

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

February 14, 2022

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, Sean Fay, Phil Hodge, George LaVenture, Chris Russ, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

1. Draft Meeting Minutes

A. January 24, 2022

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the January 24, 2022, meeting minutes with minor edits. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business (None)

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports

A. Commonwealth Heights Subdivision – ongoing discussion

The Board reviewed the language within paragraph 13 from the covenant. – See attached.

The Board determined they felt comfortable letting the 2-year approval clock run out on the Commonwealth Heights Subdivision based on the automatic recission language and the advice from City Solicitor Jason Grossfield.

6. Preliminary/Open Space/Limited Development Subdivision

A. 689 Pleasant Street, Marlborough, MA 01752 – Preliminary Open Space Concept Plan

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee

Name of Engineer: Daniel Korvos, P.E.

Deed Reference: Book: 45210 Page: 560

Daniel Korvos went over the conventional and concept plans for 689 Pleasant Street and explained David Crossman delineated the wetland shown on the plan, which was approved by the Conservation Commission as ANRAD (Abbreviated Notice of Resource Area Delineation).

Mr. Korvos summarized each plan.

Conventional Plan:

- 7 lots including a lot for the already existing house on the property
- 6 new proposed house lots
- 800-foot roadway length
- One wetland crossing

Open Space Concept Plan:

- 7 lots including a lot for the already existing house on the property
- 6 new proposed house lots with reduced lot sizes
- Lots are confined to one side of the roadway, opposite to the wetlands
- Detention basin (just a reserved area shown)
- Open space large enough to meet requirements
 - o Which includes a natural feature conducive to a trail

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The Board discussed several questions/concerns including the following:

- What would the City benefit from this open space development?
- Whether the road length of 800 feet would require a waiver.
- Missing drainage information on the conventional plan and questioning if there is adequate space for it.
- The radius of the cul-de-sac being different from the conventional plan to the concept plan.
- The plans not displaying large trees – 12 inches in diameter.
- Building over wetlands, which has a 5,000 square foot filling limit per The Wetland Protection Act.
- What the waivers on this open space development would be.

The Board determined the plan submission was incomplete and Mr. Korvos explained he would provide the missing information.

The Board asked the Planning Board Administrator to forward the plans to the Conservation Commission for comment and to provide checklists for the next meeting.

7. Definitive Subdivision Submissions

- A. 342 Sudbury Street, Marlborough, MA 01752 – Definitive Subdivision Plan – ongoing discussion
- Owner of Land: The 342 Sudbury Street Trust
- Name of Engineer: Robert Parente, P.E., P.L.S. (328 Desimone Drive, Marlborough, MA 01752)
- Deeds Reference: Book: 77825 Page: 110

Mr. LaVenture read the December 16, 2021, correspondence from City Engineer, Thomas DiPersio, Engineering Division into the record.

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

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

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

On a motion by Mr. Fay, seconded by Mr. Elder, the Board voted to endorse and sign the certificate of vote. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to approve and sign the release of lots. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

The Planning Board signed:

- Definitive Subdivision Plan in Marlborough, MA for 342 Sudbury Street
- Performance Bond
- Covenant
- Certificate of vote
- Release of Lots

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8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

11. Calendar Updates

A. Vote on 342 Sudbury Street Definitive Subdivision Application – February 27, 2022

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

On a motion by Mr. Fowler, seconded by Mr. Elder, 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