



**Town of Marlborough
Zoning Commission Meeting Minutes
Town Hall
January 4, 2024
7:00 p.m.**

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, recognition of guests)
Eric Colantonio called the meeting to order at 7:04 pm

Present were Eric Colantonio, Charles Denler, Rob Fraulino, Bill Lardi, Erik Stomberg-Alt, and Peter Hughes-Director of Planning & Development

2. PUBLIC COMMENTS
None

3. PUBLIC HEARING
None

4. OLD BUSINESS

- a. Application #Z-08-23 – Zoning Commission (Applicant) amendment to delete Article Six A. 5 Group Day Care Residence

Public hearing will be held at February 1, 2024

- b. Application #Z-09-23 – 198 E. Hampton Road (Applicant) change of use
Applicant provided background on the proposed change of use application. There will be one open flexible use space and a lavatory. The Fire Marshal will need to assess occupancy limit. This parcel fits within setback requirements and will be open year-round. Mr. Hughes confirmed there is plenty of parking. Mr. Colantonio is concerned about appropriate exterior lighting. The applicant will address lighting and signage in the spring and file a new application. Waste dumpsters are at the back of the property.

Mr. Fraulino motioned to approve Application #Z-09-23 – 198 E. Hampton Road change of use. Mr. Stomberg seconded. All in favor, motion carried.

- c. Application #Z-10-23 – Zoning Commission (Applicant) amendment to Article Six B Zoning permit use Group Day Care Residence

Mr. Fraulino motioned to hold public hearing February 1, 2024 meeting for Application #Z-08-23-Zoning Commission (applicant_ amendment to delete Article Six A.5 Group Day Care Residence and Application #Z-10-23-Zoning Commission (applicant) amendment to delete Article Six A.5 permit use Group Day Care Residence. Mr. Lardi seconded. All in favor, motion carried.

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

5. NEW BUSINESS

None

6. OTHER BUSINESS

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's

Tabled

- b. Amendments to Article Six Residential Zone

Mr. Hughes provided commission members with a complete set of zoning regulations and zoning map. They will be put onto the website within the building department section by next week. eCode was never adopted by the Zoning Commission. Mr. Hughes will provide copies to all members. He reviewed the process of amending the regulations. It will take several months to go through the process. Mr. Colantonio asked that areas of high density be noted on the overlay for existing map. Zoning Commission will discuss further at the next meeting once members have had time to review.

- c. Commissioner Training

Mr. Hughes reviewed the process of commissioner training and timing for completion. Commission members must send a letter to BOS they have officially completed the training. Mr. Hughes will send links to training videos. Training will be provided January 10, 2024 at 7:00 pm at senior center to include Zoning, Planning, Conservation and ZBA.

- d. Election of Officers

Mr. Lardi nominated Eric Colantonio as Chair. Mr. Fraulino seconded. All in favor, motion carried.

Mr. Fraulino nominated Mark Merritt as Vice Chair. Mr. Lardi seconded. All in favor, motion carried.

Mr. Lardi nominated Rob Fraulino as Secretary. Mr. Colantonio seconded. All in favor, motion carried.

7. ZONING ENFORCEMENT OFFICER REPORT

- Three fellas s still moving forward, March/April timeframe to open.
- Health Department discovered, and notified Mr. Hughes, the Starbucks is drive up and window service only.
- Discussions continue with 163 No Main condos, application is expected this spring.
- Three Fellas allowed the apartment approval to expire. Would need another public hearing to approve a new application.
- Piper Olson should submit application April/May timeframe.
- EV charging station is moving forward. Tenant for café not yet found.

8. APPROVAL OF MINUTES AND ACTION TAKEN

Mr. Stomburg motioned to accept minutes from December 7, 2023. Mr. Fraulino seconded.

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Mr. Stomburg noted correction for Nick Hale. He should be reported as an alternate.

All in favor with noted correction and motion carried.

9. ADJOURNMENT

There being no further business, Mr. Colantonio adjourned the meeting at 7:36 pm.

Respectfully submitted,

Tracy Monterville
Board Clerk