The intent is to identify where allowing new by-right high density zoning would have the least negative impact.

The meeting will be held at the Senior Center, 9 Cordaville Road, at 6:30 pm tonight, Monday, June 3rd.



Note: this New Map does not include the lots “To the East” that were suggested to the Mapping Session participants to map!

-  MBTA Communities - MBTA station area half-mile radius
-  MBTA Communities - excluded land - hydrography
-  MBTA Communities - excluded land - public and institutional land
-  MBTA Communities - excluded land - rights of way
-  MBTA Communities - excluded land - title V
-  MBTA Communities - excluded land - open space
-  MBTA Communities - excluded land - additional DEP wetlands
-  Southborough detailed base map

Note this Language from the Mysouthborough Story:

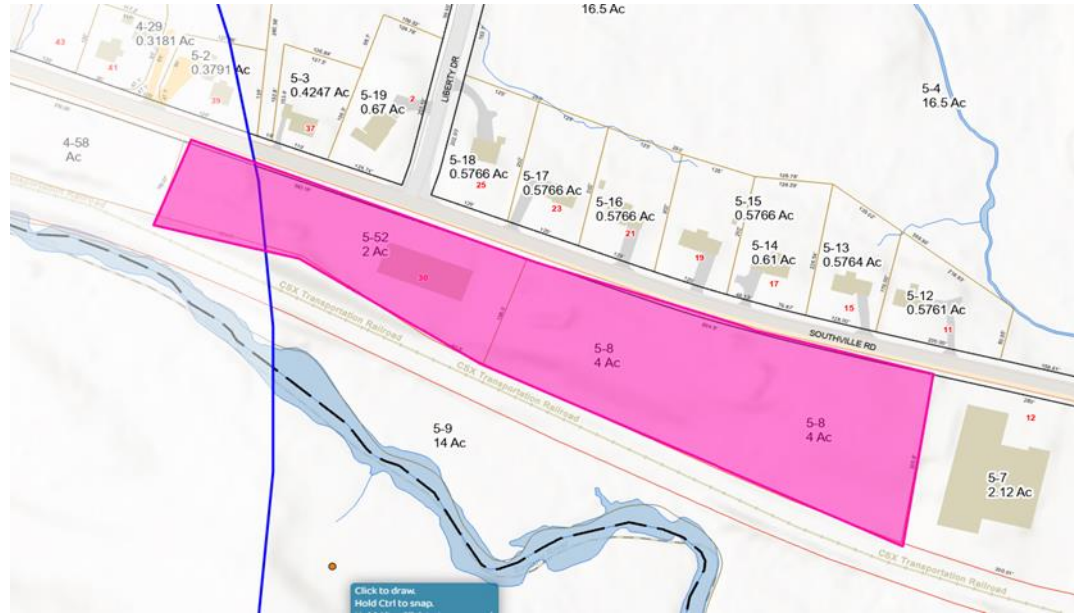
- “The board has encouraged residents within the semi-circle to attend the session. **The intent is to identify where allowing new by-right high density zoning would have the least negative impact.**”
- But that was thrown out the window when the Planning Board encouraged the participants to chose the lots to the East

Throughout the process the Planning Board members stated that based on input from residents, they were choosing lots that would not be readily available to develop.

And So They Did!

Until choosing the lots on Southville Road that they knew were ready for development AND that the owner had already met with the Town Planner to discuss putting housing there.

So they choose to propose without any citizen input to include 2 ready-to-build lots at a by-right density of 94 units. In the densest most affordable section of town.



Before the Planning Board made their decision, none of the residents across the street or in the new expanded district were ever notified of the changes from what had previously been publicized. In fact, no attempt to notify them has been made as of 9/20/24

For the most part residents that were not impacted got to choose lots

What hasn't been discussed is that the residents in the original district successfully mapped lots in their neighborhood that met the zoning requirements as much as some chose the lots outside their area when enticed by the Planning Board to move it to the East!

Flawed Process to choose the lots on Southville Road

At no time when discussing choosing the lots did the Planning Board ever discuss or consider:

- Environmental Concerns
- Traffic
- Suitability of location for residential use and particularly for families with children

State Requirements: Must be suitable for families. Yet this is one of the worst locations in town for families with children

- There are no sidewalks on the southside of Southville Road, and due to wetlands and stream crossings, it is unlikely to ever have any.
- Requires crossing a busy road where cars typically drive 50 mph and often much faster on that stretch.
- Sandwiched between 2 industrial uses.
- Directly abuts the train tracks. Studies show that living near trains with diesel exhaust, increases asthma and other respiratory illnesses for all and children are critically impacted.

Traffic

- There was no consideration of traffic impacts when choosing these lots.
- There will be no traffic studies when permitted for development
- I spoke with the town's hired Traffic Consultant who estimated for this development to use 7 car trips per day per unit
- 94 units x 7 = 658 car trips per day potential.

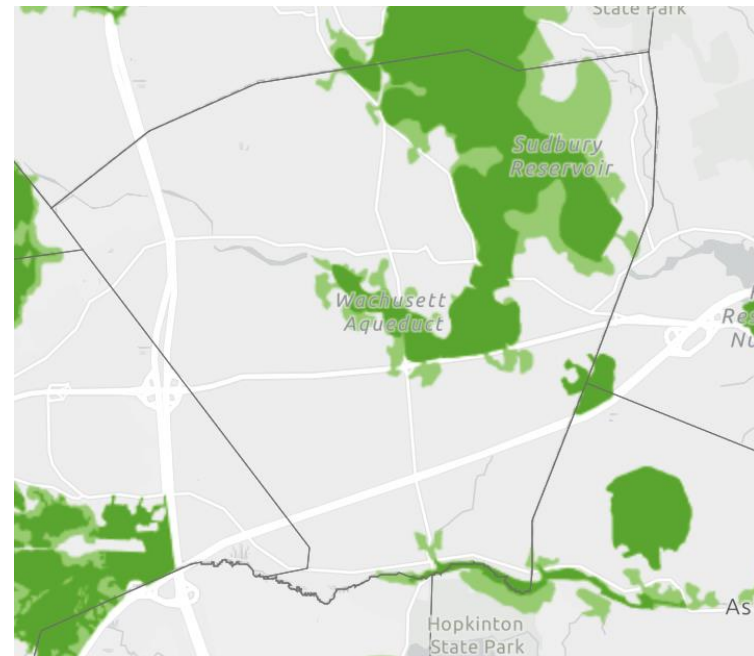
This will not only negatively impact the residents of Southville Road but all the residents on the south side living on or using any of the feeder roads

- Cordaville Road
- Woodbury
- Woodland
- Richards
- Atwood
- Parkerville Oak Street

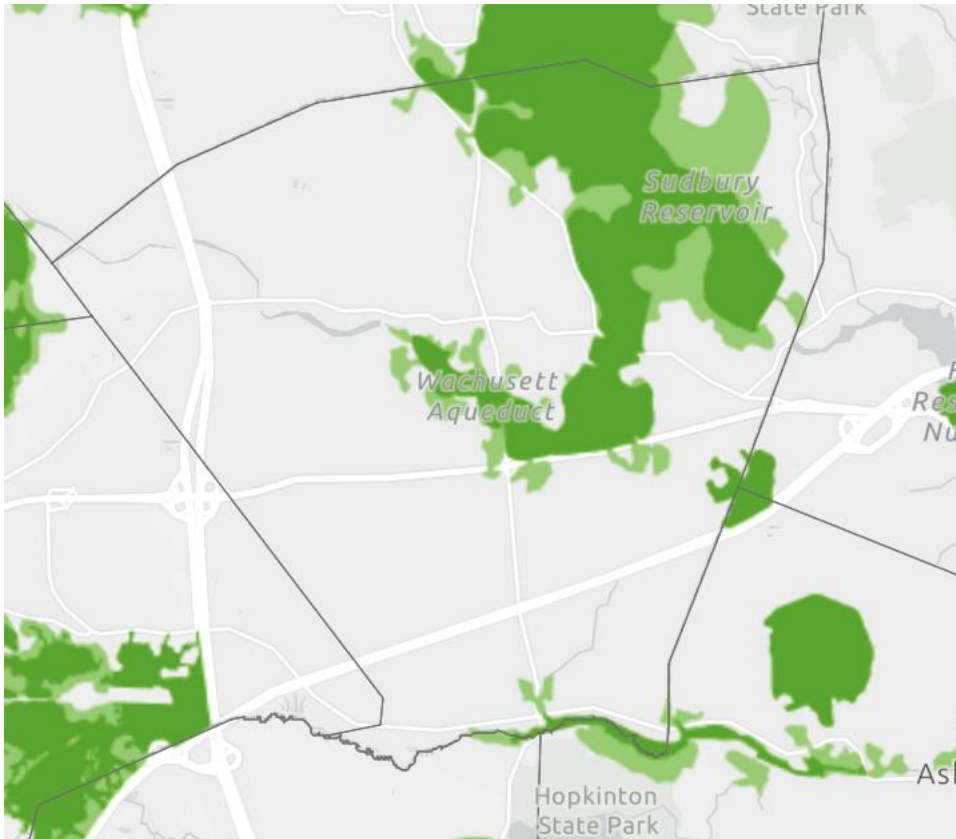
BIOMAP

The Future of
Conservation in
Massachusetts

BioMap guides strategic protection and stewardship of lands and waters that are most important for conserving biological diversity in Massachusetts.

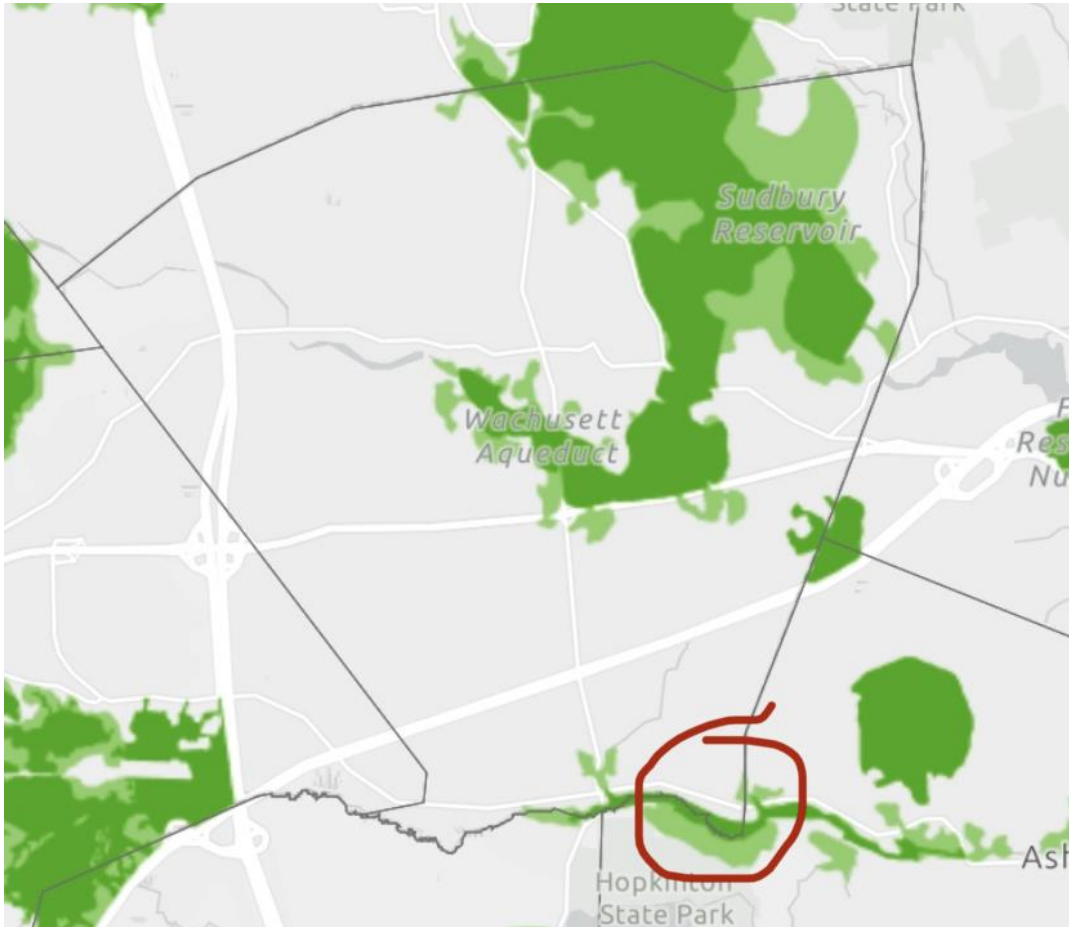


Southborough's State Mapped Core Habitat and Critical Natural Landscape



Notice our critically important habitat is mostly around the reservoir EXCEPT for the river area directly adjacent to the proposed by right 94-unit development on Southville Road

Does it make sense to put the densest housing development in Southborough next to our most Important Wildlife Habitat?



Biodiversity impacts:

- Eventually pollutants from the wastewater will leach into the river
- Even with our lighting bylaw there will be light trespass
- There will be exhaust from the residents' cars and the numerous trucks servicing the project

The Planning Board claims they would have oversight and the ability to enforce the **UNDERLYING ZONING** of each of the proposed overlay districts.

This is not an absolute!

- The zoning bylaw allows 15 units an acre.
- 6.3 acres = 94 units
- When the developer cannot fit all the units on the land due to the riverfront and other constraints, they can go to the ZBA.
- The ZBA can give variances for building height and building setbacks
- The planning Board cannot guarantee that only two and a half story, 35ft-tall buildings will go on these lots

This is what a 50-unit building could look like.



CONCEPTUAL DESIGN PLANS PREPARED FOR THE RESIDENCES AT PARK CENTRAL, LLC

Imagine this on Southville Road

As the zoning will allow 94 units, it could be almost as big as these two 50-unit buildings



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What We Propose

- Have the Select Board and Planning Board reach out to all the other towns that haven't passed the bylaw and go to the state and argue that this One Size Doesn't Fit All.
- Wait until the Milton Case is decided to see what the consequences really are.
- Planning Board work to remap the lots to make the site locations work for not only the current residents but the future residents with children