

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

October 23, 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, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio. Members Absent: Patrick Hughes and Dillon LaForce

1. Draft Meeting Minutes

A. October 2, 2023

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the October 2, 2023, meeting minutes. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

2. Chair's Business

A. MAPC & Marlborough – MWRC Member Conversation

Councilor Vice Present, Kathleen Robey spoke and explained she represents the City of Marlborough on the Metro West Regional Collaborative (MWRC), which is a subgroup of the Metropolitan Area Planning Committee (MAPC). She explained the group is made up of 10 communities surrounding Marlborough. She explained MWRC has a new representative from MAPC, who has asked for input from the members and asked for this request to be passed along to the Planning Board and City Council to see if other people would like to join. She explained although they would not be voting members, additional input is always appreciated. MWRC meets monthly on the 3rd Thursday, recently via Zoom meeting, running from 8:00-9:30 PM. She explained if anyone was interested in attending to let her know and that they were having a meeting with Meredith Harris from Marlborough Economic Development Group on October 30th.

B. NO DISCUSSION REQUIRED – 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. – Public hearing set for 11/13/23

3. Approval Not Required (None)

4. Public Hearings

On a motion Dr. Fenby, second by Mr. Russ, by the Board voted to move item 4A down on the agenda. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

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 November 13, 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 Dr. Fenby, seconded by Mr. LaVenture, the Board voted to open the public hearing. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

i. Flowchart

ii. Correspondence from Vito Colonna, Request for continuance to November 13, 2023

Mr. LaVenture read the October 18, 2023, correspondence into the record.

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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 November 13, 2023, meeting. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

The Administrator explained the 90 day clock for the Open Space Definitive Subdivision Application, Stow Road, expires on November 19, 2023.

- C. 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). – *Continued from September 18, 2023*
- i. Legal Notice
 - ii. Correspondence from Edward Clancy, Chair of the Conservation Commission
 - iii. Compiled correspondence from multiple abutters on Blaiswood Avenue
 - iv. Correspondence from The Assabet River Rail Trail, Inc.
 - v. Correspondence from Boston Scientific (Provided after agenda closed) – See Attachment A.

Chairperson Fay opened the hearing. Mr. LaVenture read the public hearing legal notice into the record. Chairperson Fay provided instructions to those in attendance. The hearing was conducted in the following stages: 1) Presentation 2) Those speaking in favor or asking questions 3) Those speaking in opposition 4) Comments and questions from the Board members.

Presentation:

William Pezzoni, Day Pitney, LLP, Carolyn Hewitt, Mark Shraiberg and David Driver, Trammell Crow Company, Michael Flannery, Goulston & Storrs and Tim Hayes, Bohler Engineering, all spoke on behalf of the proposed zoning amendment. Mr. Pezzoni explained the property is in the Northwest quadrant of the City, bounded by Sasseville Way, abutting the Blaiswood Ave neighborhood and the Fort Meadow Reservoir ("Reservoir"). He explained they received feedback from the Conservation Commission and abutters during their City Council presentation. Their team went back and looked at the project and made some changes and are continuing to work on further modifications. He explained their team held meetings with the City Engineer, Thomas DiPersio, Conservation Officer, Priscilla Ryder and a handful of abutters to talk through their concerns.

Mr. Pezzoni explained Boston Scientific reached out to Trammell Crow because they wanted to sell the property and have it development. Trammell Crow presented Boston Scientific with multiple options. One was a limited industrial by-right project, which would take up about 70% of the property, consisting of a flat table with significant impervious surface and truck traffic. The other was a mixed used project consisting of roughly 380 residential units, a restaurant, and amenities, which is being presented tonight.

Mr. Pezzoni went over a portion of the slide deck and explained the project is currently under contract. The new design pulled the project out of the 200-foot river area and the wetland protection area. One of the buildings was moved away from Blaiswood Ave and the emergency access entrance on Blaiswood Ave was redesigned. Overall the redesign created a larger buffer for the neighbors and expanded the wildlife corridor. Certain protocols will be implemented to comply with the issues raised regarding the bio-mapped and the cold-water fish habitat area.

Mr. Pezzoni explained the site has an intense vertical drop and rather than just make a flat plateau to the build they are proposing to tier the site and have 3 tiers of buildings going to the back of the property. They are committed to implementing heavy construction controls, phasing the project and plan to have long term operational and maintenance controls on the property because of the water temperature concerns regarding the cold-water fishery. He explained they anticipate preserving roughly 1/3 of the site on the backside towards the Reservoir.

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Mr. Pezzoni explained that Mr. Driver asked Ms. Ryder to help draft revised language for the proposed zoning amendment and asked if someone from the Planning Board would also like to participate.

Mr. Shraiberg explained the site plan being presented tonight has been informed by their discussions with Ms. Ryder, Mr. DiPersio, the Conservation Commission and the Fire Department. He explained, they confirmed the emergency egress on Blaiswood Ave is required for this project and would only be used for emergency services. It will have a flashing strobe access. When emergency vehicles come up to it with their flashing strobe, it will operate, it will open and close immediately afterwards. The buildings and storm water basin have been pulled away from the Blaiswood Ave neighbors to create a larger buffer. The Fire Department has requested a 24-foot-wide roadway for the emergency access road which will likely require 5 feet on each side for construction tolerance. The plan is to keep that buffer area as wooded as possible.

Mr. Shraiberg explained the site is about 23 acres and the total area of impact for construction is just over 15 acres. Creating a density of 12.3 units per acres, which is less dense than any other multifamily project in Marlborough. He briefly discussed their stormwater treatment plan for the site and explained the Conservation Commission suggested that soil characteristics of this site may be problematic. There are cold water streams and resources that need to be protected and this will be taken into account with the design.

Mr. Shraiberg went over the color planting plan and explained it shows all the native plantings going back where trees are to be taken down for construction. There is a hefty buffer along the Assabet River Rail Trail until you approach the site where the trail will cross through the site, which will include warning signals. He went over the additional slides within the presentation deck and presented photos of the site's visibility from different locations.

Mr. Hayes went over the civil site plan and discussed the stormwater design. The plan is to find areas on site that are suitable for infiltration. The purple blue color on the plan represents subsurface infiltration systems that would be underground chamber systems. The light blue color on the plan identifies places where basins could be. Additional soil testing needs to be done to confirm soil characteristics and depth to groundwater to make sure that the system will function properly. Water quality levels will be heightened, and treatments will be implemented for the cold-water fisheries. Everything will follow the MASS DEP, stormwater bylaws. A fully compliant MASS DEP stormwater report will also be submitted with the final design. Mr. Hayes explained the plan is to essentially create a decentralized filtration system to treat and infiltrate the water as best as possible while mimicking the existing conditions.

Mr. Pezzoni recapped the project and proposed overlay and discussed a suggestion of testing the water temperature at Fort Meadow and the water onsite before it leaves. He explained several abutters on Blaiswood Ave had concerns about the current runoff issues on site. Their intention is to have their engineers investigate options to remedy the runoff and possibly resurfacing the road.

Mr. Fay acknowledged the below correspondence and explained they would be part of the public record.

- Correspondence from Edward Clancy, Chair of the Conservation Commission
- Complied correspondence from multiple abutters on Blaiswood Avenue
- Correspondence from The Assabet River Rail Trail, Inc.

Mr. Fay closed this portion of the public hearing.

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Speaking in Favor of the Amendment or Asking Questions:

- Rebeka Salemi 32 Blaiswood Ave asked the following questions:
 - o I've heard that because of the location of the pump houses in this area of the City, the only way for water and sewer to reach the proposed site is from Bolton Street, up Blaiswood Avenue, is that correct?
 - o If the proposed overlay is approved and the current project does not come to fruition, can another developer build by right what is delineated in what could become the Sasseville Way overlay district?
 - Mr. Pezzoni said, yes.
 - o Do overlays stand in perpetuity?
 - Mr. Fay said, yes.
 - o Does this complicate current zoning?
 - Mr. Fay said, no.
- Alan DeAmicis 9 Blaiswood Ave asked in addition to the intent of the overlay, what could be the possible consequences to infrastructure, road traffic, water and sewer, public safety, and environmental impact?
- Shihao Zhong 28-A Blaiswood Ave asked if the overlay would provide a use that is not permitted elsewhere in the City?
 - o Mr. Fay explained, not one that isn't permitted elsewhere, but not in this zone.
- Christine Mauro 6 Blaiswood Ave asked how does the Planning Board address or substantiate or even reconcile this type of change or impact this proposed development would have on the abutters if the proposed overlay district was approved?
 - o Mr. Fay explained it's part of how the Board analyzes proposed zoning amendments and referenced the Board's four bullets from their zoning standards memo.
- Denise DeAmicis 9 Blaiswood Ave asked the following questions:
 - o What Board or Committee is responsible for the site plan review?
 - o How does it this process work?
 - o Would residents be able to participate in this process?
 - Mr. DiPersio explained the proposed overlay district says that the City Council is the permitting authority for the special permit. Typically, the City Council looks to the Site Plan Review Committee for input.
- Alda Braga 27 Blaiswood Ave asked if there's a plan in place for looking at the totality of new construction proposal in the City and if this is the Planning Board's responsibly?
- Roberto Braga 27 Blaiswood Ave asked what would be the reason for the Planning Board's support for this overlay?
 - o Mr. Fay explained the Board doesn't approve zoning changes; they provide recommendations based on the zoning standards within their memo on the City of Marlborough's website.
- Caroline MacDonald 108 Gates Pond Rd Berlin, MA asked how much of the site will be preserved that is not mandated by law?
- Emarie Pope 21 Turner Ridge Rd asked the following questions:
 - o Asked for the definition of "under contract", and with whom?
 - Mr. Fay explained, the owner of the property and the developer.
 - o Asked for more detail on problematic soil, run off, and grading issues on site.
- Alice Wertheimer 45 Lakeside Ave asked if any traffic studies have been done and where would the traffic be entering or exiting the site?
- Gary Cato 33 Red Spring Rd asked if the ground water from the landfill has been taken into consideration?

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- Paul Goldman 137 Second Rd asked the following questions:
 - o What happens in 10 years if there is new ownership?
 - o What happens if the water temperature rises?
 - o What happens if there is a flood?
 - o What happens if weeds in the Reservoir start to grow at an accelerated rate?
 - o Who is responsible overseeing these concerns especially in the future?
- Sarah Barry 35 Blaiswood Ave asked what zones or overlay zones in the City currently have a 70-foot height limit and a 50% lot coverage?
- Grace O'Connell 43 Lakeshore Dr asked for the Planning Board's procedural protocol for answered questions and providing recommendation to the Council.
 - o Mr. Fay explained the Board takes the questions/comments from the public which will be summarized in the meeting minutes. The Board members will ask questions further within the public hearing and ask the proponents to clarify. The Board will decide today whether or not to close the public hearing and or to close the public record. He explained the Board would likely not make a recommendation to the Council until a later meeting.
- Grace O'Connell 43 Lakeshore Dr asked if the public could come to the next meeting and ask additional questions.
 - o Mr. Fay explained no, the public comment portion of the hearing will close today.
- Donna Paolini 45 Red Spring Rd asked if there have been other projects on former landfills and what was the outcome?
- Robert Durand 39 Red Spring Rd asked the following questions:
 - o Is the developer going to do a 21E assessment of this site?
 - o Is there a traffic impact study?
 - o What percentage of the open space doesn't include the wetland and riverfront area setbacks, the river protection act, or the bio map setbacks?
- Marjorie Pechet 23 Turner Ridge Rd asked where can the public access the answers to their questions?
 - o Mr. Fay explained at their next meeting on November 13, 2023.
- Harmony Larson 173 Barnard Rd asked if the answers to their questions could be found online?
 - o Mr. Fay explained the meeting video will be posted online along with the minutes.
- Alice Wertheimer 45 Lakeside Ave asked for an estimate of what a high-end unit would cost and asked if there are going to be any moderately priced units?
 - o Mr. Fay reminded everyone of the Board's zoning standards.
 - Is the proposed change in keeping with the character of the neighborhood?
 - Does the proposed change negatively impact 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 ordinances?

Mr. Fay closed this portion of the public hearing.

Speaking in Opposition to the Amendment:

- Rebeka Salemi 32 Blaiswood Ave spoke in opposition.
 - o Mrs. Salemi submitted multiple letters abutters speaking in opposition. – See Attachment B
- Alda Braga 27 Blaiswood Ave spoke in opposition and addressed concerns on the ecosystem and the wildlife corridor.
- Roberto Braga 27 Blaiswood Ave spoke in opposition.

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- Alan DeAmicis 9 Blaiswood Ave spoke in opposition addressing concerns on water runoff.
- Christine Mauro 6 Blaiswood Ave spoke in opposition addressing concerns the ecosystem, water runoff and existing water runoff issues.
- Denise DeAmicis 9 Blaiswood Ave spoke in opposition.
- Shihao Zhong 28-A Blaiswood Ave spoke in opposition addressing concerns on maintenance costs to the City in the future and argued it would not be a financial advantage to the City.
- Caroline MacDonald 108 Gates Pond Rd Berlin, MA spoke in opposition addressing concerns on the ecosystem and argued there are state programs that offer 80% reimbursement for purchased of land such as this site, specifically the Municipal Vulnerability Preparedness Program. She also addressed concerns on future maintenance of the site and described a similar location in Clinton, MA where the site was tiered, and their main retaining wall is failing and the difficulties this poses for the town of Clinton.
- Grace O'Connell 43 Lakeshore Dr spoke in opposition addressing concerns on the location.
- Marjorie Pechet 23 Turner Ridge Rd spoke in opposition addressing concerns on the ecosystem.
- Emarie Pope 21 Turner Ridge Rd in opposition based on environmental considerations and the relationship to the prior landfill.
- Barbara Allen 127 Second Rd spoke in opposition addressing concerns on environmental impact.
- Stephen Brule 23 Red Spring Rd spoke in opposition.
- Robert Durand 39 Red Spring Rd spoke in opposition and explained he is the president of the Red Spring Road Homeowners Association. At the last General Membership Meeting the members took a vote in opposition of this project and addressed concerns of elevated water temperatures and protecting the cold-water stream.
- Sarah Barry 35 Blaiswood Ave spoke in opposition addressing concerns on its location because of its proximity to the Reservoir, the cold-water stream, the wildlife corridor, and the proximity to the landfill. She argued this is the wrong time for this project because the Marlborough school systems are at capacity.
- Alice Wertheimer 45 Lakeside Ave spoke in opposition addressing concerns on water runoff and future maintenance costs.

Mr. Fay closed this portion of the public hearing.

Questions and Comments from the Planning Board:

Mr. Russ explained on the civil site plan slide it shows the property in close proximity to the Reservoir and asked for clarification on a previous comment stating that buildings would be 100 feet away from the buffer zones.

Mr. Shraiberg explained they are 200 foot outside of the riverfront area.

Mr. Russ explained they are not an additional 200 feet; they are meeting the set back.

Mr. Russ asked if the water treatment systems are active systems or passive systems.

Mr. Hayes explained there would be a mixture of both.

Mr. Russ asked how often are these systems monitored?

Mr. Hayes explained they would be entering a long term operation maintenance plan that will dictated by the MA DEP recommendations.

Mr. Russ asked for stats on the coverage and paving.

Mr. Shraiberg and Mr. Flannery explained there would be 286 units on 23.3 acres with building on just over 15 acres. Roughly 62% with 23.3-units per acre. This includes paved areas and all areas of construction.

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Mr. Russ asked what is the tallest retaining wall?

Mr. Hayes explained they will be roughly in the 15–25-foot range.

Mr. Russ asked if some of these buildings could be upwards of 100 feet tall because of the gable and basements and reference language within the proposed zoning amendment “for the avoidance of doubt, roof structures that are not occupiable shall not be included in the overall height measurement”.

Mr. Shraiberg explained they will need to look into that language because that is not the intention. They will be 5 story buildings from the downhill side of the site. If you’re looking back up at the building from the lowest level of the site, the tallest building will be 5 stories in height and then there will be a gabled roof on top of that. The measurement is from the grade plan to the ridge of the building. Mr. Flannery explained the provision is contemplating things like antennas.

Mr. Russ argued based on how the language is written, the measurements will be from the Sasseville Way roadside, which is up hill. On the backside, they will be taller and suggested revising their section exhibit to show all the way to Bolton Street.

Mr. LaVenture suggested specific mitigation efforts for later within the project, addressing the following items:

- Concerns within the September 11th correspondence from the Conservation Commission
- Concerns within the September 13th correspondence from abutters
- Stormwater runoff plan
- If the current stormwater models take the City’s current increase in rainfall into full consideration
- Proximity and impact to the landfill and how that will affect Fort Meadow Reservoir
- Who will be responsible for monitoring these impacts
- Long term accountability plan
- Further details on the underground hydraulics systems

Dr. Fenby asked if they had read the letter from the Assabet River Rail Trail requesting an underground crossing.

Mr. Pezzoni explained they looked at other crossings along the trail and isn’t aware of any other tunnels and because of grade coming in, they will be able to implement safety protocols. Ms. Hewitt explained they reached out to Mr. Mark of the Assabet River Rail Trail to set up a meeting to discuss his concerns.

Mr. Fortin asked if using a parking deck to reduce impervious surface has been taken into consideration.

Mr. Shraiberg explained it is something they are considering but are unsure if it would have a drastic impact on the impervious surface and argued if they are going to spend extra dollars, they want to be sure it is going to improve the overall design. He explained Ms. Ryder brought up the idea of using porous pavement and explained if the storm water design shows that extra measures need to be taken into account, the parking deck and porous pavement would be looked at as potential solutions.

Mr. Fortin asked if other locations have been considered for the emergency access?

Mr. Shraiberg explained the Fire Department is requiring two access routes, and that they could not both be on Sasseville Way.

Mr. Fortin suggested investigating if they could be off of Hudson Street or Boston Scientific Way but did note that Boston Scientific Way is a private way.

Mr. Shraiberg agreed they would investigate alternative options.

Mr. Fortin addressed concerns on what the condition on the emergency access will look like in 15 years.

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Mr. Russ asked if they did a cut fill analysis?

Mr. Hayes explained they have done a preliminary cut fill analysis onsite.

Mr. Fay asked, 15 years from now will there still be fish in the native trout stream?

Ms. Hewitt and Mr. Pezzoni explained they assume they would still be there. Mr. Pezzoni explained they will have a stringent operation and maintenance agreement which will include testing on an annual basis and testing the water at their basins before it leaves the site. He explained this would all be part of their site plan review. Mr. Shraiberg argued this project is being proposed as a LEED (Leadership in Energy and Environmental Design) project and that they are aware of these cold-water streams and the importance of preserving them.

Mr. Fay explained the Board has the task of formulating a recommendation for the City Council based on our criteria, and it appears that the Board is evaluating a proposal which isn't yet in final form which creates a bit of a challenge because the Board doesn't know what the changes are going to be. He asked for a summary of the changes they are contemplating for the Board to evaluate at the next meeting. Mr. Pezzoni said, OK.

Mr. Fay notified the public in attendance that if the public hearing is left open, the public comment portion of the public hearing is closed and that if anyone would like to submit something in writing the Board has the option of considering it.

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to keep the public hearing and the record open and to continue it to the November 13, 2023, meeting. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

5. Subdivision Progress Reports (None)

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

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

- A. Council Order No. 22-23-1008721H – Proposed Zoning Amendment to Chapter 650, Definitions, Affordable Housing and MV District

The Board discussed their concerns and concluded with the following vote.

On a motion by Dr. Fenby seconded by Mr. Russ, the Board voted to send a favorable recommendation to the City Council on the above referenced Proposed Zoning Amendment, with the following recommendations:

- Consider whether the affordable housing requirements in the proposed amendment will make redevelopment projects along Main Street cost prohibitive.
- Consider excluding Main Street from Maple Street to Mechanic Street from the requirement.
- Increase the parking space fee to \$40,000.00.

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- Keep a tabulation of the number of parking spaces waved in exchange for fee payments.
- Designate an account for the funds received from the parking space fees to be used to create additional parking in the downtown area.

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

On a motion by Mr. Fay, second by Mr. LaVenture, the Board voted to recess the meeting. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

On a motion by Dr. Fenby, second by Mr. Russ, the Board voted to end their recess and continue the meeting. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

4. Public Hearings

Mr. Fay explained Brian Falk of Mirick O'Connell is currently presenting at the City Council meeting and is unable to attend the Planning Board meeting and the Board discussed their procedural process.

- A. 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) – *Continued from October 2, 2023*

On a motion by Mr. Russ, seconded by Mr. LaVenture the Board voted to open the public hearing. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

- i. Legal Notice
- ii. Correspondence from Brian Falk, Mirick O'Connell – Response to abutters questions
Mr. Fay acknowledged Mr. Falk's correspondence.
- iii. Correspondence from Red Spring Road Homeowner's Association and compiled abutters

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to continue the public and to keep the record open until the November 13, 2023, meeting and to invited Attorney Brian Falk to attend. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

10. Unfinished Business

B. Working Group

- i. Cul-de-sac discussion

Mr. DiPersio updated the Board on the Working Groups discussions about revising the standards for the construction of cul-de-sacs to include a vegetated island and provided members with a sketch. – See attachment C. The sketch includes a turning radius of the Marlborough Fire truck apparatus. Mr. DiPersio explained the outer diameter meets the current regulations and the vegetated island is 50-feet in diameter with an increased radii for the roundings of 60-feet for easier turning of larger vehicles. He explained the vegetated island would not be maintained by the City but that there would need to be some sort of deeded right for the City to be allowed to plow snow there if necessary.

Mr. Fay discussed his preference for sloped granite instead of a cape cod berm. Mr. Fay asked Mr. Fortin if he believed this design would limit the ability of the Fire Department to responded and if two fire trucks are likely to park next to each other. Mr. Fortin explained he did not believe it would interfere.

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Dr. Fenby suggested getting Priscilla Ryders input on what kind of vegetation would be useful, low maintenance, native and would thrive in locations like these.

The administrator mentioned needing no parking signs along the vegetated island.

On a motion by Dr. Fenby, second by Mr. LaVenture, the Board voted to send the proposed cul-de-sac redesign to the Site Plan Review Committee (Fire, Conservation, DPW, and Police) for written comment. Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried.5-0.

11. Calendar Updates (None)

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

Respectfully submitted,



George LaVenture/Clerk

/kmm



**Boston
Scientific**
Advancing science for life™

The Honorable Arthur G. Vigeant; Marlborough City Council & Planning Board
Mayor, City of Marlborough
Marlborough City Hall
140 Main Street
Marlborough, MA 01752

Re: Sasseville Way Residential Overlay District

Dear Mayor Vigeant and Members of the City Council:

I am writing on behalf of Boston Scientific Corporation to express our full support for the proposed Sasseville Way Residential Overlay District zoning amendment filed by Trammell Crow Company. The zoning amendment would affect certain vacant property owned by BSC located off of Sasseville Way (Assessors' Parcel 29-23) and which Boston Scientific is under agreement to sell to Trammell Crow Company.

The zoning amendment is a critical first step in allowing Trammell Crow Company to transform an underutilized, large tract of land into a high-quality multi-family housing community in the City of Marlborough. They are deeply committed to helping the City reach its economic development and housing goals through this project and have a track record of success in nearby communities. They have also been a collaborative partner with Boston Scientific to ensure that any future development will minimize impacts to our campus. In addition to housing, the zoning amendment would allow for a consumer service or restaurant establishment at the property, which would be a highly desirable amenity for Boston Scientific's employees and the surrounding neighborhood.

We also recognize the importance of making sure the project has ample opportunity for review by the community to ensure that any impacts are appropriately mitigated. The zoning amendment would still require the project to obtain site plan approval and potentially a special permit from the City Council, where these impacts can be more thoroughly evaluated through a public hearing process. We support TCC's proactive approach to facilitate community engagement thus far and hope that those efforts will continue.

By adopting this zoning amendment, the City has a unique opportunity to bring lasting economic and housing benefits to its residents through the creation of zoning district that can accommodate a highly-desirable mixed-use residential community. Boston Scientific believes in Trammell Crow Company's vision for the site and hopes the City will pass the amendment.

Very truly yours,

Timothy Nelson
Senior Manager
Facilities, Real Estate, Environmental Health and Safety

October 22, 2023

City of Marlborough
Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

RE: Sasseville Way Residential Overlay District (SWROD)

Subject: Speaking in Opposition to Proposed SWROD

Dear Chairperson Fay and Planning Board Members:

I am William H. Barry and live at 35 Blaiswood Avenue. Due to previously scheduled pack meeting of Cub Scout Pack 31 in Marlborough, I am unable to attend the public meeting.

I oppose the project for a number of reasons. One being the proximity of this large project to my existing single-family home and the proposed connection to Blaiswood Avenue being located directly across from the front of my house. I object to the spot zoning of an overlay that just applies to the single existing 23-acre parcel and this zoning overlay being done irrespective of the zoning and ownership of the abutting land. I believe the developer has generated this zoning overlay proposal without working with the city first to determine if this makes sense for this location and if it is in keeping with the surrounding uses, etc. There appear to be issues with the zoning overlay in regards to it's minimal provision of affordable housing, lack of additional requirements to separate the development from the existing Blaiswood Avenue neighborhood and from the Assabet River Rail Trail. The proposed 70-foot allowable building heights appear excessive for this portion of the city. I also question the developer's proposed design for the site using nearly all surface parking rather than structured parking or parking at the bottom levels of the buildings that would reduce the paved surface area of the project.

I request that the Planning Board recommend the City Council vote down this type of zoning overlay. I believe the city needs a city planner that can review the existing zoning throughout the city to determine the best use of the lands that exist within the city. The use of these zoning overlays appears to have created a mess of varying zoning requirements done to suit the requirements of the large / rich property developers that wish to build in our city. I understand that this project will generate new taxes for our city, but this must be weighed against the impact on the environment, increase in traffic and demand for all city services.

Sincerely,



William H. Barry
35 Blaiswood Avenue
Marlborough, MA 01752
bill524a@gmail.com

Chairperson Fay, I am Rebeka Salemi, 32 Blaiswood Ave.

I am speaking in opposition of the Sasseville Way Residential Overlay District on behalf of myself and my husband, John Salemi, who could not be here tonight. We appreciate the opportunity to continue to raise our questions and voice our concerns.

Our concerns are many. The sheer creation of an emergency access road and gate next to the corner of our property is enough cause to disquiet. If the Sasseville Way Residential Overlay District is created it will have numerous impacts on the Fort Meadow Wildlife Corridor, Fort Meadow Reservoir, public safety, our schools, roads, as well as, the intrusive impact on our property, Blaiswood Avenue, and the quiet character of our neighborhood.

All of the renderings, data points and presentation talking points, are an effort to get all of us to believe this would be better than what is allowed "by right" in the current zoning. We recognize that all of the presentations we have seen, in fact, do not matter as these are conceptual plans, estimates and ideas. As much as we hear "we will try," and "we will do the best we can," from the applicant/proponents, there are no guarantees as to what will happen. If this land is developed it will be irreversible.

The only thing that would hold anyone accountable would be the actual wording for a Sasseville Way Residential Overlay District if it were to be approved. We are learning that even this might change.

For these reasons, and many others, we respectfully ask the Planning Board **not** to support this overlay proposal.

Thank you!

October 23, 2023

Richard Trotta
39 Blaiswood Ave.
Marlborough, MA 01752

Dear Chairperson Fay and Members of the Planning Board:

My name is Richard Trotta. I live at 39 Blaiswood Ave. I have lived in Marlborough all of my life. I have owned my home on Blaiswood for over 50 years.

I pretty much know everything about the wildlife, water and landscape around my house. I am a direct abutter to the property. Water has always been a problem on the hill. There are a lot of unground streams. There is a lot of ledge.

I am opposed to the proposed overlay because this is not the right location for this type of project. A project of this size will destroy the wildlife and cause damage to my home and property, as well as, the whole street and the lake.

I am unable to attend the meeting tonight, but want to go on record as being opposed.

Sincerely,

Richard Trotta

A handwritten signature in black ink, appearing to read "Richard Trotta", with a long horizontal flourish extending to the right.

October 19, 2023




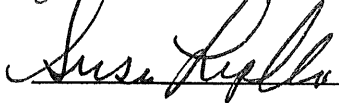
Dear Chairperson Fay and Planning Board Members:

We, the undersigned, are opposed to the proposed Sasseville Way Overlay Residential District (SWORD.) If this overlay is approved we believe the character of the neighborhoods abutting and surrounding Fort Meadow Reservoir will suffer a number of negative effects.

Concerns about the detrimental impact of the proposed 286 unit multi-family housing development range from our public safety, schools, infrastructure, with regard to water, sewer and roadways, and the environmental degradation of Fort Meadow Reservoir.

We believe adding a new Section 650-39A to the ordinances is contrary to the intent and purposes of the City's zoning ordinances. We firmly believe this is not the appropriate site for this type of project.

Thank you for your consideration. We respectfully ask that you **not** support SWORD.

Signature	Print Name	Address
	PAUL KACZMAREK	79 2ND RD
	Gillian Metcalfe	115 Lakeshore Dr.
	Dan Lauster	212 Reservoir St
	Susan Lupisella	51 Bruce Rd

October 19, 2023

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Signature	Print Name	Address
<u>Barbara P. Allen</u>	Barbara P. Allen	124 Second Rd.
<u>J. C. Metcalfe</u>	JAMES METCALFE	115 LAKEHORE DR.
<u>Robert Braga</u>	Robert Braga	27 Blaiswood Av.
<u>Michelle Hause</u>	Michelle Hause	35 Red Spring Rd.
<u>Bob Durand</u>	Bob DURAND	39 RED SPRING RD
<u>AS Fuccillo</u>	AS Fuccillo	70 BRUCE ROAD
<u>Bill Meaney</u>	Bill Meaney	26 Graves Ln.
<u>GARY CATO</u>	GARY CATO	33 Red Spring Rd
<u>Erin Buonomo</u>	Erin Buonomo	53 Patten Dr.

October 19, 2023

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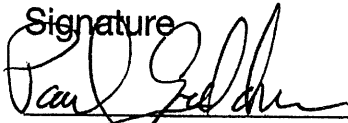
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Print Name

Address



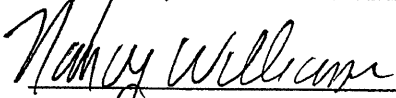
PAUL GOLDMAN

137 SECOND RD.



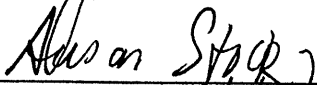
P. O'Connell

43 Lakeshore Drive




Nancy Williams

55 Lakeshore Dr



SUSAN STOCK

57 Lakeshore Dr



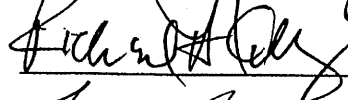
Judith Kelley

65 Lakeshore Dr.



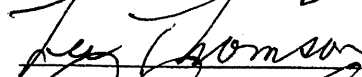
Rebecca Fuccillo

70 Bruce



Richard Kelley

65 Lakeshore



Lee Thomson

37 Lakeshore



Albert "Tay" Fuccillo

70 Bruce Rd

October 21, 2023

Dear Chairperson Fay and Planning Board Members:

We, the undersigned, are opposed to the proposed Sasseville Way Overlay Residential District (SWORD.) If this overlay is approved we believe the character of the neighborhoods abutting and surrounding Fort Meadow Reservoir will suffer a number of negative effects.

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Thank you for your consideration. We respectfully ask that you **not** support SWORD.

Signature

Print Name

Address

Debra Tyler Perry Debra Tyler Perry 84 Linda Cir, Marlborough 10/21/23

Courtney Durand COURTNEY DURAND 34 RICE ST. MARLBORO MA 01752

Deidre Daigle Deidre Daigle 51 Lakeshore Dr. Marlborough 01752

Nicole Knudson Nicole Knudson 10 Elizabeth Rd. Hudson 01749

Kathy Sharon Kathy Sharon 95 Lakeshore Dr. Marlboro

Jason Rubin Jason Rubin 96 Lake Shore Dr.

Cathy Blatchley Cathy Blatchley 101 Lakeshore Dr

Catherine Blatchley Catherine Blatchley 101 Lakeshore Dr

Sean Shepard Sean Shepard 108 Lakeshore Dr

Arthur Dickey Arthur Dickey 160 Lakeshore Dr

October 22, 2023

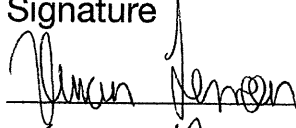
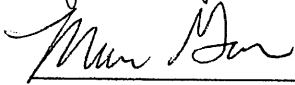
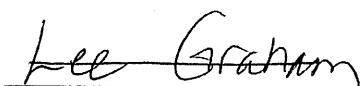
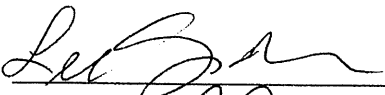
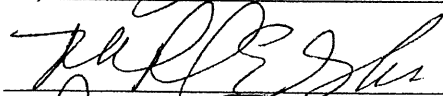
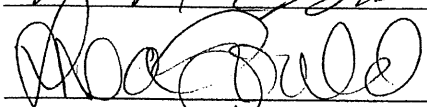
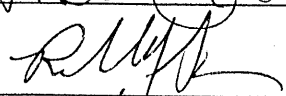
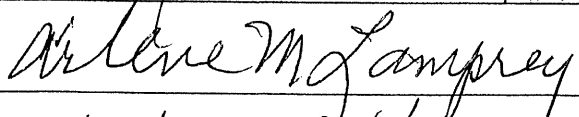
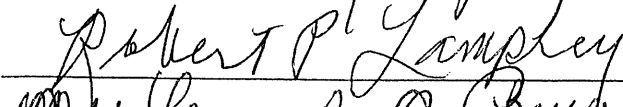

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Thank you for your consideration. We respectfully ask that you **not** support SWORD.

Signature	Print Name	Address
	VINELLUS GEMO	169 LAKESHORE DR
	MARION GARVER	166 LAKESHORE DR
	1	
	Lee Graham	183 Lakeshore Dr
	Michael Graham	183 Lakeshore Dr
	LISA GOULD	209 Lakeshore Dr
	RICHARD SHEARNS	210 LAKESHORE DR.
	Wilene M Lamprey	211 Lakeshore Dr Marlboro
	Robert P Lamprey Jr	211 Lakeshore Drive
	General A Benda	201 Lakeshore Drive

22
October 19, 2023


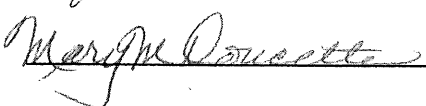
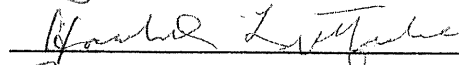
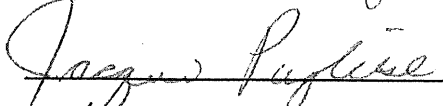
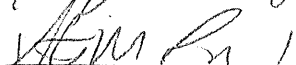
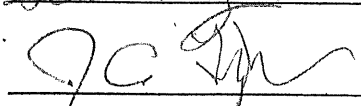
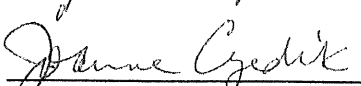
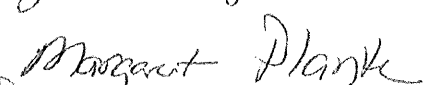
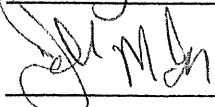
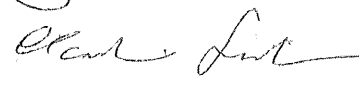
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Thank you for your consideration. We respectfully ask that you **not** support SWORD.

Signature	Print Name	Address
	Stephanie Carr	233 Lake Shore Dr.
	Mary Doucette	11
	HAROLD HITCHCOCK	235 LAKE SHORE DR
	Jacqui Pugliese	239 Lakeshore Dr.
	STEVEN PUGLIESE	239 LAKESHORE DR.
	JACKIE TYLER	258 LAKE SHORE
	Joanne Czedit	262 Lakeshore Dr
	Margaret Plank	283 Lakeshore Dr
		287 LAKESHORE DRIVE
	(Claudia Freitas)	291 Lakeshore Dr

22
October 10, 2023


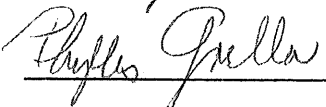
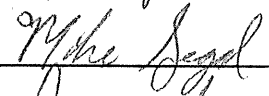
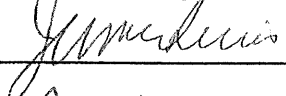

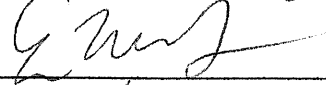
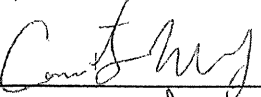


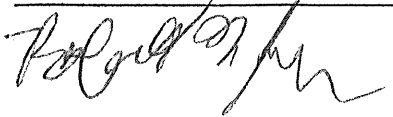
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Thank you for your consideration. We respectfully ask that you **not** support SWORD.

Signature	Print Name	Address
	Lisa A. Morris	297 Lakeshore Dr.
	Phyllis Grella	299 LAKESHORE DR.
	Michael Segal	17 Daniels Rd
	JAMES D. LEWIS	123 LAKESHORE DR.
	RONALD SAVOY	39 LAKESHORE DR.
	Evan Westel	9 Lakeshore Dr
	Courtney Westel	9 Lakeshore Dr
	Kelly Swadlow	179 Beggs St
	Kelleen Locwen	9A Lakeshore Dr.
	Robert Seymour	29 Lakeshore Dr.

October 21, 2023

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Signature

Print Name

Address

Tom J. Lauster Tom. Lauster 27 Highland St, Marlborough

Bruce Shikani BRUCE SHIKANI 66 COMMONWEALTH AVE MARLBOROUGH

Maria Rodriguez MARIA RODRIGUEZ 66 COMMONWEALTH MARLBOROUGH

Joan Perlman Joan Perlman 91 Wellington St.

Rich Walcott RICH WALCOTT 36 WHITELOCK DR

Robert Bura ROBERT BURAE 420 Hemenway

Arthur Skura ARTHUR SKURA 54 VILLAGE DR. MARLBORO

Alice M. Wertheimer ALICE M WERTHEIMER 45 LAKESIDE AVE, #1

John Walters John Walters 50 Teller Street

Daniel J. Caruso Daniel J. Caruso 38 Violetwood Circle

22
October 19, 2023

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Signature

Print Name

Address

Amalia Stempson AMALIA STEMPSON 25 Lakeshore Dr Marlboro
MA 01752

Nelson Chaves Nelson Chaves 38 Lakeshore Dr
MA 01752

Richard Sychanthe 38 Lakeshore Dr

Christine P. Smith CHRISTINE P. SMITH 257 Lakeshore Dr.

Lisa Segarra LISA SEGARRA 44 Lakeshore Dr, Marlboro MA
01752

Collette Sychanthe Collette Sychanthe 38 Lakeshore Dr

October __, 2023

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Signature

Print Name

Address

Marjorie Pechet

Marjorie Pechet

23 Turner Ridge Rd

Jeff Pechet

Jeffrey Pechet

23 Turner Ridge Rd

Emarie Pope

Emarie Pope

21 Turner Ridge Rd.

PLANNING BOARD

October 23, 2023

DATE Received by email
 AGENDA during 10/23/23 meeting
 ACTION _____ (KL)

Dear Chairperson Fay and Planning Board Members:

We, the undersigned, are opposed to the proposed Sasseville Way Residential Overlay District (SWROD). If this overlay is approved we believe the character of the neighborhoods abutting and surrounding Fort Meadow Reservoir will suffer a number of negative effects.

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Thank you for the consideration. We respectfully ask that you **not** support SWROD.

Signature

Print Name

Address

[Signature]

Darina Griffin

84 Kings Grant Rd

[Signature]

ANDREW PYE

54 REYNOLDS COURT

[Signature]

James Harris

39 Ewald Ave

[Signature]

Tared A. Herish

707 Stevens St.

[Signature]

Justin Craven Cretz

21 Raymond Rd.

[Signature]

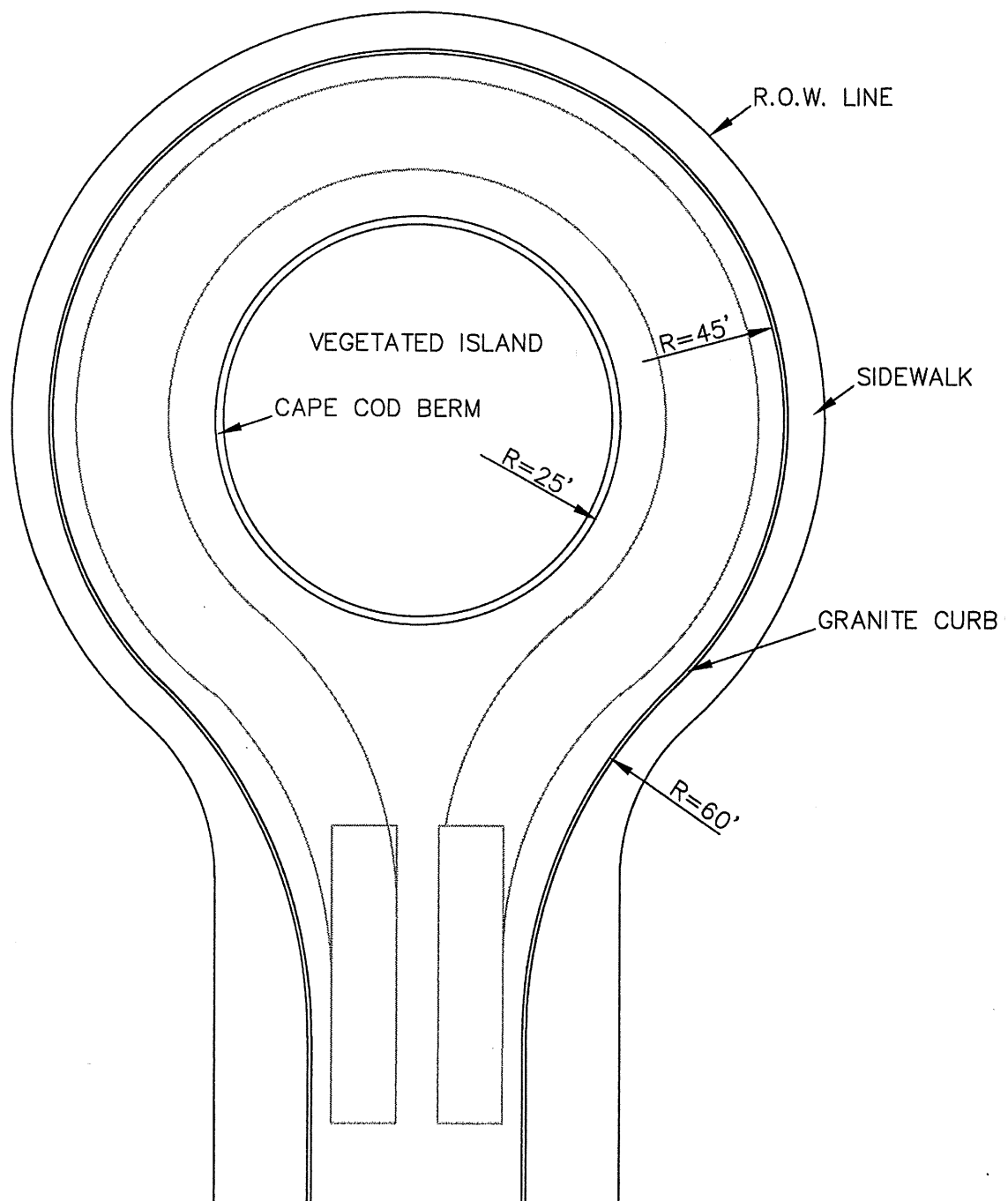
Mark Spacek

64 Schofield Dr.

[Signature]

Dayl Coppola

77 Brimmerd



1. THE CUL-DE-SAC ISLAND SHALL BE GRASSED OR MULCHED AND PLANTED WITH VEGETATION.
2. THE VEGETATED ISLAND SHALL OWNED AND MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION. THE CITY SHALL NOT BE RESPONSIBLE FOR REPAIR OR MAINTENANCE OF THE VEGETATED ISLAND.
3. THE CITY SHALL HAVE EASEMENT RIGHTS TO PLACE SNOW ON THE ISLAND DURING WINTER OPERATIONS IF NECESSARY.

SKETCH PLAN SHOWING PROPOSED CUL-DE-SAC DETAIL

DATE: 10/23/23 SCALE: 1" = 20'