

1. 8:00 P.M. City Council Agenda

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CITY OF MARLBOROUGH

2026 JAN 22 PM 12:25

CITY OF MARLBOROUGH
City Council Agenda

Monday, January 26, 2026
8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street, Marlborough, MA 01501. **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 live on the WMCT-TV website (<https://www.wmct-tv.com/watch>).

1. Minutes, City Council Meeting, January 12, 2026.
2. Communication from the Mayor, re: Grant Acceptance in the amount of \$15,000.00 from the MA Cultural Council awarded to the Marlborough Downtown Village Association (MDVC) to support the annual Food Truck & Artisan Festival
3. Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of Brian Doheny as Interim City Collector effective January 23, 2026, for a 60-day term to expire March 24, 2026.
4. Communication from the Mayor, re: Appointment of Karen Thompson to the Commission on Disabilities for a 3-year term, effective on the date of City Council confirmation.
5. Communication from the Mayor, re: Appointment of Karen Patti to the Board of Health for a 3-year term to expire on February 5, 2029.
6. Communication from the Mayor, re: Reappointments of Stefanie Ferrecchia, Adrian Gilbert and Kathleen Newton to the Historic Commission for 3-year terms each to expire on February 5, 2029.
7. Communication from the Mayor, re: Final Open Space and Recreation Plan for 2026-2036 for acceptance.
(The Open Space and Recreation Plan is available for viewing in the City Clerk's Office and is also available on the Conservation Commission page of the city website).
8. Communication from City Solicitor, Jason Grossfield, re: Request for Executive Session regarding the Roy 1401 Elm LLC v. City of Marlborough (Land Court No. 25 MISC 000631).
9. Communication from City Solicitor Jason Grossfield, re: Proposed Home Rule Petition relative to amend §59A of the Charter "Filling Vacancies in the Office of Mayor and in Council", specifically for the Procedure to Fill Vacancy in the Ward Councilor position.
10. Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Jewell Road as a Public Way along with associated Easements, Order No. 25-1009620.
Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit.
12. Communication from City Engineer Thomas DiPersio, re: Acceptance of Jewell Road as a Public Way with associated Easements and Open Space Parcel, Order No. 25-1009620.

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.

13. Communication from the Planning Board, re: Favorable Recommendation on the Acceptance of Jewell Road as a Public Way, Order No. 25-1009620.
14. Communication from City Clerk Steven Kerrigan, re: Request for a Vote to Rescind the Junk Dealer/Secondhand Dealer License issued to ecoATM, 240 East Main Street (Market 32), Order No. 25-1009577A.
15. Communication from ViewPoint Sign & Awning, re: Request for Modification of Master Sign Plan for 910 Boston Post Road, Order No. 25-1009579A.
16. Petition of MA Electric and Verizon, to relocate one (1) Joint Owned Pole on Jefferson Street beginning at a point approximately 420' Northwest of the centerline of the intersection of Highland Street and continuing approximately 10' in a Northwest direction. National Grid is proposing to relocate Pole 4, 10' from its current location on Jefferson Street.
17. Minutes of Boards, Commissions and Committees:
 - a) Conservation Commission, December 18, 2025.
 - b) Council on Aging, December 16, 2025.
 - c) Historical Commission, November 20, 2025.
 - d) Planning Board, December 1, 2025.
 - e) Zoning Board of Appeals, December 16, 2025.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

City Council

18. **Order No. 25/26-1009415B: Proposed Change to City Charter relative to §59A for "Filling vacancies in the office of Mayor and in Council".**

Recommendation of the Legislative & Legal Affairs Committee was to APPROVE. At the January 12, 2026, City Council meeting this item was POSTPONED to the January 26, 2026, City Council meeting.

On a motion by Councilor Robey, seconded by Chair Brown, the Legislative & Legal Affairs Committee recommends approval of the Proposed Charter Change relative to §59A for filling vacancies in the office of Mayor and City Council and further to suspend the rules to refer to the City Solicitor to place in a Home Rule petition format and to carry over to year 2026. Vote 3-0 with a suspension.



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Councilors-at-Large

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

**Ward Councilors**

Ward 1 – Mark A. Vital
 Ward 2 – David Doucette
 Ward 3 – Robert Preciado
 Ward 4 – Heather M. Gould
 Ward 5 – John J. Irish
 Ward 6 – A. Trey Fuccillo
 Ward 7 – Matthew S. Sargent

Council President

Michael H. Ossing

Council Vice-President

Sean A. Navin

**CITY OF MARLBOROUGH
 CITY COUNCIL
 MEETING MINUTES
 MONDAY, JANUARY 12, 2026**

The regular meeting of the City Council was held on Monday, January 12, 2026, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Vital, Doucette, Preciado, Gould, Irish, Fuccillo, Sargent, Navin, Oram & Robey. Meeting adjourned at 8:38 PM.

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

ORDERED: That the Minutes of the City Council meeting, DECEMBER 15, 2025, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Minutes of the City Council Organizational meeting, January 5, 2026, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Communication from City Council President Ossing re: City Council Regular Meeting Schedule and City Council Committee Assignments for Legislative Year 2026, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Communication from Councilors Ossing & Navin, re: Municipal Aggregation – December 2025 Update, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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 for 30 Dell Pro-14 laptops, a charging cart, braille keyboard, a vertical mouse and a trackball mouse from the Massachusetts Broadband Institute awarded to the Public Library to be added to the library's collection for resident use; adopted.

President Ossing declared the vote of 11 – 0.

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 \$23,000.00 from the Massachusetts Clean Water Trust awarded to the Department of Public Works to be used for improved cybersecurity to strengthen the Supervisory Control and Data Acquisition systems (SCADA) at the Cedar Hill Water Pumping Station and Standby Facility; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Appointment of Judy McDonald to the Council on Aging for a 4-year term to expire on May 6, 2030, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Reappointment of Raymond Magee to the Council on Aging for a 4-year term to expire on May 6, 2030, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Proposed Salary Ordinance Amendment pursuant to Chapter 125 “Personnel” §6 “Salary Schedule” relative to the position of City Solicitor, referred to the **FINANCE COMMITTEE**; adopted.

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 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
	Start	6 months of service	1 year of service	2 years of service	3 years of service	4 years of service	5 years of service
City Solicitor							\$175,000.00

II. The effective date for the above salary schedule shall be January 1, 2026.

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

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Proposed Salary Ordinance Amendment pursuant to Chapter 125 “Personnel” §6 “Salary Schedule” relative to the position of Assistant Fire Chief, referred to the **FINANCE COMMITTEE**; adopted.

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	Annual Salary						
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
	Start	6 months of service	1 year of service	2 years of service	3 years of service	4 years of service	5 years of service
Assistant Fire Chief	\$165,000.00	\$168,300.00	\$172,000.00	\$175,500.00	\$179,100.00	\$183,000.00	\$186,700.00

II. The effective date for the above salary schedule shall be October 8, 2025.

III. The above position is 40 hours per week.

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

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Certification from Ward 4 Councilor Heather Gould as required under MGL Chapter 39 §23D (“Mullin Rule”), regarding the Application for a Special Permit from Attorney Gemma Cashman, on behalf of JC Residential and Light Commercial LLC, for outdoor storage as an accessory use for the warehouse located at 1000 Nickerson Road, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: Certification from Ward 4 Councilor Heather Gould as required under MGL Chapter 39 §23D (“Mullin Rule”), regarding the Application for a Special Permit from Lifestyle Fit LLC d/b/a FRVR Athletics, for a proposed gym for physical fitness classes, team strength and performance training, fitness education, nutrition education and training, and the sale of related fitness clothing and merchandise, to be in an existing building at 214 Cedar Hill Street, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Certification from Ward 7 Councilor Matthew Sargent as required under MGL Chapter 39 §23D (“Mullin Rule”), regarding the Application for a Special Permit from Attorney Gemma Cashman, on behalf of JC Residential and Light Commercial LLC, for outdoor storage as an accessory use for the warehouse located at 1000 Nickerson Road, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: Certification from Ward 7 Councilor Matthew Sargent as required under MGL Chapter 39 §23D (“Mullin Rule”), regarding the Application for a Special Permit from Lifestyle Fit LLC d/b/a FRVR Athletics, for a proposed gym for physical fitness classes, team strength and performance training, fitness education, nutrition education and training, and the sale of related fitness clothing and merchandise, to be in an existing building at 214 Cedar Hill Street, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That Communication from Solicitor Jason Grossfield, re: Approval of Home Rule Petition relative to Procedure for Layout and Acceptance of Subdivision Roads, Chapter 85 of the Acts of 2025, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Communication from Solicitor Jason Grossfield, re: Application for a Special Permit from Lifestyle Fit LLC d/b/a FRVR Athletics, for a proposed gym for physical fitness classes, team strength and performance training, fitness education, nutrition education and training, and the sale of related fitness clothing and merchandise, to be in an existing building at 214 Cedar Hill Street, in proper legal form, Order No. 25-1009581B, **MOVED TO REPORTS OF COMMITTEE & FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Communication from Solicitor Jason Grossfield, re: Application for a Special Permit from Attorney Gemma Cashman, on behalf of JC Residential and Light Commercial LLC, for outdoor storage as an accessory use for a warehouse to be located at 1000 Nickerson Road, in proper legal form, Order No. 25-1009540C, **MOVED TO #22 & FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the Communication from the Massachusetts School Building Authority (MSBA), re: Approval of Richer Elementary School Project Preferred Schematic **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

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) Conservation Commission, November 20, 2025.
- b) Council on Aging, November 18, 2025.
- c) Cultural Council, September 3, 2025.
- d) Historical Commission, October 16, 2025.
- e) Library Trustees, September 2, 2025, October 7, 2025 & November 4, 2025.
- f) OPEB Trust, December 10, 2025.
- g) Planning Board, November 17, 2025.

President Ossing declared the vote of 11 – 0.

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

ORDERED: That the following CLAIMS, referred to the **LEGAL DEPARTMENT**; adopted.

- a) Lawrence Barbieri, 96 Blanchette Drive, residential mailbox claim (2a).
- b) Alicia Mills, 47 Boudreau Avenue, pothole or other road defect.
- c) Leah Vincuilla, 175 Blanchette Drive, residential mailbox claim (2a).

President Ossing declared the vote of 11 – 0.

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

**City Council Urban Affairs & Housing Committee
December 22, 2025
Minutes and Report**

This meeting convened at 7:11 PM and was held in the City Council Chamber and open to the public. The meeting was televised live on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) and available for viewing on their website, <https://www.wmct-tv.com>.

Voting members present: Chairman Katie Robey, Councilor Doucette, Councilor Fuccillo and Councilor Preciado.

Voting member absent: Councilor Navin.

Also present were Councilors Ossing, Sargent, and Vital.

Order No. 25-1009581: Special Permit Application from Lifestyle Fit LLC d/b/a FRVR Athletics for a proposed gym for physical fitness classes, team strength and performance, fitness education, nutrition education and training and the sale of related fitness clothing and merchandise to be located in an existing building at 214 Cedar Hill Street.

The chair called the meeting to order at 7:11 PM and welcomed petitioner, Logan Filo-Loos, to the well. With no comments from the petitioner, the chair read the comments from department heads: William Paynton, Building Commissioner-no comments; Jeffrey Emanuelson, Assistant Chief, Fire Department-no comments; Paul Dinwoodie, Board of Health-no comments; Priscilla Ryder, Conservation/Sustainability Officer noted as they are not doing any activities outside the building and it is a simple change of use, she did not see any need for conditions; David Giorgi, Police Chief-no comments; and Thomas DiPersio, City Engineer-no comments.

Reports of Committee Continued:

The chair noted that the draft special permit decision is without written conditions, and she would read through the decision; and, if the committee is without objection refer the draft decision to the City Solicitor.

The chair passed out draft conditions she has to offer for the review of the committee. consensus was to review and discuss the suggested conditions. The consensus of the committee and other councilors was to review the chairs proposed conditions.

The chair read through the draft decision noting the words in title "Amendment to a" should be removed as there is no special permit for this site in existence. In the Finding of Facts, there was consensus to amend #8 2nd sentence reads "As shown in Exhibit A & B" and to strike the word "and" at end of #12.

Discussion was held on conditions with consensus on adding:

- The standard condition on Compliance with Local, State and Federal laws
- A condition for parking using the language on the special permit summary impact statement additional pages, #6- *See the off-street parking plan Exhibit A for the applicant, Lifestyle Fit, LLC. The applicant has access to spots labeled 1-13 and is not precluded from using the other labeled off-street parking spots shown on the plan Exhibit A. There are three (3) total tenants occupying the building including the applicant, and Exhibit B includes the off-street parking plan for the other two (2) Arbor Turf and Patriot Restoration. Exhibit A and the off-street parking plan satisfies the off-street Parking City Zoning 650-48 of one (1) spot per two (2) occupants of off-street parking required for 650-48A (10) small scale assembly, the applicants proposed use.*
- A condition for Signage: *Any signage installed or erected on the site shall meet the requirements of the sign ordinance of the City of Marlborough, without variance*
- A condition on Hours of Operation-*The hours of operation shall be no earlier than 5 AM and no later than 9 PM on any day of the week*
- *Certificate of Occupancy Required- No use of the premises will be made pursuant to this special permit unless and until a Certificate of Occupancy has been obtained from the Building Commissioner regarding the use.*
- The standard condition on Recording with Middlesex Registry of Deeds

There was discussion on adding in a condition *Requiring Approval Regarding Sanitary Conditions- Prior to the beginning of operation of the business, the Director of the Marlborough Health Department shall determine in writing what, if any, special sanitary requirements are necessary in order to assure that the facility does not cause unusual health risks to those using the facility or to the public. The Director may later, in writing, amend and/or add to said requirements as he deems necessary. Such determination, and any such amendments and/or additions, shall be provided by the Director to the City Council.*

It was decided to wait to see if this business needs this type of review/letter and if so, the solicitor can add it in.

Councilor Doucette moved to recommend approval of the draft Decision on a Special Permit for Lifestyle Fit LLC dba FRVR Athletics as amended, it was seconded and the motion carried 4-0.

Reports of Committee Continued:

The chair stated she hoped that with there being time between this meeting and the 2nd City Council meeting in January 2026, that the City Solicitor would have this in proper form on that meeting's agenda and with a suspension, the City Council could vote on special permit at that meeting. If it is not on the agenda, she would ask for suspension to refer it to City Solicitor to be put in proper form for the next meeting.

Councilor Doucette moved to adjourn; it was seconded; the vote carried 4-0. The meeting adjourned at 7:34 PM.

Suspension of the Rules requested – granted. (President Ossing declared the vote of 11-0).

Motion by Councilor Robey, to move the recommendation of the Urban Affairs Committee, seconded by the Chair to adopt the following:

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009581C**

Special Permit Application of:
The Lifestyle Fit LLC d/b/a FRVR Athletics
6 Camelot Circle
Dudley, MA 01571
Order No. 25/26-1009581C

Locus:
214 Cedar Hill Street
Marlborough, MA 01752
Assessors Map 115, Parcel 6A

**DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009581C**

The City Council of the City of Marlborough (the “City Council”) hereby **GRANTS** the application for a Special Permit to The Lifestyle Fit LLC, a Massachusetts limited liability company having a mailing address of 6 Camelot Circle, Dudley, MA 01571, to operate a gym with physical fitness classes and training as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Lifestyle Fit LLC, a Massachusetts limited liability company having a mailing address of 6 Camelot Circle, Dudley, MA 01571, is herein referred to as “Applicant”.
2. The Applicant is the lessee of a portion (+/- 5700 SF) of certain real property located at 214 Cedar Hill Street, Marlborough, MA, as shown on Marlborough Assessors Maps as Map 115, Parcel 6A (the “Site”).

3. The Applicant, on or about October 16, 2025, filed with the City Clerk of the City of Marlborough an application for a Special Permit (the "Application"). The Applicant intends to operate a gym and physical fitness classes, team strength and performance training, fitness education, nutrition education and training, and the sale of related fitness clothing and merchandise in a portion of an existing building at the Site (the "Use") consistent with the use category "Retail Sales and Service <75,000 square feet gross floor area (19)(43)" as set forth in Section 650-17 and 18 of the zoning ordinance of the City of Marlborough (the "Zoning Ordinance").
4. The Site is located in the Industrial Zoning District.
5. In connection with the Application, Applicant filed a Special Permit Application, certified list of abutters, filing fee and a parking plan dated September 23, 2025 (the "Site Plan," attached hereto as ("ATTACHMENT A")).
6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. Pursuant to the Rules and Regulations of the City Council and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk of the City of Marlborough caused notice of the same to be advertised said date and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
8. The Marlborough City Council, pursuant to Mass. Gen. Laws c. 40A, held a public hearing on November 17, 2025, concerning said Application. The hearing was held at Marlborough City Hall, 140 Main Street. The hearing was opened and closed at that meeting.
9. The Applicant presented testimony at the public hearing detailing the Use, Application, and describing the nature of its intended services to be provided and its improvements to the Site. No one spoke in opposition to the proposed Special Permit.

**BASED UPON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS:**

- A) The City Council finds that Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council as they pertain to the Application.
- B) The City Council finds that the proposed Use at the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C) The City Council, pursuant to its authority under Mass. Gen. Laws c. 40A and the Marlborough Zoning Ordinance, **GRANTS** the Applicant a Special Permit for a gym with physical fitness classes and training at the Site, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Compliance With Building Regulations. Buildout and modification of the Site to be occupied shall be in accordance with all applicable building codes and zoning regulations in effect in the City of Marlborough and Commonwealth of Massachusetts. No use of the Site shall be made pursuant to this special permit unless and until a certificate of occupancy is obtained for the Use from the Building Commissioner.
2. Compliance with Local, State and Federal Laws. The Applicant agrees to comply with all rules, regulations, and ordinances of the City of Marlborough, Commonwealth of Massachusetts, and the Federal Government as they may apply to the construction, maintenance, and operation of Applicant's Use at the Site, as supplemented by applicable conditions of this Special Permit.
3. Incorporation of Plans and Drawings. All terms, conditions, requirements, approvals, plans, and drawings provided by the Applicant as part of this Special Permit Application and as amended during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, including the Site Plan, are herein incorporated into and become part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
4. Compliance of Signs with Sign Ordinance. All signage installed at the Site shall comply with the City of Marlborough Sign Ordinance, without variance.
5. Hours. The maximum hours of operation of the Use shall be Monday through Sunday, 5:00 AM to 9:00 PM.
6. Parking. Parking for the Use shall be consistent with the off-street parking plan as shown in the Site Plan in accordance with Section 650-48 of the Zoning Ordinance, with the Applicant having access to spots labeled 1-13, and the Applicant is not precluded from using the other labeled off-street parking spots shown on the Site Plan subject to any limitations that may exist for use by other tenants of the building.
7. Recording of Decision. In accordance with the provisions of Mass. Gen. Laws c. 40A, § 11, the Applicant, its successors and/or assigns, at its expense, shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 11 – Nay: 0

Yea: Vital, Doucette, Preciado, Gould, Irish, Fuccillo, Sargent, Navin, Oram, Ossing & Robey.

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

ORDERED: That the Proposed Change to Marlborough City Charter relative to Section 59A for filling vacancies in the office of Mayor and City Council, **POSTPONED UNTIL JANUARY 26, 2026**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, to move the recommendation of the Urban Affairs Committee, seconded by the Chair to adopt the following:

ORDERED:

IN CITY COUNCIL
NOTICE OF DECISION
DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009540D

Special Permit Application of:
JC Residential and Light Commercial LLC
2443 Ash Street
Palo Alto, CA 94306

Locus:
1000 Nickerson Road
Marlborough, MA 01752
Assessors Map 88, Parcel 36

DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009540D

The City Council of the City of Marlborough (the “City Council”) hereby **GRANTS** the Application for a Special Permit to JC Residential and Light Commercial LLC (the “Applicant”), for outdoor storage as an accessory use, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, JC Residential and Light Commercial LLC, is a limited liability company organized under the laws of the State of Delaware, registered as a foreign limited liability company in the Commonwealth of Massachusetts, having a principal office at 38000 Hills Tech Drive, Farmington Hills, Michigan 48331.
2. The Applicant is the current tenant of a portion of the property located at 1000 Nickerson Road, Marlborough, Massachusetts 01752, as shown on Marlborough Assessor’s Map 88, Parcel 36 (the “Site”).
3. On August 14, 2025, the Applicant filed with the City Clerk of the City of Marlborough, an Application to City Council for Issuance of Special Permit (hereinafter referred to as the “Application”).
4. Under Article V, Section 650-17 and 650-18(A)(26) of the City of Marlborough Zoning Ordinance (the “Zoning Ordinance”), the Application proposes outdoor storage as an accessory use to one of the permitted uses in the zoning district in which the main building and lot is located – warehousing and light non-nuisance manufacturing (the “Use”).
5. The Site is located in the Limited Industrial Zoning District.
6. As shown on the Plans referenced in paragraph 7 below, the Use will consist of: an outdoor storage area that will occupy a portion of the existing parking lot at the Site, which shall be secured with a twelve (12) foot chain link fence with mesh (the “Project”).

7. In connection with the Application, the Applicant submitted: (a) Application to City Council for Issuance of Special Permit, (b) Filing Fee check in the amount of \$500.00, (c) Abutters List, (d) Special Permit – Summary Impact Statement, (e) Special Permit Application Certification by Planning Department, (f) Tax Payment Certification, (g) Authorization Letter from Owner, and (i) Site plan set dated August 7, 2025, prepared by Bohler (the “Plans”) attached hereto as “**ATTACHMENT A**”.
8. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
9. The Site has an area of 12 +/- acres, as shown on the Plans.
10. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established October 6, 2025 as the date for a public hearing on the Application and the City Clerk for the City of Marlborough caused to be advertised notice of said hearing and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
11. The City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on October 6, 2025 (the “Public Hearing”). The public hearing was held at Marlborough City Hall, 140 Main Street. The hearing was closed on said date.
12. The Applicant, through its representatives, presented testimony at the Public Hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic. At the Public Hearing, no members of the public spoke in favor or in opposition to the Use.

**BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS:**

- A. The Applicant has complied with all Rules and Regulations promulgated by the City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use at the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance, **GRANTS** the Applicant a Special Permit for outdoor storage as an accessory use at the Site, as shown on the Plans, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 8. Construction in Accordance with Applicable Laws. Construction of all structures on the Site shall be in accordance with all applicable building codes and zoning regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans.

9. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions of the Use. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
10. Modification of Plans. Notwithstanding Conditions #1 and #2, the Site Plan Review Committee may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans. Any modification of the conditions of this special permit or the Use as approved herein shall first require modification of this special permit.
11. Compliance with Applicable Laws. The Applicant shall comply with all applicable municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance and operation of the Project and the Use at the Site, including, without limitation, compliance with local Conservation Commission orders, the Massachusetts Environmental Policy Act (MEPA), and the State Building Code.
12. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
13. Fencing. In accordance with Section 650-18(A)(26) of the Zoning Ordinance, the Applicant shall install solid fencing to screen areas of the Site used for the storage of equipment and materials from the street and adjacent properties and shall maintain the fencing in good repair. The fencing shall comply with the requirements of all applicable City Ordinances and will require a fence permit from the Building Department.
14. Signs. Signage at the Site shall comply with the City's Sign Ordinance.
15. Noise and Air Quality. The Applicant shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.
16. Water Supply Protection District. Applicant shall comply with all requirements of the City's Water Supply Protection District (Section 650-24 of the Zoning Ordinance), as applicable, and this decision does not authorize any exception to the prohibitions on uses and requirements of said ordinance.

17. Recording of Decision. In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 11, the Applicant at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 10 – Nay: 1

Yea: Vital, Doucette, Preciado, Gould, Irish, Fuccillo, Sargent, Navin, Oram & Ossing.

Nay: Robey.

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

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 8:38 PM; adopted.



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 JAN 22 AM 11:15

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

Mayor@marlborough-ma.gov

January 21, 2026

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

RE: Grant Acceptance – Marlborough Downtown Village Cultural District

Dear Council President Ossing and Councilors,

Enclosed for your review and acceptance is a grant awarded to the Marlborough Downtown Village Cultural District to be administered through the Marlborough Economic Development Corporation (MEDC), in the amount of \$15,000.00 from the Massachusetts Cultural Council.

Per the attached letter from Meredith Harris, our MEDC Director, this grant will support various Downtown Village Events that take place annually in our Cultural District.

I would like to thank the Massachusetts Cultural Council and MEDC for securing this grant.

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

Sincerely,

J. Christian Dumais
Mayor



January 20, 2026
Mayor J. Christian Dumais
Mayor's Office
140 Main Street
Marlborough, MA 01752

Re: Grant acceptance for the Marlborough Downtown Village Cultural District

Honorable Mayor Dumais,

Enclosed for your acceptance is a grant award in the amount of \$15,000 from the Mass Cultural Council for the Marlborough Downtown Village Cultural District that will be administered by the Marlborough Economic Development Corporation (MEDC) to plan help plan and oversee the annual Food Truck & Arts Festival, as well as additional efforts by the Marlborough Downtown Village Association.

I'd like to thank the Mass Cultural Council for supporting this popular event that incorporates our local businesses, civic organizations, artists and makers, drawing close to 5,000 people downtown annually. We look forward to seeing the programming the Downtown Village Association continues to build as they work to contribute to a lively downtown and engaged community.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Harris", is written over a horizontal line.

Meredith Harris
Executive Director

January 09, 2026

Dear Christian Dumais,

We are pleased to inform you that City of Marlborough for Marlborough Downtown Village Cultural District has been approved for a Cultural District Investment Grant of \$15,000 (FY26-DI-CDI-120006) from the Mass Cultural Council.

Thanks to vigorous advocacy from the cultural sector, both the Healey-Driscoll Administration and the State Legislature showed strong, bipartisan support for the Mass Cultural Council, and its programs and services in the FY26 state budget. This allows us to continue to support Massachusetts' dynamic artists and creative individuals, communities, cultural organizations, schools, and creative youth development across the Commonwealth.

Below you will find your grant contract package, which includes award instructions, required attachments, and reporting obligations. Please review all materials carefully and sign the contract electronically within 14 calendar days of the date of this letter. Prompt execution will help us process your award as efficiently as possible.

For questions about the contract, please contact the financial operations team at finance.helpdesk@mass.gov.

For questions about the program please contact Timothea Pham, Program Officer, Cultural Districts at 617-858-2821 or timothea.pham@mass.gov.

Culture is ultimately about you. You play an integral role in creating and supporting a cultural life in Massachusetts that is vital, accessible, and thriving. Thank you for all that you do to elevate our rich cultural life in Massachusetts.



Marc Carroll
Chair



David T. Slatery
Acting Executive Director

CITY OF MARLBOROUGH NOTICE OF GRANT AWARD

DEPARTMENT: MEDC DATE: 1/16/2026

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Meredith Harris

NAME OF GRANT: Cultural District Grant

GRANTOR: Mass Cultural Council

GRANT AMOUNT: \$15,000

GRANT PERIOD: FY '26

SCOPE OF GRANT/
ITEMS FUNDED Marlborough Downtown Village Association/Food Truck & Arts Festival

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?

Advertising & Visitors

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

J. Christian Dumais, Mayor

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

Mayor@marlborough-ma.gov

January 22, 2026

Brian Doheny, Comptroller – Treasurer
City of Marlborough
140 Main Street
Marlborough, MA 01752

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

Dear Mr. Doheny,

In accordance with the authority vested in me under M.G.L. c. 41 § 61A, I hereby appoint you as temporary officer for the position of Tax Collector because said office is vacant. Under this appointment, you shall hold and exercise the powers and perform the duties of Tax 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.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2026 JAN 22 AM 11:15

J. Christian Dumais, Mayor

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

Mayor@marlborough-ma.gov

January 21, 2026

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

Re: Appointment of Karen Thompson to the Commission on Disabilities

Honorable President Ossing and Councilors:

I am pleased to submit the appointment of Karen Thompson to the Commission on Disabilities, for a three-year term, pursuant to Chapter 19 § 27.

Ms. Thompson and I met during the opening of Alta French Hill where she lives. During our conversation, she shared concerns regarding accessibility for individuals with disabilities. I mentioned to her that the City has a Commission on Disabilities and is looking for volunteers. She expressed interest, and after reconnecting at several events at the Senior Center, we were able to discuss its work in greater detail. Following those conversations, she decided to join the Commission.

I'd like to take this opportunity to thank Karen as she says in her letter "to step up and be positive person for the disability people in the City of Marlborough".

Thank you in advance for your consideration.

Sincerely,

J. Christian Dumais
Mayor

January 21, 2026

Karen Thompson

303 Lincoln Street

#352

Marlborough, MA 01752

I am interested in being on the committee for disability. I would like to help out in any way that I can and willing to step up and be a positive person for the disability people in the city of Marlborough. I will come with an open mind and do whatever I can do.

I would love to listen to problems and other ideas that people have to offer the city.

Thank you,

Karen Thompson



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

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

January 21, 2026

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

Re: Appointment of Karen Patti to the Board of Health

Honorable President Ossing and Councilors:

I am pleased to submit for your approval the appointment of Karen Patti to the Board of Health which will expire on February 5th, 2029, the first Monday in February pursuant to M.G.L. Chapter 111 § 26.

Mrs. Patti is a practicing veterinarian and a resident of Marlborough. Karen has extensive knowledge in the medical field as a veterinarian and with that medical background would be an asset to the Board of Health. You have seen Karen attend many City Council meetings and I am thankful for her to step up and get involved by joining the Board of Health with your approval.

Thank you in advance for your consideration.

Sincerely,

J. Christian Dumais
Mayor

FROM THE DESK OF

Karen M Patti

January 9, 2026

Amanda Belliveau & Marlborough City Council
140 Main St
Marlborough, MA 01752

Dear Marlborough City Council Members,

I am currently a practicing veterinarian and a resident of Marlborough, Massachusetts. I am writing to formally express my interest in serving on the Marlborough Board of Health. I currently have 20 years of experience in clinical medicine and public advocacy, and am eager to contribute my perspective to health and safety in our community.

Thank you for your time and for the opportunity to give back to the community that has supported my practice for many years. I have attached my CV for your review and look forward to the possibility of discussing how my background can best serve the Marlborough Board of Health.

Sincerely yours,

Karen Patti, DVM

Karen M Patti, DVM

343 Pleasant St

Marlborough, MA 01752

Objective: To better serve the community of Marlborough Massachusetts by serving as a member of the Board of Health.

Education:

Doctor of Veterinary Medicine: Oklahoma State University, College of Veterinary Medicine, Stillwater, OK

Graduation- May, 2005

Elective courses: Advanced Endocrinology, Histology, Avian Biology, Advanced Physiology, Advanced Ophthalmology, Internal Medicine, Research Electives, Advanced Cytology, Animal Shelter

Bachelor of Science, Zoology: The University of Oklahoma, Norman, OK
Concentrated on Neuroscience and Development

Emergency Medical Technician: Oklahoma City Community College, OKC, OK
Emergency Medical Technician Basic and Advanced

Professional Experience:

October 2022- Present

- Artemis Veterinary- Northborough, MA. Business owner and veterinarian of Artemis Veterinary providing in clinic and mobile veterinary medicine.

March 2020- October 2022

- Rockingham Emergency Clinic- Windham, NH, Providing emergency medicine and surgery for small and exotic animals.

June 2010- April 2020

- Marlboro Animal Hospital- Small animal and Exotic practice, main veterinary surgeon, routine wellness, illness treatment and internal medicine cases. Diagnostics include bloodwork, cytology, radiology, and ultrasounds.

August 2005 – June 2010

- Banfield of Millbury- small and exotic animal practice, proficient in surgeries to include routine spay/neuter, entropion, cherry eye, enucleation, mass removal, leg amputation, cystotomy, gastrotomy/enterotomy, cesarian section, and pyometra; good diagnostic knowledge to include: radiology, cytology, and bloodwork evaluation

Relief veterinary work

- Banfield of Bellingham- 213 Hartford Ave. Bellingham, MA. 508-966-4365
- Blackstone Valley VCA- 615 Douglas St. Uxbridge, MA. 508-278-6581
- Banfield of Framingham- 1 Worcester Rd. Framingham, MA. 508-370-7299
- Banfield of Everett- 5 Mystic View Rd. Everett, MA. 617-387-1143
- Banfield of Cambridge- 160 Alewife Brook Pkwy. Cambridge, MA 617-354-1333

May –August 2002

- Laboratory Animal Internship- Massachusetts Institute of Technology, Cambridge, MA
Education included surgery and handling of exotics such as monkeys, rabbits, ferrets, snakes and mice; embryo transfer in mice; rodent colony management and treatment; quarantine and processing of monkeys; and research in *Citrobacter rodentium* infection in mice as an animal model for human inflammatory bowel disease.

Jan – April 2002

- Research Technician- OSU CVM, Pathobiology Lab, Responsibilities included Western Blot analysis, PCR, gel electrophoresis and bleeding and processing of bovine samples

Jan 1997 – March 1999

- Veterinary Technician- Animal Eye Clinic, Oklahoma City, OK; Duties included assisting in exams, preparation and assistance in surgery, anesthesia, inventory and ordering, and bookkeeping

Professional Affiliations:

Board of Veterinary Medicine for the State of Massachusetts 2003- 2023

American Veterinary Medical Association

Massachusetts Veterinary Medical Association



City of Marlborough

Office of the Mayor

J. Christian Dumais, Mayor

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

January 21, 2026

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

Re: Reappointments to the Historical Commission

Honorable President Ossing and Councilors:

I am pleased to submit for your approval the reappointment of Stefanie Ferrecchia, Adrian Gilbert, and Kathleen Newton to the Historical Commission for a three-year term to expire February 5, 2029, pursuant to M.G.L. 40 § 8D pending City Council approval.

Stefanie, Adrian, and Kathleen have served on the Historical Commission since 2022. I would like to thank all three individuals for their continued dedication and commitment to preserving the history of the City of Marlborough through this reappointment to the Commission.

Thank you in advance for your consideration.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

140 Main Street

Marlborough, MA 01752

(508) 460-3770

Mayor@marlborough-ma.gov

2026 JAN 22 AM 11:15

January 21, 2026

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

RE: Final Open Space and Recreation Plan

Dear Council President Ossing and Councilors,

Attached please find the much-anticipated Open Space and Recreation Plan for 2026–2036 for acceptance.

This plan, along with the attached cover letter from our Conservation and Sustainability Officer Priscilla Ryder has been a long-awaited document. Due to COVID-related delays, the process was extended, and we are deeply grateful to everyone including the board members who contributed to its development and completion.

A special thank you to the Open Space Plan Committee, Mayor Vigeant for appointing the committee, former DPW Commissioner John Ghiloni, and Donna Scalcione for her assistance with editing and formatting.

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

Sincerely,

J. Christian Dumais
Mayor

Enclosed



City of Marlborough Conservation Commission

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768

January 20, 2026

Hon. J. Christian Dumais, Mayor
140 Main St. City Hall
Marlborough, MA 01752

RE: Final Open Space and Recreation Plan 2026-2036
For Review and Approval

Dear Mayor Dumais,

On behalf of the Open Space and Recreation Committee, it is with great pleasure I present to you the Final Open Space and Recreation Plan (OSRP) 2026-2036 for review and approval by you and the City Council. The plan is a 10-year action plan which recommends steps the city can take to address the community needs in the following categories:

- Natural Resource protection and preservation
- Recreation facilities and programs
- Conservation properties and programs
- Community Character – historic and cultural

The purpose of this OSRP is to:

- Create a plan to guide the city for the next 10-years- ensuring there is a vision and a guide for recreation, conservation, natural resource protection and enhancing community character.
- Once approved the plan becomes the ticket for the city to get State and Federal grant funding for projects. Many grants have a prerequisite that the municipality has an approved OSRP in order to apply.
- Provide a guide the Mayor, City Council, Planning Board, MEDC, Conservation Commission and other boards can use when deciding about new developments within the city and making sure projects are compatible with the goals of the plan and are protective of sensitive areas.

- Establish an Open Space and Recreation Plan working committee whose job it will be to review this plan at regular intervals and work with all city boards, committees and departments to work towards implementing the goals outline.

Attached is the cover page, index, executive summary and a set of 14 maps, which gives you an overview of what the plan contains. The full report and separate appendix are almost 200 pages, so for easy review and to save paper, it has been uploaded onto the City's Website and can be found on the Conservation Commission web page at this link: [Open Space Plan | Marlborough, MA](#)

You will find links to the following documents at this site:

OSRP 2026-2036 – **Full report** -130 pages
 OSRP 2026-2036– **14 maps** referenced
 OSRP 2026-2036– **Appendix** – 46 pages

This past year we held 10 meetings with various groups and committees throughout the community as outlined in the plan. We got excellent feedback on the document and incorporated all the comments provided. We believe the plan now is more reflective of the City's need and provides a good plan to guide the city into the next ten years and keep the city as a vibrant and healthy place to live, work and play.

We are happy to make a presentation of the final plan before the City Council. If you have any questions or need further information, please let me know.

Sincerely,

On behalf of the OSRP Committee,



Priscilla Ryder

Conservation/Sustainability Officer.

Encl.

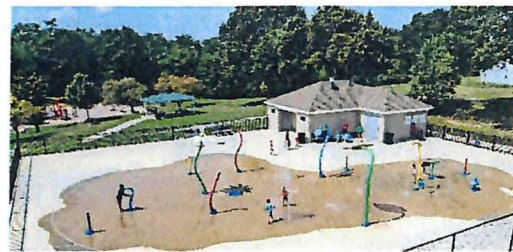
email: Planning Board

Historic Commission
 Recreation Commission
 Disabilities Commission
 MEDC

Ft. Meadow Commission
 Conservation Commission
 Site Plan Review Committee



City of Marlborough
Open Space
and
Recreation Plan
2026-2036



**This plan was prepared by the
Marlborough Open Space and Recreation Committee**

Ted Scott	Interim DPW Commissioner
Charles Thebado	Recreation Director
Nathaniel Bowen	DPW GIS Administrator
Barbara Fenby	Planning Board
Robert F. Kays	Recreation Commission
Meredith Harris	MEDC Executive Director
Amy Carpentier-Sinni	Citizen Representative
Robert Fagone	Marlborough Historic Commission-Past Chair
Karin Paquin	Conservation Commission/Citizen
David Doucette	City Councilor
Kyla LeConti	Citizen representative/Girl Scouts
Jim Watson	Citizen representative/ Boy Scouts
Priscilla Ryder	Conservation Officer

Previous DPW Commissioner John Ghiloni also was part of the initial planning

Mayor Arthur Vigeant appointed the Committee in 2018

Mayor J. Christian Dumais saw and approved the final document in 2026.

Editing and formatting by Donna Scalcione – many thanks to her excellent volunteer effort.

Acknowledgments: This Plan was a multi-year effort by the Open Space and Recreation Committee appointed in 2018 – due to the COVID Pandemic and staffing shortage the project stalled in 2020-2024 and resumed in fall 2024 spring 2025 to finalize the document that had been drafted and almost finished in 2020. Thank you to this team for sticking with it and producing a forward-thinking plan

With Gratitude,
Priscilla Ryder
Conservation/Sustainability Officer

Photo credits on cover page: aerials by MEDC, Staff Recreation & Conservation

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APPENDIX

Appendix A	Inventory of Protected and Unprotected Land – A-1 - excel spread sheet Protected Land which correspond to Maps 6 and A-2 – excel spread sheet of Unprotected Parcel inventory which corresponds to Map 7
Appendix B	List of Recreation Department facilities and programs
Appendix C	List of Conservation Land properties and other properties with trails in the city
Appendix D	Comments from OSRP Public Meetings held in March & April 2025
Appendix E	List of scenic roads in the city of Marlborough

Section 1

EXECUTIVE SUMMARY

*"The environment is where we all meet.
where we all have a mutual interest.
it is the one thing all of us share "*

Lady Bird Johnson

Marlborough is a City of seven hills and many valleys filled with streams and parks and forested areas with views from hilltops and across water bodies. The City is home to many including a very diverse population of humans and wildlife. It has a rich history from Native American hunting and summer grounds, Revolutionary War travelers, heart of shoe factories and apple orchards, and now a bustling vibrant economically and culturally diverse City. Its geographic location and solid infrastructure combined with its many parks, open space and natural resources creates a wonderful community in which to live, work and play. Every ten years we are asked to revisit this Open Space and Recreation Plan and update it, so it is reflective of the City's current needs for protecting natural resources that sustain the City, and provide parks, open space, and community recreational amenities which keep our residents, businesses and visitors happy and healthy. **Only by envisioning the future and planning for it, and protecting the places that make Marlborough special, can the City achieve these goals.** This plan provides the City government and its citizens with the analysis and recommendations needed to achieve this vision.

The primary goals of this Open Space and Recreation Plan are to preserve the unique natural resources and character of the City, to provide adequate indoor and outdoor recreational opportunities for the community and to educate citizens about the important benefits of natural resources, for human health, healthy wildlife and working within a changing climate. This 2026-2036 Open Space and Recreation plan provides the inventory, history, needs analysis and action plan for the community to implement these goals over the next ten years.

The plan includes:

- A summary of achievements of the 2011-2018 Open Space Plan
- An overview of the City's cultural history, population characteristics, growth, and development patterns
- An environmental inventory of the community's natural resources, scenic features, water resources, plants, and wildlife

- An inventory of lands of conservation and recreation interest. Included are maps of all City, state and private land used for recreation and conservation, as well as undeveloped parcels to provide a visual reference to illustrate which land remains undeveloped in the City
- An analysis of conservation and recreation needs within the City, including management, planning needs and acquisition recommendations, to protect natural resources, and provide adequate open space and recreational facilities for a diverse and growing population
- List of goals and objectives with a 10-year action plan

Major recommendations provided in this plan 2026-2036 plan include:

Recreation:

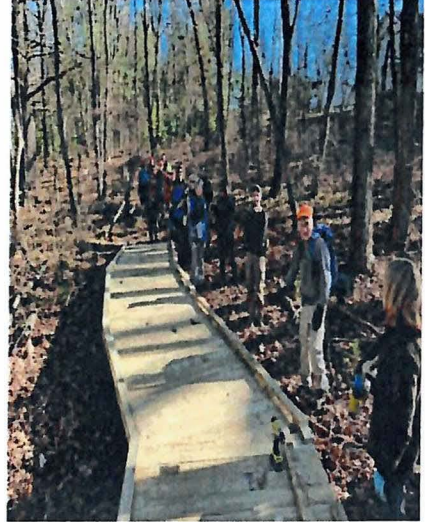
- Development of an additional major recreational facility at the old Bolton/Hudson Street Landfill. (Similar to the much used and loved Ghiloni Park) (completed in 2025)
- Add parks to neighborhoods that don't have play areas or open space within walking distance.
- Aggressively pursue state and/or private grant funds for improvements to recreation facilities
- Expand recreational park areas and make improvements to existing parks including field upgrades, parking lot improvements, building shade structures, planting trees, adding lighting, and improving playground equipment. A few items on this long list are:
 - Build a shade pavilion at Ghiloni Park, Farrell Pool, and Ward Park
 - Correct grading issues at Ghiloni Park Fields, Richer School Baseball Field, and Byrne Field
 - Stevens Park Lower Baseball Field overall upgrades to field, batting cages, snack shack etc.
 - Install MUSCO lighting system at various fields including High School track, Ghiloni Park, and Kelleher Field
 - Renovate the stands at Kelleher Field and High School Track



Kayakers on Ft. Meadow Reservoir – photo by MEDC

Conservation:

- Acquire undeveloped parcels of land including
 - South Street swamp and Shoestring Hill 80 acres
 - remaining open parcels around Ft. Meadow Reservoir-
 - Red Spring Rd. Parcel -10 acres
 - Landlocked parcel next to The Grove – 3+ acres, and
 - Parcel between ARRT and Blaiswood Ave. – 21 Acres
 - Robin Hill St. property and surrounding parcel protection
 - Tree Farm on Berlin Rd.
 - Remaining farmland on South St.- encourage farmland protection
 - Property along Sheep Falls Brook and Flagg Brook
 - Property along North Branch Brook
 - smaller parcels adjacent to already protected parcels and parcels that provide natural links between existing City owned and protected lands. and



Hike along the Panther Trail -Boundary Street boardwalk- photo by volunteer

- Property along stream and wildlife corridors as highlighted by dashed lines on Map #5 and the parcels in orange on Map #7
- Help preserve the remaining farms in the community
- Aggressively pursue state and/or private grant funds for improvements to and acquisition of land for open space and for creating open space links and trails.
- Continue habitat restoration efforts at the Desert Natural Area Pitch Pine Scrub Oak forest.
- Habitat management and improvement on all conservation properties.

Community amenities:

- Open dog park where residents can run dogs off leash. (this was constructed in 2025)
- Invest in green spaces and improve aesthetics and community health by planting trees, removing invasive vines to preserve existing trees and planting shade and heritage trees along roadways and in public spaces, maintaining a green infrastructure- for shade and stormwater management- to make the City more resilient in the changing climate.
- Look for areas in downtown and high-density areas to find areas where pocket parks and adding trees and greenspace to improve the health of these neighborhoods. (look at tax title properties to see if any are amenable to this type of conversion)
- Continue to Engage community residents and businesses in preserving and maintaining open space, recreation, and natural resource areas throughout the City.
- Continue to add sidewalks and walking trail links to destinations to make the City more walkable/bikeable and reduce reliance on cars.
- Set a goal to preserve half the City's land area with tree canopy and native vegetation whether public or private, to sustain all life and be more resilient to a changing climate. Balance

development with open space protection with each new project approved.

- Establish a dark sky requirement for the city to protect wildlife.
- Continue to improve trail connectivity within City and with bordering communities and the region – such as Central Mass Rail Line in Sudbury and future aqueduct trails to Framingham.
- Promoting all our recreation, conservation and natural resources features so residents understand what is available for their use and enjoyment in Marlborough.

The City successfully achieved many of the goals in the 2011-2018 plan including upgrading the recreational facilities at Memorial Beach, and splashpads and improved parking at Ghiloni Park. The City gained 22 additional miles of trail as part of the 33+ mile intra-community Boroughs Loop Trail and the 26.2-mile Panther trails, made huge improvements to conservation land trails and acquired 145.22 more acres of conservation land. The City can be very proud of a plan well implemented.

However, the development pressures on the last remaining parcels of land within the City will be ever stronger as population increases, demand for housing soars, and existing open space becomes more profitable to develop. Development outpaced protection since 2011 with 256 acres of land that was of conservation interest being lost. It will be up to the Mayor, City Council, City boards, committees, and residents to push for the protection of these last remaining parcels and corridors. Their protection as outlined in this plan will ensure that future generations can enjoy a life with clean lakes, clean drinking water, abundant wildlife, wooded and paved trails for passive recreation and adequate opportunities for active recreation. In addition, it is critical for the City to manage these open spaces and recreational facilities for future generations and ensure proper funding to maintain these incredible resources. By attaining the goals recommended in this plan, Marlborough will be a community that will be known for protecting the environment and the personal health of its citizens by protecting natural resources and providing access to healthy recreational opportunities for all.

*The trees act not as individuals, but somehow as a collective.
 Exactly how they do this, we don't yet know.
 But what we see is the power of unity.
 What happens to one happens to us all.
 We can starve together or feast together."*
 Kimmerer

The challenge over the next ten years will be to ensure that the City plans ahead and saves those parcels of land that are important to the character of the community. Keeping hills undeveloped and ensuring that every neighborhood has a piece of tree-filled open space or recreational park land nearby to find peace and quiet, a place to walk and recreation areas to play, exercise and coexist with the natural world.



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

2026 JAN 22 AM 9:50

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL
PARALEGAL

January 21, 2026

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

Re: Royal 401 Elm Street LLC v. Marlborough City Council (Land Court No. 25 MISC 000631) - Request to Enter Executive Session

Dear Honorable President Ossing and Councilors:

I respectfully request that this Honorable City Council convene in Executive Session. The purpose of the session is to discuss strategy with respect to the above-referenced litigation as an open meeting may have a detrimental effect on the litigating position of the City Council.

Enclosed please find a proposed order, to be conducted by roll call vote, in order to enter into executive session. The open meeting law requires that the public body chair declare that an open meeting may have a detrimental effect on the litigating position of the public body. The order must specify whether the City Council will or will not re-convene in open session after the executive session.

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor

ORDERED:

Moved that the Marlborough City Council meet in executive session under Purpose 3 of the Open Meeting Law, MGL c. 30A, s. 21(a)(3), to “discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body” regarding the pending matter, *Royal 401 Elm Street LLC v. Marlborough City Council (Land Court No. 25 MISC 000631)*, as the chair hereby declares that discussion in an open session may have a detrimental effect on the City and the City Council’s litigating position.

The City Council will [or will not] re-convene in open session after the executive session.

Be and is herewith APPROVED.



City of Marlborough

Legal Department

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RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL
PARALEGAL

January 22, 2026

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

Re: City Council Order No. 25/26-1009415: Home Rule Petition Regulating Procedure to Fill
Vacancy in Ward Councilor Position

Dear Honorable President Ossing and Councilors:

As requested, enclosed please find a proposed home rule petition in proper legal form concerning the above referenced City Council order, as recommended by the Legislative & Legal Affairs Committee.

Please contact me if you have any questions.

Respectfully,



Jason D. Grossfield
City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor
Steven W. Kerrigan, City Clerk

ORDERED:

That a petition to the General Court, accompanied by a bill for a special law relating to the city of Marlborough to be filed with an attested copy of this order, be, and hereby is, approved under Clause (1) of Section 8 of Article 2, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical or editorial changes of form only:

**AN ACT FURTHER REGULATING THE FILLING OF VACANCIES ON THE CITY
COUNCIL RELATIVE TO THE OFFICE OF WARD COUNCILOR IN THE CITY OF
MARLBOROUGH**

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding section 59A of chapter 43 of the General Laws or any other general or special law to the contrary, if a vacancy occurs, before the last 12 months of the term, in the office of a councilor elected by and from the voters of a ward, the city council shall forthwith order an election to fill such vacancy for the remainder of the unexpired term; and if a vacancy occurs, in the last 12 months of the term, in the office of a councilor elected by and from the voters of a ward, such vacancy shall be filled forthwith by a majority vote of all the remaining members of the city council for the remainder of the unexpired term.

SECTION 2. This act shall take effect upon its passage.

ADOPTED

In City Council
Order No. 25/26-1009415
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY

ATTEST:



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
2026 JAN 21 AM 11:58

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL
PARALEGAL

January 21, 2026

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

Re: Acceptance of Jewell Road as a Public Way – "Beauchemin Estates" Subdivision
Order No. 25-1009620

Dear Honorable President Ossing and Councilors:

As requested, we have reviewed the above-referenced item as to legal form. Enclosed, please find a proposed order of acceptance for the above-referenced street and associated municipal easements. The order is in proper legal form. Copies of the acceptance plan and the deed, which includes a description of the easements, are attached. The City Engineer has reviewed and approved the submittals.

Please contact me if you have any questions.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor
Jennifer R. Martin, Esq.
Planning Board
Thomas DiPersio, Jr., City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require:

that JEWELL ROAD be accepted as a public way

from the easterly side of PLEASANT STREET, along the southerly sideline of land now or formerly known of CHRISTINA A. DEVONA (Map 28 Lot 18A) and approximately 480 feet to its terminus

and that the appurtenant easements be accepted as municipal easements,

as shown on plans thereof and as hereinafter described:

DESCRIPTION

Plan of land entitled "Road & Easement Acceptance Plan"; Applicant/Owner: Prolim Development Corp; Prepared by: DK Engineering LLC and Findeisen Survey & Design, LLC; Dated: October 31, 2025; Revised Date: December 8, 2025; Scale 1"=40", which plan is to be recorded herewith.

Title to the roadway shown as Jewell Road on said plan, and title to all the municipal easements shown on said plan as:

"Drainage and Sewer Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 1, being 1,983 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage and sewer pipes and other appurtenances and facilities of all types and kinds for drainage and sewer collection. Said easement is subject to a private sewer & landscape easement as shown on the Plan.

"Drainage & Landscape Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 8 and No. 9, being 27,816 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage pipes and other appurtenances and facilities of all types and kinds for drainage, and associated landscaping.

IT IS THEREFORE ORDERED THAT:

JEWELL ROAD be accepted as a public way, and the appurtenant easements be accepted as municipal easements, in the City of Marlborough.

ADOPTED
In City Council
Order No. 25-1009620

Adopted

Approved by Mayor

J. Christian Dumais

Date:

A TRUE COPY

ATTEST:

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with a principal address of 64 Old Gage Hill Road, Pelham, MA 03076, (the "Grantor"), for consideration paid of ONE DOLLAR (\$1.00), grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the "Grantee"),

with Quitclaim covenants,

that certain parcel of land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts shown as "JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 FEET WIDE)" on a plan of land entitled "Road & Easement Acceptance Plan"; Applicant/Owner: Prolim Development Corp; Prepared by: DK Engineering LLC and Findeisen Survey & Design, LLC; Dated: October 31, 2025; Revised Date: December 8, 2025; Scale 1"=40"; which plan is recorded herewith in the Middlesex County South District Registry of Deeds as Plan Number ____ of 2026 (the "Plan") and as more particularly described in the legal description attached hereto as Exhibit A.

Said Jewell Road contains 23,835 square feet of land, more or less, according to said Plan.

The fee interest in said road is conveyed together with the following appurtenant municipal easements as shown on the Plan:

"Drainage and Sewer Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 1, being 1,983 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage and sewer pipes and other appurtenances and facilities of all types and kinds for drainage and sewer collection. Said easement is subject to a private sewer & landscape easement as shown on the Plan.

"Drainage & Landscape Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 8 and No. 9, being 27,816 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage pipes and other appurtenances and facilities of all types and kinds for drainage, and associated landscaping.

The aforementioned easements are also described in the attached Easement Sketch appended hereto and labeled Exhibit B.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor's assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2026.

PROLIM DEVELOPMENT CORP.

By: Philip Provost

Its: President

PROLIM DEVELOPMENT CORP.

By: William Limberopoulos

Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., 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 swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., 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 swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:

EXHIBIT A
Jewell Road, Marlborough, Massachusetts

The land in the City of Marlborough, Middlesex County, Massachusetts, on the easterly side of Pleasant Street and being shown as "JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 Feet Wide)" on a plan entitled "Road & Easement Acceptance Plan"; Applicant/Owner: Prolim Development Corp; Prepared by DK Engineering LLC and Findeisen Survey & Design, LLC; Plan Date: October 31, 2025, Revised Date: December 8, 2025, Scale 1"=40', which Plan is recorded with the Middlesex County Southern District Registry of Deeds herewith as Plan No. _____ of _____ (the "Plan"), and being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Pleasant Street, and along the southerly sideline of land now or formerly of Christina A. Devona (Map 28 Lot 18A) as shown on said Plan,

THENCE running in a curved line having a radius of 9.01 feet an arc distance of 15.15 feet through a central angle of $96^{\circ} 16' 40''$ to a granite bound set.

THENCE running North $50^{\circ} 28' 46''$ East along the southerly sidelines of Lot 1, a distance of 194.00 feet to a granite bound set;

THENCE running in a curved line having a radius of 190.00 feet along the southerly sidelines of Lot 1, Lot 2, and Lot 3, a distance of 196.38 feet, through a central angle of $59^{\circ} 13' 08''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the southerly sideline of Lot 3, a distance of 26.08 feet, through a central angle of $49^{\circ} 48' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 50.00 feet along the southerly sideline of Lot 3, southwesterly sideline of Lot 4, westerly sideline of Lot 5, and northwesterly sideline of Lot 6, a distance of 246.60 feet, through a central angle of $282^{\circ} 34' 44''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the northerly sideline of Lot 6, a distance of 28.28 feet, through a central angle of $54^{\circ} 01' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 150.00 feet along the northerly sideline of Lot 6, a distance of 151.79 feet, through a central angle of $57^{\circ} 58' 41''$, to a granite bound set;

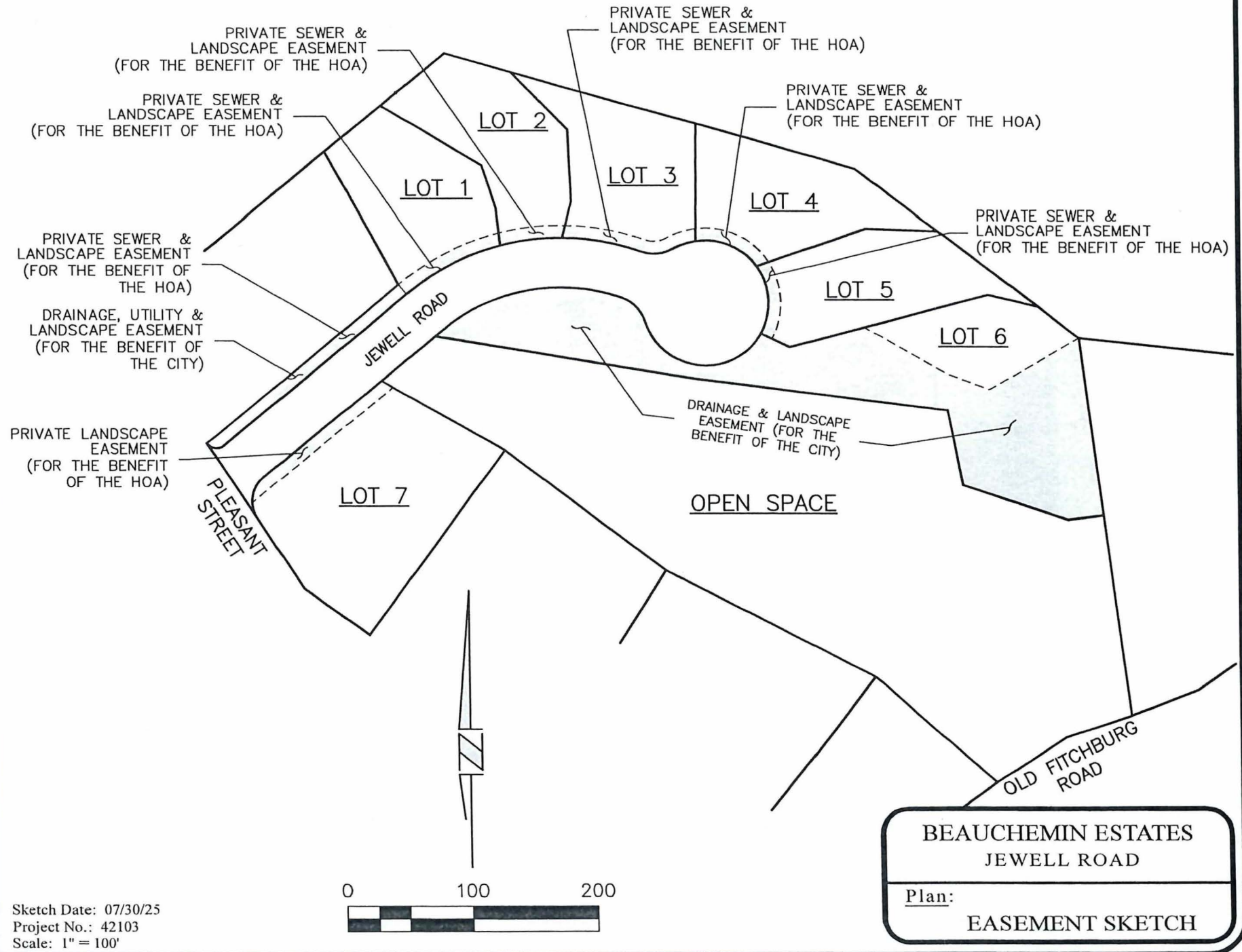
THENCE running South $50^{\circ} 28' 46''$ West along the westerly sideline of Lot 6, Parcel "A" and Lot 7, a distance of 186.06 feet, to a granite bound set;

THENCE running in a curved line having a radius of 25.00 feet, along the westerly sideline of Lot 7, a distance of 36.53 feet, through a central angle of $83^{\circ} 43' 20''$, to a granite bound set;

THENCE running North $33^{\circ} 14' 34''$ West a distance of 72.70 feet along Pleasant Street to the point of beginning.

Containing, according to said Plan, 23,835 square feet, more or less.

**EXHIBIT B
(EASEMENT SKETCH)**



1. THE PURPOSE OF THIS PLAN IS FOR A ROAD ACCEPTANCE AND EASEMENT ACCEPTANCE ONLY AND SHALL NOT BE USED FOR CONVEYANCE OF LOTS OR EASEMENTS THAT ARE NOT PART OF THE CITY ACCEPTANCE.
2. PARCEL A IS NOT A BUILDING LOT AND IS TO BE CONVEYED TO THE CITY OF MARLBOROUGH.
3. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 102B.
4. TOTAL LOT AREA: 237.0252 S.F. (5.442 ACRES).
5. THE PROPERTY IS ZONED: RESIDENCE A-2.
6. OWNER OF RECORD: PROJAM DEVELOPMENT CORP.
12 BAYVIEW DRIVE
SHIRLEY, MA 01454
7. DEED REFERENCE: BOOK 82344, PAGE 312
8. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINGERSEN SURVEY & DESIGN, LLC.
9. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

1. PLAN OF LAND IN MARLBOROUGH, MASS' OWNED BY TIMOTHY J. & MARY M. O'CONNOR, DATED OCT. 7, 1959, SUMP PLAN 2009 OF 1359.
2. PLAN OF LAND IN MARLBOROUGH, MASS FOR DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 1, 1971, SUMP PLAN 1035 OF 1971.
3. PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASSACHUSETTS PROVIDED BY DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 6, 1978, SUMP PLAN 1409 OF 1978.
4. PLAN OF LAND IN MARLBOROUGH, MA. FOR JOYCE L. BEAUCHEMIN; DATED JULY 30, 1992, SAMP PLAN 755 OF 1992.
5. PLAN OF LAND IN MARLBOROUGH, MA FOR DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 20, 1997, SUMP PLAN 126 OF 1998.
6. NEGENCY AT ASSAETAY PROPE MARLBOROUGH, MASSACHUSETTS BY CCC ASSOCIATES, INC., DATED SEPTEMBER 13, 2011, SUMP PLAN 816 OF 2011.

THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

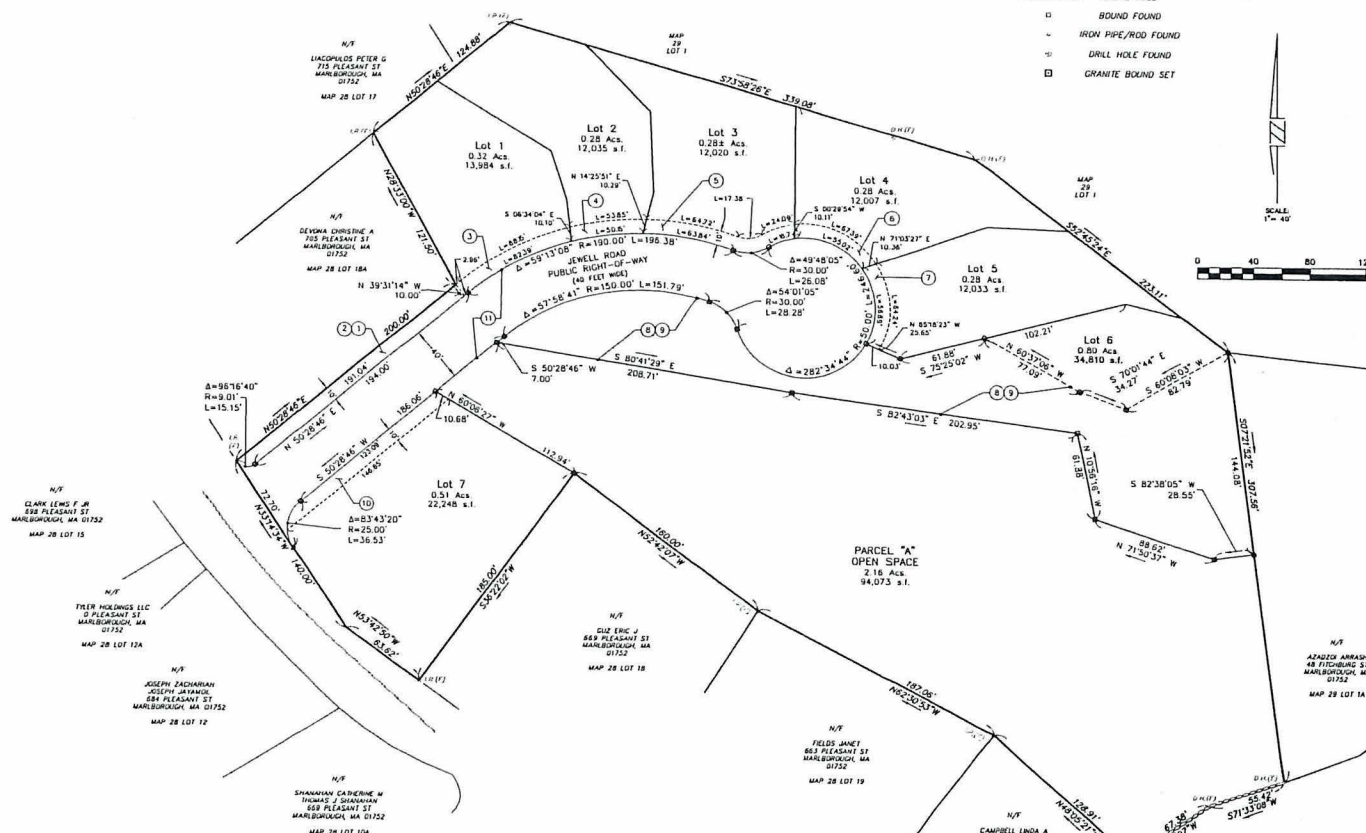
THAT THE BOUNDS HAVE BEEN INSTALLED AS SHOWN ON THIS PLAN.

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

10/31/2025

HUGO P. FINDEISEN II, PLS # 45098 DATE

ACQUISITION CHART								
CIRLED ITEM NO	LOT NO	PROPERTY OWNER	TYPE OF ACQUISITION	PURPOSE	MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK	PAGE	CITY OF MARLBOROUGH MAP	AREA (SF)
1		PERRENA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	DRAINAGE & SEWER EASEMENT	84313	394	28 58	1,083
2	1	PERRENA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	394	28 56	1,083
3	1	PERRENA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	394	28 59	819
4	2	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	28 57	520
5	3	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	28 58	1,074
6	4	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	29 35	605
7	5	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	29 37	27,816
8	6	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344	311	29 37	27,816
9	7	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344	311	29 37	27,816
10	7	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	LANDSCAPE EASEMENT	82344	311	28 188	1,386
11	ROAD	PROLIM DEVELOPMENT CORP	FEE	JEWELL ROAD	82344	311		



689 Pleasant Street

Engineer / Surveyor.

DX Engineering LLC
One: 47 Enterprise Drive, Ft. Washington, NJ
Two: 47 Enterprise Drive, Ft. Washington, NJ 08006
Address: 60 Granite Lane, Chester, NJ 08006
(303) 505-5228 E-mail: Dan.Kora@earthlink.net

EISEN SURVEY & DESIGN, LLC
Indian Rock Road, Westfield, New Hampshire
Box 818, Westfield, NJ 08073
P.O.

Engineer



Applica

PROLIM DEVELOPMENT
CORP.
12 BAYWOODS DRIVE
SHIRLEY, MA 01454

Owner

**PROLIM DEVELOPMENT
CORP.
12 BAYWOODS DRIVE
SHIRLEY, MA 01464**

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	12/08/25	DK	UPDATE THE ACQUISITION CHART

Asseco's Map & Lot: Map 28 / Lot 18B	
Project No 42103	Drawing Scale 1"=40'
Plan Date 11/31/2025	Revision Date 12/08/2025

ROAD & EASEMENT
ACCEPTANCE PLAN

Sheet No 1

Total No. of Sheets	1
---------------------	---



City of Marlborough

Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

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CITY OF MARLBOROUGH
2026 JAN 21 AM 11:58

JASON D. GROSSFIELD
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PARALEGAL

January 21, 2026

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

Re: Acceptance of Open Space Parcel: "Beauchemin Estates"
Subdivision / Open Space Development Special Permit

Dear Honorable President Ossing and Councilors:

Enclosed for consideration, please find a proposed order to accept a deed to the City of Marlborough for the open space parcel, comprising 2.16+/- acres of land, in connection with the above-referenced subdivision. Pursuant to MGL c. 40, s. 8C, the parcel would be placed under the management and control of the Conservation Commission for purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation.

For reference purposes, please also find enclosed a copy of the relevant subdivision plan and a GIS map showing the open space parcel. Please feel free to contact me if you have any questions.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosures

cc: J. Christian Dumais, Mayor
Jennifer R. Martin, Esq.
Planning Board
Priscilla Ryder, Conservation/Sustainability Officer
Thomas DiPersio, Jr., City Engineer

ORDERED:

That the City Council of the City of Marlborough, pursuant to the provisions and conditions of MGL c. 40, § 8C, does hereby accept from Prolim Development Corp., a Massachusetts corporation, the attached deed of land in Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as "PARCEL 'A' OPEN SPACE" on a plan entitled "DEFINITIVE SUBDIVISION PLAN – BEAUCHEMIN ESTATES" Prepared for: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee, P.O. Box 1067, Townsend, MA 01469; Prepared by: DK Engineering LLC, 47 Enterprise Drive, #7, Windham, NH; Dated: February 6, 2023; Revised: April 30, 2023, which plan is recorded in the Middlesex County South District Registry of Deeds as Plan No. 524 of 2023 (the "Plan") to which reference is made for a more particular description of said "PARCEL 'A' OPEN SPACE" parcel.

Said parcel contains 2.16 acres, more or less, according to said Plan.

Said parcel is to be managed and controlled by the Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

ADOPTED

In City Council

Order No. 26-

Adopted

Approved by Mayor

J. Christian Dumais

Date:

A TRUE COPY

ATTEST:

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with a principal address of 64 Old Gage Hill Road, Pelham, MA 03076, (the "Grantor")
for consideration of ONE DOLLAR (\$1.00), hereby grants to the
CITY OF MARLBOROUGH, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the "Grantee"),

with Quitclaim covenants,

The land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as "PARCEL 'A' OPEN SPACE" on a plan of land entitled "Definitive Subdivision Plan – Beauchemin Estates" Prepared for: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee, P.O. Box 1067, Townsend, MA 01469; Prepared by: DK Engineering LLC, 47 Enterprise Drive, #7, Windham, NH; Plan Date: 02/06/2023; Revised Plan Date: 04/30/2023; which plan is recorded with the Middlesex County South District Registry of Deeds as Plan Number 524 of 2023 (the "Plan") to which plan reference is hereby made for a more particular description of said "PARCEL 'A' OPEN SPACE" parcel.

Said Parcel "A" Open Space contains 2.16 acres of land, more or less, according to said Plan.

The Parcel "A" Open Space is conveyed as an open space parcel to the Grantee, in accordance with Condition 3 of the "Decision on an Open Space Development Special Permit, 689 Pleasant Street" of the City of Marlborough Planning Board dated July 25, 2022, and recorded with said Registry of Deeds at Book 80625, Page 539, under the provisions of M.G.L. c. 40, § 8C, and is to be managed and controlled by the City of Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor's assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2026.

PROLIM DEVELOPMENT CORP.

By: Philip Provost

Its: President

PROLIM DEVELOPMENT CORP.

By: William Limberopoulos

Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., 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 swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:

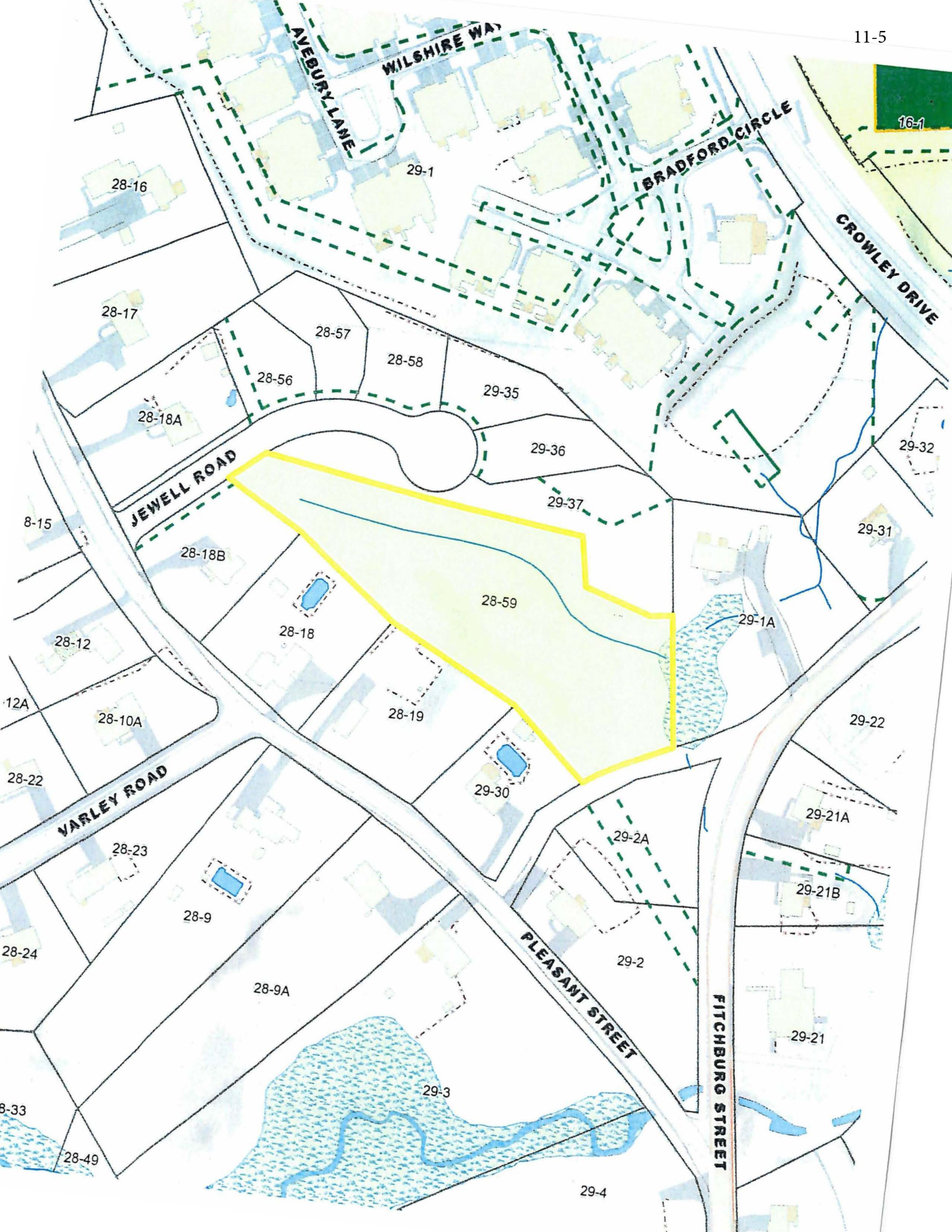
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., 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 swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:

My Commission expires:



OPEN SPACE DEVELOPMENT DEFINITIVE SUBDIVISION PLAN

BEAUCHEMIN ESTATES

A SINGLE FAMILY DEVELOPMENT
IN
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:

JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MASSACHUSETTS 01469

CONSTRUCTION NOTES:

- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ANY WORK AND MATERIALS TO BE PLACED WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
- ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO MAAB & ADA REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO EROSION CONTROL PLAN IF PART OF SUBMISSION)
- ALL PAVERMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS (SEE THE RULES AND REGULATIONS FOR LICENSEURE & STREET OPENING OR TRENCH PERMITS).
- ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES IN THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS MAY VARY SLIGHTLY. PIPE LENGTHS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
- EROSION CONTROL MEASURES SUCH AS HAYBALES, SILT FENCES, DRAINAGE DIVERSIONS ETC. SHALL BE INSTALLED AND MAINTAINED ON A CONTINUOUS BASIS IN ORDER TO PROTECT WETLANDS AND GPSIC AREAS DURING CONSTRUCTION.
- BENCHMARK: TEMPORARY BENCHMARK MAG HUB AT SOUTH SIDE OF EXISTING DRIVEWAY (ELEVATION = 208.94).
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 10' WHERE THE MINIMUM HORIZONTAL SEPARATION CAN NOT BE OBTAINED. THE SEWER LINE SHALL BE LAID IN A SEPARATE TRENCH AND A MINIMUM OF 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER MAINS, THE TOP OF THE SEWER SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE WATERMAIN AND JOINTS SPACED EGGSPOUNT AND AS FAR AWAY AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE NEITHER THE HORIZONTAL NOR VERTICAL SEPARATION CAN BE OBTAINED, BOTH LINES SHALL BE CONSTRUCTED OF STRUCTURALLY SOUND, WATER-TIGHT PIPE (e.g. MECHANICAL JOINT DUCTILE IRON, OR EQUAL) AND BOTH PIPES PRESSURE TESTED TO 150 PSI TO ENSURE WATER-TIGHTNESS.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED AND CONSTRUCTED SLOPES ARE ADEQUATELY STABILIZED AGAINST EROSION AT ALL TIMES USING MULCH AND/OR OTHER EFFECTIVE METHODS (e.g. EROSION CONTROL BLANKETS) UNTIL A PERMANENT, WELL ESTABLISHED, EROSION RESISTANT GROUND COVER IS IN PLACE.
- DURING CONSTRUCTION OF THE DETENTION BASIN, THE CONTRACTOR MUST ENSURE THAT THE NATURAL DRAINAGE CORRIDOR IS NOT INTERRUPTED IF A RAIN EVENT SHOULD OCCUR BEFORE THE STABILIZATION OF THE BASIN IS COMPLETE.

FOR REGISTRY USE

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 524 of 2023
Rec'd 5-14-2023
at 11:42 A.M.

Attest

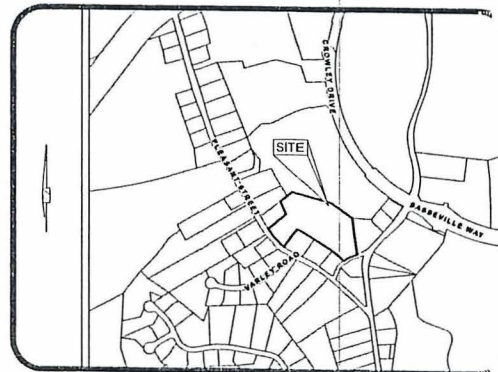
I HEREBY CERTIFY:

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE RULES AND REGULATIONS FOR THE PREPARATION OF
PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS
AN ACTUAL FIELD SURVEY PERFORMED ON THE
GROUND AND THAT THE FIELD WORK NECESSARY
TO MAKE THESE DETERMINATIONS WAS PERFORMED
WITH AN ERROR OF CLOSURE THAT DOES NOT
EXCEED 1 PART IN 10,000.

HUGO P. FRIEDSEN, L.L.S. 04/30/2023 (DATE)
HUGO P. FRIEDSEN, L.L.S. #870

HUGO P. FRIEDSEN 04/30/2023 (DATE)
HUGO P. FRIEDSEN, L.L.S. #870



LOCUS MAP
SCALE: 1" = 500'

INDEX TO SHEETS

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COVER SHEET	1	04/30/23
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GENERAL NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO SHOW AN OPEN SPACE DEFINITIVE SUBDIVISION PLAN.
- THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
- TOTAL LOT AREA: 237,052.2 S.F. (5.444 ACRES).
- THE PROPERTY IS ZONED: RESIDENCE A-2.
- OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
- DEED REFERENCE: BOOK 45210, PAGE 560.
- TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FRIEDSEN SURVEY & DESIGN, LLC ON 05/08/2021.
- THE PLAN SURVEY DATUM IS NAVD 1988.
- LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

WAIVER REQUESTS:

THE APPLICANT REQUESTS WAIVERS FROM THE FOLLOWING REGULATIONS:

- ARTICLE IV SECTION 87B-12.C(1) WIDTH OF STREETS
REQUIRED: THE REQUIRED RIGHT-OF-WAY WIDTH IS FIFTY (50) FEET.
REQUESTED: THE REQUEST IS TO REDUCE THE RIGHT-OF-WAY TO A WIDTH OF FORTY (40) FEET.
APPROVED ☒ DENIED ☐
- CHAPTER 87B SUBDIVISION REGULATION 87B-26 A SIDEWALKS
REQUIRED: UNLESS OTHERWISE SPECIFIED BY THE PLANNING BOARD, THE SIDEWALKS SHALL EXTEND THE FULL LENGTH OF EACH SIDE OF THE STREET.
REQUESTED: THE REQUEST IS TO ELIMINATE A PORTION OF THE SIDEWALK ON THE NORTH SIDE OF THE ROADWAY TO APPROXIMATELY STATION 2+23.
APPROVED ☐ DENIED ☒

OPEN SPACE ZONING REQUIREMENTS:

- MINIMUM LOT AREA = 12,000 S.F.
- MINIMUM FRONTAGE = 50 FEET
- WIDTH OF BLDG. LINE = 70 FEET
- MAXIMUM LOT COVERAGE = 30%
- MINIMUM BUILDING SETBACKS:
FRONT - 20 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING (R A-2) REQUIREMENTS:

- MINIMUM LOT AREA = 18,000 S.F.
- MINIMUM FRONTAGE = 120 FEET
- MAXIMUM LOT COVERAGE = 30%
- MINIMUM BUILDING SETBACKS:
FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

OPEN SPACE ZONING DIMENSIONAL REQUIREMENTS AS PROVIDED							
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
LOT AREA	12,001.1	12,035.1	12,026.1	12,007.1	12,019.1	15,884.1	22,248.1
FRONTAGE	85.1	50.1	109.1	55.1	57.1	60.1	131.1
SIDE YARD	>10'	>10'	>10'	>10'	>10'	>10'	>10'
FRONT YARD	>20'	>20'	>20'	>20'	>20'	>20'	>20'
REAR YARD	>20'	>20'	>20'	>20'	>20'	>20'	>20'
BUILDING HEIGHT	2.5:1	2.5:1	2.5:1	2.5:1	2.5:1	2.5:1	2.5:1
LOT COVERAGE	15%	20%	10%	10%	16%	23%	15%

SUBDIVISION APPROVED SUBJECT TO CONDITIONS
CONTAINED IN THE COVENANT AND THE DECISION
DOCUMENT, BOTH RECORDED HERewith.

MARLBOROUGH PLANNING BOARD

June 26, 2023
DATE

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

June 26, 2023
CITY CLERK DATE

SHEET No. 1 of 2 for Recording

524 of 2023 1/2

689 Pleasant Street

Engineer: J. Surry
DK Engineering LLC
1000 Main Street, 2nd Floor
Marlborough, MA 01501
Tel: (508) 465-1000 Fax: (508) 465-1001
www.dk-engineering.com

Engineer:
FRIEDSEN SURVEY & DESIGN, LLC
1000 Main Street, 2nd Floor
Marlborough, MA 01501
Tel: (508) 465-1000 Fax: (508) 465-1001
www.friedsen-survey.com

Survey:
FRIEDSEN SURVEY & DESIGN, LLC
1000 Main Street, 2nd Floor
Marlborough, MA 01501
Tel: (508) 465-1000 Fax: (508) 465-1001
www.friedsen-survey.com

Applicant:
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
(978) 804-0169

Owner:
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

Subdivision Approved Subject to Conditions
Contained in the Covenant and the Decision
Document, Both Recorded Herewith.

Subdivision Approved Subject to Conditions
Contained in the Covenant and the Decision
Document, Both Recorded Herewith.

Subdivision Approved Subject to Conditions
Contained in the Covenant and the Decision
Document, Both Recorded Herewith.

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Contained in the Covenant and the Decision
Document, Both Recorded Herewith.

Subdivision Approved Subject to Conditions
Contained in the Covenant and the Decision
Document, Both Recorded Herewith.

LEGEND

- STONE WALL
BOUND FOUND
IRON PIPE/ROD FOUND
DRILL HOLE FOUND
GRANITE BOUND TO BE SET
MONUMENT TO BE SET
(DRILL HOLE, REBAR W/CAP,
OR RAILROAD SPWIK)
WETLANDS FLAG
WETLANDS

SCALE:
1" = 40'

PLAN REFERENCES:

1. PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY TIMOTHY J. & MARTY N. O'CONNOR, DATED OCT. 7, 1959, SAHD PLAN 3008 OF 1359.
2. PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 1, 1971, SAHD PLAN 1355 OF 1971.
3. PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASSACHUSETTS PROPERTY OF DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 6, 1978, SAHD PLAN 1409 OF 1978.
4. PLAN OF LAND IN MARLBOROUGH, MA. FOR JOYCE L. BEAUCHEMIN, DATED JULY 30, 1992, SAHD PLAN 755 OF 1992.
5. PLAN OF LAND IN MARLBOROUGH, MA. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 20, 1997, SAHD PLAN 138 OF 1998.
6. REGENCY AT ASSABET RIDGE MARLBOROUGH, MASSACHUSETTS, BY GCG ASSOCIATES, INC., DATED SEPTEMBER 13, 2011, SAHD PLAN 618 OF 2011.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE (1) LOT INTO SEVEN (7) LOTS, ONE (1) PARCEL CONSISTING OF THE OPEN SPACE.
2. PARCEL A IS NOT A BUILDING LOT.
3. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18E.
4. TOTAL LOT AREA: 237,052 S.F. (5.442 ACRES).
5. THE PROPERTY IS ZONED: RESIDENCE A-2.
6. OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
7. DEED REFERENCE: BOOK 45210, PAGE 560.
8. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDISEN SURVEY & DESIGN, LLC.
9. LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REQUIREMENTS:

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ BLDG. LINE = 70 FEET
4. MAXIMUM LOT COVERAGE = 30%
5. MINIMUM BUILDING SETBACKS:

FRONT - 20 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING REQUIREMENTS:

1. MINIMUM LOT AREA = 18,000 S.F.
2. MINIMUM FRONTAGE = 120 FEET
3. MAXIMUM LOT COVERAGE = 30%
4. MINIMUM BUILDING SETBACKS:

FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

SITE ANALYSIS

LOT NO.	CONVENTIONAL AREA REQUIRED (S.F.)
1	13,984±
2	12,035±
3	12,035±
4	12,007±
5	12,035±
6	14,810±
7	22,248±
PARCEL A - OPEN SPACE	94,073±
JEWELL ROAD ROW AREA	23,835±
TOTAL PARCEL AREA	237,045± S.F. OR 5.44 ACES.

EASEMENT AREA

LOT NUMBER	AREA (S.F.)	DESCRIPTION OF EASEMENT
①	882	LANDSCAPE/PRIVATE SEWER EASEMENT
②	1,983	DRAINAGE, UTILITY & LANDSCAPE EASEMENT & PRIVATE SEWER EASEMENT
③	520	LANDSCAPE/PRIVATE SEWER EASEMENT
④	1,074	LANDSCAPE/PRIVATE SEWER EASEMENT
⑤	612	LANDSCAPE/PRIVATE SEWER EASEMENT
⑥	27,814	LANDSCAPE/PRIVATE SEWER EASEMENT
⑦	1,389	LANDSCAPE, DRAINAGE AND ACCESS EASEMENT

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND AND THAT THE FIELD WORK NECESSARY TO MAKE THESE DETERMINATIONS WAS PERFORMED WITH AN ERROR OF CLOSURE THAT DOES NOT EXCEED 1 PART IN 10,000.

Hugo P. Findisen 04/30/2023
HUGO P. FINDISEN, L.L.S. #870 (DATE)

I HEREBY CERTIFY:

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

Hugo P. Findisen 04/30/2023
DATE

FOR REGISTRY USE

PLAN NO. 524 of 2023
SHEET 2 of 2

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

John J. O'Connell 5/24/2023
CITY CLERK DATE

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.

MARLBOROUGH PLANNING BOARD

Barbara L. Fink
Thomas M. Fink

Barbara L. Fink
Thomas M. Fink

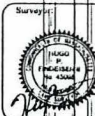
DATE June 26, 2023

SHEET No. 2 of 2 for Recording

689 Pleasant Street

Engineer / Surveyor
D&K Engineering LLC
Office: 27 Washington St., 2nd Floor, Boston, MA 02108
Tel: (617) 452-1000 Fax: (617) 452-1001
FINDISEN SURVEY & DESIGN, LLC

Engineer



Applicant:
JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
(978) 804-0169

Owner(s):
JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

DATE	DESCRIPTION
04/30/2023	DR - ADDRESS COMMENTS FROM ENGINEERING

Project No.: 42103
Plan Date: 02/06/2023
Sheet Title: DEFINITIVE SUBDIVISION PLAN

Sheet No.: 4
Total No. of Sheets: 16

524 of 2023 2/2



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508-624-6910

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

7075 JAN 21 PM 3:04

THEODORE L. SCOTT, P.E.
 COMMISSIONER

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

JAMES E. DASCOLI
 ASST. COMMISSIONER, OPERATIONS

THOMAS DIPERSIO, JR., P.E., P.L.S.
 CITY ENGINEER

MARK J. DASCOLI
 CAPITAL PROJECTS MANAGER

November 25, 2025

Marlborough City Council

RE: Beauchemin Estates Subdivision
 Jewell Road – Acceptance as a Public Way with Easements and Open Space

Councilors,

The Engineering Division has inspected the status of the above-referenced roadway and determined that the work has been completed in accordance with the Planning Board's Regulations and the roadway has remained in satisfactory condition for at least one year.

We have received the Acceptance and As-Built Plans and they are acceptable. We have also reviewed the deeds to the roadway, the easements, and the Open Space Parcel.

Based on the Engineering Division's review and knowledge of the roadway conditions, I can recommend acceptance of Jewell Road with its appurtenant easements, as shown on the plan prepared by DK Engineering LLC entitled "Road & Easement Acceptance Plan", dated 10/31/25 (rev. 12/8/25), as a public way, and the associated Open Space parcel as City property.

Should you have any questions regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr.

Thomas DiPersio, Jr., PE, PLS
 City Engineer

copy: Theodore L. Scott, DPW Commissioner
 Planning Board

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS FOR A ROAD ACCEPTANCE AND EASEMENT ACCEPTANCE ONLY AND SHALL NOT BE USED FOR CONVEYANCE OF LOTS OR EASEMENTS THAT ARE NOT PART OF THE CITY ACCEPTANCE.
- PARCEL A IS NOT A BUILDING LOT AND IS TO BE CONVEYED TO THE CITY OF MARLBOROUGH.
- THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
- TOTAL LOT AREA: 237,052 ± S.F. (5.44 ± ACRES)
- THE PROPERTY IS ZONED: RESIDENCE A-2
- OWNER OF RECORD: PROLIM DEVELOPMENT CORP.
12 BAYWOODS DRIVE
SHIRLEY, MA 01454
- DEED REFERENCE: BOOK 82344, PAGE 312
- TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FRIEDSEN SURVEY & DESIGN, LLC.
- LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

PLAN REFERENCES:

- PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY TIMOTHY J. & MARY N. O'CONNOR, DATED OCT. 7, 1959, SMRD PLAN 2009 OF 1359.
- PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 1, 1971, SMRD PLAN 1355 OF 1971.
- PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASSACHUSETTS, PROPERTY OF DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 6, 1978, SMRD PLAN 1409 OF 1978.
- PLAN OF LAND IN MARLBOROUGH, MA. FOR JOYCE L. BEAUCHMIN, DATED JULY 30, 1992, SMRD PLAN 750 OF 1992.
- PLAN OF LAND IN MARLBOROUGH, MA. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 20, 1997, SMRD PLAN 135 OF 1998.
- AGENCY AT ASSAULT HODGE MARLBOROUGH, MASSACHUSETTS BY GCS ASSOCIATES, INC. DATED SEPTEMBER 13, 2011, SMRD PLAN 618 OF 2011.

I HEREBY CERTIFY:

THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THAT THE BOUNDS HAVE BEEN INSTALLED AS SHOWN ON THIS PLAN.

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTERS OF DEEDS.

HUGO P. FRIEDSEN, PLS # 45038 DATE 10/31/2025

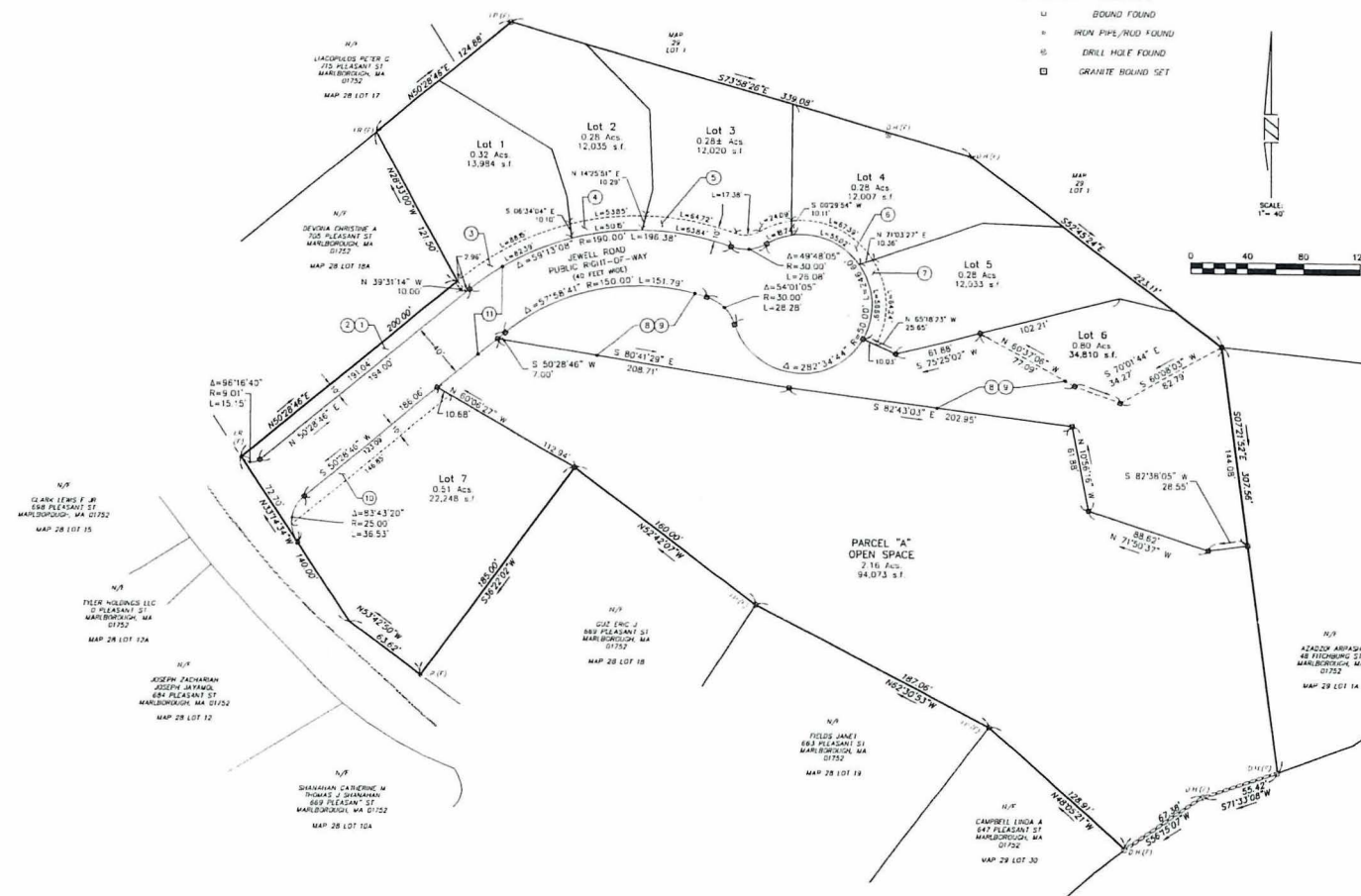
FOR REGISTRY USE

ACQUISITION CHART

CIRCLED ITEM NO.	LOT NO.	PROPERTY OWNER	TYPE OF ACQUISITION	PURPOSE	MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK	PAGE	CITY OF MARLBOROUGH MAP	PARCEL	AREA (SF)
1	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	DRAINAGE & SEWER EASEMENT	84313	394	28	56	1,063
2	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	394	28	56	1,063
3	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	394	28	56	1,063
4	2	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	28	57	882
5	3	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	28	58	1,074
6	4	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	29	35	612
7	5	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	29	36	605
8	6	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344	311	29	37	27,810
9	6	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	LANDSCAPE EASEMENT	82344	311	29	37	27,810
10	7	PROLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	LANDSCAPE EASEMENT	82344	311	28	189	1,399
11	ROAD	PROLIM DEVELOPMENT CORP.	FEE	JEWELL ROAD	82344	311	28	800	23,835

LEGEND

- STONE WALL
- BOUND FOUND
- IRON PIPE/ROD FOUND
- DRIEL HOLE FOUND
- GRANITE BOUND SET



689 Pleasant Street

Engineer / Surveyor
DX Engineering LLC
 Office: 47 Baywood Drive, Shirley, MA 01454
 Phone: 508-288-1111
 Fax: 508-288-1112
 Email: info@dx-engineering.com
FRIEDSEN SURVEY & DESIGN, LLC
 Office: 12 Baywoods Drive, Shirley, MA 01454
 Phone: 508-288-1111
 Fax: 508-288-1112
 Email: info@friedsen-survey.com

Engineer

Surveyor



Applicant
PROLIM DEVELOPMENT CORP.
 12 BAYWOODS DRIVE
 SHIRLEY, MA 01454

Contractor
PROLIM DEVELOPMENT CORP.
 12 BAYWOODS DRIVE
 SHIRLEY, MA 01454

NOT RELEASED FOR CONSTRUCTION
 DATE BY DESCRIPTION
 12/08/25 BY UPDATE THE ACQUISITION CHART
 NOT RELEASED FOR CONSTRUCTION

Author's Map & Lot
 Map 28 / Lot 18B
 Project No. 42103 Drawing Date 12/08/25
 Plan Date 10/31/2025 Revised Date 12/08/2025

Sheet Title
ROAD & EASEMENT ACCEPTANCE PLAN

Sheet No. **1**
 Total No. of Sheets **1**

Printed on: 10/31/2025 10:00 AM 12/08/25

PLANNING BOARD

Sean N. Fay, Chair
 Barbara L. Fenby
 James Fortin
 Patrick Hughes
 George LaVenture
 Christopher Russ

Katlyn LeBold, Administrator
 (508) 624-6910 x33200
klebold@marlborough-ma.gov



City of Marlborough
Planning Board

January 15, 2026

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

RE: 689 Pleasant Street, Jewell Road Subdivision
 Acceptance of Jewell Road as a Public Way

Honorable President Ossing and Members:

At its regular meeting on January 12, 2026, the Planning Board took the following action:

On a motion by Mr. LaVenture, seconded by Dr. Fenby, the Board voted to recommend to the Marlborough City Council that Jewell Road be accepted as a public way and the appurtenant easements be accepted as municipal easements in the City of Marlborough. Yea: Fay, Fenby, Fortin, Hughes, and LaVenture. Nay: 0. Motion carried. 5-0.

Sincerely,

Sean N. Fay
 Chairperson

cc: City Clerk
 DPW Commissioner
 William Limberopoulos



City of Marlborough

Office of the City Clerk

140 Main Street

Marlborough, Massachusetts 01752

Telephone (508) 460-3775 Facsimile (508) 460-3723

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
JAN 20 PM 1:41

Steven W. Kerrigan
City Clerk

Wilson Chu
Assistant City Clerk

January 16, 2026

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

Dear Honorable President Ossing and Councilors:

I am writing to you regarding the request of ecoATM San Diego, CA., regarding the approved Junk Dealer/Secondhand Dealer license that was approved by the Council on December 1, 2025, (Order No. 25-1009577A). The approval was contingent on a favorable recommendation from the Police Chief after their CORI report was received.

I recently followed up with ecoATM to find out the status of the CORI and I was informed that the applicant ecoATM wishes to withdraw their application as they are no longer pursuing the location at 240 East Main Street (Market 32).

I would ask that the City Council vote to rescind the Junk Dealer/Secondhand Dealer License issued to ecoATM. Should you have any questions, or need additional information please let me know.

Sincerely,

Steven W. Kerrigan

Enclosure

Steven Kerrigan

From: Christopher Reyes
Sent: Thursday, January 15, 2026 1:04 PM
To: Steven Kerrigan
Cc: David Giorgi; City Council; Wilson Chu; Karen Boule
Subject: RE: Junk Dealer/Secondhand Dealer License - CORI Report

Hello,

Apologies for the delay, we did send the CORI out, but it once again could not be processed.

We have recently checked with our brand partner, and we will no longer be pursuing this location. We kindly ask that our application be pulled.

Apologies for not being able to work this out.

All the Best,

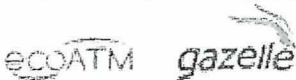
Christopher Reyes

Regulatory Operations Specialist

☎: 858.766.7257

✉: 8525 Camino Santa Fe STE H. San Diego, CA 92121

www.ecoATM.com | www.gazelle.com





IN CITY COUNCIL

DECEMBER 1, 2025

Marlborough, Mass.,

ORDERED:

That the Application for Junk Dealer/Secondhand Dealer License by Matthew McDonald Furlong d/b/a/ ecoATM LLC, 240 East Main Street, be and is herewith **APPROVED**
PENDING REPORT OF POLICE CHIEF.

ADOPTED
In City Council
Order No. 25-1009577A

Approved by Mayor
J. Christian Dumais
Date: December 4, 2025

A TRUE COPY
ATTEST:

City Clerk



**VIEWPOINT
SIGN & AWNING**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2026 JAN 15 AM 8:50

January 14, 2026

City of Marlborough
City Council
140 Main St.
Marlborough, MA 01752

RE: 910 Boston Post Rd. – Modification Request for Previously Approved Freestanding Sign

Hello,

We are proposing revisions to a previously approved freestanding sign to be installed at 910 Boston Post Rd. We are seeking approval to increase the sign height from 18' to 22' due to truck heights blocking a partial view of the sign. The change in overall height would be compliant with the zoning bylaws which limit freestanding signs to be 30' tall. Overall, we believe the Council may approve the change in height without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the bylaws.

We've enclosed a copy of the revised sign drawing showing the new height as 22' overall.

Best Regards,



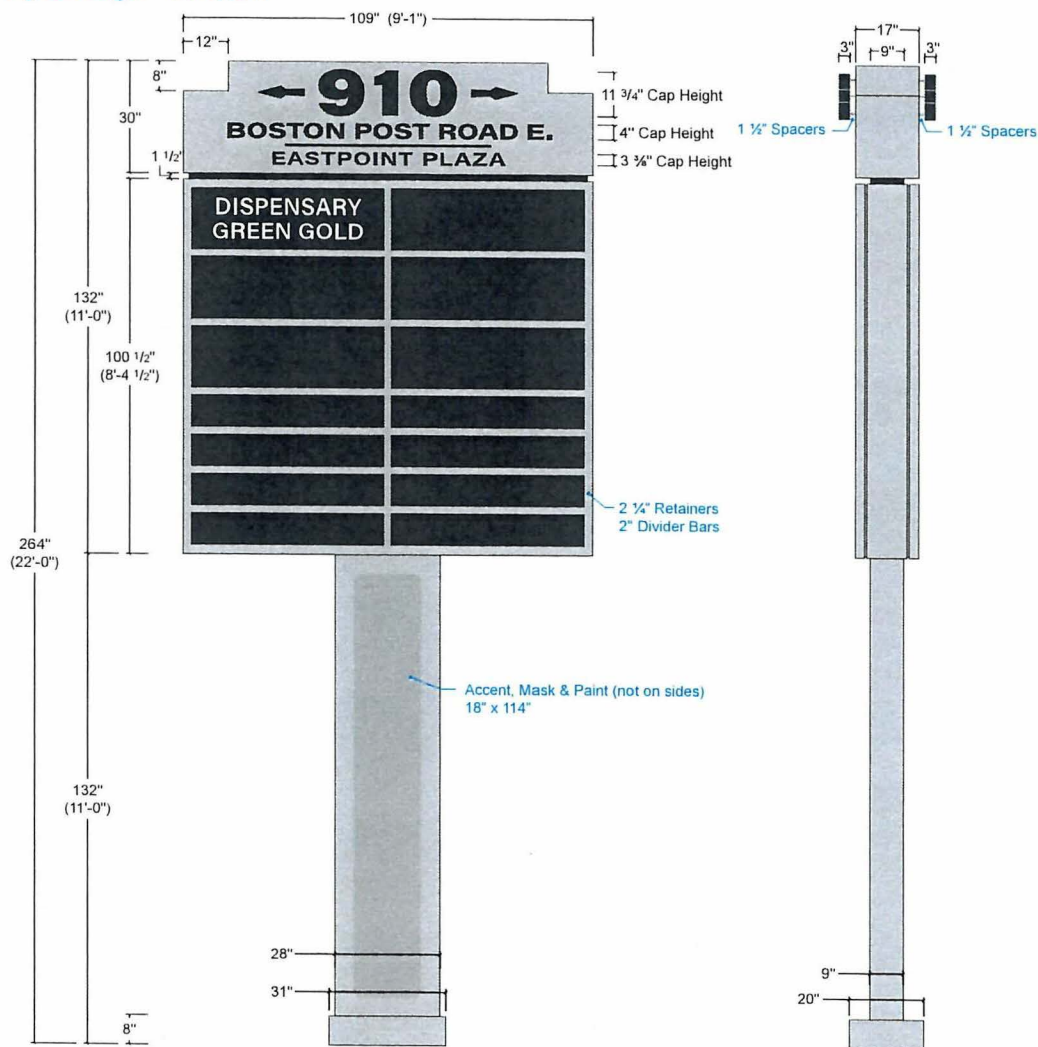
Scott Spaulding

Account Manager

Scott@viewpointsign.com

(m) 508-400-2188

Pylon Sign - PAGE 1



E1 Elevation: (Qty-1) #2406 Monument Sign
 Scale: 3/8" = 1' Total Square Footage: 132" x 109" = 100 sq.ft

SE Side Elevation
 Scale: 3/8" = 1'

Description:

- (Qty 1) Monument Sign, double-sided
- "910-" Header Channel Letters (2-sets):
 - Internally illuminated with LEDs. (halo-lit)
 - Fabricated aluminum faces and returns. (3" Deep)
 - Backs are 3/16" Clear polycarbonate.
 - Attached to cabinet face with 1 1/2" spacers. (for halo)
- New Header Cabinet:**
- Internally illuminated with LEDs.
 - Extruded aluminum sign cabinet.
 - Faces are 1/8" DiBond, glued to retainers.
 - Face graphics are stencil-cut and backed up with white acrylic, flooded with day/night vinyl. (Black during day and white when backlit at night.)

Tenant Cabinet:

- Internally illuminated with LEDs.
- Extruded aluminum sign cabinet.
- New tenant faces are 3/16" White polycarbonate.
- Face graphics are surface applied vinyl.

Reveal & Post Covers:

- Fabricated Aluminum

Posts:

- (1) 6" Square steel posts with welded plate on bottom. (see footing detail)
- J-Bolt cages embedded in concrete footing.

Typeface:

Acumin Variable Concept

Wide Black, Wide Bold, Wide Semibold, Semibold

Colors:

"910" Header Channel Letters (2-sets):

- Illumination -** ☐ White LEDs (halo-lit)
- Faces & Returns -** ☒ painted Black
- Backs -** ☐ Clear polycarbonate with light diffusing film (if required)

New Header Cabinet:

- Illumination -** ☐ White LEDs
- Cabinet & Face -** ☒ painted to match Brushed Aluminum (matte finish for halo)

Stencil-Cut Graphics - ☐ White LEDs

- ☒ 3M Black Perforated Day/Night vinyl (Black during day and white when backlit at night.)

Tenant Cabinet:

- Illumination -** ☐ White LEDs
- Cabinet -** ☒ painted to match Brushed Aluminum
- Faces -** ☐ White polycarbonate.
- Face Graphics -** ☒ Oracal 751-070 Black opaque vinyl
- ☐ Copy knocked out to White polycarbonate.

Reveal & Post Covers:

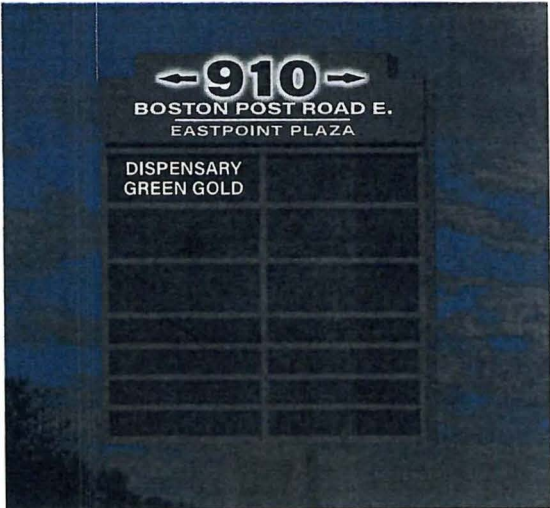
- Reveal -** ☒ painted Black
- Post Covers -** ☒ painted to match Brushed Aluminum
- ☒ painted to match Dark Brushed Aluminum

Installation:

By Viewpoint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

Pylon Sign - PAGE 2

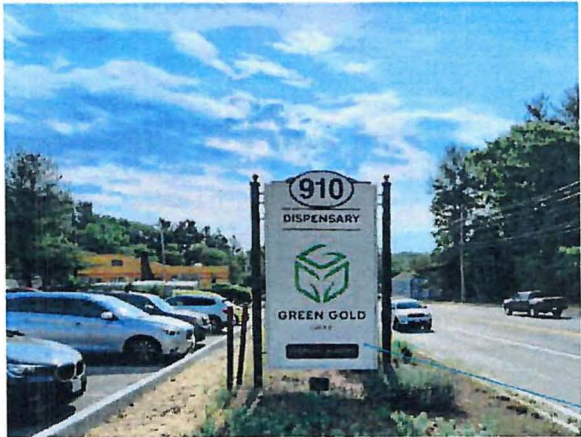


Simulated Night View:



Proposed

Property Line



Existing

Existing sign to be removed by other.

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Questions contact – Dana Larson 508-482-1243 dana.larson@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

2025 JAN 22 AM 8:08

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:

Jefferson St - Relocate 1 JO Pole on Jefferson St, beginning at a point approximately 420ft Northwest of the centerline of the intersection of Highland St and continuing approximately 10ft in a Northwest direction. National Grid is proposing to relocate P4 10ft from current location on Jefferson St.

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 – Jefferson St - Marlborough, Massachusetts.

No.# 31253767

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 Bessette*
Manager / Right of Way

Dated: December 19, 2025

Town Copy

Questions contact – Dana Larson 508-482-1243 dana.larson@nationalgrid.com

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 18th day of December 2025.

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 – Jefferson St - Marlborough, Massachusetts.

No.# 31253767 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:

Jefferson St - Relocate 1 JO Pole on Jefferson St, beginning at a point approximately 420ft Northwest of the centerline of the intersection of Highland St and continuing approximately 10ft in a Northwest direction. National Grid is proposing to relocate P4 10ft from current location on Jefferson St.

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 ____.

Massachusetts
City/Town Clerk.
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

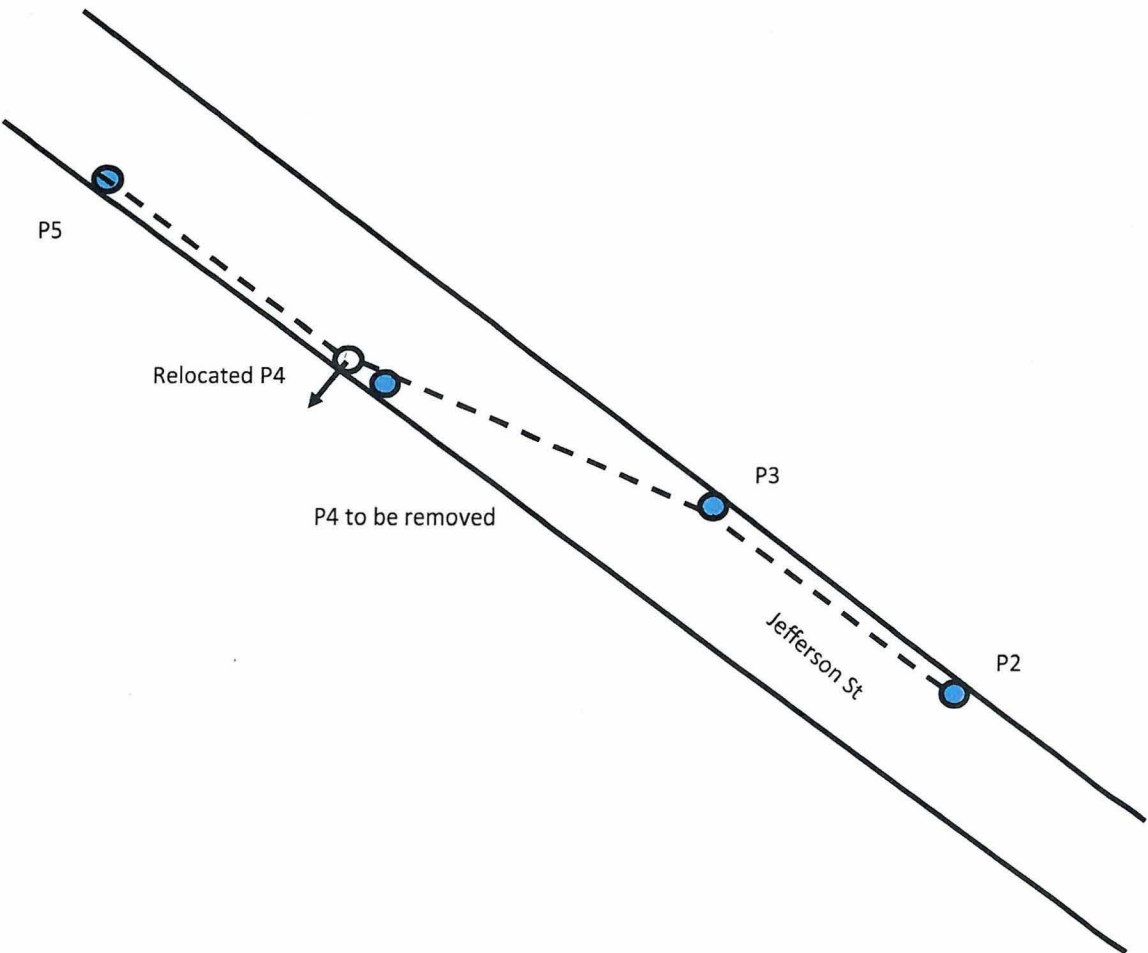
CERTIFICATE

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



Relocate P4 10' to the North West



LEGEND		Petition Sketch 36 Jefferson St Marlboro Ma, 01752		DATE: 12/18/25
	Proposed JO Pole / Public Way			DESIGNER: D.LARSON
				Existing JO Pole / Public Way
	Existing overhead cable	Exhibit 'A' not to scale. The said facilities to be established by and upon the installation and erection of the facilities thereof.		Nationalgrid
	Proposed anchor			

27 JEFFERSON LLC
27 JEFFERSON ST STE 100
MARLBOROUGH, MA 01752

GLENN DALLIN GEORGE
27 JEFFERSON ST 202
MARLBOROUGH, MA 01752

ALTA MARLBOROUGH LLC
1 HARTWELL AVE
LEXINGTON, MA 02421

LYASOFF ANDREW
HANNELORE LYASOFF
27 JEFFERSON STREET UNIT 105
MARLBOROUGH, MA 01752

BURDAN STANISLAV - TRUSTE
27 JEFFERSON STREET 203 R
27 JEFFERSON ST UNIT 203
MARLBOROUGH, MA 01752

MML DEVELOPMENT LLC
103 MECHANIC ST
UNIT E2
MARLBOROUGH, MA 01752

CHAVES RENATO TEXEIRA
23 JEFFERSON ST
MARLBOROUGH, MA 01752

RAYMOND J. SILVA JR.
27 JEFFERSON ST 104
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

RODRIGUEZ DANIEL J
EMILY ANNE BLOOM
20 JEFFERSON ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
KELLEHER FIELD
140 MAIN ST
MARLBOROUGH, MA 01752

STACIE A. LEARY
27 JEFFERSON ST. #201
MARLBOROUGH, MA 01752

COGNETTA JR PHILIP J - TR
PHILIP J COGNETTE JR LIVI
27 JEFFERSON ST 102
MARLBOROUGH, MA 01752

DAVID EHRHARDT
JOCELYN EHRHARDT
27 JEFFERSON ST 106
MARLBOROUGH, MA 01752

DEBRUYN ELLIOT M
27 JEFFERSON ST 206
MARLBOROUGH, MA 01752

DOOLIN ROBERT F
DOOLIN JILL
27 JEFFERSON ST 103
MARLBOROUGH, MA 01752

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CITY OF MARLBOROUGH

2026 JAN -9 AM 9:34

Conservation Commission
Minutes of December 18, 2025, 7:00 PM
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

Members Present: Ed Clancy – Chair, Liz Austin, Dave Williams, John Skarin, Allan White, Rob McCabe, Bill Dunbar, also present, (Virtually) Priscilla Ryder-Conservation Officer.

Absent: none

The hearing was recorded on Microsoft TEAMS

Minutes: Minutes of November 20, 2025, were reviewed and on a motion by Mr. White second by chair were unanimously approved 7-0.

Public hearings:

Notice of Intent

321 Stow Rd. – Hiten Mehta –

Applicant proposes the construction of a garage and realignment of a driveway within a 100' buffer zone to bordering vegetated wetlands.

David Cowell of Hancock Associates was present representing the owners. He explained that the owners want to add a garage to their existing home. He reviewed the site plans and pointed out the wetland resource areas which include bordering vegetated wetland, buffer zone and riverfront area. He noted that there is no work in the riverfront area. A portion of the existing driveway is within the 30' no disturb buffer zone, they plan to remove the asphalt and return it to vegetation. The new building will be outside the 30' buffer zone. They will add a new turnaround area that will add some impervious surface of 1100 sq. ft. which is within the 100' buffer zone but outside the 30' buffer zone. Commissioner Dunbar had visited the site with Mr. Cowell and shared some pictures that he had taken to show the resource areas, he noted he was concerned about the runoff from the new building which will be directed to the adjacent golf course. After some discussion about the project members of the commission noted a stone infiltration trench could capture the roof drainage to prevent runoff issues. All excess materials will be removed from the site. If dewatering is necessary this shall be discussed at the preconstruction meeting, and that permanent 30' bz markers should be included and the as-built shall note that the shed is within the 30' buffer zone but is preexisting. Also, that the 30' buffer zone area should be restored with shrubs and ground cover and not grass as shown on the plans. Mr. Cowell indicated they will revise the plans with these notes. There being no further questions the hearing was continued to the January 8th meeting. Ms. Ryder was asked to draft conditions for this next meeting.

Notice of Intent

Fort Meadow Dam – 706 Hosmer St. – Marlborough DPW – Tom DiPersio

Applicant proposes dam maintenance activities to comply with the requirements of the Massachusetts Office of Dam Safety.

Tom DiPersio City Engineer explained that the office of Dam Safety has required that maintenance be done to the Ft. Meadow Dam. It was built in the 1800's and some work was done in the mid 1990's. It is listed as a high hazard potential dam as it would have huge impacts downstream in Hudson if it failed. It is considered in poor condition. The city hired a consultant who provided the dam inspection report which the commission received copies of. There are two main tasks to bring the dam back into safety compliance:

1: All trees on the dam proper – which include 33 trees in the picnic area between the walkway and the lake must be removed as their roots may compromise the integrity of the dam. Stumps and roots will be removed and immediately backfilled in compacted lifts.

2. The underdrain of the dam has been silted in over the years and needs to be exposed again and maintained so that the underdrain is visible at all times and can be accessed. There is an old water valve as well for this underdrain which will need to be tested and replaced or repaired as needed. This work involves removing the sediments below the valve, and down the stream channel to the pedestrian bridge crossing. This area will be graded to allow for positive flow and will be riprapped to ensure the stream channel is stabilized. As required by Dam Safety and as outlined in the consultant's report as shown on the site plans. The hope is to have this tree work done this winter while the lake is down so dewatering may be avoided.

The Commission asked if this work will allow the dam to withstand the new predicted storms of today and future predictions? Mr. DiPersio indicated that these repairs will strengthen the dam and allow it to work as designed. The commission discussed the work in the swale, dewatering needed, types of equipment to be used, stabilization after the work. Mr. DiPersio described these steps which are outlined in the report. He also noted that no DEP # has been issued, so he doesn't know what DEP may ask, and suggested the hearing be continued to the next meeting. Ms. Ryder was asked to draft a set of conditions for the January 8th meeting in hopes a DEP # has been provided and the commission can close the hearing. The hearing was continued to January 8, 2026.

Abbreviated Notice of Resource Area Delineation

365 South St. – New England Power Company –

Applicant is requesting confirmation of certain wetland resource area boundaries delineated on the subject property.

Matthew Kelly from Epsilon Associates was present representing New England Power Company. He noted that since the last meeting the flags have been reestablished, and they have added the riverfront area to the plans as noted by DEP. They are looking for confirmation on the wetland resource areas on the site. There is an isolated pocked on the east side of the driveway which has been noted but does not meet the ILSF criteria so is not considered a resource area. Mr. Dunbar indicated that he and Mr. White had been to see the site and saw the recent flags. The one area of concern is the area near the station where the new utility pole has been installed. This area looks as if it has been disturbed, and the flags may or may not be correct. All the other flags appear to be well defined. After some discussion it was determined that a site visit with Ms. Ryder prior to the next meeting was to review the flags in question. Ms. Ryder will coordinate a date that works for several members and Mr. Kelly. The hearing was continued to the January 8, 2026, meeting.

Request for Determination of Applicability – Continued from November 20, 2025

Simarano Dr. and Cedar Hill (Map 116 Lots 11 & 13) – Post Road Realty Inc.

Applicant requests a jurisdictional determination in review of whether (2) vegetated wetlands are non-state and local jurisdictional Isolated Vegetated Wetlands or jurisdictional Bordering Vegetated Wetlands under Massachusetts Wetland Protection Act.

At the applicant's request, prior to the meeting, the owners requested this hearing be continued to January 8th so the owner can attend. This hearing was continued to January 8, 2026.

Certificate of Compliance

DEP 212-1251 –Full certificate- 1 D’Angelo Drive- parking lot expansion. Ms. Ryder noted she has done an inspection and all looks in order, however the as-built plan has not yet been submitted. Therefore, this should be continued to the next meeting. The Commission continued this item to January 8, 2026.

Discussion/Correspondence/Other Business

- Water & Wetland - Ft. Meadow Reservoir 2025 End of Year Report. - The Commission received and had reviewed the annual report. Ms. Ryder noted there are a few minor edits that need to be made. The Commission voted 7-0 to accept the report with the minor edits.
- MCA-CISMA Newsletter December 2025. This item was accepted and placed on file.
- National Grid Integrated Vegetation Management Program. This item was accepted and placed on file
- SuAsCo Climate Collaborative - Ms. Ryder explained that this new collaborative will focus on the SuAsCo watershed area and help advance climate resiliency by sharing information with communities so we can all learn and develop programs collectively rather than each community struggling on its own. The Commission agreed and voted 7-0 to join the collaborative.
- DEP 212- 1218 - 339 Boston Post Rd. - The environmental consultant through an email has confirmed that the site is now stabilized. Only a few items remain to be completed including the drainage correction for the water quality swale along Rte. 20 which will be corrected in the spring. He is requesting that the weekly stormwater reports be reduced to monthly and after storms greater than 1". The commission voted 7-0 to allow for the reduction in inspections as noted.

Next Conservation Commission meetings: January 8, 2026 & January 22, 2026

Adjournment

There being no further business on a motion by Mr. White second by Chair and on a unanimous vote, the meeting was adjourned at 8:25 PM

Respectfully submitted,

Priscilla Ryder
Conservation/ Sustainability Officer

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CITY OF MARLBOROUGH

2026 JAN 13 PM 12:12



City of Marlborough Council on Aging Board Minutes of December 16, 2025, Meeting

The regular meeting of the Council on Aging Board was held on Tuesday, December 16, 2025, at 9:03 AM at the Marlborough Senior Center, 40 New Street.

Present: Board members - Judy Benedetto, Leslie Biggar, Joseph Bisol, Kathy Faddoul, Pat Gallier, Judy Kane, Ann Maichin, and Marylou Vanzini.

Absent Board members: Zella Haesche and Raymond Magee

Attendee: Executive Director: Trish Pope

Meeting adjourned at 9:27 AM

Ordered: The minutes of the November 18, 2025, meeting.

Motion: Marylou Vanzini **Seconded:** Leslie Biggar

The minutes of the November 18th meeting were distributed previously. There were no corrections or changes. The minutes of the November 18th meeting were approved as distributed.

Board vote: Unanimously approved.

Ordered: Executive Director's Report – Trish Pope

- Sand for Seniors delivery December 12th Only 58 Seniors had signed up in advance to receive sand.
- Jazz Brunch sponsored by the Friends of Marlborough Seniors will be held January 13th.
- AARP Tax preparation clinic – February 2, 2026, through April 6, 2026. Make Appointment starting January 19, 2026.

- New Life Furniture Bank, 55 Maple Street in Marlborough, will be conducting a bedding drive in January.
- 2026 Tax Work-off program has been approved by Mayor Dumais. Application period is January thru March with a start date in April. Senior Center two positions – Daybreak program and Kitchen.
- New Chef was hired will start January 5th. Lunch days are currently scheduled for just Monday and Friday.

Ordered: Senior Survey follow-up questions from Board members and Seniors.

- What changes are going to be made as a result of the suggestions? – More topics are being sought.
- What was the reason paid lunches at Lunch & Movie were discontinued? – Cost per lunch was \$13 - \$14 per Senior and Seniors were paying only \$7.
- What is the reason there are limited afternoon programs at the Senior Center? – A list of activities like Bingo and Ping Pong were mentioned as the type of events available in the afternoon.
- Can Seniors still try a Fitness Class for free? Seniors need to check with the front desk to ensure that there is space in the class to allow a free trial.

Ordered: - Update to Public Record Request COA Formula Grants Funds.

At the November Board Meeting a Letter from Massachusetts Councils on Aging was shared with the Board. The letter addressed a claim by Mr. Peter J. Tiernan, Principal HCSB Solutions, LLC that there are unspent COA grant funds that could be redirected to fund other state programs. The information in the letter was insufficient to make any determinations what impact the request to return unspent COA grant funds would have on Marlborough. Joe indicated that he would explore via a Public Records Request (PRR) the specific data the Mr. Tiernan was using in his analysis. The specific PRR was obtained and presented to the Board. Per Mr. Tiernan "The Emerging Proposal is to convert \$10 million in prior year unexpended COA funds (locally held) into FY 2026 ECOP (Enhanced Community Options Program – a program that serves those who do not qualify for MassHealth but are clinically eligible for nursing facility care).

Mr. Tiernan states that in FY 2021 the Executive Office of Aging and Independence (AGE) eliminated the requirement for COA's to report unexpended grant balances. This practice allows COA to retain "unspent" prior grant funds and to roll them over into the next year(s).

He further stated that the Annual Schedule A for FY 2024 submitted by all cities and towns to the Massachusetts Department of Revenue (DOR) confirm that there is a significant amount (\$10.2 million) of unspent COA formula grant money. He also was hoping to launch an initiative that will recognize the FY 2025 COA unexpended balances as offset to the FY 2026 COA grants.

Joe indicated that he would work with the city auditor to review the Schedule A information that Marlborough submitted for FY 2021 through FY 2024 and compare the revenue data from Schedule A to the Annual AGE Large Council on Aging Annual Reports for FY 2021 through FY 2024 that were submitted by Trish Pope.

Ordered: Chair Updates

- Joe distributed the summary of Springwell updates that is prepared by Springwell. The summary reflects items discussed by the Springwell Board at its recent meeting. He distributed the November report and indicated that there was no December report because the Springwell Board did not meet. He also indicated that Springwell has moved into its new office in Marlborough at 290 Solomon Pond Road.
- The January 13th Board meeting will be held on the second floor of the Senior Center due to a conflict with an event scheduled on the first floor.

Ordered: There being no further business, the regular meeting of the Council on Aging Board is herewith adjourned at 9:27 AM; adopted.

Motion: Marylou Vanzini Seconded: Judy Kane

Board unanimously approved.

THIS DOCUMENT REPRESENTS THE MINUTES OF THE MEETING.

**ALL SUPPORTING DOCUMENTATION ASSOCIATED WITH THESE MINUTES IS
AVAILABLE ON THE CITY OF MARLBOROUGH WEBSITE UNDER
GOVERNMENT - BOARDS & COMMITTEES
COUNCIL ON AGING AGENDAS & MINUTES**

WEBLINK BELOW:

<https://www.marlbrough-ma.gov/AgendaCenter/Search/?term=&CIDs=27>

The Following is a list of the additional documentation.

- Public Records Request – Mr. Peter J. Tienman, Principal HSCBS Solutions LLC regarding COA Formula Grant Concerns and opportunity to extend relief to ECOP.
- Springwell Updates for COA's - November

Submitted by: Kathy Faddoul, Secretary

Approved by COA Board – Meeting Date: 01 / 13 / 2026

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2026 JAN 12 AM 8:41

MARLBOROUGH HISTORICAL COMMISSION

MEETING MINUTES
November 20, 2025
CITY HALL, 140 MAIN STREET
MAYORS MEETING ROOM, 7:00 PM

Board Members: Meeting comes to order 7:03 PM

Brendan Downey, Chair – Present
Stefanie Ferrecchia – Present
Kathleen Newton – Present
Peter Welsh – Present
Adrian Gilbert, Secretary – Present

1. Motion put forth and seconded to approve October 16, 2025, minutes. Motion passes 5-0
 - Brendan Downey, Chair – Aye
 - Stefanie Ferrecchia - Aye
 - Kathleen Newton – Aye
 - Peter Welsh – Aye
 - Adrian Gilbert – Aye
2. Correspondence & Communications
 - A. Metro West Regional Collaborative (MWRC) updates. All select members or City Council members from Metro West. Metro Area Planning Commission with Key Topics; elimination of 50-year Rule, should be collaborative, human culture should be included, and focus on sign integrity of property. Marlborough Historical Commission called out for collaboration with Pricilla Ryder and Conservation Commission by Councilor Robie. Other topics included use of MACRIS as a resource, Environmental Planning, regulations on use of colors. Concept of National Park Service (NPS) level of certified local governments, and demolition delays.
 - B. Website updates, Hether Gutierrez, Mayors Office, has agreed to maintain web site for Marlborough Historical Commission.
3. Current Business
 - A. Nat Bowen of the Marlborough DPW has volunteered to generate a cell phone application identifying Historic trees to support Scenic Roads program. Application is "Survey 1,2,3", City currently pays for the application, so it is a matter of providing the data to Nat to be downloaded it is a view only but user friendly. Could include trees of significance (discuss with Chris Way), stonewalls, photos. Nat is willing to sit down with Brendan and Adrian to discuss in further details.
 - B. Brief review of REV250 events since meeting of October 27, 2025:
 - a. Next event is a Spring Cemetery Tour at the Old Common Burial Grounds, behind the Walker Building. Date to be determined.
 - b. Library Events for 2026 will be held in April 23-25, May 28-30, and June 25-27, 10AM to 4PM each day.
 - c. Celebration 250, June 27th, planning committee meeting every other week. Still looking for help.
 - d. William's Tavern at MCC, November 16, 2025. Based on ticket sales attendance was 304. Red Horse Olde Time Fife Duo Fife, Henry Knox Artillery Train Cannoneers, re-

enactors, Pawtuxet Rangers, and Williams family decedents from Illinois, Pennsylvania, North Carolina, and Maryland.

<https://www.wmct-tv.com/post/the-williams-tavern-a-colonial-celebration>

e. Next meeting of REV 250 is January 6th, 2026, Marlborough Public Library at 5:00PM

4. Motion to Adjourn meeting, 8:04 PM. Motion passes 5-0

Brendan Downey, Chair – Aye

Stefanie Ferrecchia - Aye

Kathleen Newton – Aye

Peter Welsh – Aye

Adrian Gilbert – Aye

Respectfully Submitted,

Adrian Gilbert, Secretary

Marlborough Historical Commission



**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

RECEIVED
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CITY OF MARLBOROUGH
2025 JAN 15 AM 11:10

1A

Call to Order**December 1, 2025**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Sean Fay, Barbara Fenby, Patrick Hughes, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio. Member Absent: James Fortin.

1. Draft Meeting Minutes**A. November 17, 2025**

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the November 17, 2025, meeting minutes. Yea: Fenby, Hughes, LaVenture and Russ. Nay: O. Motion carried. 4-0. Abstained: Fay.

2. Chair's Business**A. Mosher Lane, Forest Trail Subdivision**

Mr. Fay reminded the Board that Mr. Burger was trying to familiarize himself with the title issues and looking into a quote for the gate and stone installation.

The Administrator agreed to check in with Mr. Burger, and Code Enforcement.

B. Clover Street Improvements**i. Improvement plans Date: Rev. November 14, 2025**

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the plans and to refer them to Engineering for review. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: O. Motion carried. 5-0.

3. Approval Not Required**A. 163 Main Street, Marlborough, MA 01752**

Applicant: TAJ Estates of Marlborough, LLC, 95 E. Main St, Westborough, MA 01581

Owner: City of Marlborough, 140 Main St, Marlborough, MA 01752

Surveyor: Bruce Saluk & Associates, Inc., 576 Boston Post Rd E, Marlborough, MA 01752

Deed: Book: 71612, Page: 15

i. Form A**ii. Plan of land Dated: October 2, 2025****iii. Correspondence from City Engineer, Thomas DiPersio – Review**

Mr. LaVenture read the November 19, 2025, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the November 19, 2025, correspondence from City Engineer, Thomas DiPersio and to endorse the above referenced Plan of land dated October 2, 2025, as Approval Not Required under the Subdivision Control Law. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: O. Motion carried. 5-0.

4. Public Hearings (None)**5. Subdivision Progress Reports****A. 547 Stow Road (Quinn Road) – no updates****B. 689 Pleasant Street (Jewell Road)****i. Correspondence from City Engineer, Thomas DiPersio – Acceptance recommendation**

Mr. LaVenture read the November 25, 2025, correspondence into the record.

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

On a motion by Dr. Fenby, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

Mr. DiPersio provided procedural guidance and explained the next step is for the developer to make request for acceptance to Council and once the Board receives Legal's opinion the Board can then make their recommendation to Council.

Dr. Fenby urged members to visit the site. She explained this was a great site to see the size comparison of before and after the homes being built. Because the homes are so large there now isn't a lot of space.

C. 0 Stevens Street (Tobin Road)

i. Correspondence from Charles Bourque & Mike Carney – Extension request

Mr. LaVenture read the November 24, 2025, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

The Administrator confirmed that all taxes are paid and up to date, no blight was found on site and that no building permits have been pulled so no bond is in place.

Mr. Fenby explained they have been great on keeping the Board up to date.

Mr. Bourque explained he believes a 2-year extension should be enough time to accommodate the difficulties of working with the ledge on site. He detailed his plan on which lots he plans to start with first.

Dr. Fay reminded Mr. Bourque of the developer's ability to post a cash or performance bond which would give them the ability to pull a permit for the lot 4, which is currently held for street acceptance.

On a motion by Mr. LaVenture, seconded by Dr. Fenby, the Board vote to grant a two-year extension on the approval for 0 Stevens Street, Tobin Road definitive subdivision through December 2, 2027. The subdivision was originally approved on November 7, 2022, and was previously granted an extension through December 2, 2025. Yea: Fay, Fenby, Hughes LaVenture and Russ. Nay: 0. Motion carried. 5-0.

ii. Correspondence from Charles Bourque – Monthly progress report

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

D. 76 Broad Street (Pettes Road) – No updates

E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

6. Preliminary/Open Space/Limited Development Subdivision (None)

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group – No updates

B. Paper Street – No updates

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

11. Calendar Updates

- A. 547 Stow Road (Quinn Road) Chuck & Tim Black
Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance
Current Status: - Roadway under construction
- B. 689 Pleasant Street (Jewell Road) William Limberopoulos
Approved: June 26, 2023 Next Steps: - (Lot 6 held for street acceptance)
Current Status: - Roadway under construction
- C. 0 Stevens Street (Tobin Road) Charles Bourque & Michael Carney
Approved: November 7, 2022, extension approved through December 2, 2025
Next Steps: - (Lot 4 held for street acceptance)
Current Status: - Roadway under construction
- D. 76 Broad Street (Pettes Road) Camila & Garrett Marino
Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 **(OLD RULES AND REGS)**
Next Steps: - Preconstruction meeting
- E. Stratton Woods
Current Status: Waiting on developer to respond to correspondence

12. Public Notices of other Cities & Towns (None)

The Board chose Double T's for their Holiday Party.
Dr. Fenby endorsed the 163 Main St ANR Plan

On a motion by Mr. Hughes, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Hughes, LaVenture and Russ. Nay: 0. Motion carried. 5-0.

Respectfully submitted,

George LaVenture/Clerk

/kml

H 4439

A

Chapter 85
of the Acts of 2025

THE COMMONWEALTH OF MASSACHUSETTS

In the One Hundred and Ninety-Fourth General Court

AN ACT PROVIDING A SIMPLIFIED PROCEDURE FOR THE LAYOUT AND ACCEPTANCE OF
SUBDIVISION ROADS IN THE CITY OF MARLBOROUGH.

*Be it enacted by the Senate and House of Representatives in General Court
assembled, and by the authority of the same, as follows:*

SECTION 1. (a) Notwithstanding chapters 79 and 82 of the General Laws or
any other general or special law to the contrary, the city of Marlborough may
employ the procedure set out in this act for municipal layout and acceptance
of roads constructed within a subdivision in accordance with a definitive
subdivision plan that has been approved by the planning board of the city of
Marlborough pursuant to the subdivision control law under section 81K of
chapter 41 of the General Laws.

(b) The planning board, upon request of either the mayor or city
council, or upon its own initiative, shall hold a public hearing on the issue
of the laying out and acceptance of a specific road or roads, at which time
interested persons shall be given an opportunity to be heard. Not less than 7
days prior to such hearing, written notice of the hearing shall be: (i) sent
by first-class mail, postage prepaid, to the owner of record of each property
abutting the road or roads as they appear from records kept by the city of
Marlborough assessors, which shall be conclusive evidence of ownership for
the purposes of this act; and (ii) given by publication in a newspaper of
local circulation or posting on the bulletin board of the city clerk's
office. Not more than 21 days after the public hearing, the planning board
shall prepare a written certification that said road or roads have been laid
out and constructed in accordance with a plan referenced and described in the
certification, if the planning board so determines. The certification shall
identify all municipal easements including, but not limited to, utility,
drainage, access and other easements, shown on such plan. Such plan, which
may be an existing approved and recorded definitive subdivision plan, shall
show the boundaries and measurements of the road or roads and any municipal
easements. The planning board shall submit the planning board's certification
to the city council.

H 4439

(c) Within 45 days of the receipt of the planning board's certification, the city council or a standing committee of the city council shall hold a meeting for the sole purpose of considering whether it is in the public interest to layout and accept the certified road or roads as a public way.

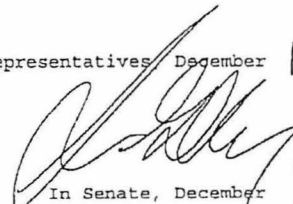
After the meeting, if the city council determines, upon a majority vote, that it is in the public interest to layout and accept the road or roads as a public way, the city council shall vote to adopt for recording at the registry of deeds an order of acceptance containing the city council's vote and attaching the planning board's certification. Said order shall be presented to the mayor in accordance with section 55 of chapter 43 of the General Laws.

(d) The order of acceptance shall be recorded not more than 90 days after the date upon which the order is in force and, upon recording, shall, with no additional notice or other action required, vest in the city of Marlborough the ownership in fee to the road or roads, together with the ownership of all municipal easements identified in the certification, including, but not limited to, utility, drainage, flowage, access and other easements shown on the plan, for all municipal purposes including, but not limited to, access, repair, improvement, reconstruction, removal and replacement, as well as all pipes, structures and other improvements located within the road and municipal easements unless excluded by the order of acceptance. No owner of, or holder of any interest in, land comprising the road, land abutting the road so accepted or land subject to an easement shown on the plan shall have any claim for compensation against the city on account of such acceptance.

SECTION 2. This act shall take effect upon its passage.

House of Representatives December 1, 2025.

Passed to be enacted,

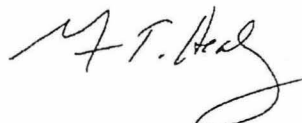
 Speaker.
In Senate, December 1, 2025.

Passed to be enacted,

 President.

December 10, 2025.

Approved,
at 6 o'clock and 10 minutes, P. M.

 Governor.



City of Marlborough
 Zoning Board of Appeals
 140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3768

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

2026 JAN -9 AM 9:34

Meeting Minutes

For Meeting Held: December 16, 2025, 7:00 PM, at 3rd Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

Members Present: Ralph Loftin-Chairman, Robert Levine, Thomas Pope and Douglas Philpott.

Members Absent: Thomas Golden

Also present were:

Craig Sullivan – Secretary, William Paynton – Building Commissioner, Tom DiPersio – City Engineer, Adam Costa Esq., Jason Grossfield – City Solicitor, Richard Marino – Trustee of Marco Realty Trust.

Items Discussed:

1. Zoning Board of Appeals Case # 25-5

Applicant: Richard Marino

Date of Appeal: October 21, 2025

Location of Subject: 7-9 Mechanic St.

Petition: The Appellant has filed an administrative appeal dated October 21, 2025, of a denial of zoning enforcement by Building Commissioner William Paynton dated September 30, 2025. The relief sought is a reversal of said denial; and an order that use of the parking lot at 7-9 Mechanic Street cease immediately and so long as it violates the Zoning Ordinance, for the reason(s) set forth in the Petition which is on file with the ZBA Office.

Chairman Loftin opened the meeting and public hearing, and Adam Costa spoke on behalf of the owner Richard Marino. Mr. Costa stated that the parking lot is not in compliance to be considered a parking space in Marlborough. He claims historically it has not been a parking lot. He claims that the public uses his property to gain access to the parking lot. Mr. Costa acknowledges that the 15' right of way is for public use but seeing that the parking lot is not in compliance, so there should be no right of way. Mr.

Costa claims the parking lot is not used very much. The Building Commissioner claims the site is a preexisting nonconforming property. Mr. Marino doesn't like the fact that the public is using his property to get to the parking lot. Mr. Paynton stated the property is in the Marlborough Village District, they are not required to have parking since it is not required by zoning. Mr. Grossfield stated that the history of the parking lot is the question that needs to be answered by the Board. There are aerial pictures taken recently showing no cars in the parking lot. The Board showed a photograph from Google Earth which showed cars in the parking lot. The owner parks in the parking lot everyday as well as his two employees. Mr. Levine stated he believes since it has always been used as a parking lot he doesn't agree with saying it is not. There was a discussion about limiting the number of parking spots. The hearing was concluded.

On a motion by Mr. Levine the Zoning Board voted unanimously 4-0 to uphold the Building Commissioner's denial letter and deny the applicant's Administrative Appeal to reverse the Building Commissioner's denial letter.

Adjournment

On a motion from Chairman Loftin seconded by Bob Levine the meeting was adjourned at 8:40pm.

Respectfully submitted,

Craig Sullivan
Secretary