



**Town of Marlborough  
Zoning Commission Meeting Minutes  
Senior Center  
17 School Drive  
April 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 7:00 pm

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

2. PUBLIC COMMENTS

Ralph Urban 10 Washington Rd – Concerned about 6b on the agenda.

3. PUBLIC HEARING - NONE

4. OLD BUSINESS

- a. Application #Z-03-24 – 314 Jones Hollow Rd (Applicant) Kirsten DellaRocco (Property Owner) Construction of Accessory Building
- b. Application #Z-04-24 – 86 E Hampton Rd (Applicant) Farm on Carter Hill (Property Owner) 2024 Public Events

Applications #Z-03-24 and #Z-04-24 are tabled to April 25, 2024, special meeting.

5. NEW BUSINESS

- a. Application #Z-06-24 – 1 Kimberly Way (Applicant) Matthew & Kristen Gomez (Property Owner) Construction of Accessory Building/Accessory Dwelling Unit
- b. Application #Z-07-24 – Greylock Property Group, LLC (Applicant) Terramuggus LLC (Property Owner) 156 & 163 No Main St, Special Permit- 48 Unit Multi-Family Development

**Mr. Fraulino motioned to set a public hearing for May 2, 2024, for Application #Z-06-24 and #Z-07-24. Mr. Lardi seconded. All in favor and motion carried.**

**Mr. Fraulino motioned to set a site walk for May 1, 2024, at 6:00 pm for Application #Z-06-24 and #Z-07-24. Mr. Lardi seconded. All in favor and motion carried.**

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

- c. Chateau Le Gari, 303 So Main St – Public Music Festival  
Gary Crump presented the proposed concert for June 7, 8 and 9, 2024. Expecting 200-250 attendees for this year. There was extensive discussion over a two-day event versus a three-day event. Event is not public it is a ticketed event and Mr. Crump reserves the right to refuse sale of a ticket to anyone. Mr. Hughes clarified he does not have authority to approve a 3-day event as has been advertised. Mr. Hughes provided clarification regarding the process. Mr. Crump needs to submit an application to the Zoning Commission for review at the April 25, 2024 special meeting. Mr. Hughes clarified what needs to be included within the application. Mr. Colantonio confirmed Mr. Crump needs to attend the next meeting with a full description, plan, timeline and application. There will be no camping on the property. Mr. Hughes will email Mr. Crump with the requirements he will need to submit by April 21, 2024.

## 6. OTHER BUSINESS

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's  
Mr. Hughes asked if anyone had any further thoughts on this amendment. Mr. Colantonio noted screening and size are important details. Mr. Lardi is concerned about who will enforce this amendment. Mr. Hughes said parameters can be set for size, location, and number of items. Mr. Hughes will amend the language and return to the commission for review. Mr. Colantonio is concerned how the stored items will be categorized within the amendment. Mr. Fraulino suggested holding meeting(s) online (TEAMS, ZOOM) to discuss/review the document among the commission members.
- b. Amendments to Article Six Residential Zone  
Mr. Hughes presented the background of the residential zone changes through the years and current proposed change of 2 to 1 acre. He presented the commission with the current regulation. Mr. Denler asked if the open space is open because it is not buildable, Mr. Hughes pointed out ~2,000 acres that cannot be developed. All other open space can be developed.
- c. Commissioner Training

## 7. ZONING ENFORCEMENT OFFICER REPORT

- Big Y removed material from fire lanes
- 5 Hebron Road applicant will be at May meeting or, if Mr. Hughes can arrange, the April 25, 2024 meeting. He reviewed the previous approvals and explained the issues with this property. Stop work order has been issued. Applicant will present a new landscape and screening plan. Mr. Hughes will provide a copy of the original site plan approval to the commission.

Mr. Lardi asked about the small lawn signs all over town. Mr. Hughes advised public works is collecting them and advising the property owner where to pick them up if they want them back, if not picked up they will be disposed.

Mr. Colantonio asked about Sarah Lane day care center sign installed on trees. He does not remember any secondary signs being approved. Mr. Hughes will research.

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8. APPROVAL OF MINUTES AND ACTION TAKEN  
**Mr. Fraulino motioned to accept March 7, 2024, minutes. Mr. Denler seconded. Mr. Colantonio abstained as he was not present. With majority in agreement, motion carried.**
9. ADJOURNMENT  
With no further business Mr. Colantonio adjourned the meeting at 7:54 pm.

Respectfully submitted,

Tracy Monterville  
Board Clerk