

From: [Thomas DiPersio](#)
To: [City Council](#)
Cc: [Priscilla Ryder](#); [Tin Htway](#); [Patricia Bernard](#)
Subject: Order No. 23-1008941 "Sasseville Way Residential Zoning Overlay District"
Date: Wednesday, November 15, 2023 12:29:58 PM

To the City Council Urban Affairs Committee:

Building Commissioner Htway, Conservation Officer Ryder, and I met to review and discuss the above referenced order, and we offer the following comments for your consideration:

- Section A.(2): Given the somewhat remote location and the unsuccessful attempt at mixed-use at a similar site on Simarano Drive, the Council should consider whether mixed use is appropriate for this site, or whether the City would be better served by a residential-only zoning overlay.
- Section A.(3): This section indicates that the SWR Overlay District "is located adjacent to Sasseville Way" but does not define the specific parcel. Is that the intent?
- Section B.(1): We recommend that the City Council be the special permit granting authority, but that the Site Plan Review Committee be the site plan approval granting authority for this and any future similar special permit projects.
- Section C.: The reference to Section 650-39A of the zoning code appears to be incorrect.
- Section D.(1)(a): The proposed density is 286 units on 23 acres or 13 units per acre. The Council will need to decide, on this and all pending and future projects, whether the applicant has demonstrated that this density is appropriate for the site and for the City's needs in terms of housing goals, impacts to schools, etc.
- Section D.(1)(d): This section is redundant – this use is already specified in Section D.(1)(c)(iii).
- Section D.(1)(f): This section should be eliminated in our opinion.
- Section D.(2)(a): This section should be eliminated – there are no as-of-right uses in the proposed overlay district.
- Section D.(2)(b): The language beginning with "provided, however that if the change is to an as-of-right use..." should be eliminated - there are no as-of-right uses in the proposed overlay district.
- Section F.(1): We recommend that the minimum acreage requirement be 23 acres, which is the approximate area of the subject parcel.
- Section F.(3): We recommend the following be added to the end of this section: ", and except that the minimum yard measurement shall be no less than 200 feet from any existing improved single family lot; and the 200-foot riverfront area, as defined by the Wetlands Protection Act and verified by the Marlborough Conservation Commission, shall remain undisturbed".

Please contact us with any questions.

Thank you,

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