

Town of Marlborough



Zoning Commission - Special Meeting Minutes
April 25, 2024, 7:00 PM
Marlborough Senior Center

1. Call to Order - Roll Call

Eric Colantonio called the meeting to order at 7:04PM

Attending the meeting and seated were Eric Colantonio, William B. Lardi, Charles Denler, Christopher Wherry (Alt), and Erik Stomburg (Alt). Also present was Peter Hughes – Director of Planning & Development.

2. Public Comments

None

3. Public Hearing

- a) Application #Z-03-24 – 314 Jones Hollow Rd (Applicant) Kirsten DellaRocco (Property Owner) Construction of Accessory Building

Kirsten and Craig DellaRocco addressed the commission regarding the application to construct an accessory building (garage) on their property. They have a need for more garage space for family vehicles and some midget style racing cars. The building would be a steel structure on a concrete pad with a rolling garage and entry door on each end of the building. The peak height is about 21' with side walls of 14'. The plans have been submitted to the commission. There are also plans to keep trees and add some additional trees to create a visual buffer zone.

There were no additional questions from the commission or public comments.

William B. Lardi motioned to close the public hearing on application Z-03-24. Erik Stomburg seconded the motion. All in favor and motion carried.

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- b) Application #Z-04-24 – 86 E Hampton Rd (Applicant) Farm on Carter Hill
(Property Owner) 2024 Public Events

Hazel Lichatz/Farm at Carter Hill addressed the commission and supplied a list of public events scheduled for the 2024 season. There are 20 public events planned and numerous private events that occur as well. The dates for the public events are set with rain dates typically the next day. They agreed to maintain all codes and permits as in previous years. The commission asked about the length of scheduled concerts, and they are set for 3 hours all per code was the reply.

There were no additional questions from the commission.

Public comments:

Nancy Paradie-13 Roberts Road: asked to make sure the sound level is below the 55 dB limit. Also asked if there is any possible reduction of the bass tones as they are annoying and rattle the house and contents.

Mark Simmons-12 Roberts Road: reiterated the same comments on sound levels and bass.

Erik Stomburg motioned to close the public hearing on application Z-04-24. Charles Denler seconded the motion. All in favor and motion carried.

- c) Application # Z-09-24 - Chateau Le Gari, 303 So Main St – Public Music
Festival

Gary Crump submitted a Zoning application prior to this meeting to hold a 3-day music festival type event on his property at 303 S Main Street. It is described as an event with Cajun/Louisiana style music with 4-5 bands playing each day. There will be one or two food trucks on site during the event each day. Adequate restrooms are included in the plan along with enough parking. Mr. Crump expected a maximum of 250 attendees each day (Fri, Sat, Sun). There was some discussion on the duration of the event each day as the regulations say a maximum of four hours total per day.

There were no additional questions from the commission or public comments.

William B. Lardi motioned to close the public hearing on application Z-09-24. Charles Denler seconded the motion. All in favor and motion carried.

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4. Old Business

- a) Application #Z-03-24 – 314 Jones Hollow Rd (Applicant) Kirsten DellaRocco (Property Owner) Construction of Accessory Building

The commission reviewed the plans and further discussed the application to construct an accessory building (garage) on their property. The drawings and plans submitted are in order. There was concern that an adequate tree or shrub zone be in place to reduce any visual issues.

Erik Stomborg motioned to approve application Z-03-24 with the additional conditions of planting arborvitaes along the building and that the structure be insulated. William B. Lardi seconded the motion. All in favor and motion carried.

- b) Application #Z-04-24 – 86 E Hampton Rd (Applicant) Farm on Carter Hill (Property Owner) 2024 Public Events

The commission reviewed the plans submitted and further discussed the application. The concern of noise and bass levels were discussed along with practical solutions. After some detailed discussion it was determined that a band shell will be required. This will cut down on the noise levels in surrounding areas and reflect the bass. The shell can be permanent or portable. This shell or wall is to be along the back side of the stage and along both sides of the stage at an angle protruding out to a line equal to the speakers. It must be from the ground up to at least two feet higher than any speakers and be constructed of a solid material with insulation of the 3 sides facing the stage area. A permit with plans for the wall will be required before the first scheduled event.

Charles Denler motioned to approve application Z-04-24 with the additional conditions of; rain dates must be the following day, plans for a band shell must be submitted by permit application and be in place prior to the first concert on July 7, 2024, and all previous conditions remain in place. Christopher Wherry seconded the motion. Erik Stomburg abstained. All in favor and motion carried.

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- c) Application # Z-09-24 - Chateau Le Gari, 303 So Main St – Public Music Festival

The commission reviewed the plans submitted and further discussed the application. The plans adequately address parking, restrooms etc. and seem to be acceptable. The daily duration of the event was discussed and the regulations state that the limit is a total of fours of music per day. With four or five bands playing each day and the setup time to switch bands it was determined that the total event could be longer than four hours. The event times were also reviewed and set to 10AM to 9PM for Friday and Saturday, and 11AM to 5PM on Sunday. The maximum head count was also set to 200 people per day. An attendance report for each day will also be required to be submitted.

Erik Stomborg motioned to approve application Z-09-24 with the additional conditions of; adjusting the scheduled times to 10AM to 9PM for Friday and Saturday, and 11AM to 5PM on Sunday, a maximum of 200 people per day, and an attendance report be sent to Peter Hughes. William B. Lardi seconded the motion. All in favor and motion carried.

5. Other Business

- a) Application #Z-06-23 5 Hebron Rd, SunEV Inc. (Applicant) C&G Properties LLC. (Property Owner) EV Café & Charging Station – Violation discussion.

The applicant addressed the commission regarding the application and the proposed changes because of the stop order issued. Updated plans were provided regarding the fencing, charging stations, meter wall, temporary stations, disconnect switches, and a payment kiosk. The commission reviewed the plans and after a brief discussion it was determined that a site walk is needed to properly understand the plans.

William B. Lardi motioned to delay a decision on application #Z-06-23 and perform a site walk of the property on Wednesday, May 1, 2024, at 6:45PM immediately followed by a special meeting on site. Charles Denler seconded the motion. All in favor and motion carried.

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6. Adjournment

With no further business Eric Colantonio adjourned the meeting at 8:13PM

Respectfully submitted,

Dave Carter
Board Clerk