



MEMORANDUM

TO: Town of Marlborough Planning Board
FROM: Patricia P. Brooks, L.S.
RE: Our file #6405.99 Lot Line Revision of Lands of Susan Bagatta Living Trust
DATE: January 26, 2018

The following information is submitted to the Town of Marlborough Planning Board for review in connection with the application of Susan F. Bagatta Living Trust. and are in response to the McGoey, Hauser, and Edsall Review Comments dated January 15, 2018. It is understood that the reviewing engineer was not aware that the Town of Marlborough Code Enforcement Officer and Planning Board were consulted for compliance applicability prior to formal submission of this application.

1. Currently, Lot 1 has frontage exclusively on the fifty-foot-wide right of way known as Tops Hill Road, and Lot 2 has frontage on Tops Hill Road and Lauria Road. The Lot Line Revision, which is proposed to conform with the stipulation of the will of Susan Bagatta, will provide the Lauria Road frontage to Lot 1, and Lot 2 will have frontage on the aforementioned fifty-foot-wide right of way. This will provide a more conforming front yard setback for Lot 1 and there will be no material change to the pre-existing access to any lot.
2. The two existing residential uses on Lot 2 are permitted as pre-existing non-conforming and have been established for over forty years. A restriction has been placed on the map restricting any further subdivision of any lot without access to a roadway constructed in accordance with the Town of Marlborough requirements for a Private or Public Road.
3. The applicant has been advised that the storage trailers must be removed. As this is an Estate settlement, the applicants have requested a time period of six months to complete the removal so that the property may be transferred to the distribute who will be responsible for the removal, with the administration to be performed by the Town of Marlborough Code Enforcement Officer.

Thank you for your continued review and consideration of this project.

Cc: Thomas Corcoran, Town of Marlborough Code Enforcement Officer

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