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*City of Marlborough*  
*Planning Board*

Administrative Offices  
135 Neil St.  
Marlborough, MA 01752

**PLANNING BOARD**

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**MEMO**

Date: September 14, 2022  
To: Record  
From: Marlborough Planning Board  
Re: Special Permit Standards for Open Space Developments

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In addition to Massachusetts Law the Marlborough Planning Board considers the following objectives when evaluating special permits for open space developments:

- Encourage less sprawling form of development that would consume excessive open space, cause land erosion, and destroy attractive natural features of the land.
- Allow for greater flexibility and creativity in the design of residential subdivisions.
- Encourage the permanent preservation of natural resources and open space.
- Protect scenic vistas.
- Allow for more economical construction and maintenance of streets and utilities.
- Encourage the production of more affordable and diverse housing types.
- Allow for more economical construction and maintenance of recreational amenities through common ownership.

The Planning Board may grant a special permit only if the Planning Board finds that:

- The development is not inconsistent with the above-listed objectives.
- The development meets the design criteria of an open space development listed in Subsection H(7)(b) of the ordinance.
- The development will not have a substantial or undue adverse effect upon adjacent property or the character of the neighborhood.

Sincerely,

Barbara L. Fenby  
Chairperson