

CITY OF MARLBOROUGH MEETING POSTING

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Meeting: **Planning Board**

Date: May 8, 2023

Time: **7:00 PM**

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

2023 MAY -4 PM 1:48

This meeting of the Planning Board will be held in Memorial Hall on Monday, May 8, 2023, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. April 24, 2023

2. Chair's Business

- A. Street Acceptance - **No updates**
- B. Council Order No. 23-1008872 – **SET PUBLIC HEARING DATE**
Proposed Zoning Amendment to Chapter 650 "Zoning §36 "Executive Residential Overlay District" (EROD) to increase the cap on the number of multifamily dwelling units

3. Approval Not Required

- A. 119 South Street, Marlborough, MA 01752, Map 81, Parcel 85
Name of Applicant: Greystone Construction and Development Corp. (PO Box 586, Marlborough, MA 01752)
Name of Owner: Neto Joao N Silva & Rosilene Gomes De Avelis Nogueira
(119 South Street, Marlborough, MA 01752)
Name of Surveyor: Dillis & Roy Civil Design Group, Inc. (1 Main Street, STE 1, Lunenburg, MA 01462)
Deed Reference: Book: 65589 Page: 260
 - i. Flowchart
 - ii. Form A
 - iii. Plan of land Dated: April 26, 2023

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. 76 Broad Street
 - i. Correspondence from Assistant City Solicitor, Jeremy McManus
- B. 342 Sudbury Street
 - i. 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. Flowchart
 - ii. Draft Special Permit Revised: April 26, 2023

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7. Definitive Subdivision

A. 689 Pleasant Street, Marlborough, MA 01752 - 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. Flowchart

ii. Correspondence from Dan Koravos, DK Engineering LLC – List of revisions

iii. Plan Set Dated: February 6, 2023, Revised: April 18, 2023, April 30, 2023

iv. Requested Waivers

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group

i. Draft Memos

(1) Public Hearing Process

(2) Public Hearing Script – Special Permits

(3) Public Hearing Script – Subdivisions

ii. Draft Flowcharts

(1) ANR

(2) Preliminary Plan

(3) Definitive Plan

(4) Limited Development – Step One

(5) Open Space Development – Step One

(6) Acceptance Procedure – Start of Maintenance Period

(7) Acceptance Procedure – After Maintenance Period

11. Calendar Updates

A. Stow Road, Open Space Development Special Permit Application – 90 days expires Sunday, March 19, 2023, extension granted to June 11, 2023 - Vote on or before **June 5, 2023**, meeting

B. Beauchemin Estates, 689 Pleasant Street Definitive Subdivision – 90 days expires Sunday May 14, 2023 – Extension granted to June 26, 2023 - Vote on or before **June 26, 2023**, meeting

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