

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

October 24, 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 & Philip Hodge.

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

1. Meeting Minutes:

A. Regular Meeting October 17, 2016

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to approve the minutes of the October 17, 2016 Regular Meeting. Motion carried with Mr. Hodge Abstaining.

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): None

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer DiPersio reported out that all of his items will be addressed later in the agenda.

B. Request for extension (Formal) Walker Brook Estates (December 6, 2016)

Ms. Hughes read the request from the developer into the record.

Ms. Hughes read the communication from the Code Enforcement Officer into the record.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was vote to accept the communications and place them on file as well as refer the attached construction schedule to the Engineering Department and allow for the extension of the subdivision completion deadline to January 10, 2017. Motion passed.

C. Discussion/Decision Goodale Estates (November 15, 2016)

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

A final vote was taken in regards to the requested waivers, the votes were as follows:

- Sidewalk width (Article V, Section A676-26 (A)(1) and cross section in appendix "F" requires a 6' sidewalk width. This request is for a 5' width.

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to approve this waiver. Motion passed.

- A waiver to Article V, Section A676-26(A) is requested to allow for elimination of the sidewalk on the right side of the road between the rounding at station 0+50 to the driveway on lot #7.

This waiver request was withdrawn by the developer.

- A waiver is requested to allow a reduction of the right of way width required in Article V, Section 676-12c(1)(a) from 50 Ft to 40 Ft.

On a motion made by Mr. Fay, seconded by Mr. Hodge it was voted to approve this waiver. Motion passed.

- A waiver is requested to allow the reduction of the paved road width required in Article V, Section 676-24(B)(2)(a) from 26 Ft to 24Ft.

On a motion made by Mr. Fay, seconded by Mr. Hodge it was voted to deny this waiver request. Motion passed.

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to approve the Goodale Estates subdivision with the waivers as outlined above. Motion passed.

D. Discussion/Decision Certificate of Vote Goodale Estates

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to endorse the Certificate of Vote as presented. Motion passed.

E. Discussion/Decision Covenant Goodale Estates

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to endorse the Covenant as presented. Motion passed.

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

7. Definitive Subdivision Submission: None

8. Signs: None

9. Unfinished Business:

A. Proposed Zoning Amendment 650-34 & 650-41 (Downtown Village) City Council Order 16-1006667

This Public Hearing is still open for discussion.

After much discussion amongst the members present the following wording was presented for continued discussion at the next meeting.

Item 14: amended to include the following,

...Provided however that consideration is given to include Visible Public Space Green or Otherwise.

The Hearing was left open for additional discussion at the November 14, 2016 regular meeting.

10. Informal Discussion: None

11. Correspondence: None

12. Public Notices of other Cities and Towns: None

Adjournment: On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to adjourn at 7:57pm. Motion carried.

Respectfully submitted,

Colleen Hughes
Clerk

/mai