

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

1A

Call to Order

December 1, 2025

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, Patrick Hughes, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio. Member Absent: James Fortin.

1. Draft Meeting Minutes

A. November 17, 2025

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the November 17, 2025, meeting minutes. Yea: Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 4-0. Abstained: Fay.

2. Chair's Business

A. Mosher Lane, Forest Trail Subdivision

Mr. Fay reminded the Board that Mr. Burger was trying to familiarize himself with the title issues and looking into a quote for the gate and stone installation.

The Administrator agreed to check in with Mr. Burger, and Code Enforcement.

B. Clover Street Improvements

i. Improvement plans Date: Rev. November 14, 2025

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the plans and to refer them to Engineering for review. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

3. Approval Not Required

A. 163 Main Street, Marlborough, MA 01752

Applicant: TAJ Estates of Marlborough, LLC, 95 E. Main St, Westborough, MA 01581

Owner: City of Marlborough, 140 Main St, Marlborough, MA 01752

Surveyor: Bruce Saluk & Associates, Inc., 576 Boston Post Rd E, Marlborough, MA 01752

Deed: Book: 71612, Page: 15

i. Form A

ii. Plan of land Dated: October 2, 2025

iii. Correspondence from City Engineer, Thomas DiPersio – Review

Mr. LaVenture read the November 19, 2025, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the November 19, 2025, correspondence from City Engineer, Thomas DiPersio and to endorse the above referenced Plan of land dated October 2, 2025, as Approval Not Required under the Subdivision Control Law. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. 547 Stow Road (Quinn Road) – no updates

B. 689 Pleasant Street (Jewell Road)

i. Correspondence from City Engineer, Thomas DiPersio – Acceptance recommendation

Mr. LaVenture read the November 25, 2025, correspondence into the record.

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

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

Mr. DiPersio provided procedural guidance and explained the next step is for the developer to make request for acceptance to Council and once the Board receives Legal's opinion the Board can then make their recommendation to Council.

Dr. Fenby urged members to visit the site. She explained this was a great site to see the size comparison of before and after the homes being built. Because the homes are so large there now isn't a lot of space.

C. 0 Stevens Street (Tobin Road)

i. Correspondence from Charles Bourque & Mike Carney – Extension request

Mr. LaVenture read the November 24, 2025, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

The Administrator confirmed that all taxes are paid and up to date, no blight was found on site and that no building permits have been pulled so no bond is in place.

Mr. Fenby explained they have been great on keeping the Board up to date.

Mr. Bourque explained he believes a 2-year extension should be enough time to accommodate the difficulties of working with the ledge on site. He detailed his plan on which lots he plans to start with first.

Dr. Fay reminded Mr. Bourque of the developer's ability to post a cash or performance bond which would give them the ability to pull a permit for the lot 4, which is currently held for street acceptance.

On a motion by Mr. LaVenture, seconded by Dr. Fenby, the Board vote to grant a two-year extension on the approval for 0 Stevens Street, Tobin Road definitive subdivision through December 2, 2027. The subdivision was originally approved on November 7, 2022, and was previously granted an extension through December 2, 2025. Yea: Fay, Fenby, Hughes LaVenture and Russ. Nay: 0. Motion carried. 5-0.

ii. Correspondence from Charles Bourque – Monthly progress report

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

D. 76 Broad Street (Pettes Road) – No updates

E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

6. Preliminary/Open Space/Limited Development Subdivision (None)

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group – No updates

B. Paper Street – No updates

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

11. Calendar Updates

- A. 547 Stow Road (Quinn Road) Chuck & Tim Black
Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance
Current Status: - Roadway under construction

- B. 689 Pleasant Street (Jewell Road) William Limberopoulos
Approved: June 26, 2023 Next Steps: - (Lot 6 held for street acceptance)
Current Status: - Roadway under construction

- C. 0 Stevens Street (Tobin Road) Charles Bourque & Michael Carney
Approved: November 7, 2022, extension approved through December 2, 2025
Next Steps: - (Lot 4 held for street acceptance)
Current Status: - Roadway under construction

- D. 76 Broad Street (Pettes Road) Camila & Garrett Marino
Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 **(OLD RULES AND REGS)**
Next Steps: - Preconstruction meeting

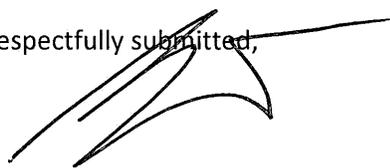
- E. Stratton Woods
Current Status: Waiting on developer to respond to correspondence

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

The Board chose Double T's for their Holiday Party.
Dr. Fenby endorsed the 163 Main St ANR Plan

On a motion by Mr. Hughes, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

Respectfully submitted,


George LaVenture/Clerk

/kml

Chapter 85
of the Acts of 2025

T H E C O M M O N W E A L T H O F M A S S A C H U S E T T S

In the One Hundred and Ninety-Fourth General Court

AN ACT PROVIDING A SIMPLIFIED PROCEDURE FOR THE LAYOUT AND ACCEPTANCE OF
SUBDIVISION ROADS IN THE CITY OF MARLBOROUGH.

*Be it enacted by the Senate and House of Representatives in General Court
assembled, and by the authority of the same, as follows:*

SECTION 1. (a) Notwithstanding chapters 79 and 82 of the General Laws or
any other general or special law to the contrary, the city of Marlborough may
employ the procedure set out in this act for municipal layout and acceptance
of roads constructed within a subdivision in accordance with a definitive
subdivision plan that has been approved by the planning board of the city of
Marlborough pursuant to the subdivision control law under section 81K of
chapter 41 of the General Laws.

(b) The planning board, upon request of either the mayor or city
council, or upon its own initiative, shall hold a public hearing on the issue
of the laying out and acceptance of a specific road or roads, at which time
interested persons shall be given an opportunity to be heard. Not less than 7
days prior to such hearing, written notice of the hearing shall be: (i) sent
by first-class mail, postage prepaid, to the owner of record of each property
abutting the road or roads as they appear from records kept by the city of
Marlborough assessors, which shall be conclusive evidence of ownership for
the purposes of this act; and (ii) given by publication in a newspaper of
local circulation or posting on the bulletin board of the city clerk's
office. Not more than 21 days after the public hearing, the planning board
shall prepare a written certification that said road or roads have been laid
out and constructed in accordance with a plan referenced and described in the
certification, if the planning board so determines. The certification shall
identify all municipal easements including, but not limited to, utility,
drainage, access and other easements, shown on such plan. Such plan, which
may be an existing approved and recorded definitive subdivision plan, shall
show the boundaries and measurements of the road or roads and any municipal
easements. The planning board shall submit the planning board's certification
to the city council.

(c) Within 45 days of the receipt of the planning board's certification, the city council or a standing committee of the city council shall hold a meeting for the sole purpose of considering whether it is in the public interest to layout and accept the certified road or roads as a public way.

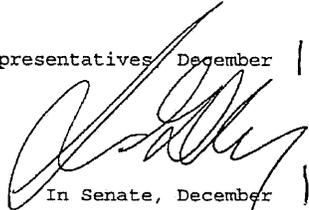
After the meeting, if the city council determines, upon a majority vote, that it is in the public interest to layout and accept the road or roads as a public way, the city council shall vote to adopt for recording at the registry of deeds an order of acceptance containing the city council's vote and attaching the planning board's certification. Said order shall be presented to the mayor in accordance with section 55 of chapter 43 of the General Laws.

(d) The order of acceptance shall be recorded not more than 90 days after the date upon which the order is in force and, upon recording, shall, with no additional notice or other action required, vest in the city of Marlborough the ownership in fee to the road or roads, together with the ownership of all municipal easements identified in the certification, including, but not limited to, utility, drainage, flowage, access and other easements shown on the plan, for all municipal purposes including, but not limited to, access, repair, improvement, reconstruction, removal and replacement, as well as all pipes, structures and other improvements located within the road and municipal easements unless excluded by the order of acceptance. No owner of, or holder of any interest in, land comprising the road, land abutting the road so accepted or land subject to an easement shown on the plan shall have any claim for compensation against the city on account of such acceptance.

SECTION 2. This act shall take effect upon its passage.

House of Representatives, December 1, 2025.

Passed to be enacted,

 Speaker.
In Senate, December 1, 2025.

Passed to be enacted,

 President.

December 10, 2025.

Approved,

at 6 o'clock and 10 minutes, P. M.

 Governor.