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To: [Bylaws \(AGO\)](#)
Subject: Southborough Zoning Law Change - October 27th, 2025
Date: Monday, January 12, 2026 9:44:52 AM

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Greetings,

On October 27, 2025 Southborough's Town Meeting approved a zoning by law change to allow a change to the zoning requirements of lot at 21 Coslin Drive in Southborough.

This zoning change was made at the request of Atlantic Properties of Framingham. They had recently purchased the property and wanted to have the allowed use changed.

Atlantic had been in negotiations with the Planning Board and the Select Board to make this change but had not been granted approval by these boards initially.

It was not until Atlantic told the boards that Costco would be locating a store on the property that the Boards agreed to support a Warrant article at town meeting.

This lot is part of a larger zone that up until this time would not allow retail businesses to be located in the zone.

The warrant article passed town meeting on October 27th.

What is wrong with the process is it is specifically allowing the new owner of this specific property to have development rights that have not been permitted in the past and still denied other property owners in the zone..

It also may be setting a precedent that may eventually effect the entire community while initially only benefiting the owners of this property and Costco.

I would strongly recommend you do not allow this by law change to stand.

I don't know the specific definition of "spot zoning", but this sure feels like it.

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