

# Town of Marlborough



Planning Commission Meeting Minutes  
April 23, 2024, 7:00 PM  
Marlborough Senior Center

## 1. Roll Call

Mark A. Stankiewicz called the meeting to order at 7:04PM.

Attending the meeting and seated were Mark A. Stankiewicz, Jason Cooper, Beth Lander Morris, and Subby Magro. Alternates in attendance were Mark Paul and Zina Planeta. Peter Hughes – Director of Planning & Development was also present.

## 2. Additions to Agenda

None

## 3. Approval of Minutes & Actions Taken

***Mark Paul motioned to approve the minutes of the March 26, 2024, regular meeting. Subby Magro seconded the motion and it passed unanimously.***

## 4. Other Business

### a. Housing Opportunity Committee

- Peter Hughes updated the group on the formation of a committee that is in process. Currently four people have submitted their applications, and we anticipate more in the next couple of weeks. In the next Planning meeting the applications will be reviewed and assignments can be made.
- The basic objective of the committee is to look at housing in general and assess the needs, whether they be appropriate, desirable, affordable, starter, elderly housing etc. Other ideas such as incentive programs and looking at greater density options are also possibilities to attract developers.
- Peter provided the group with data that showed the age of housing sold at less than \$350K for the decades from the 1950s to 2020. The trend showed that a vast majority of the sales were of older homes and since the 1990s only

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10 of the sales in that time period were less than \$350K and they were 3-5 years old. This shows the lack of new homes in that price range.

b. Commissioner Training

Peter will send out the list of what training is complete along with additional available training. Once completed, the master list will be sent to the board of selectman.

Mark Paul and Beth Lander Morris also noted the upcoming Community Forum “Trash Talk” scheduled for April 30, 2024, at 7:00PM in the MES Cafeteria. The subject will be Trash and Organic waste and practical solutions or composting.

## 5. Public Comments

None

## 6. Adjournment

***Jason Cooper motioned to adjourn the meeting at 7:20PM. Beth Lander Morris seconded the motion and it passed unanimously.***

Respectfully submitted,

Dave Carter  
Board Clerk