



**Town of Marlborough
Zoning Commission Meeting Minutes
Marlborough Town Hall 7:00 PM
26 North Main Street, Marlborough, CT
June 1, 2023**

Prior to calling the meeting to order Chair Kevin Asklar noted this meeting to set the date for the public hearing. Applicant for APPLICATION #Z-04-23 Greylock Property Group is not present this evening.

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, Recognition of guests)

Kevin Asklar called the meeting to order at 7:06 pm.

Present were Kevin Asklar, Mark Merritt, John Grasso, Rob Fraulino, Erik Stromberg-Alt, Jack Murray-Alt, and Peter Hughes-Director of Planning & Development

Mr. Asklar motioned to move public comments to item 6c. Mr. Merritt seconded. All in favor and motion carried.

2. PUBLIC COMMENTS – moved to 6.c.

3. PUBLIC HEARING -none

4. OLD BUSINESS

5. NEW BUSINESS

- a. APPLICATION #Z-04-23- Greylock Property Group, LLC, (applicant), Terramuggus LLC (property owner), 163 North Main Street, Amendment to Zoning Map from Resident (R) to Floating Zone Design Multiple Resident Zone (DMR).

Mr. Merritt motioned to move APPLICATION #Z-04-23- Greylock Property Group, LLC, (applicant), Terramuggus LLC (property owner), 163 North Main Street, Amendment to Zoning Map from Resident (R) to Floating Zone Design Multiple Resident Zone (DMR) June 29, 2023, meeting.

Mr. Asklar motioned site walk for 163 North Main Street be scheduled for June 29, 2023, at 6:00 pm. Mr. Merritt seconded. All in favor and motion carried.

6. OTHER BUSINESS

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

- b. Amendments to Article Six Residential Zone

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

Peter Hughes reviewed the process. He recommends a public hearing be set for September or October meeting. He reviewed the amendments made to Article Six. Mr. Hughes will email a copy to all commission members for review to discuss at the next meeting.

c. Public Comments

Christi Rentsch Moraga 18 Flood Road – Ms. Moraga would like to know what the results of the site walk were. She again requested the commission do a yearly review of the property. Ms. Moraga likes the new town website.

Alan Miller North Main Street – Asked Mr. Hughes if the rear lot is still 50' frontage. Mr. Hughes responded it is.

Jane Boston Pettengill Road – Ms. Boston asked for confirmation of the site walk at 163 North Main Street. Mr. Asklar confirmed it is at 6:00 pm on June 29, 2023. She asked where to meet for the site walk and was advised there is a drive north of 163 No. Main Street. She said it appears Greylock Properties applied last week before the Zoning Commission sets into play the requirement for 15% for affordable housing.

d. Crestview Forest LLC, East Hampton Road Assessor's Map 8 Block 32 Lot 29 Zoning Citation and/or Legal Action Request. Possible action issuance of Zoning fines citation.

Mr. Asklar reported on the site walk and is pleased with the efforts set forth by Mr. Hanson. Mr. Asklar recommends it stay on the agenda. The timeline was reviewed with Mr. Hanson. This item is carried to the next meeting.

e. Commissioner Training

Table to next meeting.

7. ZONING ENFORCEMENT OFFICER REPORT

Mr. Hughes reported:

- He has reached out to Big Y today about the outside display and has not had a response. The merchandise is blocking the fire lane. If there is no response by June 5, 2023, he will contact them again.
- Three Fella's is moving forward. Resubmitted to DOT about the driveway.
- Self-storage facility plans were rejected by DOT. Self-storage will address concerns and submit to DOT again.
- Mr. Merritt asked about the solar farm. Mr. Hughes reported it will start in the fall.
- Mirabito is waiting to get a CO. They need to pass an electrical inspection.

8. APPROVAL OF MINUTES AND ACTION TAKEN – May 4, 2023

Mark Merritt motioned to accept the minutes from May 4, 2023, as presented. Rob Fraulino seconded. All in favor and motion carried.

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9. ADJOURNMENT

Kevin Asklar motioned to adjourn at 7:29 pm. Rob Fraulino seconded. All in favor and motion carried.

Respectfully submitted,

Tracy Monterville
Board Clerk