



*City of Marlborough*  
*Planning Board*

Administrative Office  
135 Neil St.  
Marlborough, MA 01752

**PLANNING BOARD**

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

**Katlyn LeBold, Administrator**  
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October 25, 2023

Council Vice President Kathleen Robey  
Marlborough City Council  
140 Main St.  
Marlborough, MA 01752

RE: Council No. 22-23-1008721H – Proposed Zoning Amendment to Chapter 650, Definitions, Affordable Housing and MV District

Honorable Vice President Robey and Councilors:

At its regularly scheduled meeting on October 23, 2023, the Planning Board took the following action:

On a motion by Dr. Fenby seconded by Mr. Russ, the Board voted to send a favorable recommendation to the City Council on the above referenced Proposed Zoning Amendment, with the following recommendations:

- Consider whether the affordable housing requirements in the proposed amendment will make redevelopment projects along Main Street cost prohibitive.
- Consider excluding Main Street from Maple Street to Mechanic Street from the requirement.
- Increase the parking space fee to \$40,000.00.
- Keep a tabulation of the number of parking spaces waived in exchange for fee payments.
- Designate an account for the funds received from the parking space fees to be used to create additional parking in the downtown area.

Yea: Fay, Fenby, Fortin, LaVenture, and Russ. Nay: 0. Motion carried. 5-0.

Sincerely,

Sean N. Fay  
Chairperson

Enclosure

cc: Building Commissioner  
City Clerk