

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

October 17, 2016

The Meeting of the Marlborough Planning Board was called to order at 7:00pm in Memorial Hall, 3rd Floor City Hall 140 Main Street, Marlborough, MA. Members present included: Barbara Fenby, Colleen Hughes, Sean Fay & Shawn McCarthy.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Thomas DiPersio
Brian DuPont & Philip Hodge were absent.

1. Meeting Minutes:

A. Regular Meeting October 3, 2016

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to approve the minutes of the October 3, 2016 Regular Meeting. Motion carried.

2. Chair's Business:

A. Update regarding Planning Board Page – Calendar

This item was carried over to the next regularly scheduled agenda. (November 14, 2016)

3. Approval Not Required: None

4. Public Hearings (7:15):

A. Proposed Zoning Amendment 650-34 & 650-41 (Downtown Village)

The Public Hearing was opened at 7:15pm Ms. Hughes read the notice into the record. The hearing was taken in the traditional 4 stages:

Presentation

Those speaking in favor-questions

Those speaking in opposition

Questions from Board Members

Presentation:

Attorney Arthur Bergeron was in attendance to present the requested zone change to the Board. The intention is to have the Table of Lot Areas be amended in the Downtown Village District Zoning to allow for zero lot line set back requirements for all buildings within the Real Estate urban core for the district. This request is not a blanket request to amend the setback requirements for the entire zone only a small portion thereof.

Speaking in Favor: None

Speaking in Opposition: None

Questions/Comments from the Board Members:

Mr. Fay noted that he has seen renderings and photos of projects that are built up to the property

lines. He is not against this proposed rezoning.

Both Ms. Hughes and Chairperson Fenby are also not against this particular amendment. Chairperson Fenby however is in agreement with Mr. McCarthy as well that some Evident Green Space would be appreciated on the sites.

Mr. McCarthy is against this amendment feeling that the removal of the requirement for buffering or green space between the buildings and the sidewalks lends itself to a cold urban feel. The City needs to be beautified. He is not however against a request for a zero lot line being reviewed on a case by case basis by the City Council under the prevue of a Special Permit.

The Public Hearing was left open for additional discussion at the next scheduled meeting.

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer DiPersio reported out to the Board that the Walker Brook Estates subdivision was only extended until November 1, 2016.

Attorney Bergeron presented a written request to the Board requesting an extension of the completion deadline for the Walker Brook Estates Sub-Division until December 6, 2016.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to grant the request for extension as presented by Attorney Bergeron and request that the developer be present at the next regularly scheduled meeting November 14, 2016. Motion carried.

City Engineer DiPersio also noted that the Howe's Landing Sub-Division was set to expire on December 15 and it would appear that they will also be in need of an extension.

Cider Mill is still working and they are good until next year. All working Sub-Divisions are making progress.

B. Discussion/Decision Goodale Estates (October 23, 2016)

Attorney Austin was in attendance to answer any questions the Board may have.

C. Discussion/Decision Certificate of Vote Goodale Estates

D. Discussion/Decision Covenant Goodale Estates

Agenda items 5B, 5C and 5D were taken up together.

The members present at this meeting did not include the proper members for action to be taken on this Sub-Division this evening.

On a motion made by Mr. Fay, seconded by Ms. Hughes these 3 items were taken up together it was voted to place these items for action on the next agenda. Motion passed.

Attorney Austin presented a request for an extension of the time allowed for the decision to be rendered until November 15, 2016.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to grant the request for extension as presented by Attorney Austin. Motion carried.

These items will be placed on the next scheduled agenda (October 24, 2016 proposed special meeting)

**E. Request for Extension Marlborough Hub (November 27, 2016)
(Howe & Valley Streets)**

Attorney Arthur Bergeron was in attendance to present the request for an extension of the time allowed for the decision to be rendered until February 1, 2017.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to grant the request for extension as presented by Attorney Bergeron. Motion carried.

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

7. Definitive Subdivision Submission: None

8. Signs: None

9. Unfinished Business:

A. Blackhorse Farms (October 4, 2016)

Ms. Hughes had photos of the site that had been taken this afternoon.

While the site is looking better than it had in the past it is still to be considered cluttered with construction debris and materials.

It is the request of the Board that Attorney Beattie be contacted and reminded that he is requested to appear at the November 14, 2016 regularly scheduled meeting and to please have the debris in the site cleared prior to that meeting.

10. Informal Discussion: None

11. Correspondence: None

12. Public Notices of other Cities and Towns:

A. Town of Framingham, Planning Board Notices (15)

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

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

Respectfully submitted,

Colleen Hughes
Clerk

/mai