

# CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**

Date: April 24, 2023

Time: **7:00 PM**

Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

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This meeting of the Planning Board will be held in Memorial Hall on Monday, April 24, 2023, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

Agenda Items to be Addressed:

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### **1. Draft Meeting Minutes**

A. April 10, 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, and April 10, 2023  
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 Koravos, 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. Correspondence from Dan Koravos, DK Engineering LLC – Response to Engineering comments

ii. Correspondence from abutter Christine Devona (705 Pleasant Street)

iii. Plan Set Dated: February 6, 2023, Revised: April 18, 2023

iv. Tree Preservation and Protection Plan Dated: April 1, 2023, Revised: April 18, 2023

v. Pre-Development Drainage Area Map Dated: April 18, 2023

### **5. Subdivision Progress Reports**

A. 76 Broad Street – Pending guidance from the Legal Department

B. 342 Sudbury Street Progress Reports – Correspondence from Kevin O'Malley

### **6. Preliminary/Open Space/Limited Development Subdivision**

A. Stow Road, Open Space Development Special Permit Application

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

i. Correspondence from Vito Colonna, Connorstone Engineering, Inc. - Request for Extension 45 Days

ii. Correspondence from Assistant City Solicitor, Jeremy McManus – RE: Draft Special Permit

iii. Draft Special Permit

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7. **Definitive Subdivision (None)**

8. **Signs (None)**

9. **Correspondence (None)**

10. **Unfinished Business**

A. Working Group

i. Correspondence from Assistant City Solicitor, Jeremy McManus – RE: Multiple Working Group questions

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 (None)**