

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**November 14, 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: Barbara Fenby, Brian DuPont, Shawn McCarthy & Philip Hodge.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Thomas DiPersio  
Colleen Hughes & Sean Fay were absent.

**1. Meeting Minutes:**

**A. Regular Meeting October 24, 2016**

On a motion made by Mr. Hodge, seconded by Mr. McCarthy it was voted to approve the minutes of the October 24, 2016 Regular Meeting. Motion carried with Mr. DuPont Abstaining.

**2. Chair's Business:**

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

Mr. DuPont gave a brief high level overview of the newest edition of the Planning Board page. A more in depth discussion will take place at the next regularly scheduled meeting.

This item was carried over to the next regularly scheduled agenda. (November 28, 2016)

**B. Amendment to Zoning Chapter 650-58.C(3)&(4) Time allowed for ZBA Decision**

Mr. DuPont read the notice from the City Council into the record.

The Public Hearing for the requested Zoning Amendment was set for December 5, 2016 at 7:15pm.

**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.

Chairperson Fenby requested an updated Subdivision Status report for the next regularly scheduled meeting November 28, 2016.

**B. Request for extension Howe's Landing (Attorney Galvani)**

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

Mr. DuPont read the request into the record.

Attorney Galvani presented that the Subdivision is moving along with the remainder of the work left on the construction schedule slated to be completed in the Spring.

On a motion made by Mr. Hodge, seconded by Mr. McCarthy it was voted to accept the request and place it on file as well as refer the construction schedule to the Engineering Department for review. Motion carried.

### **C. Discussion Black Horse Farms (November 15, 2016)**

Attorney Beattie was in attendance at the Boards request to answer any questions the Board may have.

After minimal discussion regarding the stockpiling of lumber on one empty lot as well as the planting/replanting of required trees the Board took the following action:

On a motion made by Mr. McCarthy, seconded by Mr. DuPont it was voted to upon the recommendation of the Engineering Department reduce the existing bond from \$248,000.00 to \$101,000.00 as well as enter into the one (1) year maintenance period for the Subdivision. Motion carried.

### **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.

Mr. McCarthy still maintains that he is not in favor of the proposed wording he wants there to be contact with the green space and the roadway or sidewalk. He is not content with the term “visible open/green space”.

Chairperson Fenby and Mr. McCarthy will work towards acceptable wording that the entire Board can agree on.

The Hearing was closed at the November 14, 2016 regular meeting.

The 21 Day period for commenting to the City Council will expire on December 5, 2016.

### **10. Informal Discussion:**

#### **A. Mr. Joe May, 297 Concord Rd, Feasibility Plan**

Mr. May was again in front of the Board to discuss the feasibility of creating an additional house lot between the two properties that his family owns on Concord Road.

Mr. May indicated the Fire Chief Breen now has no issues with the ability to access the property for Life Safety or Firefighting Operations.

Mr. May noted that he had briefly spoken with the Interim Building Commissioner Doug Scott and Mr. Scott raised the Issue of Lot Shape and Buildability.

City Solicitor Rider acknowledged the potential zoning issue as it pertains to lot shape.

Mr. May will meet again with Interim Building Commissioner Scott to attempt to alleviate this issue.

### **11. Correspondence: None**

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

#### **A. Town of Framingham, Zoning Board of Appeals, 4 Notices**

#### **B. Town of Framingham, Planning Board, 6 Notices**

**C. Town of Hudson, Planning Department, 1 Notice**

**D. Town of Hudson, Planning and Community Development, 2 Notices**

**E. City of Marlborough, City Council, 1 Notice**

On am motion made by Mr. DuPont, seconded by Mr. Hodge items 12A-E were accepted and placed on file. Motion carried.

**Adjournment:** On a motion made by Mr. DuPont, seconded by Mr. Hodge it was voted to adjourn at 7:49pm. Motion carried.

Respectfully submitted,

Brian DuPont  
Acting Clerk

/mai