

1. 6:15 P.M. City Council Public Services Committee Posting

Documents:

[PUBLIC SERVICES COMMITTEE 03-02-26.PDF](#)

2. 6:15 P.M. City Council Public Services Committee Packet

Documents:

[PUBLICSERVICESPOSTING2026-0302\\_PACKET.PDF](#)

## City of Marlborough Public Meeting Posting

**Meeting Name:** City Council Public Services Committee

**Date:** March 02, 2026

**Time:** 6:15 PM

**Location:** City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2026 FEB 11 PM 2:18

This meeting will be held in the City Council Chamber. Public attendance is permitted. The meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting live on their website <https://www.wmct-tv.com/watch>

02-09-26 – Order No.26-1009620A: Communication from City Solicitor Jason Grossfield re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit.

02-09-26 – Order No.26-1009620A: Communication from City Solicitor Jason Grossfield re: Proposed Order of Acceptance of Jewell Road as a Public Way along with associated Easements.

02-09-26 – Order No.26-1009665: Application for Renewal of Taxi/Livery from Katsunori Tanaka d/b/a Global Limousine & Tour Services, 17 Eager Court.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

**The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.**

**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.**

## City of Marlborough Public Meeting Posting

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## IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

### ORDERED:

That the Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 25/26-1009620A



**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](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
JASON D. GROSSFIELD  
CITY SOLICITOR

2026 JAN 21 AM 11:58

JEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL  
PARALEGAL

January 21, 2026

*Public  
works*

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 : \_\_\_\_\_

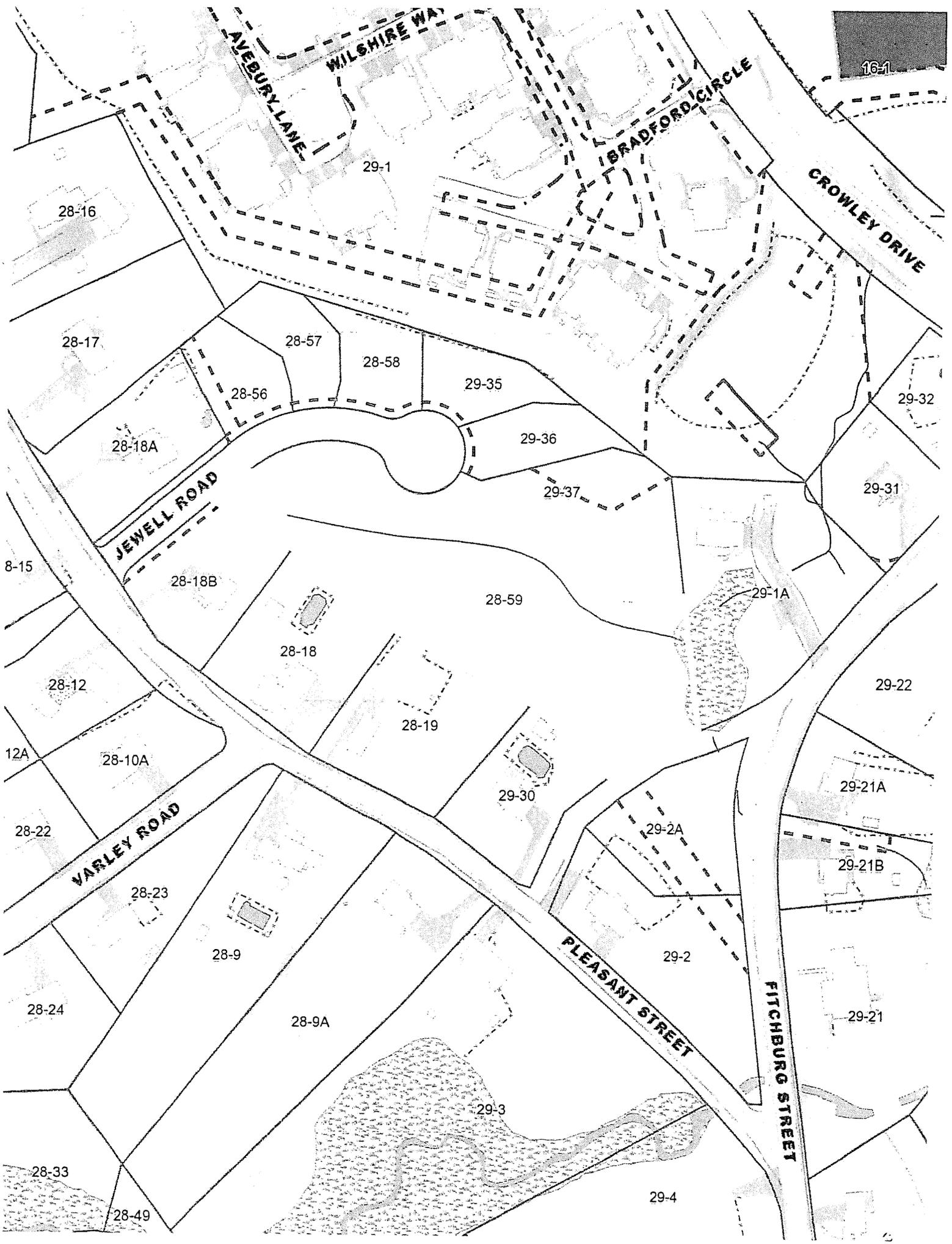
On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding 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:



16-1

AVEBURY LANE

WILSHIRE WAY

BRADFORD CIRCLE

CROWLEY DRIVE

JEWELL ROAD

VARLEY ROAD

PLEASANT STREET

FITCHBURG STREET

28-16

29-1

28-17

28-57

28-58

29-35

28-56

29-36

29-32

28-18A

29-37

29-31

8-15

28-18B

28-59

29-1A

28-18

29-22

28-12

28-19

12A

28-10A

29-30

29-21A

28-22

29-2A

29-21B

28-23

28-9

29-2

28-24

28-9A

29-21

28-33

29-3

29-4

28-49

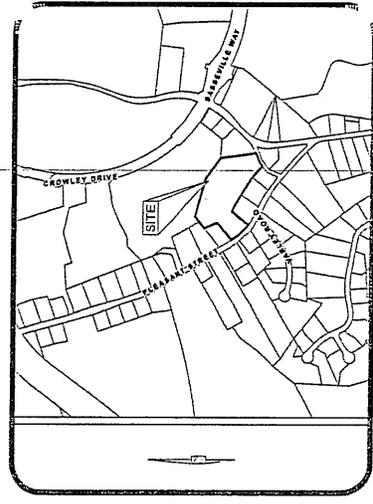
OPEN SPACE DEVELOPMENT DEFINITIVE SUBDIVISION PLAN

# 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



LOCUS MAP  
SCALE: 1" = 500'

CONSTRUCTION NOTES:

- ANY WORK MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE SUBDIVISION PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AS A REVISION TO THE APPROVED SITE PLAN PRIOR TO THE WORK BEING PERFORMED.
- ALL WORK AND MATERIALS TO BE PLACED WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
- ALL HANDICAP PARKING, RAMP'S, AND ACCESS SHALL CONFORM TO MASS & ADA REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. (REFER TO EROSION CONTROL PLAN IF PART OF SUBMISSION)
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY STREET OPENING OR TRENCH FORMATION.
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS (SEE THE RULES AND REGULATIONS FOR LICENSURE & STREET OPENING OR TRENCH FORMATION).
- ALL WORK 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.
- CONSTRUCTION SHALL CONFORM TO ALL CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONSERVATION.
- 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 ANY/AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY/AND/OR DURING CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH WORK.
- 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 ANY/AND/OR DURING CONSTRUCTION.
- ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR.
- EROSION CONTROL MEASURES SUCH AS HAYBALES, SALT FENCES, DRAINAGE BENCHES, ETC. SHALL BE INSTALLED AND MAINTAINED ON A CONTINUING BASIS THROUGHOUT THE CONSTRUCTION PERIOD.
- BENCHMARK: TEMPORARY BENCHMARK 446 HUB AT SOUTH SIDE OF EXISTING DRIVEWAY (ELEVATION = 208.94)
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED AND CONSTRUCTED SLOPES ARE ADEQUATELY STABILIZED AGAINST EROSION AT ALL TIMES DURING CONSTRUCTION. ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES UNTIL A PERMANENT, WELL ESTABLISHED, EROSION RESISTANT GROUND COVER IS IN PLACE.
- THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DRAINAGE COEFFICIENT FOR THE STABILIZATION OF THE DRAIN IS COMPLETE.

FOR REGISTRY USE:

Middlesex Registry of Deeds,  
Cambridge District  
Plan No. 24112 of 2023  
Rec'd 11.23.23 M.A.M.  
Attest [Signature]  
Date 04/20/23

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 REGISTER OF DEEDS.  
[Signature]  
DATE 04/20/2023

INDEX TO SHEETS

COVER SHEET	REVISED
1	04/20/23
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14	04/20/23
15	04/20/23
16	04/20/23

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO SLOW AN OPEN SPACE DEFINITIVE SUBDIVISION PLAN.
- THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH MAP OF 1888, P. 28 (LOT 188).
- TOTAL LOT AREA: 232,066.27 SQ. FT. (5.41 ACRES).
- THE PROPERTY IS ZONED: RES-1 (SINGLE-FAMILY RESIDENTIAL).
- OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST, TIMOTHY L. BEAUCHEMIN, TRUSTEE, P.O. BOX 1067, TOWNSEND, MA 01469.
- DEED REFERENCE: BOOK 45210, PAGE 580.
- TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINESSEN SURVEY & DESIGN, LLC ON 05/08/2020.
- THE PLAN SURVEY DATUM IS NAVD 1988.
- LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

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- LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.  
MARLBOROUGH PLANNING BOARD  
[Signatures]  
DATE 11/16/2023

CITY CLERK: [Signature] DATE 10/11/2023  
CITY CLERK: [Signature] DATE 10/11/2023

SHEET No. 1 of 2 for Recording

524 of 2023 1/2

689 Pleasant Street  
DK Engineering LLC  
FINESSEN SURVEY & DESIGN, LLC  
JOYCE BEAUCHEMIN REALTY TRUST  
TIMOTHY L. BEAUCHEMIN, TRUSTEE  
P.O. BOX 1067  
TOWNSEND, MA 01469  
(978) 804-1918





## IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

### ORDERED:

That the Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Jewell Road as a Public Way along with associated Easements, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 25/26-1009620A



**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](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

JASON D. GROSSFIELD  
CITY SOLICITOR

JEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL  
PARALEGAL

2026 JAN 21 AM 11:58

January 21, 2026

*Public  
Services*

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;

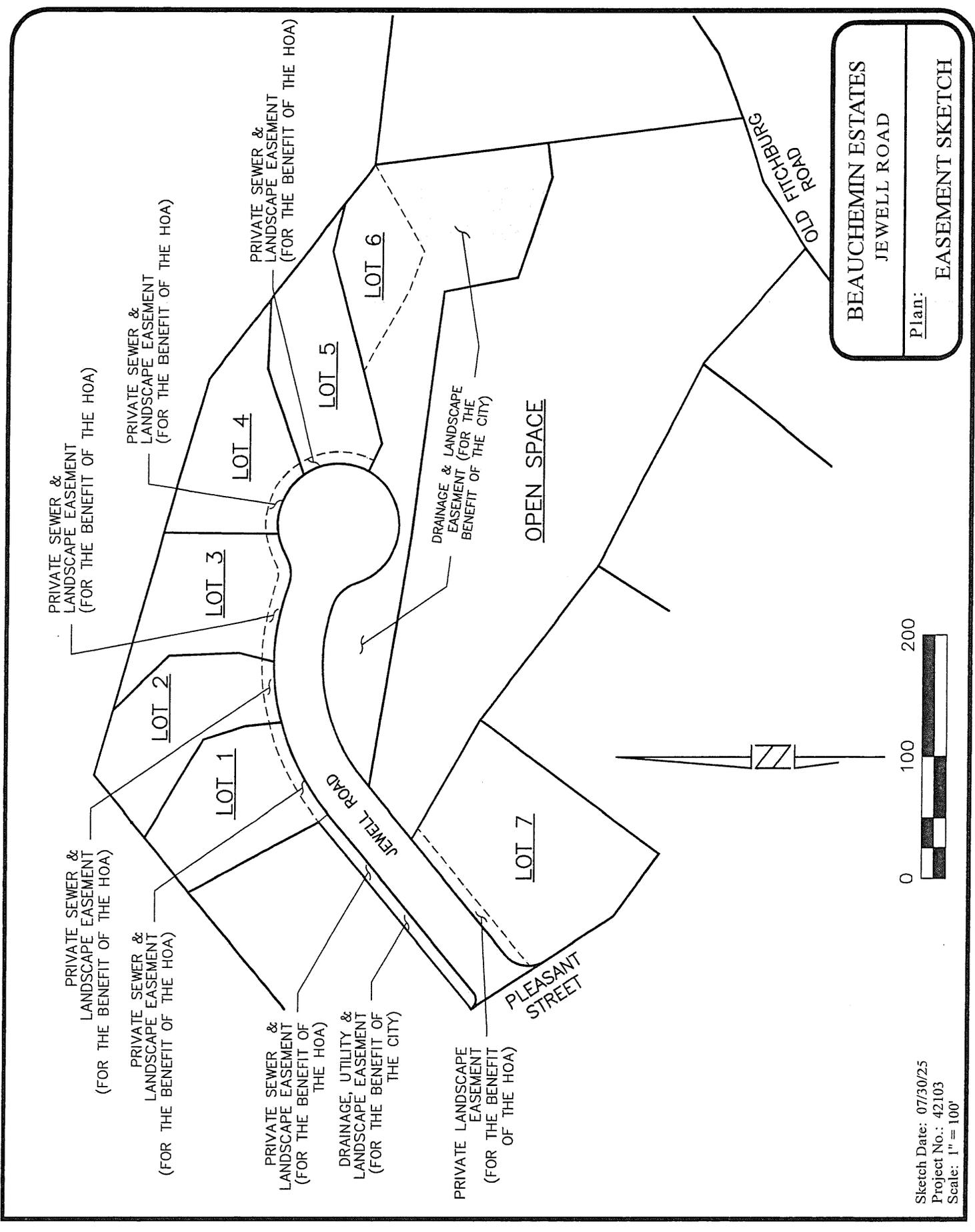
THENCE running South  $50^{\circ} 28' 46''$  West along the westerly sideline of Lot 6, Parcel “A” and Lot 7, a distance of 186.06 feet, to a granite bound set;

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;

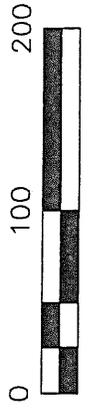
THENCE running North  $33^{\circ} 14' 34''$  West a distance of 72.70 feet along Pleasant Street to the point of beginning.

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

**EXHIBIT B**  
**(EASEMENT SKETCH)**



BEAUCHEMIN ESTATES  
 JEWELL ROAD  
 Plan: \_\_\_\_\_  
 EASEMENT SKETCH



Sketch Date: 07/30/25  
 Project No.: 42103  
 Scale: 1" = 100'





# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

## ORDERED:

That the Application for Renewal of Taxi/Livery License from Katsunori Tanaka d/b/a Global Limousine & Tour Services, 17 Eager Court, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 26-1009665



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

**City of Marlborough, Massachusetts  
CITY CLERK DEPARTMENT**

2020 JAN 28 AM 10:00

**Steven W. Kerrigan  
City Clerk**

*Public  
Services*

**CITY OF MARLBOROUGH  
TAXI AND/OR LIVERY SERVICE LICENSE APPLICATION**

1. TYPE OF LICENSE: \_\_\_\_\_ TAXI  \_\_\_\_\_ LIVERY

2. APPLICANT'S (LICENSEE) INFORMATION:

- A. Name: Katsunori Tanaka
- B. Address: 17 Eager Ct. Marlborough, MA 01752
- C. Telephone Number: 508-561-5595
- D. Business Name: Global Limousine & Tour Services, LLC
- E. Business Address: 17 Eager Ct. Marlborough, MA 01752
- F. Business Number: 781-330-0898
- G. Email Address: info@global-limo.boston

3. NUMBER OF VEHICLES: 3

APPLICANT'S SIGNATURE

**CITY OF MARLBOROUGH  
TAXI/LIVERY LICENSE**

is hereby granted a Taxi/Livery License as approved by the City Council of the City of Marlborough. In accordance with the Code of the City of Marlborough, Chapter 568, this License shall expire two (2) years from the date of issue. Application for renewal of said License shall be made to the City Council through the Office of the City Clerk.

EXPIRATION DATE: \_\_\_\_\_

A TRUE COPY

ATTEST:

City Clerk