

**City of Marlborough
Zoning Board of Appeals
Minutes
April 7, 2016**

Members Present: Paul Giunta – Chairman, Theodore Scott, Ralph Loftin and Thomas Golden

Petition: Chapter 650-48(C)(5) requires that off street parking shall not exceed 24' wide between the front lot line and front yard building setback, which is 30' in this case for Zoning District A3. The width of the applicant's parking area is not dimensioned, but is at least 70'.

This is a continuation meeting from March 8, 2016 and April 5, 2016.

Present this evening were:

- Collette Sychantha – the applicant
- Lee Thomson – 37 Lakeshore Dr. - assisting the applicant.

There was no one present speaking in favor or in opposition to the petition.

A plan entitled "Plot Plan – 38 Lakeshore Dr. Marlborough, MA - Prepared by Bruce Saluk & Associates, Inc. Prepared for: Mills Construction Corp, Inc. Dated - December 15, 2014 Scale: 1" = 20' and revised April 1, 2016, to show the additional information requested by the board, was submitted.

An e-mail dated April 5, 2016 from Pamela Wilderman-Code Enforcement Officer to the ZBA stating that the Building Commissioner is in agreement with the proposed parking area as shown on the plan was read into the record.

There was discussion regarding the grading of the front yard at a 2:1 slope and the potential impacts regarding runoff leaving the site. The applicant discussed other alternatives such as a retaining wall or terracing. The board agreed it would be prudent to have the City Engineer review this matter. The board stated it would like a revised drawing submitted for the record if there were any proposed grading changes, but a letter from the City Engineer's office can act as their approval.


With regards to the additional information requested by the Board, at the March 8, 2016 meeting, that the certified plot plan be updated, the Board finds the following:

1. The location of proposed construction such as the new foundation and retaining wall now shown on the plot plan are acceptable.
2. All measurements and offsets of the foundation, parking area, retaining wall and edge of pavement now shown on the plot plan are acceptable.

3. The dimensions of parking spaces in the parking area, so that it can be determined how many spaces are proposed and that these spaces do not encroach on the public way, now shown on the plot plan are acceptable.
4. An e-mail dated April 5, 2016 from Pamela Wilderman-Code Enforcement Officer to the ZBA stating that the Building Commissioner is in agreement with the proposed parking area as shown on the plan was submitted and is acceptable.

The public hearing was closed.

Respectfully submitted,


Paul Guinta
Chairman