

**MINUTES**  
**MARLBOROUGH PLANNING BOARD**  
**MARLBOROUGH, MA 01752**

1A

**Call to Order**

**January 22, 2024**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Sean Fay, Barbara Fenby, James Fortin, Patrick Hughes, Dillon LaForce, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes**

**A. January 8, 2024**

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to accept and file the January 8, 2024, meeting minutes. Yea: Fay, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0. Abstained: Dr. Fenby

**2. Chair's Business (None)**

**3. Approval Not Required (None)**

**4. Public Hearings (None)**

**5. Subdivision Progress Reports (None)**

**6. Preliminary/Open Space/Limited Development Subdivision**

**A. Open Space Definitive Subdivision Application, Stow Road, Map and Parcels 8-164, 8-163, and 20-150A**

Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)

Name of Owner: McCabe Family Irrevocable Trust & Judith McCabe  
(6 Erie Drive, Hudson, MA 01749)

Name of Surveyor: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)

**i. Flowchart**

**ii. Extension Request**

Mr. LaVenture read the January 18, 2024, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the January 18, 2024, correspondence from Daniel J. Burger, Esq. and to grant the extension for the decision on the Open Space Definitive Subdivision on Stow Road (547 Stow Road) through February 26, 2024. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture and Russ Nay: 0. Motion carried. 7-0.

**iii. Plan Set**

Revised: December 20, 2023

Vito Colonna (Connorstone Engineering, Inc.) updated the Board and went over the plan revisions:

- Vegetated island was added to the cul-de-sac
- Sidewalk was moved out towards the edge of the right-of-way
- Vegetated cul-de-sac waiver was added to the cover sheet
- Notes about the Planting Plan being reviewed by the City Engineer and Conservation were added

Mr. DiPersio explained he had proposed the concept of a porous pavement cul-de-sac to Mr. Colonna. Mr. Colonna explained the developer preferred the look of the vegetated cul-de-sac.

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Daniel Burger (Connolly Burger, P.C.) confirmed he is working with the Board of Health on fine tuning some language and is working on revising the covenant and certificate of vote. Once everything is completed it will be sent to the Legal Department for review. He explained they are revising the language on the bond.

Mr. Burger and the Board discussed having the developer sign the covenant. The Administrator read G.L. c. 41, sec. 81U, "a covenant, executed and duly recorded by the owner of record."

Mr. Russ addressed concerns about utilities underneath the vegetated island. Mr. DiPersio explained they wouldn't want any trees over the utility lines but that the planting plan would have to take the underground utilities into consideration, but that vegetation really isn't a big deal. Mr. Colonna explained the water is 5 feet deep.

Mr. Colonna explained the cul-de-sac island has a cape cod berm with vertical granite along the outside.

Mr. Burger and the Board agreed everything would be in final form at the February 12, 2024, meeting and ready for a vote at the February 26, 2024, meeting.

**7. Definitive Subdivision (None)**

**8. Signs (None)**

Mr. Fay renewed the Board's recommendation that signs be handled by City Council moving forward.

**9. Correspondence (None)**

**10. Unfinished Business**

**A. Working Group**

- i. Northeast Porous Paving Presentation
- ii. Northeast Porous Paving supporting documents

Mr. LaVenture updated the Board and explained everyone should have received a link to the Working Group's January 3<sup>rd</sup> teams meeting with Northeast Porous Paving. Included in the agenda packet are the items listed above and he explained he is waiting to hear back from a number of contacts that are referenced in the presentation and plans to follow up with them soon. The Working Group's next meeting is scheduled for Wednesday January 31, 2024, they will be reviewing some information the City Engineer has gathered and will report back to the Board with more detailed information.

Mr. Fay explained he is interested in technologies that would be appropriate for larger surface areas.

Mr. DiPersio explained he reached out to a lot of the City's paving contractors and received feedback regarding porous asphalt pavement, which is asphalt and aggregate like regular pavement, but its' made to be porous, and this will be summarized and presented at future meeting.

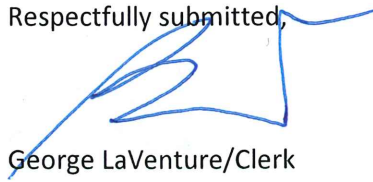
**11. Calendar Updates (None)**

**12. Public Notices of other Cities & Towns (None)**

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On a motion by Mr. Hughes, seconded by Mr. LaForce, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'G. LaVenture', written over the printed name.

George LaVenture/Clerk

/kmm