



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

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2025 FEB 13 PM 2:45

Meeting Minutes

For Meeting Held: December 11, 2025, 7:00 PM, at 3rd Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

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

Members Absent: None.

Also present were:

Craig Sullivan – Secretary, Grace Schierberl – applicant, James Manzer – Revision Energy, Bill Paynton – Building Commissioner

Items Discussed:

1. Zoning Board of Appeals Case # 25-1

Applicant: Julian Tryba, Grace Schierberl

Date of Appeal: October 24, 2025

Location of Subject Property: 53 Red Spring Rd.

Petition: The applicants propose the construction of (24) 530w ground mounted solar modules and associated electrical work located within Exclusive Use Area 53A Red Spring Rd. 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 found qualified for a Section 6 finding, a special permit from the Marlborough ZBA will be considered.

Chairman Loftin opened the meeting by informing the applicant that since there were only four of the five ZBA members present a unanimous vote would be needed to approve the petition. The property is an exclusive use area. James Manzer answered questions from the board. Two of the board members visited the property prior to the hearing. The solar modules are not required to have a fence around them. A certified plot plan was provided to the board. Warning placards will be placed around solar panels. Safety is a concern with all the kids walking by the array. A neighbor spoke out against the project. He was concerned with safety and felt that having 24 solar modules

in that area would be too much. He claimed the Red Spring Rd. Association didn't think the project through. The neighbor was reminded that the Association submitted a letter approving the solar modules. Board member Robert Levine noted that the letter from the Association was only a conditional letter. The board suggested that the applicants obtain a final approval letter from the Red Spring Rd. Association. They may then arrange another date to come before the board to request a special permit. Mr. Loftin explained to the applicant there is an option to withdraw without prejudice. After further discussion the applicant requested to withdraw without prejudice. She was told that she will not be required to resend abutter letters.

The applicant signed an extension letter because the appeal is going outside the designated timelines the board follows.

There being no further statements from the public and on a motion from Bob Levine, seconded by Chairman Loftin, the Board voted unanimously 4-0 to accept the applicant's request to withdraw without prejudice.

Adjournment

On a motion from Chairman Loftin seconded by Tom Pope the meeting was adjourned at 7:50pm.

Respectfully submitted,

Craig Sullivan
Secretary