

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**January 25, 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, Brian DuPont, Philip Hodge, Shawn McCarthy & Edward Coveney.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Evan Pilachowski.

**1. Meeting Minutes:**

**A. Regular Meeting January 11, 2016**

On a motion made by Mr. Fay, seconded by Ms. Hughes it was voted to accept and place on file the minutes of the January 11, 2016 Regular Meeting as presented. Motion carried with Mr. McCarthy abstaining.

**2. Chair's Business:**

**A. Request from Tree Warden JOINT Public Hearing West Hill Rd (Scenic and shade trees)**

Ms. Hughes read the request from the Tree Warden into the record.

On a motion made by Mr. Fay seconded by Mr. Coveney it was voted to accept the correspondence and place it on file as well as set the JOINT Public Hearing for February 8, 2016 as requested. Motion carried.

**B. Proposed Meeting Schedule Calendar 2016**

On a motion made by Ms. Hughes, seconded by Mr. Coveney it was voted to approve the dates of the Planning Board meetings to follow the dates of the City Council Meetings for 2016. Motion carried.

**C. Communication Sent to City Council re: Street Acceptance**

Ms. Hughes read the communication into the record.

On a motion made by Mr. Fay, seconded by Ms. Hughes the communication was accepted and placed on file. Motion carried.

**D. Report from Chairman Fenby Regarding Discussion With Tim Cummings**

Chairperson Fenby met with Tim Cummings regarding proposed development, Route 20 West; behind the intersection with Ames St. The area is known as the Southwest quadrant. Chairperson Fenby and City Engineer Pilachowski attended the presentation regarding the ways to increase development in the area without overdeveloping it. Transportation requirements figured in the conversation. There will be additional information coming forward.

**3. Approval Not Required:**

**A. Atlantic-Marlboro Realty, LLC 200 Forest Street (Decision)**

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

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to accept the recommendation and place it on file as well as endorse the Approval Not Required Plan

Titled: Plan of Land in Marlborough, Middlesex County

Dated January 21, 2016

Drawn By: BSC Group, Inc. 33 Waldo Street, Worcester, MA

Owned By: Atlantic-Marlborough Realty LLC

Job No 8.5288.17, DWG No 2070

Motion carried.

**4. Public Hearings: 7:15pm          None**

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

**A. Engineers Report**

City Engineer Pilachowski reported that the Walker Brook Estates Subdivision experienced a release of dirty water during the recent storm event. The issue was corrected almost immediately.

**B. Request LaCombe St Bond Release**

Ms. Hughes read the request into the record.

On a motion made by Mr. Fay, seconded by Mr. Coveney it was voted to refer the request to the Engineering Department. Motion carried.

**C. Request for Clarification of Completion Date for Walker Brook Estates**

Ms. Hughes read the request into the record.

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to call a 2 minute recess at 7:25pm in order for the secretary to gather required documents from the file. Motion carried

Meeting reconvened at 7:28pm.

After researching the controlling document the Tri Partite Agreement the following action was taken.

On a motion made by Mr. Fay, seconded by Mr. Coveney it was voted to acknowledge and extend the completion date of the Walker Brook Estates Subdivision to July 23, 2016. Motion carried.

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

**7. Definitive Subdivision Submission: None**

**8. Signs:**

Mr. DuPont reported out to the Board that he had attended the 37<sup>th</sup> Annual MMA Meeting and Trade Show on January 22, 2016. While attending the meeting he was present at a break out session regarding Land Use specifically pertaining to signs. Mr. DuPont had informative handouts from the session that he is looking to discuss at the next meeting.

## **9. Unfinished Business:**

### **A. Blackhorse Farms Update**

City Engineer Pilachowski had no update for the Board regarding Blackhorse Farms this evening.

### **B. Mauro Farms Update**

City Engineer Pilachowski noted that he had a curious phone call from a resident of Reagin Lane questioning why the street lights had been turned off. The developer is still responsible for the street lights. Mr. Pilachowski will be contacting the developer to straighten out the issue.

## **10. Informal Discussions:**

### **A. Detention Basin Continued Discussion**

City Engineer Pilachowski handed out to the Board drawings from 4 developments; all four have detention basins that straddle property lines. This is a relatively common occurrence.

After much discussion the board took the following action:

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to refer the matter to both the Engineering Department and the Legal Department to collaborate to create/strengthen deed language for inclusion in future deeds involving detention basins on private property. Motion carried.

## **11. Correspondence:**

### **A. Dcr Massachusetts**

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept the correspondence and place it on file. Motion carried.

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

A. Town of Southborough Planning Board, Notice (1)

B. Town of Framingham Planning Board, Notice of Public Hearings (3)

On a motion made by Ms. Hughes, seconded by Mr. Hodge it was voted to accept notices A-B and place them on file. Motion carried.

**Adjournment:** On a motion made by Mr. McCarthy, seconded by Mr. Coveney it was voted to adjourn at 8:04pm. Motion carried.

Respectfully submitted,

Colleen Hughes  
Clerk

/mai