

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

February 5, 2018

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: Barbara Fenby, Colleen Hughes, Sean Fay, and George LaVenture. Also in attendance were City Engineer, Thomas DiPersio and Planning Board Administrator, Krista Holmi.

1. Meeting Minutes

A. January 22, 2018

On a motion by Ms. Hughes, seconded by Mr. Fay, the Board voted to accept and file the Planning Board meeting minutes of January 22, 2018. Motion carried.

2. Chair's Business

Chairperson Fenby noted an increasing number of proposed zoning amendments introduced by developer representatives. The Board viewed this fact as a concerning trend. While there may be merit to any given development plan, the Board is firm in their belief that zoning amendments should be primarily introduced by the City to encourage desirable development projects which are consistent with the City's long-term plans.

Chairperson Fenby asked for input from the membership. Ms. Hughes wondered whether the proposed amendments could be viewed as spot zoning. She believes that a City Planner or part-time City Planner is necessary to provide oversight and guidance. Mr. Fay noted again that not all projects are viewed negatively. He favors the development project proposed at the City's airport property, but also agrees that expressly noting specific parcels (while excluding others), misses the mark. For example, on the Rail Trail Overlay, he favors more of a "corridor" approach along the trail head on Lincoln Street to encourage redevelopment in the area. He also commented that previous overlay districts, notably the development in the Results Way Mixed-Use Overlay District, is less diverse than originally presented. For example, there are no retail or free-standing restaurants in the Overlay District which would have created a more village-style project. He expressed that "as-of-right" uses are potentially problematic. Mr. LaVenture agreed that a dedicated planner would be an asset to the City. He questioned whether the City is prepared to support an additional 125 "as-of-right" housing units in the Commercial Village Housing Overlay District. (Does the City understand what the impact would be?) Mr. Fay said that in his 10-12 years on the Board, he collectively cannot recall this many zoning amendments utilizing overlay districts; clearly, developers and their attorneys feel they have identified a method to advance their projects. Mr. Fay questioned whether the Board has a clear standard of review for referred zoning amendments. He would like to know how these projects fit into the City's Master Plan for the community. The Board discussed requesting a meeting with Mayor Vigeant to express the Board's concerns and hear his thoughts. On a motion by Ms. Hughes, seconded by Mr. Fay, the Board voted to reach out to the Mayor and request a meeting with the Mayor and no more than two members to discuss zoning amendments, overlay districts and planning. Motion Carried.

**A. Set Public Hearing Date: Proposed Zoning Amendment, Section 650-59. C(11)
(Extension of Time for Action; Leave to Withdraw)**

The Planning Board scheduled the public hearing on this matter for March 5, 2018. The Board suggested Council President Clancy be invited to the March 5 meeting to serve as the amendment proponent.

**B. Set Public Hearing Date: Proposed Zoning Amendment, Section 650-36
(Commercial Village Housing Overlay District)**

The Planning Board scheduled the public hearing on this matter for April 23, 2018.

3: Approval Not Required

A. 46 Exeter St. (Map 83, Parcel 92 and Parcel 94)

Ms. Hughes read into the record the 1-26-18 letter signed by applicant Joseph Edwards indicating his request for an ANR decision extension until March 5, 2018. (This extension is only required if the Board needs additional time to review the application. The next scheduled meeting of March 5, 2018 is after the statutory time to provide an endorsement decision.) Ms. Hughes read the January 30, 2018 letter from Assistant City Engineer Collins into the record. The letter explained that the Board originally endorsed an identical plan by Highland Land Surveyors (now out of business) on March 10, 1997, but the plan was never recorded at the Middlesex South Registry of Deeds. In his letter, Mr. Collins provides his favorable recommendation to the Board to endorse the ANR plan recreated by hs & t group, inc. City Engineer DiPersio indicated that while the Engineering Office had a copy of the previously signed Mylar, an original had not been located. The applicant needed to recreate the plan which has been presented to the Board. On a motion by Mr. LaVenture and seconded by Ms. Hughes, the Board voted to accept and file the two correspondences. Motion carried. On a motion by Mr. LaVenture, seconded by Ms. Hughes, the Board voted to endorse the ANR plan by hs & t group, inc. dated 1-18-18. Motion carried.

4: Public Hearings (None)

5. Pending Subdivision Plans - Engineer's Report

A. Subdivision Status Report

Mauro Farms and Blackhorse Farms: Progress has been made on the acceptance plans and deeds for both subdivisions. Solicitor Rider and Assistant City Engineer Collins will be meeting soon to make a final review of documentation to enable transfer of roadway ownership to the City.

6. Preliminary Subdivisions (None)

7. Definitive Subdivision Submission: (None)

8. Signs: (None)

11. Correspondence: (None)

12. Public Notices of other Cities and Towns:

On a motion made by Mr. Fay and seconded by Ms. Hughes, item 12 was voted accepted and placed on file. Motion carried.

Adjournment: On a motion made by Mr. LaVenture, seconded by Mr. Fay, it was voted to adjourn at 7:23 pm. Motion carried.

/kih

Respectfully submitted,



Colleen Hughes / Clerk