

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: November 29, 2016

Time: 5:00 PM (Please note earlier time.)

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 NOV 23 A 9 19

09-12-2016 – **Order No. 16-1006667A**: Petition on behalf of Cameron Realty Trust, 28 South Bolton Street regarding the Proposed Zoning Ordinance Amendment within the Marlborough Village District, Section 650-34 and Table of Lot Area, Yards and Heights of Structures, 650-41.

-REFER TO URBAN AFFAIRS COMMITTEE

-REFER TO PLANNING BOARD

-PUBLIC HEARING: OCTOBER 3, 2016

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 12, 2016
PAGE 1

ORDERED:

PROPOSED CITY COUNCIL ORDER

ORDERED:

Be it ordained by the City Council of the City of Marlborough that the Code of the City of Marlborough, as most recently amended, be further amended by amending certain provisions of Section 650-34, Marlborough Village District, and Section 650-41, Table of Lot Area, Yards, and Height of Structures, as follows:

1. By amending Section 650-41, Table of Lot Area, Yards, and Height of Structures, as follows (new text underlined, deleted text in strikethrough):

District	Minimum Lot Area	Minimum Lot Frontage (feet)	Minimum Side Yard (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Height	Minimum Lot Coverage
Marlborough Village District MV	5,000 square feet	25	10 ³	10 ¹⁴	10 ¹⁵	Minimum: 35 feet 6 stories: not to exceed a maximum of 70 feet ¹²	80% ¹³

NOTES:

1. Note deleted.
2. Applies to all buildings erected on or after January 27, 1969; all others, 10 feet.
3. Where abutting a residence district.
4. Except where abutting a residence district, shall be 50 feet.
5. Except for buildings extending through a block or to a railroad siding.
6. For the purpose of measuring setback distances for the corresponding height restrictions, an owner of LI or I zoned land may count abutting residentially zoned land toward the setback requirement if such land is owned by the same owner. Ownership of the residential land and the LI or I land must continue to be held by the same entity.
7. However, this frontage need not be contiguous.



IN CITY COUNCIL

SEPTEMBER 12, 2016

Marlborough, Mass., _____ PAGE 2

ORDERED:

8. No part of any principal building shall be within 25 feet of any exterior lot line nor shall any part of any building be closer to any exterior lot line than the minimum side yard requirement which would have been applicable in the zoning district in which the land in question was located before it was rezoned into a Retirement Community Residence District. A building may be as close as 25 feet to the front yard line of the exterior lot; provided, however, that no said building shall be less than 50 feet from the side line of a public way.
9. Excluding from lot size any land which prior to development of the site as a Retirement Community would be defined as a resource area as that term is defined in MGL c. 131, § 40.
10. Buildings on a Large Tract Development Lot, which are more than 1,200 feet from a Residential Zone, may be built to a maximum height of 85 feet.
11. Maximum lot coverage for a Large Tract Development Lot shall be 50%.
12. Within the Marlborough Village District, special permits may allow for an increase in height to 80 feet; also, provided that the height of any development adjacent to any residential district shall be stepped down and shall not exceed 52 feet. [See Section 650-33(F).]
13. Within the Marlborough Village District, special permits may allow for an increase in lot coverage.
14. Except along ~~Main Street~~ within the following streets in the Marlborough Village District where zero-foot setback is allowed by right: Main Street, the eastern side of South Bolton Street between Main Street and Granger Boulevard, and the northern side of Granger Boulevard between South Bolton Street and Main Street.
15. Except that a special permit may be granted to reduce this to zero where public safety will not be impacted and the reduction will yield a better design.

Be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE PUBLIC HEARING FOR MONDAY, OCTOBER 3, 2016.**

ADOPTED

Order No. 16- 1006667



MIRICK O'CONNELL

ATTORNEYS A RECEIVED

CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 SEP -8 A 11:51

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t 508.860.1470
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September 8, 2016

HAND DELIVERED

Councilor Edward Clancy, President
Marlborough City Council
City Hall
Marlborough, MA 01752

*Pub Hearing
Oct 3
ADV
P.O. + UA*

Re: Proposed Zoning Amendment

Dear Councilor Clancy:

I represent Cameron Realty Trust, the owner of land located at 28 South Bolton Street. The property is located entirely within the Marlborough Village District.

Cameron Realty Trust respectfully requests that the City Council consider amending the Zoning Ordinance as specified in the attached Proposed Order. Please refer this matter to the Planning Board and take the appropriate steps for review by the City Council.

Pursuant to City Council Order No. 91-3822A, I am notifying you that Mirick O'Connell is representing Cameron Realty Trust in this matter before the City Council.

Very truly yours,

Arthur P. Bergeron

APB/

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ADOPTED
In City Council
Order No. 16-

Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:



IN CITY COUNCIL

OCTOBER 3, 2016

Marlborough, Mass., _____ PAGE 2

ORDERED:

QUESTIONS FROM THE CITY COUNCIL

- ✓ Councilor Oram did not have a problem with the concept but his question concerned the traffic in the area as South Bolton Street and Granger Boulevard are quite busy and he requested any potential traffic issues be resolved before they make a decision. He believed either a traffic engineer or the City Engineer should review the area and provide feedback to Councilors.
- ✓ Councilor Doucette stated the affected area is an intersection of two major thoroughfares within the City and was concerned about snow removal. Those spaces are buffers for snow plows to place snow and with the frontage closer to the thoroughfares, the less opportunity to take the snow and place it somewhere else. The City should continue its growth with consistent zoning.
- ✓ Councilor Delano explained they would be looking at this request in committee and signing an engagement letter with MAPC (Metropolitan Area Planning Council) to assist with this request. It was not anticipated there would be issues with traffic or snow. As these projects come in, the idea of economic development provides the developers the visibility and understanding to do things by right. The project associated with this request would come in as Site Plan Review through City Council, so if there were issues such as snow removal, they would be resolved at that time.
- ✓ Councilor Landers remembered when Granger Boulevard and South Bolton Street opened over forty years ago. They were looking for balance downtown and it was a long overdue, good project.
- ✓ Councilor Robey requested Mr. Bergeron bring a map of the Downtown Village District with the affected streets clearly marked to Urban Affairs.
- ✓ Councilor Juairé questioned whether the project would come before the City Council as a Special Permit or under the zoning amendment. Mr. Bergeron stated, if this issue were resolved with the amended zoning, it would be under Site Plan approval by City Council.
- ✓ Councilor Robey noted the amendment affected the Table of Lot Area, Yards, and Height of Structures but not the Marlborough Village District zoning itself.
- ✓ Councilor Oram asked if there was parking under the building. Mr. Bergeron confirmed there is some parking below the building so they could provide some of their own parking for the project.

