

CITY OF MARLBOROUGH MEETING POSTING

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CITY OF MARLBOROUGH

2023 APR -6 PM 12: 28

Meeting: **Planning Board**

Date: April 10, 2023

Time: **7:00 PM**

Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, April 10, 2023, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. March 27, 2023

2. Chair's Business

- A. Street Acceptance - No updates

3. Approval Not Required (None)

4. Public Hearings

- A. 689 Pleasant Street, Marlborough, MA 01752 – Continued from March 27, 2023 – **Applicant has requested further continuance**

Open Space Development Definitive Subdivision Plan

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Korvos, P.E., (59 Granite Lane, Chester, NH 03036)

Name of Surveyor: Hugo Findeisen, (P.O. Box 612 Sandown, NH 03873)

Deed Reference: Book: 45210 Page: 560

i. Request for continuance

ii. Tree Preservation and Protection Plan

Dated: April 1, 2023

5. Subdivision Progress Reports

- A. 76 Broad Street – No discussion required, waiting on guidance from the Legal Department

6. Preliminary/Open Space/Limited Development Subdivision

- A. Stow Road, Open Space Development Special Permit Application – No new information

Map 20, Parcel 4A, Stow Road, Marlborough, MA 01752

Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)

Name of Owner: McCabe Family Irrevocable Trust and Judith McCabe (6 Erie Drive, Hudson, MA 01749)

Name of Engineer: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)

Deed Reference: Book: 66136 Page: 582, Book: 78814 Page: 590

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

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10. Unfinished Business

- A. Working Group
 - i. Draft Memo - Sign Ordinance Variance Procedures
 - ii. Draft Memo - Public Hearing Process Elements
 - iii. Draft Memo - Public Hearing Process
 - iv. Draft Memo - Subdivision Waiver Requests
 - v. Draft Flowchart - Procedure for Limited Development - Step One

11. Calendar Updates

- A. Stow Road, Open Space Development Special Permit Application – 90 days expires Sunday, March 19, 2023, extension granted to April 27, 2023 - Vote on or before **April 24, 2023**, meeting
- B. Beauchemin Estates, 689 Pleasant Street Definitive Subdivision – 90 days expires Sunday May 14, 2023 – Vote on or before **May 8, 2023**, meeting

12. Public Notices of other Cities & Towns

- A. Public Hearing Legal Notices
 - i. Town of Sudbury
 - ii. Town of Berlin