

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

1A

**Call to Order**

**June 6, 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 and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio. Members Absent: Matthew Elder and William Fowler.

**1. Draft Meeting Minutes**

**A. May 23, 2022**

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the May 23, 2022, meeting minutes. Yea: Fay, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**2. Chair's Business (None)**

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

**4. Public Hearings (None)**

**5. Subdivision Progress Reports (None)**

**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. Draft – Certificate of Vote, Open Space Development Special Permit**

The Board reviewed the draft Certificate of Vote.

Dan Koravos explained he had compiled the draft Certificate of Vote with input from Mr. DiPersio.

Mr. Fay suggested a change to page 3, Project Findings 7. a) to include the following:

1. Encourage a less sprawling form of development that has consumed excessive open space, caused land erosion, and destroyed attractive natural features of the land.
2. Allow for greater flexibility and creativity in the design of residential subdivisions.
3. Encourage the permanent preservation of natural resources and open space.
4. Protect scenic vistas.
5. Allow for more economical construction and maintenance of streets and utilities.
6. Encourage the production of more affordable and diverse housing types.
7. Allow for more economical construction and maintenance of recreational amenities through common ownership.

On a motion by Mr. LaVenture, seconded by Mr. Fay, the Board voted to refer the draft Certificate of Vote, Open Space Development Special Permit with the above referenced suggested change to the Legal Department for review. Yea: Fay, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

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**7. Definitive Subdivision**

**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, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

**i. Correspondence from Jason Lavoie, extension request on decision**

Mr. LaVenture read the June 3, 2022, correspondence from Mr. Lavoie into the record.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the correspondence.

Yea: Fay, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

Mr. Fay and Mr. DiPersio discussed specifications from the Engineering review and determined the extension request is for 1 day due to the schedule of the Planning Board meetings.

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to grant the extension for the decision on the definitive subdivision submission for Colchester Drive (0 Stevens Street) to July 25, 2022. Yea: Fay, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business (None)**

**11. Calendar Updates (No discussion take place regarding Calendar Updates)**

A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.

B. Beauchemin Estates, Preliminary Open Space Concept Plan, 90 Days is August 7, 2022, vote on Special Permit by **July 25, 2022**, meeting.

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

On a motion by Mr. Russ, 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