



City of Marlborough
Zoning Board of Appeals
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Meeting Minutes

For Meeting Held: October 21, 2025, 7:00 PM, at 3rd Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

Members Present: Ralph Loftin-Chairman, Robert Levine, Thomas Pope, Doug Philpott.

Members Absent: Thomas Golden

Items Discussed:

Zoning Board of Appeals Case # 25-4

Applicant: Amanda Morse

Date of Appeal: September 9, 2025

Location of Subject Property – 215 Cullinane Dr.

Petition: The applicant seeks to construct a new 30' by 30' detached two-car garage with storage above at 215 Cullinane Dr. (Exclusive Use Area #215). The Board shall determine whether the applicant qualifies for a Section 6 finding in compliance with Chapter 650, Article 17 of the Marlborough Zoning Ordinance. If it qualifies for a Section 6 finding a special permit from the Marlborough ZBA will be considered.

Also present were:

Craig Sullivan – Secretary

Bill Paynton – Building Commissioner

Bob Parente – Professional Engineer

Board Chair, Ralph Loftin called the meeting to order.

1. It has been determined by Bill Paynton, Building Commissioner for the City of Marlborough, that the proposal to construct a new 30' x 30' 2 car garage does not comply with Chapter 650, Article 17, Table of Use Regulations of the City of Marlborough. Two separate structures are not allowed on the property.
2. The Board finds that any significant changes, (construction, reconstruction, alterations, additions) to the Parcel 30-10-215 would require a MGL, Chapter 40A, Section 6 Finding in accordance with Section 650-58.
3. Bob Parante, PE who drew the plans spoke about the project. The garage meets all buffer zone requirements. The Conservation Officer included a letter stating there was not any need for the project to go through the Conservation Commission. The Homeowners Association also included a letter stating they approve the project.
4. The Board finds the construction of a 2-car garage would not make the area more detrimental to the neighborhood. They agree that a Section 6 finding is appropriate.
5. The Board finds that the Application for the Special Permit does not detract from the intent or purpose of the City of Marlborough Zoning Ordinances.

On a motion by Chairman Loftin the Zoning Board voted unanimously to approve the Special Permit.

6. Recording of Special Permit – The applicant at their expense shall record this Special Permit in the Middlesex South District Registry of Deeds after the City Clerk has certified that the 20-day appeal period has elapsed with no appeal having been filed and before the applicant shall apply to the Building Dept. for a building permit.
7. Applicant shall provide a copy of the recorded Special Permit to the Building Dept. and to the Zoning Board of Appeals.

A motion was made by Ralph Loftin and seconded by Robert Levine to adjourn the public meeting. By a vote of 4-0, the public meeting was adjourned.

Minutes prepared by
Craig Sullivan, Secretary
Zoning Board of Appeals

Respectfully submitted:

Ralph Loftin, Chairman
Zoning Board of Appeals