

**MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**Call to Order**

**February 22, 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, Brian DuPont, Philip Hodge & Edward Coveney.

Sean Fay and Shawn McCarthy were absent

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

**1. Meeting Minutes:**

**A. Regular Meeting February 8, 2016**

On a motion made by Mr. DuPont, seconded by Mr. Coveney it was voted to accept and place on file the minutes of the February 8, 2016 Regular Meeting as amended. Motion carried with Mr. Hodge and Ms. Hughes abstaining.

**2. Chair's Business:**

**A. Proposed Correspondence from City Engineer/Planning Board to MPO**

Ms. Hughes read the request from the City Engineer into the record.

On a motion made by Mr. DuPont seconded by Ms. Hughes it was voted to accept the correspondence and place it on file as well as send the correspondence as requested. Motion carried.

**3. Approval Not Required: None**

**4. Public Hearings:**

The JOINT Public Hearing with the Tree Warden regarding West Hill Road was left open to Written Testimony only until February 16, 2016.

Ms. Hughes read into the record the written opposition from Ms. Renee Popek, 41 West Hill Road, a second correspondence (Petition) was read into the record as well. The entire Public Hearing Process was then closed.

It is noted that there is a neighborhood meeting scheduled to be moderated by City Council President Clancy in Memorial Hall on March 2, 2016 regarding this proposed roadway improvement plan.

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

The Board will be rendering its decision at the next regularly scheduled meeting March 7, 2016 after the neighborhood meeting takes place.

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

### **A. Engineers Report**

City Engineer Pilachowski handed out an updated subdivision status report and noted that the Mauro Farms Subdivision expiration is imminent the request must be received for the next meeting. Regarding the Waters Edge Bond the amount available in the bond is still being researched.

## **6. Preliminary/Open Space Submissions/Limited Development Subdivisions:**

### **A. Open Space Concept Plan Goodale Street Submission. (June 19, 2016)**

Attorney Sandra Austin presented the Open Space Plan to the Board. The project consists of approximately 11.75 acres which will yield six (6) house lots as well as one (1) ANR lot for a total of seven (7). The property abuts the Charter Oaks Golf Course.

On a motion made by Mr. Coveney, seconded by Ms. Hughes it was voted to set the Public Hearing for March 21, 2016.

## **7. Definitive Subdivision Submission: None**

## **8. Signs:**

It was again noted that a joint committee consisting of members from the City Council and the Planning Board is in the works but has not been fully established yet. The committee will review the current sign ordinance and the variance mechanism to see if changes to either are appropriate at this time.

## **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 had no update for the Board regarding Mauro Farms this evening, other than what was reported in the Engineers Report (Item 5A)

## **10. Informal Discussions:**

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

City Engineer Pilachowski reviewed with the Board the proposed changes to Future deeds in which one or more subdivision lots have a detention basin located within their bounds.

Mr. John Besslough the developer of the Graves Lane Subdivision was in attendance specifically for this item. After discussion it was noted that Mr. Besslough's issue is not an issue for the Board and is to be addressed through the Code Enforcement, Legal and Engineering Departments.

On a motion made by Ms. Hughes, seconded by Mr. Coveney it was voted to approve the new Deed Language as presented. Motion carried.

## **11. Correspondence: None**

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

A. City of Marlborough Public Hearing Notice (March 7, 2016)

B. Town of Framingham Planning Board, Notices (2)

C. Town of Sudbury Planning Board, Public Hearings (2)

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

**Adjournment:** On a motion made by Mr. DuPont, seconded by Mr. Coveney it was voted to adjourn at 7:36pm. Motion carried.

Respectfully submitted,

Colleen Hughes  
Clerk

/mai