

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**December 19, 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, Colleen Hughes, Sean Fay, Shawn McCarthy & Brian DuPont.

Also in attendance were Acting Board Secretary Pamela Wilderman & Assistant City Engineer Timothy Collins.

Philip Hodge was absent.

**1. Meeting Minutes:**

**A. Regular Meeting November 14, 2016**

On a motion made by Mr. DuPont, seconded by Mr. McCarthy it was voted approve the regular meeting minutes from November 14, 2016. Motion carried.

**B. Regular Meeting November 28, 2016**

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted approve the regular meeting minutes from November 28, 2016. Motion carried.

**C. Regular Meeting December 5, 2016**

On a motion made by Mr. McCarthy, seconded by Ms. Hughes it was voted approve the regular meeting minutes from December 5, 2016. Motion carried.

**2. Chair's Business:**

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

Mr. DuPont previewed the newly created Planning Board Share Point page. After discussion amongst the members it was decided that Mr. DuPont would work directly with Mr. Gibbs and the Board Secretary to finalize the site. Creating a calendar as well as a task list of current projects and milestone.

**3. Approval Not Required: None**

**4. Public Hearings (7:25):**

**A. Proposed Zoning Amendment 650-56 & 650-59**

Ms. Hughes read the notice into the record.

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:

City Solicitor Rider presented the proposed changes to the Board. These changes fall in the category of general housekeeping amendments as a result of changes from the legislature. The change moves the expiration date for a Special Permit from 2 years to 3 years. This change will bring the City's Zoning Ordinance in line with the Massachusetts General Laws that made this change back in August 2016.

Speaking in Favor: None

Speaking in Opposition: None

Questions/Comments from the Board Members: None

The Public Hearing was closed at 7:30pm

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to forward a favorable recommendation to the City Council regarding this amendment as presented. Motion carried.

## **5. Pending Sub Division Plans: Updates and Discussion:**

### **A. Engineers Report**

Assistant City Engineer Collins reported out to the Board regarding the 6 currently active subdivisions;

Mauro Farms is currently in their 1-year maintenance period.

Blackhorse Farms is currently in their 1-year maintenance period.

Cider Mill Estates (exp. 5-26-17) The bond needs to be recalculated to ensure proper funding is still held. The drain lines are in need of cleaning and videotaping and repair prior to the final paving being completed.

Walker Brook Estates (exp. 1-10-17) Developer was unable to finish paving due to weather. A request for extension is anticipated at the next regularly scheduled meeting.

Howe's Landing (exp. 12-1-17) Developer was notified regarding the Open Space deeding requirement.

Goodale Estates (exp. 11-14-18) Developer has cut in the roadway, developer was reminded about requirements for the open space deeding etc.

### **B. Toll Brothers Bond Release Request**

Solicitor Rider reported out to the Board that he has no objections to the request as presented.

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to approve the request as presented and release the performance bond in the amount of \$45,000.00 held regarding the Toll Brothers Subdivision, Country Club Estates.

### **C. Request for Extension Marlborough Hub (Attorney Bergeron)**

Attorney Bergeron was in attendance to present the request to the Board.

After much discussion revolving around the requested waiver reducing the roadway width to 40', as well as analysis of the other requested waivers including the concern regarding the appearance of setting precedent for this particular proposed subdivision the Board took the following action:

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to grant the requested extension until April 1, 2017 as well as continue this discussion at the next regularly scheduled meeting.

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

**7. Definitive Subdivision Submission:** None

**8. Signs:** None

**9. Unfinished Business:** None

**10. Informal Discussion:** None

**11. Correspondence:**

**A. dcr Massachusetts, downstream Number 35**

On am motion made by Ms. Hughes, seconded by Mr. McCarthy it was voted to accept and place on file item 11A. Motion carried.

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

**A. Town of Framingham, Planning Board, 3 Notices**

**B. Town of Framingham, Zoning Board of Appeals 4 Notices**

On am motion made by Ms. Hughes, seconded by Mr. McCarthy it was voted to accept and place on file items 12A-B. Motion carried.

**Adjournment:** On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to adjourn at 8:05pm. Motion carried.

Respectfully submitted,

Colleen Hughes  
Clerk

/mai