

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**August 29, 2016**

The Meeting of the Marlborough Planning Board was called to order at 7:00pm in Memorial Hall, 3<sup>rd</sup> Floor City Hall 140 Main Street, Marlborough, MA. Members present included: Colleen Hughes, Sean Fay, Philip Hodge & Shawn McCarthy & Brian DuPont.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Thomas DiPersio  
Barbara Fenby, Brian DuPont & Edward Coveney were absent.

**1. Meeting Minutes:**

**A. Regular Meeting July 25, 2016**

On a motion made by Ms. Hughes, seconded by Mr. McCarthy it was voted to approve the minutes of the June 20, 2016 Regular Meeting. Motion carried with Mr. Hodge Abstaining.

**2. Chair's Business:**

**A. Update regarding Planning Board Page – Calendar**

This item will be carried over to the next regularly scheduled meeting (September 12, 2016)

**3. Approval Not Required: None**

**4. Public Hearings (7:15): None**

**5. Pending Sub Division Plans: Updates and Discussion:**

**A. Engineers Report**

City Engineer DiPersio reported out to the Board that Walker Brook Estates is on track to be able to meet the November 1 completion date. Howe's Landing may have to request an extension of their December 15 completion date.

In regards to MaComber Lane the last action regarding that roadway was April 4, the City has no issue with the reduction of paving. The Board members need to make a trip out to the site to evaluate and discuss their findings at the next regularly scheduled meeting (September 12, 2016).

**6. Preliminary/Open Space Submissions/Limited Development Subdivisions: None**

**7. Definitive Subdivision Submission:**

**A. Marlborough Hub LLC, Howe/Valley Streets (November 27, 2016)**

Mr. Jacob Lemieux and Mr. Joseph Pezznola of Hancock Associates were in attendance to present the subdivision plan to the Board.

This presented plan is the same as the Preliminary Plan that was voted on in September 2015. The plan consists of 5 lots, 4 lots are to have duplex style homes and 1 lot will have a single family home. Four waivers from the subdivision rules and regulations were requested. The requests are as follows:

1. A waiver to Subdivision Regulations Design Standards section IV.b.2.(e): "Property lines at street intersections shall have a radius equal

to 30 feet (30') at intersections involving a major street and 25 feet (25') at other intersections." As there is no existing property line radius at intersection.

2. A waiver to the Subdivision Regulations Design Standards section IV.b.3.(a): "the minimum width of rights-of-way shall be as follows: secondary streets: fifty feet (50')." As the existing right of way is 40'.

3. A waiver to the Subdivision Regulations Design Standards section IV.b.4.(c): "...the horizontal tangent distance between any two (2) reverse vertical curves shall be a minimum of one hundred feet (100')." As a horizontal tangent distance of 53.4 feet (53.4') is proposed due to existing grades of existing lots on west side.

4. A waiver to the Subdivision Regulations Design Standards section V.d. 1: "unless otherwise specified by the planning board, the sidewalks shall extend the full length of each side of the street..." As a sidewalk is proposed the full length of one side of the street.

On a motion made by Ms. Hughes, seconded by Mr. McCarthy it was voted to set the Public Hearing for September 26, 2016 at 7:15pm. Motion carried.

## **8. Signs: None**

## **9. Unfinished Business:**

### **A. Discussion Mauro Farms (August 30, 2016)**

Ms. Hughes read the favorable communication from City Engineer DiPersio into the record.

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to reduce the performance bond from the current amount of \$279,000.00 to \$185,000.00, as well as start the one-year maintenance period. Motion carried.

### **B. Blackhorse Farms (September 13, 2016)**

Ms. Hughes read the communication from City Engineer DiPersio into the record.

On a motion made by Mr. Fay, seconded by Ms. Hughes the communication was accepted and placed on file. Motion carried.

Mr. Fay noted that the site has been greatly improved since the last meeting he appreciates the work that has been done.

The Board is awaiting the response from the Tree Warden regarding his opinion on the planting of any new trees during the current drought and if the tree planting deadline should be amended. The current completion deadline for this subdivision is September 13, 2016 a request to extend the completion deadline may be entertained at the next regularly scheduled meeting September 12, 2016.

### **C. City Solicitor Update 297 Concord Rd (Frontage Question)**

Solicitor Rider was in attendance to present to the Board his facts and findings regarding the question posed by Mr. May looking for a determination regarding the utilization of the section of Hemenway St that is currently unimproved for consideration as acceptable frontage for a potential ANR Lot to the rear of 297 Concord Rd.

Mr. May was also in attendance and does not necessarily agree with Chief Breen's assessment of the access road. Mr. May contends that the access has been used by motor vehicles in the recent past.

The Board suggested to Mr. May that he may want to get the guidance of an attorney one who is familiar with Subdivision and ANR Laws. As well as revisit this issue in the fall when the trees have dropped their leaves and there is a cleaner sight line for the existing road layout.

### **10. Informal Discussions:**

#### **A. Proposed Development Shoestring Hill/Rawchuck Property South Street**

Mr. Fay noted to the Board that he may have a conflict with this item and will recuse himself from discussion. He moved to the audience to hear the presentation however.

Mr. Arthur Pulitzer is the real estate agent for this property and stated he has had lots of interest in the property. However, Mr. Pulitzer came to the Board looking for guidance as to what the best use of the property would be.

The Board members declined to guide Mr. Pulitzer as it is not the job of the Planning Board to design projects. The Board will hear any properly presented project for the property and suggested that Mr. Pulitzer enlist the aid of an Engineer.

### **11. Correspondence:**

#### **A. Solicitation from ecode-General Code**

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to accept the correspondence A and place it on file. Motion carried.

### **12. Public Notices of other Cities and Towns:**

#### **A. Town of Framingham, Planning Board Notices (10)**

#### **B. Town of Framingham, Zoning Board of Appeals Notices (8)**

#### **C. City of Marlborough City Council, Notice of Public Hearing**

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to accept notices A-C and place them on file. Motion carried.

**Adjournment:** On a motion made by Mr. McCarthy, seconded by Ms. Hughes it was voted to adjourn at 7:51pm. Motion carried.

Respectfully submitted,

Colleen Hughes

/mai

Clerk