

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

October 2, 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. James Fortin arrived at 7:24 PM

1. Draft Meeting Minutes

A. August 21, 2023

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the August 21, 2023, meeting minutes. Yea: Fay, Fenby, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

B. September 11, 2023

On a motion by Dr. Fenby, seconded by Mr. LaVenture the Board voted to accept and file the September 11, 2023, meeting minutes. Yea: Fay, Fenby, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

2. Chair's Business

A. Elmview at Marlborough Sect. #2

i. Correspondence from City Engineer, Thomas DiPersio

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the September 28, 2023, correspondence. Yea: Fay, Fenby, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

Mr. DiPersio summarized the correspondence and explained there was a conveyance on a lot at the corner of Ferrecchia Drive and Northboro Road. During the title search of the conveyance it was noted that the lot was never released from the covenant. The attorneys want to release the lot from the covenant to clean the title and to make the conveyance. The Legal Department has reviewed the situation and drafted the release.

ii. Release of Lot(s)

On a motion by Dr. Fenby, second by Mr. LaVenture, the Board voted to authorize the lot release. Yea: Fay, Fenby, Hughes, LaVenture, and Russ. Nay: 0. Motion carried. 5-0. Abstained: LaForce.

Mr. Fay endorsed the released of lots.

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 by Dr. Fenby, seconded by Mr. Russ, the Board voted to switch items 4A and 4B on the agenda. Yea: Fay, Fenby, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

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

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 3) Those speaking in opposition 4) Comments and questions from the Board members.

Presentation:

Councilor Katie Robey spoke on behalf of the proposed zoning amendment and thanked the Board for moving up the public hearing. Ms. Robey read and summarized attachment A. – See attached.

Mr. Fay acknowledged Ms. Robey's summary of her remarks and explained it would be part of the public record.

Mr. Fay closed this portion of the public hearing.

Speaking in Favor of the Amendment:

No one spoke in favor.

Mr. Fay closed this portion of the public hearing.

Speaking in Opposition to the Amendment:

No one spoke in opposition.

Mr. Fay closed this portion of the public hearing.

Questions and Comments from the Planning Board:

Dr. Fenby asked, who from the City would be monitoring the affordable housing? Ms. Robey explained she believed the State would monitor this and that the Community Development Authority would be checking residents' eligibility.

Mr. LaVenture asked if there was a formula for the \$25,000.00 parking lot fee. Ms. Robey explained the thought process was to come up with a number that wasn't over burdensome for the developer while giving them some incentives to want to build the parking themselves.

Councilor Mark Oram explained he believes the fee should be \$40,000.00 based on a study done on parking and the costs associated to build a parking garage.

Mr. Fay closed this portion of the public hearing.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to close the public hearing. Yea: Fay, Fenby, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0.

Mr. Fay requested this item remain on the agenda for the October 23, 2023, meeting.

Mr. James Fortin Arrived at 7:24 PM

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- 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)
- i. Legal Notice
 - ii. Correspondence from Brian Falk, Mirick O’Connell
 - iii. Slide presentation (not included in packet)

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 3) Those speaking in opposition 4) Comments and questions from the Board members.

Presentation:

Brian Falk, Mirick O’Connell (100 Front Street, Worcester, MA 01608) spoke on behalf of the proposed overlay district, representing the Red Spring Road Homeowners Association, which petitioned the City Council for this proposed overlay district on behalf of the condominium unit owners who live along Red Spring Road. Mr. Falk explained several members of the Board of Trustees from the condominium association and unit owners are present at tonight’s meeting.

Mr. Falk went over the slide presentation, attachment B. – See attached.

Mr. Falk explained the parcel is a single 50-acre lot, with 28 single family homes, a boat club, and various accessory structures. All the structures are pre-existing non-conforming with respect to the current zoning, which makes ordinary changes to single-family homes challenging. The purpose of the overlay district is to preserve the neighborhood as it is and to allow for homeowners to make simple improvements to their homes without the need for a special permit.

Mr. Falk explained the property is heavily wooded with all of the homes located very close to the shoreline. Last year the tenants got together and purchased the property instead of it be sold off to a developer. It was previously owned by the Morse family and the property was developed over several decades with cottages that have ground leases.

Mr. Falk explained a special permit from either City Council, or the Zoning Board of Appeals is required for these homeowners to make simple changes, like building a deck, a detached garage, or a small addition. The Building Commissioner asked the Condominium Association to figure out something with the zoning. Mr. Falk explained other than filing the proposed zoning change, the options are to file a special permit or to file a subdivision. The subdivision option would be very difficult because most of the homes would not fit on a traditional A2 district lot and the roadway would need to be updated to the subdivision control law standards, which would be very costly and have a significant impact on impervious areas. Mr. Falk went over the Section 6, Finding Special Permit procedure and argued the abutters mailing is extensive and costly.

Mr. Falk went over the proposed overlay district and explained the parcel is currently zoned A2, the plan is to take the things in the A2 district that they can’t comply with and make them conforming in the overlay. The 120-foot frontage requirement can’t be met without doing a subdivision and that is why the frontage requirement is 0. Many of the properties are close to the lake and close to each other and could not meet the A2 set back requirements. The proposed overlay district would have a over all perimeter setback for the entire district to keep structures way from neighboring properties. Lot coverage would be capped at 30%, currently the lot coverage is

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about 5%. Any new lot would require 18,000 square feet. The A2 use restrictions would remain in place, the only new uses that are being proposed are multiple single family homes on one lot and a boat club.

Mr. Falk went over the restrictions within the proposed overlay district. He explained most commercial uses are prohibited, along with multi-family apartments buildings, and two-family buildings. The proposed overlay district would also include a 3,000 square foot floor area cap on single family homes, which is a restriction not currently in the A2 zone district. Mr. Falk explained if the proposed overlay district is approved, making the entire property and all the structures conforming, the residents would no longer have the opportunity to seek Section 6, Finding Special Permits.

Robert Durand (39 Red Spring Road, Marlborough, MA 01752), President of the Red Spring Road Homeowners Association spoke on behalf of the proposed overlay district. Mr. Durand explained the residents have been working on this for the last year and make up about 22% of the land mass around Fort Meadow Lake. The wetland was delineated at the request of Priscilla Ryder, Conservation Officer and included on the City's open space master plan. Mr. Durand explained they worked closely with the Building Commissioner and the City Solicitor and reminded the Board it was their recommendation that the Homeowners Association validate the zoning. The homes have been recently re-assessed by the City's Assessor.

Mr. Durand discussed the 10 acres that is currently undeveloped on the property. He explained the Association has three options, 1) give it to the City, which has no value to the Association, 2) sell it to a developer, 3) remain the stewards of the 10 acres and argued that everyone wants to preserve the 10 acres for open space.

Mr. Falk went over the Board's standards for zoning changes:

- Is the proposed change in keeping with the character of the neighborhood?
Mr. Falk said yes, it largely leaves the neighborhood alone and leaves residential use restrictions in place.
- Does the proposed change negatively impact the neighbors?
Mr. Falk said no, it allows for the same residential uses and density that's already there.
- Does the proposed change benefit the City, or provide a use not permitted elsewhere?
Mr. Falk said no, it does not provide a use not permitted elsewhere, it leaves the existing use restrictions in place but it benefits the City because it accommodates improvements to the properties, which will increase their values and tax assessments resulting in an overall increase to the City's bottom line.
- Is the proposed change in keeping with the intent and purposes of the City's zoning ordinances?
Mr. Falk explained they believe it is, it makes minor changes to dimensional controls in the A2 district to address this unique parcel.

Mr. Falk concluded his presentation by explaining he believes this amendment will help clarify and simplify the zoning requirements applicable to this neighborhood and encourage residents to upgrade and add value to their properties.

Mr. Fay acknowledged the correspondence from Mr. Falk to City Council and explained it would be part of the public record.

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Mr. Fay closed this portion of the public hearing.

Speaking in Favor of the Amendment:

- Rebecca Salemi, 32 Blaisewood Ave spoke in favor.
- Pamela Morse, 59 Red Spring Rd spoke in favor.
- Christine Morrow, 6 Blaisewood Ave spoke in favor.
- Mark Oram, 108 Upland Rd spoke in favor.
- Alex Ferrecchia, 27 Red Spring Rd spoke in favor.
- Robert Parente, 328 Desimone Dr spoke in favor.
- Peter Mongeau, 21 Red Spring Rd spoke in favor.
- Steve Vigeant, 51 Red Spring Rd spoke in favor.
- Barbara Allen, 124 Second Rd spoke in favor.
- Neal Vigeant, 53 Red Spring Rd spoke in favor.

- Peter Sharon, 95 Lakeshore Dr presented the Board with 17 questions, see attachment C. – See attached.
Mr. Sharon read a few of the questions.
 - o What would be the maximum development capacity of Red Spring Road if this overlay district is approved?
 - o What does the overlay district provide, specifically, that is not already provided in the current zoning regulation?
 - o Based on your goals stated in the public hearing notice, it seems that you can already do this in the current condominium status. Additions, new construction, etc. are being done – why is an overlay district needed? The only thing needed was a process for association members to approve the activity which would adhere to A-2 zoning regulations.
 - o Does this overlay district provide a use that is not permitted elsewhere?

- Mike McGinnis, 15 Elizabeth Rd asked, would a special permit be required to separate and sell the 10 acres and would the City have the first right to buy it before a developer?
 - o Mr. Falk explained, if it was divided right now a Section 6 finding special permit would be required. If the overlay district was approved, it would no longer require a special permit, it would need to go the Planning Board for an ANR and or definitive subdivision.
 - o Mr. Fay explained, there is nothing in the proposal that gives the City the right of first refusal.

- Donna Paolini, 45 Red Spring Rd spoke in favor.
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- Paul Goldman, 137 Second Rd asked, does the overlay district need to apply to everything or can it be specific to the structures that are there and then the undeveloped land remains as A-2?
 - o Mr. Fay explained it would apply to the entire parcel.

- Lee Graham, 183 Lakeshore Dr addressed concerns about the Red Spring Road residents not being held to the same building rules and regulations as Lakeshore Drive residents, if the overlay district was approved.
 - o Mr. Falk explained, the Conservation Commission has full jurisdictions; the same rules apply here as they do across the lake in terms of building in the buffer zone. The 15-foot setback pertains to the perimeter of the entire property, but that the shoreline has a separate jurisdiction.

- Dorothy Manning, 302 Lakeshore Dr asked, what is the definition of a condominium.

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- Mr. Falk explained, it is essentially divided ownership of a single parcel of real estate. Here, everyone owns their unit, which is their home. They also have an exclusive use area which they don't technically own, but they have exclusive rights within that yard area, but everything else is common area. It's a division of ownership of a single parcel among multiple owners.
- Paul Kaczmarczyk, 79 Second Rd asked if all the properties were waterfront properties, Mr. Falk said all the properties were waterfront homes.
- Garry Cato, 33 Red Spring Rd spoke in favor.
- Shawn McCarthy, 185 Cullinane Drive asked for clarification on zero feet of frontage.
 - Mr. Falk explained frontage as it's used in the overlay district, pertains to frontage on a public way or a private way that has been approved by the Planning Board. Every lot under the Marlborough Zoning Ordinance must have a certain amount of frontage on one of those streets. In the A2 districts it's 120 feet, this 50-acre parcel has roughly 50 feet of frontage on one end and less on the other end because Red Spring Road is not a public way or private way that has been approved by the Planning the Board, the roadway does not give each property frontage.
- Steve Brule, 23 Red Spring Rd spoke in favor.
- Richard Kelley, 65 Lakeshore Dr asked about how the homes became a condominium association.
 - Mr. Fay explained a public hearing was not required; it was a private transaction where the residents got together as an alternative to selling the property to a developer.

Mr. Fay reminded the residents in attendance that this public hearing is about the overlay district.

- Linda Pakus, 17 Red Spring Rd spoke in favor.
- Daniel Durand, 37 Red Spring Rd spoke in favor.
- Chris Micia, 3 Red Spring Rd Spoke in favor.
- Lisa Morris, 297 Lakeshore Dr asked for further clarification on the definition of a condominium.
- Peter Sharon, 95 Lakeshore Dr asked why is are they proposing a 15-foot set back.
 - Mr. Falk explained the difficulty of defining what side of the parcel should be considered, front, rear and side. Some of the structures are closer than what the A2 calls for and in order to have all the structures be conforming, no longer preexisting nonconforming, we had to come up with a set back that would work for all of them. The 15-foot setback applies to the perimeter of the overall parcel. There isn't a set back with respect to structures within the common parcel because they're subject to the condominium association.
- Garry Cato, 33 Red Spring Rd explained all the homes behind Home Depot are condos.
- Alex Ferrecchia, 27 Red Spring Rd explained the wetland was delineated by a wetland engineer.

Mr. Fay closed this portion of the public hearing.

Speaking in Opposition to the Amendment:

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- Peter Sharon, 95 Lakeshore Dr spoke in opposition and presented the Board with a letter with 139 signatures opposing the proposing the proposed overlay district, attachment D. – See attached
 - o Mr. Fay acknowledged receipt of the correspondence and explained it would be part of the public record.
 - o Barbara Allen, 124 Second Rd explained she signed the above referenced opposition letter, and explained her questions have now been answered and is no longer opposed.

Mr. Fay closed this portion of the public hearing.

Questions and Comments from the Planning Board:

Mr. Russ asked for further clarification on the minimum distance between structures. Mr. Falk explained within the condominium property there are no minimum distances between structures.

Mr. Russ asked if new lots could be created by ANR. Mr. Falk explained with the overlay ANR's would still be very difficult because they do not have a public roadway, a definitive subdivision would need to be done.

Mr. LaVenture asked if each home has a 150 feet of exclusive waterfront usage. Mr. Falk explained each home has a different amount of exclusive waterfront usage.

Mr. LaVenture asked, how many additional "camps/properties" could be added where they would have exclusive waterfront usage? Mr. Durand explained there is one common land area that is in between 55 and 57 Red Spring Road and the 10 acres of undeveloped land where the Red Spring roadway ends on the Cullinane Drive side of the property.

Mr. LaVenture asked, how much of the property is on the other side of the roadway, not the lakefront side? Mr. Falk explained roughly half. Mr. LaVenture asked, is this portion developable? Mr. Falk explained it is mainly wetlands.

Mr. Falk addressed the key questions abutter Peter Sharon, 95 Lakeshore Dr asked.

Q: What would be the maximum development capacity of Red Spring Road if this overlay district is approved?

A: Mr. Falk explained, they have not looked into this, however it would likely be exactly the same of what is in the A2 district, because new lots need to be at least 18,000 square feet and have a 30% max lot coverage.

Q: What does the overlay district provide, specifically, that is not already provided in the current zoning regulation?

A: Mr. Falk explained, there are several dimensional controls that the parcel and structures don't comply with. The overlay district allows the entire property and all the structures to be conforming and would allow homeowners to make simple improvements to their homes without the need for a special permit.

Q: Does this overlay district provide a use that is not permitted elsewhere?

A: Mr. Falk said no, it mirrors the A2 district in terms of use. The only real use that it allows that is not allowed elsewhere is multiple single-family homes on one parcel.

Mr. Fay explained the boat club would also be a new use allowed in the overlay district.

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Mr. Fay explained the Board likely wouldn't be ready to compile a recommendation to the City Council until the Board's November 13th meeting. Mr. Falk confirmed he would provide response to the 17 questions presented by the abutters at the October 23rd Board meeting.

On a motion by Mr. LaVenture, seconded by Mr. Hughes, the Board voted to keep the public hearing and the record open. Yea: Fay, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0. Abstained: Fenby. Dr. Fenby abstained because she is an abutter.

C. 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 23, 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)

i. Flowchart

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

ii. Correspondence from Vito Colonna, Request for continuance to October 23, 2023
Mr. LaVenture read the September 28, 2023, correspondence into the record.

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

D. **NO DISCUSSION REQUIRED** - 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 to October 23, 2023***

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. Working Group

i. Cul-de-sac discussion

Mr. LaVenture went over two cul-de-sac designs and summarized Attachment E. – See attached.

Mr. Russ gave examples of other cities and towns where they are in the process of implementing similar cul-de-sac designs governed by homeowner associations.

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Mr. LaVenture went over a temporary street sign as a notice to public for unaccepted streets. – See attachment E.

Mr. Hughes addressed concerns on retro fitting existing cul-de-sacs to the newly proposed design resulting in existing residents needing to create a homeowner's association. Mr. LaVenture explained this topic did come up in their discussions and they concluded that this idea would not be forced but that some homeowners may be keen to the idea because of the potential decrease in water run off on to their individual properties.

The Board discussed who would be responsible for maintenance of the grass strips along the roadway and the "landscaped" cul-de-sacs.

The Board discussed the idea of installing a drain in the cul-de-sac for the excess water and how with smaller cul-de-sacs will have a difficult time having a significant impact to the stormwater. Mr. DiPersio explained it will be the design engineers' job to show that it can or cannot be done for whatever reason, but in ideal cases these cul-de-sac designs could be used for some stormwater management.

11. Calendar Updates (None)

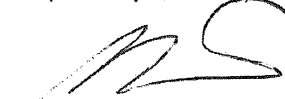
12. Public Notices of other Cities & Towns

- A. (4) Town of Hudson – Public hearing legal notices
- B. Town of Sudbury – Public hearing legal notice

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file all the correspondence under item 12. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

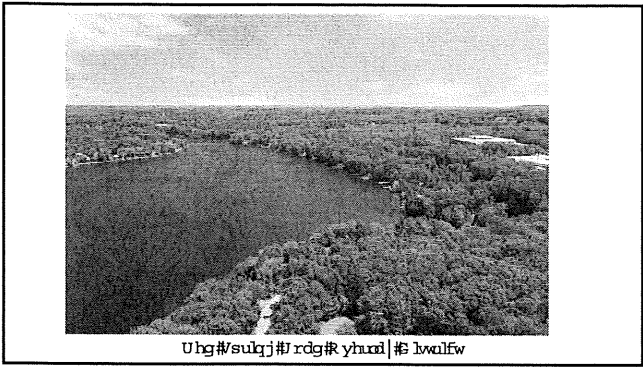
On a motion by Mr. Hughes, seconded by Mr. LaForce, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

Respectfully submitted,

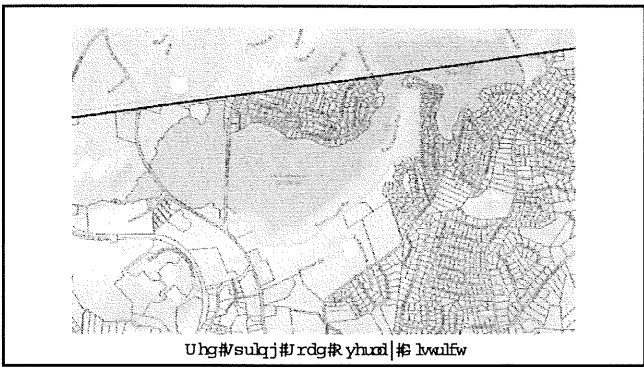


George LaVenture/Clerk

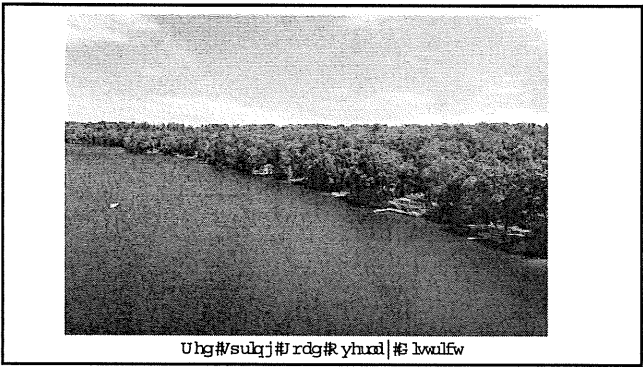
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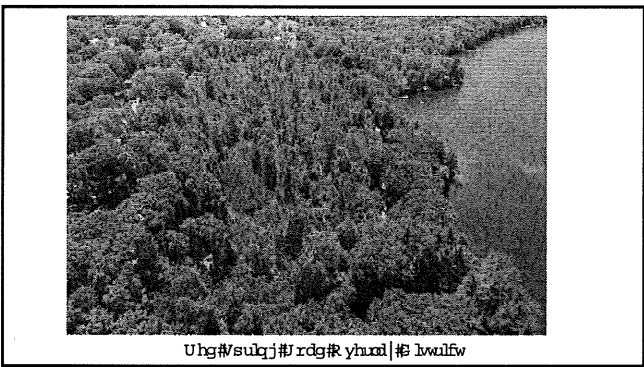
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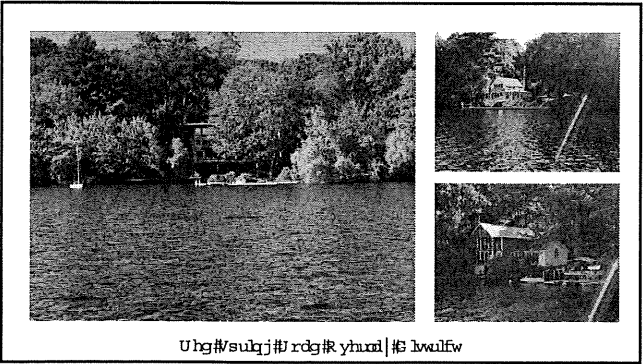
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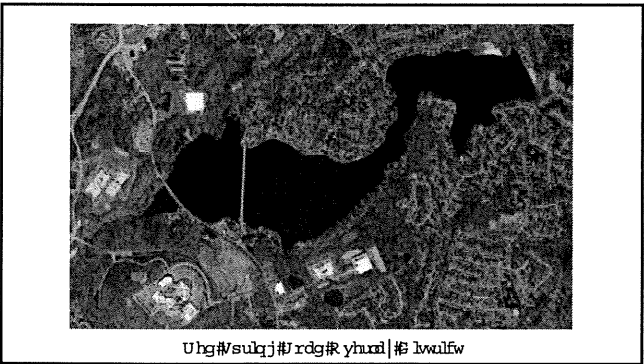
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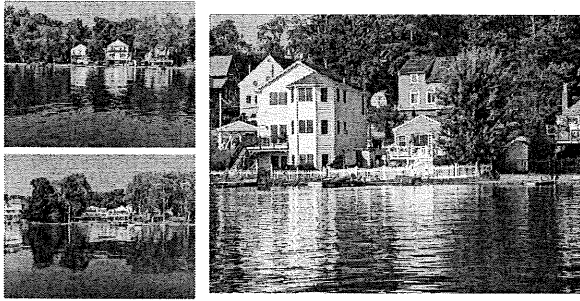
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12

Red Spring Road Overlay District Public Hearing QUESTIONS

October 2, 2023 - 7pm Planning Board, 8pm City Council

1. How does this overlay district proposal benefit the city and lake area residents? What would the land property tax implication be with this plan?
2. What benefits will this overlay district provide Red Spring Road residents, specifically, that were not already provided in the A-2 zoning regulation?
3. What would be the maximum development capacity of Red Spring Road if this overlay district is approved?
4. What does the overlay district provide, specifically, that is not already provided in the current zoning regulation?
5. We're here for Red Spring Road overlay district approval by the City Council, but what local city approval allowed the condo district in the existing A-2 zoning to begin this process without a public hearing?
6. Based on your goals stated in the public hearing notice, it seems that you can already do this in the current condo status. Addition, new construction, etc. are being done – why is an overlay district needed? The only thing needed was a process for association members to approve the activity which would adhere to A-2 zoning regulations.
7. Does this overlay district provide a use that is not permitted elsewhere?
8. How many of the existing single family homes on Red Spring Road are non-conforming to A-2 zoning or your current condo classification and how would this overlay correct those situations?
9. What was the reason for not moving forward with the McClure Engineering drawing prepared for the Red Spring Road Homeowners Association dated 8/31/22? These drawings appear to reflect A-2 zoning regulations.

10. Why does section 650-50 state "minimum front, side and rear yards, none"? No definition of section 650-50 could be found on the city website. We have been told that the A-2 zoning was required in this condo zone. A-2 requirements are as follows: 120' frontage, 15' side, 40' rear, 30' front setback with 18,000 sq.ft.
11. Please explain what "accessory building and accessory uses" in 650-50 Red Spring Road overlay district Section "Use Regulations" would include. The definition is very broad.
12. Under use regulations you mention single family dwellings and up to one boat club. Are boat clubs permitted in A-2 residential zoned district, understanding that the existing one would be grandfathered in at the current location?
13. How do the Dimensional Regulations relate to Phase I condo, 29 units, and Phase II identified on the master deed? Could you specifically explain what is meant by "multiple principal and accessory buildings and uses may be located on the same lot with each principal building located within an exclusive use area of at least 8,000 sq. ft. with no setbacks"?
14. Would this overlay district allow additional single family condos in the current 29 unit Phase I section identified in the master deed?
15. Can accessory buildings have kitchen and full living quarters if not allowed in A-2 zoning?
16. Are there certified drawings identifying the Phase II, 10 acre condo parcel of land identified in the master deed? How would this proposed overlay district effect any development plans? Would a public hearing be required due to potential environmental impacts to the lake area?
17. In the total 48+/- total acres, how many acres have been identified as wet land? Are wet lands included when calculating your 18,000 sq ft. lot?

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

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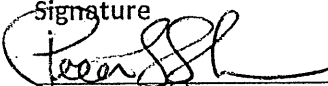
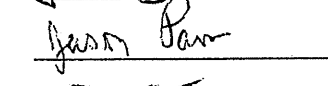
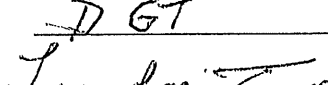
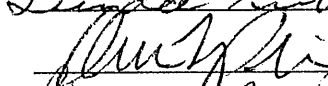
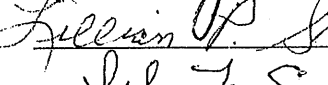
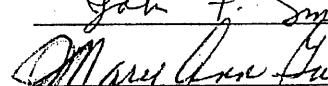
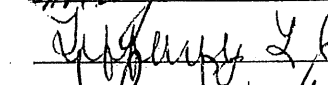

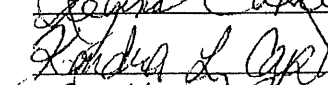

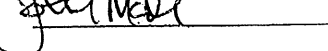


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Signature	Name	Address
	Jason Pavao	95 Lakeshore Dr.
	Dennis Trudeau	96 Lakeshore Dr.
	Linda Trudeau	76 Lakeshore Dr.
	Owen McPike	75 Lakeshore Dr.
	Lillian P. Smith	109 Lakeshore Dr.
	JOHN F. SMITH	109 LAKE SHORE DR.
	MARY ANN GULLOTTI	157 LAKE SHORE DR.
	Tiffany L. Caputo	135 Lakeshore Dr.
	John Grantelli	135 LAKE SHORE DR.
	Regina Cahill	157 Lakeshore Dr.
	Kendra L. Caputo	135 Lakeshore Dr.
	Walter W. Clark	131 Lakeshore Dr.
	John MAKAY	287 LAKE SHORE DRIVE

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

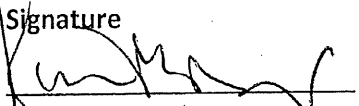
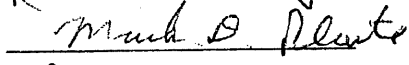
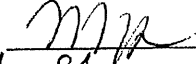
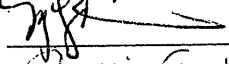
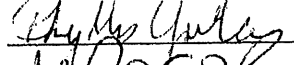

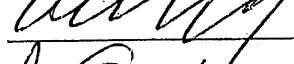
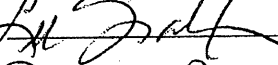

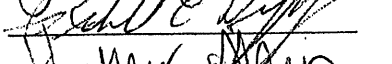

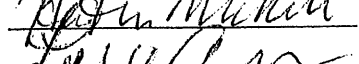
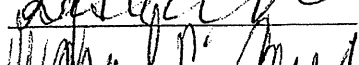
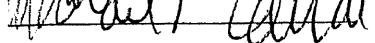
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Signature	Name	Address
	Karen Murphy	287 Lakeshore Dr.
	Mark Plante	283 Lake shore dr
	Madison Plante	283 Lake Shore Drive
	Margaret Plante	283 Lakeshore Drive
	Phyllis Grella	299 Lakeside Drive
	Michael Graham	183 Lakeshore Dr.
	William Brady	173 Lakeshore Dr.
	Lee Graham	183 Lakeshore Dr.
	Joann Brady	173 Lakeshore Dr.
	Robert Duff	97 Lakeshore Dr.
	Heather Allen	97 Lakeshore Dr.
	Heather McPike	75 Lakeshore Dr.
	Lisa A. Morris	297 Lakeshore Dr.
	Michael A. Carroll	11 Hill Road

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

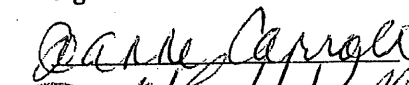
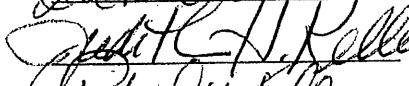
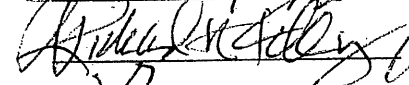
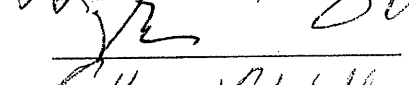
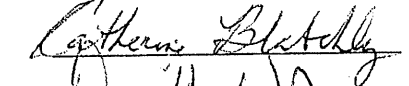
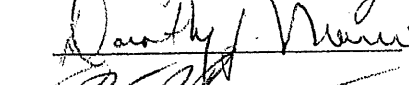
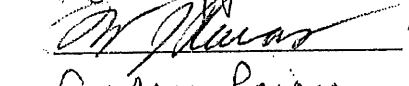
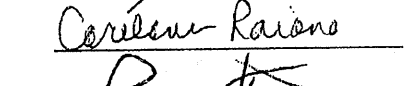
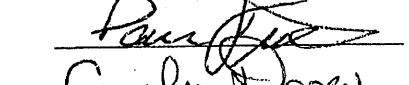
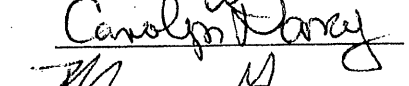
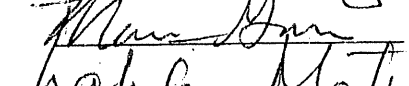
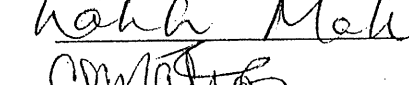
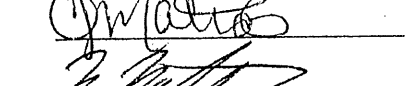
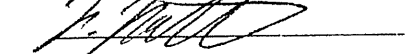
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Lastly, based on current assessor records, there appears to be no equity in the condo property tax structure with residents on and around the lake although we all share the same lake frontage.

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Signature	Name	Address
	JEANNE CARROLL	11 Hill Rd
	Judith H. Kelley	65 Lakeshore Dr.
	Richard H. Kelley	65 Lakeshore Dr.
	Carl Blatchley	101 Lakeshore Dr.
	Cathy Blatchley	101 Lakeshore Dr.
	Dorothy Manning	302 Lakeshore Dr.
	Robert V. Raitano	21 First Rd.
	CAROLANN RAITANO	21 First Rd.
	Paul Turcotte	22 First Rd.
	Carolyn Darcy	44 First Rd.
	MARION GARVER	166 LAKESHORE
	Lalita Malta	79 Lakeshore Dr.
	Caitlin Matros	2 Spring Lane
	Michael Matros	2 Spring Lane

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

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Signature

Name

Address

Tony Pugliese
Brandon Zide
Sarah McIlhuff
Nina McGinnis
Arlene Flynn
Matthew Flynn
Melissa Basmaji
Youssef Basmaji
Carolyn Waldron-Parr
Kate Waldron-Parr
Roberto Seymour
Scott Zide

Tony Pugliese
Brandon Zide
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Nina McGinnis
Arlene Flynn
Matthew Flynn
Melissa Basmaji
Youssef Basmaji
Carolyn Waldron-Parr
Kate Waldron-Parr
Roberto Seymour
Scott Zide

239 Lakeshore Pr
133 Buxford
25 Graves Ln
15 Elizabeth
1 Daniels Rd Hudson
1 Daniels Rd Hudson
50 Daniels Rd Marlborough
50 Daniels Rd Marlborough
11 Wakefield Rd. Mboro
11 Wakefield Rd. Mboro
24 Lakeshore Dr.
63 Bruce Rd, 1451 Marlboro

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

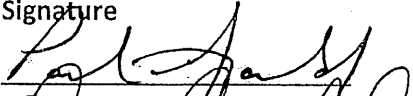


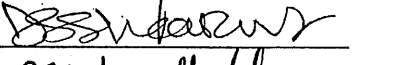
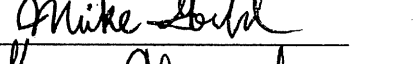
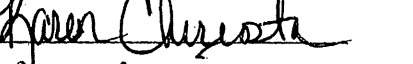
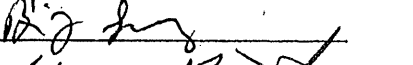

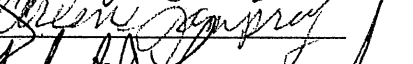
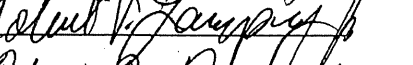

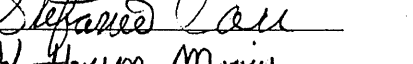
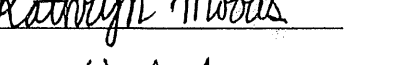
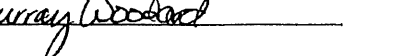
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Signature	Name	Address
	PAUL GOULD	209 LAKE SHORE DR.
	LISA GOULD	209 LAKE SHORE DR.
	RICHARD SHEARNS	210 LAKE SHORE DRIVE
	DSSHEARNS	210 LAKE SHORE DR.
	MIKE GOULD	209 LAKE SHORE DR.
	KAREN CHIRICOSTA	223 LAKE SHORE DRIVE
	BRIAN LIVELY	202 LAKE SHORE DR.
	JEFFREY BAUTZ	136 LAKE SHORE DR. MARLBOROUGH
	ARLENE LAMPREY	211 LAKE SHORE DR. MARLBOROUGH
	ROBERT P. LAMPREY JR	54 SECOND RD. MARLBOROUGH MA.
	MARY DOUCETTE	233 LAKE SHORE DR. MAR. H.
	STEPHANIE CARR	233 LAKE SHORE DR. MARLBOROUGH
	KATHRYN MORRIS	297 LAKE SHORE DRIVE
	MURRAY WOODARD	297 LAKE SHORE DRIVE

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

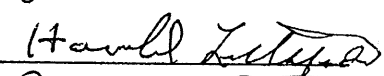

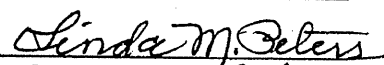
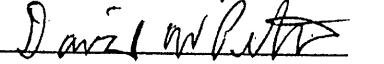
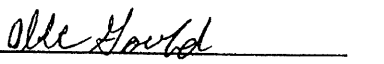
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Signature	Name	Address
<u></u>	<u>Hannah Kitchen</u>	<u>2352 Lakeshore Dr</u>
<u></u>	<u>Richard W. Peters</u>	<u>223 Lakeshore Dr</u>
<u></u>	<u>Linda M. Peters</u>	<u>223 Lakeshore Drive</u>
<u></u>	<u>David W. Peters</u>	<u>223 Lakeshore Dr</u>
<u></u>	<u>Abbe Gould</u>	<u>209 Lakeshore Dr</u>
<u> </u>	<u> </u>	<u> </u>
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Signature	Name	Address
<u>Elaine Wilkinson</u>	<u>Elaine Wilkinson</u>	<u>15 Second Rd</u>
<u>[Signature]</u>	<u>Ioannis Pinteropoulos</u>	<u>22 2nd Rd</u>
<u>[Signature]</u>	<u>Allison Pinteropoulos</u>	<u>22 2nd Rd</u>
<u>Jeff Marrazzo</u>	<u>Jeff Marrazzo</u>	<u>18 2nd Rd</u>
<u>Nancy Marrazzo</u>	<u>Nancy Marrazzo</u>	<u>18 Second Rd</u>
<u>[Signature]</u>	<u>James FINE</u>	<u>10 2nd Rd</u>
<u>Earl Fine</u>	<u>EARL FINE</u>	<u>28 SECOND RD</u>
<u>Fredrick Graham</u>	<u>Fredrick Graham</u>	<u>6 2nd Rd</u>
<u>[Signature]</u>	<u>MICHAEL SIMMONS</u>	<u>34 2nd RD</u>
<u>Cynthia Kenney</u>	<u>CYNTHIA KENNEY</u>	<u>34 2nd RD</u>
<u>Jacqueline LeRue</u>	<u>Jacqueline LeRue</u>	<u>23 Daniels Rd</u>
<u>Karen Graham</u>	<u>Karen Graham</u>	<u>6 2nd Rd</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>

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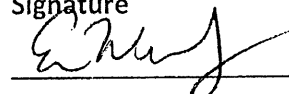
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Signature

Name

Address


Evan Wesley

Evan Wesley
CHRISTOPHER COLASIANNI

9 Lakeshore Dr
3 LAKESHORE DR

Atthia Colaianni

Atthia Colaianni

3 Lakeshore Drive

Alayne B Dunbar

Alayne B Dunbar

17A Lakeshore Drive

Courtney Westeg

Courtney Westeg

9 Lakeshore Drive

Kelleen Toewen

Kelleen Toewen

9A Lakeshore Drive

John A Dunbar

John A Dunbar

361 Concord Rd

Genessa Dunbar

Genessa Dunbar

351 Concord Rd.

Janet Dunbar

Janet Dunbar

361 Concord Rd.

William Dunbar

William Dunbar

17A LAKESHORE

Order No 23-1008951

Red Spring Road Overlay District Public Hearing

October 2, 2023 - 7pm Planning Board, 8pm City Council

We oppose the proposed Red Spring Road (RSR) overlay district because it doesn't show any benefit to the city or lake area residents. The RSR overlay district request appears to be a "blank check" for development by eliminating boundary conditions that pertain to A-2 zoning.

While the request suggests that dealing with "preexisting/nonconforming" homes is a reason for granting this overlay, the fact is, many lake residents have dealt with the same situation without eliminating dimensional zoning standards as indicated in the 650-50 RSR overlay district request.

No plans or discussion have been heard on the potential impact of the overlay to the lake area for Phase II, which is the 10-acre parcel adjacent to the currently existing Phase I condos.

Lastly, based on current assessor records, there appears to be no equity in the condo property tax structure with residents on and around the lake although we all share the same lake frontage.

The undersigned are in agreement with the above and also wish to thank the Council and Planning Board for the opportunity to present our position.

Signature

Name

Address



Michael McGinnick

28 Meadow St Marlborough

Peter C Morris

PETER C MORRIS

150 Lakeshore Dr Marlboro

Amber K Morris

Amber K Morris

150 Lakeshore Dr. Marlboro

Kathleen Sharon

Kathleen Sharon

95 Lakeshore Dr.

Elizabeth Davao

Elizabeth Davao

96 Lakeshore Dr.

Order No 23-1008951

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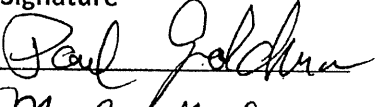
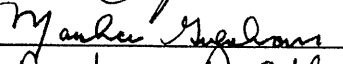
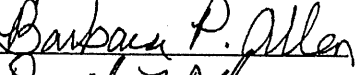
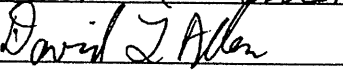
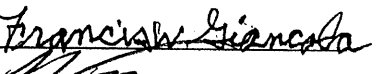
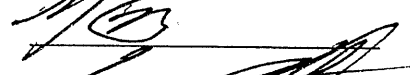

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Signature	Name	Address
	PAUL GOLDMAN	137 Second Rd.
	MARSHA GOLDMAN	137 Second Rd.
	Barbara P. Allen	124 Second Rd.
	David Allen	124 Second Rd.
	Francis W. Giancola	125 Second Rd.
	MARK BERSTROM	132 2nd Rd
	Wayne Williams	36 Patten Dr.

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Name

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<u>Judy Minard</u>	<u>Judy Minard</u>	<u>53 Alan Rd Marlborough</u>
<u>Janice Priack</u>	<u>JANICE PRIACK</u>	<u>65 Amory Rd Marlboro</u>
<u>Brenda Bracken</u>	<u>BRENDA BRACKEN</u>	<u>69 Amory Rd MARLB</u>
<u>Francis Bracken</u>	<u>Francis Bracken</u>	<u>69 Amory Rd MARLBORO</u>
<u>Joseph Piltch</u>	<u>Joseph Piltch</u>	<u>415 Lakeside Rd Marlboro MA</u>
<u>Karen Davis</u>	<u>Karen Davis</u>	<u>55 Amory Rd, Marlboro</u>
<u>Kevin Marden</u>	<u>Kevin Marden</u>	<u>22 Blaiswood Marlboro</u>
<u>Kathryn O'Neill</u>	<u>Kathryn O'Neill</u>	<u>34 Western View Marlboro</u>
<u>Ellen Robinson</u>	<u>Ellen Robinson</u>	<u>21 Western View Marlboro</u>
<u>William Robinson</u>	<u>William Robinson</u>	<u>" " "</u>
<u>Danielle Lott</u>	<u>Danielle Lott</u>	<u>13 Collinwood St Marlboro</u>
<u>Mary Foley</u>	<u>Mary Foley</u>	<u>49 Cortland St Marlboro</u>
<u>Michael Foley</u>	<u>Michael Foley</u>	<u>49 Cortland Street Marlborough</u>
<u>James McE</u>	<u>James McE</u>	<u>46 Cortland St</u>

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Signature

Name

Address

[Signature]

JEFF HEDDERIG

135 CULLINANIZ DR.

[Signature]

Kimberly Winshman

189 Cullinane Drive

Cheryl Kassou

Cheryl Kassou

172 Cullinane Drive

Karen McCarthy

Karen McCarthy

185 Cullinane Drive

[Signature]

Shawn P. McCarthy

185 Cullinane Dr.

[Signature]

Tim Foxlee

18 Long Lake Terr

[Signature]

Robert Fleming

18 OAK ROAD

Alison Fleming

Allison Fleming

18 OAK RD.

Erin Grimes

ERIN GRIMES

10 OAK RD

[Signature]

Melissa Pastula

84 Cullinane Drive

[Signature]

Dave Silva

84 Cullinane Dr

[Signature]

Juliette Silva

84 Cullinane Dr.

[Signature]

Russell Guarino

174 UPALD

[Signature]

Erineth Almada

16 baucher Cir

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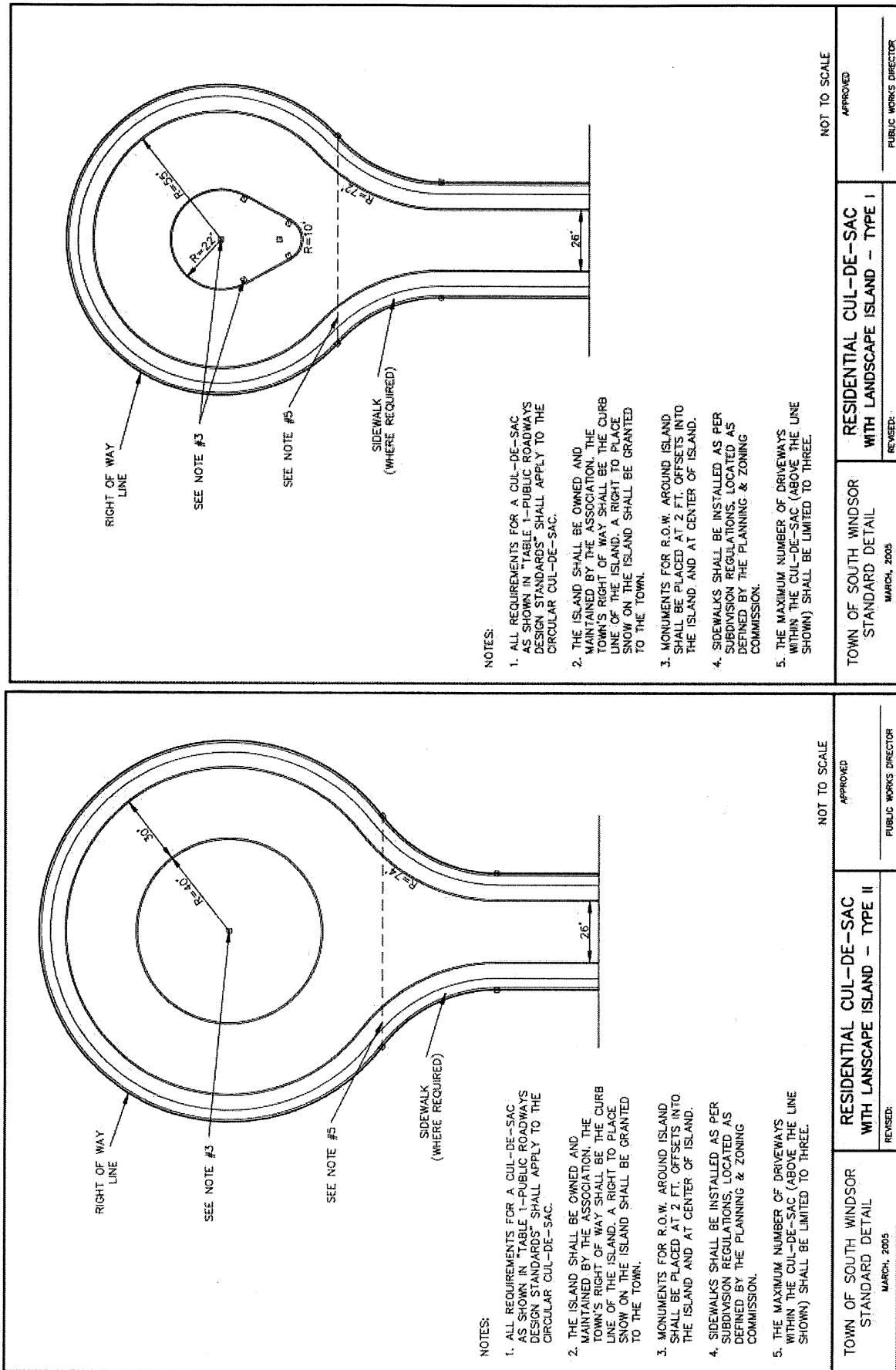
Name

Address

Ryan Donnelly
Beth Donnelly
Susana McAllan
Bill McAllan

Ryan Donnelly
Beth Donnelly
Susana McAllan
Bill McAllan

15 Gaucher Circle
15 Gaucher Circle
9 ELIZABETH
9 ELIZABETH RD



MPBSWG Meeting 2 October 2023

Cul de Sac discussion

During our discussions we reviewed documents from:

South Windsor cul de sac design
Fitchburg street design
LID Manual for Michigan
EPA Stormwater Best Management Practice
Reducing Impervious Surfaces Minnesota Stormwater Manual
EPA Stormwater runoff

amongst others.

While we are still absorbing and discussing, we thought we'd bring the following initial recommendations to the Board for their input and discussion.

1. Cul de Sac design

Based on the South Windsor designs our initial belief of the 60' radius ROR with a 22' teardrop non-impervious surface might work. An additional, much larger cul de sac with a circular center is available for larger area needs.

The City Engineer will specifically model the teardrop shape to verify its viability and ensure its adequacy for the Stow Rd project.

Modelling will also determine whether a grass strip will be allowable between the sidewalk and curb.

The curb recommended is Cape Cod style granite around the teardrop with full height granite along the sidewalk.

The design engineer should look at methods for getting some of the roadway runoff into the center using techniques such as curb channels or sloped roadway.

Four methods of maintenance for the teardrop/circle were discussed and are provided in our preferential order:

- a. A blend of city ownership and HOA land maintenance
- b. HOA limited solely to land maintenance of the teardrop/circle
- c. Map the circle to a specific lot for their maintenance [issues being owner rights/liability/re taxes]
- d. city ownership and maintenance

We additionally recommend the Board requests feedback from both the fire department and DPW.

Lastly, after completion of the Boards consideration of a new cul de sac design, and assuming it moves forward with some variation of our recommendations, we believe the Board should recommend to the DPW Commissioner that existing cul de sacs be retro fitted at their next resurfacing.

2. Roadway resurfacing

We believe the Board should recommend to the DPW Commissioner that roadways being resurfaced and narrowed have a grass strip added between the sidewalk and curb.

3. Private Way sign

We believe some signage should be placed at all entrances to new subdivisions stating that the roadway is a private way and not maintained by the city. Removal would occur by the developer upon street acceptance by the city.

