

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

March 21, 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, Colleen Hughes, Sean Fay, Brian DuPont, Philip Hodge & Shawn McCarthy. Also in attendance were Board Secretary Melissa Peltier & City Engineer Evan Pilachowski. Edward Coveney was absent

1. Meeting Minutes:

A. Regular Meeting March 7, 2016

On a motion made by Ms. Hughes, seconded by Mr. Fay it was voted to accept and place on file the minutes of the March 7, 2016 Regular Meeting as presented. Motion carried.

2. Chair's Business: None

3. Approval Not Required: None

4. Public Hearings: 7:19pm

A. Open Space Subdivision Goodale Farms

The Public Hearing was opened at 7:19pm Ms. Hughes 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:

Attorney Sandra Austin with Mr. Paul Ricciardi, Mr. Alex Ricciardi (Property Owners) and Mr. Thomas DiPersio Jr. (Project Engineer) presented the request for the Special Permit to the Board. The project site consists of 11.75 acres of land that was part of an approved subdivision back in 1988. That subdivision has since lapsed.

The plans presented this evening differ slightly from the plans presented in October 2015 due to feedback/comments from the City Engineer and Conservation Officer. A neighborhood meeting took place in December of 2015 and the neighborhood was not averse to the Open Space Plan taking into account the wildlife corridor that exists on the property.

Mr. DiPersio noted that there are 2 areas of existing frontage for the existing parcel, one area is steep and rugged and one area is more conducive to development.

Should the developer choose they could propose a conventional subdivision consisting of 6 lots on a new 735' long roadway and 1 ANR lot on Goodale St or the Open Space plan shows a shorter roadway length with all 7 lots accessed from the new roadway, leaving an approximately 5-acre parcel of dedicated open space.

Speaking in Favor: None

Speaking in Opposition: None

Questions from the Board:

Ms. Hughes asked where the nearest open space parcel was to the proposed parcel? Would the parcels be able to connect at any point?

Mr. DiPersio noted that the nearest parcel is a way down Goodale Street no connection would be available.

Chairperson Fenby inquired as to the value of the proposed parcel to the City?

Attorney Austin noted that the parcel will create a natural buffer to the Golf Course located in Hudson as well as it will retain the wildlife corridor including the brook.

Conservation Commission Chairperson Edward Clancy noted that the Conservation Commission will be taking up this proposal at their meeting Thursday evening (March 24, 2016) and will be forwarding their recommendation directly to the Attorney.

Mr. Fay suggested that the Engineer consider reducing the size of two lots and adding that area to the adjacent open space.

Mr. DiPersio noted that those 2 lots were quite steep.

Mr. DuPont questioned if retaining walls were going to be utilized in the project?

Mr. DiPersio noted that the intention was to stay away from excessive slopes requiring the use of retaining walls.

The Public Hearing was closed to testimony verbal or written at 7:39pm.

The plan is with the Engineering Department for review.

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer Pilachowski noted that all he has to report will be reported out under separate agenda items.

B. Recommendation from Engineering re: City Council Order 16-1006476

Ms. Hughes read the correspondence from City Engineer Pilachowski into the record.

City Engineer Pilachowski noted that there has been communication with Attorney Falk regarding the need for an ANR Plan to be created. The Engineering Department has reviewed the proposed changes and is willing to recommend endorsement of the plan once it is submitted.

On a motion made by Mr. Fay, seconded by Mr. DuPont this item is tabled until the next regularly scheduled meeting (April 4, 2016). Motion carried.

C. Recommendation from Engineering re: Macomber Lane Proposed Modification

Ms. Hughes read the correspondence from City Engineer Pilachowski into the record.

After much widely ranging discussion from the intention of reconstruction of the existing accepted City way narrowing it from 50' to 26'. The layout of Macomber Lane will remain as a 50-foot-wide layout. Within the layout, the pavement width will change from 38 feet to 26 feet. Moving it into a Lane designation to the possible need for a new Public Hearing and creation of an 81W plan, the Board took the following action.

The proposed modification was referred back to the Engineering Department for additional information especially regarding the ability to produce the required documentation (engineering) in house as opposed to having to use an outside firm. The Board will await further information from the Engineering Department.

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

7. Definitive Subdivision Submission: None

8. Signs:

A. Discount Gas, 50 Main Street, Internal Illumination

Ms. Hughes read the denial letter from Code Enforcement Officer Wilderman into the record. In attendance to discuss the variance request were Ms. Grace Kanoon and Mr. Vrej Askanian.

Mr. Fay questioned several aspects about the site and signage, including but not limited to: Hours of operation, additional site signage and who the installing company is/was. After receiving answers to the questions the Board took the following action.

On a motion made by Mr. Fay seconded by Ms. Hughes it was voted to approve the requested variance for the sign as presented with the exception of any L.E.D. usage and with the conditions that the sign be turned off when the service station is not open for business and that all other extraneous signage is removed from the site. Motion carried.

The Board then directed the applicant to the City Council to appeal for the use of the L.E.D. portion of the sign.

9. Unfinished Business:

A. Blackhorse Farms Update (April 29, 2016)

City Engineer Pilachowski reported out to the Board that the developer has 2 lots built, 3 lots requested for permitting and 4 lots currently in front of the Conservation Commission for review. The developer is moving forward aggressively in an attempt to finish the subdivision in the time allotted.

B. Mauro Farms (April 12, 2016) Update/Request for Extension

Mr. Fay noted his conflict for the record.

Ms. Hughes read the correspondence from City Engineer Pilachowski into the record.

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

Mr. Daniel Ruiz was in attendance to discuss any issues with the Board.

On a motion made by Mr. Fay, seconded by Mr. McCarthy it was voted to allow for the extension of time to finish the subdivision until May 10, 2016. Motion carried.

C. Decision from Public Hearing Zone Change (June 5, 2016)

It is the request of the Board to have Attorney Bergeron appear at the next regularly scheduled meeting to discuss in technical detail the proposed changes to the City Zoning Ordinance as alluded to in the presentation from the March 7, 2016 Public Hearing. This discussion is to be centered around the proposed changes (wording) and not the potential project the changes would allow.

D. Discussion Unresolved Detention Basin Issue (Bresslough)

This will be on the next regularly scheduled agenda (April 4, 2016) for discussion and reporting out from the Code Enforcement Officer regarding the status of the boat being stored within the confines of the detention basin.

E. Discussion Unresolved East Main Street Issue (McCarthy)

Mr. Fay noted that he had spoken with Mr. McCarthy at some length and it was determined by both that Mr. McCarthy will be meeting with Attorney Greg Mittrakis to discuss any options he may have. This matter is now closed in regards to action required from the Planning Board.

10. Informal Discussions: None

11. Correspondence: None

12. Public Notices of other Cities and Towns:

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

B. Town of Southborough Planning Board, Notice of Public Hearing

On a motion made by Ms. Hughes, seconded by Mr. DuPont 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. McCarthy it was voted to adjourn at 8:38pm. Motion carried.

Respectfully submitted,

Colleen Hughes
Clerk

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