
PLANNING DIRECTOR QUESTIONS, COMMENTS AND RECOMMENDATIONS

PROPOSED DEVELOPMENT:	Kimball Sand Preliminary Plan
APPLICANT:	Northborough Properties Realty Trust
ZONING DISTRICT:	Industrial District (at time of filing) Groundwater Protection Overlay Area 3 (small portion of 200 Southwest Cutoff)
APPLICATION SUBMITTED:	April 18, 2024
PUBLIC MEETING SCHEDULED:	May 7, 2024

PROJECT DESCRIPTION: This preliminary plan depicts a two-lot industrial subdivision served by a 300 foot long cul-de-sac located at 0, 200, 220 & 250 Southwest Cutoff. The current use of the 59.94± property is Kimball Sand Company. At the time of application, the property was zoned Industrial District. At the April 22, 23, 24, 2024 Town Meeting, the property was rezoned to a new Highway Business Southwest District. If this preliminary plan is followed within 7 months by a definitive plan, the property will be afforded Preliminary Plan Protection meaning that it will be protected from all zoning changes for a period of 8 years. Land shown on the preliminary plan will be governed by the zoning regulations in effect at the time of submission of the plan (Industrial District). The preliminary plan shows that the property will be served by municipal water and sewer. Utilities, including electric/telephone/cable, will be installed below ground within the limits of the road right-of-way. This is a spec project- the future uses of the two parcels within the subdivision are unknown at this time.

ISSUES/COMMENTS/RECOMMENDATIONS:

Note that these comments are based on the Preliminary Industrial Subdivision Plan dated April 16, 2024 and associated submittals.

1. The Preliminary Plan application addresses all submission requirements of Northborough Subdivision Rules and Regulations, Section 10-16-030.
2. In accordance with Section 10-36-170, all horizontal changes in the proposed roadway and the beginning and end of each curve shall be marked with granite monuments, easements shall be marked with concrete monuments installed at each change in direction and all lot corners shall be marked with iron pins. The preliminary plan does not currently conform to this Section. I do not recommend that the Planning Board waive these requirements if requested to do so as part of the Definitive Plan submittal.
3. The Applicant should explain how he plans to comply with Section 10-36-080 Open Spaces.
4. The Definitive Plan should show the location and type of streetlights, which should conform to Section 10-36-110. Energy-efficient and Dark Skies compliant lighting is preferred.