

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1B

Call to Order

September 18, 2023

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, Barbara Fenby, James Fortin, Patrick Hughes, Dillon LaForce, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio.

1. Draft Meeting Minutes (None)

2. Chair's Business

- A. Council Order No. 23-1008964 – Proposed Zoning Amendment to Chapter 650 “Zoning” to amend §22 “Retirement Community Overlay Districts” to include Map 39, Parcel 5 and 26B located on Robin Hill Street.

On a motion by Dr. Fenby, seconded by Mr. LaVenture the Board voted to set the public hearing for November 13, 2023. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

- B. **NO DISCUSSION REQUIRED** - Council Order No. 23-1008951 – Proposed Zoning Amendment to Chapter 650, to add a new section to create the Red Spring Road Overlay District (RSROD) – **Public hearing set for 10/2/23**
- C. **NO DISCUSSION REQUIRED** - Council Order No. 22-23-1008721H – Proposed Zoning Amendment to Chapter 650, Definitions, Affordable Housing and MV District. – **Public hearing set for 10/2/23**

3. Approval Not Required (None)

4. Public Hearings

- A. 7:00 PM - Council Order No. 23-1008941 - Proposed Zoning Amendment to Chapter 650, to add a new Section 39A to create the Sasseville Way Residential Overlay District (SWROD).

Mr. Fay notified the public in attendance for this proposed zoning change that the Board is opening the public hearing for a time deadline and that no discussion or presentation would take place today.

i. Legal Notice

Mr. LaVenture read the public hearing legal notice into the record.

Chairperson Fay opened the hearing.

- ii. Correspondence from Attorney, Gemma Cashman, re: Request for continuance of the Public Hearing to October 23, 2023, on the Proposed Zoning Amendment to Chapter 650, to add a new Section 39A to create the Sasseville Way Residential Overlay District (SWROD).

Mr. LaVenture read the September 13, 2023, correspondence into the record.

- iii. Correspondence from Edward Clancy, Chair of the Conservation Commission

Mr. Fay acknowledge receipt of this correspondence.

- iv. Complied correspondence from multiple abutters on Blaiswood Avenue

Mr. Fay acknowledge receipt of this correspondence.

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On a motion by Dr. Fenby, seconded by Mr. LaVenture the Board voted to accept and file all the correspondence under item 4.A. and to continue the public hearing to the October 23, 2023, meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

- B. Open Space Definitive Subdivision Application, Stow Road, Map and Parcels 8-164, 8-163, and 20-150A –
Continued from September 11, 2023 – Applicant has requested a continuance to October 2, 2023

Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)
Name of Owner: McCabe Family Irrevocable Trust & Judith McCabe
(6 Erie Drive, Hudson, MA 01749)
Name of Surveyor: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)

On a motion by Mr. LaVenture, seconded by Mr. LaVenture, the Board voted to open the public hearing continued from September 11, 2023. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

- i. Correspondence from Vito Colonna, Request for continuance to October 2, 2023
Mr. LaVenture read the September 14, 2023, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and to continue the public hearing to the October 2, 2023, meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

5. Subdivision Progress Reports (None)

6. Preliminary/Open Space/Limited Development Subdivision (None)

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence

- A. 689 Pleasant Street Open Space – 705 Pleasant abutter discussion – **No Public Input**

- i. Correspondence from Tim Beauchemin

Mr. LaVenture read the September 12, 2023, correspondence into the record.

On a motion by Dr. Fenby, second by Mr. LaVenture, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

Christine Devona from 705 Pleasant Street described how upset she was regarding the tree screening.

Mr. Fay asked Mr. DiPersio to reach out to Mr. Koravos (the developer for 689 Pleasant Street) and to ask Mr. Koravos to directly communicate with the Christine Devona. Mr. DiPersio agreed and explained the developer/owner of 689 Pleasant Street likely doesn't want to switch from the tree screening to a fence due to a cost increase. Mr. Fay addressed concerns regarding future maintenance of the requested fenced. The Board concluded they were all in favor of the trees as described within all the development document/plans and that if the abutter desired a fence, this could be put up on her private property. The Board discussed previous developments where developers have provided a financial allowance to abutters for landscaping/fencing.

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10. Unfinished Business

A. Scenic Road Act Application, Stow Road, Map and Parcels 8-164, 8-163, and 20-150A

Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)

Name of Owner: McCabe Family Irrevocable Trust & Judith McCabe
(6 Erie Drive, Hudson, MA 01749)

Name of Surveyor: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)

i. Plan Set Dated: August 3, 2023

Chris Russ confirmed he watched the September 11, 2023, meeting video and filed a Mullin Rule form to participate in the discussion and vote on this item.

On a motion by Dr. Fenby, seconded by Mr. Hughes, the Board voted to consent to the removal/alternation of 125 linear feet of the stonewall located on Stow Road with the condition that the stones be used for the proposed roadway roundings, keeping with the character of surrounding stonewall. Yea: Fay, Fenby, Fortin, Hughes, LaForce LaVenture, and Russ. 7-0.

B. Working Group

i. Cul-de-sac discussion deferred to October 2, 2023

The Board discussed whether the Stow Road Open Space Definitive Subdivision would be an appropriate subdivision to request this design on. Mr. Fay asked Mr. DiPersio if a cul-de-sac of this design would require an additional waiver request. Mr. DiPersio explained he was unsure and would need to investigate.

The Board discussed the examples of Butler Circle, 602 Sudbury and addressed concerns on curbing and maintenance.

11. Calendar Updates (None)

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

On a motion by Mr. Hughes, seconded by Mr. LaForce, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

Respectfully submitted,



George LaVenture/Clerk

/kmm