



POSTED BY TOWN  
CLERK'S OFFICE:  
Date: 8/15/2025  
Time: 11:00 A.M.  
Member of Town Clerk's Office:  
BAJ

TOWN OF MIDDLEBOROUGH  
**OFFICIAL MEETING POSTING FORM**

NAME OF PUBLIC BODY: PLANNING BOARD

DAY AND DATE OF MEETING: August 19, 2025 – TUESDAY

TIME OF MEETING: 6:30 PM

MEETING LOCATION: TOWN HALL - SELECT BOARD'S MEETING ROOM, 10 NICKERSON AVE

MEMBER OF PUBLIC BODY POSTING MEETING: ROBIN PERRY – ADMINISTRATIVE ASSISTANT

**\*FOR CANCELLATIONS**

**MEMBER OF PUBLIC BODY CANCELLING MEETING:**

**CANCELLATION POSTED BY TOWN CLERK'S OFFICE: DATE:**

**TIME:**

This meeting is being recorded by MCCAM and may be viewed on MCCAM, Verizon and Comcast. For those wanting to watch Commission meetings at their convenience, MCCAM offers ON DEMAND viewing through the internet. Type "MCCAM02346.com" in your browser; at the MCCAM website, click on "GOV Channel Program Schedule;" choose Planning Board for the latest meeting on view and the video will open.

**A. ADMINISTRATION**

1. Call to Order
2. Pledge of Allegiance
3. Announcement of Requested Continued Meetings or Hearings –
4. Unanticipated
5. 6:30 - 6:35 PM – Payment of Bills – None

PMP Consulting, Inc. – Invoice # 2024-011-C01 – Campus 44 – 8/5/2025 - \$1757.50

PMP Consulting, Inc. – Invoice # 2024-123-07 – Cranberry Woods/Farland Estates – 8/5/2025 - \$1850.00

PMP Consulting, Inc. – Invoice # 2024-115-01 – Great Cedar Village – 8/5/2025 - \$225.00

PMP Consulting, Inc. – Invoice # 2024-116-04 – Morton Estates – 8/5/2025 - \$1295.00

PMP Consulting, Inc. – Invoice # 02-2023-125-11 – Rose Ridge – 8/5/2025 - \$971.25

PMP Consulting, Inc. – Invoice # 02-2023-125-12 – Rose Ridge – 8/11/2025 - \$2035.00

Environmental Partners/Apex. – Invoice # 10472 – White Dog Farm – 8/4/2025 - \$5,300.50

6. Approval of Minutes – 8/5/2025

7. 6:35 – 6:40 PM – Form A's – None

**B. PUBLIC HEARINGS, MEETINGS, ETC.**

1. **6:30 PM - 25-1 C - White Dog Farm – Cranmore Drive, LLC – 79 & 81 Plympton Street – Deadline – 10/3/2025**  
*Continued from August 5, 2025*

2. **6:35 PM - 24-2-SP Rose Ridge - Open Space and Resource Protection Development – Deadline – 9/30/2025**  
*Continued from August 5, 2025*

**C. OTHER**

1. Farland Estates – Bond Estimate and Lot Releases
2. Canopy Drive Lot 2 Release
3. Morton Estate - Request for Layout Approval

**Pursuant to MGL Chapter 30A, § 18-25,**

a public body shall post notice of every meeting at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of the meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.

**Meeting postings must be received by Town Clerk's Office by 5:00 PM - Monday through Friday**



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- 4. Discussion **40R Smart Growth Overlay District – Section 2.4 – Zoning Map** - Expansion of MSGO (Middleborough Smart Growth Zoning Overlay Sub-District – Train Station) Overlay Map and **Section 8.6 Smart Growth Overlay District (SGO) Bylaw** – minor amendments.
- 5. Discussion on September 2, 2025 meeting

Pursuant to MGL Chapter 30A, § 18-25,  
a public body shall post notice of every meeting at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of the meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.  
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