

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

1A

**Call to Order**

**May 6, 2019**

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, Phil Hodge, Sean Fay, George LaVenture, Chris Russ and Matthew Elder. Also in attendance were City Engineer, Thomas DiPersio and Planning Board Administrator, Krista Holmi.

**1. Meeting Minutes**

**A. April 29, 2019**

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the meeting minutes of April 29, 2019 as amended. (page two edited- extraneous paragraph removed) Motion carried.

**2. Chair's Business**

**A. Set Public Hearing Date: Council Order 18/19-1007500C – Proposed Zoning Amendment to Section 650-5, entitled "Definitions; word usage," Amendment of definitions - Home Occupation, Outdoor Storage; new definitions- Contractor, Contractor's Storage Yard, Home Office. Landscape Contractor's Storage Yard; Amendment of Section 650-17, entitled "Table of Uses"; Amendment of Section 650-18 entitled, "Conditions for Uses".**

Councilor Delano was present to request the Board's consideration of a joint public hearing with the City Council on June 3, 2019. Councilor Delano explained that the proposed amendment to the zoning ordinance was the subject of numerous committee meetings, and he feels confident that the amendment is ready for the new hearing. A recommendation from the Planning Board on June 3 is appreciated to progress the amendment. Mr. Fay asked Mr. Delano to review the primary differences in this version of the proposed amendment. Mr. Delano explained that one main difference is allowing contractor and landscape contractor storage yards in the Commercial Automotive Zone (along with Limited Industrial). The Council also attempted to blend this proposed amendment with the current section on blight. The new version also contains a site plan grandfather clause to accommodate long-standing businesses which are non-conforming but predate Marlborough zoning. The proposed amendment also contains language on vehicle restrictions at home offices. (Language is modeled after the Town of Hopkinton). The proposed amendment also places restrictions on the storage of flammable, combustible or dangerous substances at landscape contractor/contractor storage yards and home offices. The proposed ordinance further defines "Conditions for uses" for home offices. The joint public hearing was set for Monday, June 3, 2019 at 8:00 pm in City Council Chambers. Ms. Holmi will coordinate the joint advertisement with the City Clerk's Office.

**3. Approval Not Required**

**A. ANR Application Vote – 106 Hildreth St.**

Mr. LaVenture read the May 2, 2019 recommendation letter from Assistant City Engineer Collins into the record. On a motion by Mr. LaVenture, seconded by Mr. Russ, it was voted to accept, file and endorse the April 22, 2019 plan of land believed to be "Approval Not Required Under Subdivision Control Law" of Denis Lewis, 1 Douglas Drive, Sudbury, MA 01776. Name of Engineer: Bruce Saluk & Associates, Inc., 576 Boston Post Road East, Marlborough, MA 01752. Deed of property recorded in the South Middlesex Registry of Deeds Book 70752, page 114, and Book 70854, page 108.

**4. Public Hearings (None)**

**5. Subdivision Progress Reports (Updates and Discussion)**

**A. Engineer's Report- Subdivision Status Report**

City Engineer DiPersio indicated that there were no additional updates to the report.

**B. Berlin Farms Subdivision– Certificate of Tri-Partite Release.**

Since Solicitor Rider was not present at the meeting, Ms. Holmi informed the Board that the Solicitor made several changes to the release prepared by the project's attorney. A covenant release was originally requested, but a tri-partite release was required. The document is now in proper legal form. On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the May 2, 2019 recommendation letter by Assistant City Engineer Collins. On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to execute the Berlin Farms Subdivision Tri-Partite Agreement Release. Motion carried.

**6. Preliminary/Open Space /Limited Development Subdivision Submissions / Updates (None)**

**7. Definitive Subdivision Submissions / Updates (None)**

**8. Signs (None)**

**9. Informal Discussion (None)**

**10. Unfinished Business**

- A. Decision – Public Hearing – City Council Order No. 19-1007587, Section 650-8, "Boundaries Established" Proposed rezoning of Map 113, Parcels 5 and 6, - Land off Williams St.  
On a motion by Mr. Fay, seconded by Mr. Russ, the Board voted to send a favorable recommendation to the City Council regarding the proposed zoning change. Motion carried.

**11. Calendar Updates**

- A. June 3, 2019: Joint Public Hearing 8:00 pm City Council Chambers  
Council Order 18/19-1007500C – Proposed Zoning Amendment to Section 650-5, entitled "Definitions; word usage," Amendment of definitions - Home Occupation, Outdoor Storage; new definitions- Contractor, Contractor's Storage Yard, Home Office. Landscape Contractor's Storage Yard; Amendment of Section 650-17, entitled "Table of Uses"; Amendment of Section 650-18 entitled, "Conditions for Uses".

**12. Public Notices of other Cities & Towns (None)**

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to adjourn the meeting of the Planning Board. Motion carried.

Respectfully submitted,



George LaVenture/Clerk

/kih