

AGENDA

TOWN OF MARLBOROUGH PLANNING BOARD

October 6, 2025
Regular Meeting 7:00 PM
Preliminary Conference 6:30 PM

CHAIR: Chris Brand, MEMBERS: Fred Callo, Steve Jennison, Cindy Lanzetta, Joe Lofaro, Bob Troncillito, John LaMela

Approval of Minutes for September 2, September 15, 2025

Announcements YES

Communications none

PRELIMINARY CONFERENCE (JOINT MEETING) none

Ongoing Application Review

| | | | | |
|--|------|---------------------------------|-------------|-----------|
| Maple Branch Manor STR | (21) | 25-1006 | FINAL | SITE PLAN |
| 28 Woodcrest Ln, Milton | | 103.3-3-22 | | |
| <i>Applicant is seeking: Short Term Rental</i> | | | | |
| Summit Drive Properties (76) | | 23-1004 | SKETCH | SITE PLAN |
| Summit Dr, Marlboro | | 108.4-6-29.311 | | |
| <i>Applicant is seeking: 4 6-unit Multi Family</i> | | | | |
| Dock Road | (49) | 24-2003 | PRELIMINARY | SITE PLAN |
| 103-137 Dock Rd, Marlboro | | 109.1-3-13,14.2,15/108.4-3-29.1 | | LOT LINE |

PROPOSED DRAFT OF THE NEG/DEC AND EAF PART 3 FOR THE BOARDS CONSIDERATION

Applicant is seeking: To develop 106 multi-family with club house

Public Hearings

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|---------------------------|------|---------------------------------|----------------|-----------|
| Dock Road | (49) | 24-2003 | PUBLIC HEARING | SITE PLAN |
| 103-137 Dock Rd, Marlboro | | 109.1-3-13,14.2,15/108.4-3-29.1 | | LOT LINE |

Applicant is seeking: To develop 106 multi-family with club house

New Application Review

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|--|--|-----------------|--------|-----------|
| Marlborough Fire Department | | 25-1007 | SKETCH | SITE PLAN |
| 14 Grand Street, Marlboro | | 108.12-1-19.100 | | |
| <i>Applicant is seeking: Looking to be Lead Agency</i> | | | | |
| Sunrise on Hudson BnB | | 25-1008 | SKETCH | SITE PLAN |
| 6 Cherokee Dr., Milton | | 103.3-2-62 | | |
| <i>Applicant is seeking: Bed and Breakfast</i> | | | | |

Special Topics Discussion

ADU REVIEW

Adjournment

NEXT DEADLINE: Friday October 10, 2025
NEXT SCHEDULED MEETING: Monday October 20, 2025