

# City of Marlborough Meeting Posting

**Meeting Name:** Zoning Board of Appeals

**Date:** March 13, 2012 (Tuesday)

**Time:** 7:00 P.M.

**Location:** 3<sup>rd</sup> Floor – Memorial Hall

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## Agenda Items to be addressed:

### Zoning Board of Appeals Notice of Hearing Mass. General Law Chapter 40A, Section 11

7:00 P.M. **Petition:** Logical Partners, LLC proposes to tear down all existing structures on site and construct a 3 family dwelling, each unit to consist of 3 bedrooms, 2.5 baths, and a 2 car garage. The proposed lot coverage will be approximately 40% which exceeds the 30% maximum required according to Chapter 650, Section 43 as further referenced on Table 650(b). The property is located in Zoning District Residence B, at 126 Pleasant St., being Map 68 Parcel 466 of the Assessor's Maps.

8:00 P.M. **Continuation meeting - Petition:** The applicant, Cumberland Farms, Inc., proposes to remove existing buildings to pave the way for a new convenience store and gas operation. The following deficiencies that need relief through a variance request to the Zoning Board of Appeals are as follows:

1. Front yard landscaping required from the property line into the site must be 15 ft. deep. At portions on the plan, this dimension is reduced to 10 ft. (Chapter 650-47 E(b).
2. The canopy setback from Maple St. is shown as 30 ft., thereby being 20 ft. closer to Maple St. than the 50 ft. setback required. (Chapter 650-41)
3. The building setback from Walker St. is shown as 26 ft., which deviates from the required 50 ft. setback. (Chapter 650-41)

The property in question is located at 412 Maple St., (Map 93 Parcel 66A), 418 Maple St. (Map 93 Parcel 68) and Walker St. (Map 93 Parcel 67C). The property is located in Zoning District Commercial and Automotive.

Applicant or representative must be present  
Public is invited

Zoning Board of Appeals  
James Natale  
Chairman

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 BY LAW.