



**Town of Marlborough  
Zoning Commission Minutes  
Town Hall  
September 7, 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 7:01 pm

Present were John Grasso, Kevin Asklar, Erik Stromburg and Peter Hughes – Director of Planning & Development

2. PUBLIC COMMENTS

Ralph Urban 10 Washington Road – Does not feel the commission should endorse density bonus for developments to hook up to sewers. He also noted further potential zoning changes he has concerns about.

3. PUBLIC HEARING

- APPLICANT #Z-05-23 5 Hebron Road, SunEV Inc. (Applicant) C&G Properties LLC. (Property Owner) Zone change DCD32DCD1
- 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 requested zoning change. Mr. Asklar asked about additions to the electric system. Mr. Patrick confirmed it would need additional electric with the wiring would come in underground. There will be 12 charging stations, which includes one handicap. Mr. Grasso asked the plans be clarified to clearly show the charging station parking spaces. SunEV will use the existing detached sign and the café tenant will use the existing signage location on the building. Mr. Asklar needs the dumpster location with screening added to the plans along with transformer location and screening. Solar panels will go on the roof of the existing building. Mr. Asklar requested a rendering of solar panel location and number of panels. No additional exterior lighting is proposed. Hours would be 6 am to 10 pm, no attendant is needed for the EV station.

Mr. Asklar opened the hearing.

Albert Whitney 20 Ogden Lord Road. – Mr. Whitney would like to know what type of chargers will be installed? What is the ratio of solar power to grid power needed? He would like to know about the hours of operation? He asked about the lighting?

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

Applicant confirmed hours of operation, lighting and will provide rendering of charging stations along with corrected/adjusted plans.

Mark Paul East Lake Road – Are the units locked down during closed hours?

Applicant confirmed the chargers are controlled by SunEV and will be locked down by SunEV.

Mr. Asklar motioned to continue public hearing for applications Z-05-23 5 Hebron Road, SunEV Inc. Zone Change DCD32DCD1 and #Z-06-23 5 Hebron Road, SunEV Inc. EV Café & Charging Station. John Grasso seconded. All in favor and motion carried.

#### 4. OLD BUSINESS

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

Continued.

#### 5. NEW BUSINESS

#### 6. OTHER BUSINESS

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's  
Tabled
- b. Amendments to Article Six Residential Zone  
Tabled
- c. 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 and Mr. Stromburg did the site walk. There are still a few trailers, three of the four are sold. Equipment and Conex box will remain for work on the site.

Zoning Commission will remove this item from the agenda.

- d. Commissioner Training  
Mr. Hughes emailed the commission members with options for virtual training.

#### 7. ZONING ENFORCEMENT OFFICER REPORT – Peter Hughes

- Mr. Hughes received two complaints about Farm at Carter Hill radio event.
- Spoke with Three Fella's about their need to return to Zoning for signage approval. No completion date currently.
- Big Y continues encroaching into fire lane with products. Mr. Hughes will see the store manager and has written to the corporate office.
- Need to review contractors storing equipment in yards.

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- Portland Road gas station planting is complete.

Gary Roberts attended the meeting to discuss the Twin Hills property. He would like to do a similar project as the propane installation off exit 12. He was informed this application does not fit the site zoning.

8. APPROVAL OF MINUTES AND ACTION TAKEN

Approval of 8/3/2023 minutes tabled.

9. ADJOURNMENT

Kevin Asklar motioned to adjourn the meeting at 7:56 pm. John Grasso seconded. All in favor and motion carried.

Respectfully submitted,

Tracy Monterville  
Board Clerk