



Town of Marlborough
Planning Commission Special Meeting Minutes
Tuesday, June 13, 2023 7:00 P.M.
Senior Center

1. Roll Call

Mark Stankiewicz called the meeting to order at 7:05 am

Present were Mark Stankiewicz, Jason Cooper, Beth Lander Morris, Mark Paul-Alt, and Peter Hughes-Director of Planning and Development.

2. New Business

- a. Greylock Properties – Zone Change Residential (R) to Floating Zone Design Multiple Residents (DMR), 163 North Main Street

Ralph Urban 10 Washington Road requested the agenda be amended to include public comment. Peter Hughes informed the public in attendance no changes can be made to a Special Meeting.

Mark Friend, Megson, Heagle & Friend, reviewed the location of the proposed application. Mr. Stankiewicz asked for clarification of the location, and it was provided. Mr. Friend then reviewed the proposal. He reported 10% of the units will be affordable housing. Ken Navarro provided examples of previous developments Greylock has done and reviewed the company's background.

Chair Mark Stankiewicz made an exception to allow the public in attendance to make comments and ask questions if the comments and questions remained orderly. Several members of the public spoke to the commission and asked questions of the developer. Those in attendance are against the proposed application and development.

Mr. Hughes explained the purpose of this meeting was to determine if the application is compliant with the 2020 planning development plan for the town.

All minutes are considered "DRAFT MINTUES" until approved at the next meeting.

Mr. Urban asked the commission to hold off on this vote to allow written public comment. He was advised to submit comments to Mr. Hughes' office.

There were several members of the public which requested their comments to be on the record.

Jeff Sawyer Walker Lane, Ralph Urban Washington Road, John Wohlfert No. Main St, David Hansen Chapman Road, and Elizabeth Keister Lake Road made statements that were in opposition to the project concerning:

- Traffic Impacts to North Main Street
- Density of the development
- Impact to the lake, Dickinson Creek, and abutting wetlands
- Appropriate amount of open space
- Relationship to the abutting neighborhood.

Ms. Lander Morris asked to see renderings by June 27th. Mr. Navarro confirmed renderings will be presented.

Mr. Navarro addressed the conservation concerns and character of the development. Mr. Friend addressed the conservation concerns in his position as a soil scientist/engineer.

Mr. Stankiewicz motioned to move this item to June 27, 2023, meeting. Mr. Cooper seconded. All in favor and motion carried.

3. Adjournment

Mr. Stankiewicz motioned to adjourn at 8:58 pm. Mr. Paul seconded. All in favor and meeting adjourned.

Respectfully submitted,

Tracy Monterville
Board Clerk