

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

Dock Road (49) 103-137 Dock Rd, Marlboro	24-2003 109.1-3-13,14.2,15/108.4-3-29.1	PUBLIC HEARING	SITE PLAN LOT LINE
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Applicant is seeking: To develop 106 multi-family with club house

New Application Review

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

Special Topics Discussion

ADU REVIEW

Adjournment

NEXT DEADLINE: Friday October 10, 2025

NEXT SCHEDULED MEETING: Monday October 20, 2025