

Town of Marlborough
Economic Development Commission Meeting
August 18, 2009
7:00 P.M.

1. CALL TO ORDER

Greg Servodidio called the meeting to order at 7:09 p.m.

2. ATTENDANCE

Regular members in attendance for the meeting were: Greg Servodidio, Dan Dupre, Jane Boston, Mark Hayes, and Peter Klein.

3. PUBLIC COMMENTS

There were no members of the public in attendance.

4. BUSINESS PARK PROJECT

a. Draft Zoning Regulation Discussion

EDC members reviewed the draft of Business Park zoning regulations.

Jane Boston commented that the regulations seem lean, so she questioned how comprehensive they could be. Greg Servodidio responded that he thinks this is intentional.

Mark Hayes suggested that characteristics of businesses be included. This would include number of employees, noise range, waste products, etc.

Greg Servodidio commented that he would point out where in the regulations each of the Marlborough commissions play a role in the process.

Mark Hayes asked if this is a distinct zoning document, or will be melded into the other town zoning regulations. Greg Servodidio replied that it is a distinct document for now, but will eventually be combined in with the other regulations.

Greg Servodidio posed the question of whether these regulations should be flexible enough to be used for other sites. The group consensus was that the regulations should apply to the study area: Town Business Park, Marlborough Commons, and Marlborough Associates property.

There was a discussion about the 10-acre site minimum for a Business Park. The group felt that the acreage should be higher. The consensus was to change the minimum to 20 acres.

Greg Servodidio questioned whether the Zoning Commission has too much discretion in the approval process.

There was a discussion that the 2/3 override wording should apply to only commission members present at the meeting when the vote takes place.

Some allowable uses were removed, and clarifications made to others.

There was a question concerning whether prohibited uses should be removed, so that anything not shown in the approved uses is disallowed.

Some uses were added to prohibited uses.

There was a discussion concerning sewage disposal, and whether businesses would be required to connect and fund the sewer. All agreed that this provision would be added to the document.

EDC wants to see provisions listed under "Other Standards of These Regulations."

Peter Klein commented that there appears to be inadequate turnarounds for trucks in the parking areas. Providing appropriate turnarounds will reduce the number of parking spaces.

There was a discussion about parking and shared parking.

Peter Klein commented that lot size assumes public water and sewer, but this is not true. Also, smaller lot sizes may be appropriate for retail on Route 66, but not within the Business Park.

Commission members think that the front yard size may be more appropriate at a lesser amount.

There was a question about how maximum building coverage impacts the Commons.

Mark Hayes suggested that Peter Hughes be asked whether this park is high-end or low-end compared to other business parks in the state.

Greg Servodidio will send comments from the meeting to Peter Hughes and request a revised draft document.

b. STC Permit

The agenda item was not discussed.

c. Next Steps

There will be another review of the regulations, once revisions are made.

5. TOWN STAFF REPORT

This agenda item was not discussed, as Peter Hughes was not present.

6. OTHER BUSINESS

Commission members echoed previous public comments that EDC minutes are well written.

a. Film Project

This agenda item was not discussed.

b. Web Site

This agenda item was not discussed.

c. 2009 Plan of Conservation and Development Update

This agenda item was not discussed.

d. Marlborough Day

Commission members decided how they would participate in coverage for the EDC booth at Marlborough Day. Greg Servodidio will follow up with those not present.

7. APPROVAL OF MINUTES

Greg Servodidio made a motion to approve the 7/15/09 minutes. Peter Klein seconded the motion. The minutes were approved by unanimous vote.

8. ADJOURNMENT

Greg Servodidio made a motion to adjourn. Peter Klein seconded the motion. The meeting was adjourned at 8:55.

Respectfully Submitted,

Kathryn Parker
Board Clerk