

20-026

April 18, 2022

**From: FBM Properties, Inc.**

Michael Papaleo, Benedetto Papaleo, Frank Papaleo

**To: Town of Marlborough Planning Board**

**Re: Guarino Ruby Road Subdivision**

We have already voiced our concern regarding the Guarino (Ruby Rd) subdivision plans at the public hearing on April 4, 2022 and would now like to formally write to the Town of Marlborough Planning Board members to document them. FBM Properties and the Guarino's originally owned the parcel in partnership. The partnership has since been dissolved and the parcel split with 100 acres ownership to FBM Properties and the remaining to the Guarino's. The agreement was made with the intention of the Guarino property to remain as a buffer to the existing property and the land was divided with this agreement in mind.

Our biggest concern is that this plan can not be executed without encroaching over our property line. We have already noticed that our land has been cleared without our permission in order for them to gain access to their property.

We would also like to know if there are any set back requirements for the driveway being proposed. Our question remains how close can their driveway come to our property line?

We would also like to point out that emergency vehicles and highway department plows cannot safely operate with this proposed plan.

How does the applicant intend to have proper drainage without overflow of water onto our property?

How does the applicant intend to gain electrical service without encroaching onto our property?

In regard to Ruby Road and the original 1988 subdivision which allegedly extends further than where it currently is, this land is now part of our property.

In conclusion, FBM Properties, Inc. is against this subdivision proposal as it does not permit it to be executed safely and legally.

We hope that our concerns are shared among the board members and that FBM Properties is kept informed on this matter.

Sincerely,  
Michael Papaleo