



## IN CITY COUNCIL

Marlborough, Mass., ~~\_\_\_\_\_~~ MARCH 27, 2023 ~~\_\_\_\_\_~~

ORDERED:

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That the PUBLIC HEARING on the Application for a Special Permit from Connorstone Engineering, on behalf of Trombetta Family Limited Partnership, to allow the use of an existing Contractor/Landscape Contractor Yard within the LI district to be located at 655 Farm Road, Order No. 23-1008824, all were heard who wish to be heard, hearing closed at 8:14 PM.

**Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.**

### PUBLIC SPEAKING IN FAVOR

Speaking in favor was Vito Colonna with Connorstone Engineering on behalf of the applicant, Trombetta Family Limited Partnership, and Charles Trombetta was also present. They were there for 655 Farm Road also known as Trombetta's Farm. Mr. Colonna displayed a rendering of the property with it being in the center and in front is a mixed-use area with the seasonal farm stand, mini golf, and ice cream shop. The back portion of the property has been historically used as a landscapers and contractor's yard and that is why they are before the City Council. They want to bring that historic use into compliance with the current bylaws.

The property is within the LI zone district and there was a provision several years back that was a zoning change. They had nine months to submit a site plan and then twenty-four months to get approvals. While they did submit the site plan, they did not finish the site plan approval process as certain circumstances arose and they were unable to complete the process. They are before the City Council that evening to get it formalized and permit the existing use that has been ongoing on the rear portion of the property.

Mr. Colonna reviewed the existing condition site plan to give some reference. The front shaded area is the existing building with the parking all around it, and the rear is the existing contractor storage area, and the proposed site plan is similar to the existing except there are some small modifications to the plan based on the input received from their preliminary meetings with the Site Plan Review Committee. Most of those modifications are related to mitigating impacts to the abutting properties such as removing some of the pavement and existing gravel away from the abutting properties specifically down towards the south end. Looking at the existing site, there are residential properties on the south side of this parcel and that is where the focus of the mitigation was meant to affect. They already have a lot of landscape around the edges, but they proposed supplementing it with mostly arborvitae and some deciduous trees to offset some of that use in that area. They also defined some of those use areas as the Fire Department was concerned about the organization in that area, so they defined how the use areas get defined and how they get leased out. Each area would have its own trailer with a number on it so it is clear who it belongs to, and they would have the ability to regulate what is inside the trailers through the lease agreements. They are not allowed to keep any pesticides, chemicals, fuels, or anything that could be a hazardous material. In a worst-case scenario, the Fire Department was concerned what would be stored in those trailers.



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That is the process they have been going through to define those areas, to keep everything safe and organized for the Fire Department's needs and then also mitigate for the abutters. They have added some landscaping along the backside even though it is a vacant piece, the Site Plan Review Committee thought it would be helpful to define that back area in case something was to happen, it gets planted now and for the future that landscaping would be larger and mature.

The hours of operation would be 7:00 AM to 7:00 PM on Monday through Saturday being the typical hours with the only exception being that some of the tenants do plow snow, some for the city itself and some for the state, so during those snow events there may be some off hours access to the site.

The traffic pattern which is in their lease agreements would be to segregate their traffic so all the tenants in the contractor yard area would come in through the southern entrance while all customers going to the ice cream stand and mini golf would be coming in through the northern entrance where they park up in the top and keeping those two uses separate. The southern access is sufficient to get trucks in and out; they are not large trucks, just pickup trucks. There are not any large deliveries that require a tractor trailer, it is more of just the daily contractors with their trucks.

Regarding the surfacing materials, right now it is mostly paved and as far as the access grid roads go and then around the actual lease areas would be a recycled asphalt to keep the dust down and keep it stabilized, similar to other contractor yards in the area.

As far as site lighting, no additional lighting has been proposed. Currently there is site lighting, but it is centrally located and on motion sensors for security at night. It is not on a timer, so it is not on all night and only goes off if someone were to go back there. It is all centrally located; the lights are in the middle and are all downlighting so it is not anything that glares out to the sides and no additional lighting will be proposed on the edges that would impact any of the abutters.

Mike Casaceli, 15 Grant Court, spoke in favor. He is a small carpentry contractor in Marlborough and is one of the contractors that lease space there and it has been very convenient and would be sorely missed if it was a resource that was taken away. He fully supports the project.

Paul DiTullio, 86 Boivin Drive, spoke in favor. He spoke favorably of the Trombetta family, and their proposal would not cause any harm to the area.

Steve Almada, 38 Cullinane Drive, spoke in favor. He is one of the contractors that uses the facility, and it is very convenient for them. He has a small contractor's pickup truck, and it is convenient as he plows for the City of Marlborough which makes it easy to get out on his route.

Adam Domingues, 60 Applewood Drive, spoke in favor. The landscape contractors' section of Trombetta's property is a much-needed addition as it is impossible to find storage for small landscapers and contractors here in the City of Marlborough.



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Henry Pacific, 188 Glen Street, spoke in favor. Mr. Pacific is a retired plumbing inspector for the city and also a retired plumbing contractor for many years. Mr. Pacific has known the Trombetta family for most of his life and has known them to be a respectable family and they do what is good for their family and the city and they care about the city they have lived in for a long time.

Gina DiMatteo, 721 Farm Road, spoke in favor. Ms. DiMatteo also has a contractor storage yard, and she noted many good things have been said about the Trombetta family and they have put a lot of hard work into having the zoning that allows for their small businesses.

Charlie Trombetta, 42 Whispering Brook Road, spoke in favor. Mr. Trombetta has been renting to contractors for many years and most of the contractors that he rents to are residents of Marlborough and their kids are in the school system. They do mostly service oriented jobs, they are the ones that plow your driveway, mow your lawn, paint your house inside and out, they do all the things we do not want to do. They try to keep a tight business, they have rules for them, what they can have and what they cannot have, and he would like to see it continue.

## QUESTIONS FROM THE PUBLIC

There were no questions from the public.

## PUBLIC SPEAKING IN OPPOSITION

No one spoke in opposition.

## QUESTIONS FROM CITY COUNCIL

Councilor Doucette completely supports this in general, but he asked if there were to be more or less lots for contractors with this design versus what is there currently. Mr. Colonna stated it would end up being the same, they just reorganized everything and consolidated. They have less pavement and less surface area and just reorganized to be more efficient.

Councilor Perlman did not see any issue with this, she knew it was already in use and there has not been a detrimental impact, but she did have several questions. She asked how many contractors are in the back and if that constantly rotates as it seems like there is a lot of long-term use. Mr. Colonna stated there are currently seventeen there and they do rotate, and it could change the number based on sometimes they want to rent two spaces if they have more use than they can fit in one spot, but he would not expect more than that because the space is as big as it can get.

Councilor Perlman asked about the traffic pattern, and would it be the same as before where they would be exiting and entering in the same spaces which was confirmed by Mr. Colonna.

That ends the entire Public Hearing. This is currently in the Urban Affairs Committee.

**ADOPTED**

ORDER NO. 23-1008824A