

Town of Marlborough



Planning Commission Meeting Senior Center 17 School Drive Regular Meeting Minutes June 27, 2023 7:00 P.M.

1. Roll Call

Mark Stankiewicz called the meeting to order at 7:02 pm.

Seated were Mark Stankiewicz, Jason Cooper, Beth Lander Morris, Brett Hallden, Mark Paul-Alt, and Peter Hughes-Director of Planning & Development

2. Zoning Referral –

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

Mr. Stankiewicz informed the public the commission will be voting on this application to determine if it follows the April 2020 Plan of Conservation & Development. Mr. Stankiewicz reviewed the details of the 2020 POCD the commission is reviewing for the approval of the application. They include:

- Existing land use
- Housing and populations characteristics
- Community facilities
- Transportation
- Economic development
- Natural environment
- Open space and recreation
- Resiliency
- Sustainability
- Future land space

He continued the commission does have concerns with the development which they will submit to the Zoning Commission.

- Housing diversity
- Housing affordability and availability
- Square footage of the units
- Population characteristics
- Public transportation

The Planning Commission's decision is based solely on the town's Plan of Conservation & Development.

Vote was taken to move the application forward to the Zoning Commission:

Mark Paul – Yes

Mike Stankiewicz - Yes

Brett Hallden - Yes

Jason Cooper – No

Beth Lander Morris - No

With a 3 to 2 vote Zone Change Residential (R) to Floating Zone Design Multiple Residents (DMR), 163 North Main Street is approved to move to the Zoning Commission.

3. Additions to the Agenda - none

4. Public Hearing

a. Amendment to the 2020 Plan of Conservation & Development

Mr. Stankiewicz explained this is to add affordable housing plan as an appendix to the 2020 POCD plan and opened the public hearing.

Ralph Urban 10 Washington Rd – He would like to see the town look into rehabilitating existing housing stock for affordable housing.

Jane & Dave Boston 64 Pettengill Rd – Thanked the commission for their service. Ms. Boston expressed her displeasure about the lack of notifications for this zone change. She reviewed a letter the public submitted to the town. Mr. Stankiewicz confirmed the letter was received.

Mr. Stankiewicz assured the public in attendance all the comments will be forwarded to the Zoning Commission for consideration. The Planning Commission must decide if the proposal meets the conditions of the 2020 Plan of Conservation & Development as it is written.

David Boston 64 Pettengill – Mr. Boston expressed his concern about the commission following the letter of the POCD.

With no other comments Mr. Stankiewicz closed the public hearing.

5. Approval of Minutes & Action Taken – June 13, 2023

Mike Stankiewicz asked if all members approved the June 13, 2023 minutes. All in favor and minutes accepted as submitted.

6. Other Business

Tabled to next meeting.

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

7. Sustainable Connecticut Program

Mr. Hughes informed the room on June 28, 2023 at 7:00 pm at the Community Room there is a forum on three topics.

- Composting and waste reduction
- Food insecurity
- Community garden

8. Public Comments

Mr. Stankiewicz opened the floor to public comments.

Ralph Urban – Mr. Urban asked about the Zoning meeting June 29, 2023 taking on several zoning changes. Mr. Hughes explained the meeting is on Greylock and the Zoning Commission has not finished its review of items under “Other Business”. Mr. Hughes will send a copy of the items listed for “Other Business” to Mr. Urban.

Mr. Hallden addressed the public on the 3 to 2 vote.

Jane Boston – Requested Mr. Hughes give a copy of the petition to Planning.

Jennifer Chicoine 74 Pettengill – asked if there was any professional input on the impact to the property wetlands and wildlife.

Jeff Sawyer 20 Walker Lane - Would like to have notice to public handled differently.

Dan Hood 52 Pettengill - Brought up in a planning meeting by Mr. Hughes in January to the abutting property owners.

Mr. Hughes notices will be sent to anyone who signs up for the zoning registry. Send their name and email to his office: building@marlboroughct.net.

Lynn Wohlfert 117 North Main - Sent cover letter in June and asked Mr. Hughes to confirm it was forwarded to Zoning Commission. It was confirmed.

9. Adjournment

Jason Cooper motioned to adjourn at 7:43 pm. Brett Hallden seconded. All in favor and motion carried.

Respectfully submitted,

Tracy Monterville
Board Clerk