

**Town of Marlborough  
Economic Development Commission Meeting  
September 16, 2009  
7:00 P.M.**

**1. CALL TO ORDER**

Greg Servodidio called the meeting to order at 7:23 p.m.

**2. ATTENDANCE**

Regular members in attendance for the meeting were: Greg Servodidio, Dan Dupre, Peter Klein, Mile Chotkowski, and Peter Hughes, Director of Planning and Development.

**3. PUBLIC COMMENTS**

There were no members of the public in attendance.

**4. BUSINESS PARK PROJECT**

**a. Draft Zoning Regulation Discussion**

Greg Servodidio discussed that the last EDC meeting was spent in review of the regulations. He then sent notes to Peter Hughes with revisions. Peter Hughes made applicable revisions and sent them back to the group. He also sent articles 3, 5, and 10 for review. He asked that commission members review the items and provide additional comments at the October meeting.

Peter Hughes stated that the Zoning Commission has been informed that they would be sent draft regulations in October, incorporating both EDC and Planning Commission comments. The regulations can be broken into use sub-districts: Office, retail, and light industrial.

Dan Dupre asked whether the regulations will be sent to the Town Attorney.

The group reviewed the revised regulations in comparison to comments sent, to ensure that all revisions appropriately reflected the comment.

It was noted that Marlborough Commons and Marlborough Associates zoning regulations will be written separately, although the majority of regulations will be the same for all three areas. There was a discussion about retail permitted uses: restaurant, bank, professional office, pharmacy, drop off laundry service, hotel and sporting goods. Uses on the boulevard were suggested, as follows: offices, banquet facility, bank, broadcasting, fitness center, private education, research and labs and technology and communications.

The maximum building size for each of the three areas is as follows:

- District 1 (retail) 10,000 sq feet
- District 2 (boulevard) 30,000 sq ft
- District 3 (rear lots) 45,000 sq ft

Peter Hughes distributed and reviewed new parking regulations.

**b. Next Steps**

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

**5. TOWN STAFF REPORT**

Peter Hughes stated that sewer installation will be wrapped up by November.

In terms of the town green, the following areas are complete, or close to it: trees planted, lights in place, sidewalks complete by 10/15, paving by October, and grass planted by October.

Four – six benches will be placed in the area. A brick walkway of purchased bricks will be done within six weeks.

Sidewalks will continue down to the Congregational Church.

The first phase of the West Rd trail is complete.

**6. OTHER BUSINESS**

**a. Film Project**

This agenda item was not discussed.

**b. Web Site**

This agenda item will be discussed in October, when Brian Fentress attends the meeting.

**c. 2009 Plan of Conservation and Development Update**

This agenda item was not discussed.

**c. Marlborough Day Report**

Greg Servodidio thanked EDC members who supported the EDC booth at Marlborough Day. It was Mark Hayes and Jane Boston for the first shift, and Peter Klein and Bill Morande for the second shift.

Peter Klein attended Marlborough Day and commented that it was well attended and the EDC booth had activity. There were general concerns about the funding for town projects expressed, especially the Business Park. Overall, the feedback was positive.

Greg Servodidio provided his impressions: First, Pam Sawyer stopped by. Also, Bill Black and the other selectmen came by. A real estate developer from Hebron expressed an interest in the Business Park. The RHAM 'Future Business Owners' club helped to set up the booth. The town center and Business Park plans were reviewed with the students.

**7. APPROVAL OF MINUTES**

Dan Dupre made a motion to approve the 8/18/09 minutes. Peter Klein seconded the motion. The minutes were approved by unanimous vote.

**8. ADJOURNMENT**

Dan Dupre made a motion to adjourn. Peter Klein seconded the motion. The meeting was adjourned at 9:20.

Respectfully Submitted,

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Kathryn Parker  
Board Clerk