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Planning Board

PLANNING BOARD

Sean N. Fay, Chair
Barbara L. Fenby
James Fortin
Patrick Hughes
Dillon LaForce
George LaVenture
Christopher Russ

Katlyn LeBold, Administrator
(508) 624-6910 x33200
klebold@marlborough-ma.gov

November 29, 2023

Council President Michael Ossing
Marlborough City Council
140 Main St.
Marlborough, MA 01752

RE: Council Order 23-1008964 Proposed Zoning Amendment to Chapter 650 "Zoning" to amend §02 "Retirement Community Over Districts" to include Map 39, Parcels 5 and 26B located on Robin Hill Street

Honorable President Ossing and Councilors:

At its regularly scheduled meeting on 11/27/2023, the Board took the following action regarding the above-referenced Council Order:

On a motion by Mr. Russ, seconded by Dr. Fenby, the Board voted to send a negative recommendation to the City Council on the above referenced Proposed Zoning Amendment. Yea: Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: Fay. Motion carried. 6-1.

The Board provided the following reasons in reaching its recommendation:

- The consensus of the Board was that a change in zoning to allow residential development of the proposed site would be the least impactful development option and one that is more consistent with the character of the surrounding neighborhood. However, the Board was concerned about the impact from a traffic perspective, specifically because the roadway cannot be widened;
- In the Planning Board's opinion, the developer established that the proposed Zoning Amendment would impact the neighborhood less than a commercial development, but argued the proposed development could negatively impact its abutters due to the height of buildings in close proximity to a single-family neighborhood;
- In the Planning Board's opinion, the developer established that the proposed Zoning Amendment would benefit the City in that it provided a use not permitted elsewhere, but determined that that the benefit would only be sufficient if the proposed development had less density, more screening, and lower building height;
- Without a comprehensive plan for all parcels throughout the City potentially impacted by the proposal, the Board could not recommend a zoning amendment that would be applicable city-wide, and stated a preference for a proposal that would cover only the proposed development site.

If the City Council sees fit to approve the Zoning Amendment, the Planning Board suggests the following items be considered in addition to the above-listed items:

- More extensive definition of allowable building dimension and height restrictions;
- Providing an amenity plan and considering granting the public access to these amenities.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a circle containing the initials 'VL'.

Sean N. Fay
Chairperson
cc: City Clerk