

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

February 8, 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, Sean Fay, Brian DuPont, Shawn McCarthy & Edward Coveney.

Colleen Hughes and Philip Hodge were absent.

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

1. Meeting Minutes:

A. Regular Meeting January 25, 2016

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to accept and place on file the minutes of the January 25, 2016 Regular Meeting as presented.

2. Chair's Business:

A. Proposed zoning amendment Attorney Bergeron presenting

Attorney Bergeron presented to the Board the intention of Mr. Robert Walker (the developer) to improve the current land owned in its entirety by Arturo Gutierrez located adjacent to the current Results Way Mixed Use Overlay District, in turn proposing a newly created Hospitality & Entertainment Overlay District. The proposed rezoning would allow for an additional hotel, restaurants' a possible bowling alley etc. Mr. Walker has done the same type of development in Weston.

The developer is hosting an open house style gathering on February 23, 2016 at the Embassy Suites Hotel to showcase the possible development and the potential companies which may decide to open establishments within the new district.

The proposed zoning amendment is on the City Council for this evening and Attorney Bergeron is requesting that the Planning Board hold its Public Hearing on the same date as the City Council Public hearing. The Board has agreed to hold its meeting on the same date, once that date is set by the Council.

B. Notice of Intent to sell for use other than Forest Land (421 Bolton St)

Mr. DuPont read the communication into the record.

On a motion made by Ms. Fay, seconded by Mr. Coveney it was voted to refer the Notice of Intent to the City Engineer and the Conservation Officer for review and recommendation back to the Board.. Motion carried.

3. Approval Not Required: None

On a motion made by Mr. McCarthy, seconded by Mr. DuPont it was voted to move Agenda item 4 to the end of the agenda to open the hearing at the advertised time of 7:30pm. Motion carried.

4. Public Hearings: 7:30pm

A. Joint Public Hearing with Tree Warden re: Scenic Road and Tree Removal, West Hill Road Reconstruction

The Public Hearing was opened at 7:30pm Mr. DuPont read the notice into the record. The hearing was taken in the traditional 4 stages:

Presentation

Those speaking in favor

Those speaking in opposition

Questions from Board Members

Presentation: Assistant City Engineer Timothy Collins and Tree Warden Christopher White presented. A detailed Power Point Presentation was given outlining the properties, trees and stone walls all to be affected by the reconstruction of West Hill Road project.

24 properties on West Hill and 1 property on Berlin Rd will have trees impacted. Approximately 70 trees in all were listed and marked.

City Engineer Pilachowski noted that the original design of the project was initiated in 2012. The project was subsequently shelved due to a funding issue. There should be 2 lanes of travel both 14' wide however in deference to the location the lanes of travel have been reduced to 11' each. The process is in the final design phase and will be heard by the Conservation Committee as well. There will be impacts of some form all along the road.

An electronic version of the presentation can be accessed through the City Engineering Office.

Speaking in Favor/ Questions:

Mr. David D'Amico, 102 West Hill Road

Mr. D'Amico is in favor of repaving the road only not complete reconstruction, however he is concerned about his existing stone wall who will and how will replace it if necessary?

Ms. Lynn Bayless, 277 West Hill Road

Questioned since the plan was not finalized yet is this hearing putting the "Cart before the horse?"

Ms. Tracy Wilmott, 123 West Hill Road

Questioned how long is this entire process going to take, Days, Weeks, Months Years how long? City Engineer Pilachowaki noted that it is intended to start the project late Spring/Early Summer 2016 with the full completion in Spring 2017.

Speaking in Opposition:

Mr. Jeffrey Gogan, 311 West Hill Road

Mr. Gogan notes that he agrees that the roadway needs improvements, however he wonders if there is a way to do this work without losing 70 trees in the process?

Ms. Ulman Chouinard, 161 West Hill Road

Ms. Chouinard feels that her frontage will be impacted the trees need to be replaced for privacy.

Mr. Byron Reynolds, 173 West Hill Road

Mr. Reynolds questioned the validity of the project. "How did this even come to be a project?"

There are no Public Safety issues the narrowness of the Road slows down people. Widening will only enhance the raceway mentality. Homes and yards will be even closer to the roadway.

Is the Planning Board capable of denying the tree removal?

Ms. Cindy D'Amico, 102 West Hill Road

Ms. D'Amico noted that she is NOT in opposition of the repaving of the Road however she is in opposition to the widening of the roadway and tree removal. She is concerned once the trees are gone what will be replaced?

Ms. Stephanie Clement, 265 West Hill Road

Is in agreement with the last two speakers, she feels her Road is beautiful as it is. Berlin Rd once the reconstruction was done is "ugly" and a racetrack. "Do not destroy, our scenic road, leave it alone".

Ms. Amy Gogan, 311 West Hill Road

Ms. Gogan stated that she is a lifelong resident and is NOT in favor of this project. She lives on a beautiful road; she implored the Board to "take a stand" and try to preserve their beautiful road.

Mr. Stanley Clement, 265 West Hill Road

Mr. Clement was impassioned with his plea to keep the trees. He questioned who decides what lane widths are required shouldn't the residents have a say. All the residents wanted was the road resurfaced. The residents do not agree with the widening. West Hill Road is a historic road for the City. He feels this will affect them all greatly.

Mr. Byron Reynolds, 173 West Hill Road

Mr. Reynolds questioned the source of the project now, who is pushing for this?

Ms. Stephanie Clement, 265 West Hill Road

Ms. Clement questioned who decides this project even gets done? As well as brought this forward?

Ms. Amy Gogan, 211 West Hill Road

Ms. Gogan wanted it known that residents she knows did not come out for this hearing due to the weather.

Chairperson Fenby noted that written comments will be accepted by the Board for another week due to this issue. Written comments must be received by Monday February 15, 2016 for inclusion into this record.

Ms. Tracy Wilmott, 123 West Hill Road

Ms. Wilmott noted the road in question is older than her home and her home is 106 years old.

Ms. Wilmott continued by noting that there was another Public Hearing scheduled at the City Council meeting this evening but due to poor planning/timing of this Public Hearing the residents here were unable to attend that meeting to be heard.

It is noted that the City Council Public Hearing has been postponed due to the proponent (National Grid) was unable to attend tonight's meeting. That Public Hearing will be rescheduled to a date that meets with the approval of both National Grid and the City Council.

Ms. Lynn Bayless, 277 West Hill Road

Ms. Bayless questioned "How do we fight this?"

The Public hearing was closed to verbal testimony at 8:28pm

As previously noted written testimony will be accepted until 5:00pm on Monday February 15, 2016.

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer Pilachowski reported the Engineering department has received 4 site plans for review for the Howe's Landing subdivision. There are no flowage easements located on any of the plans as presented.

Mr. DuPont read the correspondence from City Engineer Pilachowski to Mr. Paul Ricciardi regarding the proposed Goodale Street Open Space Development into the record.

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

City Engineer Pilachowski also reported that there is a potential planning grant from the Boston MPO. The area in question is Route 20 East from Route 85 to the Sudbury Line. The final application is due in March. City Engineer Pilachowski is looking for a letter of support from the Board, he will present additional information at the next regularly scheduled meeting.

B. LaCombe Street Bond Release Recommendation from City Engineer

Mr. DuPont read the favorable recommendation from the City Engineer into the record.

On a motion made by Mr. Coveney, seconded by Mr. DuPont it was voted to accept the recommendation from the City Engineer as well as reduce the bond amount to zero and release it to the developer. Motion carried.

C. Howe's Landing Subdivision Proposed Acceptance of Deed Open Space Lot and Parcel A (Legal Department)

Mr. DuPont read the correspondence from City Solicitor Rider into the record.

On a motion made by Mr. Coveney, seconded by Mr. McCarthy it was voted to accept the correspondence and place it on file.

It was noted that this item is on the City Council Agenda for this evening and will be referred to the legal and Legislative Subcommittee.

On a motion made by Mr. Coveney, seconded by Mr. McCarthy this item was tabled awaiting the determination of the Legal and Legislative subcommittee.

D. Waters Edge Subdivision Correspondence from Legal Department

Mr. DuPont read the correspondence from City Solicitor Rider into the record.

On a motion made by Mr. Coveney, seconded by Mr. DuPont it was voted to accept the correspondence and place it on file.

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to forward a letter to the City Council urging acceptance per Solicitor Riders correspondence pending proof of a taxes being paid up to date. Motion carried.

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

7. Definitive Subdivision Submission: None

8. Signs:

A. Discussion regarding information supplied by Mr. DuPont from the MMA Annual Meeting

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to table this discussion until the next regularly scheduled meeting. (February 22, 2016) Motion carried.

9. Unfinished Business:

A. Blackhorse Farms Update

City Engineer Pilachowski noted that the developer is currently moving along with the single home that is under construction. It is the developers' intent to continue to work through the remaining winter months.

B. Mauro Farms Update

City Engineer Pilachowski noted that he has no update this evening for this subdivision.

10. Informal Discussions:

A. Detention Basin Continued Discussion

This item will be taken up at the next regularly scheduled meeting. (February 22, 2016)

11. Correspondence:

A. 2016 MA Land Conservation Conference

On a motion made by Mr. DuPont, seconded by Mr. Coveney 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, Notices (3)

B. Town of Framingham Planning Board, Notice of Public Hearings (2)

C. Town of Hudson Zoning Board of Appeals, Notices (2)

On a motion made by Mr. DuPont, seconded by Mr. Coveney it was voted to accept notices A-C and place them on file. Motion carried.

Adjournment: On a motion made by Mr. DuPont, seconded by Mr. McCarthy it was voted to adjourn at 8:28pm. Motion carried.

Respectfully submitted,

Brian DuPont
Acting Clerk

/mai