

**Town of Marlborough  
Economic Development Commission Meeting  
May 19, 2009  
7:00 P.M.**

**1. CALL TO ORDER**

Greg Servodidio called the meeting to order at 7:00 p.m.

**2. ATTENDANCE**

Regular members in attendance for the meeting were: Greg Servodidio, Dan Dupre, Mike Chotkowski, Jane Boston, Brian Fentress, Bill Morande and Peter Hughes, Director of Planning and Development.

**3. PUBLIC COMMENTS**

There were no members of the public in attendance.

**4. PRESENTATION – Marlborough Plastics Expansion**

Joe Asklar from Marlborough Plastics attended the meeting. He wants to construct two buildings on his property on No Main St, one of 3700 sq ft and the other 20K sq ft. He has previously met with Conservation Commission and ZBA. He requested a modification to wetlands to extend parking and retain building size. His request for variance to building size was denied. This took 3100 sq ft off the building. ZBA approved the application. Zoning will see it for the first time tomorrow night.

As an alternative, Peter Hughes is proposing an amendment to regulations for industrial setbacks for buildings under 30' in height. The proposed setback is 40', rather than the current 50'. Buildings over 30' in height would remain at the 50' setback. This is the regulation proposed for the Business Park. Peter Hughes will email proposed amendment language so it may be discussed at the June EDC meeting.

Brain Fentress asked what would happen to the existing Marlborough Plastics business and Mr Asklar responded that it would be knocked down to build residential.

Jane Boston asked about the current status of the application. Currently, ZBA rejected the 40' setback, but approved 50'.

Greg Servodidio stated the next steps:

- Determine status of proposed regulation amendment
- The large building may be reduced in size, but the smaller building will be difficult to reduce
- May want to swap wetlands for other property

Greg Servodidio explained that Mr Asklar asked for EDC support. EDC representative attended both ZBA and Conservation Commission meetings. He observed two town commissions that seem to have antipathy toward development. Members of the Wetlands Commission sent the message that Mr Asklar needs to look elsewhere to construct the building. He also felt that both commissions were going outside of their authority.

At the Wetlands meeting, there was no outside opposition spoken and EDC expressed their support of the application. Greg Servodidio outlined all of the positive aspects of this development.

Jane Boston asked if there is any discharge to wetlands from the buildings and Peter Hughes responded negatively, because there is a bio-filter.

Brain Fentress asked if there is any precedent for what is being requested and Peter Hughes replied that this project is unique in that it was essential for the variances to be requested.

Greg Servodidio again asked how EDC can further support Mr Asklar's application. There is also the broader issue that basically one person has stopped this project and this does not bode well for the Business Park. Mr Asklar responded to express his thanks to EDC for attending the meetings. He is redesigning both buildings to satisfy ZBA. He will make it work.

EDC further discussed the situation after Mr Asklar left the meeting.

Brian Fentress asked if EDC endorsed the plan to ZBA and Greg Servodidio responded affirmatively. Jane Boston expressed her concern that it is not appropriate for EDC to speak in favor of

the proposal without bringing it to the entire EDC commission first. Greg Servodidio responded that the proposal was endorsed by individual members of EDC, as opposed to the entire commission.

Mike Chotkowski asked if EDC can write a letter as a commission expressing support? Greg Servodidio responded affirmatively. Bill Morande added that it seems inappropriate for a business of 25 years in town to have to go through this. Greg Servodidio asked if the commission wants to take a position. Jane Boston asked if there is anything out there that might blindsides the commission in terms of support. Peter Hughes explained Mr Asklar's business and his feeling that it is a clean business.

Mike Chotkowski further suggested that the application needs to be supported in terms of economic development. This involves job creation and tax revenue. Peter Hughes stated that he will provide this information to the commission.

Jane Boston asked if there can be an agreement that the entire commission be advised prior to any members attending another commission meeting to express EDC support. Otherwise this shows a lack of teamwork. Greg Servodidio responded that EDC is unable to communicate with the entire commission via email without this constituting an actual meeting (FOIA regulations).

Jane Boston questioned the purpose of a 75' setback. Peter Hughes responded that the green space seems to absorb large buildings. She also asked if Mr Asklar's application fits in with the Plan of Development and Peter Hughes responded affirmatively.

Greg Servodidio expressed general support of Marlborough Plastics staying in town and expanding in the proposed site on No Main St. This will be an ongoing discussion including lessons learned to be used in conjunction with the Business Park.

## **5. ZONING REGULATION DISCUSSION**

Greg Servodidio discussed that he had asked Scott Miller to attend the meeting but he had a conflict. He has asked Scott Miller about the status of zoning regulation amendments for the Business Park. Scott Miller is awaiting a copy of the Milone and MacBroom report. Peter Hughes responded that BOS comments are needed prior to printing the final report. Scott Miller is also awaiting approval of the Plan of Conservation and Development. Peter Hughes replied that the Plan of Development was sent to CRCOG on 4/9/09 and they have 65 days for response.

## **6. Budget 2009-2010**

Greg Servodidio attended the town budget meeting on 5/11/09. It was defeated and BOF pulled \$20K out of contingency and gave it to BOE. It will go back to vote on June 1.

## **7. BUSINESS PARK PROJECT**

### **a. Scheduling Final Presentation**

This agenda item was not discussed.

### **b. STC Permit**

Peter Hughes stated that all survey work is done for the STC permit. Discussions need to begin with Churchill and Banks.

### **c. Next Steps**

Peter Hughes will send covenant/deed restrictions which also need to be written for the Business Park. Perhaps EDC can take the lead on this. Zoning regs can be changed over time, but deed restrictions typically do not change.

## **8. TOWN STAFF REPORT**

Peter Hughes stated that there is CNR funding available for the Plan of Development so he wants to hire a consultant to revise regulations for the town center.

**9. OTHER BUSINESS**

Peter Hughes advised that Greg Servodidio, Brian Fentress, Jane Boston and Mark Hayes need to be reappointed as members of EDC. Peter Hughes will check to see if these were approved.

Dan Dupre made a motion to approve the 4/15/09 minutes. Mike Chotkowski seconded the motion. The minutes were approved by unanimous vote, with two abstentions.

**a. Film Project**

Jane Boston explained that Rainbow's End has a documentary on their horse farm. The owner has agreed to promotion of her photos. Also, there are no current film projects in the state. Greg Servodidio added that we need to stay tuned to what occurs in the General Assembly due to a possible reduction in credits for the film industry.

**b. Web Site**

Brian Fentress stated that updates to the website from the last meeting are still needed. Bill Morande will provide feedback on the website. A traffic report for the website will be obtained.

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

Greg Servodidio asked how EDC can send comments on the Plan of Development. Peter Hughes responded that comments may be sent to his attention.

**d. Marlborough Day**

MBA has asked EDC to participate in Marlborough Day at Blish Park on Sunday, August 23 from 11am to 4pm. It's \$200 to participate and there is a budget to allow participation.

Greg Servodidio asked for volunteers from EDC to work in shifts in the booth.

Dan Dupre made a motion to sponsor Marlborough Day 2009 at the level to participate as an exhibitor. Brian Fentress seconded the motion. The motion was approved by unanimous vote.

**10. PUBLIC COMMENTS**

See #3.

**11. ADJOURNMENT**

Jane Boston made a motion to adjourn. Dan Dupre seconded the motion. The meeting was adjourned at 8:42.

Respectfully Submitted,

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Kathryn Parker  
Board Clerk