

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

October 17, 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: Sean Fay, Phil Hodge, George LaVenture, Chris Russ, Matthew Elder and William Fowler. Members Absent: Barbara Fenby. Meeting support provided by City Engineer, Thomas DiPersio.

On a motion by Mr. LaVenture, seconded by Mr. Elder, the Board voted to nominate Mr. Fay as Chair Pro-Tem. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

1. Draft Meeting Minutes

A. October 3, 2022

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the October 3, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

2. Chair's Business

A. *No Discussion Required* – Public Hearing Date set for November 7, 2022

Council No. 22-1008679 – Proposed Amendment to Chapter 650, §40 – Location and Height of Buildings, relative to Attached Roofs for Entryway/Porches.

Mr. Fay and Mr. Fowler notified the Board they would not be attending the November 7, 2022, meeting.

B. Unaccepted Streets – *No Updates*

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports

A. Goodale Estates

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

Mr. LaVenture read the October 12, 2022, correspondence into the record.

On a motion by Mr. Elder, second by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

Mr. Fay addressed concerns regarding seeding this late in the year and Mr. DiPersio said if the developer was to hydro-seed soon it would likely be OK. Mr. Fay asked about the impression in the road and Mr. DiPersio explained he believed this was from Eversource, and that he would have someone check the road condition after it rains to see if it is properly draining. Mr. Fay explained his concerns are ice.

On a motion by Mr. Elder, second by Mr. LaVenture, the Board voted to notify the developer to complete the items listed in Mr. DiPersio's correspondence and that the Board would not reduce the bond until these items are addressed. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

6. Preliminary/Open Space/Limited Development Subdivision

A. Howe's Landing Subdivision / Acceptance of Gikas Lane as a Public Way

i. Communication Assistant City Solicitor, Jeremy McManus

Mr. LaVenture read the September 28, 2022, correspondence into the record.

On a motion by Mr. Elder, second by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

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ii. Referral from City Council

Mr. Fay asked if the cracks on Gikas Lane had been repaired. Mr. DiPersio explained he's asked the developer to make these repairs, but they have not been done. He explained he had previously made a recommendation about the road, stating that he didn't believe the cracks were indicative of any structural problems, but that the developer should crack seal them. He told the Board he would determine the current condition of the road and would provide a report at the November 7, 2022, meeting addressing the cracks and any other issues he sees, so the Board could make their recommendation. .

On a motion by Mr. Elder, second by Mr. Russ, the voted to not take any action on the acceptance of Gikas Lane and to keep this item on the November 7, 2022, agenda. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

7. Definitive Subdivision

A. Tobin 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. Request for extension on decision

Mr. LaVenture read the October 12, 2022, correspondence from Carol Dennison, WSP, into the record.

On a motion by Mr. LaVenture, second by Mr. Elder, the Board voted to accept and file the correspondence and to grant the extension for the decision on the definitive subdivision submission for (0 Stevens Street) to November 7, 2022. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

Mr. Bourque explained the plans were submitted today and that they would provide confirmation regarding the review status of the certificate of vote, and the municipal lien certificate.

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

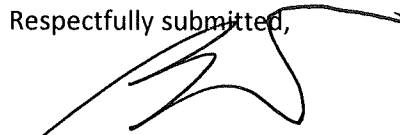
11. Calendar Updates

- A. Tobin Drive (F.K.A: Pettes Drive/Colchester Drive) (0 Stevens Street), Definitive Subdivision Plan, 135 days is Sunday July 24, 2022. Extension granted, vote by **October 17, 2022**, meeting.

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