

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

November 27, 2017

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Sean Fay, Philip Hodge, Brian DuPont and George LaVenture. Also in attendance were City Solicitor, Don Rider, City Engineer, Thomas DiPersio, and Planning Board Administrator, Krista Holmi.

1. Meeting Minutes:

A. November 13, 2017

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to approve the Planning Board meeting minutes of November 13, 2017. Motion carried.

2. Chair's Business: (None)

3. Approval Not Required:

A. 159 Stevens Street

Bruce Saluk of Bruce Saluk and Associates, Inc. was in attendance to present the plan. Mr. Saluk described the 24+ acre parcel on Stevens St. shown as Assessor's Map 44 Parcel 42 and recorded in the South Middlesex Registry of Deeds Book 9742 Page 362. Mr. Saluk indicated that the purpose of the ANR is to create a house lot zoned A3 around the existing house, leaving 23+- acres of remaining land. Chairperson Fenby noted that there is a "for sale" sign on Stevens Street around the property and asked whether there was a plan for the other parcel. Mr. Saluk confirmed that the remaining land is for sale. Mr. DiPersio indicated that a potential buyer met with Engineering to discuss the characteristics of the property. On a motion by Mr. Fay and seconded by Mr. DuPont, the Board voted to refer the ANR plan to Engineering. Motion carried.

B. 245 Stow Rd.

The owner's representative, Robert Parente, was in attendance to present the plan. The purpose of the ANR is to change the lot lines dividing the existing parcels described in the South Middlesex Registry of Deeds Book 26885 Page 475. The owner intends to sell the newly configured adjacent lot. On a motion by Mr. Fay and seconded by Mr. DuPont, the Board voted to refer the ANR plan to Engineering. Motion carried.

C. 215 Simarano - Stamski & McNary on behalf of Jeremiah 29, LLC

On a Motion by Mr. Fay and seconded by Mr. DuPont, the Board voted to refer the ANR plan to Engineering. Motion carried.

4. Public Hearings: (None)

5. Pending Subdivision Plans: Updates and Discussion

A. Engineer's Report

Howes Landing – City Engineer DiPersio noted the subdivision's approaching expiration date of December 1, 2017. The developer has been notified, yet we have not received an extension request. Mr. DiPersio indicates continued work on the subdivision, so he anticipates completion without the need for the City to pull the bond. Engineering will monitor progress. The City Engineer recommends that the Board vote to extend the subdivision expiration date until the December 18 Planning Board meeting to enable a review of blight, taxes and bond status. On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to extend the subdivision expiration date until December 18, 2017, and to request the following: 1) a new completion schedule 2) confirmation that the site is free of blight 3) verification of tax status and 4) confirmation of bond continuation.

B. Commonwealth Heights Extension Expiration

The Planning Board Administrator indicated that Scott Weiss, Vice President of Development for The Gutierrez Company, sent an email to the Planning Board that arrived after the deadline for the November 27 meeting agenda. The email indicated that The Gutierrez Company would not pursue another extension of the subdivision approval. He further indicated his understanding that if The Gutierrez Company elects to proceed with a subdivision in the future, they will file for a new approval. On a motion by Mr. LaVenture, seconded by Mr. DuPont, the Board voted to send a letter to the developer acknowledging the expiration of the subdivision approval. Motion carried.

6. Preliminary Subdivision Submission: (None)

7. Definitive Subdivision Submission: (None)

8. Signs: (None)

9. Unfinished Business: (None)

10. Informal Discussion: (None)

11. Correspondence: (None)

12. Public Notices of other Cities and Towns:

On a motion made by Mr. LaVenture, seconded by Mr. DuPont, item 12 was accepted and placed on file. Motion carried.

Adjournment: On a motion made by Mr. LaVenture, seconded by Mr. DuPont, it was voted to adjourn at 7:21 p.m. Motion carried.

/kih

Respectfully submitted,



Colleen Hughes
Clerk