



City of Marlborough
Zoning Board of Appeals
140 Main Street
Marlborough, Massachusetts 01752

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Meeting Minutes

For Meeting Held: March 14, 2025, 6:00 PM, at 3rd Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

Members Present: Ralph Loftin-Chairman, Robert Levine, Thomas Pope, Thomas Golden and Douglas Philpott.

Members Absent: None.

Also present were:

Craig Sullivan – Secretary

Items Discussed:

1. Zoning Board of Appeals Case # 24-6

Applicant: Sergio Ribeiro

Date of Appeal: January 7, 2025

Location of Subject Property: 61 Lincoln St.

Petition: The applicant, Sergio Ribeiro, seeks to renovate and add a second dwelling unit to a legal, preexisting nonconforming single-family residence at 61 Lincoln St. First, the Board shall determine whether the applicant qualifies for a 2-family dwelling with a section 6 finding under 650-18A 2(a). Second, as the property is located in zoning district (RB) which requires a special permit to add a second dwelling unit, the Board will determine if a special permit can be granted in compliance with Chapter 650, Article 41 of the Marlborough Zoning Ordinance. This construction requires a special permit from the Marlborough Zoning Board of Appeals.

Chairman Loftin re-opened the meeting which was continued from March 4, 2025. The applicant Mr. Ribeiro could not attend the meeting, so his wife Francinaria was there in his place. He was on her cell phone's speaker so he could answer questions. There were two abutters at the hearing. Stefanie Ferrecchia of 34 Lincoln St. listened to the proceedings but did not speak. The second abutter Carole Dereck of 68 Chandler St. read a letter that she had written for the Board. She voiced concern of the potential of

an illegal daycare operating out of the applicant's home. Children are being dropped off in the morning and then being picked up in the afternoon. She claims a lot of people traffic in and out of the property with trash bags filled with clothes. Mr. Ribeiro claimed he was not aware of any daycare being run out of his property. Mrs. Dereck claims that the children are constantly kicking soccer balls at her fence and one of the balls damaged the top of her new fence. She claims there is constant foot traffic as well as cars filling up the driveway with loud music and parties happening frequently. She is afraid that the house is going to turn into a flop house where people will be renting mattresses. When Mr. Ribeiro spoke to the Board about that he claimed it will be a two-family house not a flop house. The Board discussed if they approve the application, they could include special conditions that will require a fence to be installed. The question came up on how many people can live in the house? The Board's secretary will reach out to the City's Building Commissioner and Attorney.

Being that the 100-day time allowed for a decision from the Board was set to expire on March 15, 2025 the applicants and the Board agreed to extend over the 100-day mark and meet again on March 25, 2025. That was the date given by the Building Commissioner to give him enough time to review the plans of the project and ensure they are in compliance.

There being no further statements from the public and on a motion from Chairman Loftin seconded by Thomas Pope the Board voted unanimously 4-0 to continue the hearing to March 25, 2025.

Adjournment

On a motion from Chairman Loftin seconded by Bob Levine the meeting was adjourned at 6:26pm.

Respectfully submitted,

Craig Sullivan
Secretary