

CITY OF MARLBOROUGH AGENDA AND MEETING POSTING

Meeting Name: Zoning Board of Appeals
Date: May 28, 2024
Time: 7:00 PM
Location: Marlborough City Hall - 3rd Floor – Memorial Hall

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CITY OF MARLBOROUGH
2024 APR 25 PM 1:30

ALL MEETINGS WILL BE IN PERSON AT CITY HALL

Agenda Items to be addressed:

Public Hearings:

7:00 – 68 River Street

The applicant seeks a special permit to conduct certain filling and excavation work in a floodplain area, in connection with a new single-family home at the property. The work has been designed to meet all criteria for work in the floodplain. The project has been authorized by the Conservation Commission through an Order of Conditions. The alteration of 68 River Street with a new single-family home requires a Floodplain and Wetland Protection District special permit from the Board of Appeals under Chapter 650, Article VI, Section 23 (D) of the Marlborough Zoning Ordinance.

The applicant seeks to build a new single-family home at 68 River Street, replacing an older home on the same site. Section 650-23. D (2) of the Floodplain Zoning Ordinance provides that land areas in the Floodplain and Wetland Protection District may not constitute more than 50% of the minimum lot area in a residential district. The property at 68 River Street is preexisting nonconforming with respect to its noncompliance with the 50% minimum lot area requirement. The alteration of 68 River Street with a new single-family home requires a Section 6 finding special permit from the Board of Appeals under Section 650-12. B and Section 650-58. B (3) of the Marlborough Zoning Ordinance.

Other Business:

Adjournment

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.