



**Town of Marlborough
Zoning Commission Meeting Minutes
Town Hall
August 3, 2023
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 John Grasso, Eric Colantonio, Mark Merritt, Rob Fraulino, and Peter Hughes-
Director of Planning & Development

2. PUBLIC COMMENTS - none

3. PUBLIC HEARING - none

4. OLD BUSINESS - none

5. NEW BUSINESS

- a. APPLICANT #Z-05-23 5 Hebron Road, SunEV Inc. (Applicant) C&G Properties LLC. (Property Owner) Zone change DCD32DCD1
- b. APPLICANT #Z-06-23 5 Hebron Road, SunEV Inc. (Applicant) C&G Properties LLC. (Property Owner) EV Café & Charging Station

Bob Patrick from SunEV reviewed the proposed application for the commission. Mr. Grasso asked for details regarding the café design and was informed the café will be run by a lessor. SunEV is proposing 12 charging stations. Mr. Colantonio noted there needs to be access for emergency vehicles.

Mark Merritt motioned for public hearing for applications #Z-05-23 5 Hebron Road, SunEV Inc. and #Z-06-23 5 Hebron Road, SunEV Inc. for September 7, 2023. John Grasso 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 September meeting.
- c. Amendments to Article Six Residential Zone Tabled to September meeting.

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

- 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. Hanson reported it almost completed. There are two trailers and an overseas container left.

Eric Colantonio motioned for a site walk schedule for September 7, 2023 at 6:15 pm for Assessor's Map 8 Block 32 Lot 29. Rob Fraulino seconded. All in favor and motion carried.

- e. Commissioner Training

Mr. Hughes advised this training will wait until after the election.

7. ZONING ENFORCEMENT OFFICER REPORT

- Three Fella's is moving forward. Expecting to be landscaped by October.
- Portland Road gas station and their lack of mowing.
- Propane installation has received their CO on West Road.
- ZBA discussed Article Six and would like to drop setback from 50' to 15' or 25' on the backyard.
- Storage facility proposal is waiting for DOT to approve.
- No news on the solar farm.
- Apartments ready to get going.

8. APPROVAL OF MINUTES AND ACTION TAKEN

Mark Merritt motioned to approve June 29, 2023 minutes. Rob Fraulino seconded. John Grasso abstained and all others approved minutes be accepted as presented.

9. ADJOURNMENT

Eric Colantino adjourned the meeting at 7:20 pm.