

Town of Middleton
PLANNING BOARD MEETING

Wednesday, February 11, 2026 - 7:00 PM
Fuller Meadow School, 143 South Main Street

Note: All meetings of the Planning Board are digitally and audio recorded.

1. Approval of minutes
 - a. December 10, 2025
2. Approval Not Required (ANR) Plan
 - a. 4 and 6 Farley Drive - The applicant is requesting a lot line change
3. Project Updates
 - a. 35 Village Road - Comprehensive Permit filed with Middleton ZBA
 - b. Ridgewood Estates Phases 4 & 6 - Progress to date on roadway; upcoming plans
4. ZBA Recommendation
 - a. 22 Old Haswell Park Rd - Site Plan Approval for Additional Dwelling Unit (ADU)

2. New Public Hearing: Zoning Bylaw Amendments

The Planning Board will review a proposal to amend the entire Zoning Bylaw to update and improve outdated provisions. The proposed amendments include minor revisions throughout the entirety of the Bylaw, with substantive revisions proposed for dimensional requirements, site design including commercial parking requirements, and administrative and procedural updates including special permit and site plan review processes.

*The Board will review the amendments in order as they appear in the Zoning Bylaw as time allows. Discussion of items in later sections may be continued to a future meeting.

3. Relevant updates on M.G.L. Ch. 40A sec. 3A - multi-family zoning, if needed
4. Items not reasonably anticipated by the Chair 48 hours in advance of the meeting
5. Adjournment

*The board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Next regularly scheduled meeting is on Wednesday, March 11, 2026.