

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

March 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. February 28, 2022

On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to accept and file the February 28, 2022, meeting minutes with minor typo edits. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business

A. Conservation Commission – 30' Wetland setback no disturb policy

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

The Board discussed specifications from within the policy.

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. Correspondence from City Engineer, Thomas DiPersio, Engineering Division

Mr. LaVenture read the March 9, 2022, correspondence from Mr. DiPersio into the record.

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

ii. Plan of Land in Marlborough, MA – ANR

Dated: 2/16/22

Revised Date: 3/10/22

On a motion by Mr. Fay, second by Mr. Fowler the Board voted to endorse the South Street, Map 81, Parcel 228, Plan of Land dated February 16, 2022, revised March 10, 2022, as Approval Not required under the Subdivision Control Law. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

The Board voted to endorse the plan based upon the satisfaction of ANR requirements and did not affirmatively approve the common driveway depicted on the approved plan.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. Gikas Lane – Road acceptance update

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

Mr. LaVenture read the March 10, 2022, correspondence from Mr. DiPersio into the record.

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

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

Mr. DiPersio explained the developer's attorney reached out because the developer is still paying the electric bill. The roadway acceptance process was never completed, but the City does have all the necessary documents. He suggested the Board recommend the road acceptance of Gikas Lane to City Council.

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to recommend to the Marlborough City Council that Gikas Lane be accepted as a public way and the appurtenant easements be accepted as municipal easements in the City of Marlborough. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

B. 342 Sudbury Street change of surety – no discussion occurred.

6. Preliminary/Open Space/Limited Development Subdivision

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

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)

Deed Reference: Book: 45210 Page: 560

i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
Mr. LaVenture read the March 10, 2022, correspondence from Mr. DiPersio into the record.

ii. Correspondence from Priscilla Ryder, Conservation Commission
Mr. LaVenture read the March 10, 2022, correspondence from Ms. Ryder into the record.

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

iii. Preliminary Open Space Concept Plan Set	Dated: 2/10/22	Revised Date: 3/6/22
Existing Conditions Plan		
Tree Inventory Plan		
Conventional Preliminary Plan		
Preliminary Plan & Profile		
Preliminary Plan & Profile (2)		
Open Space Conceptual Plan		

The Board and Mr. Koravos discussed the location of the detention basin and the new 30' set back requirements.

Mr. Russ asked Mr. DiPersio if lot 4 on the conventional plan is a buildable lot due to the grading increase. Mr. DiPersio noted Mr. Russ's concern and explained this would be reviewed in detail during the Engineering review process. Mr. Russ pointed out the regulations require a buffer zone double to the required building setback for lot 1 on the open space plan, because it abuts a residential parcel.

Dr. Fenby asked Mr. Koravos to make the adjustments noted during the discussion before the Board sets a public hearing date.

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

The Board and Mr. Koravos agreed there is no clock running because Mr. Koravos and the Board are still in negotiations on the completeness of the application.

Mr. Koravos and the Board agreed that Mr. Koravos would attend the April 11, 2022, with revised plans.

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 (None)

A. Town of Northborough – Public Hearing Notice

B. Town of Southborough – Public Hearing Notice

On a motion by Mr. Russ, seconded by Mr. LaVenture, the board voted to accept and file the public notices from the Town of Northborough and the Town of Southborough. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

3. Approval Not Required (Continued)

A. South Street, Map:81 Parcel: 228

Mr. Fay signed and endorsed the South Street, Map 84, Parcel 228, Plan of Land dated February 16, 2022, revised March 30, 2022.

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