

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: Zoning Board of Appeals  
Date: August 27, 2019 (Tuesday)  
Time: 7:00 PM  
Location: 140 Main St. – City Hall, 3<sup>rd</sup> Floor Memorial Hall

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## Agenda Items to be addressed:

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### Public Hearings

- 7:00 PM 111 Brimsmead St. – Christopher Amato  
To remove existing garage and mudroom and construct a new 2 story addition and farmers porch in Zoning District A3. The required minimum side yard setback is 15 ft. vs. the proposed 5.2 ft. The existing mudroom and garage has a pre-existing non-conforming side setback of 5.2 ft. The proposed mudroom and garage expansion of the footprint and 2<sup>nd</sup> floor addition intensifies the non-conformity. Chapter 650-41 and Table of Lot Area, Yards and Height of Structures of the City Code of Marlborough. Map 56, Parcel 293 of the Assessor's Maps.
- 7:30 PM 18 Chestnut St. – Osanir DeOliveira  
Proposes to construct a new 2 family home at 18 Chestnut St., Map 69, Parcel 301 of the Assessors Maps. Located in Zoning District Residence B (RB).  
Special Permit for:
- Required Lot Frontage is 100 ft. vs. the existing 82.5 ft. per Marlborough City Code Table 650-41.
- Use requested requires zoning relief (variances):
- Required maximum Lot Coverage of 30% vs. the proposed 53%. Per Marlborough City Code Table 650-41.
  - Required minimum rear yard 30 ft. vs. the proposed bulkhead encroaches into the rear yard approximately 10.7 ft. thus a deviation of some 19.3 ft.
  - Proposing 2 curb cuts and driveways. Only one curb cut is allowed per Marlborough City Code 650-49B(2)(a) There shall be no more than one driveway street connection for lots with less than 200 ft. of frontage.

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.