

City of Marlborough
Zoning Board of Appeals

Minutes

November 27, 2018

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

Zoning Board of Appeals Case # 1450-1018 – CONTINUATION

Applicant: Colbea Enterprises, LLC

Location: 342 Boston Post Rd. East (Shell Station)

Representative Present:

- Nicole M. Verdi, Attorney at Law – Adler Pollock & Sheehan P.C. One Citizen Plaza, 8th Floor, Providence RI 02903-1345

Petition: Applicant - Colbea Enterprises, LLC proposes to demolish the existing structure and construct a 4000 sq. ft. building with 5 fuel dispensing station (10 pumps) at 342 Boston Post Rd. East. (Map 59 Parcel 11) located in Zoning District Business. Seeking variances on the propose deviations are as follows:

1. Section 650-41, Table of Lot Area, Yards and Height” a 50 ft. front yard setback is required vs. the proposed 32.3 ft. for the new canopy over the fuel dispensing area.
2. Section 650-47(D)(5)(a), requires the planting of 1 tree per 30 linear feet of street frontage planting within the front landscaped strip, as per 650-47E.
3. Section 650-47(E)(1)(b), landscaping requirements - requires a frontage landscaped strip of 25 ft. vs. the propose 10 ft. landscaped strip.


This hearing was continued at the Board’s October 31st, 2018 meeting at the request of the applicant to this evening, November 27, 2018.

Atty. Nicole Verdi was present to discuss a continuation date; stating a witness availability as the reason for the requested continuance. After much discussion, the Board and the applicant agreed to a December 19th, 2018 (Wednesday) at 7:00 PM.

The Board voted 4-0 to continue the hearing to December 19th, 2018 at 7:00 PM.

Ralph Loftin made a motion to adjourn the meeting, seconded by Thomas Pope. The Board voted 4-0 to adjourn.

Respectfully submitted,


Ralph Loftin
Acting Chairman