



**City of Marlborough**  
Zoning Board of Appeals  
**140 Main Street**  
**Marlborough, Massachusetts 01752**  
**Tel. (508) 460-3768**

### **Meeting Minutes**

**For Meeting Held:** May 23, 2023, 7:00 PM, at 3<sup>rd</sup> Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

**Members Present:** Ralph Loftin-Chairman, Robert Levine, Thomas Pope, and Thomas Golden.

**Members Absent:** None.

#### **Items Discussed:**

##### **1. Zoning Board of Appeals Case # 1496**

**Applicant:** Rick Marino – Represented by David Click

**Date of Appeal:** March 27, 2023

Location of Subject Property – 13-15 Mechanic St.

**Petition:** To appeal the zoning denial of the Building Commissioner including his misclassification of the previous use as Consumer Services Establishment where such use is not clearly defined, and further appealing Building Commissioner's determination that the "new improvement project use" is "in a manner substantially different from the previous use or to a substantially greater extent." City Code section 650-5 Definitions: word usage and 650-12B, Nonconforming Uses.

Also present were:

Priscilla Ryder – Conservation Officer,

Richard Marino – Owner,

Representative: Atty. David Click 85 Main Street, Suite 101, Hopkinton, MA 01748,

Abutters with questions

Board member, Ralph Loftin called the meeting to order and asked Atty. David Click to begin.

Atty. David Click made his presentation as follows:

- In attendance this evening requesting a continuance.
- Gained possession of new materials which have not been fully gone over.
- Needs time to meet with the building commissioner.
- Met with Priscilla Ryder about filling out the time limit extension form.
- Proposes to meet either June 20<sup>th</sup> or June 27<sup>th</sup>.

The Board discussed members availability and determined June 20<sup>th</sup> all 4 members could attend.

A motion was made by Robert Loftin to continue the meeting to June 20, 2023 at 7pm, Seconded by Thomas Golden. By a vote of 4-0, the public hearing was continued to June 20, 2023 at 7:00pm.

Chairman Loftin noted that a time extension was also needed and suggested June 27, 2023 as presented by Mr. Click. Ms. Ryder explains that this is not enough time and the extension should last until sometime in July.

Ralph Loftin asks Atty. David Click if he wouldn't mind picking a new date for the time extension.

- Time extension date is changed to July 11, 2023.

A motion was made by Ralph Loftin and seconded by Robert Levine to approve the time extension to July 11, 2023. By a vote of 4-0, the extension to July 11, 2023 is approved.

## **2. Adjournment**

A motion was made by Ralph Loftin and seconded by Robert Levine to adjourn the public meeting. By a vote of 4-0, the public meeting was adjourned.

### **Documents Used by ZBA:**

- Time Limit Extension Agreement dated May 23, 2023.

Minutes prepared by  
Alex Grigorov, Secretary  
Zoning Board of Appeals

Respectfully submitted:

Ralph Loftin, Chairman  
Zoning Board of Appeals