

Town of Marlborough



Zoning Commission - Special Meeting Minutes
May 2, 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, Robert Fraulino, Mark Merritt William B. Lardi, and Charles Denler. Also present were alternates Christopher Wherry, Erik Stromberg, and Nicholas Hale along with Peter Hughes – Director of Planning & Development.

2. PUBLIC COMMENTS

Ralph Urban – 10 Washington Road, raised the point that the meeting Agenda item 6b, Residential Zoning has been talked about for some time and needs more information before any decisions take place.

3. PUBLIC HEARING –

- a. Application #Z-06-24 – 1 Kimberly Way (Applicant) Matthew & Kristen Gomez (Property Owners) Construction of Accessory Building and Dwelling

Matthew Gomez addressed the commission regarding the special zoning application he has submitted to build a structure on his property at 1 Kimberly Way. Mr. Gomez described the building as a residential space for ageing in-laws and it would be approximately 1500ft² in size and be independent from the main house on the property. It will have its own utility connections, and a septic system which has already been reviewed. The plans submitted show the structure, location, and details of the building which are like the current house. Some trees will be removed for the building, but many will be left in place and vegetation will be added to maintain limited visibility from neighbors. The driveway to the new building will be an extension of the existing drive.

Town of Marlborough



There were a few questions from the commission regarding the trees to be left or added and where the neighbors' homes are in proximity to the new structure.

Public comments:

Lionel Ayotte - 5 Kimberly Way, commented on the proposed new additional building and that he had some concern over property values with multiple buildings on a lot.

Eric Colantonio motioned to close the public hearing on application Z-06-24. Nicholis Hale seconded the motion. All in favor and motion carried.

Eric Colantonio motioned to move Agenda Item 4.a in front of Agenda Item 3.b. Mark Merritt seconded. All in favor, motion carried.

- b. Zoning Commission Review of: Application #Z-06-24 – 1 Kimberly Way (Applicant) Matthew & Kristen Gomez (Property Owners) Construction of Accessory Building and Dwelling

The commission briefly discussed the zoning application and noted the plans meet regulations, and the permit application will include more details as needed.

There were no additional questions from the commission.

Robert Fraulino motioned to approve the zoning application Z-06-24. Mark Merritt seconded the motion. All in favor, motion carried.

Town of Marlborough



- c. 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

Attorney Bill Sweeney began the presentation and gave a description of the proposed development on property located at 156 North Main Street (2.3 acres) and 163 North Main Street (24 acres). The development includes 2 buildings with 48 units at 163 North Main Street.

The current plan remains consistent with the original master plan submitted and approved last year. In addition, there will be 5 units in total designated as affordable housing. The project will be done in two phases with the first phase including the units on the northern portion of the property. The development will be a Common Interest Community following the state of CT statutes. The association will manage and maintain the common elements of the property.

Mark Friend of Megson, Heagle & Friend presented maps and plans indicating the placement of 12 buildings. There will be a boulevard entrance with separate entrance and exit lanes around a green area. Sidewalks along the boulevard will connect to the existing sidewalks on North Main Street. Mr. Friend described the topography of the property and the area of the wetlands. There will be a gravel driveway used to access stormwater access drains. There will be tree clearing, site work, and grading in the regulated areas.

156 North Main Street will allow association members to use the lake with a pavilion, gravel loop drive, 4 parking spaces with one paved ADA space, walking path, a dock, and a natural grass area by the water. Mr. Friend continued to explain the stormwater management plan. The project will be connected to public water and sewer with a pump chamber on site. The costs associated with the water/sewer connections will be at the developer's expense. Deer resistant evergreen screenings will be installed at the key locations to provide privacy or limited visibility between the existing homes and the new development. There will not be sidewalks in the community itself. Lighting for the streets has been selected and specification sheets were provided and put into record.

Town of Marlborough



Thomas Graceffa, Landscape Architect presented the landscaping plan. The plan is to preserve as much vegetation as possible and add landscaping by the buildings, roads, and property areas to provide a style that fits the area and location. The plan calls for 29 species of plants and trees of which only 3 are not native to the area. He also noted that there are some existing stone walls on the property and if they cannot stay in place the stones will be retained and possibly used to create walls in the final landscaping effort. The use of green giants was noted as these are deer resistant and grow to a good tall height to provide limited visibility. The preferred plan would be to plant these early to provide time for growth before buildings are built.

Matt Williams of Williams Architects presented the overall design plan for the buildings. Renderings and drawings of the building styles were shown. It was noted that the topography of the land plays a role in the design of the buildings with some being two levels and others three. The three floor units will have walk out basements. Mr. Williams described the materials, roof lines and design style and noted that the design has many levels and exposures to not have a “cookie cutter” look and feel. The interior of the units will be around 2000 ft² with two bedrooms and a flex room, and a garage.

Attorney Bill Sweeney presented an overview of the traffic report that has been done. The entrance and exit of the development onto North Main Street will have more than adequate sight lines and the volume study shows the new development will have minimal impact on the traffic patterns and volume in the area.

Attorney Bill Sweeney wrapped up the presentation with the understanding that this application to the Zoning Commission will remain open. Attorney Bill Sweeney also stressed that Greylock is committed to meeting all codes and is flexible in their planning and looks forward to obtaining approval in the next few months.

Town of Marlborough



4. OLD BUSINESS

- a. 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

Zoning Commission questions:

There was a concern about the amount of vegetation clearing by the lake. It was noted that the landscaping plan details this and only where the dock is located will be cleared. It was noted that one pump station for the sewer will be needed. It was also noted that the design of the three-story buildings is rather high and was there an option to change these to the two-story style. The reply was that due to the slope of the land and lot area the two story would take up more space, but Greylock will look at viable options. The master plan submitted and approved had the three-story units. There was some more discussion on the trees that are planned to be planted. These are the green giants and when planted they will be about 7-8 feet tall and grow at a rate of ~ 2 feet per year until maturity. It was reiterated that these should be planted in the key locations early so they can root and grow to provide the desired privacy. It was also noted that along the north border of the property the trees and vegetation are rather thin and there is a need to add some of the green giants in that area as well. It was asked why sidewalks are not planned in the community area. The reply was that the volume and space required did not validate the need. A question on mailboxes was raised. Mark Friend described there will be a couple central mailbox areas with a pull off area all in line with the Postal Service requirements. A question on the roadways and design was raised asking if they are adequate for fire and emergency vehicles. It was noted the plan has been reviewed and they allow the space and turning radius needed. The entrance and exit are also a split boulevard design providing more space and flow for vehicles if needed. Fire hydrants are also part of the plan. Peter Hughes asked to have full renderings of building 10 and 11 for the next meeting and questioned the deck heights above grade for those units as well.

Town of Marlborough



Public Comments:

David Bourbeau, 174 North Main St. - asked if the property sale had occurred yet, concerned about the distance of the access points to the lake or the dock from his property, concern on property maintenance, concern about dead trees near his property. Also asked about fire suppression in the buildings.

Ralph Urban – 10 Washington Road – stressed his desire to see a special condition on the permit that the undeveloped land along the lake be put into conservatorship.

Jeff Sawyer, 20 Walker Lane – concerned that the retention pond near his property seems to be getting larger in the plans. Also concerned about the building heights.

Alex Langlois, 183 North Main St. – Stated the area along his property at the north end of the development and the rock wall is rather thin and hoped to see the green giant trees planted along that property line as well.

Jane Boston, 64 Pettingill Road – Noted a concern about the water wells in the area and impacts during construction. Raised concern on fires and the design of the buildings, dead trees, traffic flow as some use of Pettingill as a cut through to Roberts Road and then to Rt 66 and added a desire for the conservatorship of unused land along the lake.

David Boston, 64 Pettingill Road – questioned the traffic report and the fact that the speed limit is 25MPH not 35MPH on North Main St. as mentioned when talking about the traffic study.

John Wohlfert, 117 North Main St. - added his desire for the conservatorship of unused land along the lake, some questions on affordable units.

Public Comments Closed

Attorney Bill Sweeny addressed the concerns and questions raised by the public. He stated that the purchase has not occurred yet, the distance to the dock from 174 North Main is about 150 ft, maintenance will be done as needed under the new ownership, dead trees along adjacent property are a liability and will be addressed

Town of Marlborough



once the sale occurs, he respects the concerns on the land conservation and stated the client is not interested in making any of the area along the lake a conversation space and believes the plan more that adequately manages the requirements for open space and are open to other ideas, retention basin will be as small as possible but will be per requirements of the town engineer, building heights may be high and agree to look at options, sprinklers are not required and all construction is in full compliance with the codes, green giant trees selected as they are also deer resistant, concern about the north property line adjacent to 183 North Main will be looked at, concern on well water impact and stated that area is not on any ledge and the perk test has been done and shows no impact, if blasting was needed all applicable codes would be followed, traffic flow and volume from this development is negligible compared the to the current volume, affordable units will be designated as they build in each phase and is a flexible item that will be decided as they build.

Robert Fraulino motioned to continue the Public Hearing 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 to the June 6, 2024, meeting. Mark Merritt seconded the motion. All in favor, motion carried.

5. NEW BUSINESS

- a. Application #Z-08-24 – 7 E Hampton Rd (Applicant) Big Y (Property Owner) Installation of two locked and ventilated LPG display containing forty-two cylinders.

Peter Hughes provided the commission with the plans submitted by Big-Y to add a propane (Blue Rhino) display unit to the front corner of the building at the south end left of the bottle return area. This all needs to be per fire codes and regulations in conjunction with the Fire Marshall.

Mark Merritt motioned to approve Application #Z-08-24 – 7 E Hampton Rd (Applicant) Big Y (Property Owner) Installation of two locked and ventilated LPG display containing forty-two cylinders. Robert Fraulino seconded the motion. All in favor, motion carried.

Town of Marlborough



6. OTHER BUSINESS

Other business to be continued to the June 6, 2024, meeting.

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's
- b. Amendments to Article Six Residential Zone
- c. Commissioner Training

7. ZONING ENFORCEMENT OFFICER REPORT

No Report

8. APPROVAL OF MINUTES AND ACTION TAKEN

Robert Fraulino made a motion to approve the minutes of the April 4, 2024, regular meeting and the April 25, 2024, Special Meeting. Charles Denler seconded the motion. The motion passed.

9. ADJOURNMENT

Eric Colantonio adjourned the meeting at 9:09PM

Respectfully submitted,

Dave Carter
Board Clerk