

# CITY OF MARLBOROUGH MEETING POSTING

Meeting: Planning Board

Date: April 25, 2022

Time: 7:00 PM

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

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APR 21 P 1:00

This meeting of the Planning Board will be held in Memorial Hall on Monday, April 25, 2022, at 7:00 PM.

## PUBLIC ATTENDANCE IS PERMITTED

### Agenda Items to be Addressed:

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#### 1. Draft Meeting Minutes

- A. April 11, 2022

#### 2. Chair's Business

- A. Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District. – **Set Public Hearing Date**

#### 3. Approval Not Required

- A. 547 Stow Road                      Map: 20                      Parcel: 4  
   Map: 20                      Parcel: 150  
Applicant:                      McCabe Family Irrevocable Trust and Judith Mello McCabe  
   (547 Stow Rd, Marlborough, MA 01752)  
Deed Reference:                      Book: 66136                      Page: 582  
Deed Reference:                      Book: 78814                      Page: 591  
Surveyor:                      Robert Parente, P.E., P.L.S. (328 Desimone Dr, Marlborough, MA 01752)
  - i. Correspondence from Thomas DiPersio, City Engineer, Engineering Division
  - ii. Plan of Land                      Dated: April 5, 2022
- B. 36 Jefferson Street                      Map: 56                      Parcel: 153  
Deed Reference:                      Book: 65099                      Page: 275  
Name of Applicant:                      Raimundo Coelhoaraujo Neto (36 Jefferson St, Marlborough, MA 01752)  
Name of Surveyor:                      William Tirrell, Chappell Engineering (201 Boston Post Rd W, Marlborough, MA, 01752)
  - i. June 24, 2020, denial letter of ANR plan dated April 15, 2020, revised June 16, 2020  
   (1) ANR Plan                      Dated: April 15, 2020, Revised: June 16, 2020
  - ii. Correspondence from Thomas DiPersio, City Engineer, Engineering Division
  - iii. Correspondence from Jason Grossfield, City Solicitor, Legal Department
  - iv. ANR Plan                      Dated: March 31, 2022
- C. 401 & 405 Maple Street Map: 93                      Parcel: 52  
   Map: 93                      Parcel: 51  
Applicant:                      Fazza Properties, LLC (708 Boston Post Road, Sudbury, MA 01776)  
Deed Reference:                      Book: 79591                      Page: 128  
Surveyor:                      Norman G. Hill, P.L.S., Land Planning, Inc. (214 Worcester St., N. Grafton, MA 01536)
  - i. Form A
  - ii. 2 Lot Combination ANR Plan                      Dated: April 14, 2022

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## 4. Public Hearings

- A. 7:00 PM - Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.
  - i. Legal Notice
  - ii. Correspondence from Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608)
  - iii. Proposed Zoning Change Commercial Automotive to NB & RB GIS Map

## 5. Subdivision Progress Reports

- A. Acceptance of Gikas Line as Public Way
  - i. Correspondence from Arthur G. Vigeant, Mayor
  - ii. Photos of current road condition

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

- A. **No Discussion Required**  
Beauchemin Estates, Preliminary Open Space Concept Plan – **Public Hearing Date set for May 9, 2022**  
689 Pleasant Street, Marlborough, MA 01752  
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)  
Deed Reference: Book: 45210 Page: 560

## 7. Definitive Subdivision Submissions

- A. **No Discussion Required**  
Colchester Drive, Definitive Subdivision Plan - **Public Hearing Date set for May 9, 2022**  
Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752  
Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)  
Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)  
Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13<sup>th</sup> Floor, Boston, MA 02110)  
Deed Reference: Book: 9742 Page: 148

## 8. Signs (None)

## 9. Correspondence (None)

## 10. Unfinished Business

- A. Working Group Discussion - Update

## 11. Calendar Updates

- A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.

## 12. Public Notices of other Cities & Towns (None)