

CITY OF MARLBOROUGH MEETING POSTING

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 MAR 23 PM 12:17

Meeting: **Planning Board**
Date: March 27, 2023
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, March 27, 2023, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. **Draft Meeting Minutes**

- A. March 13, 2023

2. **Chair's Business**

- A. Street Acceptance - No updates

3. **Approval Not Required (None)**

4. **Public Hearings**

- A. 689 Pleasant Street, Marlborough, MA 01752
Open Space Development Definitive Subdivision Plan
Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)
Name of Engineer: Daniel Korvos, P.E., (59 Granite Lane, Chester, NH 03036)
Name of Surveyor: Hugo Findeisen, (P.O. Box 612 Sandown, NH 03873)
Deed Reference: Book: 45210 Page: 560
 - i. Form C-1, Form D and Form L
 - ii. Certified Abutters List
 - iii. Arborist Letter – Tree Tech, Inc.
 - iv. Waiver Correspondences
 - v. Engineering Review
 - vi. Conservation Commission Review
 - vii. Board of Health Review
 - viii. Plan Set

Dated: February 6, 2023

5. **Subdivision Progress Reports**

- A. Goodale Estates – Jenks Lane
 - i. Mylar plans for endorsement
- B. 76 Broad Street
 - i. Correspondence from City Engineer, Thomas DiPersio

6. **Preliminary/Open Space/Limited Development Subdivision**

- A. Stow Road, Open Space Development Special Permit Application
Map 20, Parcel 4A, Stow Road, Marlborough, MA 01752
Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)
Name of Owner: McCabe Family Irrevocable Trust and Judith McCabe (6 Erie Drive, Hudson, MA 01749)
Name of Engineer: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)
Deed Reference: Book: 66136 Page: 582, Book: 78814 Page: 590
 - i. Plan Set

Dated: December 2, 2022, Revised: February 9, 2023

CITY OF MARLBOROUGH MEETING POSTING

7. Definitive Subdivision (None)

8. Signs

- A. 405 Maple Street (Fazza Group, Inc.)
 - i. Application
 - ii. Denial letter, Ethan Lippitt, Code Enforcement Officer
 - iii. Proposed Sign

9. Correspondence (None)

10. Unfinished Business

- A. Working Group
 - i. Draft Memo - Sign Ordinance Variance Procedures

11. Calendar Updates

- A. Stow Road, Open Space Development Special Permit Application – 90 days expires Sunday, March 19, 2023, extension granted to April 27, 2023 - Vote on or before **April 24, 2023**, meeting
- B. Beauchemin Estates, 689 Pleasant Street Definitive Subdivision – 90 days expires Sunday May 14, 2023 – Vote on or before **May 8, 2023**, meeting

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