



**Town of Marlborough
Zoning Commission Meeting Minutes
Community Room
25 School Drive
June 29, 2023
7:00 p.m.**

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

Present were Mike Merritt, Kevin Asklar, John Grasso, Erik Stromberg-Alt, Jack Murray-Alt, and Peter Hughes-Director of Planning and Development.

2. PUBLIC COMMENTS

Mr. Asklar opened public comments.

Christi Rentsch Moraga 18 Flood Rd. - She spoke with Peter Hughes about affordable housing in Marlborough. Ms. Moraga feels Marlborough needs more affordable housing.

3. PUBLIC HEARING

- 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. Asklar opened public hearing beginning with Greylock presentation.

Bill Sweeney of Tobin, Carberry, O'Malley, Riley & Selinger PC, land use attorney for Greylock Property Group spoke first. He reviewed the presentation and introduced Mark Friend, Megson, Heagle & Friend Civil Engineers and Ken Navarro, Greylock Properties. If approved tonight Greylock Property will return later in the year with detailed plans. He reviewed the parcel and its location to neighbors. Lakefront is not part of tonight's zoning hearing. Mr. Sweeney addressed the petition that was submitted and reported Greylock has reduced the plan to 48 units.

Ken Navarro reviewed the organization and their smart development concept. Mr. Navarro spoke of the costs being shouldered by Greylock and not the town. He presented changes which have been made based on public feedback and the architecture of the project.

Mark Friend presented details of the topography. For the record he submitted a new master concept plan of 12 buildings instead of 13. 64.4% of the site will remain natural vegetation. Mr. Friend reviewed the storm water plan.

Mr. Asklar asked about the water system. The new residents will be able to tie into the water line with no change to existing homes.

Mr. Sweeney addressed the items in the petition from the Marlborough homeowners.

- Traffic
- Dickenson Creek
- Over burden of the property
- Negative to wildlife
- Water Impacts to neighboring wells and the lake
- Sewage pump station
- Projected connection and second entrance via Pettengill Rd
- Traffic signal
- Developer would receive financial assistance from the town
- Decline in neighboring property values
- Impact to schools

Peter Hughes thanked all who attended the meeting. This project complies with POCD. He further reviewed the plan and buffering to neighboring properties. He discussed the affordable housing percentage for the Town of Marlborough. There will be no strain on the town's finances.

Mr. Stromberg asked if lake zoning regulations are posted on the town website? Mr. Hughes responded in the affirmative and he can also be contacted for copies.

Carolyn Bernardo Pettengill Road – thanked the developer for speaking with the neighbors. She voiced concerns about the plan meeting certain minimum requirements.

Ralph Urban 10 Washington Road – thank you developer. Disappointed Planning Commission has moved this forward. He has had a good dialogue with the developer and hopes it continues.

Mr. Asklar received 13 letters on this issue. He shared the names of the writers.

Andy Heymann North Main Street – addressed the decision to sell the property and commented on the petition.

Jennifer Chicoine Pettengill Road – She has concerns there will be a phase 2 of development which will move into the wetlands.

Jane Boston 64 Pettengill Road – thanked the commission. She spoke about the petition and working with the developer. She is not in favor of the development.

Jane Boston speaking for Lake Advisory Commission – She voiced concern about the development this close to the lake.

Mr. Askler spoke about the site walk held prior to the meeting.

Atty. Sweeney spoke in rebuttal to the public comments.

Mark Merritt motioned to close the public hearing. Erik Stromberg seconded. All in favor and motion carried.

4. OLD BUSINESS

- 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).

Mark Merritt spoke to the public about their commitment to following the zoning regulations.

John Grasso motioned to approve 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). Mark Merritt seconded. All in favor and motion carried.

5. NEW BUSINESS

6. OTHER BUSINESS

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

7. ZONING ENFORCEMENT OFFICER REPORT – Peter Hughes, Director of Planning & Development

- Will send violation letter to Big Y for storage if goods outside approved areas in front of the building.
- Crestview Forest LLC – Mr. Hanson continues to make progress.

8. APPROVAL OF MINUTES AND ACTION TAKEN – June 1, 2023

Erik Stromberg motioned to accept June 1, 2023, minutes. Mark Merritt seconded. Four members approved and one abstained (John Grasso) motion was carried, and minutes were accepted.

9. ADJOURNMENT

Kevin Asklar motioned to adjourn the meeting at 8:58 pm. Mark Merritt seconded and meeting adjourned.

Respectfully submitted,

Tracy Monterville
Board Clerk

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