

**MINUTES**  
**MARLBOROUGH PLANNING BOARD**  
**MARLBOROUGH, MA 01752**

1A

**Call to Order**

**October 4, 2021**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Matthew Elder, Sean Fay, William Fowler, Phil Hodge, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes**

**A. September 27, 2021**

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the September 27, 2021, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Abstain: LaVenture. Motion carried.

**2. Chair's Business**

**A. Marlborough Planning Board Subdivision Rules and Regulations – ongoing discussion**

The Board had a discussion regarding the legal process of accepting all changes and the Board's final vote.

Mr. LaVenture decided he would reach out to City Solicitor Jason Grossfield regarding a timeline of his review process.

**B. Scenic Roads – ongoing discussion**

Mr. LaVenture read the correspondence dated 9/22/21, from Robert Fagone, Historical Commission, regarding scenic road street signs into the record. Mr. LaVenture read the correspondence dated April 2021 from Robert Fagone, Historical Commission, regarding stone walls into the record.

On a motion by Mr. Russ, seconded by Mr. Elder, the Board voted to accept and file the correspondence. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

City Engineer Thomas DiPersio updated the Board on his plan with City Solicitor Jason Grossfield. The plan is to come up with proposed amendments to the ordinance that will clarify what the intent is and to structure it in a way in that incorporates what the Board feels their role should be. Mr. DiPersio ask the Board for their feedback.

Mr. Russ discussed language differences within the Mass General Law Chapter 40 Section 15C and the City of Marlborough's Chapter 497-1 and wanting to adjust the language regarding roadway construction. Mr. LaVenture agreed with Mr. Russ and expressed his support of the language and purpose presented in Robert Fagone's letters. He also suggested some level of protection of all stone walls, including ones not in the right-of-way. Mr. DiPersio said he would touch base with the Mr. Grossfield regarding protecting stonewalls beyond the right-of-way but predicts it would be separate from the Scenic Roads ordinance.

**3. Approval Not Required (None)**

**4. Public Hearings (None)**

**5. Subdivision Progress Reports**

**A. Commonwealth Heights Subdivision – Schedule Update**

Mr. LaVenture read the correspondence dated 9/30/21, from Scott Weiss, The Gutierrez Company, into the record.

The Board discussed previous conversations they had with Scott Weiss throughout the preliminary subdivision process. The Board requested the administrator collect meeting minutes from throughout the process for their review.

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The Board discussed the option of rescinding the approval and determined the approval is transitory. If another developer were to buy the property, the approval of the subdivision would transfer with the land to the new developer.

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

**A. Informal Discussion of potential subdivision - 342 Sudbury Street, Marlborough, MA 01752 – Continued from July 19, 2021**

Representative: Neal Vigeant, Engineer: Robert Parente, P.E.

Mr. LaVenture read the correspondence dated 9/30/21 from Chris Russ, into the record.

Dr. Fenby suggested the Board start looking at outlining the conditions they would suggest if they were to approve the potential subdivision.

Mr. Russ and Neal Vigeant discussed specifications regarding the no cut buffer zone and the understanding Mr. Vigeant has already established with a neighbor.

The Board discussed the hammer-head turn around and the requirements from the fire department. Mr. Vigeant explained he met with Assistant Chief, Jeffrey Gogan and Mr. Gogan had given the OK.

**7. Definitive Subdivision Submissions (None)**

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business (None)**

**11. Calendar Updates (None)**

**12. Public Notices of other Cities & Towns**

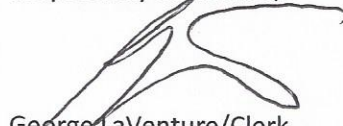
**A. Misc. surrounding Cities/Towns Planning Board – Notices of Public Hearings**

On a motion by Mr. Elder, seconded by Mr. LaVenture the Board vote to accept and file all correspondence under 12A.

Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

On a motion by Mr. Fowler, seconded by Mr. LaVenture, the Board voted to adjourn the meeting. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

Respectfully submitted,



George LaVenture/Clerk

/kmm