

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

February 28, 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. February 14, 2022

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the February 14, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business

A. Checklists/Flowcharts

- i. Subdivision plan package checklist
- ii. Subdivision plan checklist
- iii. Maintenance period to acceptance procedure flowchart

The Board reviewed the documents and determined Mr. LaVenture and Mr. Russ would work with City Engineer Thomas DiPersio, and the Planning Board Administrator to update the checklist and flowchart documents to conform with the new rules and regulations.

3. Approval Not Required

A. South Street, Map:81 Parcel: 228

Deed Reference: Book: 74382 Page: 124

Name of Applicant: Robert Raiano (21 First Road, Marlborough, MA 01752)

Name of Surveyor: Hancock Associates, John D. Bremser, P.L.S. (315 Elm Street, Marlborough, MA 01752)

- i. Form A, Dated: February 15, 2022, Received: February 18, 2022
- ii. Plan of Land in Marlborough, MA – ANR, Dated: February 16, 2022
 - Concept Grading Plan: Separate Driveways Dated: February 9, 2022
 - Concept Grading Plan: Shared Driveway Dated: February 9, 2022

Dan Bremser went over the plan of land and concept grading plans. He explained this property is on South Street and is part of the Raiano Family Farm. He explained there is a 50-foot rise in grade, from the road up to the proposed lot 1 and a 15–20-foot rise up to the proposed lot 3. He explained one concept plan displays each lot having their own driveway which meets the slope requirements and the other shows a common driveway to serve all 3 lots.

City Engineer Thomas DiPersio and Mr. Fay discussed specifications on the Board approving an ANR and concluded if the Board approves the plan based on Engineering's review, which determines there is present adequate access for each lot, the Board is only approving the creation of the lots, not the location of the driveway.

Mr. Bremser explained the ANR plan shows the proposed location of the easements which would be required for the common driveway.

Mr. Fay expressed concerns on concentrated run off and it posing as a potential public health component. Mr. Bremser explained the developer plans to design drainage systems for the proposed lots. Mr. DiPersio explained these details would be required during the site plan review process to approve the common drive.

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On a motion by Mr. Fay, seconded by Mr. Hodge, the Board voted to refer the South Street, Map: 81, Parcel: 228 approval not required to the Engineering Division for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. 342 Sudbury Street change of surety

i. Correspondence from Neal Vigeant

Mr. LaVenture read the February 24, 2022, correspondence from Neal Vigeant into the record.

ii. Subdivision Performance Bond

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to send the Subdivision Performance Bond the Legal Department and Finance for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

6. Preliminary/Open Space/Limited Development Subdivision

A. 6 89 Pleasant Street, Marlborough, MA 01752 – Preliminary Open Space Concept Plan

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Korvos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division

Mr. LaVenture read the February 18, 2022, correspondence from Thomas DiPersio into the record.

ii. Correspondence from Daniel Koravos

Mr. LaVenture read the February 23, 2022, correspondence from Daniel Koravos into the record.

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

iii. Chapter 650. Zoning

Article VI. Special Districts, Overlays and Special Requirements

§650-28. Open space developments – ***See Attached***

The Board discussed §650-28 Open space developments dated 1992 and determined each member should review this section to be better prepared for the next meeting and further discussions.

Mr. DiPersio agreed to review the revised submission prior to the next meeting to determine its completeness.

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

11. Calendar Updates (None)

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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