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CITY OF MARLBOROUGH

2024 APR -4 PM 1:25

CITY OF MARLBOROUGH
City Council Agenda

Monday, April 8, 2024
8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlborough-ma.gov).

1. Minutes, City Council Meeting, March 25, 2024.
2. Communication from Councilors Ossing & Navin, re: Municipal Aggregation – March 2024 Update.
3. Communication from the Mayor, re: Transfer Request in the amount of \$762,465.00 from Economic Development to MEDC Funding for the FY 2025 Operating Budget of MEDC, and a Transfer Request in the amount of \$150,000.00 from Economic Development to MEDC Funding for the Economic Development Toolbox.
4. Communication from the Mayor, re: Gift Acceptance in the amount of \$250,000.00 from the Marlborough Public Library Foundation awarded to the Marlborough Public Library to be used for the library renovation project.
5. Communication from the Mayor, re: Proposed Ordinance Amendments the City Code, Chapter 125 “Personnel” §5 “Preparation of Classification Descriptions” and to Chapter 125 “Personnel” §6 “Salary Schedule” relative to the position of Drop-Off Attendant and Junior Civil Engineer within the Department of Public Works.
6. Communication from the Mayor, re: Acceptance of Deed -In-Lieu of Foreclosure concerning parcels of land located off Mosher Lane identified as Map 10, Parcel 41, Map 10, Parcel 82, Map 11, Parcels 3 & 40.
7. Communication from the Mayor, re: Proposed Acceptance of Easement for a small portion of land at the corner of Hayes Memorial Drive and Boston Post Road West (Route 20) from the property owner(s) of 1000 Nickerson Road for a “Welcome to Marlborough” sign.
8. Communication from the Mayor, re: Notification of Extension of Temporary Appointment pursuant to MGL Chapter 41 §61A of David Williams as Interim Comptroller/Treasurer for an additional 60-day term to expire June 1, 2024.
9. Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of David Williams as Interim City Collector effective April 1, 2024, for a 60-day term to expire May 31, 2024.
10. Communication from Assistant City Solicitor Jeremy McManus on behalf of Councilor Robey, re: Proposed Zoning Ordinance Amendment to Chapter 650 “Zoning” relative to updating provisions regarding Medical and Adult Use Marijuana.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

11. Communication from Attorney William Brewin on behalf of Robert LeDuc, re: Request a release of a low-income deed restriction on the unit at 66 Village Drive.
12. Petition of MA Electric and Verizon New England, to install one Joint Owned Pole on Simarano Drive, beginning at a point approximately 246' Southwest of the centerline of the intersection of Cedar Hill Street. Install 50'C1.2 midspan between Pole #1 and #2 and install feeder monitor on the new midspan.
13. Petition of MA Electric and Verizon New England, to install one Joint Owned Pole on Cashman Street, beginning at a point approximately 100' Southeast of the centerline of the intersection of Lincoln Street. Installing new Pole 2-5 on Cashman Street to serve a customer at 272 Lincoln Street.
14. Minutes of Boards, Commissions and Committees:
 - a) School Committee, March 12, 2024.
 - b) Commission on Disabilities, August 7, 2023.
 - c) Conservation Commission, March 7, 2024.
 - d) Cultural Council, February 7, 2024.
 - e) Library Trustees, February 6, 2024 & March 5, 2024.
 - f) Traffic Commission, February 28, 2024.
15. CLAIMS:
 - a) Dilaila Cruz, 33 Vineyard Street, Cambridge, pothole or other road defect.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Finance Committee

16. **Order No. 24-1009106: Transfer Request in the amount of \$786,500.00 from Free Cash to Fire Equipment for the purchase of an E-ONE Fire Engine for the Fire Department.**

Recommendation of the Finance Committee is to APPROVE.

The Mayor and Chief Breen addressed the transfer and described the details of the new fire vehicle—a fully loaded stock vehicle with an estimated \$70,000.00 additional cost to outfit to the department's specifications. The Chief explained that fire apparatus manufacturers have learned that offering 'stock' trucks to municipalities has become lucrative due to the extended time and expense to order new. Tests have been done with a similar sized vehicle to make sure the E-ONE fire engine will fit in its proposed new location at the Pleasant Street Fire Station.

On a motion by Councilor Brown, seconded by Chair Irish, the Finance Committee recommends approval of the transfer in the amount of \$786,500.00. Vote: 4 in favor; 1 absent (Oram).

From Urban Affairs Committee

17. **Order No. 23-1008861A: "Vision For Donald Lynch Boulevard" document which includes a Proposed Zoning Ordinance amendment to Chapter 650 Zoning to create the Donald Lynch Boulevard Overlay District (DLBOD).**

Recommendation of the Urban Affairs Committee is to FILE.

As the Councilor who submitted the amendment, President Ossing gave a bit of history on the zoning and presented a PowerPoint explaining the area to be affected with the overlay as well as some of the changes to the code where types of zoning currently not allowed might become allowed and some allowed might become special permit. His goal was to see if there was support for the zoning and if there were issues that councilors had with the proposal.

For the most part Councilors supported the zoning change; there were a few issues with the list that needed to be corrected. It was agreed that this order would simply be filed. Councilor Ossing will take our comments and work with the Solicitor to put this in proper form and submit it for a future agenda. The document will then be referred to Urban Affairs, properly advertised, and a public hearing date set. It will also be referred to the Planning Board who will also hold a public hearing and then offer comments for the council to review. Once those things have happened, Urban Affairs & Housing will meet to review when there can be detailed discussion of the list of zoning changes that would come under this overlay.

Councilor Navin moved to file Order No 23-1008861A, it was seconded, and the vote carried 5-0.

From City Council

18. **Order No. 24-1009097A: Proposed Salary Ordinance Amendment to increase the hours of the Senior Assessor from 35 hours to 40 hours per week and a Transfer Request in the amount of \$3,653.00 from Reserve for Salaries to Senior Assessor to cover the salary proposed increase for the remainder of FY24.**

First Reading, suspended; Second Reading, adopted; DOES NOT CARRY (President Ossing declared the hand count vote of seven Councilors in favor).

Councilor Navin moved for reconsideration, APPROVED (President Ossing declared the hand count vote of seven Councilors in favor). This item will be placed on the agenda for the next City Council meeting on April 8, 2024.

Councilors-at-Large

Sean A. Navin
Mark A. Oram
Michael H. Ossing
Kathleen D. Robey



RECEIVED
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CITY OF MARLBOROUGH
MAR 28 PM 12:22

Ward Councilors

Ward 1 – Mark A. Vital
Ward 2 – David Doucette
Ward 3 – Robert Preciado
Ward 4 – Teona C. Brown
Ward 5 – John J. Irish
Ward 6 – A. Trey Fuccillo
Ward 7 – Donald R. Landers, Sr.

Council President

Michael H. Ossing

Council Vice-President

Kathleen D. Robey

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, MARCH 25, 2024**

The regular meeting of the City Council was held on Monday, March 25, 2024, at 8:00 PM in City Council Chambers, City Hall. Councilors Present: Ossing, Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Landers, Navin, Oram, & Robey. Meeting adjourned at 8:42 PM.

Motion by Councilor Brown, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of the City Council meeting, MARCH 11, 2024, **FILE**; adopted.

That the PUBLIC HEARING on the Petition of MA Electric and Verizon New England, to install one Joint Owned Pole on Simarano Drive, beginning at a point approximately 20' East of the centerline of the intersection of Value Way. Install 50'C1.2 midspan #13 approximately 90' from Pole 12 towards Pole 1 to allow installation of a 600 KVAR cap bank, Order No. 24-1009109, all were heard who wish to be heard, hearing closed at 8:04 PM; adopted.

Councilors Present: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Landers, Navin, Oram, Ossing & Robey.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

ORDERED: That the Petition of MA Electric and Verizon New England, to install one Joint Owned Pole on Simarano Drive, beginning at a point approximately 20' East of the centerline of the intersection of Value Way. Install 50'C1.2 midspan #13 approximately 90' from Pole 12 towards Pole 1 to allow installation of a 600 KVAR cap bank, **APPROVED WITH THE FOLLOWING CONDITIONS**; adopted.

1. The location of the 54" drain that runs along and off the edge of Simarano Drive near this area shall be marked out for approval by the Engineering Division prior to the work.
2. Any necessary easements are to be obtained from affected property owners.
3. A street opening permit must be applied for by the proposed contractor performing the work.
4. The contractor performing the work must obtain a street opening bond with the City of Marlborough.
5. The contractor shall provide the Engineering Division preconstruction photos of driveways, sidewalks, lawn areas, and roadway areas impacted by all construction activities.

6. A proper staging area is to be located/acquired before work commences – material and equipment is not to be parked/stockpiled within the city right of way and or private property unless permission is granted in writing by the property owner.
7. The contractor is to ensure residents are always able to enter and exit their driveways (have necessary steel plating on site and accessible).
8. Ensure construction safety controls are established (signage, drums, police details, etc...) and are in accordance with the latest MUTCD standards.
9. Trench backfilling, compacting, temporary, and final paving are to be done in accordance with the City of Marlborough standard trenching details.
10. Trenches are to be paved or completely backfilled and compacted at the end of each workday. Trenches are never to be left unattended.
11. Post construction loaming and seeding are to be done in accordance with the 1995 MHD Standard Specifications sections 751 & 765.
12. Proposed utility pole(s) shall not put any sidewalks or sidewalk ramps into non-compliance with current ADA standards.

That the PUBLIC HEARING on the Application for Special Permit from Alta Behavioral Health, LLC, to operate a nonresidential/outpatient facility licensed under 105 CMR 164 as a substance abuse treatment program in an existing building at 400 Donald J. Lynch Boulevard, Order No. 24-1009099., all were heard who wish to be heard, hearing closed at 8:17 PM; adopted.

Councilors Present: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Landers, Navin, Oram, Ossing & Robey.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$50,000.00 as part of the Fiscal Year 2024 state budget earmark funding, awarded to the Marlborough Public Library to be used for the library renovation project; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$15,000.00 from the Massachusetts Cultural Council awarded to the Marlborough Downtown Village Cultural District to support the annual food truck & Artisan Festival; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of \$477,122.41 (Four hundred seventy-seven thousand, one hundred twenty-two dollars and forty-one cents) from PEG Funds to Marlborough Cable Trust to fund the operation of WMCT-TV for FY2025 and Capital Items, referred to **FINANCE COMMITTEE**; adopted.

Councilor Ossing read a Disclosure of Appearance of Conflict of Interest into the record.

CITY OF MARLBOROUGH BUDGET TRANSFERS -									
DEPT:		Mayor				FISCAL YEAR:		2024	
FROM ACCOUNT:					TO ACCOUNT:				
Available									Available
Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Balance
\$763,795.25	\$477,122.41	27000099	47750	Receipts Reserved-PEG Funds	\$477,122.41	89000	25581	Marlboro Cable Trust	\$0.00
Reason:		To fund the balance of WMCT'S FY25 Budget							
\$477,122.41	Total					\$477,122.41	Total		

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of \$34,020.00 (Thirty-four thousand twenty dollars) from Reserve for Salaries to HR Director, to cover the accruals incurred and to replenish the account, referred to **FINANCE COMMITTEE**; adopted.

CITY OF MARLBOROUGH BUDGET TRANSFERS -									
DEPT:		HR				FISCAL YEAR:		2024	
FROM ACCOUNT:					TO ACCOUNT:				
Available									Available
Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Balance
\$91,600.00	\$34,020.00	11990006	57820	Reserve for Salaries	\$34,020.00	11520001	50530	HR Director	\$28,501.32
Reason:		Available funds				To fund exit payout and new hire through June 30th.			
\$34,020.00	Total					\$34,020.00	Total		

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Carl Blatchley to the Fort Meadow Commission for a 3-year term, to replace Lee Thomson who has served on the Commission since 1980, referred to the **PERSONNEL COMMITTEE**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Attorney George Bahnan on behalf of FD 130 Lizotte, LLC, re: Proposed Zoning Amendment to Code, Chapter 650 "Zoning" to create the Lizotte Drive Overlay District (LDOD), referred to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, APRIL 22, 2024**; adopted.

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING RECEIVED FOR ITS CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

LIZOTTE DRIVE OVERLAY DISTRICT

- A. **PURPOSE AND OBJECTIVES**: The Lizotte Drive Overlay District (the "LDOD") allows the application of supplemental land use controls within the boundaries of a certain overlay district as an alternative to land use controls that exist in the underlying district. The establishment of the LDOD is to enhance land use development and promote:
- (1) Housing by allowing the construction of market-rate and affordable-rate multifamily condominiums; and
 - (2) Trade growth by allowing the construction of self-service storage facilities and contractor's yards for the use of contractors, tradespeople, and the public at large.
- B. **LOCATION**: For the purposes of this section, the LDOD shall be superimposed on the Limited Industrial District located along Lizotte Drive, inclusive of the property known and numbered as 130 Lizotte Drive thence south to and concluding at the intersection of Lizotte Drive and Williams Street; and from the intersection of Lizotte Drive and Jackson Drive to the intersection of Jackson Drive and Forest Street, as indicated on the City Zoning Map and more particularly depicted in Exhibit A attached hereto and incorporated herein by this reference.
- C. **PERMITTED USES**: All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the LDOD, the City Council may, by special permit in accordance with § 650-59, permit multifamily condominium dwellings, self-storage, and contractor's yards of any underlying uses which are allowed, either as of right or by special permit, in the underlying district consistent with the following provisions:
- (1) Multifamily condominium dwellings created pursuant to the LDOD are subject to the provisions of §650-18(A)(4).

- (2) Affordable rate units created pursuant to the LDOD are subject to the provisions of §650-26.
- (3) Self-service storage facilities created pursuant to the LDOD are subject to the provisions of §650-5B{107}.
- (4) Contractor's yards created pursuant to the LDOD are subject to the provisions of §650-5B{31}.

Motion by Councilor Brown, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Department of Public Utilities, re: Petition of NSTAR Electric Company d/b/a Eversource Energy for Approval of a Mid-Term Modification to its 2022-2024 Three-Year Energy Efficiency Plan, **FILE**; adopted.

Motion by Councilor Brown, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Department of Public Utilities, re: Petition of Boston Gas Company d/b/a National Grid for Approval of a Mid-Term Modification to its 2022-2024 Three-Year Energy Efficiency Plan, **FILE**; adopted.

Motion by Councilor Brown, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Department of Public Utilities, re: Petition of MA Electric and Nantucket Electric d/b/a National Grid for Approval of a Mid-Term Modification to its 2022-2024 Three-Year Energy Efficiency Plan, **FILE**; adopted.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of following Boards, Commissions and Committees, **FILE**; adopted.

- a) School Committee, January 23, 2024, February 13, 2024 & February 27, 2024.
- b) Board of Assessors, November 30, 2022.
- c) Conservation Commission, February 1, 2024 & February 15, 2024.
- d) Historical Commission, January 25, 2024.
- e) Library Trustees, January 2, 2024.
- f) Planning Board, February 12, 2024.

Councilor Irish reported the following out of the Finance Committee:

**City Council Finance Committee
March 18, 2024
Minutes and Report**

This meeting convened at 7:00 PM in the Council Chamber and was open to the public. The meeting was televised on WMCT-TV (Comcast Channel 8/Verizon/Fios Channel 34) and available for viewing using the link under the Meeting Videos tab on the city's home page, www.marlborough-ma.gov.

Voting Members Present: Chair Irish, Councilors Fuccillo, Brown, and Vital.
(Councilor Oram was absent).

Non-Voting Members Present: Councilors Ossing, Landers, Robey, Navin, Preciado, and Doucette.

Also Present: Mayor Dumais, Fire Chief Breen, City Auditor Diane Smith, Temporary Comptroller David Williams.

Reports of Committee Continued:

Order No. 24-1009106: Communication from Mayor Dumais together with a request for a Transfer of funds in the amount of \$786,500.00 from Free Cash to Fire Equipment for the purchase of an E-ONE Fire Engine for the Fire Department.

The Mayor and Chief Breen addressed the transfer and described the details of the new fire vehicle—a fully loaded stock vehicle with an estimated \$70,000.00 additional cost to outfit to the department's specifications. The Chief explained that fire apparatus manufacturers have learned that offering 'stock' trucks to municipalities has become lucrative due to the extended time and expense to order new. Tests have been done with a similar sized vehicle to make sure the E-ONE fire engine will fit in its proposed new location at the Pleasant Street Fire Station.

On a motion by Councilor Brown, seconded by Chair Irish, the Finance Committee recommends approval of the transfer in the amount of \$786,500.00.

Vote: 4 in favor; 1 absent (Oram)

Motion by Councilor Fuccillo made and seconded to adjourn; meeting adjourned at 7:27 PM

Councilor Robey reported the following out of the Urban Affairs Committee:

**City Council Urban Affairs Committee
March 18, 2024
Minutes and Report**

This meeting convened at 7:00 PM in the Council Chamber and was open to the public. The meeting was televised on WMCT-TV (Comcast Channel 8/Verizon/Fios Channel 34) and available for viewing using the link under the Meeting Videos tab on the city's home page, www.marlborough-ma.gov.

Urban Affairs & Housing Committee voting members present were Chairman Katie Robey, Councilor Navin, Councilor Doucette, Councilor Landers, and Councilor Preciado.

Also present were Councilors Brown, Fuccillo, Irish, Ossing and Vital.

Also present was Meredith Harris, MEDC Executive Director.

Order No. 23-1008861A: That the "Vision for Donald Lynch Boulevard" document which includes a proposed Zoning Ordinance amendment to Chapter 650 Zoning to create the new Donald Lynch Boulevard Overlay District as submitted by President Ossing, be and is herewith referred to the Urban Affairs Committee.

As this was the first Urban Affairs & Housing Committee meeting for this year, the chair began the meeting introducing the members of the committee. she then explained that this order had been originally submitted in April of 2023 and referred to Urban Affairs but not advertised. As this wasn't pressing, it was not taken up but was carried over to 2024 for the committee to take action.

As the councilor who submitted the amendment, President Ossing gave a bit of history on the zoning and presented a PowerPoint explaining the area to be affected with the overlay as well as some of the changes to the code where types of zoning currently not allowed might become allowed and some allowed might become special permit. His goal was to see if there was support for the zoning and if there were issues that councilors had with the proposal.

Reports of Committee Continued:

For the most part councilors supported the zoning change; there were a few issues with the list that needed to be corrected. It was agreed that this order would simply be filed. Councilor Ossing will take our comments and work with the solicitor to put this in proper form and submit it for a future agenda. The document will then be referred to Urban Affairs, properly advertised, and a public hearing date set. It will also be referred to the Planning Board who will also hold a public hearing and then offer comments for the council to review. Once those things have happened, Urban Affairs & Housing will meet to review when there can be detailed discussion of the list of zoning changes that would come under this overlay.

Councilor Navin moved to file Order No 23-1008861A, it was seconded, and the vote carried 5-0.

Councilor Doucette moved to adjourn; it was seconded and carried 5-0. The meeting adjourned at 8:33 PM.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED "PERSONNEL," AS FOLLOWS:

I. By adding to the salary schedule referenced in Section 125-6, the following:

Position		Step 0	Step 1	Step 2	Step 3 Maximum
Senior Assessor (40 hours per week)	Effective upon Passage	\$42.2741	\$43.9651	\$45.7237	\$47.5523

II. This ordinance shall supersede and replace any existing rate for said position(s) (if applicable) in the current salary schedule.

First Reading, suspended; Second Reading, adopted; DOES NOT CARRY

President Ossing declared the hand count vote of seven Councilors in favor.

President Ossing called a recess at 8:39 PM and returned to open meeting at 8:42 PM.

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That the City Council reconsider the vote taken on Order No. 24-1009097 at the next City Council meeting, **APPROVED**; adopted.

President Ossing declared the hand count vote of seven Councilors in favor.

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 8:42 PM; adopted.



RECEIVED
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CITY OF MARLBOROUGH

2024 MAR 26 AM 8:10

Marlborough City Council
Sean A. Navin
Michael H. Ossing
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

March 25, 2024

Honorable Members
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Municipal Aggregation -- March 2024 Update

Dear Honorable Members:

In accordance with Order No.19-1007578B, this correspondence informs the City Council of the fourth quarter 2023 savings from the approved fixed price contract with Inspire that has provided stability and predictability and on a yearly average been lower than the National Grid Fixed Basic Service Rates during the same period. The contract with Inspire ran through the January 2024 meter reads.

Colonial Power has compiled the fourth quarter 2023 data and the City residents saved \$1,689,709 in their electricity bills compared to the National Grid Basic Service rate. Refer to the table in Attachment 1 and the graph in Attachment 2.

Attachment 3 illustrates the actual residential savings with Inspire for calendar year 2023. Residents participating in the program saved over \$9,965,000 in 2023.

As a reminder, the City contract with Inspire was provided with 100% National Wind Renewable Energy Credits (RECs). The savings are even greater when compared to the National Grid Green options.

Looking ahead to the first quarter 2024, the City rate is lower than the National Grid Winter Basic Service rate of 0.18213 \$/kWh. This is significant as the City residents will continue to see savings over the National Grid Basic Service rate and the requirements in order 19-1007578B will be satisfied by "on a yearly average be lower than the National Grid Basic Service rates during the same time period."

City Councilors should be aware of the following two items:

First, the National Grid Basic Service winter of 0.18213 \$/kWh will be in effect through July 2024.

Second, the contract with Inspire ended in January 2024. The City has entered into a new contract with First Point Power. The new contract is a 22-month contract from February 2024 to November 2025 and is once again 100% National Wind Renewable Energy Credits (RECs). The new rate is 0.14150 \$/kWh. Notification to municipal aggregation participants took place earlier in December 2023 per program requirements. Attachment 4 illustrates the projected 2024 residential savings of over \$3,000,000 with the Inspire/First Point Power contract over the National Grid Basic Service rate.

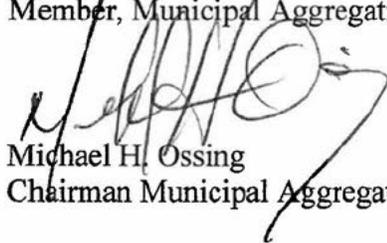
This information will be updated periodically and forwarded to the Councilors in accordance with Order 19-1007578B.

As Councilors, you can take pride in your decision to support Municipal Aggregation as the program is saving our residents money on their electricity bills. Since November 2019, City residents saved over \$19,833,000 on their electric bills with Inspire.

Sincerely,



Sean A. Navin
Member, Municipal Aggregation Committee



Michael H. Ossing
Chairman Municipal Aggregation Committee

Attachment 1: Table showing Residential Savings with Inspire (2 pages)

Attachment 2: 4th quarter 2023 status report – Graph illustrating Marlboro aggregation savings

Attachment 3: Actual 2023 Savings with Inspire

Attachment 4: Projected 2024 Savings with Inspire/First Point Power

Attachment 1 (Page 1 of 2)

Table Showing Residential Savings with Inspire

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential User Savings	City Residential Commercial Industrial Savings
Fourth Quarter 2019	Nov - .13957 Dec - .13957	Nov - .09690 Dec - .09690	\$550,815	\$693,006
First Quarter 2020	Jan - Mar .13957	Jan - Mar .09690	\$812,433	\$1,034,746
Second Quarter 2020	Apr - .13957 May - .09898 Jun - .09898	Apr - Jun .09690	\$250,320	\$196,841
Third Quarter 2020	Jul - Sept .09898	Jul - .09690 Aug - .09390 Sept - .09390	\$78,989	(-\$148,635)*
Fourth Quarter 2020	Oct - .09898 Nov - .12388 Dec - .12388	Oct - Dec .09390	\$482,513	\$564,251
First Quarter 2021	Jan - Mar .12388	Jan - Mar .09390	\$624,406	\$762,385
Second Quarter 2021	Apr - .12388 May - .09707 Jun - .09707	Apr - Jun .09390	\$187,609	\$129,809
Third Quarter 2021	Jul - Sept .09707	Jul - Sept .09390	\$64,802	(-\$60,875)*
Fourth Quarter 2021	Oct - .09707 Nov - .14821 Dec - .14821	Oct - Dec .09390	\$835,904	\$1,445,446
First Quarter 2022	Jan - Mar .14821	Jan - Mar .09390	\$1,101,166	\$1,818,032
Second Quarter 2022	Apr - .14821 May - .11491 Jun - .11491	Apr - Jun .09390	\$582,369	\$877,142
Third Quarter 2022	Jul - Sept .11491	Jul - Sept .09390	\$455,311	\$1,119,793
Fourth Quarter 2022	Oct - .11491 Nov - .33891 Dec - .33891	Oct - Dec .09390	\$3,8756,407	\$6,310,446

Table Showing Residential Savings with Inspire

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential User Savings	City Residential Commercial Industrial Savings
First Quarter 2023	Jan – Mar 0.33891	Jan – Mar .09390	\$5,120,956	\$8,356,453
Second Quarter 2023	Apr – 0.33891 May – 0.14115 Jun – 0.14115	Apr – Jun .09390	\$2,089,117	\$3,275,120
Third Quarter 2023	Jul – Sept 0.14115	Jul – Sept .09390	\$1,065,510	\$1,569,203
Fourth Quarter 2023	Oct – 0.14115 Nov – 0.18213 Dec – 0.18213	Oct – Dec .09390	\$1,689,709	\$2,787,021
First Quarter 2024	Jan - 0.18213	Jan - .09390		

- *National Grid sets different rates for commercial/industrial users that are not associated with the National Grid residential fixed Basic Service rate.
- Total residential savings from Inspire (November 2019 to December 2023) is over **\$19,833,000**.
- Total program savings (all rate classes) since inception in 2007 is over **\$34,547,000**.

**CITY OF MARLBOROUGH COMMUNITY CHOICE POWER SUPPLY PROGRAM
STATUS REPORT Q4 2023**

Prepared March 2024

This report has been prepared by Colonial Power Group with information/data being provided by the Competitive Supplier and National Grid. The purpose of the report is to provide information about the City of Marlborough's Community Choice Power Supply Program, which currently provides competitive power supply to approximately 13,200 customers in the City. The data provided by the Competitive Supplier is not available until three months after the month it is used. For example, power is *Used* in January, *Invoiced* in February, *Paid* in March and *Reported* in April.

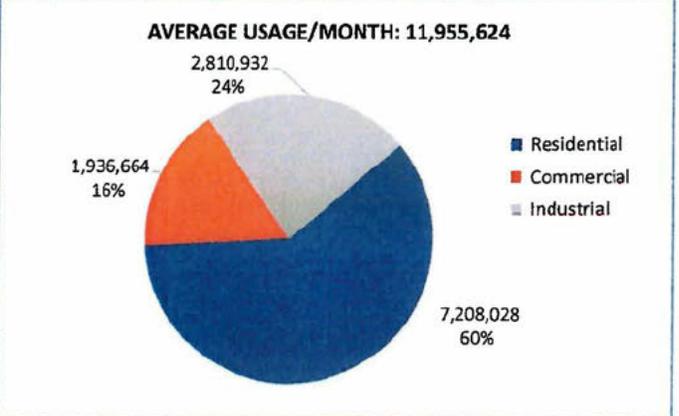
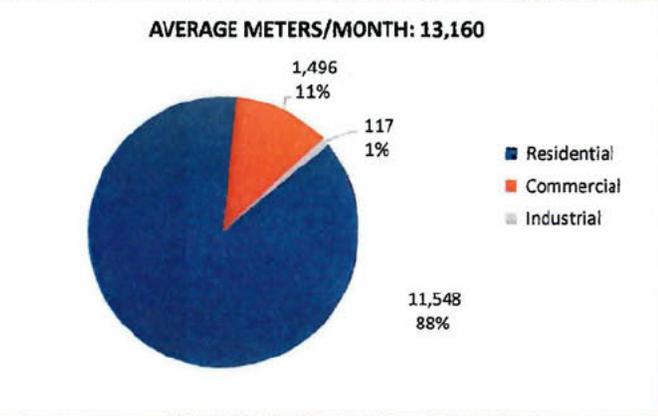
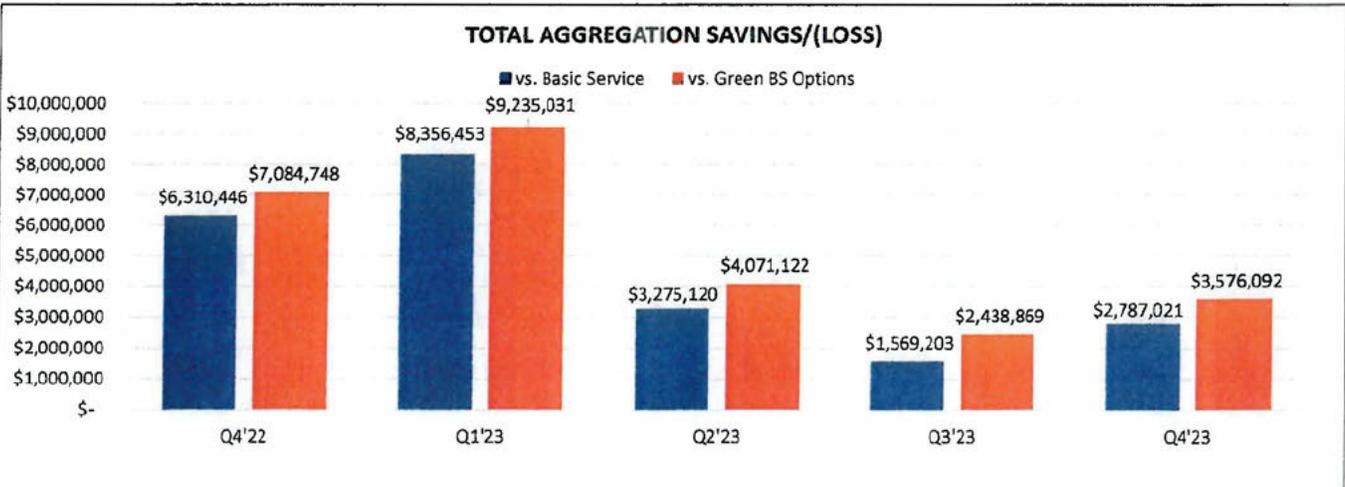
[Click here for more information about the Program](#)

PROGRAM RATES		
Term	August 2020 - January 2024	January 2024 - November 2025
Competitive Supplier	Inspire	First Point Power
Standard	\$0.09390 / kWh 100% National Wind RECs	\$0.14150 / kWh MA Req + 38% National Wind RECs

COMPARISON TO NATIONAL GRID RATES

[Click here for NGRID GreenUp Info](#)

The City's aggregation savings are directly tied to the margin of savings between the Program's rates and National Grid's corresponding Basic Service rates as well as the level of consumption by participating consumers. Basic Service rates change twice a year or more, depending on utility and rate class. As a result, the aggregation rate may not always be lower than the Basic Service rate. The goal of the aggregation is to deliver savings over the life of the Program against the Basic Service rate. However, such savings and future savings cannot be guaranteed.



Actual Savings from the Inspire Contract for 2023

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 1	Actual Savings
First Quarter 2023	Jan - Mar 0.33891	Jan - Mar 0.09390	Jan - 7,385,820 Feb - 7,242,825 Mar - 5,644,740	\$4,967,182	\$5,120,956
Second Quarter 2023	Apr - 0.33891 May - 0.14115 Jun - 0.14115	Apr - Jun 0.09390	Apr - 5,342,538 May - 6,515,540 Jun - 7,284,853	\$1,961,044	\$2,089,117
Third Quarter 2023	Jul - Sept 0.14115	Jul - Sept 0.09390	Jul - 9,683,623 Aug - 7,136,101 Sept - 4,830,393	\$1,022,968	\$1,065,510
Fourth Quarter 2023	Oct - 0.14115 Nov - 0.18213 Dec - 0.18213	Oct - Dec 0.09390	Oct - 4,959,767 Nov - 7,150,486 Dec - 8,195,157	\$1,588,295	\$1,689,709
Total Savings				\$9,539,489	\$9,965,292

NOTE 1: Electricity Usage based on 2022 residential usage values. Actual savings will vary.

October 2022 Insights:

- The 2023 projected residential savings are over \$9,500,000.
- The Inspire contract continues to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid

December 2023 Update:

- The 2023 actual savings with Inspire were \$9,965,292
- The \$9,965,292 exceeded the October 2022 projected savings of \$9,539,489 by \$425,803.

Projected Savings for 2024
Inspire Rate For January – 0.09390
First Point Power Rate for February to December – 0.14150
NGrid 23/24 winter rate of 0.18213 (through July)
NGrid 2024 projected summer rate of 0.17900 (Aug - Dec)
This is for illustration purposes only.

Date	NGrid Basic Service Rate (\$/kW-hr) NOTE 3	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 2	Actual Savings
First Quarter 2024	Jan - Mar 0.18213	Jan 0.0939 Feb- Mar 0.14150	Jan – 7,186,870 Feb – 7,713,217 Mar – 5,942,818	1,188,942	TBD
Second Quarter 2024	Apr – Jun 0.18213	Apr – Jun 0.14150	Apr – 5,343,832 May – 6,516,541 Jun – 7,384,633	781,925	TBD
Third Quarter 2024	Jul – 0.18213 Aug – 0.1790 Sept – 0.1790	Jul – Sept 0.14150	Jul – 9,686,355 Aug – 7,138,983 Sept – 4,833,167	842,512	TBD
Fourth Quarter 2024	Oct – Dec 0.17900	Oct – Dec 0.14150	Oct – 4,964,166 Nov – 7,165,325 Dec – 8,210,861	762,763	TBD
Total Savings				3,576,142	

NOTE 1: Jan to Mar electricity usage based on 2023 usage. Apr – Dec based on 2022 usage. Data from March 2023 Colonial Power report.

NOTE 2: Residential User Savings are estimates. Actual savings will vary.

NOTE 3: NGrid basic service rates from August to December 2024 based on Colonial Power September 2023 projection.

December 2023 Insights:

- The first 7 months (Jan – Jul) are projected to save \$2,364,424.
- The last 5 months (Aug – Dec) are projected to save \$1,211,718 (NOTE: the 0.17900 rate is an estimate)
- The Inspire and First Point Energy contracts continue to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid on an yearly average while providing predictability and stability.



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2024 APR -4 AM 11:45

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

April 4, 2024

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

**RE: Transfer Request – Marlborough Economic Development Corp. FY25
Operating Budget and Toolbox**

Dear Council President Ossing and Councilors,

Enclosed for your review and approval are two transfer requests from Economic Development to the Marlborough Economic Development Corporation (MEDC) in the amount of \$762,465 to fund the operating budget and \$150,000 to fund the existing toolbox program.

The Marlborough Economic Development Corporation is a recognized leader in the Commonwealth in business development, support, and attraction which allows us to maintain a low commercial vacancy rate. MEDC also continues to prioritize innovation and community support, as seen through their pop-up shop initiative, toolbox program, Food Truck and Arts Festival, and on the ground small business support.

Included for your review is the FY25 Operating Budget and narrative from Executive Director Meredith Harris. The two transfers are also included for your review and approval.

Executive Director Meredith Harris and I will be available at a future meeting to answer any questions you may have.

Sincerely,

J. Christian Dumais
Mayor



March 25, 2024

Honorable J. Christian Dumais, Mayor
City Hall, 4th Floor
140 Main Street
Marlborough, MA 01752

RE: FY'25 Operating Budget Transfer Request & Economic Development Toolbox Fund Replenishment

Dear Mayor Dumais:

I write to you today seeking a transfer request for MEDC's operations and special projects for FY'25 and a request for a separate appropriation from the City to replenish the Economic Development Toolbox.

On behalf of the Marlborough Economic Development Corporation (MEDC), I am herewith submitting this letter proposing MEDC's fiscal year 2025 total budget in the amount of \$762,465.

Also, MEDC is requesting a separate appropriation from the City of \$150,000 to replenish the Economic Development Toolbox fund to continue supporting MEDC's small business financial incentive grant programs.

MEDC is requesting a 9.98% increase in our budget request for FY25. The reason for the increase is due to two items; 1) \$20,000 for the downtown retail incubator program commonly known as the "Pop Up Shops" and 2) consideration for the part time administrative role to go from part-time to full-time with benefits, accounting for approximately \$20,000.

In 2023, MEDC received a Regional Economic Development Organization (REDO) grant through the Massachusetts Executive Office of Economic Development in collaboration with the 495 MetroWest Partnership to launch the Downtown Pop-Up Shops with help from the City's Department of Public Works. The goal was to provide temporary retail space for small business owners and/or entrepreneurs looking to test out the downtown market. In the inaugural year, MEDC housed 20 unique vendors including well-known local small businesses such as Vibes Candles, Luna Pines and Magic and Color Co. MEDC is happy to say that one of our resident vendors recently shared that they will be moving to a brick-and-mortar space in the downtown in the coming months, which MEDC believes is a true success story for this program.

The Pop-Up Shops were open from May-December and in that time, MEDC was able to provide opportunities for MPS students to showcase the Panther Den, provide space to the Marlborough Public Library during two different weeks and host a Christmas in July event bringing families downtown to shop during the downtown construction project. Furthermore, the pop-up shops were well utilized and enjoyed during the seasonal Farmers Market and during downtown events such as the Food Truck and Arts Festival and the Holiday Stroll.



To continue operating and maintaining the Pop-Up's, MEDC is requesting funding for items such as advertising/marketing, maintenance of the porta potties, Wi-Fi, insurance, increased signage, beautification and two promotional/community events.

The need for the administrative role to go from part-time to full-time is to help with overseeing and managing use of the Pop-Up's along with the more traditional administrative and clerical tasks such as scheduling, answering phones, general office management, supporting staff with projects as well as assisting with all marketing efforts. We have struggled with finding a suitable candidate for this role as part-time and believe shifting the position to a full-time role will help attract a quality candidate.

In 2023, the City approved a separate appropriation of \$100k to add to MEDC's Economic Development Toolbox fund. There were six grants awarded to both new and existing businesses, totaling \$89,200. Grants awarded include \$4,200 to An Nam Vietnamese Grill/Bao Bap, \$50k to Wemmy's Kitchen & Lounge, \$10k to Collins Funeral Home, \$10k to the commercial property at 195-205 Main Street, \$10k to Kennedy's Restaurant & Market and \$5k to Zarape Restaurant. In 2024, the Toolbox has awarded \$80,385 to five new and existing small businesses. Grants awarded include \$12k to Marlboro Pharmacy and Wellness Center, \$25k to Word on the Street, \$25k to Spirit in Motion Dance Academy, \$10k to Tropical Cafe, and \$8,385 to Halie Jean Aesthetics. Currently, there are applicants in the pipeline which exceed available funds in the Economic Development Toolbox, demonstrating the need for additional funding to continue supporting small business growth within the community.

I would appreciate your approving the above transfer request of \$762,465 and a separate appropriation of \$150,000 to replenish the Economic Development Toolbox fund. You will find more information regarding the Toolbox Programs in the attached budget summary. Please forward to the City Council at your earliest convenience, allowing MEDC to update the Council on our progress and discuss the organization's goals and objectives.

Thank you for your kind attention to this matter, and if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Harris', written over a horizontal line.

Meredith Harris
Executive Director

Attachments

A: FY'25 Operational Budget

Cc: Diane Smith, City Auditor
David Williams, Finance Director

Attachment A

FY'25 Operational Budget

The Marlborough Economic Development Corporation (MEDC) requests a total **budget of \$762,465 to fund its' FY25 operations and special projects** which equates to a 9.98% increase year over year. The budget increase is primarily due to converting the administrative position from part-time to full-time with employee benefits and incorporating operational expenses to continue with and enhance the Downtown Pop-up Shops Program which was solely funded by a state grant last year.

The budget is divided into three categories which represent salaries, expenses, and special projects. The following total budget summary consists of total line-item allocations for the above-listed categories.

Salaries and Benefits

\$384,115 in personnel, employer taxes, insurance and fringe benefits are allocated to salaries and benefits.

Payroll / Total Salaries	\$317,330
Employee Benefits	\$ 41,135
Employer Payroll Taxes & Liability	\$ 25,650

Operating and Administrative Expenses

\$132,350 is allocated to operating and administrative expenses in order to conduct business.

Materials & Supplies	\$45,700
Contracted Services	\$40,900
Occupancy	\$45,750

Special Projects

\$246,000 is allocated to special projects in order for MEDC to carry out the goals and objectives of the organization.

Business Retention & Expansion	\$89,500
Hospitality & Sports Tourism	\$76,500
Urban Village & Community Development	\$30,000
City Planning Services	\$50,000

Additionally, MEDC is requesting a separate appropriation from the City in the amount of **\$150,000 to replenish the Economic Development Toolbox fund.**

Since 2015, the Toolbox has been helping to expand the local economy and create a business-friendly climate for entrepreneurs and companies searching for their perfect location. There are four reimbursement grant programs available that cover business expenses - amenities funding, beautification grants, rental assistance, and a property tax-based reimbursement.

To date, the Toolbox has awarded approximately \$500k in reimbursement grants, filled 130k SF of vacant space, retained over 80 jobs and added about 290 new jobs to the market. In addition, MEDC granted approximately \$130k to 33 establishments in the city, which offered short term financial relief to these small businesses impacted by the COVID-19 pandemic.

In 2023, the City approved a separate appropriation of \$100k to add to MEDC's Economic Development Toolbox fund. There were six grants awarded to both new and existing businesses, totaling \$89,200. Grants awarded include \$4,200 to An Nam Vietnamese Grill/Bao Bap from the Storefront Beautification Program, \$50k to Wemmy's Kitchen & Lounge from the Amenities Program, \$10k to Collins Funeral Home from the Storefront Beautification Program, \$10k to the commercial property at 195-205 Main Street from the Storefront Beautification Program, \$10k to Kennedy's Restaurant & Market from the Storefront Beautification Program, and \$5k to Zarape Restaurant from the Storefront Beautification Program.

In 2024, the Toolbox has awarded \$80,385 to five new and existing small businesses. Grants awarded include \$12k to Marlboro Pharmacy and Wellness Center from the Rental Assistance Program, \$25k to Word on the Street from the Amenities Program, \$25k to Spirit in Motion Dance Academy from the Amenities Program, \$10k to Tropical Cafe from the Storefront Beautification Program, and \$8,385 to Halie Jean Aesthetics from the Rental Assistance Program. Currently there are applicants in the pipeline to be considered which exceed the amount of available funds in the Economic Development Toolbox Fund.

The Toolbox grant program applications are increasing, and this demand demonstrates the need to provide financial assistance as a way to continue to attract and retain new and growing businesses to the city. Therefore, MEDC is requesting a separate appropriation of \$150k to replenish the Economic Development Toolbox fund to continue to support the small business financial incentive grant programs.

Salaries Full-time		PERMANENT FULL TIME					
Salaries with standard annual salary increase of up to 3%							
(A) NAME	(B) TITLE	(C) WEEKLY SALARY FY'24	(D) HOURLY FLAT RATE	(E) TOTAL SALARY	(F) WEEKLY SALARY FY'25	(G) HOURLY FLAT RATE	(H) TOTAL SALARY FOR YEAR <i>Rounded up</i>
Meredith Harris	Executive Director	2190.92	54.77	113,928	2,256.65	56.42	\$ 117,346
Linda Martins	Director of Operations	1406.89	35.17	73,158	1,449.10	36.23	\$ 75,353
Lindsey Jaworek	Business/Hospitality Manager	1260.84	31.52	65,564	1,298.67	32.47	\$ 67,531
TBD	Senior Administrator				1000.00	25.00	\$ 52,000
Salaries Full-time Total							\$ 312,230
Salaries Part-time		PART TIME					
NAME	TITLE	Hours/ week	Hourly rate	Weeks			Total Salary for Budget Year
MEDC Intern	Internship (Summer 2024)	30	17.00	10			\$ 5,100
Salaries Part-time Total							\$ 5,100
Grand Total Salaries							\$ 317,330
Employee Benefits / Payroll Taxes							
ITEMIZE AND JUSTIFY:							AMOUNT
Health, Dental, Retirement, etc.							\$ 41,135
Employer Payroll Taxes							\$ 25,000
Workers' Compensation Ins. Plan							\$ 650
Total							\$ 66,785
Total Salaries							\$ 317,330
Grand Total Payroll Expenses							384,115

Expenses	MATERIALS AND SUPPLIES					
This category covers collectively all operating supplies and services, which are defined as consumable commodities, necessary to conduct business: for example, office and custodial supplies, printing and reproducing marketing collateral, subscriptions, postage, repairs and office maintenance, etc.						
ITEMIZE AND JUSTIFY						Amount Requested
Advertising/Marketing Supplies & Services (Ex. E-Newsletter & E-Survey Services, Creative Services, etc.)						\$ 1,500
Conferences/Meetings (Ex. Registration Fees for business events, luncheons, receptions & misc. attendance & hosting expenditures)						\$ 3,800
Maintenance & Repair (Ex. Office Water Dispenser Cleaning, Office Fixtures & Dry Cleaning/Carpet Cleaning)						\$ 500
Membership Fees/Subscriptions (Ex. CoStar Realty Services, Yearly Newspaper Subscriptions & Membership Dues)						\$ 22,500
Office Supplies (Ex. Paper, pens, notepads, binders, paper clips, staples, labels, coffee, water, etc. - Including small/light office equip <\$1000)						\$ 3,000
Printing & Reproduction (Ex. Kyocera Copier Services, Re-print Marketing Collateral & Special Article Poster Prints)						\$ 1,500
Reimbursable Expenses (Ex. Employee mileage for business use, office supplies, phones, etc.)						\$ 4,000
Website Services (Ex. Hosting Services, Domains, Internet)						\$ 6,400
Office Equipment >\$1000 (Ex. Server, Laptop replacement for staff)						\$ 2,500
TOTAL MATERIALS & SUPPLIES						\$ 45,700

Expenses	CONTRACTED SERVICES					
	Covers operating services obtained by contract with outsourced vendor. For example: accounting services, marketing/media vendor, payroll services, etc.					
ITEMIZE AND JUSTIFY:				AMOUNT		
Accounting/Book Keeping				\$7,500		
- CPA on Retainer/Yearly Filings						
- Annual Financial Audit						
- Fiscal End Process						
Professional/Consultant Fees				\$25,000		
Media Contractor						
IT Services				\$4,500		
- Tech on Retainer/Maintenance						
- Computer Services & Licenses						
ADP Payroll Services				\$3,900		
- Processing Charges/Fees						
- Tax Services						
- Year End Processing						
TOTAL				\$40,900		

Expenses	OCCUPANCY				Requested Amount
Marlborough Economic Development Corporation (MEDC)					
91 Main Street, Suite 203A / 203B / 204					
Lease Agreement					\$ 36,500
Directors & Office Liability Insurance					\$ 3,450
Utilities					\$ 5,800
- Phone Services					
- Electricity Supply					
TOTAL					\$ 45,750

**Marlborough Economic Development Corporation
Budget Overview**

July 2024 through June 2025

	<u>Jul '24 - Jun '25</u>
Ordinary Income/Expense	
Expense	
Payroll Expenses	
Employee Benefits	\$ 41,135.00
Employer Payroll Taxes	\$ 25,000.00
Salaries	\$ 317,330.00
Workers' Comp	\$ 650.00
Total Payroll Expenses	<u>\$ 384,115.00</u>
Advertising/Marketing	\$ 1,500.00
Computer Services & Licenses	\$ 8,700.00
Conferences/Meetings	\$ 3,800.00
Dues and Subscriptions	\$ 22,500.00
Insurance	\$ 3,450.00
Internet service	\$ 4,700.00
Maintenance & Repair	\$ 500.00
Media Contractor	\$ 25,000.00
Office Supplies	\$ 3,000.00
Payroll Fees	\$ 3,900.00
Phone	\$ 2,200.00
Printing and Reproduction	\$ 1,500.00
Professional Fees	\$ 7,500.00
Reimbursable Expenses	\$ 4,000.00
Rent	\$ 36,500.00
Utilities	\$ 3,600.00
Subtotal Expense	<u>\$ 516,465.00</u>
Special Project Expenses	
Special Projects	<u>\$ 246,000.00</u>
Total Special Project Expenses	<u>\$ 246,000.00</u>
Total Expense	<u><u>762,465.00</u></u>

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT: Mayor

FISCAL YEAR: 2024

FROM ACCOUNT:

TO ACCOUNT:

Available
Balance

Amount

Org Code

Object

Account Description:

Amount

Org Code

Object

Account Description:

Available
Balance

\$1,923,893.90

\$150,000.00

27000099

42440

Economic Development

\$150,000.00

11740006

53950

MEDC Funding

\$0.00

Reason:

To replenish the Economic Development Toolbox for FY25

Reason:

Reason:

Reason:

Reason:

\$150,000.00

Total

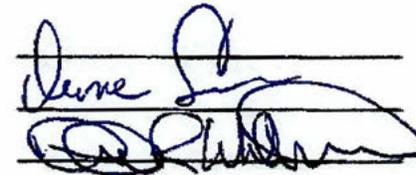
\$150,000.00

Total

Department Head signature:

Auditor signature:

Comptroller signature:



ECONOMIC DEVELOPMENT FUNDING

FY2012	State Aid	\$634,334.05
FY2013	State Aid	\$644,404.83
FY2014	State Aid	\$699,949.65
FY2015	State Aid	\$762,971.99
FY2016	State Aid	\$825,438.29
FY2017	State Aid	\$855,807.62
9/30/2017	State Aid	\$260,640.83
12/31/2017	State Aid	\$280,764.79
3/31/2018	State Aid	\$158,551.10
6/30/2018	State Aid	\$213,203.36
9/28/2018	State Aid	\$263,084.77
12/31/2018	State Aid	\$290,454.60
3/29/2019	State Aid	\$205,890.60
6/28/2019	State Aid	\$186,235.82
9/30/2019	State Aid	\$279,841.59
12/31/2019	State Aid	\$276,743.06
3/31/2020	State Aid	\$176,712.01
6/30/2020	State Aid	\$67,841.56
9/30/2020	State Aid	\$90,942.83
12/31/2020	State Aid	\$44,716.83
3/31/2021	State Aid	\$70,231.92
6/30/2021	State Aid	\$98,171.48
9/30/2021	State Aid	\$175,161.58
12/31/2021	State Aid	\$228,184.86
3/31/2022	State Aid	\$174,026.27
6/30/2022	State Aid	\$188,679.89
9/30/2022	State Aid	\$300,600.23
12/31/2022	State Aid	\$308,263.19
3/31/2023	State Aid	\$181,237.99
6/30/2023	State Aid	\$257,366.22
9/30/2023	State Aid	\$349,941.99
12/31/2023	State Aid	\$346,709.46
3/31/2024	State Aid	\$245,115.64

Total Funding		<u>\$10,142,220.90</u>
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12/5/2011	CO# 11-1003048	-\$146,837.00
12/19/2011	CO# 11-1004004	-\$3,163.00
5/21/2012	CO# 12-1005008	-\$200,000.00
12/17/2012	CO# 12-1005205	-\$277,099.00
6/3/2013	CO# 13-1005418A	-\$499,000.00
6/30/2014	CO# 14-1005840	-\$513,915.00
6/1/2015	CO# 15-1006198A	-\$731,875.00
6/20/2016	CO# 16-1006569A	-\$647,580.00
6/20/2016	CO# 16-1006569B	-\$75,000.00
6/5/2017	CO# 17-1006923A	-\$660,077.00
6/18/2018	CO# 18-1007280A	-\$679,841.00
5/6/2019	CO# 19-1007624A	-\$699,088.00
8/26/2019	CO# 19-1007732A	-\$200,000.00
6/8/2020	CO# 20-1008019	-\$485,133.00
10/5/2020	CO# 20-1008091A	+\$440,000.00
6/21/2021	CO# 21-1008313A	-\$546,738.00
4/25/2022	CO# 22-1008581	-\$75,000.00
5/9/2022	CO# 22-1008567A	-\$589,691.00
5/8/2023	CO# 23-1008850A	-\$748,290.00

Total Transfers		<u>-\$8,218,327.00</u>
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Available for future transfers		\$1,923,893.90
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City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2024 APR -4 AM 11:45

J. Christian Dumais, Mayor

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

April 4, 2024

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Gift Acceptance – Marlborough Public Library

Dear Council President Ossing and Councilors,

Enclosed for your acceptance is a gift in the amount of \$250,000 from the Marlborough Public Library Foundation. This gift was given to support the Marlborough Public Library Renovation Project. These funds were raised by the foundation as part of their ongoing capital campaign.

I would like to thank the Marlborough Public Library Foundation for their efforts and their donation.

Please do not hesitate to contact me or my office with any questions.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough
Marlborough Public Library
255 Main Street
Marlborough, MA 01752
Phone 508-624-6900 FAX 508-485-1494

Sara Belisle
Library Director

April 1, 2024
Mayor J. Christian Dumais
140 Main Street
Marlborough, MA 01752

Re: Funds from the Marlborough Public Library Foundation

Dear Mayor Dumais,

I'm pleased to share that the Marlborough Public Library Foundation has made an additional contribution to the Library Construction project in the amount of \$250,000. Once approved, this money will be used for continual support of the construction project. I would like to thank the continued efforts of the members of the Marlborough Public Library Foundation to raise these funds.

Please reach out to me with any questions,

Sara Belisle

CITY OF MARLBOROUGH NOTICE OF GRANT AWARD

DEPARTMENT: Library DATE: 4/1/2024

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Sara Belisle

NAME OF GRANT: _____

GRANTOR: Marlborough Public Library Foundation

GRANT AMOUNT: \$250,000

GRANT PERIOD: n/a

SCOPE OF GRANT/
ITEMS FUNDED To be used for library construction project

IS A POSITION BEING
CREATED: no

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? _____

ARE MATCHING CITY
FUNDS REQUIRED? no

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS
TO BE USED:

ANY OTHER EXPOSURE TO CITY?
no

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: no

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2024 APR -4 AM 11:45

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

April 4, 2024

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Salary Ordinance Update for DPW Positions (Drop-off Attendant and Junior Civil Engineer)

Dear Council President Ossing and Councilors,

Enclosed for your review and acceptance is a salary ordinance update for two positions within the Department of Public Works: Drop-off Attendant and Junior Civil Engineer.

These positions were funded at the attached rate in the FY24 budget as presented and approved by Mayor Vigeant and City Council. This request is to officially update the salary ordinance (step schedule) to reflect what was passed within that budget. I have also included an updated job description for the Junior Civil Engineer, which requires approval. The job description for the Drop-off Attendant was approved by the City Council in 2021.

While these updates were approved under the previous administration and City Council, it is my opinion that they represent an investment in the attraction and retention of these positions. Side agreements with the MMEA have been signed approving these changes.

Attached you will find the memo from DPW Commissioner Ted Scott, Junior Civil Engineer job description, and salary ordinances for both positions.

Commissioner Scott and I will be at a future meeting to answer any questions you have.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough
Department of Public Works

135 NEIL STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL. 508-624-6910
*TDD 508-460-3610

Theodore L. Scott, P.E.
Interim Commissioner

MEMORANDUM

Date: 2/29/2024

To: Mayor J. Christian Dumais

From: Theodore Scott, P.E. - DPW Interim Commissioner

Re: Salary Schedule Increases

Enclosed for review and approval are the requests to modify the salary schedules of the Junior Engineer position and the Drop-off Facility Attendant position.

The Junior Engineer position salary increase will align this position with the DPW Foreman position salary. We are currently actively pursuing a quality candidate for this difficult to fill position and we believe the proposed salary increase would help to secure the hiring of this individual.

The Drop-off Facility Attendant position increase will align this position just below the Senior Clerk position salary. This salary increase is needed to attract and maintain quality individuals that will properly perform their duties and represent the City in an exemplary fashion. The attendant position interacts with more City residents on a daily basis than any other position in the City. We currently only have one attendant out of three on staff and coverage for the open positions is provided by higher salaried DPW clerks and equipment operators at both regular and overtime rates.

It should be noted that these salary increases were already included in the FY24 budget.

ORDERED:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED "PERSONNEL," AS FOLLOWS:

I. By adding to the salary schedule referenced in Section 125-6, the following:

Position: Junior Civil Engineer (40 hours per week)

STEP	HOURLY RATE	DAILY RATE	PERIOD SALARY	ANNUAL SALARY
0	\$ 35.63	\$ 285.03	\$ 2,850.26	\$ 74,106.66
1	\$ 36.76	\$ 294.12	\$ 2,941.18	\$ 76,470.58
2	\$ 39.03	\$ 312.21	\$ 3,122.08	\$ 81,174.08
3	\$ 41.48	\$ 331.82	\$ 3,318.18	\$ 86,272.78

II. This ordinance shall supersede and replace any existing rate for said position(s) (if applicable) in the current salary schedule.

ADOPTED
In City Council
Order No. 24-XXX
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

ORDERED:

That pursuant to City Code Chapter 125 (Personnel), Section 125-5 (Preparation of Classification Descriptions), the job description for the position of Junior Civil Engineer (attached hereto), BE AND IS HEREWITH APPROVED.

ADOPTED
In City Council
Order No. 24-
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

CITY OF MARLBOROUGH
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
JUNIOR CIVIL ENGINEER

DEFINITION

The purpose of this position is to provide civil engineering design and review, permit administration, and construction project management services for public work projects. This is a technical, professional, and supervisory, public works engineering position within the Department of Public Works.

ESSENTIAL JOB FUNCTIONS

(The essential functions or duties listed below are intended only as illustrations of the various type of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.)

- Civil Engineering design and plan preparation for public works projects, and review of plans for permitting.
- Surveying for marking property lines, construction layout, and data collection for City asset management.
- Construction cost estimating calculations including field measurements and plan take-offs, and verification of quantities for construction project pay requisitions.
- Engineering support for other DPW Divisions and for other City Departments.
- Construction project scheduling.
- Assistance with management of the Department's Road Opening Permit Program
- Assistance with DPW snow and ice operations using non-CDL vehicles and equipment such as sidewalk plows and blowers
- Training subordinate department personnel.
- Construction inspectional services for public works projects.
- Plan and data research for City employees and for public requests, and maintenance of electronic and paper Engineering files.
- Performs other duties as required.

SUPERVISION RECEIVED

Works under the administrative direction of the City Engineer, the Assistant City Engineer, and in some instances other Junior Engineers. This employee may also receive direction from the DPW Commissioner and Assistant Commissioner of Operations. Works according to established departmental and city policies and procedures, standards, or directives, instructions and intent.

SUPERVISORY RESPONSIBILITY

Responsible for the supervision of subordinates to ensure compliance with the division and departmental programs including, but not limited to, roadway and/or utility design projects, administration of construction contracts, and the road opening permits program.

JUDGMENT

Guidelines, which may be in the form of administrative or organizational policies, general principles, legislation, or directives that pertain to a specific department or functional area, only provide limited guidance for performing the work. Extensive judgment and ingenuity are required to develop new or adapt existing methods and approaches for accomplishing objectives or to deal with new or unusual requirements within the limits of the guidelines or policies.

COMPLEXITY

The work consists of employing many different concepts, theories, principles, techniques, and practices relating to an administrative field. Assignments typically concern such matters as studying trends in the field for application to the work, assessing services and recommending improvements.

NATURE AND PURPOSE OF CONTACTS

Relationships involve constant interaction with local, state, and federal government officials, community leaders, and any other individuals to protect and promote the organization's overall interest. The position requires a high degree of diplomacy and judgment and must be able to work effectively with, and influence, all types of persons. Duties require a well-developed sense of strategy and timing in representing the organization effectively in critical and important situations that may influence the well-being of the organization.

CONFIDENTIALITY

The employee has regular access at the departmental level to a variety of sensitive and confidential information.

EDUCATION AND EXPERIENCE

Bachelor of Science in Civil Engineering or related field is preferred; Minimum two (2) years of field and office experience in civil engineering and/or land surveying required. Possession of a valid Massachusetts motor vehicle operator's license required.

KNOWLEDGE, ABILITY AND SKILLS

Knowledge: Practical knowledge of the materials, methods and techniques related to civil engineering and public works projects and issues including road construction and maintenance.

Ability: Ability to work in groups with other employees, with City contractors, and with the general public. Ability to communicate effectively in written and oral form. Ability to be organized and pay attention to details. Ability to read civil engineering and construction plans. Ability to perform engineering and construction-related mathematical calculations, such as for the measurement of areas and volumes. Ability to operate construction and engineering tools including surveying equipment. Ability to operate standard office equipment and computer software including Autocad.

Skills: Excellent oral and written communication skills, strong interpersonal skills, problem solving skills.

WORK ENVIRONMENT

Work is performed indoors and outdoors in varying weather conditions. Outdoors, employee may be exposed to equipment/machinery, noise, odors, dust, heat and cold, oil, dirt or grease, and risk of personal injury. Indoors, employee operates in an office environment with typical office equipment.

PHYSICAL, MOTOR AND VISUAL SKILLS

Physical Skills: The work involves physical skills typical of an office environment, including sitting, standing, walking and stooping. May be required to use hands to operate objects, tools, or controls, and reach with arms to pick up objects. Candidate must occasionally lift and/or move objects weighing up to thirty pounds. lift objects such as files, boxes of papers, office supplies, and office equipment weighing up to thirty (30) pounds. Candidate must be able to access and negotiate all levels of a construction site.

Motor Skills: The work may require motor skills for activities such as moving objects, using office equipment, including but not limited to telephones, personal computers, handheld technology, and survey equipment.

Visual Skills: Visual demands require routinely reading documents for general understanding and analytical purposes and frequent computer usage. Candidate must have vision and hearing at correctable to normal ranges.

ORDERED:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED "PERSONNEL," AS FOLLOWS:

I. By adding to the salary schedule referenced in Section 125-6, the following:

Position: Resident Drop-Off Station Attendant (40 hours per week)

STEP	HOURLY RATE	DAILY RATE	PERIOD SALARY	ANNUAL SALARY
0	\$ 22.16	\$ 177.32	\$ 1,773.16	\$ 46,102.16
1	\$ 22.95	\$ 183.62	\$ 1,836.21	\$ 47,741.41
2	\$ 23.78	\$ 190.23	\$ 1,902.28	\$ 49,459.28
3	\$ 24.63	\$ 197.03	\$ 1,970.30	\$ 51,227.70

II. This ordinance shall supersede and replace any existing rate for said position(s) (if applicable) in the current salary schedule.

ADOPTED
 In City Council
 Order No. 24-XXX
 Adopted

Approved by Mayor
 J. Christian Dumais
 Date:

A TRUE COPY
 ATTEST:



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2024 APR -4 AM 11:45

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

April 4, 2024

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Deed in Lieu of Foreclosure – Hemenway Steet and Mosher Lane

Dear Council President Ossing and Councilors,

Enclosed for your acceptance is a Deed in Lieu of Foreclosure for parcels 0010-41, 0011-40, 0011-0003, and 0010-0082. These parcels are located on Hemenway Street and Mosher Lane. All are currently in tax title and three were originally intended to be open space as part of this subdivision. Avidia Bank has offered the parcels to the city in exchange for forgiveness of the tax debt. This proposal was sent down last year by the previous administration, however, was not taken up by the full body.

Acceptance of the deed and a vote to place the open space parcels under the management of the Conservation Commission will enable the city to ensure the parcels are maintained for that purpose. Attached you will find a memo from Acting Comptroller/Treasurer David Williams, and updated paperwork.

David Williams will join me at a future meeting to answer any questions you may have.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

CITY HALL
140 MAIN STREET
MARLBOROUGH, MA 01752

OFFICE OF THE COMPTROLLER/TREASURER
DAVID R. WILLIAMS
dwilliams@marlborough-ma.gov
(508) 460 - 3731

Date: March 21, 2024

To: Mayor J. Christian Dumais

Cc: Priscilla Ryder, Director of Conservation
Tom DiPersio, City Engineer
Jason Grossfield, City Solicitor

From: David Williams, Comptroller/Treasurer

Re: Order of Acceptance Deed-in-Lieu of Foreclosure

Mayor Dumais:

I request that you send the attached Order of Acceptance of Deed-In-Lieu of Foreclosure to the City Council with a recommendation for acceptance, including the related attachments for each of the four parcels. Three parcels are located on Hemenway (Map ID: 10/41 11/3 & 11/40); and one parcel is on Mosher Lane (Map ID 10/82). The four parcels total approximately 689,119.2 square feet. All parcels are currently in tax title, three of which were originally put aside as part of the subdivision approval; and the fourth parcel, Mosher Lane (Map ID: 10/82), is a de minimis portion of land.

The acceptance of these parcels will help close subdivision obligations, as well as preserve the land as Open Space by placing the three parcels under the management of the Conservation Commission.

Under M.G.L. Part I, Title IX, Chapter 60, Section 77C, the City, acting through the City Council, may accept the deed. Upon acceptance, "...any real estate taxes and other municipal charges and liens shall be treated as having been paid and shall be accounted for by the city or town in the same manner as if a tax title foreclosure had been completed."

I have included a property location card and tax statement as of 1/16/2024 for each property to show the liability and the assessed value as of that date.

If you have any questions, please contact me at your convenience.

Sincerely,



David R. Williams
Comptroller / Treasurer
City of Marlborough, MA

ORDERED:

That pursuant to Section 77C of Chapter 60 of the General Laws of Massachusetts, the City does hereby accept title, by deed in lieu of foreclosure, from Avidia Bank to the following four (4) parcels of land:

Parcel B in the Forest Trail subdivision in Marlborough, Massachusetts, as shown on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan"). Parcel B also referred to as LC #218, as shown on a plan entitled "L.C.C. 5374W, Plan of Land in Marlborough, MA" dated 06/06/2003. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Plan No. 5374 W filed with Certificate of Title No. 0215142. Said Parcel B contains 1.418 acres, according to said plan. **(862 Hemenway Street, Assessor Map 0010-41);**

Parcel A1 in the Forest Trail subdivision in Marlborough, Massachusetts, as shown on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan"). Parcel A1 also referred to as LC #215, as shown on a plan entitled "L.C.C. 5374W, Plan of Land in Marlborough, MA" dated 06/06/2003. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Plan No. 5374 W filed with Certificate of Title No. 0215142. Said Parcel A1 contains 1.824 acres, according to said plan. **(865 Hemenway Street, Assessor Map 0011-40);**

A certain parcel of land being shown as **Parcel A** on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan"). Said Parcel A being 12.507 acres according to said plan. **(Land off Hemenway Street, Assessor Map 0011-0003); and**

A certain parcel of land being shown as **Parcel B1** on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan

No. 1026 of 2002 (the "Plan"). Said Parcel B1 being 2,506 sq. ft. according to said plan. (**Off Mosher Lane, Assessor Map 0010-0082**).

And further, that three (3) of the above-referenced four (4) parcels, said **Parcel B** (Assessor Map 0010-41), **Parcel A1** (Assessor Map 0011-40), and **Parcel A** (Assessor Map 0011-0003), which are parcels designated as open space as part of the "Forest Trail" definitive subdivision and open space development off Mosher Lane, Marlborough, MA, are to be managed and controlled by the Marlborough Conservation Commission pursuant to MGL c. 40, s. 8C for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

ADOPTED
In City Council
Order No. 24-
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

DEED IN LIEU OF FORECLOSURE

Avidia Bank, a Massachusetts banking corporation, with a principal place of business at 42 Main Street, Hudson, Massachusetts, for good and valuable consideration of one and 00/100 dollars (\$1.00) dollar, grants to the City of Marlborough, a Massachusetts municipal corporation with a usual place of business at City Hall, 140 Main Street, Marlborough, Massachusetts, 01752, acting by and through its City Council under the provisions of General Laws, Chapter 60, Section 77C, the vote of which is recorded herewith as **Exhibit A**;

With QUITCLAIM covenants

ALL OF ITS RIGHT, TITLE AND INTEREST in and to the following parcels of land situated in said Marlborough, Middlesex County, and Commonwealth of Massachusetts, described as follows:

I. Parcel B in the Forest Trail subdivision in Marlborough, Massachusetts, as shown on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan"). Parcel B also referred to as LC #218, as shown on a plan entitled "L.C.C. 5374W, Plan of Land in Marlborough, MA" dated 06/06/2003. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Plan No. 5374 W filed with Certificate of Title No. 0215142.

Said Parcel B contains 1.418 acres, according to said plan.

BEING a portion of the premises conveyed to Avidia Bank by Foreclosure Deed dated August 30, 2007 and registered in the Middlesex County Registry of Deeds in Document No. 1453488, Certificate No. 240338.

II. Parcel A1 in the Forest Trail subdivision in Marlborough, Massachusetts, as shown on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan"). Parcel A1 also referred to as LC #215, as shown on a plan entitled "L.C.C. 5374W, Plan of Land in Marlborough, MA" dated 06/06/2003. Plan for

Locus: 862, 865 Hemenway Street (Parcel ID: 0010-0041, 0011-0040), Land Off Hemenway Street (Parcel ID: 0011-0003) and Off Mosher Lane (Parcel ID: 0010-0082), Marlborough,

Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Plan No. 5374 W filed with Certificate of Title No. 0215142.

Said Parcel A1 contains 1.824 acres, according to said plan.

BEING a portion of the premises conveyed to Avidia Bank by Foreclosure Deed dated August 30, 2007 and registered in the Middlesex County Registry of Deeds in Document No. 1453488, Certificate No. 240338.

III. A certain parcel of land being shown as **Parcel A** on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan").

Said Parcel A being 12.507 acres according to said plan.

BEING a portion of the premises conveyed to Avidia Bank by Foreclosure Deed dated August 30, 2007 and recorded in the Middlesex County Registry of Deeds in Book 50049, Page 304.

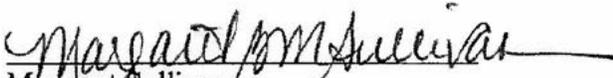
IV. A certain parcel of land being shown as **Parcel B1** on a plan of land entitled "Plan of Land Definitive Subdivision Plans for Forest Trail An Open Space Development, Mosher Lane, Marlborough, Massachusetts. Scale: 1: = 40', revised September 19, 2002. Plan for Doe Builders Inc., P.O. Box 400, Hudson, MA 01749. Surveyor: Zanca Land Surveyors, Inc., 16 Gleasondale Road, Suite 102, Stow, Massachusetts 01775. Engineer: Consolidated Design Group, Inc., 21 Main Street, Hudson, MA 01749," recorded with the South Middlesex Registry of Deeds as Plan No. 1026 of 2002 (the "Plan").

Said Parcel B1 being 2,506 sq. ft. according to said plan.

BEING the same premises conveyed to Avidia Bank by Foreclosure Deed dated August 30, 2007 and recorded in the Middlesex County Registry of Deeds in Book 50049, Page 304.

Subject to all easements, rights-of-way, restrictive covenants and reservations of record, if any.

Witness our hands and seals this 22 day of June, 2023.

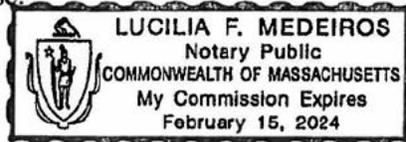

Margaret Sullivan
Executive Vice President

Bartholomew H. Murphy
Bartholomew H. Murphy
Executive Vice President

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 22nd day of June, 2023, before me, the undersigned notary public, personally appeared Margaret Sullivan proved to me through satisfactory evidence of identification which were [] Massachusetts driver's license(s), or [] _____, to be the person(s) whose name(s) is(are) signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



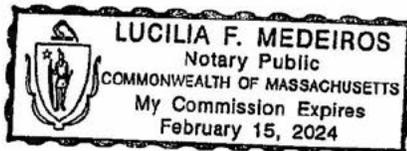
Lucilia F. Medeiros

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

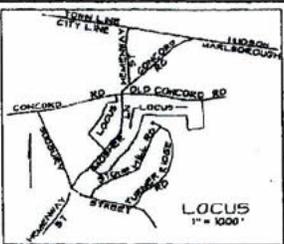
On this 22nd day of June, 2023, before me, the undersigned notary public, personally appeared Bartholomew H. Murphy proved to me through satisfactory evidence of identification which were [] Massachusetts driver's license(s), or [] _____, to be the person(s) whose name(s) is(are) signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Lucilia F. Medeiros

Notary Public
My Commission Expires:

EXHIBIT "A"



AREA TABLE

1. TOTAL AREA OF ORIGINAL TRACTS SHOWN ON THIS PLAN EQUALS 21,784 ACRES
- A) AREA IN LOTS 146 AND PARCELS D, 5A & 5B = 8,584 AC.
 - B) D) AREA IN STREET IMPROVING TAKENS = 0,261 AC.
 - C) ABANDONED - = 0,004 AC.
 - (2) TOTAL AREA OF STREET = 1,271 AC.
 - E) AREA IN EASEMENTS = 5,741 AC.
 - D) AREA RESERVED FOR OPEN SPACE = 5,749 AC.
- TOTAL AREA OF SUBDIVISION = 21,784 ACRES
2. STREETS STATION 0+0 TO STATION 1+75.81 = 3.74 AC.
3. EASEMENTS
- SEWER - STATION 0+0 TO STATION 3+54.84 = 0.400 AC.
 - LOT 12 2 1/2 ORANGE - STATION 0+0 TO STATION 2+0 = 0.471 AC.
 - LOT 10 DRAINAGE - STATION 0+0 TO STATION 1+20 = 0.587 AC.
 - PARCEL B DRAINAGE - STATION 0+0 TO STATION 3+27 = 0.258 AC.
 - PAVING - STATION 0+0 TO STATION 8+19 = 0.478 AC.
 - LOTS 2 - 4 PERIMETER BUFFER AND NO DISTURBANCE EASEMENT = 1.05 AC.
 - LOTS 5 - 8 CONSERVATION EASEMENT = 0.265 AC.
 - PARCEL A LANDSCAPE EASEMENT = 0.47 AC.
- TOTAL AREA IN EASEMENTS = 3,504 ACRES
4. OTHER - OPEN SPACE
- PARCEL A = 12,501 AC.
 - LC LOT 16 = 1,824 AC.
 - LC LOT 43 = 1,419 AC.
- TOTAL REMAINING AREA = 5,749 AC.

- THE FOLLOWING WAIVERS REQUESTED
- | | APPROVED | DENIED |
|---|----------|--------|
| 1. SIDEWALK ON RIGHT SIDE TO BE A MANDERING 5' WIDE SIDEWALK | | |
| 2. SECTION 17.5 (a) REQUIRES DEAD END STREETS TO BE NO LONGER THAN 500 FEET, WE REQUEST A WAIVER TO ALLOW HIGHWAY STREET TO BE 175.51 FEET. | | |
| 3. SECTION 11B.1 - COMPARATIVE IMPACT ANALYSIS REQUEST NO COMPARATIVE IMPACT ANALYSIS BE REQUIRED. | | |
| 4. PERIMETER BUFFER AND NO DISTURBANCE ZONE REAR YARD OFFSET SHOULD BE 50 FEET IN LOTS 9, 3 AND 2 REQUESTING 30' OFFSETS, AND LOT 41 REQUESTING 40 FEET OFFSET. SIDE YARD PERIMETER BUFFER REQUESTED IS 30'. LOT 12, WE ARE REQUESTING A 30' BUFFER. LOTS 10, 112 AND 113 REQUESTING A 30' BUFFER AS SHOWN. | | |
| 5. LIMITED ACCESS FROM SUDBURY STREET TO END OF OLD-DE-BAC DOES NOT MEET MINIMUM WIDTH FOR OPEN SPACE. | | |
| 6. REQUESTING FOR LOT 12 THAT THE REAR YARD OFFSET OF 30 FEET AND THE SIDE YARD OFFSET OF 30 FEET, BE A PERIMETER BUFFER AND LANDSCAPE EASEMENT, AND A PORTION OF LOT 43 THAT THE REAR YARD OFFSET OF 30 FEET BE A PERIMETER BUFFER AND LANDSCAPE EASEMENT AS SHOWN. | | |

NOTE: EXISTING GRAVEL PATHS THROUGH LOT 4, PARCELS B AND B AND LOT 1 ARE NOT SHOWN ON ANY DEED, AND NOT SHOWN ON ANY PLANS OF RECORD.

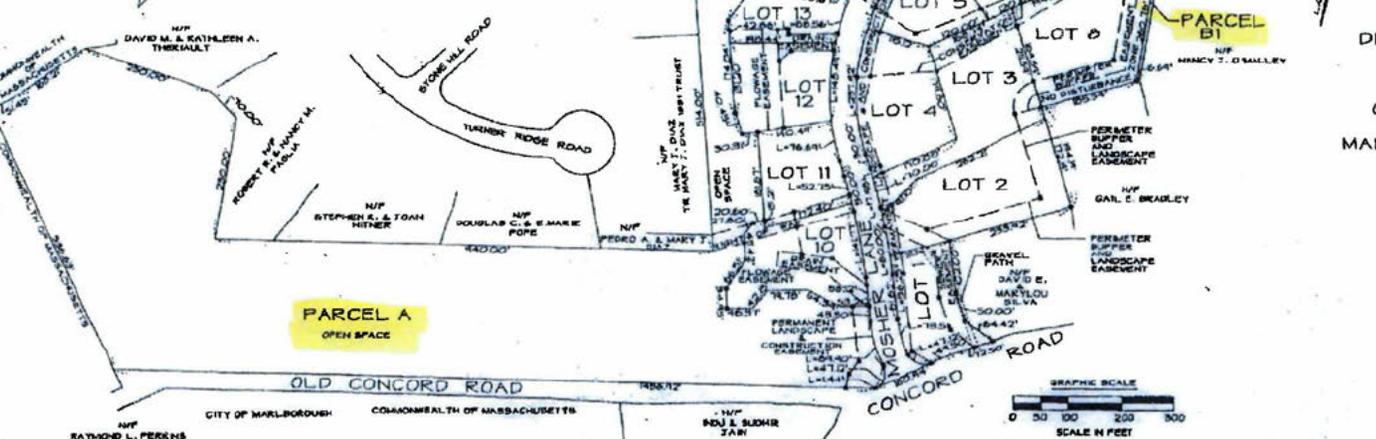
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 8/1/22
 REG. FEE: \$1,000 SURVEYOR



1. CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE FIFTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: 10/26/22
 CITY CLERK



PLAN REF: BOOK 1828 PAGE 41
 BOOK 1870 PAGE 442
 BOOK 1870 PAGE 340
 BOOK 1871 PAGE 180
 BOOK 1871 PAGE 88
 BOOK 1840 PAGE 371
 L.C. 23744
 L.C. 23740

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 PLANNING BOARD
 CITY OF MARLBOROUGH

DATE: 8/1/22

FOR REGISTRY USE

Registry of Deeds
 Southern District
 Marlborough, Massachusetts
 MAP No. 222-24-2022
 MAP No. 222-24-2022
 Registered in the District No. 24
 Reg. in 2022 Page 210

8/1/22

INDEX

SHEET	KEY SHEET / WORK
SHEET 1 OF 20	KEY SHEET / WORK
SHEET 2 OF 20	RECORD PLAN
SHEET 3 OF 20	RECORD PLAN
SHEET 4 OF 20	RECORD PLAN
SHEET 5 OF 20	RECORD PLAN
SHEET 6 OF 20	EXISTING CONDITION PLAN
SHEET 7 OF 20	EXISTING CONDITION PLAN
SHEET 8 OF 20	EXISTING CONDITION PLAN
SHEET 9 OF 20	EXISTING CONDITION PLAN
SHEET 10 OF 20	EXISTING CONDITION PLAN
SHEET 11 OF 20	SITE AND GRADING PLAN
SHEET 12 OF 20	SITE AND GRADING PLAN
SHEET 13 OF 20	SITE AND GRADING PLAN
SHEET 14 OF 20	PLAN AND PROFILE OF HIGHWAY STREET
SHEET 15 OF 20	PLAN AND PROFILE OF OFFSITE SEWER
SHEET 16 OF 20	PLAN AND PROFILE OF DRAIN EASEMENTS
SHEET 17 OF 20	CONSTRUCTION MANAGEMENT PLAN
SHEET 18 OF 20	CONSTRUCTION DETAILS
SHEET 19 OF 20	CONSTRUCTION DETAILS
SHEET 20 OF 20	EMERGENCY ACCESS DRIVE

ZONING DISTRICT: R-1 - RURAL RESIDENCE ZONING
 ZONING: OPEN SPACE DEVELOPMENT

NOTES:

- ZONING: AREA = 20,000 SQ. FT. FRONTAGE = 70' LOT WIDTH AT BUILDING LINE = 80' FRONT YARD = 25' SIDE YARD = 15' REAR YARD = 25' MAX. LOT COVERAGE = 20%
2. DENOTES GRANITE BOUND WITH DRILL HOLE TO BE SET
3. ASSESSORS REFERENCE: ASSESSORS MAP 1, PARCELS 3, 40, 2A, & 43 ASSESSORS MAP 10, PARCEL 41
4. SEE SPECIAL PERMIT GRANTED TO DOE BUILDERS, INC. FOR AN OPEN SPACE DEVELOPMENT DATED DECEMBER 17, 2000

KEY SHEET
DEFINITIVE SUBDIVISION PLAN
OF
FOREST TRAIL
AN
OPEN SPACE DEVELOPMENT
MOSHER LANE
MARLBOROUGH, MASSACHUSETTS

OWNER: CHRISTOPHER M. MUTTI TRUSTEE OF DOE CO. REALTY TRUST
 DEED BOOK 2800 PAGE 1 - 28
 ASSESSORS MAP 1, PARCELS 3 & 40
 ASSESSORS MAP 10, PARCEL 41
 DOC. 108974
 REG. 893

SURETY: MARGARET TRUSTEE OF WELLS LAKE RLY TRUST
 DEED BOOK 2800 PAGE 281
 DEED BOOK 2800 PAGE 286
 ASSESSORS MAP 1, PARCELS 3 & 40 & 43

APPLICANT: DOE BUILDERS, INC.
 P.O. BOX 400
 HUDSON, MA, 07439

SCALE 1" = 100'

DECEMBER 30, 2001
 REVISED APRIL 17, 2002
 REVISED JUNE 19, 2002
 REVISED JUL 18, 2002
 REVISED AUGUST 23, 2002
 REVISED SEPTEMBER 19, 2002

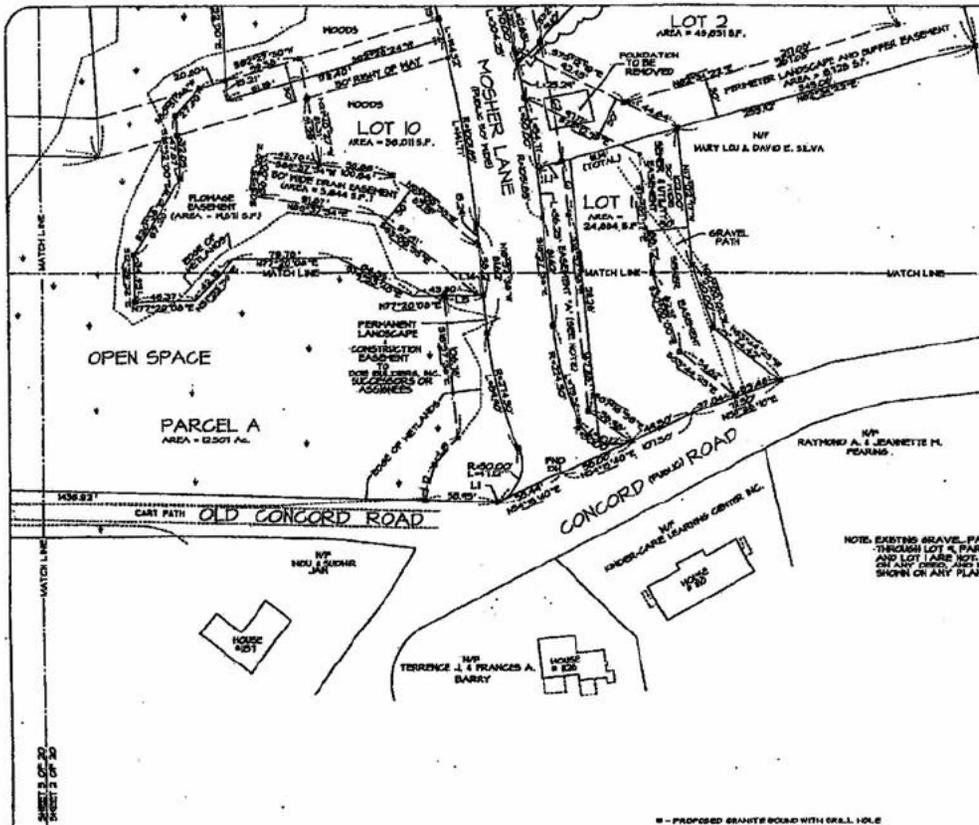
ENGINEER: CONSERVATION DESIGN GROUP, INC.
 21 MAIN STREET, SUITE 9
 HUDSON, MASSACHUSETTS 01748
 (978) 562-8841

SURVEYOR: SCORSA LAND SURVEYORS INC.
 18 SLEAFORD ROAD, SUITE 1-2
 BOSTON, MASSACHUSETTS 01775
 (877) 481-2355



1026 1-5

SHEET 1 OF 20
 C-115
 M.P.B-2482



PLAN NO. 1026-2-5
RECORDED BOOK 36520 PAGE 50

SHEET 3 OF 30
SCALE 1" = 40'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
DATE 12/11/02
RES. PROF. LAND SURVEYOR

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
PLANNING BOARD
CITY OF MARLBOROUGH

CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL HAS BEEN RECEIVED WITHIN THE TWENTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE 12/11/02
CITY CLERK

DATE 12/11/02

NOTE: EASEMENT "A" = SIDEWALK, PERMANENT LANDSCAPE, AND CONSTRUCTION EASEMENT TO DOE BUILDERS, INC. SUCCESSORS OR ASSIGNEES.

EASEMENT "A" LINE SCHEDULE		
LINE	BEARING	DISTANCE
L1	S87°24'58"W	30.00'
L2	S87°27'35"W	30.00'
L3	S87°24'58"W	30.00'
L4	S87°27'35"W	30.00'
L5	S87°24'58"W	30.00'
L6	S87°27'35"W	30.00'
L7	S87°24'58"W	30.00'
L8	S87°27'35"W	30.00'
L9	S87°24'58"W	30.00'
L10	S87°27'35"W	30.00'

EASEMENT "A" CURVE SCHEDULE		
CURVE	RADIUS	LENGTH
C1	200.00'	24.50'
C2	200.00'	24.50'
C3	200.00'	24.50'
C4	200.00'	24.50'
C5	200.00'	24.50'
C6	200.00'	24.50'
C7	200.00'	24.50'
C8	200.00'	24.50'

PERMANENT LANDSCAPE AND CONSTRUCTION EASEMENT LINE SCHEDULE		
LINE	BEARING	DISTANCE
L1	S87°24'58"W	144'
L2	S87°27'35"W	211'
L3	S87°24'58"W	280'
L4	S87°27'35"W	350'
L5	S87°24'58"W	420'
L6	S87°27'35"W	490'

NOTE: EXISTING GRAVEL PATHS THROUGH LOT 2, PARCELS B AND C AND LOT 1 ARE NOT SHOWN ON ANY RECORDS AND NOT SHOWN ON ANY PLANS OF RECORD.

LEG. PLAN AREA

■ - PROPOSED GRANITE BOUND WITH GRILL HOLE

THE FOLLOWING WAIVERS REQUESTED	APPROVED	DENIED
1. SIDEWALK ON RIGHT SIDE TO BE A MEASUREMENT 3' WIDE SIDEWALK		
2. SECTION 13 (a) REQUIREMENT BEING WAIVED TO BE NO LONGER THAN 200 FEET, BE REQUESTED A WAIVER TO ALLOW HEMLOCK STREET TO BE 175.24 FEET.		
3. SECTION 13(b) - COMPARATIVE IMPACT ANALYSIS REQUEST NO COMPARATIVE IMPACT ANALYSIS BE REQUIRED.		
4. PERIMETER BUFFER AND NO DISTURBANCE ZONE, REAR YARD OFFSET SHALL BE 50 FEET IN LOTS 2, 3 AND 1 REQUEST AND 50 FEET IN LOT 10 REQUESTING 0 FEET OFFSET. REAR YARD PERIMETER BUFFER REQUESTED 0 FEET. IN LOT 10, WE ARE REQUESTING A 30' BUFFER. LOTS 10, 12 AND 16 REQUESTING A 90' BUFFER AS SHOWN.		
5. LIMITED ACCESS FROM MOSHER LANE STREET TO END OF OLD-142-540 DOES NOT MEET PARALLEL WIDTH FOR OPEN SPACE.		
6. REQUESTING FOR LOT 10 THAT THE REAR YARD OFFSET OF 50 FEET AND THE SIDE YARD OFFSET OF 50 FEET, BE A PERIMETER BUFFER AND LANDSCAPE EASEMENT, AND A PORTION OF LOT 10 THAT THE REAR YARD OFFSET OF 50 FEET BE A PERIMETER BUFFER AND LANDSCAPE EASEMENT AS SHOWN.		

AREA TABLE

1. TOTAL AREA OF ORIGINAL TRACTS SHOWN ON THIS PLAN EQUALS 27,194 ACRES.

A) AREA IN LOTS 1 & 6 AND PARCELS B, SA, 1 & 1A	= 1364 AC.
B) (1) AREA IN STREET IMPROVEMENT TAKING +	= 0.024 AC.
(2) ABANDONED -	= 0.084 AC.
C) TOTAL AREA OF STREET	= 1421 AC.
D) AREA IN EASEMENTS	= 3.78 AC.
E) AREA RESERVED FOR OPEN SPACE	= 1314 AC.
TOTAL AREA OF SUBDIVISION = 27,164 ACRES	

2. STREETS - STATION 0+0 TO STATION 8+75.41 = 0.37 AC.

3. EASEMENTS

SIDEWALK - STATION 0+0 TO STATION 3+00.00	= 0.400 AC.
LOT 10 DRAINAGE - STATION 0+0 TO STATION 2+12	= 0.471 AC.
PARCEL A DRAINAGE - STATION 0+0 TO STATION 1+20	= 0.381 AC.
HAUNCHWAY - STATION 0+0 TO STATION 1+78	= 0.378 AC.
LOTS 2 - 4 PERIMETER BUFFER AND NO DISTURBANCE EASEMENT	= 1.06 AC.
LOTS 5 - 8 CONSTRUCTION EASEMENT	= 0.688 AC.
PARCEL A LANDSCAPE EASEMENT	= 0.471 AC.

TOTAL AREA IN EASEMENTS = 5,404 ACRES

4. OTHER - OPEN SPACE

PARCEL A = 13201 AC.
LG LOT 48 = 1824 AC.
LG LOT 48 = 148 AC.
TOTAL REMAINING AREA = 13,144 AC.

PLAN OF LAND
DEFINITIVE SUBDIVISION PLANS
FOR
FOREST TRAIL
AN
OPEN SPACE DEVELOPMENT
MOSHER LANE
MARLBOROUGH, MASSACHUSETTS



SCALE 1" = 40'

DECEMBER 30, 2001
REVISED APRIL 11, 2002
REVISED JUNE 10, 2002
REVISED JULY 4, 2002
REVISED JULY 24, 2002
REVISED AUGUST 30, 2002
REVISED SEPTEMBER 14, 2002

PLAN FOR: DOE BUILDERS, INC.
PUNJIC 400
ROSLIN, MA, 01944

DESIGNER:
CONSOLIDATED DESIGN GROUP, INC.
21 MAIN STREET, SUITE 5
MARLBOROUGH, MASSACHUSETTS 01744
(781) 362-5544

SURVEYOR:
BARBARA LINDA BURRINGTON INC.
15 ALDANOWALE ROAD, SUITE 102
STOK, MASSACHUSETTS 01770
(978) 461-2000

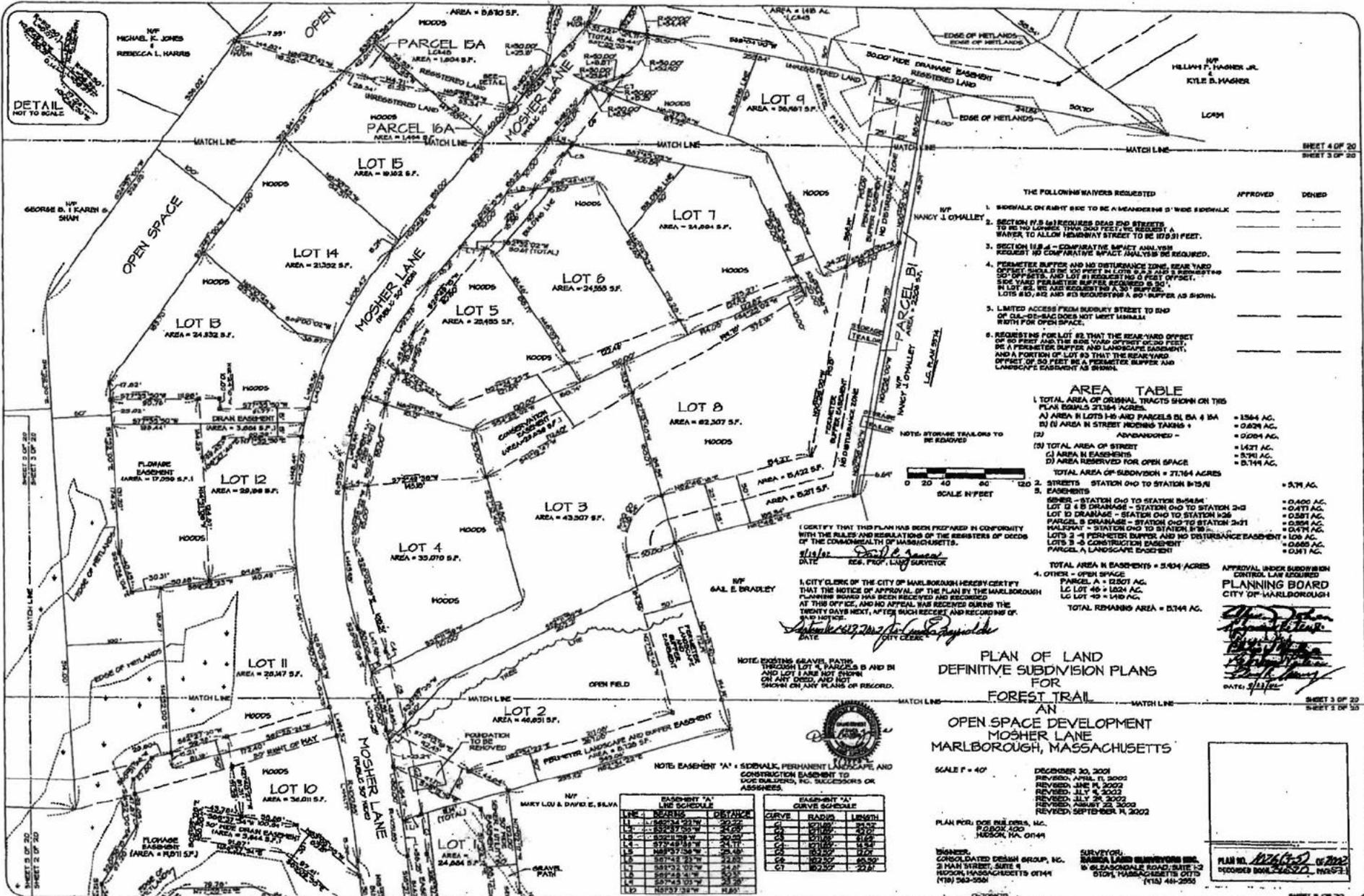


C-704013

SHEET 3 OF 30

1026 2-5

078-2782



THE FOLLOWING WAIVERS REQUESTED

APPROVED	DENIED
<input type="checkbox"/>	<input type="checkbox"/>

AREA TABLE

1. TOTAL AREA OF ORIGINAL TRACTS SHOWN ON THIS PLAN	EQUALS 27,184 ACRES.
A) AREA IN LOTS 1-8 AND PARCELS DL BA 4 & 4A	= 1564 AC.
B) (I) AREA IN STREET FRONTING TANGLES 1 & 2	= 0.281 AC.
(II) AS SHOWN ABOVE -	= 0.024 AC.
(3) TOTAL AREA OF STREET	= 1421 AC.
(C) AREA IN EASEMENTS	= 576 AC.
(D) AREA RESERVED FOR OPEN SPACE	= 8,114 AC.
TOTAL AREA OF SUBDIVISION = 27,164 ACRES	
2. STREETS STATION 0+0 TO STATION 8+75 (N)	= 574 AC.
3. EASEMENTS	
GENERAL - STATION 0+0 TO STATION 8+75 (N)	= 0.400 AC.
LOT 12 & 13 DRAINAGE - STATION 0+0 TO STATION 3+0	= 0.471 AC.
LOT 13 DRAINAGE - STATION 0+0 TO STATION 1+25	= 0.321 AC.
PARCEL B DRAINAGE - STATION 0+0 TO STATION 3+71	= 0.394 AC.
HALFWAY - STATION 0+0 TO STATION 8+75 (N)	= 0.474 AC.
LOTS 2 & 4 PERIMETER BUFFER AND NO DISTURBANCE EASEMENT	= 1.024 AC.
LOTS 3 & 5 CONSTRUCTION EASEMENT	= 0.660 AC.
PARCEL A LANDSCAPE EASEMENT	= 0.211 AC.
TOTAL AREA IN EASEMENTS = 5,424 ACRES	
4. OTHER - OPEN SPACE	
PARCEL A = 1,202 AC.	
LC LOT 46 = 1,024 AC.	
LC LOT 45 = 1,149 AC.	
TOTAL REMAINING AREA = 8,714 AC.	

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 12/18/01
 REG. PROF. LAND SURVEYOR

I, CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: 12/20/01
 CITY CLERK

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

PLANNING BOARD
 CITY OF MARLBOROUGH

DATE: 12/18/01

PLAN OF LAND DEFINITIVE SUBDIVISION PLANS FOR FOREST TRAIL AN OPEN SPACE DEVELOPMENT MOSHER LANE MARLBOROUGH, MASSACHUSETTS

SCALE 1" = 40'

DECEMBER 30, 2001
 REVISED: APRIL 11, 2002
 REVISED: JUNE 14, 2002
 REVISED: JULY 4, 2002
 REVISED: JULY 26, 2002
 REVISED: AUGUST 22, 2002
 REVISED: SEPTEMBER 18, 2002

PLANNING BOARD
 CONCALDATED DRAIN GROUP, INC.
 2 MAIN STREET, SUITE 1
 MARLBOROUGH, MASSACHUSETTS 01751
 (781) 263-5004

SURVEYOR
 BARNES & BARNES SURVEYING INC.
 96 GLENSDALE ROAD, SUITE 1-2
 STONINGTON, MASSACHUSETTS 01924
 (781) 481-2950

EASEMENT 'A' LINE SCHEDULE			EASEMENT 'A' CURVE SCHEDULE		
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH
L1	S82°24'23"W	20.25'	C1	100.00'	40.00'
L2	S82°24'23"W	20.25'	C2	100.00'	40.00'
L3	S82°24'23"W	20.25'	C3	100.00'	40.00'
L4	S82°24'23"W	20.25'	C4	100.00'	40.00'
L5	S82°24'23"W	20.25'	C5	100.00'	40.00'
L6	S82°24'23"W	20.25'	C6	100.00'	40.00'
L7	S82°24'23"W	20.25'	C7	100.00'	40.00'
L8	S82°24'23"W	20.25'	C8	100.00'	40.00'
L9	S82°24'23"W	20.25'	C9	100.00'	40.00'
L10	S82°24'23"W	20.25'	C10	100.00'	40.00'
L11	S82°24'23"W	20.25'	C11	100.00'	40.00'
L12	S82°24'23"W	20.25'	C12	100.00'	40.00'
L13	S82°24'23"W	20.25'	C13	100.00'	40.00'
L14	S82°24'23"W	20.25'	C14	100.00'	40.00'
L15	S82°24'23"W	20.25'	C15	100.00'	40.00'

PLAN NO. 12/18/01
 RECORDED 01/18/02

1001 2-5

SHEET 3 OF 20

PLAN NO. 2026 (REV. 10/2002)
RECORDED BOOK 21570 PAGE 510

**PLAN OF LAND
DEFINITIVE SUBDIVISION PLANS
FOR
FOREST TRAIL
AN
OPEN SPACE DEVELOPMENT
MOSHER LANE
MARLBOROUGH, MASSACHUSETTS**

SCALE F = 40
DECEMBER 20, 2001
REVISED APRIL 11, 2002
REVISED JUNE 11, 2002
REVISED JULY 1, 2002
REVISED JULY 24, 2002
REVISED AUGUST 22, 2002
REVISED SEPTEMBER 18, 2002

PLAN FOR: JOE BILDEBS, INC.
125021 400
HUDSON, MA. 01741

ENGINEER:
CONSOLIDATED DESIGN GROUP, INC.
31 MAIN STREET, SUITE 4
HUDSON, MASSACHUSETTS 01741
(419) 562-5001

SURVEYOR:
ZANCA LADD SURVEYORS INC.
66 GLEASONDALE ROAD, SUITE 1-2
STON, MASSACHUSETTS 01532
(419) 461-2255

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERED DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
DATE: 10/18/02
ESR. FRANK LADD SURVEYOR



I, CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE THIRTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE: 10/18/02
CITY CLERK



EASEMENT 'A' LINE SCHEDULE			EASEMENT 'A' CURVE SCHEDULE		
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH
L1	S85°23'28"W	20.22'	C1	1011.0'	28.52'
L2	S85°23'28"W	20.22'	C2	1011.0'	28.52'
L3	S85°23'28"W	20.22'	C3	1011.0'	28.52'
L4	S85°23'28"W	20.22'	C4	1011.0'	28.52'
L5	N0°57'59"W	28.40'	C5	80.00'	10.50'
L6	S87°42'23"W	22.22'	C6	80.00'	10.50'
L7	S85°23'28"W	20.22'	C7	82.50'	23.87'
L8	S85°23'28"W	20.22'	C8	82.50'	23.87'
L9	S85°23'28"W	20.22'	C9	82.50'	23.87'
L10	N0°57'59"W	28.40'	C10	82.50'	23.87'

AREA TABLE

1. TOTAL AREA OF ORIGINAL TRACTS SHOWN ON THIS PLAN EQUALS 27,184 ACRES.

A) AREA IN LOTS 1-6 AND PARCELS B1, B2, B3, B4 = 5564 AC.

B) (1) AREA IN STREET HIGHWAY TAKING = 0.228 AC.

(2) AS-DRAWN = 0.004 AC.

(3) TOTAL AREA OF STREET = 1.421 AC.

C) AREA IN EASEMENTS = 5.741 AC.

D) AREA RESERVED FOR OPEN SPACE = 5.344 AC.

TOTAL AREA OF SUBDIVISION = 27,184 ACRES

2. STREETS STATION 0+0 TO STATION 1+75/41 = 5.74 AC.

3. EASEMENTS
SEWER - STATION 0+0 TO STATION 5+5/48 = 0.400 AC.
LOT 2 & 3 DRAINAGE - STATION 0+0 TO STATION 2+12 = 0.471 AC.
LOT 3 DRAINAGE - STATION 0+0 TO STATION 3+2 = 0.303 AC.
PARCEL B DRAINAGE - STATION 0+0 TO STATION 2+21 = 0.259 AC.
PALMWAY - STATION 0+0 TO STATION 5+3 = 0.474 AC.
LOTS 2 & 3 PERMETER BUFFER AND NO DISTURBANCE EASEMENT = 1.08 AC.
LOTS 5 & 6 CONSTRUCTION EASEMENT = 0.665 AC.
PARCEL A LANDSCAPE EASEMENT = 0.471 AC.

TOTAL AREA IN EASEMENTS = 5.741 AC.

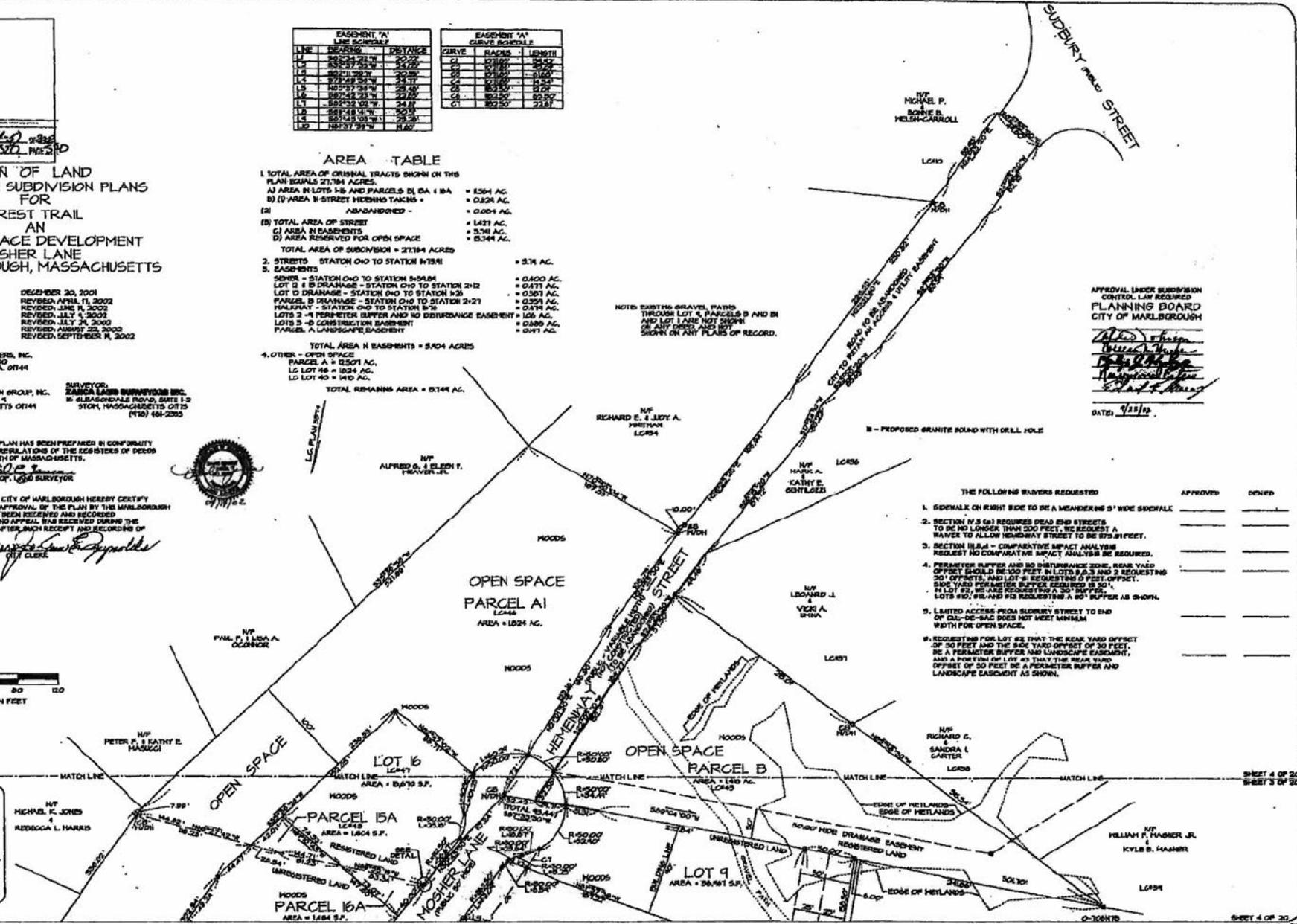
4. OTHER - OPEN SPACE
PARCEL A = 15201 AC.
LC LOT 16 = 1824 AC.
LC LOT 40 = 1410 AC.

TOTAL REMAINS AREA = 5144 AC.

NOTES: EXISTING GRAVEL PATHS THROUGH LOT 4, PARCELS B AND B1 AND LOT 1 ARE NOT SHOWN ON ANY DEEDS AND NOT SHOWN ON ANY PLANS OF RECORD.

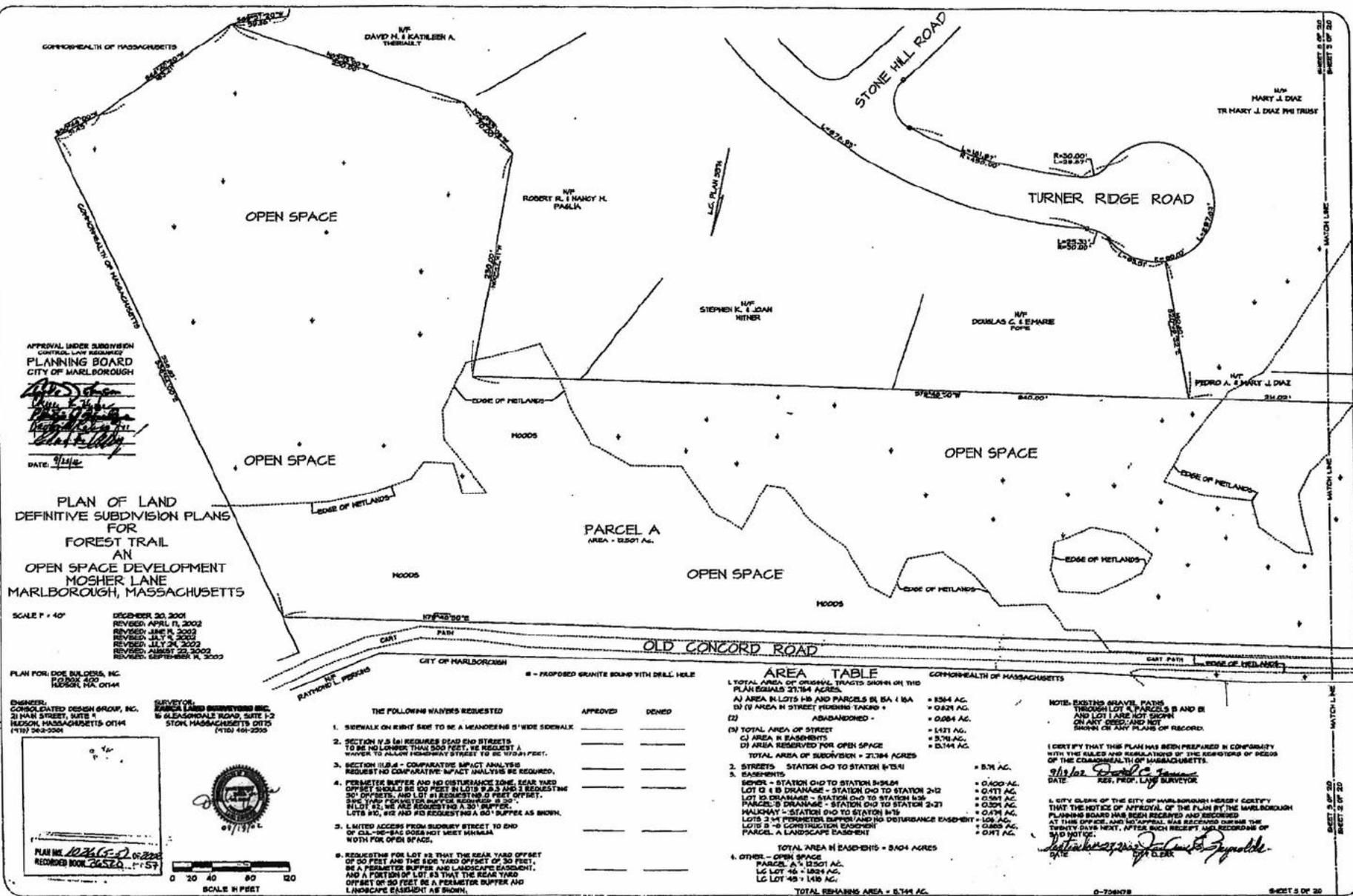
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
PLANNING BOARD
CITY OF MARLBOROUGH
[Signature]
DATE: 10/18/02

- THE FOLLOWING WAIVERS REQUESTED
- | REQUESTED | APPROVED | DENIED |
|---|----------|--------|
| 1. SIDEWALK ON RIGHT SIDE TO BE A MEANDERING 5' WIDE SIDEWALK TO BE NO LONGER THAN 200 FEET. WE REQUEST A WAIVER TO ALLOW HIGHWAY STREET TO BE 173.81 FEET. | | |
| 2. SECTION 15.4 - COMPARATIVE IMPACT ANALYSIS REQUEST NO COMPARATIVE IMPACT ANALYSIS BE REQUIRED. | | |
| 3. PERMETER BUFFER AND NO DISTURBANCE ZONE, REAR YARD OFFSET SHOULD BE 100 FEET IN LOTS 9, 8, 3 AND 2 REQUESTING 50' OFFSETS, AND LOT 16 REQUESTING 0 FEET OFFSET. SIDE YARD PERMETER BUFFER REQUESTED IS 50' IN LOT #2, 10' IN LOTS #3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. LOTS #10, #18 AND #19 REQUESTING A 10' BUFFER AS SHOWN. | | |
| 4. LIMITED ACCESS FROM HIGHWAY STREET TO END OF OLD-DE-BAG DOES NOT MEET MINIMUM WIDTH FOR OPEN SPACE. | | |
| 5. REQUESTING FOR LOT #6 THAT THE REAR YARD OFFSET OF 50 FEET AND THE SIDE YARD OFFSET OF 30 FEET, BE A PERMETER BUFFER AND LANDSCAPE EASEMENT, AND A PORTION OF LOT #3 THAT THE REAR YARD OFFSET OF 50 FEET BE A PERMETER BUFFER AND LANDSCAPE EASEMENT AS SHOWN. | | |



SHEET 4 OF 20
SHEET 3 OF 20

SHEET 4 OF 20
C-4452



APPROVAL UNDER SUPERVISION
 CENTRAL LAW RESOURCES
PLANNING BOARD
 CITY OF MARLBOROUGH
 [Signatures]
 DATE: 9/14/02

**PLAN OF LAND
 DEFINITIVE SUBDIVISION PLANS
 FOR
 FOREST TRAIL
 AN
 OPEN SPACE DEVELOPMENT
 MOSHER LANE
 MARLBOROUGH, MASSACHUSETTS**

SCALE 1" = 40'
 DECEMBER 20, 2001
 REVISION APRIL 11, 2002
 REVISION JUNE 11, 2002
 REVISION JULY 4, 2002
 REVISION JULY 24, 2002
 REVISION AUGUST 22, 2002
 REVISION SEPTEMBER 4, 2002

PLAN FOR: DOE BUILDERS, INC.
 P.O. BOX 400
 MARLBOROUGH, MA 01544

DESIGNER:
 CONSOLIDATED DESIGN GROUP, INC.
 21 HAN STREET, SUITE 8
 HUDSON, MASSACHUSETTS 01744
 (419) 362-2201

SURVEYOR:
 BARBARA LAMB SURVEYORS INC.
 16 ALBANYVILLE ROAD, SUITE 1-2
 STOK, MASSACHUSETTS 01713
 (419) 461-2200



PLAN NO. 1026(5-5) OF 2002
 RECORDED BOOK 26520 P. 1-57



THE FOLLOWING WAIVERS REQUESTED

	APPROVED	DENIED
1. SIDEWALK ON RIGHT SIDE TO BE A WEAVERING 5' WIDE SIDEWALK.		
2. SECTION 11.5 (A) REQUIRES DEAD END STREETS TO BE NO LONGER THAN 500 FEET, WE REQUEST A WAIVER TO ALLOW HIGHWAY STREET TO BE 1700 FEET.		
3. SECTION 11.5 (A) COMPARATIVE IMPACT ANALYSIS REQUEST NO COMPARATIVE IMPACT ANALYSIS BE REQUIRED.		
4. PERMETER BUFFER AND NO DISTURBANCE ZONE, REAR YARD OFFSET SHALL BE 50 FEET IN LOTS 19 & 23 AND I REQUESTING 30' OFFSETS, AND LOT #1 REQUESTING 0' FEET OFFSET. THE TYPE PERMETER BUFFER REQUESTING 30' IN LOT #2, #12 AND #10 REQUESTING A 30' BUFFER. LOTS #10, #12 AND #10 REQUESTING A 30' BUFFER AS SHOWN.		
5. LIMITED ACCESS FROM SLOBBY STREET TO END OF OLD CONCORD ROAD DOES NOT MEET MINIMUM WIDTH FOR OPEN SPACE.		
6. REQUESTING FOR LOT #2 THAT THE REAR YARD OFFSET OF 30 FEET AND THE SIDE YARD OFFSET OF 30 FEET, BE A PERMETER BUFFER AND LANDSCAPE EASIMENT, AND A PORTION OF LOT #3 THAT THE REAR YARD OFFSET OF 30 FEET BE A PERMETER BUFFER AND LANDSCAPE EASIMENT AS SHOWN.		

AREA TABLE

1. TOTAL AREA OF ORIGINAL TRACTS SHOWN ON THIS PLAN EQUALS 27,784 ACRES.

A) AREA IN LOTS 18 AND PARCELS B1, B2, C1 & B4	= 8364 AC.
D) (IV) AREA IN STREET (HIGHER TACKS)	= 0.621 AC.
(2) UNDEVELOPED -	= 0.084 AC.
(3) TOTAL AREA OF STREET	= 1.811 AC.
C) AREA IN EASEMENTS	= 8.78 AC.
D) AREA RESERVED FOR OPEN SPACE	= 8,144 AC.
TOTAL AREA OF SUBDIVISION = 27,784 ACRES	

2. STREETS - STATION 0+0 TO STATION 8+75/11

3. EASEMENTS	= 8.78 AC.
SEWER - STATION 0+0 TO STATION 8+75/11	= 0.400 AC.
LOT 12 (B) DRAINAGE - STATION 0+0 TO STATION 2+0	= 0.411 AC.
LOT 12 (B) DRAINAGE - STATION 0+0 TO STATION 1+0	= 0.359 AC.
PARCELS B DRAINAGE - STATION 0+0 TO STATION 2+0	= 0.324 AC.
HALLOWAY - STATION 0+0 TO STATION 1+0	= 0.074 AC.
LOTS 2-14 PERMETER BUFFER AND NO DISTURBANCE EASEMENT	= 0.683 AC.
LOTS 2-14 CONSTRUCTION EASEMENT	= 0.683 AC.
PARCELS A LANDSCAPE EASEMENT	= 0.471 AC.
TOTAL AREA IN EASEMENTS = 8.044 ACRES	

4. OTHER - OPEN SPACE

PARCEL A, 12,501 AC.	
LC LOT 46 = 1,824 AC.	
LC LOT 49 = 1,448 AC.	
TOTAL EASEMENTS AREA = 8,144 AC.	

NOTE: EXISTING GRAVE PATHS THROUGH LOT 4, PARCELS B AND B1 AND LOT 18 ARE NOT SHOWN ON ANY RECORD AND NOT SHOWN ON ANY PLANS OF RECORD.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

9/14/02 [Signature]
 DATE RES. PROF. LAND SURVEYOR

I, CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO OBJECTION HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

[Signature]
 DATE CITY CLERK

1026 5-5

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AVIDIA BANK						Description	Code	Assessed	Assessed	228 MARLBOROUGH, MA	
42 MAIN ST						RES LAND	1310	8,600	8,600		
HUDSON MA 01749		SUPPLEMENTAL DATA								VISION	
		Alt Prcl ID 10/41//	PROBATE								
		Deed Ref									
		Aff Housin Schedule I									
		LCD 1485419									
		CERT 240338									
		GIS ID M_200493_902433	Assoc Pid#								
						Total		8,600	8,600		

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)										
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
AVIDIA BANK 1343 0137	10-29-2008	U	V	0	1F	2024	1310	8,600	2023	1310	8,600	2022	1310	8,600			
AVIDIA BANK 50711 0199	02-12-2008	U	V	0	1F												
AVIDIA BANK 1343 0137	08-31-2007	U	V	600,000	1L												
CONSERVATION LLC 1303 0110	07-05-2005	U	V	0	1F												
MUTTI CHRISTOPHER M 1205 0192	06-02-1999	U	V	50,000	1N												
						Total		8,600	Total		8,600	Total		8,600			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	
			Total					0.00

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0065			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	8,600
Special Land Value	0
Total Appraised Parcel Value	8,600
Valuation Method	C
Total Appraised Parcel Value	8,600

NOTES

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1310	Res Land Potenti	RR			1.430	AC	6,000	1.00000	0	1.00	1.000	NOT SUFF FRONTAGE		1.0000	6,000	8,600	

Total Card Land Units						1.43	AC	Parcel Total Land Area						1.43	Total Land Value				8,600
-----------------------	--	--	--	--	--	------	----	------------------------	--	--	--	--	--	------	------------------	--	--	--	-------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:	99 00	Vacant Land Vacant								
CONDO DATA										
Parcel Id		C	Owne							
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %										
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0						0

No Sketch

CITY OF MARLBOROUGH



Real Estate Tax Statement

Parcel: 0010-0041
 Location: 862 HEMENWAY ST

Owner:
 AVIDIA BANK
 42 MAIN ST
 HUDSON MA 01749

Status:
 Total 1.430
 Deferr .000
 Land Valuation: 8,600
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 8,600
 Interest Per Diem: 2.04

Legal Description:

Deed Date: 10/29/2008 Book/Page: 1343/0137 Interest Date: 01/16/2024

Year	Type	Bill
2024	RE-R	645

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RES RE TAX	25.43	25.43	1.64	27.07
		25.43	25.43	1.64	27.07
2	RES RE TAX	25.43	25.43	0.74	26.17
		25.43	25.43	0.74	26.17
3	RES RE TAX	18.60	18.60	0.00	18.60
		18.60	18.60	0.00	18.60
4	RES RE TAX	18.60	18.60	0.00	18.60
		18.60	18.60	0.00	18.60
Year Totals		88.06	88.06	2.38	90.44

Year	Type	Bill
2023	TL-R	4

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	99.24	99.24	6.18	105.42
	DEMAND FEE	15.00	15.00	0.93	15.93
	INTEREST B	10.27	10.27	0.64	10.91
		124.51	124.51	7.75	132.26
Year Totals		124.51	124.51	7.75	132.26

Year	Type	Bill
2022	TL-R	4

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	112.83	112.83	28.64	141.47
	DEMAND FEE	15.00	15.00	3.81	18.81
	INTEREST B	15.28	15.28	3.88	19.16
		143.11	143.11	36.33	179.44
Year Totals		143.11	143.11	36.33	179.44

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2021	TL-R	95				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	118.68	118.68	49.11	167.79	
	DEMAND FEE	15.00	15.00	6.21	21.21	
	INTEREST B	8.48	8.48	3.51	11.99	
		142.16	142.16	58.83	200.99	
Year Totals		142.16	142.16	58.83	200.99	
Year	Type	Bill				
2020	TL-R	8				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	121.95	121.95	69.34	191.29	
	DEMAND FEE	15.00	15.00	8.53	23.53	
	INTEREST B	8.84	8.84	5.03	13.87	
		145.79	145.79	82.90	228.69	
Year Totals		145.79	145.79	82.90	228.69	
Year	Type	Bill				
2019	TL-R	13				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	121.00	121.00	89.48	210.48	
	DEMAND FEE	15.00	15.00	11.09	26.09	
	INTEREST B	8.20	8.20	6.06	14.26	
		144.20	144.20	106.63	250.83	
Year Totals		144.20	144.20	106.63	250.83	
Year	Type	Bill				
2018	TL-R	14				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	125.82	125.82	112.62	238.44	
	DEMAND FEE	15.00	15.00	13.43	28.43	
	INTEREST B	9.05	9.05	8.10	17.15	
		149.87	149.87	134.15	284.02	
Year Totals		149.87	149.87	134.15	284.02	
Year	Type	Bill				
2017	TL-R	7				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	131.75	131.75	138.15	269.90	
	DEMAND FEE	15.00	15.00	15.73	30.73	
	INTEREST B	10.01	10.01	10.50	20.51	
		156.76	156.76	164.38	321.14	
Year Totals		156.76	156.76	164.38	321.14	

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2016	TL-R	6				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	131.92	131.92	160.24	292.16	
	DEMAND FEE	15.00	15.00	18.22	33.22	
	INTEREST B	16.04	16.04	19.48	35.52	
		162.96	162.96	197.94	360.90	
Year Totals		162.96	162.96	197.94	360.90	
Year	Type	Bill				
2015	TL-R	2				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,081.14	1,081.14	1,489.07	2,570.21	
	DEMAND FEE	15.00	15.00	20.66	35.66	
	INTEREST B	72.14	72.14	99.36	171.50	
		1,168.28	1,168.28	1,609.09	2,777.37	
Year Totals		1,168.28	1,168.28	1,609.09	2,777.37	
Year	Type	Bill				
2014	TL-R	113				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,042.32	1,042.32	1,517.85	2,560.17	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	INTEREST B	144.95	144.95	211.08	356.03	
		1,192.27	1,192.27	1,736.21	2,928.48	
Year Totals		1,192.27	1,192.27	1,736.21	2,928.48	
Year	Type	Bill				
2013	TL-R	175				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	782.76	782.76	1,139.87	1,922.63	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	ADFEET	13.10	13.10	19.07	32.17	
	POST PENAL	5.00	5.00	7.28	12.28	
	POST TAKIN	5.00	5.00	0.00	5.00	
	PREPARE	10.00	10.00	14.56	24.56	
	PREP TK	10.00	10.00	14.56	24.56	
	INS TAK	75.00	75.00	109.22	184.22	
	INTEREST B	204.29	204.29	297.49	501.78	
		1,110.15	1,110.15	1,609.33	2,719.48	
Year Totals		1,110.15	1,110.15	1,609.33	2,719.48	
Grand Totals		4,728.12	4,728.12	5,745.92	10,474.04	

** End of Report - Generated by Chris Firicano **

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA							
AVIDIA BANK						Description	Code	Assessed	Assessed								
42 MAIN ST						RES LAND	1310	75,100	75,100	VISION							
HUDSON MA 01749		SUPPLEMENTAL DATA															
		Alt Prcl ID 11/3//	Deed Ref BOTH WAYS BK 50049 PG		PROBATE												
		Aff Housin Schedule I	LCD 1453488		Assoc Pid#												
		CERT 240338	GIS ID M_200841_902796														
						Total		75,100	75,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AVIDIA BANK		1343 0137	08-31-2007	U	V	600,000	1L	Year	Code	Assessed	Year	Code	Assessed				
CONSERVATION LLC		45547 0224	07-05-2005	U	V	0	1F	2024	1310	75,100	2023	1310	75,100				
MUTTI CHRISTOPHER M		1205 0192	06-02-1999	U	V	50,000	1N				2022	1310	75,100				
						Total		75,100	Total		75,100	Total	75,100				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd	Nbhd Name		B	Tracing		Batch											
0060																	
NOTES																	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
										09-13-2022	CT	03		14	Field Review		
										11-18-2002	RR			41	Change		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1310	Res Land Potenti	RR			12.510 AC	6,000	1.00000	0	1.00		1.000	WET		1.0000	6,000	75,100
Total Card Land Units						12.51 AC	Parcel Total Land Area				12.51	Total Land Value				75,100	

Property Location HEMENWAY ST
 Vision ID 723

Account # 00712707

Map ID 11/3/11

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

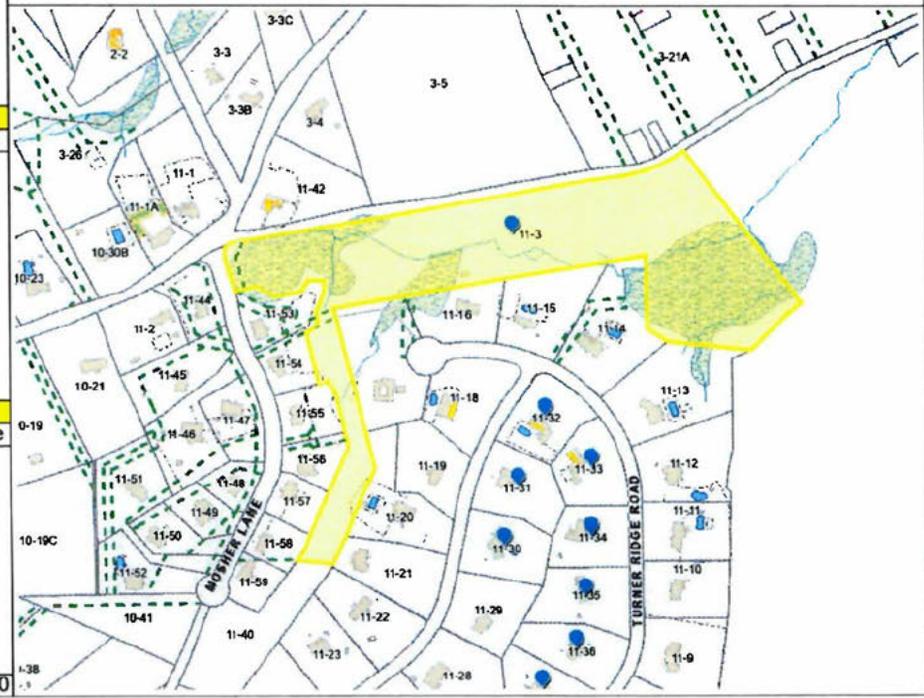
State Use 1310
 Print Date 3/11/2024 12:59:47 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		0			
Year Built		0			
Effective Year Built		0			
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good					
RCNLD		0			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
Ttl Gross Liv / Lease Area		0	0	0		0	



CITY OF MARLBOROUGH



Real Estate Tax Statement

Parcel: 0011-0003
 Location: HEMENWAY ST

Owner:
 AVIDIA BANK
 42 MAIN ST
 HUDSON MA 01749

Status:
 Total 12.510
 Deferr .000
 Land Valuation: 75,100
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 75,100
 Interest Per Diem: 6.51

Legal Description:

Deed Date: 08/31/2007 Book/Page: 1343/0137 Interest Date: 01/16/2024

Year	Type	Bill
2024	RE-R	641

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RES RE TAX	222.08	222.08	14.31	236.39
		222.08	222.08	14.31	236.39
2	RES RE TAX	222.08	222.08	6.47	228.55
		222.08	222.08	6.47	228.55
3	RES RE TAX	162.43	162.43	0.00	162.43
		162.43	162.43	0.00	162.43
4	RES RE TAX	162.43	162.43	0.00	162.43
		162.43	162.43	0.00	162.43
Year Totals		769.02	769.02	20.78	789.80

Year	Type	Bill
2023	TL-R	5

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	866.65	866.65	53.95	920.60
	DEMAND FEE	15.00	15.00	0.93	15.93
	INTEREST B	89.69	89.69	5.58	95.27
		971.34	971.34	60.46	1,031.80
Year Totals		971.34	971.34	60.46	1,031.80

Year	Type	Bill
2022	TL-R	5

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	985.31	985.31	250.08	1,235.39
	DEMAND FEE	15.00	15.00	3.81	18.81
	INTEREST B	133.55	133.55	33.90	167.45
		1,133.86	1,133.86	287.79	1,421.65
Year Totals		1,133.86	1,133.86	287.79	1,421.65

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2021	TL-R	97				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,036.38	1,036.38	428.86	1,465.24	
	DEMAND FEE	15.00	15.00	6.21	21.21	
	INTEREST B	74.08	74.08	30.65	104.73	
		1,125.46	1,125.46	465.72	1,591.18	
Year Totals		1,125.46	1,125.46	465.72	1,591.18	
Year	Type	Bill				
2020	TL-R	10				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,064.92	1,064.92	605.46	1,670.38	
	DEMAND FEE	15.00	15.00	8.53	23.53	
	INTEREST B	77.18	77.18	43.88	121.06	
		1,157.10	1,157.10	657.87	1,814.97	
Year Totals		1,157.10	1,157.10	657.87	1,814.97	
Year	Type	Bill				
2019	TL-R	15				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,056.66	1,056.66	781.41	1,838.07	
	DEMAND FEE	15.00	15.00	11.09	26.09	
	INTEREST B	71.64	71.64	52.98	124.62	
		1,143.30	1,143.30	845.48	1,988.78	
Year Totals		1,143.30	1,143.30	845.48	1,988.78	
Year	Type	Bill				
2018	TL-R	16				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,098.71	1,098.71	983.48	2,082.19	
	DEMAND FEE	15.00	15.00	13.43	28.43	
	INTEREST B	78.99	78.99	70.71	149.70	
		1,192.70	1,192.70	1,067.62	2,260.32	
Year Totals		1,192.70	1,192.70	1,067.62	2,260.32	
Year	Type	Bill				
2017	TL-R	9				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	1,150.53	1,150.53	1,206.39	2,356.92	
	DEMAND FEE	15.00	15.00	15.73	30.73	
	INTEREST B	87.46	87.46	91.71	179.17	
		1,252.99	1,252.99	1,313.83	2,566.82	
Year Totals		1,252.99	1,252.99	1,313.83	2,566.82	

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill			
2016	TL-R	8			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	1,152.03	1,152.03	1,399.35	2,551.38
	DEMAND FEE	15.00	15.00	18.22	33.22
	INTEREST B	99.43	99.43	120.78	220.21
		1,266.46	1,266.46	1,538.35	2,804.81
Year Totals		1,266.46	1,266.46	1,538.35	2,804.81
Year	Type	Bill			
2015	TL-R	4			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	1,673.71	1,673.71	2,305.23	3,978.94
	DEMAND FEE	15.00	15.00	20.66	35.66
	INTEREST B	112.88	112.88	155.47	268.35
		1,801.59	1,801.59	2,481.36	4,282.95
Year Totals		1,801.59	1,801.59	2,481.36	4,282.95
Year	Type	Bill			
2014	TL-R	115			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	1,648.05	1,648.05	2,399.92	4,047.97
	DEMAND FEE	5.00	5.00	7.28	12.28
	INTEREST B	227.68	227.68	331.55	559.23
		1,880.73	1,880.73	2,738.75	4,619.48
Year Totals		1,880.73	1,880.73	2,738.75	4,619.48
Year	Type	Bill			
2013	TL-R	177			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	1,141.78	1,141.78	1,662.68	2,804.46
	DEMAND FEE	5.00	5.00	7.28	12.28
	ADFEET	13.10	13.10	19.07	32.17
	POST PENAL	5.00	5.00	7.28	12.28
	POST TAKIN	5.00	5.00	0.00	5.00
	PREPARE	10.00	10.00	14.56	24.56
	PREP TK	10.00	10.00	14.56	24.56
	INS TAK	75.00	75.00	109.22	184.22
	INTEREST B	302.40	302.40	440.36	742.76
		1,567.28	1,567.28	2,275.01	3,842.29
Year Totals		1,567.28	1,567.28	2,275.01	3,842.29
Grand Totals		15,261.83	15,261.83	13,753.02	29,014.85

** End of Report - Generated by Chris Firicano **

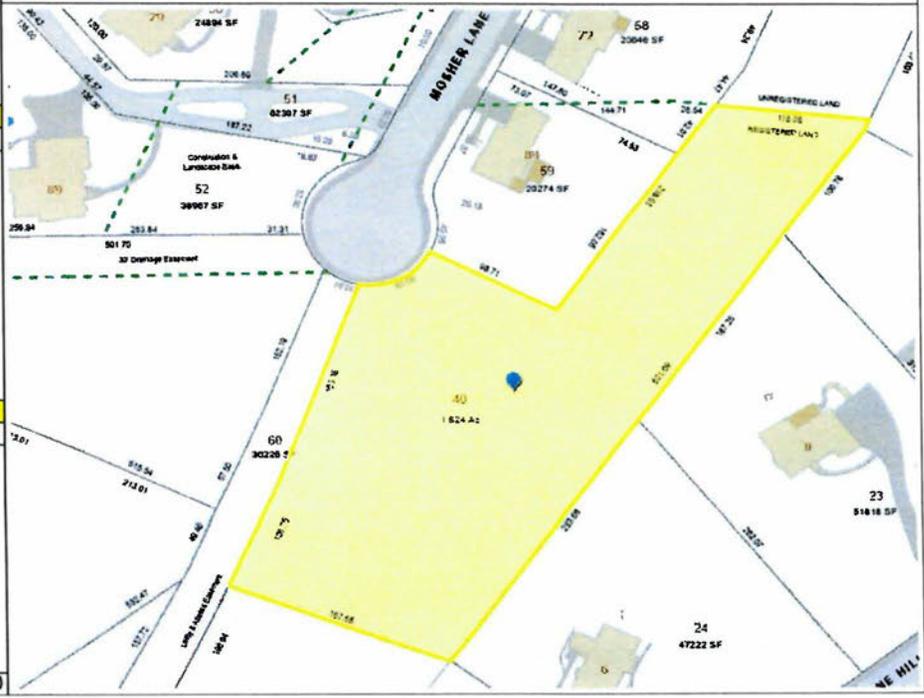
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION								
AVIDIA BANK						Description	Code	Assessed	Assessed									
42 MAIN ST						RES LAND	1320	10,900	10,900									
HUDSON MA 01749																		
SUPPLEMENTAL DATA																		
Alt Prcl ID 11/40//		PROBATE																
Deed Ref 50049/304 BOTH WAYS																		
Aff Housin Schedule I																		
LCD 1453488																		
CERT 240338																		
GIS ID M_200570_902401		Assoc Pid#																
							Total	10,900	10,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
AVIDIA BANK		1343 0137	08-31-2007	U	V	600,000	1L	Year	Code	Assessed	Year	Code	Assessed					
CONSERVATION LLC		1303 0110	07-05-2005	U	V	0	1F	2024	1320	10,900	2023	1320	10,900					
MUTTI CHRISTOPHER M		1205 0192	06-02-1999	U	V	50,000	1N					2022	1320	10,900				
							Total	10,900	Total	10,900	Total	10,900	Total	10,900				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount								Comm Int			
			Total	0.00														
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0060																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				VISIT / CHANGE HISTORY						
								Date	Id	Type	Is	Cd	Purpose/Result					
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1320	Res Land Unbuil	RR			1.820 AC	6,000	1.00000	0	1.00		1.000	OPEN SPACE		1.0000	6,000	10,900	
						Total Card Land Units	1.82 AC	Parcel Total Land Area						1.82			Total Land Value	10,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		0			
Year Built		0			
Effective Year Built		0			
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good					
RCNLD		0			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CITY OF MARLBOROUGH



Real Estate Tax Statement

Parcel: 0011-0040
 Location: 865 HEMENWAY ST

Owner:
 AVIDIA BANK
 42 MAIN ST
 HUDSON MA 01749

Status:
 Total 1.820
 Deferr .000
 Land Valuation: 10,900
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 10,900
 Interest Per Diem: 0.89

Legal Description:

Deed Date: 08/31/2007 Book/Page: 1343/0137 Interest Date: 01/16/2024

Year	Type	Bill
2024	RE-R	643

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RES RE TAX	32.24	32.24	2.08	34.32
		32.24	32.24	2.08	34.32
2	RES RE TAX	32.23	32.23	0.94	33.17
		32.23	32.23	0.94	33.17
3	RES RE TAX	23.58	23.58	0.00	23.58
		23.58	23.58	0.00	23.58
4	RES RE TAX	23.57	23.57	0.00	23.57
		23.57	23.57	0.00	23.57
Year Totals		111.62	111.62	3.02	114.64

Year	Type	Bill
2023	TL-R	6

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	125.79	125.79	7.83	133.62
	DEMAND FEE	15.00	15.00	0.93	15.93
	INTEREST B	13.02	13.02	0.81	13.83
		153.81	153.81	9.57	163.38
Year Totals		153.81	153.81	9.57	163.38

Year	Type	Bill
2022	TL-R	6

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	BAL DUE	143.01	143.01	36.30	179.31
	DEMAND FEE	15.00	15.00	3.81	18.81
	INTEREST B	19.37	19.37	4.92	24.29
		177.38	177.38	45.03	222.41
Year Totals		177.38	177.38	45.03	222.41

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2021	TL-R	98				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	150.42	150.42	62.25	212.67	
	DEMAND FEE	15.00	15.00	6.21	21.21	
	INTEREST B	10.75	10.75	4.45	15.20	
		176.17	176.17	72.91	249.08	
Year Totals		176.17	176.17	72.91	249.08	
Year	Type	Bill				
2020	TL-R	11				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	154.56	154.56	87.87	242.43	
	DEMAND FEE	15.00	15.00	8.53	23.53	
	INTEREST B	11.20	11.20	6.37	17.57	
		180.76	180.76	102.77	283.53	
Year Totals		180.76	180.76	102.77	283.53	
Year	Type	Bill				
2019	TL-R	16				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	153.36	153.36	113.41	266.77	
	DEMAND FEE	15.00	15.00	11.09	26.09	
	INTEREST B	10.40	10.40	7.69	18.09	
		178.76	178.76	132.19	310.95	
Year Totals		178.76	178.76	132.19	310.95	
Year	Type	Bill				
2018	TL-R	17				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	159.47	159.47	142.75	302.22	
	DEMAND FEE	15.00	15.00	13.43	28.43	
	INTEREST B	11.47	11.47	10.27	21.74	
		185.94	185.94	166.45	352.39	
Year Totals		185.94	185.94	166.45	352.39	
Year	Type	Bill				
2017	TL-R	10				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	166.99	166.99	175.10	342.09	
	DEMAND FEE	15.00	15.00	15.73	30.73	
	INTEREST B	12.69	12.69	13.31	26.00	
		194.68	194.68	204.14	398.82	
Year Totals		194.68	194.68	204.14	398.82	

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2016	TL-R	9				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	167.21	167.21	203.11	370.32	
	DEMAND FEE	15.00	15.00	18.22	33.22	
	INTEREST B	9.69	9.69	11.77	21.46	
		191.90	191.90	233.10	425.00	
Year Totals		191.90	191.90	233.10	425.00	
Year	Type	Bill				
2015	TL-R	5				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	110.32	110.32	151.94	262.26	
	DEMAND FEE	15.00	15.00	20.66	35.66	
	INTEREST B	7.36	7.36	10.14	17.50	
		132.68	132.68	182.74	315.42	
Year Totals		132.68	132.68	182.74	315.42	
Year	Type	Bill				
2014	TL-R	116				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	106.33	106.33	154.84	261.17	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	INTEREST B	14.79	14.79	21.54	36.33	
		126.12	126.12	183.66	309.78	
Year Totals		126.12	126.12	183.66	309.78	
Year	Type	Bill				
2013	TL-R	178				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	79.86	79.86	116.29	196.15	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	ADFEETT	13.10	13.10	19.07	32.17	
	POST PENAL	5.00	5.00	7.28	12.28	
	POST TAKIN	5.00	5.00	0.00	5.00	
	PREPARE	10.00	10.00	14.56	24.56	
	PREP TK	10.00	10.00	14.56	24.56	
	INS TAK	75.00	75.00	109.22	184.22	
	INTEREST B	21.02	21.02	30.61	51.63	
	RECORDING	75.00	75.00	0.00	75.00	
		298.98	298.98	318.87	617.85	
Year Totals		298.98	298.98	318.87	617.85	
Grand Totals		2,108.80	2,108.80	1,654.45	3,763.25	

** End of Report - Generated by Chris Firicano **

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA											
AVIDIA BANK						Description	Code	Assessed	Assessed												
42 MAIN ST						RES LAND	1320	400	400	VISION											
HUDSON MA 01749		SUPPLEMENTAL DATA Alt Prcl ID 00585691 Deed Ref 1343/137 Aff Housin Schedule I LCD CERT GIS ID M_200459_902520 Assoc Pid#																			
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AVIDIA BANK						1343	0137	08-31-2007	U	V	600,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2024	1320	400	2023	1320	400	2022	1320	400	
												Total		400	Total		400	Total		400	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int												
Total				0.00																	
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch															
0075													Appraised Bldg. Value (Card)	0							
													Appraised Xf (B) Value (Bldg)	0							
													Appraised Ob (B) Value (Bldg)	0							
													Appraised Land Value (Bldg)	400							
													Special Land Value	0							
													Total Appraised Parcel Value	400							
													Valuation Method	C							
													Total Appraised Parcel Value	400							
BUILDING PERMIT RECORD													VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpose/Result			
													11-30-2022	CT	03		14	Field Review			
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	1320	Res Land Unbuil	RR			0.060	AC	6,000	1.00000	0	1.00	1.000			1.0000		6,000	400			
Total Card Land Units						0.06	AC	Parcel Total Land Area						0.06	Total Land Value						400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					
Year Built					
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

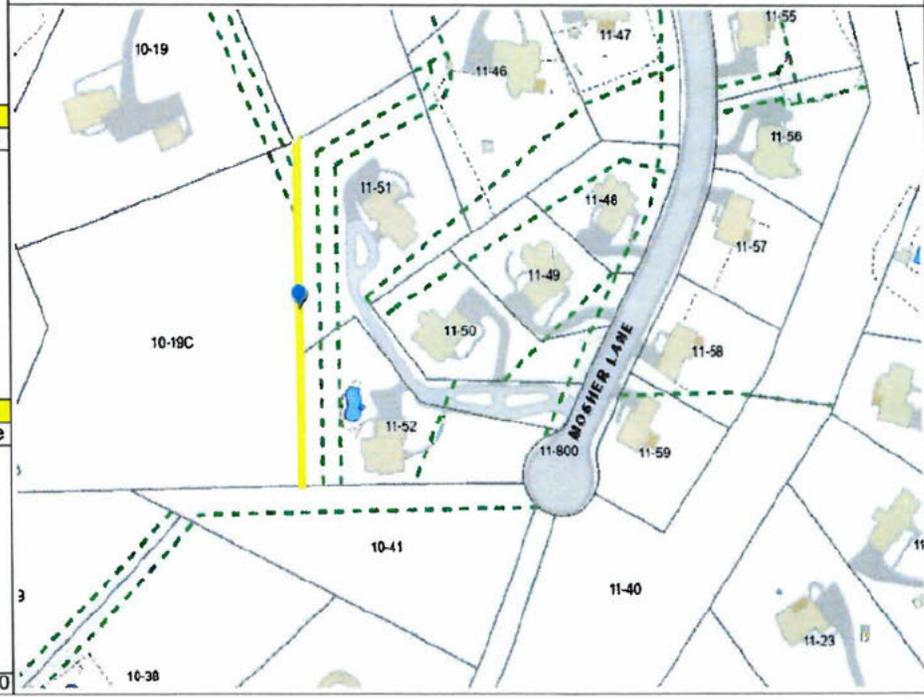
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CITY OF MARLBOROUGH



Real Estate Tax Statement

Parcel: 0010-0082
 Location: MOSHER LN

Owner:
 AVIDIA BANK
 42 MAIN ST
 HUDSON MA 01749

Status: Square 2,613
 Land Valuation: 400
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 400
 Interest Per Diem: 0.19

Legal Description:

Deed Date: 08/31/2007 Book/Page: 1343/0137 Interest Date: 01/16/2024

Year	Type	Bill
2024	RE-R	642

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RES RE TAX	2.37	2.37	0.15	2.52
		2.37	2.37	0.15	2.52
3	RES RE TAX	1.73	1.73	0.00	1.73
		1.73	1.73	0.00	1.73
Year Totals		4.10	4.10	0.15	4.25

Year	Type	Bill
2023	RE-R	600

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	COMM RETAX	0.00	0.00	0.00	0.00
	OPEN SPACE	0.00	0.00	0.00	0.00
	RES RE TAX	2.69	2.69	0.55	3.24
		2.69	2.69	0.55	3.24
3	COMM RETAX	0.00	0.00	0.00	0.00
	OPEN SPACE	0.00	0.00	0.00	0.00
	RES RE TAX	1.93	1.93	0.26	2.19
		1.93	1.93	0.26	2.19
Year Totals		4.62	4.62	0.81	5.43

Year	Type	Bill
2022	RE-R	588

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	RES RE TAX	2.83	2.83	0.97	3.80
		2.83	2.83	0.97	3.80
3	RES RE TAX	2.42	2.42	0.66	3.08
		2.42	2.42	0.66	3.08
Year Totals		5.25	5.25	1.63	6.88

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2021	TL-R	96				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	5.52	5.52	2.28	7.80	
	DEMAND FEE	15.00	15.00	6.21	21.21	
	INTEREST B	0.49	0.49	0.20	0.69	
		21.01	21.01	8.69	29.70	
Year Totals		21.01	21.01	8.69	29.70	
Year	Type	Bill				
2020	TL-R	9				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	5.67	5.67	3.22	8.89	
	DEMAND FEE	15.00	15.00	8.53	23.53	
	INTEREST B	0.53	0.53	0.30	0.83	
		21.20	21.20	12.05	33.25	
Year Totals		21.20	21.20	12.05	33.25	
Year	Type	Bill				
2019	TL-R	14				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	5.63	5.63	4.16	9.79	
	DEMAND FEE	15.00	15.00	11.09	26.09	
	INTEREST B	0.48	0.48	0.35	0.83	
		21.11	21.11	15.60	36.71	
Year Totals		21.11	21.11	15.60	36.71	
Year	Type	Bill				
2018	TL-R	15				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	5.85	5.85	5.24	11.09	
	DEMAND FEE	15.00	15.00	13.43	28.43	
	INTEREST B	0.52	0.52	0.47	0.99	
		21.37	21.37	19.14	40.51	
Year Totals		21.37	21.37	19.14	40.51	
Year	Type	Bill				
2017	TL-R	8				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	6.13	6.13	6.43	12.56	
	DEMAND FEE	15.00	15.00	15.73	30.73	
	INTEREST B	0.57	0.57	0.60	1.17	
		21.70	21.70	22.76	44.46	
Year Totals		21.70	21.70	22.76	44.46	

CITY OF MARLBOROUGH



Real Estate Tax Statement

Year	Type	Bill				
2016	TL-R	7				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	6.14	6.14	7.46	13.60	
	DEMAND FEE	15.00	15.00	18.22	33.22	
	INTEREST B	0.75	0.75	0.91	1.66	
		21.89	21.89	26.59	48.48	
Year Totals		21.89	21.89	26.59	48.48	
Year	Type	Bill				
2015	TL-R	3				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	74.07	74.07	102.02	176.09	
	DEMAND FEE	15.00	15.00	20.66	35.66	
	INTEREST B	4.93	4.93	6.79	11.72	
		94.00	94.00	129.47	223.47	
Year Totals		94.00	94.00	129.47	223.47	
Year	Type	Bill				
2014	TL-R	114				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	70.88	70.88	103.22	174.10	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	INTEREST B	9.84	9.84	14.33	24.17	
		85.72	85.72	124.83	210.55	
Year Totals		85.72	85.72	124.83	210.55	
Year	Type	Bill				
2013	TL-R	176				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	BAL DUE	34.24	34.24	49.86	84.10	
	DEMAND FEE	5.00	5.00	7.28	12.28	
	ADFEETT	13.10	13.10	19.07	32.17	
	POST PENAL	5.00	5.00	7.28	12.28	
	POST TAKIN	5.00	5.00	0.00	5.00	
	PREPARE	10.00	10.00	14.56	24.56	
	PREP TK	10.00	10.00	14.56	24.56	
	INS TAK	75.00	75.00	109.22	184.22	
	INTEREST B	10.32	10.32	15.03	25.35	
		167.66	167.66	236.86	404.52	
Year Totals		167.66	167.66	236.86	404.52	
Grand Totals		489.63	489.63	598.58	1,088.21	

** End of Report - Generated by Chris Firicano **



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2024 APR -4 AM 11:45

140 Main Street
Marlborough, MA 01752
(508) 460-3770
Mayor@marlborough-ma.gov

April 4, 2024

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Easement Acceptance – 1000 Nickerson Road

Dear Council President Ossing and Councilors,

Enclosed for your acceptance is an easement offered to the City of Marlborough by the property owner(s) of 1000 Nickerson Road for the purposes of a welcome sign. The property owner(s) have graciously agreed to this easement, which is on the east bound side of Route 20 coming from Northborough.

This easement was agreed to during the prior administration and the welcome sign has already been crafted and finished. This sign is in conformity with the other welcome signs throughout the entrances to the city. We are in the process of taking in a state earmark of \$22,500 from FY24 which has covered the cost of the sign. The only remaining element of this process is City Council approval.

I would like to take this opportunity to thank the property owners of 1000 Nickerson Road for allowing the city this opportunity.

Commissioner Scott and Tom DiPersio will join me at a future meeting to answer any questions you may have.

Sincerely,


J. Christian Dumais
Mayor



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508- 624-6910
 *TDD 508-460-3610

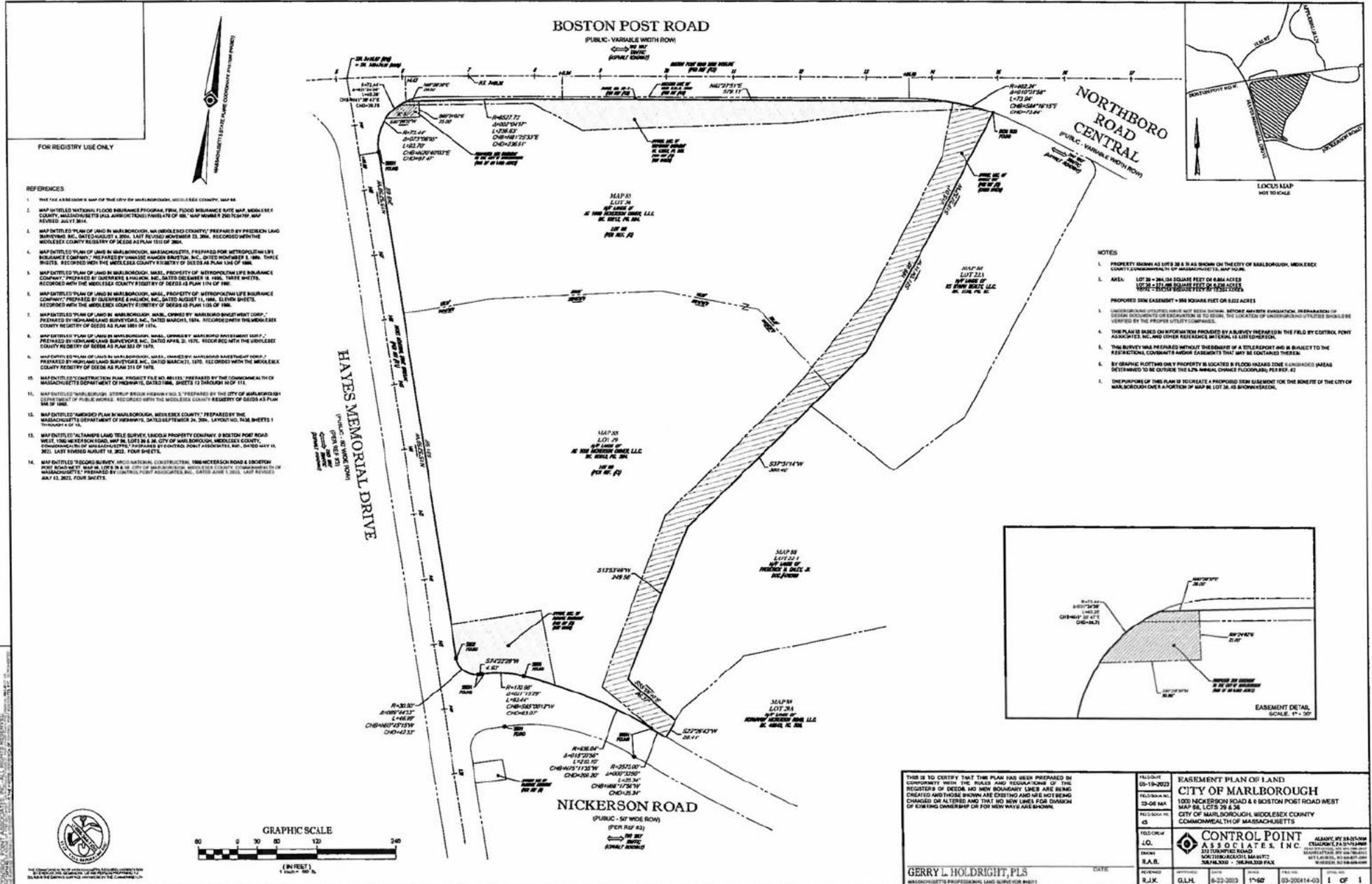
THEODORE L. SCOTT, P.E.
 INTERIM COMMISSIONER

Date: March 27, 2024
To: Mayor Dumais
From: Thomas DiPersio, Jr., City Engineer
Copy: Jason Grossfield, City Solicitor
Re: "Welcome to Marlborough" Sign Easement

In 2023 I requested that the owners of the property at 1000 Nickerson Road, AG 1000 Nickerson Owner, LLC, grant to the City a small easement at the corner of Hayes Memorial Drive and Boston Post Road West, for the placement of a new "Welcome to Marlborough" sign. This area is the most visible location for people entering the City from Northboro and points west, and there is not enough room within the roadway layout for placement of the sign. The owners of the property graciously agreed to grant the easement to the City without compensation.

City Solicitor Grossfield's office has drafted the easement document which has been reviewed and accepted by the owners, and I have had an easement plan drafted as well. The document and plan are attached for your reference, and are ready to be sent to the City Council for their vote on acceptance of the easement.

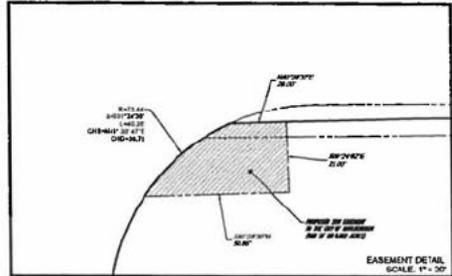
Please contact me with any questions, and if necessary I can be available at the City Council meeting as well to answer any questions the council may have.



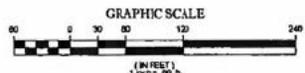
FOR REGISTRY USE ONLY

- REFERENCES**
1. THE TAX ASSESSOR'S MAP OF THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, MAP 80.
 2. MAP ENTITLED NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL AMENDMENTS) PARCELS OF 500, MAP NUMBER 260704797, MAP REVISED JULY 2004.
 3. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MIDDLESEX COUNTY, PREPARED BY FREDERICK LANG SURVEYING INC., DATED AUGUST 4, 2004, LAST REVISED NOVEMBER 23, 2004, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 150 OF 2004.
 4. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASSACHUSETTS, PREPARED FOR METROPOLITAN LIFE INSURANCE COMPANY, PREPARED BY THOMAS HANCOCK BRISTOL, INC., DATED NOVEMBER 3, 1986, THREE SHEETS, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 174 OF 1986.
 5. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASS., PROPERTY OF METROPOLITAN LIFE INSURANCE COMPANY, PREPARED BY THOMAS HANCOCK BRISTOL, INC., DATED DECEMBER 18, 1986, THREE SHEETS, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 174 OF 1986.
 6. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASS., PROPERTY OF METROPOLITAN LIFE INSURANCE COMPANY, PREPARED BY THOMAS HANCOCK BRISTOL, INC., DATED AUGUST 11, 1986, EIGHT SHEETS, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 174 OF 1986.
 7. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASS., OWNED BY MARLBOROUGH INVESTMENT TRUST CORP., PREPARED BY HIGHLAND LAND SURVEYING, INC., DATED MARCH 1, 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 183 OF 1984.
 8. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASS., OWNED BY MARLBOROUGH INVESTMENT TRUST CORP., PREPARED BY HIGHLAND LAND SURVEYING, INC., DATED APRIL 2, 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 183 OF 1984.
 9. MAP ENTITLED PLAN OF LAND IN MARLBOROUGH, MASS., OWNED BY MARLBOROUGH INVESTMENT TRUST CORP., PREPARED BY HIGHLAND LAND SURVEYING, INC., DATED MARCH 31, 1970, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 151 OF 1970.
 10. MAP ENTITLED CONSTRUCTION PLAN, PROJECT FILE NO. 06133, PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED 1986, SHEETS 13 THROUGH 14 OF 111.
 11. MAP ENTITLED MARLBOROUGH STREET BROOK FLOWAGE NO. 5, PREPARED BY THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 58 OF 1980.
 12. MAP ENTITLED "AMENDED PLAN IN MARLBOROUGH, MIDDLESEX COUNTY" PREPARED BY THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED FEBRUARY 24, 2004, LOT 100, 101, SHEETS 1 THROUGH 10 OF 10.
 13. MAP ENTITLED "ALTERNATE LAND TITLE SURVEY, LINCOLN PROPERTY COMPANY, BOSTON POST ROAD WEST, 1200 NICKERSON ROAD, MAP 86, LOTS 28 & 29, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, CONTROL POINT ASSOCIATES, INC., DATED MAY 18, 2002, LAST REVISED AUGUST 18, 2002, FOUR SHEETS.
 14. MAP ENTITLED RECORD SURVEY, 1988 NATIONAL CONSTRUCTION, 1988 NICKERSON ROAD & BOSTON POST ROAD WEST, MAP 86, LOTS 28 & 29, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 1, 2002, LAST REVISED MAY 13, 2002, FOUR SHEETS.

- NOTES**
1. PROPERTY SHOWN AS LOTS 28 & 29 AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP 80.
 2. AREA: LOT 28 - 294,000 SQUARE FEET OR 6.846 ACRES
LOT 29 - 271,000 SQUARE FEET OR 6.222 ACRES
TOTAL - 565,000 SQUARE FEET OR 13.068 ACRES
 3. PROPOSED 200' EASEMENT - 500 SQUARE FEET OR 1.146 ACRES
 4. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. BEFORE ANY OTHER EXCAVATION, REPAIR OR CONSTRUCTION DOCUMENTS OR EXCAVATION IS TO BE MADE, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL IS LISTED THEREIN.
 6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS CONTAINED THEREIN.
 7. BY GRAPHIC NOTATION ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 2 (UNDESIGNED AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 8. THE PURPOSE OF THIS PLAN IS TO CREATE A PROPOSED 200' EASEMENT FOR THE BENEFIT OF THE CITY OF MARLBOROUGH OVER A PORTION OF MAP 86, LOT 28, AS SHOWN HEREON.



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. NO NEW BOUNDARY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.		FILED BY 05-18-2013 R.J.K.	FILED BY 05-22-2013 G.L.H.	RECEIVED 05-22-2013 1:56P	DATE 05-22-2013	BY G.L.H.	SCALE 1" = 20'	1 OF 1	
<p>GERRY L. HOLDRIGHT, PLS MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #2021</p>		<p>CONTROL POINT ASSOCIATES, INC. 333 TURNPIKE ROAD SCITUNSETT, MASSACHUSETTS 01582 TEL: 508.545.1000 WWW.CPA-ASSOCIATES.COM</p>		<p>CITY OF MARLBOROUGH 1000 NICKERSON ROAD & BOSTON POST ROAD WEST MAP 86, LOTS 28 & 29 CITY OF MARLBOROUGH, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS</p>		<p>ASSAY BY 05-22-2013 CITY OF MARLBOROUGH MARLBOROUGH, MASSACHUSETTS MAY 22 2013 10:58 AM MAY 22 2013 10:58 AM MAY 22 2013 10:58 AM</p>			



ORDERED:

That the City Council for the City of Marlborough hereby accepts from AG 1000 Nickerson Owner, L.L.C., with a principal office of c/o Angelo, Gordon & Co., L.P., 53 State Street, 8th Flr., Boston MA 02109 (the "Grantor"), in substantially the form as attached hereto in the Sign Easement Agreement, a sign easement and access easement over a certain portion of the Grantor's land located at 1000 Nickerson Road, Marlborough, Massachusetts, and the Mayor is authorized to execute said agreement on behalf of the City.

The sign easement area is shown on the plan as the "Proposed Sign Easement to City of Marlborough", attached to the Sign Easement Agreement as Exhibit B.

ADOPTED
In City Council
Order No. 24-
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

When recorded return to:
Pierce Atwood LLP
100 Summer Street
Boston, MA 02110
Attention: Peter Gelzinis

SIGN EASEMENT AGREEMENT

THIS SIGN EASEMENT AGREEMENT (the "Easement Agreement") is entered into as of the ____ day of March, 2024, by and between **AG 1000 NICKERSON OWNER, L.L.C.**, a Delaware limited liability company with a mailing address c/o Angelo, Gordon & Co., L.P., 53 State Street, 8th Floor, Boston, Massachusetts 02109 ("Grantor") and the **CITY OF MARLBOROUGH**, a municipal corporation formed under the laws of the Commonwealth of Massachusetts, and having an address of 140 Main Street, Marlborough, MA 01752 ("Grantee") on the terms and condition set forth herein. Grantor and Grantee are sometimes herein referred to collectively as the "Parties", and each individually as a "Party".

RECITALS:

WHEREAS, Grantor is the record title owner of a certain parcel of land, together with all buildings and improvements located thereon, known as 1000 Nickerson Road, Marlborough, Middlesex County, Massachusetts, as further described in Exhibit A attached hereto and made a part hereof ("Property");

WHEREAS, Grantee desires an easement in order to install, use, maintain, repair, and/or replace a sign on the Property in the location more particularly shown on the plan attached hereto as Exhibit B ("Sign Easement Area"), a full size version of said plan shall be recorded simultaneously with this Easement Agreement; and

WHEREAS, Grantor hereby agrees to grant Grantee a non-exclusive easement in order to install, use, maintain, repair, and/or replace a sign within, together with a right of ingress and egress to and from the Sign Easement Area, at Grantee's sole cost and expense.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other valuable consideration in amount of Ten Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, agree as follows:

1. **Sign Easement.** Subject to the terms and conditions set forth herein, Grantor hereby grants to Grantee a non-exclusive easement (the "Sign Easement") to install, use, maintain, repair, and/or replace a sign with the phrase "Welcome to Marlborough, A Town 1660 A City 1890, Mayor J. Christian Dumais and City Council" written thereon, or such other phrase for welcoming visitors to the City of Marlborough as may be approved by Grantor in its reasonable discretion (the "Sign"), except that, if the mayor of the City of Marlborough changes, then Grantee has the right

to change the name of the mayor on the Sign to the current sitting mayor without approval of the Grantor, in the Sign Easement Area described on Exhibit B attached hereto; provided, that:

- (a) the Sign Easement Area shall not exceed 20' x 30' in size without Grantor's prior written consent;
- (b) there shall be a low stone wall surrounding the Sign that shall not exceed sixteen (16) feet in diameter without Grantor's prior written consent;
- (c) the height of the Sign shall not exceed four (4) feet without Grantor's prior written consent;
- (d) the phrase "Welcome to Marlborough, A Town 1660 A City 1890, Mayor J. Christian Dumais and City Council" shall be the only words depicted on the Sign unless Grantor has approved an alternative welcome phrase, except that, if the mayor of the City of Marlborough changes, then Grantee has the right to change the name of the mayor on the Sign to the current sitting mayor without approval of the Grantor;
- (e) the Sign shall be no larger than 4' x 6' without Grantor's prior written consent;
- (f) no portion of the Sign shall extend beyond the Sign Easement Area;
- (g) the Sign shall, at all times, comply with all applicable local, state, and federal laws, rules, regulations, orders, decrees, and ordinances;
- (h) Grantee shall at all times maintain the Sign in good condition and repair at Grantee's sole cost and expense;
- (i) the Sign shall be visible from the public ways abutting the Sign Easement Area, and Grantor agrees not to take any action that would impede the Sign's visibility from the public ways abutting the Sign Easement Area, including obstructing said visibility with structures and/or landscaping.

2. **Access Easement.** Subject to the terms and conditions set forth herein, Grantor hereby grants to Grantee a non-exclusive easement (the "Access Easement") to enter upon the Property to access the Sign Easement Area with persons, vehicles and equipment for the purposes of installing, maintaining, repairing and/or replacing the Sign. Grantee shall provide not less than one (1) business day prior written notice to Grantor before entering on the Property, except in the event of an emergency, in which case Grantee shall use reasonable efforts to provide such notice as is reasonable under the circumstances.

3. **Indemnity.** To the extent permitted by law, Grantee shall indemnify, defend, and hold Grantor harmless from and against any and all loss, cost, damage, injury or expense (including, without limitation, reasonable attorneys' fees) arising by reason of injury to or death of persons or

damage to property attributable to the negligence or willful misconduct of Grantee, its employees, contractors or occupants arising out of the easements granted herein or the exercise by Grantee of the rights granted to it in this Easement Agreement, except to the extent arising from the negligence or willful misconduct of the Grantor, its employees, contractors or occupants.

4. **Termination.** Either Party shall have the right to terminate this Easement Agreement upon thirty (30) days written notice to the non-terminating Party. The Parties acknowledge and agree that a notice of termination shall be executed by both Parties and recorded in the Middlesex South Registry of Deeds by the Grantor. In the event the Grantee removes the Sign and is no longer using the Sign Easement Area for at least three (3) months, this Easement Agreement shall automatically terminate, and Grantee agrees to promptly sign a notice of termination as set forth herein.

5. **In Gross.** The easements granted herein shall be easements in gross for the benefit of the Grantee named herein.

6. **Governing Law.** This Easement Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

7. **Counterparts.** This Easement Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

8. **Covenants Running with the Land; Successors and Assigns.** All rights and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding on the parties hereto and their successors and assigns.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF each of the Grantor and the Grantee hereto has caused this Easement Agreement to be executed under seal as of the date first above written.

GRANTOR:

AG 1000 NICKERSON Owner, L.L.C.
a Delaware limited liability company

By: _____
Name:
Title:

STATE OF NEW YORK
COUNTY OF _____, ss.

On this date, _____, 2024, before me the undersigned notary public, personal appeared _____, the _____ of AG 1000 Nickerson Owner, L.L.C., proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/s she signed it voluntarily for its stated purposes and as the free act and deed and voluntary act on behalf of AG 1000 Nickerson Owner, L.L.C.

Notary Public
My commission expires:

GRANTEE:

CITY OF MARLBOROUGH

By: _____

Name:

Title:

Authorized by City Council Order No. _____

Attached hereto as Exhibit C

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX. ss.

On this date, _____, 2024, before me the undersigned notary public, personal appeared _____, the _____ of City of Marlborough, proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/s she signed it voluntarily for its stated purposes and as the free act and deed and voluntary act on behalf of the City of Marlborough.

Notary Public
My commission expires:

EXHIBIT A

Property

LOT #1 and LOT #2 as shown on a plan entitled Plan of Land in Marlborough, MA, dated July 8, 2013, prepared by Bruce Salk & Associates, Inc., and recorded with the Middlesex South County Registry of Deeds as Plan No. 535 of 2013.

EXHIBIT B
Sign Easement Area

[Plan Attached]

EXHIBIT C

Order of City of Marlborough City Council Authorizing Acceptance of Easement



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2024 APR -4 AM 11:45

J. Christian Dumais, Mayor

140 Main Street
Marlborough, MA 01752
(508) 460-3770
Mayor@marlborough-ma.gov

April 2, 2024

David Williams
City of Marlborough
140 Main Street
Marlborough, MA 01752

RE: Extended Temporary Appointment as City Comptroller Pursuant to M.G.L c. 41 § 61A

Dear Mr. Williams,

In accordance with the authority vested in me under M.G.L. c. 41 § 61A, I hereby extend your appointment as Temporary City Comptroller of the Treasurer's Office as said office is vacant. This extension is effective April 2, 2024 and under this appointment, you shall hold and exercise the powers and perform the duties of City Comptroller for not more than 60 days, from time to time, for so long as the position remains vacant.

Thank you for your support during this interim period.

Please reach out to myself or my office with any questions or concerns.

Sincerely,

J. Christian Dumais
Mayor

cc:

Mary Ward
City Council



City of Marlborough

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

Office of the Mayor

2024 APR -4 AM 11:45

140 Main Street
Marlborough, MA 01752
(508) 460-3770
Mayor@marlborough-ma.gov

April 1, 2024

David Williams
City of Marlborough
140 Main Street
Marlborough, MA 01752

RE: Temporary Appointment as City Collector Pursuant to M.G.L. c. 41 § 61A

Dear Mr. Williams,

In accordance with authority vested in me under M.G.L. c. 41 §61A, I appoint you as temporary City Collector as said office is vacant. This appointment shall be effective Monday, April 1, 2024. Under this appointment, you shall hold and exercise the powers and perform the duties of City Collector for not more than sixty days (60), from time to time, for so long as the position remains vacant.

Thank you for your support during this interim period.

Please reach out to myself or my office with any questions or concerns.

Sincerely,

J. Christian Dumais
Mayor

cc:

Mary Ward
City Council



City of Marlborough Legal Department

140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610
LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2024 APR -4 AM 11:20

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

BEATRIZ R. ALVES
PARALEGAL

April 4, 2024

Michael H. Ossing, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: Proposed Zoning Ordinance Amendment re: Medical and Adult Use Marijuana

Dear Honorable President Ossing and Councilors:

At the request of Councilor Robey, enclosed please find a proposed zoning ordinance amendment relative to updating provisions regarding medical and adult use marijuana.

I have reviewed the proposed amendment and it is in proper legal form. Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus
Assistant City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor

ORDERED:

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED BE FURTHER AMENDED BY ADDING THERETO AS FOLLOWS:

I. Section 650-17, entitled “Table of Uses” is hereby amended as follows (new text shown as underlined, deleted text shown as ~~strikethrough~~):

	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	<u>WAYSIDE</u>
Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, or transporter (47) <u>craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter (47)</u>	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N	N	SP	SP	N	<u>N</u>

II. Section 650-18, entitled “Conditions for Uses,” is hereby amended as follows (new text shown as underlined, deleted text shown as ~~strikethrough~~):

(47) Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter:

(b) Shall be limited in number to one of each type (cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter), but in no event fewer than the number of medical marijuana treatment centers registered to engage in the same type of activity in the City of Marlborough;

(d) All aspects of a medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter concerning marijuana or products containing marijuana, related supplies or educational

materials must take place in a fixed location within a fully enclosed building, with the exception of the actual transport of marijuana, marijuana products and related supplies, and shall not be visible from the exterior of the building; and

III. The following portions of Section 650-32 are hereby amended as follows (new text shown as underlined, deleted text shown as ~~strikethrough~~):

§ 650-32. Medical and Adult Use Marijuana ~~marijuana treatment centers; adult use marijuana retail; marijuana accessories retail; medical and/or adult use marijuana cultivator; independent testing laboratory product manufacturer or transporter.~~

A. Medical marijuana treatment centers. Subject to the provisions of this Zoning Ordinance, Chapter 40A of the Massachusetts General Laws, Chapter 94I of the Massachusetts General Laws, and ~~105 CMR 725.000~~935 CMR 501.101, all as amended, the City of Marlborough Zoning Ordinance will not prohibit the location of a center for medical marijuana treatment within the City of Marlborough, but will instead regulate such centers. A medical marijuana treatment center should provide medical support, security, oversight by a physician, and standards that meet or exceed ~~said regulations~~105 CMR 725.000. These centers should not compete to provide streamlined care to patients and should not provide a location for patients to wait for treatment in the vicinity of children. Therefore, to ensure that these centers are located in such a way as to not pose a direct threat to the health or safety of either qualifying patients or the public at large, the provisions of this section will apply to all such centers.

(A.2) ~~Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer or transporter,~~ craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter. Subject to the provisions of this Zoning Ordinance, Chapter 40A of the Massachusetts General Laws, Chapter 94I of the Massachusetts General Laws, Chapter 94G of the Massachusetts General Laws, ~~105 CMR 725.000, 935 CMR 500.000~~regulations promulgated pursuant to said general laws, and the ordinances and regulations of the City of Marlborough, its boards and commissions, all as amended, the City of Marlborough Zoning Ordinance will not prohibit the location of craft marijuana cooperatives, cultivators, microbusinesses, independent testing laboratories, product manufacturers, ~~or~~ marijuana transporters, marijuana courier, marijuana delivery operator, or marijuana research facilities for the purposes of medical marijuana or adult use marijuana, within the City of Marlborough, but will instead regulate such businesses. To ensure that these businesses are located in such a way as to not pose a direct threat to the health or safety of children and other vulnerable populations, the provisions of this section will apply to all such businesses.

B. In the interpretation of this chapter, the meanings of words and phrases shall be according to the definitions included in this § 650-32 of the Code of the City of Marlborough, entitled

~~"medical marijuana treatment centers," Chapter 94I of the Massachusetts General Laws, Chapter 94G of the Massachusetts General Laws, and regulations promulgated pursuant to said general laws Chapter 334 of the Acts of 2016, as amended by Chapter 55 of the Acts of 2017, 105 CMR 725.000, MGL c. 94G and 935 CMR 500.002, all as amended, and unless the context shows another sense to be intended. For purposes of this chapter, the following definitions shall also apply:~~

~~MEDICAL AND/OR ADULT USE MARIJUANA INDEPENDENT TESTING LABORATORY~~

~~A laboratory that is licensed by the Cannabis Control Commission and is (i) currently and validly licensed under 935 CMR 500.101, or formerly and validly registered by the Commission; (ii) accredited to ISO 17025: 2017 or the International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; (iii) independent financially from any MTC marijuana establishment or licensee; and (iv) qualified to test marijuana and marijuana products, including MIPs, in compliance with M.G.L. c. 94C, § 34; M.G.L. c. 94G, § 15; 935 CMR 500.000; 935 CMR 501.000: Medical Use of Marijuana; and Commission protocol(s) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission;~~
 (ii) independent financially from any medical marijuana treatment center or any licensee or marijuana establishment for which it conducts a test, and (iii) qualified to test marijuana in compliance with ~~105~~ 935 CMR 725.031501 and MGL c. 94C, § 34 and/or 935 CMR 500.160 and MGL c. 94G, § 34.

~~ADULT USE MARIJUANA (including the words "MARIJUANA" AND "or CANNABIS" as those words pertain to adult use marijuana)~~

Means all parts of any plant of the genus Cannabis, not excepted in 935 CMR 500.002: Cannabis or Marijuana (a) through (c) and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; Clones of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in MGL c. 946G, § 1, as amended, provided that adult use marijuana, marijuana or cannabis shall does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, fiber, oil, or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of

germination; hemp; or the weight of any other ingredient combined with cannabis or marijuana to prepare topical or oral administrations, food, drink or other products.

MARIJUANA ACCESSORIES (or CANNABIS ACCESSORIES)

Equipment, products, devices or materials of any kind that are intended or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, injecting, inhaling or otherwise introducing marijuana or cannabis into the body.

MEDICAL AND/OR ADULT USE MARIJUANA CULTIVATOR

An entity licensed and registered under ~~105 CMR 725.100 and/or 935 CMR 500.000, as amended, to cultivate, process and package marijuana, and to transfer deliver to medical marijuana treatment centers and/or to other marijuana establishments, but not to consumers. A craft marijuana cooperative is a type of marijuana cultivator.~~

MARIJUANA ESTABLISHMENT (ME)

A licensed marijuana cultivator (indoor or outdoor), craft marijuana cooperative, marijuana product manufacturer, marijuana microbusiness, marijuana retailer, independent testing laboratory, marijuana research facility licensee (as defined in 935 CMR 500.002: Marijuana Research Facility Licensee), marijuana transporter, delivery licensee, social consumption establishment (as defined in 935 CMR 500.002: Social Consumption Establishment) or any other type of licensed marijuana-related business, except a medical marijuana treatment center (MTC).

MARIJUANA-INFUSED PRODUCT (MIP)

A marijuana product infused with marijuana that is intended for use or consumption; including, but not limited to, ~~edibles products, ointments, aerosols, oils, and tinctures.~~ A marijuana-infused These product s(MIP), when created or sold by a ~~medical-marijuana establishment or an MTC-treatment-center business,~~ shall not be considered a food or drug as defined in MGL c. 94, § 1. MIPs are a type of marijuana product.

MEDICAL AND/OR ADULT USE MARIJUANA-MARIJUANA PRODUCT MANUFACTURER

An entity licensed to obtain, manufacture, process and package marijuana ~~or and~~ marijuana products, ~~to deliver marijuana and marijuana products and to transfer these products to other marijuana establishments and/or to medical marijuana treatment centers, but not to consumers.~~

ADULT USE MARIJUANA RETAILER

~~An entity licensed and registered under 935 CMR 500.050, as amended, as a marijuana retailer to purchase, repack, white label, and transport marijuana or marijuana product from marijuana establishments, a craft marijuana cooperative, marijuana cultivator, independent testing laboratory, product manufacturer or transporter and to sell or otherwise transfer or otherwise transfer this product to marijuana establishments and sell the marijuana to consumers, and to marijuana establishments. Unless licensed, retailers are prohibited from offering marijuana or marijuana products for the purposes of on-site social consumption on the premises of a marijuana establishment.~~

~~MEDICAL AND/OR ADULT USE MARIJUANA TRANSPORTER~~

~~An entity, not otherwise licensed by the Cannabis Control Commission, that is licensed to purchase, obtain, and possess marijuana and marijuana products solely for the purpose of transporting, temporary storage, sale and distribution to marijuana establishments or MTCs and/or to medical marijuana treatment centers, but not for sale to consumers. Marijuana transporters may be an existing licensee transporter or third-party transporter.~~

~~MEDICAL MARIJUANA TREATMENT CENTER (MTC) (FORMERLY KNOWN AS A REGISTERED MARIJUANA DISPENSARY (RMD))~~

~~Refers to the site(s) of dispensing, cultivation, and preparation of marijuana; shall mean a not-for-profit An entity or a for-profit entity registered/licensed under 10935 CMR 725.100 501.101 and known thereunder as a registered marijuana dispensary (RMD), that acquires, cultivates, possesses, processes [including development of related products, such as edibles, marijuana-infused products (MIPs), tinctures, aerosols, oils, or ointments], repackages/transfers, transports, sells, distributes, delivers, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use. Unless otherwise specified, MTC refers to the site(s) of dispensing, cultivation, and preparation of marijuana for medical use.; and shall be subject to the regulations under § 650-32 of this chapter.~~

~~MEDICAL-USE OF MARIJUANA (OR MEDICAL-USE CANNABIS)~~

~~Marijuana that is cultivated, processed, transferred, tested or sold in compliance with M.G.L. c. 94I, and 935 CMR 501.000.~~

~~The acquisition, cultivation, possession, processing [including development of related products such as marijuana-infused products (MIPs) that are to be consumed by eating or drinking, tinctures, aerosols, oils, or ointments], transfer, transport, sale, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.~~

~~PERSON~~

An individual or, nonprofit entity, or for-profit entity under the laws of the Commonwealth.

ADULT-USE CANNABIS OR MARIJUANA

Marijuana that is cultivated, processed, transferred, tested or sold to adults 21 years of age or older pursuant to M.G.L. c. 94G.

ADULT-USE CANNABIS OR MARIJUANA PRODUCTS

Marijuana product that are processed, manufactured, transferred, tested or sold to adults 21 years of age or older pursuant to M.G.L. c. 94G.

COLOCATED MARIJUANA OPERATIONS (CMO)

An MTC operating under a license pursuant to 935 CMR 501.000: *Medical Use of Marijuana* and a marijuana establishment operating under at least one license pursuant to 935 CMR 500.000 on the same premises. Colocated marijuana operations pertain to cultivation, product manufacturing, and retail licenses, but not any other adult-use license.

COMMUNITY IMPACT FEE (CIF)

Impact fee(s) claimed by a host community in relation to the operations of a particular marijuana establishment or MTC which have been certified by the Commission or ruled upon by a court of competent jurisdiction, as being reasonably related to the actual costs imposed on a host community by a marijuana establishment or MTC's operations.

CRAFT MARIJUANA COOPERATIVE

A marijuana cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package, brand and transfer marijuana or marijuana products to marijuana establishments, but not to consumers.

HOST COMMUNITY

A municipality in which a marijuana establishment, MTC or independent testing laboratory is located or in which a license applicant has proposed locating an establishment.

HOST COMMUNITY AGREEMENT (HCA)

An agreement entered into and executed between a host community and a license applicant or between a host community and a marijuana establishment or MTC pursuant to M.G.L. c. 94G § 3(d).

HOST COMMUNITY AGREEMENT (HCA) WAIVER

A written statement executed by a host community and a license applicant, or by a host community and a marijuana establishment or an MTC, which expresses the parties' mutual intent to waive the regulatory requirement to have a host community agreement.

LICENSE APPLICANT

A person or entity pursuing a license to operate a marijuana establishment or MTC who has submitted or intends to submit a license application to the Commission. A license applicant may also be considered a prospective marijuana establishment.

MARIJUANA COURIER

An entity licensed to deliver finished marijuana products, marijuana accessories and branded goods directly to consumers from a marijuana retailer, or directly to registered qualifying patients or caregivers from an MTC, but is not authorized to sell marijuana or marijuana products directly to consumers, registered qualifying patients or caregivers and is not authorized to wholesale, warehouse, process, repackage, or white label. A marijuana courier is an additional license type under M.G.L. c. 94G § 4(b)(1) that allows for limited delivery of marijuana or marijuana products to consumers; and shall not be considered to be a marijuana retailer under 935 CMR 500.002 or 500.050 and shall be subject to 935 CMR 500.050(1)(b).

MARIJUANA DELIVERY ENDORSEMENT

Delivery endorsement means authorization granted to licensees in categories of marijuana establishments identified by the Commission to perform deliveries directly from the establishment to consumers.

MARIJUANA DELIVERY OPERATOR OR DELIVERY OPERATOR

An entity licensed to purchase at wholesale and warehouse finished marijuana products acquired from a marijuana cultivator, marijuana product manufacturer, microbusiness or craft marijuana cooperative, and white label, sell and deliver finished marijuana products, marijuana accessories and marijuana branded goods directly to consumers, but is not authorized to repackage marijuana or marijuana products or operate a storefront under this license. A delivery operator is an additional license type under M.G.L. c. 94G § 4(b)(1) that allows for limited delivery of marijuana or marijuana products to consumers; and shall not be considered to be a marijuana retailer under 935 CMR 500.002 or 500.050 and shall be subject to 935 CMR 500.050(1)(b).

MARIJUANA RESEARCH FACILITY

An academic institution, nonprofit corporation or domestic corporation or entity authorized to do business in the Commonwealth, including a licensed marijuana establishment or MTC, that is licensed to conduct research by the Massachusetts Cannabis Control Commission.

MARIJUANA RESEARCH FACILITY LICENSEE OR RESEARCH LICENSEE

An academic institution, nonprofit corporation or domestic corporation or entity authorized to do business in the Commonwealth, including a licensed marijuana establishment or MTC, that is licensed to conduct research.

MICROBUSINESS

An entity that can be either a tier 1 marijuana cultivator or marijuana product manufacturer or both, in compliance with the operating procedures for each license and, if in receipt of a delivery endorsement issued by the Commission, may deliver marijuana or marijuana products produced at the licensed location directly to consumers in compliance with established regulatory requirements for retail sale as it relates to delivery. A microbusiness that is a marijuana product manufacturer may purchase no more than 2,000 pounds of marijuana per year from other marijuana establishments for the purpose of marijuana product manufacturing by the licensee.

REASONABLY RELATED

A demonstrable nexus between the actual operations of an ME or MTC and an enhanced need for a host community's goods or services in order to offset the impact of operations. Fees customarily imposed on other non-marijuana businesses operating in a host community shall not be considered reasonably related.

WHITE LABELING

To affix a product label that includes the branding, including the name and logo, of a specific marijuana establishment licensee to a finished marijuana product that was previously produced and packaged by a licensed product manufacturer, cultivator, microbusiness or craft marijuana cooperative for sale to consumers. Vaporizer devices shall not be white labeled. White labeled products shall be required to comply with 935 CMR 500.105(5), and (6), 935 CMR 500.130(6) and 935 CMR 500.146(7).

MEDICAL MARIJUANA

~~All parts of the plant Cannabis sativa L., whether growing or not; the seeds thereof; and resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. It does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted therefrom, fiber, oil, or cake or the sterilized seed of the plant which~~

is incapable of germination. The term also includes MIPs except where the context clearly indicates otherwise.

C. In such zoning districts where a special permit is required for medical marijuana treatment center, adult use marijuana retail business, marijuana accessories business, or medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter, upon application, the special permit granting authority shall grant the special permit only upon its written determination that any adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this chapter, the determination shall include, but is not limited to, consideration of each of the following:

(C)(9) To the extent permitted by law, Rrequiring payment of a community impact fee;

(C)(16) Signs and signage; ~~and~~

(C)(17) Names of businesses, business logos and symbols, subject to state and federal law and regulations; and

(C)(18) If applicable, reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts.

F. A medical marijuana treatment center, adult use marijuana retail business, marijuana accessories retail business, medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter shall not be located:

(1) Within a radius of 500 feet of a school (as defined in § 517-2 of the Code of the City of Marlborough, as amended) located within the City of Marlborough; and

(2) Within a radius of 500 feet of a day-care center (as defined in § 517-2 of the Code of the City of Marlborough, as amended) located within the City of Marlborough.

The five-hundred-foot distance is measured in a straight line from the geometric center of the above-referenced medical marijuana treatment center or marijuana establishment entrance to the geometric center of the nearest school or day-care center entrance, unless there is an impassible barrier within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the proposed medical marijuana treatment center or marijuana establishment to the geometric center of the nearest school or day-care center entrance. Terms

referenced herein shall be interpreted consistent with 935 CMR 500 and 935 CMR 501, as applicable.

~~The five hundred foot distance in this Subsection F is measured in a straight line from the nearest point of the building in which the school or day care center in question is located to the nearest point of the building within which the proposed medical marijuana treatment center would be located.~~

~~F.1.~~

~~An adult use marijuana retail business, marijuana accessories retail business, medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer or transporter shall not be located:~~

~~[Added 5-21-2018 by Ord. No. 18-1007163-2D]~~

~~(1)~~

~~Within a radius of 500 feet of a school (as defined in § 517-2 of the Code of the City of Marlborough, as amended) located within the City of Marlborough; and~~

~~(2)~~

~~Within a radius of 500 feet of a day care center (as defined in § 517-2 of the Code of the City of Marlborough, as amended) located within the City of Marlborough.~~

~~The five hundred foot distance in this Subsection F.1 is measured in a straight line from the nearest point of the building in which the school or day care center in question is located to the nearest point of the building within which the proposed adult use marijuana retail business, marijuana accessories retail business, and medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer or transporter would be located.~~

G. Chapter 412 of the Code of the City of Marlborough, as amended, prohibiting the smoking, ingesting, or other use or consumption of marijuana in any place accessible to the public, shall be construed as applying to the medical use of marijuana inside a medical marijuana treatment center (except for the administration of marijuana for the purposes of teaching use of vaporizers, or demonstration of use of other products as necessary), an adult use marijuana retail business, a marijuana accessories retail business, and to a medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter.

I. An adult use marijuana retail business, marijuana accessories retail business, medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer ~~or~~, craft marijuana cooperative, marijuana microbusiness, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter shall not be an allowable home occupation use or an allowable accessory use.

K. Direct delivery to a consumer or client from a marijuana cultivator or product manufacturer is prohibited. Notwithstanding, a marijuana establishment (including an existing establishment previously authorized by special permit) which obtains a marijuana delivery endorsement may deliver only if authorized by a special permit (or amendment to an existing special permit) granted by the City Council.

L. No special permit shall be granted without first having an executed host community agreement (to the extent applicable by law) with the City of Marlborough.

M. The hours of operation of a medical marijuana treatment center or marijuana establishment may be further conditioned by the City Council, but in no event shall a marijuana medical treatment center or marijuana retailer be open before 10:00 a.m. or remain open after 10:00 p.m. In no case shall a marijuana courier, holder of a marijuana delivery endorsement, or marijuana delivery operator deliver to Marlborough locations before 8:00 a.m. or after 9:00 p.m.

ADOPTED
In City Council
Order No. 24-XXX
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

William F. Brewin, Jr.
 Attorney And Counsellor At Law
 277 Main Street
 Marlborough, Ma 01752

TEL: (508) 460-3484
 FAX: (508) 624-4599
 E-MAIL: Bill@BrewinLaw.com

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH
 2024 APR -4 AM 10: 29

April 4, 2024

Council President Michael Ossing
 Marlborough City Council
 140 Main St.
 Marlborough, MA 01752

RE: Release of Restriction

Dear President Ossing and Councilors:

Please be advised that this office represents Robert H. LeDuc ("Mr. LeDuc") who resides at 101 Edinboro Street, Marlborough, Massachusetts. Bob owns a condominium unit at 66 Village Drive, Marlborough, Massachusetts in the Villages at Marlborough East Condominium (the "Unit"). Mr. LeDuc is requesting a release of a low-income deed restriction on the Unit.

SUMMARY OF RESTRICTION

The Marlborough City Council on September 8, 1997 granted a Special Permit for the proposed use of the condominium premises at 388 Boston Post Road East as a Retirement Community for no more than 102 units. The Master Deed to the Condominium limits the occupancy of the condominium units to persons over age 55. The City Council designated two units as affordable and the resale of such a unit is limited to a **"price not greater than the maximum price allowed in this area for affordable owner-occupied single family townhouse units, according to the current DHCD criteria of affordability."** The units were never approved or accepted as low-income units by DHCD. As a result, Mr. LeDuc is unable to obtain a resale certificate from DHCD which would allow him to sell his unit.

The unit was originally conveyed on September 9, 1998 by the developer at the Village Condominium, First Colony Management, Co., Inc. to John Hartley and Rose M. Hartley. Page 4 of the deed contains a restriction on the sale of the Unit as follows:

"No deed conveying this unit to any other person or persons prior to September 1, 2097, shall be recorded unless it is accompanied by a certified vote of the Marlborough Community Development Authority or its successor agency indicating that:

1. this unit is a countable unit under the provisions of Massachusetts General Laws, Chapter 40B, or successor legislation and will continue to be countable following

Council President Michael Ossing
March 20, 2024
Page 2

said retransfer;

2. the unit is being conveyed pursuant to the provisions of the so-called Local Initiative Program or comparable successor programs.”

Mr. LeDuc is requesting the City Council to release the Low Income Restriction in order that he or his heirs can sell the property.

PROPERTY TAXES

Mr. LeDuc has been assessed and paying property taxes on the full assessed value of the property without a deduction for the low-income deed restriction. A summary of his assessments and taxes is attached as Exhibit A.

DHCD MEMO

The Massachusetts Department of Housing and Community Development has a longstanding policy to maximize opportunities for families with children in housing that receives DHCD subsidy or program approval. Its policy is stated as follows:

“Accordingly, it has long been DHCD’s policy and practice not to approve affordable units under the Local Initiative Program (“LIP”), including Local Action Units (“LAUs”), in age-restricted housing for persons 55 years of age or older (“55+ housing”), if selection or occupancy policies, special permits or other zoning approvals, or underlying zoning would exclude persons 18 years of age or younger from occupying those affordable units.¹ DHCD is restating the policy at this time given the inquiries on the subject.” A copy of the Policy is attached as Exhibit B.

The Restrictions on Use of Units in the Village Condominium states that “Each unit is hereby restricted to residential use and occupancy by senior citizens or to a senior citizen or his or her spouse.”

Consequently, the DHCD cannot approve Mr. LeDuc’s unit under the Local Initiative Program. Also, the City of Marlborough cannot count the unit in its inventory of low-income housing units.

Council President Michael Ossing
March 20, 2024
Page 3

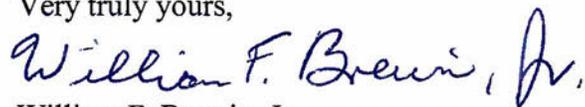
ACTION REQUESTED

It is respectfully requested that the City Council, after proper review and discussion, pass an order stating that the Low Income Restriction on the Deed to be released, terminated and extinguished and that the Mayor of the City of Marlborough be authorized to sign the Release document, a proposed copy of which is attached as Exhibit C.

Mr. LeDuc is presently 82 years old and wishes to be able to either sell the unit or transfer the unit to his children. The release requested would allow him to move forward and be in the same position as any other property owner.

Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "William F. Brewin, Jr." with a stylized flourish at the end.

William F. Brewin, Jr.

WFB/vjd
enc.

EXHIBIT A

Tax year	Assessed value	Assessed Tax	Abatement	Tax after abatement
2000	171,900	2,603.08		
2001	179,500	2,465.29		
2002	206,900	2,788.43		
2003	272,000	3,150.79	2,340.14	810.65
2004	272,000	1,206.15		
2005	302,900	4,173.96	2,065.62 (59A)	2,108.34
2006	300,000	3,684.00	1,805.16 (59A)	1,878.84
2007	153,000	1,935.45		
2008	153,000	1,946.16		
2009	285,500	3,642.98		
2010	268,900	3,605.95	1,554.22	2,051.73
2011	235,100	3,277.29	1,144.47	2,132.82
2012	153,000	2,264.80		
2013	237,500	3,562.50		
2014	237,500	3,862.13		
2015	237,500	3,743.00		
2016	257,200	3,945.45		
2017	263,700	4,039.88		
2018	279,400	4,087.62		
2019	314,300	4,422.20		
2020	341,300	4,835.38		
2021	348,400	4,807.92		
2022	331,700	4,351.90		
2023	338,000	3,900.52		
2024	400,500	4,101.12		

Robert H. LeDuc
Tax History
66 Village Drive
Marlborough, MA

EXHIBIT B



**Local Initiative Program Policy Regarding
Restrictions on Children in Age-Restricted 55+ Housing**

It is DHCD's longstanding policy, consistent with its obligation to affirmatively further fair housing under the federal Fair Housing Act, to maximize opportunities for families with children in housing that receives DHCD subsidy or program approval. Families with children not only are protected under federal and state civil rights laws, but also face particular barriers in accessing affordable housing across the Commonwealth. It is also longstanding DHCD policy that housing subject to DHCD subsidy or program approval is also subject to DHCD approval of marketing and resident selection procedures.

Accordingly, it has long been DHCD's policy and practice not to approve affordable units under the Local Initiative Program ("LIP"), including Local Action Units ("LAUs"), in age-restricted housing for persons 55 years of age or older ("55+ housing"), if selection or occupancy policies, special permits or other zoning approvals, or underlying zoning would exclude persons 18 years of age or younger from occupying those affordable units.¹ DHCD is restating the policy at this time given the inquiries on the subject.

In submitting an application to LIP for 55+ housing, the following must be submitted to DHCD for review as applicable to the housing:

- Occupancy rules or policies in addition to the LIP required Affirmative Fair Housing Marketing and Resident Selection Plan
- Affordable housing restriction(s) in addition the LIP required Regulatory Agreement and Declaration of Restrictive Covenants
- Condominium documents, including the Master Deed and Declaration of Trust
- Zoning bylaws
- Zoning permit
- Other relevant documents as may be requested by DHCD

¹ Age-restricted housing for persons 55 years of age or older ("55+ housing"), to the extent permitted under federal and state law including the federal Fair Housing Act (42 U.S.C. § 3601 *et seq.*), as amended, and Massachusetts General Laws Chapter 151B, is not required to exclude persons 18 years of age or younger. Nothing in this policy is intended to prohibit compliance with applicable federal and state legal requirements (e.g., the requirement that at least 80% of the occupied units in the housing are occupied by at least one person who is 55 years of age or older).

EXHIBIT C

RELEASE OF RESTRICTIVE COVENANT DEED

The City of Marlborough, a Massachusetts municipal corporation, having an address at 140 Main Street, Marlborough, Massachusetts 01752, acting pursuant to Marlborough City Council Order No. _____ a copy of which is attached hereto and acting by its' Mayor so authorized by said Order

hereby releases, terminates and extinguishes an affordable housing restriction identified as a Local Initiative Program restriction set forth in a unit deed for Unit 3 in Building 1 located at 66 Village Drive in the Villages at Marlborough East Condominium in Marlborough, Massachusetts, said deed from First Colony Management Co., Inc. to John Hartley and Rose M. Hartley dated September 9, 1998 and recorded in the Middlesex South Registry of Deeds in Book 29086, Page 097. Further reference is made to a Notice of Decision Grant of Special Permit from the City Council of the City of Marlborough to Brigham Development Corp. dated October 1, 1997 and recorded in the Middlesex South Registry of Deeds in Book 27885, page 454.

Witness our hands and seals this _____ day of April 2024.

City of Marlborough

By: _____
J. Christian Dumais, Mayor

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April _____ 2024

Before me, the undersigned notary public, personally appeared the above-named J. Christian Dumais as Mayor for the City of Marlborough, a municipal corporation, and proved to me through satisfactory evidence of identification, which were:

- ___ through personal knowledge
- ___ by oath of a credible witness unaffected by the transaction who personally knows the signatories and is personally known to the undersigned notary public
- ___ picture IDs to wit

___ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Mayor for the City of Marlborough.

 William F. Brewin, Jr.,
 Notary Public
 My Commission Expires: 09/7/2029

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Questions contact – Calvin Fonseca #774-422-1294
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

2024 MAR 22 PM 1:10

To the City Council
Of Marlborough, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Simarano Drive - Install one JO Pole on Simarano Drive. Beginning at a point approximately 246 feet Southwest of the centerline of the intersection of Cedar Hill Street. Install 50'Cl.2 midspan between Pole 1 and 2. Install feeder monitor on the new midspan.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Simarano Drive - Marlborough, Massachusetts.

No.# 30853097

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Helton Lopes*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY *Albert E. Bessette Jr.*
Manager / Right of Way

Dated: November 28, 2023

Questions contact – Calvin Fonseca #774-422-1294

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 28th day of November 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Simarano Drive - Marlborough, Massachusetts.

No.# 30853097

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Simarano Drive - Install one JO Pole on Simarano Drive. Beginning at a point approximately 246 feet Southwest of the centerline of the intersection of Cedar Hill Street. Install 50'C1.2 midspan between Pole 1 and 2. Install feeder monitor on the new midspan.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____ .

City/Town Clerk.

Massachusetts 20 ____ .
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 ____ , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

.....
.....
.....
.....

Board or Council of Town or City, Massachusetts

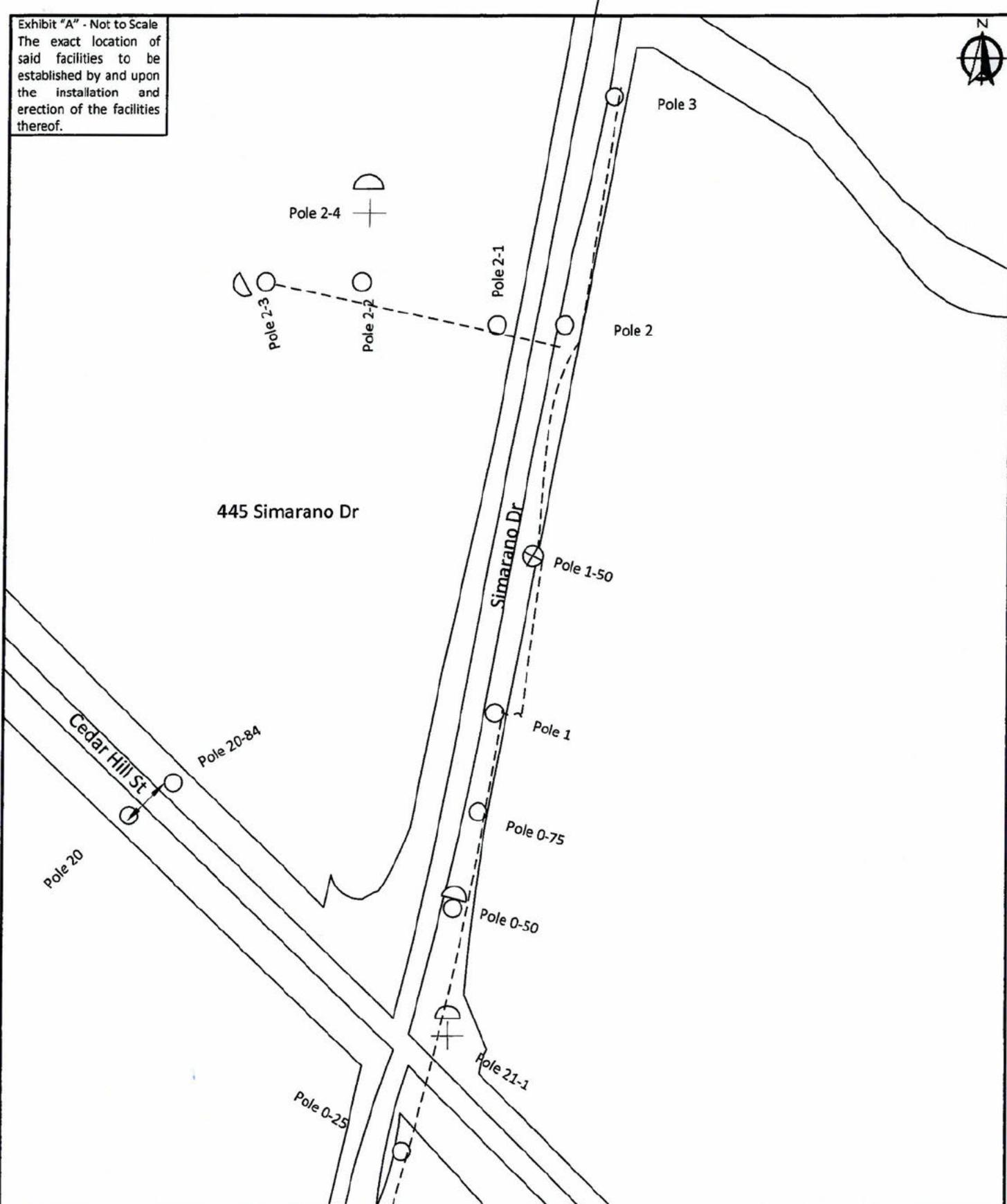
CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location orders
of the said City, Book _____, and Page _____. This certified copy is made under the
provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



Exhibit "A" - Not to Scale
 The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



Legend

- Existing joint pole
- ⊗ Install joint pole
- ◐ Riser
- ⊕ Sole pole
- ↔ Guy wire
- OH conductor

DRELIABLE

445 Simarano Dr, Marlborough

Date: 11/16/2023
 Designer: FONSEK1
 WR: 30853097

Notes: Install 50'Cl.2 midspan between pole 1 and pole 2. Install feeder monitor on new midspan
 Sheet 1 of 1



ASTER GROUP LLC
1 WEST BOYLSTON ST
SUITE LL05
WORCESTER, MA 01605

BP BURRPW OMVESTORS LLC
540 MADISON AVE 35TH FLR
NEW YORK, NY 10022

CMJ REALTY TRUST LLC
72 CEDAR HILL ST #C
MARLBOROUGH, MA 01752

CROWLEY FRANK A III TR
JOSEPH F SHAY TR MIP REAL
PO BOX 849
MARLBOROUGH, MA 01752

IPG PHOTONICS CORPORATION
50 OLD WEBSTER RD
OXFORD, MA 01540

MARLBOROUGH APARTMENT PAR
11 UNQUOWA RD
FAIRFIELD, CT 06824

SUBURBAN PROPANE LP
240 ROUTE 10 WEST
WHIPPANY, NJ 07981-0206

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Questions contact – Dana Larson # 508-482-1243
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Marlborough, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Cashman Street - Install one JO Pole on Cashman Street. Beginning at a point approximately 100 feet Southeast of the centerline of the intersection of Lincoln Street. Installing new Pole 2-5 on Cashman Street to serve customer at 272 Lincoln Street.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Cashman Street - Marlborough, Massachusetts.

No.# 30898439

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Helton Lopes*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY *Albert C. Bessette Jr.*
Manager / Right of Way

Dated: December 11, 2023

Questions contact – Dana Larson # 508-482-1243

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 11th day of December 2023.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Cashman Street - Marlborough, Massachusetts.

No.# 30898439

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Cashman Street - Install one Pole on Cashman Street. Beginning at a point approximately 100 feet Southeast of the centerline of the intersection of Lincoln Street. Installing new Pole 2-5 on Cashman Street to serve customer at 272 Lincoln Street.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____ .

City/Town Clerk.
Massachusetts 20 ____ .
Received and entered in the records of location orders of the City/Town of
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 ____ , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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.....
.....

Board or Council of Town or City, Massachusetts

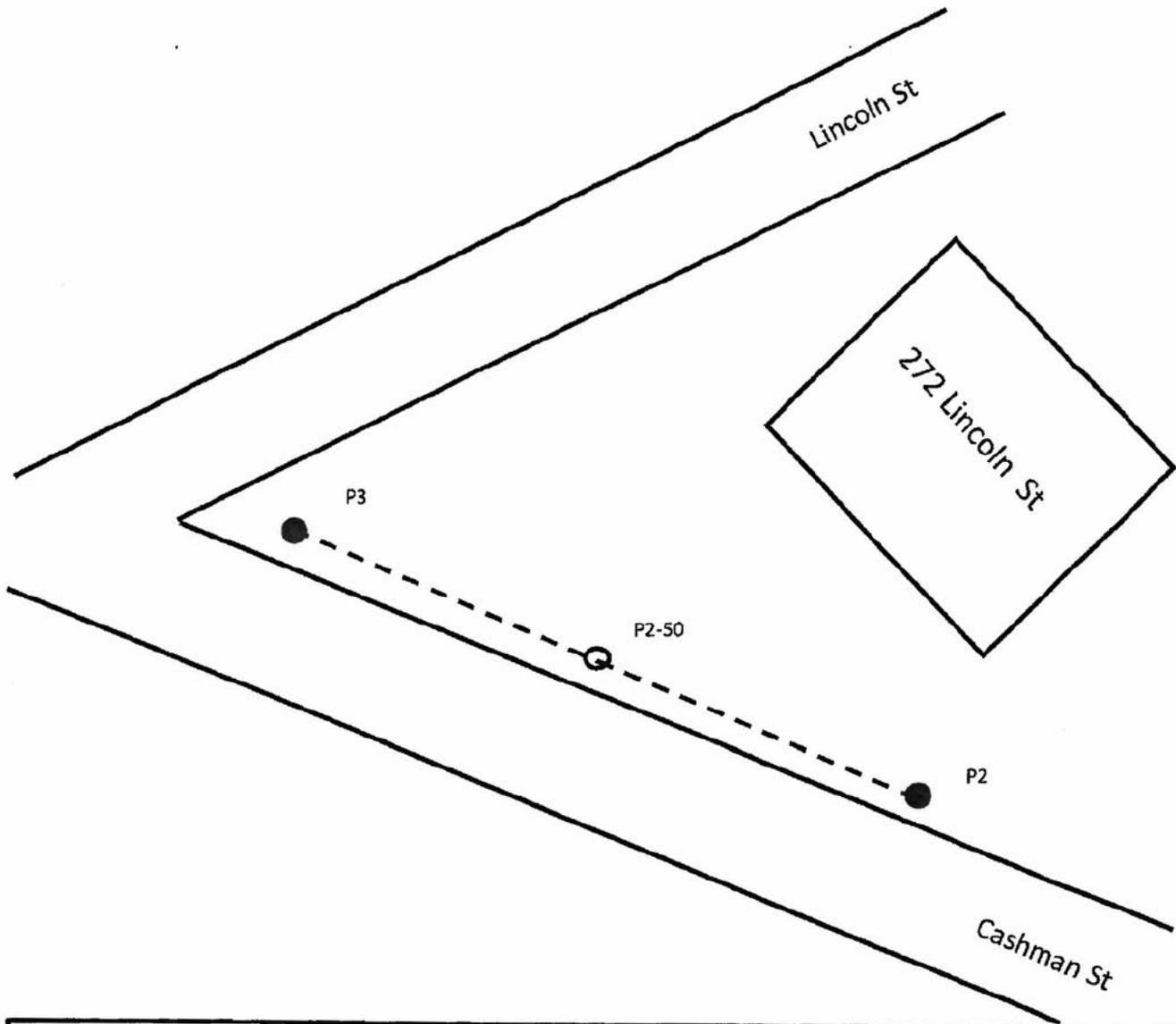
CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location orders
of the said City, Book _____, and Page _____. This certified copy is made under the
provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



Install pole 2-5 to serve new customer at 272 Lincoln St



<p>LEGEND</p> <p>--- Overhead Cable</p> <p>○ Proposed JO Pole—Public Property</p> <p>● Existing JO Pole—Public Property</p>	<p>Petition Sketch</p>		<p>DATE: 12/4/23</p>
	<p>272 Lincoln Marlborough, Ma</p>		<p>DESIGNER: D.LARSON</p>
	<p>Exhibit 'A' not to scale. The said facilities to be established by and upon the installation and erection of the facilities thereof.</p>		<p>WR—30898439</p>
<p>Nationalgrid</p>			

272 LINCOLN LLC
11 PLACID RD
NEWTON, MA 02459-2608

TAMEO ROBERT P II
267 LINCOLN ST
MARLBOROUGH, MA 01752

ALTA MARLBOROUGH LLC
1 HARTWELL AVE
LEXINGTON, MA 02421

TOWNSEND THEODORE L
PATRICIA A TOWNSEND
68 PROSPECT ST
MARLBOROUGH, MA 01752

ARROYO-MONTEJO ROYDI R
76 PROSPECT ST
MARLBOROUGH, MA 01752

BARBER WILLIAM B
SUK C BARBER
1 CASHMAN ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

DECUEVAS ANNETTE MIGUELIN
ANILY REYNA CUEVAS PENA
58 PROSPECT ST
MARLBOROUGH, MA 01752

GREEK ORTHODOX CHURCH
PO BOX 381
MARLBOROUGH, MA 01752

GUAMAN-LEMA DAVID E
89-91 SCHOOL ST
MILFORD, MA 01757

MIA INVESTMENT PROPERTIES
40 PLEASANT ST
METHUEN, MA 01844

RECINOS JOSE P
72 PELTIER ST
MARLBOROUGH, MA 01752

2024 MAR 27 AM 10:59



Marlborough Public Schools

School Committee
District Education Center
 25 Union Street, Marlborough, MA 01752
 (508) 460-3509

Call to Order

March 12, 2024

1. Chairman Dumais called the regular meeting of the Marlborough School Committee to order at 7:30 p.m. at 17 Washington Street, Marlborough, MA. Members present included Michelle Bodin-Hettinger, Daniel Caruso, Earl Geary, Katherine Hennessy, Heidi Matthews, and Denise Ryan. Also present were Chairman Dumais, Superintendent Mary Murphy, Assistant Superintendent of Teaching and Learning, Robert Skaza, Assistant Superintendent of Student Services and Equity, Jody O'Brien, and Director of Finance and Operations, Tom Lafleur. MEA Representative Elton Thomas and Student Advisory Representative Risha Khanderia were also present.

This meeting is being recorded by local cable, WMCT-TV, and is available for review.

2. **Pledge of Allegiance:** Chairman Dumais led the Pledge of Allegiance.
3. **Presentation**
 - A. **MHS Business Professionals of America**
 MHS BPA students who participated in the State Leadership Conference in Norwood, MA on March 2nd-3rd presented their medals to and received recognition from the School Committee. The list of students and their achievements have been attached to this agenda item.
4. **Committee Discussion/Directives:** None.
5. **Communications:** None.
6. **Superintendent's Report:**
 Superintendent Murphy shared information on the MHS Robotics Competition held in Connecticut.
 Superintendent Murphy recognized Alexis Ott and Violet Ren as the two recipients of the Worcester County Superintendent Association.

www.mps-edu.org



Marlborough Public Schools

School Committee
District Education Center
 25 Union Street, Marlborough, MA 01752
 (508) 460-3509

Superintendent Murphy attached the draft of the Marlborough Student Opportunity Act Plan. She requested that the committee reviews this plan and forwards any suggestions they may have by March 20th. The new 3-year plan must be approved by School Committee and submitted to DESE by April 1, 2024.

A. Assistant Superintendent of Student Services & Equity

Mrs. O'Brien, the Assistant Superintendent of Student Services and Equity, presented on Special Olympics Unified Sports opportunities in the district. The Unified Sports offered this year are basketball, bocce, track and field, PE, art, music, and a jamboree. Unified Sports will be expanding to Whitcomb Middle School with a Unified Basketball team.

7. Acceptance of Minutes

A. Revised Minutes of the January 23, 2024 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Dumais to approve these minutes.

Motion passed 7-0-0.

B. Minutes of the February 13, 2024 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Dumais to approve these minutes.

Motion passed 7-0-0.

C. Minutes of the February 27, 2024 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Dumais to approve these minutes.

Motion passed 7-0-0.

8. Public Comment: None.

It should be noted that members of the public may provide comment via email before the meeting to superintendent@mps-edu.org. Public comment is a time for your comments to be heard by the committee; it is not a question-and-answer session.

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Marlborough Public Schools

School Committee
 District Education Center
 25 Union Street, Marlborough, MA 01752
 (508) 460-3509

9. Action Items/Reports

A. Early College Designation Extension

Superintendent Murphy explained that she and Dr. Riley were informed that the MHS State Designation as an Early College program has been extended through the 2027-2028 school year.

B. FY24 School Calendar

Motion made by Mrs. Matthews, seconded by Chairman Dumais to approve the FY24 School calendar as presented.

Motion passed 7-0-0.

10. Reports of School Committee Sub-Committees:

Mrs. Hennessy shared that the Policy Sub-Committee will hold a meeting on March 27th and April 11th.

11. Members' Forum:

Mrs. Matthews has reviewed and signed the warrant.

Mrs. Matthews shared that Whitcomb students produced Shrek Jr. and most of the School Committee members attended.

Risha Khanderia mentioned that spring sports are beginning at MHS next week.

Mrs. Hennessy shared that the Princess Boutique will be hosted at MHS this weekend for students to find prom attire.

12. Adjournment:

Motion made by Mrs. Matthews, seconded by Chairman Dumais to adjourn at 7:53 p.m.

Motion passed 7-0-0.

Respectfully submitted,

Heidi Matthews
 Secretary, Marlborough School Committee

HM/jm

Approved March 26, 2024

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Marlborough Public Schools

School Committee
District Education Center
25 Union Street, Marlborough, MA 01752
(508) 460-3509

List of documents and other exhibits used at the meeting:

- City of Marlborough Posting for the Marlborough Public Schools School Committee for March 12, 2024, including Agenda and Attachments
- MHS Business Professionals of America Regional Results and Pictures
- Superintendent Student Opportunity Act (SOA) Plan
- Draft of School Committee minutes for January 23, 2024 (revised), February 13, 2024 & February 27, 2024
- Early College Designation Communities
- MPS Draft 2024-2025 School Calendar

www.mps-edu.org

It is the policy of the Marlborough Public Schools not to discriminate on the basis of race, gender, religion, national origin, color, homelessness, sexual orientation, gender identity, age or disability in its education programs, services, activities or employment practices.

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2024 MAR 27 AM 8:51

**MARLBOROUGH COMMISSION ON DISABILITIES MINUTES FOR
MEETING AUGUST 7, 2023
MAYOR'S CONFERENCE ROOM 4TH FLOOR
CITY HALL**

ATTENDEES: DEB MCMANUS, JOHN USINAS, DAVID DOUCETTE, JONATHON FRIEDMAN, LINDSEY JAWOREK, DAVID LA BOSSIERE

MEETING CALLED TO ORDER AT 4:05PM

MINUTES: READ BY LINDSEY JAWOREK, MOTION TO APPROVE BY JOHN USINAS. SECONDED BY DAVID DOUCETTE 6-0.

TREASURER'S REPORT: \$9,658.30. MOTION BY DAVID DOUCETTE TO APPROVE. SECONDED BY DAVID LA BOSSIERE. 6-0 APPROVED TO ACCEPT THE REPORT.

OLD BUSINESS:

- DAVID DOUCETTE ASKED FOR CLARIFICATION ON DENTAL OFFICE ADA COMPLIANCE ISSUES. DEB ALSO SHARED THAT EVERYTHING IS TOO HIGH IN THE BATHROOM AT THE OFFICE AS WELL.
 - DAVID LA BOSSIERE SHARED THAT IT NEEDS A BANG BUTTON. DIFFICULT TO GET THROUGH THE DOOR WITH THE STEEPNESS OF THE RAMP AND THE DOOR OPENING TOWARDS THE OUTSIDE.
- DEB MCMANUS EMAILED THE CONTACT LIST AND MINUTES OUT TO THE COMMITTEE.
- CONFLICT OF INTEREST TRAINING: JOHN TRIED REACHING OUT TO MARK GIBBS BUT HE WAS ON VACATION. WILL TRY AGAIN.

- DAVID DOUCETTE REPORTED THAT THERE ARE NO UPDATES TO SHARE ON THE PROGRESS OF CORRECTING THE BRAILLE PLAQUES IN THE CITY HALL ELEVATOR.
- DEB MCMANUS DISTRIBUTED COPIES OF THE COMMISSION ON DISABILITIES BROCHURES AND PARKING NOTICES.
- STILL HAVE NOT RECEIVED ANY APPLICATIONS FOR SUMMER CAMP TUITION. COMMISSION SUGGESTED GETTING INFORMATION ABOUT THE PROGRAM IN THE COMMUNITY ADVOCATE, FACEBOOK GROUPS, THRIVE AND OTHER SUPPORT SERVICES NEXT YEAR. ALSO SUGGGETED ADDING A LINK ON THE COMMISSIONS WEB PAGE.
- JONATHAN FRIEDMAN RESEARCHED CREATING A FACEBOOK PAGE FOR COMMISSION. WILL REACH OUT TO TRISH TO GET OK TO MOVE FORWARD.

NEW BUSINESS:

- RECEIVED A PHONE CALL FROM A WOMAN WHO HAS A SON WITH SCHIZOPHRENIA ASKING FOR SUPPORT AND ADDITIONAL RESOURCES.
- LINDSEY JAWOREK SHARED AN IDEA FOR THE COMMITTEE TO SUGGEST ADULT-SIZED CHANGING TABLES BEING ADDED TO SOME OF THE PUBLIC RESTROOMS IN THE CITY. SHE WILL RESEARCH POTENTIAL LOCATIONS WHERE THEY CAN BE INSTALLED.
- MAIN STREET WILL BE UNDERGOING STREET WORK AND UPGRADES. LINDSEY JAWOREK WILL CONNECT WITH CITY ENGINEER TOM DIPERSIO ON ADA ACCESSIBILITY.
- LINDSEY JAWOREK ASKED THE COMMISSION TO CONSIDER ADA AMMENITIES THAT CAN BE CONSIDERED AND/OR INCLUDED IN PUBLIC AREA AND NEW SPACES.

**MOTION TO ADJOURN: MOTION BY DAVID DOUCETTE AND
SECONDED BY JOHN USINAS.**

ADJOURNED AT 4:46PM.

**NEXT MEETING: MONDAY, SEPTEMBER 11, 2023 AT 4:00PM, CITY
HALL IN THE MAYOR'S CONFERENCE ROOM ON THE 4TH FLOOR.**

RESPECTFULLY SUBMITTED,

LINDSEY JAWOREK

Conservation Commission
Minutes of March 7, 2024
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

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 APPROVED MARCH 21, 2024
 2024 MAR 25 AM 9:32

Members Present: Edward Clancy-Chairman, Allan White, John Skarin, Dennis Demers, Dave Williams, Liz Austin; also present, Priscilla Ryder-Conservation Officer

Members Absent: William Dunbar

The hearing was recorded using Microsoft Teams

Chairman Clancy welcomed the newest Commission member Elizabeth Austin to the Commission. This meeting marks her first meetings as a fully appointed member.

Minutes: The minutes of February 1st and 15th, 2024 were reviewed and on a motion by Mr. White, second by Chair to approve the Commission voted 6-0 to approve.

Public hearings: Request for Determination of Applicability
58 Walker St. – Andrea Ferro owner

Proposal to install a new pvc sewer pipe to service 58 Walker St. The new sewer pipe will allow the abandonment of the existing septic system. The work proposed is near wetlands.

Bob Parente owner's representative explained that they propose to connect a 40' new sewer line connection to the home's garage. 58 Walker St. is a 3 family with a detached building. It is designed to drain by gravity to the sewer in the street. The plan is to start the project April 2024. The driveway will be saw cut and there will be no trees removed. Engineering has approved the project. Erosion controls are shown on the plans and will be installed. The house behind at 56 Walker St. already drains into the sewer trunkline, but that wasn't an option for #58. Once connected the septic system will be abandoned. Mr. Parente noted that property owner is looking to attain a negative determination. Mr. Demers noted they may find ledge as this area has shallow bedrock. After some discussion on a motion by Mr. White second by Chair to issue a negative determination with standard conditions, the Commission voted unanimously 6-0 to approve.

DISCUSSION

Felton Conservation Land

Mowing update

Mr. Amici from Adda Farm provided his annual report regarding the mowing performed in 202. He told the Commission that his first cut was last July which yielded 136 square bales of hay and 13 round bales. It was such a rainy year he only got one cut. He asked the Commission about the milkweed on the site and if he was allowed to control it. The Commission noted from the photo that it looks more like Joe Pie weed or Boneset and not milkweed. Ms. Ryder will meet Mr. Amici on site in spring to confirm and then determine whether this area should be mown or left to flower? He also asked if he could fertilize the fields with horse manure. The Commission had no objections but asked that they be notified so they can alert neighbors if that is needed, due to potential smell issues. Ms. Ryder noted that there is a small area on the trail in the lower field that the trails committee would like to install a bog bridge that will be easily removable before mowing. Mr. Amici had no objections. Mr. Williams suggested Mr. Amici reach out to NRCS as they help farmers with questions and sometimes funding to help improve yields and manage fields. The Commission

then reviewed the annual license to mow for 2024. After some discussion with the applicant, Mr. Skarin made the motion seconded by Chair to issue a one-year license agreement for mowing the fields to ADDA Farm. The Commission voted unanimously 6-0 to approve.

541 Pleasant St. – Order of Conditions - Wetland Violation Resolution –

Mr. Alexandre Sampaio- owner was present.

It was explained that Chairman Clancy, Ms. Ryder, and Mr. Dunbar had met with Mr. Sampaio to come up with an implementation plan for the restoration work proposed based on the plan previously presented by Hancock Associates. Mr. Clancy and Ms. Ryder outlined the steps agreed to which include a three phase, three-year restoration, and monitoring project: Phase 1 (Spring 2024) will be the planting of trees, shrubs and ferns in the wetland area that was disturbed, and planting of all trees in the 30' buffer zone, 100' buffer zone and Riverfront area. Starting the invasive plant removal will also be part of phase 1. Phase 2 (Spring 2025) will be the planting of shrubs and herbaceous layers at the 30' and 100' no disturb buffer zone and riverfront area. The on-going control of invasive plants will also be part of phase 2. Phase 3 (2025 and ongoing) Continue invasive plant management. The commission reviewed the drafted language and the only change made was to quantify the tree sizes to 1" or 1 ½" caliper trees. Not too big, but big enough to be able to grow well.

As this is an enforcement action, as noted in previous meetings, the Commission determined that an enforcement order with the approved drafted conditions would be issued. On a motion by Mr. Skarin, second by Chair to issue the enforcement order as drafted and amended, the Commission voted 6-0 to approve.

Vernal Pool certification update for this season

Ms. Ryder noted that vernal pool critters including wood frogs, salamanders, and spring peepers began to migrate to the vernal pools this past rain event. She asked if any members of the Commission wanted to help certify some pools that need to be checked. Mr. Williams indicated he would like to help, Ms. Ryder noted that Mr. Dunbar will likely help again as he helped last year.

Correspondence/Other Business

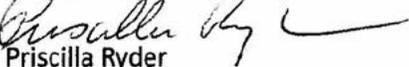
The following correspondence was reviewed and on a motion by Mr. White second by Chair to place on file it was unanimously approved 6-0.

Notification of Pipeline Maintenance Activity- Tennessee Gas Pipeline Company- Feb 27, 2024
Reminder - Site Walk Robin Hill St. on March 14, 2024, 1:00 PM

Next Conservation Commission meetings, March 21 & April 4, 2024

Adjournment, there being no further business on a motion by Mr. White second by Mr. Clancy to adjourn, the Commission voted unanimously to approve 6-0. The meeting was adjourned at 8:06 pm.

Respectfully submitted.


Priscilla Ryder

Conservation/ Sustainability Officer

PR/cs

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2024 MAR 27 PM 1:39



Marlborough Cultural Council Meeting Minutes

Date: Wednesday, February 7, 2024 at 6:30 PM

Location: Marlborough City Hall, Memorial Hall on 3rd floor

After approved, email as Word doc to:

skerrigan@marlborough-ma.gov

wchu@marlborough-ma.gov

imcintyre@marlborough-ma.gov

mpeltier@marlborough-ma.gov

Members Present:

Andrea Bibi	Marcia Waldman
Harmony Larson	Jagruti Seemungal
Beatrice "Bea" Mullony	Mary Avery

Members Absent:

Amanda Mayo	

I. Call to Order at 6:43pm.

II. Review of Minutes

- Andrea moved to approve, Jagruti seconded. January meeting minutes approved (6-0).

III. 2024 Grant Cycle Update

- Vote on allocation of remaining amount available for granting (\$1,152) or shift to the next grant cycle.
 - Marcia made the motion to roll remaining funds over to next year's grant cycle. Andrea seconded and moved to vote. Approved 6-0.
 - MCC to submit final report to Mass Cultural Council asap.
- Buddy Letter (quickly revisit)
 - MCC will not send separate buddy letters this cycle but has noted in acceptance letters that MCC is available to any grantee who needs guidance. Several

specific suggestions were also sent to individual grantees within their acceptance letter.

- This year, we'll ask grantees to share dates of events if available during the reception.
- Next year, add language to the acceptance letter asking grantees to keep MCC informed of event dates.

IV. Updates from Working Groups

- *Addition to the Agenda:* Marcia asked for the Council to select a date for the FY24 Grantee Reception.
 - WG includes Marcia leading w/ Jagruti, Bea and Amanda.
 - Proposed: Tuesday, April 4 at Lost Shoe. Jagruti to confirm availability and cost, if any, as well as the Mayor's availability to attend.
 - Marcia will ask Amanda to send out invites again this year.
 - Minimal food, Marcia volunteered to pick up.
 - Marcia to get official citations from Sen. Eldridge's office. Bea will do labels.
 - Need a budget for: reception, estimate for postage to possibly send citations to grantees who are unable to attend the reception.
- NEW - Public Art Ordinance Guidelines, initial brainstorming
 - Public Art WG: Harmony leading w/ Jagruti, Andrea and Mary.

V. Review of Items for Future Discussion

- MCC Elections will be held during our March meeting.
- Review required roles. Discuss interest:
 - Jagruti will give up the Treasurer position.
 - Mary is willing to take that position but will step down as Co-Chair.
 - Harmony is willing to continue as Secretary.
- Our next meeting is scheduled for Wednesday, March 6, 2024 at 6:30pm.

VI. Adjournment at 7:34. Mary moved to adjourn, Harmony seconded.

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Marlborough Public Library Board of Trustees
Meeting Minutes February 6, 2024
Meeting held at the Marlborough Public Library

2024 APR -4 AM 11:17

The meeting was called to order by Fred Haas at 7:03 PM.

Board Members attending: Chair Fred Haas, Tom Abel, Bill Brewin, Nena Bloomquist, Jason Homer, Samantha Khosla, Rustin Kyle, Janice Merk, Robyn Ripley

Also attending: Sara Belisle, Library Director, Morgan Manzella, MaryEllen Klusacek, Alison Gontarz, Deborah Jakubowski Russ

Documents Reviewed/Referenced: Minutes of Jan. 2 meeting, Trust Fund/State Aid Report, Director's Report, draft of community survey

Proceedings:

1. **Minutes:** A motion to accept the minutes for the January 2, 2024 meeting was passed (Merk, Ripley).
2. **Trust Funds/ State Aid Report:** Interest from trust funds, Transcripts from scholarship winners. Last issues from Main Street Journal - Request for Director Belisle to use State Aid for Microfilm (Abel, Ripley)
3. **Staff Introduction** - Kara Dzindolet will attend next month.
4. **Director's Report:**

Building:

One of two compressors for the HVAC system failed and the heating on the 1st floor has struggled to keep up. City Facilities and the HVAC contractor isolated the major issue so the main spaces that don't have optimally-functioning heat are the corner of the 1st floor that affects the Director's office and 3 study rooms. The heat stabilizes at a mild temperature. The needed part should be arriving in early February.. Commissioning for the HVAC system has been ongoing and a few trouble spots have been identified with solutions incoming.

Donor signage is in production with installation before February 10th. Additional signage will come in 2 more phases including a new exterior sign to replace the old one that was on West Main Street.

There have been issues with patrons likely flushing non-flushable items down the toilets causing some blocked toilets and floods. Signage has been installed in all the restrooms. City facilities respond quickly to all issues. A trustee asked if facilities had considered installing flood alarms. Director Belisle said this is under discussion.

The art rail system in the café was installed, art hung in the children's room, and 8 of the Old Homesteads of Marlborough are on the walls with the plan to rotate them quarterly.

Staff:

Interviews continue for the vacant part-time circulation assistant position. Two candidates have been selected: one is in process with HR, the other candidate will be notified on Feb. 7.

Giselle Rhodes, a part-time circulation assistant, is moving to California in the spring. The current position and posting will stay open due to this notice.

Director Belisle attended the Finance Committee meeting on Monday, January 29th. The Finance Committee approved the positions with no discussion, and it will be passed back to the full City Council on February 12th. Job postings for those positions along with postings for pages will be ready to go to HR as soon as approval is given.

Director Belisle is working on pulling salary data for comparison communities for all Library positions, in preparation for budget season.

Assistant Director Manzella has analyzed how many staff are needed for the Library to be open on Sundays next Fiscal Year. Based on her findings, the Library would need to hire at least another 4-6 part-time staff to ensure we have proper coverage on that day and not have services suffer during the week. A trustee asked if we need 4-6 staff to provide programming on Sundays, or would 4 be sufficient just to be open. Director Belisle said they expect the Library will be busy if it is open on Sundays and they don't want to be short-staffed. A trustee asked if patrons have said that they want the Library to be open on Sunday and Director Belisle said they have.

Director Belisle will be away on vacation from 2/14-2/23.

Patrons

A temporary no trespass order was issued after an incident during a children's program. A parent came to a program with their child and the parent was intoxicated. Concerns from patrons and staff were raised about them driving with their child after the program. Marlborough police were called and assisted in finding a family member to take the child home.

Programming

The screening of the documentary "Drive to Sing" went well. Other programs in the Grice Community Room have been well received and patrons have come even during poor weather. A program about space presented by the Ecotarium was very well received with about 45 people in attendance. Virtual programming partnerships are seeing Marlborough residents attend as well. Director Belisle suspects this is due to increased interest in the Library and the ease at which the new calendar system allows patrons to see upcoming events and register.

In February, staff have plenty of programs booked for school vacation week along with our first movie showing in the Grice Community Room. Director Belisle reported that the Library has acquired a movie screening license for one year. Movie screenings are popular and she hopes to offer a screening at least once per month. The AARP Tax help will be at the Library every other Saturday starting February 10th until the end of March.

Website Redesign

The Finance Committee approved a transfer to allow for the City to move forward with a website redesign and upgrade project. Director Belisle has been discussing this with the Mayor's office to see how the Library website fits into the larger project. Based on samples given of other libraries that use this upgraded Civic Plus product, the change would be very positive. She discussed the need to have more control over the navigation menu and home page of the Library website and was assured that this upgraded product allows for that. Three departments: Senior Center, Parks and Recreation, and the Library will have an additional website within the system. Discussion is ongoing and Assistant Director Manzella will be involved as she has been the webmaster for the Library.

New CWMars Catalog

The new patron facing catalog for CW Mars (Aspen) has a target launch of March 4th. A team of 3 staff have been attending the admin training and started to work on customizing our scoped version of the catalog. All staff training is scheduled for February, prior to the launch. A trustee asked how this will affect patrons. Director Belisle said the new design is more intuitive and easier to navigate, but it will be a change from what patrons are used to seeing. The catalogue and interlibrary loan request will look different. The staff will be trained to assist patrons with the new interface. Director Belisle noted that Minuteman Library has switched to Aspen and she has not heard any many negative comments about it.

Local History Room

After the donor appreciation night, the Local History room will be available for patrons who need access to our historic collection for research or genealogy purposes. The room will remain locked and staff at the Information desk will be available to open the room for those researchers. Assistant Director Manzella is working on a policy for this space along with procedures for the staff at the desk.

A partnership has bloomed with the Marlborough Historical Society in regard to this space. They will have a rotating display of Marlborough history objects in the 2 display cases in the room. Their first display is Frye Boots. MHS will hold its next board meeting in the Library. In March, the Library is partnering with them to have an evening program with a historical reenactor. A trustee asked if MHS will have volunteer hours to keep the exhibit open. Director Belisle said MHS would like to do that. It has lost some members and is currently working to rebuild its membership.

To celebrate the opening of the room to the public the Library will hold an "open house" event where the room will be open and staffed so folks can explore the room. This along with 2 other

upcoming programs about local history and the current art in the café focuses on indigenous people of the Marlborough area we will be sending out a "Celebrate Local History at the Library" eNewsletter in mid-February.

Statistics:

75 programs with 670 attendees

Study Room Reservations: 357^[SEP]

Door Count: 12,701

[SEP] Checkouts: 13,000+

5. Friends of the Marlborough Library

Chair Haas welcomed Alison Gontarz and Mary Ellen Klusacek, members of Friends of the Marlborough Library. Ms. Gontarz and Ms. Klusacek said they are working on getting the word out that the Friends is operational again and they want to recruit more members. They have an email address and are setting up a Facebook page. They have met with Director Belisle to discuss how they may support the Library and to find a way for patrons to get to the Friends' Facebook page via the Library website. The Friends are working on a plan to collect donations to host a book sale.

A trustee suggested that a sign-up station for the Friends should be set up on Donor Appreciation Night. She will also send Ms. Gontarz and Ms. Klusacek an old membership list of the Friends. The trustees agreed that the Friends is re-starting at an opportune time when there is renewed community interest in the Library.

6. Marlborough Public Library Foundation Report

Deb Jakubowski Russ, the new president of the MPLF, informed the Board that 265 people are expected for Donor Appreciation Night on Feb. 10. The event will be 3 hours long and include food, music, and a scavenger hunt in the Library. The donor wall on the window and the donor signs will be up. The Foundation hopes to raise more funds at this event to close the gap in its goal.

Trustee Bloomquist reported that the MPLF will continue to fundraise when the major campaign is done. Future funds may be used for capital expenses, e.g. furniture. Trustee Merk reported that the MPLF has given \$1 million to the City. The balance can be used towards future projects.

The Foundation initially received \$100,000 earmarked funds from the Commonwealth, but the Governor has cut the earmarks to \$50K. Going forward, the MPLF will approach businesses mostly for fundraising.

7. Policy Subcommittee: Arts and Exhibits Policy

The policy subcommittee submitted a new Arts and Exhibit Policy for the Board's consideration. The Board also received the application form. Director Belisle said the current policy applies to the display case in the old building. The new policy will cover the café space. She said that the Library will not discriminate on what will be displayed. Access will be based on space availability. The policy reserves the right of the Library to view the art before it is displayed. The artist is responsible for mounting the work and for removing it. Director Belisle said she has received a lot of requests to display work in the café. Some blocks of time will be reserved for Marlborough schools to display student art.

A trustee asked if we have a limit on what can or cannot be displayed. Director Belisle said there are physical limits, i.e. dimensions of the space and weight for what the art rails can support. She hopes the space will generate enough interest to have a juried process to display art and to have rotating displays.

A trustee said the policy is silent on the amount of time work will be displayed. Is there an expectation of a particular period of time? Director Belisle said the displays would be up for at least one month, to allow adequate time for the community to view the work. The Library staff will work with an artist to plan an opening.

A trustee asked if anyone could apply to display their work. Director Belisle answered in the affirmative.

A motion to approve the policy was passed. (Merk/Rustin)

8. Art Purchase Proposal

Director Belisle received a proposal from Scott *Strong Hawk* Foster for the Library to purchase three of the artist's photographs for the Library's permanent collection. The Board received the artist's proposal in the meeting packet. The artist's work is on display in the Sudbury Library.

A trustee asked if the photographs on offer are the same as the ones in the Sudbury Library. Director Belisle thought they were. Another member asked if there are other photographs in the series and said it would be preferable to have photographs that are unique to the Marlborough Library. A trustee asked if we are required to purchase all three photographs and Director Belisle said we are not.

A discussion followed about art acquisition. If the Library is going to have a permanent collection, what is the intent behind it and how do we want to develop the collection? Assistant Director Manzella said the Library currently has watercolors, maps, architectural designs, and paintings of individuals important to Marlborough history. The Board generally agreed that

acquisition should be planned and not on an ad hoc basis. Director Belisle said she will look for the current policy about art acceptance and send it to the Board. A trustee said with any acquisition, we should make sure we are not obliged to display the work in perpetuity.

Chair Haas said that the Library needs a guiding mission for acquisition, now that we have more space to display art and objects. We also need to know what additional steps or financial commitments are necessary to archive and protect acquired works.

With respect to the proposal under discussion, the Board agreed that Director Belisle would contact the artist to ask about other photographs that may be available. The artist will also be asked to provide captions for the works.

9. 1st Amendment Audits

Director Belisle informed the Board that local libraries have been subject to First Amendment audits from members of the public. A trustee said the Marlborough Library had one a few years ago that was uneventful. Director Belisle said, in preparation for the new building, the staff had a training session about how to manage audits and took steps to secure the staff-only spaces. The auditors know that they are supposed to stay in the public spaces of the Library.

10. Strategic Plan

Director Belisle submitted the first draft of the community survey for the strategic plan. The survey asks respondents to rate the current Library services and provide input on other services they would like the Library to provide. The Director said she hopes to get community-wide engagement and will post the survey online and distribute it in the e-newsletter. Hard copies will be available in the Library and at local businesses. There was discussion of a City-wide mailing with a QR code. A trustee noted that Mayor Dumais is starting a monthly newsletter and might agree to distributing the link to the community. Another trustee said the survey, or the QR code, might be included in the quarterly water bills, which the DPW sends to the entire community.

Trustees gave their input for refinements to the survey questions. A trustee asked if the survey will also be available in Portuguese and Spanish. Director Belisle said it will.

Director Belisle said she will edit the survey and submit it to the Board for a second review for the March meeting.

11. Old Business

Per request of the Board, Director Belisle gave a report about IT support services. Currently the Library has 3 open IT tickets, down from 9 a few weeks ago. The current open IT items are on

the vendor side, not the City IT side. There is a problem with the mobile printing and Director Belisle is talking to the vendor. The self-checkout stations are ready to go, but we need printers that are compatible w/the software. The Director is not satisfied with the vendor, TechLogic. There are problems with RFID pad and she has already planned to investigate an upgrade. The Library has the contract for 3 years and the City IT is on board with looking for something else.

There are remaining IT issues with the building. The electronic bulletin board is installed, but nobody has received training from IT yet. Some patrons use laptops on loan; 5 have been set up, 5 have not. Director Belisle is waiting for the new tech librarian to start and set up the laptops. The City IT prohibits the use of VPNs on their network. Director Belisle has not found documentation about libraries that do or do not allow this. IT says it is willing to work with patrons who want to use VPN, but the process they outlined is not feasible.

The Library staff had a shared Microsoft profile. IT pulled the plug on the shared profile with no warning to the Library staff. This slowed down services because the staff had to log on and off for the RFID, etc. Director Belisle was told that there is no workaround for a shared profile because IT wants to know who is logged in for security reasons.

Chair Haas said there is a tension between security and usability. A trustee said the IT City director has authority for security, but there is a problem when security restricts service. The Library has to be usable and accessible to the patrons. Director Belisle said there is no designated IT liaison for the Library who is knowledgeable about the Library's systems and services. She hopes the new tech librarian will liaison with City IT. A trustee said that IT services are important to the strategic plan as well. Another trustee asked what the replacement schedule is for the Library IT. Director Belisle said she has not seen a schedule.

The Board agreed that the City IT director should be invited to a Board meeting to discuss Library services and the replacement schedule.

12. New Business

There was no new business.

13. Adjournment

Respectfully submitted,

Samantha Khosla
Secretary
Marlborough Library Board of Trustees

Marlborough Public Library Board of Trustees
Meeting Minutes March 5, 2024
Meeting held at the Marlborough Public Library

RECEIVED
 CITY CLERK'S OFFICE
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2024 APR -4 AM 11:17

The meeting was called to order by Chair Fred Haas at 7:04 PM.

Board Members attending: Fred Haas, Tom Abel, William Brewin, Nena Bloomquist, Samantha Khosla, Janice Merk, Robyn Ripley

Also attending: Sara Belisle, Library Director; Morgan Manzella, Assistant Director; Kara Dzindolet, Head of Circulation

Documents Reviewed/Referenced: Minutes of Feb. 6 meeting, Trust Fund/State Aid Report, Director's Report, draft of community survey

Proceedings:

1. **Minutes:** A motion to accept the minutes for the February 6, 2024 meeting was passed, with copy edits (Bloomquist, Ripley).
2. **Trust Funds/ State Aid Report:**

Director Belisle reported that microfilm for Main Street Journal was added to the collection. A library staff member was sent to a training course for mindfulness yoga for children. The Director has asked the City for funds for an upcoming conference hosted by the Massachusetts Library Association.

A motion to accept the trust fund/state aid report was passed. (Ripley/Abel)

3. Staff Introduction:

Kara Dzindolet, the new Head of Circulation & Technology, joined the meeting. Ms. Dzindolet previously worked in academic libraries and the library for the Town of Grafton. She is a resident of Marlborough and very excited to join the MPL. The Board asked about her experience in Grafton and what she would like to do in Marlborough. Ms. Dzindolet said she worked mostly in the adult section of the library and had started to offer drop-in art classes for adults. She would like to do something similar for MPL and also schedule presentations of adult interest, e.g. assisted living facilities, financial literacy, etc. Two more staff will join the circulation department this month. The Board thanked Ms. Dzindolet for her attendance.

4. Director's Report:

Director Belisle informed the Board that the HVAC system has been repaired. The restrooms have had seven clogs in the drains, caused by paper towels. The bathrooms have been closed

as a temporary measure until hand dryers are installed. This has happened in several bathrooms and the staff do not know who caused this. It is probably several people. This wasn't a problem in the old building. A Board member asked if there is a problem with the system. Director Belisle said the restrooms have low-flow toilets and the pipes are longer. There is not enough water to push paper towels through. The overflow of water damaged some of the carpets.

Director Belisle reported that construction work is complete. The staff had a nice sendoff for the construction manager.

A Board member asked if any people had been sleeping outside against the building at night. Director Belisle said residents of the shelter visit the library during the day, but nobody has been seen at night.

Director Belisle informed the Board that two new part-time circulation staff are starting next week. Arden Norian has prior public library experience and wants to pursue a MLS degree. Matthew Kocienda is a Marlborough resident with a good background of customer service experience. A candidate was selected for the open part-time children's department assistant. Paperwork is currently going through HR and they will start later in March. The City Council passed two full-time positions and the pay raise for pages on February 26. The new positions should be posted next week.

Budget requests are due on Wednesday, March 6. Director Belisle will request a pay raise for the Assistant Director and the Part-Time Reference Librarian positions. This request was submitted last year, but it was cut. The Director will request more money for the Library Materials budget line to bring us as close as possible to the minimum spending required of the library to qualify for state aid. This will allow state aid to be used for more innovative services and programming. Lastly, she will request the Sunday stipend needed to be open on Sundays from September-June along with 4 additional part-time staff and 1 more full-time position. This full-time position would be for the Children's Department with a focus on outreach. The overwhelming love of the new children's room by Marlborough families has resulted in the current children's staff stretched thin. Currently the department has 3.5 FTE. Staff from other departments fill in on nights and weekends. During certain times of the day, two staff are needed to manage the room, which is often not possible.

A Board member asked if the new full-time librarian would work on Sundays. Director Belisle said her goal is for every employee to work on a Sunday rotation.

The Board discussed the staffing for the Children's Department. It would be good to provide data about room usage, staff time spent on children's services, planning, programming, etc. Director Belisle said the layout of the Children's Department is different from the old library, so it requires more staff than previously thought. She has to decline requests for library staff to visit schools, daycares and preschools, due to the shortage. Because the Marlborough schools no longer have libraries, the MPL serves the students. A Board member said the budget request

could include a cost comparison that accounts for the number of librarians cut from the school budget when the elementary school libraries closed.

The Board asked how the budget process works with the new mayor. Director Belisle said she will meet with Mayor Dumais in March, and then she will meet with the Finance Committee. She is asking for a program outreach and support position for the Children's Department and doesn't require a MLS, just a BA. She reiterated that the library staff are asked to do a lot of work to support the schools. The school has a summer reading list that has not been updated since 2017. School staff are making good use of the library for tutoring services and the library staff engage with the school reading specialist.

The Board asked about the activity in the teen room. Director Belisle said the flow is not as demanding as the children's room, but it absolutely has to have staff coverage. After school and weekends are busy. Program numbers have jumped dramatically since the move. Passive programs are picking up speed. One staff person is split between children and teen and really needs to be in the teen room. Director Belisle said the two positions that were approved – head of adult services/technology and programming and outreach librarian – focus on adult services.

Director Belisle said school vacation week was met with a surge of attendance to all youth programming. One children's program saw 150 attendees. Saturday morning Yoga registration has been filling fast and the waitlist has capped as well. AARP Tax aid has been going well.

The new CW Mars Catalog launched on March 4 . All staff have been trained and the promotional material has been updated. The events calendar can be integrated into the catalog. Staff can add books to the Booklist for summer reading.

Assistant Director Manzella reported that the Local History Room Open House had a good turnout, with a number of Marlborough Historical Society (MHS) members. The room will be opened when someone wants to do research, otherwise it is locked. The MHS might partner with the library to offer programs, noting that the MHS is not permitted to charge admission or to solicit donations.

Director Belisle requested \$2400 to renew the annual license fees for the RFID equipment. The motion was made and seconded to approve this request (Abel/Brewin) and unanimously approved by the Board.

Director Belisle reported February data for checkouts, room reservations and new patrons. Board members asked about the room reservation system and usage. Director Belisle said she has been accepting reservations and the online form should launch soon. She needs to get more information about after hours custodian services. She has been surprised by how many requests are coming in for early morning meetings, e.g. Chamber of Commerce, teacher training workshops, legislative breakfasts. If the meeting is after hours, it has to be held in the community room. The training room is not open for booking outside events yet.

For February, the MPL has seen more checkouts than ever on a monthly basis; 40% is e-materials. The library staff are supporting people in how to use e-materials. The new IT person will host training/information sessions for e-books and Libby. They will also provide one-to-one instructions. Director Belisle expects more requests for assistance in using digital services for e-books as CDs are phased out. A Board member asked if she expects checkouts of digital/physical resources to be even. She said she expects more physical checkouts over the summer. As digital resources become easier to access, the usage will increase. A Board member asked if more digital services will be streamed. Director Belisle said MPL uses Kanopy. She is looking at other services to see if the budget can support them. Hoopla is very popular. MPL cannot lend anything with Netflix.

A Board member asked how the conversational English language groups are working out. Director Belisle said three volunteers are at the library on Tuesday, Wednesday, and Thursday. When additional full-time staff are onboarded, she might hold a volunteer drive to get people in to do this consistently. She may also apply for a grant for ESL conversation and citizenship classes. She receives requests for Spanish and Portuguese conversation services and would like to find volunteers for that, too.

5. Friends of the Marlborough Library:

The Friends of the Marlborough Library will meet on March 20. They are looking for volunteers to collect donations for a future book sale.

6. Marlborough Public Library Foundation:

Donor Appreciation Night on February 10 was a success, with 77% of the registrants attending, plus some walk-ins. Total attendance was 235 people. The MPLF will meet later this month to discuss next steps.

7. Strategic Plan:

Director Belisle provided the second draft of the community survey to the Board in the meeting packet. The Board requested a few minor edits. Director Belisle will launch the digital survey in April, dates tbd. The survey will be live for two or three weeks. A Board member asked if it can be linked to Mayor Dumais's website. Director Belisle said he has a monthly newsletter and it can probably be included. The Board suggested advertising the survey on Facebook and posting a QR code with local businesses.

8. Old Business:

A Board member asked about the art exhibition policy. Director Belisle created a webpage to provide instructions for members of the community to show their art in the library. She reviewed old policies to see if there is any guidance for purchasing art. She is not sure if we have any policies on this matter. Assistant Director Manzella said she is pulling information for what is currently in the library collection and will report back later.

9. New Business:

There was no new business.

10. Adjournment

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Samantha Khosla
Secretary
Marlborough Library Board of Trustees

TRAFFIC COMMISSION

1

RECEIVED
February 28, 2024
CITY CLERK'S OFFICE
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2024 APR -2 PM 3:40



**CITY OF MARLBOROUGH
OFFICE OF TRAFFIC COMMISSION
140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752**

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on February 28, 2024, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website (www.marlborough-ma.gov). Members present: Chairman - Police Chief David Giorgi, Interim DPW Commissioner Ted Scott and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller, City Councilor Kathleen Robey and local residents Ron Merritt, Timothy O'Leary and Glaucid Rangel.

Minutes taken by Karen Lambert, MPD - Public Safety Administrative Assistant.

Chief Giorgi started recording the meeting at 10:04 a.m. and began by welcoming everyone and making introductions.

1- Minutes

Review of the minutes of the Traffic Commission meeting of January 17, 2024.

VOTE TO APPROVE. All in Favor - Accept and Place on File.

2 - New Business

2a) Concerns regarding icy road conditions –28 West Street.

City Councilor Robert Preciado received an email from a resident regarding his concerns with the dangerous condition of this section of West Street. He explained that the runoff from the cemetery, as well as poor drainage, causes the road to ice over and become dangerous to drive on. The road is also very steep, and he is concerned about a car crashing into someone's home as they come down the hill. He has also had basement flooding issues caused by the runoff. He has reached out to the DPW and received no

response. The resident, Mr. Ron Merritt, was also in attendance for the discussion. He explained that he is coming to the Traffic Commission for help. Over the last 4 to 5 years, he has had severe flooding in his basement. The culverts do not appear to be working properly. He has also reached out to the IC Cemetery and received no response. The water is coming from private property, but the City maintains the road in the winter, i.e., plows, sands and salts. He is asking how the water can be diverted so that it gets in the manhole covers. He passed around 8 large photos of the area which show the terrible condition of the roadway and culverts.

Interim DPW Commissioner Ted Scott advised that the DPW has been out here before. They know that Mr. Merritt's house is on the slope, and he understands the concerns. They can try to reslope the road away from his property. It is on the project list for the spring to try to mitigate the problem from the City owned part of the road, but the cemetery needs to get involved as well.

Mr. Scott said they like to have the road open so they can push the snow and ice through. Chief Giorgi brought up a photo of the area as well. Mr. Merritt said that the only solution he can see is to lower the catch basin. The road is starting to disintegrate and has massive potholes and is not maintained properly. The entire hill is the IC's property.

Mr. Scott advised that he needs to get in touch with the church and try to figure something out. It's a private road that the City has been taking care of. They should be able to maintain and do their part as well. It would be better to keep the water going across the road then having it flow straight down the hill. Mr. Merritt said he has to wet/dry vac his basement all the time and he has to remove gallons and gallons of water. The catch basins are too high and the water just flows around them and jumps onto his grass and driveway. He said it's a river that flows down the hill and that he never had this issue 4 years ago. Sending the water across the road to the grass on the other side would definitely be better. The neighbors below him are an older couple who also have water problems. The winter is even worse and he has had to replace his mailbox twice. The ice on the road is terrible. They all need to work together to be good neighbors. Chief Giorgi agrees that this is an issue that needs to be addressed.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to work with the DPW and IC Church to try to figure out what can be done.

2b) Speed concerns/traffic safety issue at 775 Pleasant Street

The Police Department received an email from the homeowner, Ana Paula Hentz, regarding this issue. Her husband, Glaucid Rangel, and their neighbor from across the street, Timothy O'Leary, were in attendance. Chief Giorgi pulled up a photo of the area for reference. Mr. Rangel explained that he is a new homeowner and moved in about 7 months ago. He and his wife did not realize how dangerous it is to get out of their driveway. It is a blind driveway that is also very steep. His wife said in her email, "when we drive out of our driveway, we cannot see cars that are coming from the left side of the road, it is a curve and the cars come flying down the road, the dangerous part is that the cars have no idea that there is a driveway there either". She also explained a few other specific incidents where she was almost hit pulling out and that a friend's car was totaled when parked in front of their house. Mr. Rangel tried to deal with the situation himself and asked his neighbor if he could put a mirror in front of his house so they could see

oncoming traffic when pulling out. The mirror helps about 60 to 70% of the time, but not always. Factors like the color of oncoming cars and the glare make it very hard to see. He tells people not to park in his driveway. There is a small old sign that says "Hidden Driveway", but it can't be seen. He doesn't think a new sign will help. Speeding is a definite issue at 35 mph or sometimes 45+ mph. He feels that a speed bump would be the best solution but a sign with the speed limit would help, or a blind driveway sign with lights.

His neighbor, Timothy O'Leary, has lived there for 25 years. He also explained that it is really tough with the bend in the road. If the ground were level, you would be able to see oncoming traffic, but the property rises. The driveway at 775 Pleasant Street is about 175 feet from the next driveway but from one mailbox to the next you can't see the other driveway. It's like a pyramid and you can't see. He works out of his house and hears people blowing horns and yelling because they are surprised to see someone pulling out of the driveway. The family at 775 has a young child with special needs and it is super dangerous. His suggestion, which he has seen on West Hill Road, would be to push back the area in front of the house by 5 feet with a retaining wall so you can see.

Ms. Hentz also submitted a video from the week before that showed their friends trying to exit the driveway when they almost got hit. The Chief pulled up the video. It appears that it's really no one's fault. Mr. O'Leary also had photos on his phone that he also showed to the group. He also said that this area is between 2 high schools and that kids from the track team frequently run by on the opposite side in front of #775. Mr. Scott said it looks like excessive speed is the problem. If cars were traveling the proper speed, they should have time to react.

There is also a row of trees and vegetation in front of the white house next door that is part of the problem as it blocks the view of the driveway. Mr. O'Leary has seen multiple accidents here over the years.

Chief Giorgi advised that in the short term, the Police Department can try to get the electronic speed sign out here to collect accurate data. He agrees that it is a blind corner. Mr. DiPersio advised that Engineering can take a look a sight distances also so that we can have all the data. Mr. Rangel said he would like to see someone come sit in his driveway for a few minutes to see how dangerous it is. Chief Giorgi said that the video is pretty telling, you wait for 15 to 20 seconds, and then you still question do I go or not go?

Speed bumps were discussed but ambulances, buses and public safety equipment travel on this road all the time. Speed bumps could make it even more dangerous as someone traveling too fast can lose control.

MOTION was made, seconded, duly VOTED to REFER to the POLICE DEPARTMENT to put the speed signs out and to do some enforcement and monitoring. Also REFER to ENGINEERING to collect sight distance information and look into options for further discussion at the next meeting.

3-Old Business

3a) Mt. Pleasant Street Traffic Concerns

Update: Mr. DiPersio advised that the City has a consultant they use for issues with traffic signals and South Street is on the radar for reconstruction. He will get the consultant involved as it will help to have more data for the project. Engineering will be doing an analysis and will report back. REMOVE from the AGENDA for now.

3b) Crescent Street Parking Issues

Update: At the October meeting, it was agreed that this item would be TABLED until roadway construction is complete before making any changes. TABLED until the Spring.

3d) Continued Discussion: Request to DELAY removal of Northern Stop Sign at Intersection of Clinton St. and Auburn St.

Update: At the January meeting, it was agreed that this item would be TABLED until the Spring. Mr. Scott noted that a speed limit sign was requested as well. Mr. DiPersio advised that he does have sight distance information now that he can provide if needed.

3e) Request for Crosswalk Sign at the corner of Devens St. and Washington St.

Update: The Traffic Commission never really figured out exactly what the complainant was looking for. Chief Giorgi advised that Officer Conners has called the bus company as he has a good relationship with them. They have not made any complaints about this area.

3f) Discussion of possibility of making Weed Street one-way (westbound only) between Court Street and the west side of the City Hall rear plaza.

Update: Tom DiPersio advised that he just wanted initial feedback at the last meeting. This can be REMOVED from the agenda at this time.

3c) Commercial Vehicle Parking Issues

Update: Part 1 - Chief Giorgi had a copy of the email Assistant City Solicitor Jeremy McManus forwarded to Steve Kerrigan. The Chief has also talked to him about it, and it's his opinion that enforcement issues should remain with the Traffic Commission and be handled by the Police Department. Steve Kerrigan reviewed that Code Enforcement wanted to be involved as well, but this would require a City Ordinance that would have to be approved by City Council in order to allow others to write tickets. Chief Giorgi agreed that it would be easiest to keep it all within the Police Department.

Update: Part 2 – The second part of this issue was the proper definition of a commercial vehicle that could be used for enforcement. Chief Giorgi advised that he would like to simplify the description so it would be easy for everyone to understand. He will work with Officer Larose to put some ideas together for the next meeting. Ted Scott said that they have a very loose interpretation at the transfer station. They look at things like 1) commercial signage 2) utility body 3) hangers for ladders etc. The Chief asked if they have anything specific in writing and he said no, it is open to interpretation, and you know it when you see it. Steve Kerrigan said that the definition should be followed

across the city so it does need to be a broader interpretation. Councilor Robey noted a specific definition for commercial vehicles in the traffic code, section 586.13. Mr. Scott said that there will definitely be commercial vehicles that fall under the designated weight limit. It basically comes down to what the commercial vehicle is doing that a regular vehicle is not, i.e., bigger, things hanging off etc. Chief Giorgi and Officer Larose will work on this.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:45 am.

Respectfully submitted,

Karen L. Lambert
Public Safety Administrative Assistant
Marlborough Police Department

List of documents and other exhibits used at the meeting:

-City of Marlborough Meeting Posting for the Traffic Commission Meeting on February 28, 2024, including meeting agenda.

-Draft of Traffic Commission Minutes from Wednesday, January 17, 2024.

-Copy of email string and inquiry from Ward 3 Councilor Preciado, forwarded by Karen Boule to Chief Giorgi on 1/20/24 re: Icy road conditions – 38 West St.

-Copy of emails from Ana Paula to Karen Lambert, dated 2/13/24 to 2/19/24, re: Traffic Commission agenda item: Speed concerns?traffic safety issue at 775 Pleasant Street.

-Email chain between City Clerk Steve Kerrigan and City Solicitor Jeremy McManus, dated 1/16/24, re: Traffic Commission Question – Enforcement of City Ordinance vs. Traffic Regulation.

Additional Handouts or Displayed on Screen at Meeting

-8 large photographs of 28 West Street area showing roadway conditions.