

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

November 28, 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 November 14, 2016

This item was carried over to the next regularly scheduled meeting (December 5, 2016)

2. Chair's Business:

A. Update regarding Planning Board Page – Calendar

This item was carried over to the next regularly scheduled agenda. (December 5, 2016)

3. Approval Not Required:

A. Broadmeadow Street, Gulbankian (Bruce Saluk)

Mr. Saluk was in attendance to present the proposed ANR Plan to the Board.

Mr. Gulbankian is proposing to carve out 2 additional parcels from his existing lot. The original lot is 26.18 acres. Each potential lot will be over 1 acre in area and have over 200 feet of frontage each.

On a motion made by Mr. Fay, seconded by Mr. Hodge it was voted to refer the plan to the Engineering Department for review. Motion carried.

4. Public Hearings (7:15): None

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer DiPersio handed out an updated Subdivision Status Report. The Board will take the Report under advisement and will discuss at the next regularly scheduled meeting. (December 5, 2016) City Engineer DiPersio had nothing additional to add to his report.

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

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

Ms. Hughes read the favorable recommendation from the Engineering Department into the record.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to reduce the Bond to \$234,000.00 as well as Extend the Subdivision Approval until December 1, 2017 With the condition that the Tri Partite Agreement between the Bank, The City of Marlborough and the Developer be fully executed and recorded with proof of recording delivered to the Planning Board Office prior to close of business on December 1, 2016. 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 was closed on November 14, 2016.

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

After additional discussion among the Board members present the following action was taken:

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to forward a favorable recommendation to the City Council regarding the Proposed Zoning Amendment to Section 650-34 & 41 with the following comments. (Motion carried)

Item number 14 in the proposed zoning should be amended to include the following:

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

The Board would like to note that Mr. McCarthy was a dissenting member in this opinion.

10. Informal Discussion: None

11. Correspondence: None

12. Public Notices of other Cities and Towns:

A. Town of Framingham, Zoning Board of Appeals, 5 Notices

B. Town of Framingham, Planning Board, 3 Notices

C. City of Marlborough, City Council, 1 Notice

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

Adjournment: On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to adjourn at 7:24pm. Motion carried.

Respectfully submitted,

Colleen Hughes
Clerk

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