
From: accounts@southboroughhistory.org
Sent: Thursday, May 14, 2026 12:57 PM
To: Karina G. Quinn
Cc: Marnie Hoolahan; Mark Purple; jay@mtclawyers.com; Mark Robidoux; Select Board; Eric Reustle
Subject: Re: filing of modification for 40-42 Central Street

[EXTERNAL]

Hi

I can do the below, with the exception of the providing another 4K processing fee, for all the reasons I have already cited: 1) our 4K previous payment was egregiously misspent; 2) we have demanded and have yet to receive a refund from Fuss and O'Neil 3) requiring another 4K from us is unreasonable and therefore unlawful under Dover 4) If peer review is required, why don't **you** do it Karina? You are a qualified engineer after all, and already on Town payroll. Why are we forcing applicants to make this needless expense? I have checked around and this is not a common practice in other towns.

I'll get the revised PDF back as soon as I hear back from assessors.

M

On May 14, 2026, at 12:46 PM, Karina G. Quinn <kquinn@southboroughma.com> wrote:

Hi Michael:

Administratively, we only need a few items to move forward with your application for Modification to Major Site Plan Approval:

- On the Application Form, the Zoning District and Lot Number need to be filled in
- If property is owned by a company, please provide "Certificate of Authority" for person signing application for the Southborough Historical Society
- The Plan Sheets included in the submittal need to be stamped by Professional Engineer
- The Plan Sheets need to include Planning Board signature block for endorsement
- Provide a current Certified Abutters List for Planning Application, the one provided is from January 7, 2026, they are only good for 90 days

Once you have a copy of your submittal assembled with above, please submit an updated pdf as soon as possible, and let's have quick meeting to review a hardcopy before you make the rest of the copies for submission.

The Planning Board agreed to exempt the application fee of \$780. A peer review fee is required for Town's Engineering Consultant to review the application. Once application submittal is updated, I will provide the pdfs to Nitsch Engineering to get a scope and estimated fee for peer review. We will need this fee provided to process the application. (Note there is \$804.50 credit balance from the prior application peer review that can be applied.)

Please let me know when you are ready to meet, so I can assist you to keep this process moving.

Thanks,

Karina G. Quinn, P.E.

Town Planner

Town of Southborough

17 Common Street

Southborough, MA 01772

T: (508) 485-0710 ext.3028

www.southboroughtown.com

Be advised that the MA Secretary of State considers email a public record.

From: accounts@southboroughhistory.org<accounts@southboroughhistory.org>

Sent: Wednesday, May 13, 2026 5:19 PM

To: Karina G. Quinn <kquinn@southboroughma.com>

Cc: Marnie Hoolahan <mhoolahan@southboroughma.gov>; Mark Purple

<mpurple@southboroughma.gov>; jay@mtclawyers.com; Mark Robidoux

<mrobidoux@southboroughma.gov>; Select Board <bos@southboroughma.com>; Eric Reustle

<ereustle@harringtonheep.com>

Subject: Re: filing of modification for 40-42 Central Street

[EXTERNAL]

Hello Karina,

Please detail EXACTLY in writing how our submission does not meet your requirements. We want to see a point-by-point list of your objections, because we feel that a majority of your filing requirements are unreasonable and therefore unlawful under Dover, as either 1) they are not related to the dimensional nature of parking; or 2) they place undue financial hardship on our institution, as prohibited under Dover.

Secondly, please be aware that last Monday's vote to recommend ending our temporary occupancy permit is entirely illegal. You have no jurisdiction here, and you may be surprised to learn that the building commissioner doesn't work for the Planning Board. Nor, for that matter, do you, Karina.

We consider last Monday's meeting a deliberate attack on our organization by certain members of your board. The biased, unfounded, and extralegal claims made by several members not only jeopardized public goodwill but created an air of financial uncertainty that is extremely deleterious to business confidence in our organization. This must stop immediately.

Finally, be aware that we are going to demand the recusal of Lisa Braccio from any and all consideration regarding our application moving forward. Braccio has a long and documented history of animosity toward the Society, including attempting to illegally interfere with our sale of the Declaration as a member of the Select Board. There is no way she has any credible claim to impartiality, and her participation in any adverse action against us will be grounds for immediate appeal.

Finally, with regard to the next Planning Board meeting, let's see where we are once we review your list. I would also suggest that before meeting with us again your board schedule an extended session with Town Counsel to bring you up to speed on Dover, because if last Monday's meeting is any indication, the majority of the Planning Board has no understanding whatsoever of its jurisdiction in this matter and is placing the town in substantial legal jeopardy.

Thanks,
M

On May 13, 2026, at 11:12 AM, Karina G. Quinn
<kquinn@southboroughma.com> wrote:

Hi Michael:

We received a pdf emailed application for Modification to a Major Site Plan Approval. It does not meet our submission requirements. You are invited to attend our next Planning Board meeting on June 1, 2026 to discuss. We are happy to schedule you at 6:30 PM or after the public hearing at 7:00 PM, let us know what works for you and the Southborough Historical Society.

Thank you,

Karina G. Quinn, P.E.

Town Planner

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From: accounts@southboroughhistory.org<accounts@southboroughhistory.org>

Sent: Monday, May 11, 2026 4:11 PM

To: Deborah DeMuria <ddemuria@southboroughma.gov>; Marnie Hoolahan
<mhoolahan@southboroughma.gov>

Cc: Karina G. Quinn <kquinn@southboroughma.com>; Mark Robidoux
<mrobidoux@southboroughma.gov>; Select Board <bos@southboroughma.com>; Jon
Delli Priscoli <JonDelli@firstcolonydev.com>; Matthew Young
<myoung@rossfeller Casey.com>; Amy Rosenberg <amythesoxfan@gmail.com>;
Rebecca Deans-Rowe <rdeansrowe@gmail.com>

Subject: filing of modification for 40-42 Central Street

[EXTERNAL]

Hi All,

Attached is our official filing for modification of the 2023 site plan. The packet includes the following:

1. Cover letter laying out our view that the actions of the Planning Board to date have been largely extralegal, and detailing our intention to modify specific conditions of the 2023 site plan. It also contains the withdrawal of our offer to cover any peer-review costs for the reasons listed therein.
2. Specific conditions to be removed
3. Evidence of malice by outgoing chair, Meme Luttrell; possible evidence for further legal action
4. Demand letter submitted to Fuss & O'Neill for full return of fees paid
5. Copy of deficient F&O report on 40/42 Central
6. MSPA application checklist amended to reflect what can be legally requested under Dover (i.e., nothing except dimensional aspects of parking)
7. New as-builts from the engineer, with information required under Dover; note a separate filing will be made to Conservation
8. MA AGO's Guidance on Dover. **Please urge all your members to read this from page 11 onward; it will save a great deal of time moving forward**
9. Copy of Town Code 43-1, which prevents boards and commissions from formulating rules and regulations without sufficient public hearing; please read, as PB has repeatedly violated this statute.
10. Certified abutters list
11. Copy of original 2023 site plan

Given the above, and the late hour of the day, we do not intend to appear this evening, as there is no way your members will be able to review this beforehand. Over the next few days, I will work with Karina to determine what copies need to be produced etc.

Finally, we must insist that the Planning Board cease and desist its illegal attempts to impose any time limit on our temporary occupancy permit. As we have explained in our letter, this violates both our rights under the Dover Amendment and Southborough Town Code §43-1. The sole discretion to extend or deny time on a building permit rests with the Building Commissioner, who has already assured us that we are entitled to sufficient time to process the modification.

Hopefully waters will be smoother ahead.

Thank You

Michael Weishan, President and CEO