

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

March 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, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio. Members absent: Chris Russ.

1. Draft Meeting Minutes

A. March 14, 2022

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

2. Chair's Business

- A. Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.**

City Councilor, Michael Ossing briefed the Board on the zoning amendment.

April 25, 2021, 7:00 pm was selected for the Planning Board's public hearing on the proposed zoning amendment.

Mr. Fay went over the standards that will be used to determine the Board's recommendation.

- Is the proposed change in keeping with the character of the neighborhood?
- Analysis of the impact on the neighbors.
- Does the proposed change benefit the City or provide a use not permitted elsewhere?
- Is the proposed change in keeping with the intent and purposes of the City's zoning by-laws?

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. Gikas Lane road acceptance – continued discussion**

City Engineer, Thomas DiPersio explained the process is in motion and told the Board he asked the developer of Gikas Lane to send in a request to the City Council as well.

- B. 342 Sudbury Street change of surety – continued discussion**

The Planning Board Administrator explained Neal Vigeant's attorney is currently working with City Solicitor, Jason Grossfield to finalize documentation for change in surety.

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

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- i. Correspondence from Chairman, Ed Clancy, Conservation Commission Dated: March 22, 2022
Mr. LaVenture read the March 22, 2022, correspondence from Ed Clancy into the record.
- ii. Correspondence from City Engineer, Thomas DiPersio to project surveyor Dated: March 24, 2022
Mr. LaVenture read the March 24, 2022, correspondence from Thomas DiPersio into the record.

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

7. Definitive Subdivision Submissions

A. Colchester Drive, Definitive Subdivision Plan

Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752

Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)

Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)

Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13th Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

- i. Form C – Application for Approval of Definitive Subdivision Plan
- ii. Form L – Presentation Permission Form
- iii. Form D – Petition for Approval of Final Plan
- iv. Certified Abutters list
- v. Operation & Maintenance Plan
- vi. Definitive Plan Set

Dated: March 11, 2022

Mr. DiPersio explained the City requires the street be named after a veteran.

Jason Lavoie went over the plan set, explaining the parcel is cut in half by a sewer easement owned by the City of Marlborough. The proposed subdivision is a six-lot subdivision on the Steven Street side of the sewer easement, with a rear lot adjacent to the sewer easement that is currently labeled “not to be considered a buildable lot”. Mr. Lavoie explained they were still in process of determining what they wanted to do with this lot as it is in the 200-foot butter zone and that they are still waiting on the arborist letter. He explained there are two drainage easements on the property, one on Stevens Street and one on the rear lot. The plan proposes a catch basin that ties into the Steven Street drainage, with about 70 square feet of impervious area, that cannot be collected due to elevation. He explained they would submitting revised plans with updated grading.

Mr. LaVenture addressed concerns the possible change of weather due to climate change and the current sizing of the catch basins. Mr. DiPersio explained DEP is changing the standards on the intensity and rainfall depths regularly.

May 9, 2021, 7:00 pm was selected for the Planning Board’s public hearing on the Colchester Drive, definitive subdivision plan.

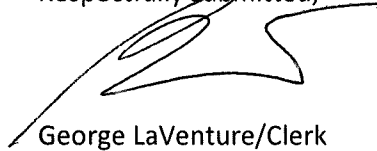
On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to refer the Colchester Drive, definitive subdivision plan to the Engineering Division for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

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- 8. Signs (None)
- 9. Correspondence (None)
- 10. Unfinished Business (None)
- 11. Calendar Updates (None)
- 12. Public Notices of other Cities & Towns
 - A. (2) Town of Southborough

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

Respectfully submitted,



George LaVenture/Clerk

/kmm