

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

Documents:

[26-AGENDA 0209.PDF](#)

2. 8:00 P.M. City Council Packet

Documents:

[26-PACKET-0209.PDF](#)



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CITY OF MARLBOROUGH

2026 FEB -5 PM 1:52

CITY OF MARLBOROUGH

City Council Agenda

Monday, February 9, 2026

8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting 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 (MEDC) to support the annual Food Truck & Artisan Festival.
3. Communication from the Mayor, re: Grant Acceptances in the amount of \$2,100.00 from the MA Cultural Council and \$7,000.00 from the Friends of the Marlborough Public Library awarded to Marlborough Public Library to be used to fund a mural for the Children's Room and to fund winter and spring Library programs.
4. Communication from the Mayor, re: Gift Acceptance in the amount of \$2,500.00 from various donors awarded to the Police Department to be used to establish a drone unit.
5. 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.
6. Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of Jeffrey Gogan as Interim Fire Chief effective January 29, 2026, for a 60-day term to expire March 30, 2026.
7. Communication from the Mayor, re: Appointment of Jeffrey Gogan as Fire Chief for a 5-year term, effective from the date of City Council confirmation.
8. Communication from the Mayor, re: Appointment of Pamela McNair to the Commission on Disabilities for a 3-year term, effective from the date of City Council confirmation.
9. Communication from the Mayor, re: Appointment of Karen Thompson to the Commission on Disabilities for a 3-year term, effective from the date of City Council confirmation.
10. 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.
11. Communication from the Mayor, re: Reappointments of Debra McManus and Lindsey Jaworek to the Commission on Disabilities for 3-year terms respectively to expire on the following dates, Debra McManus on October 20, 2028, and Lindsey Jaworek on July 21, 2028.
12. Communication from the Mayor, re: Reappointments of Stefanie Ferrecchia, Adrian Gilbert and Kathleen Newton to the Historical Commission for 3-year terms all to expire on February 5, 2029.

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13. Communication from the Mayor, re: Reappointment of Paul Gould to the Fort Meadow Commission for a 3-year term, effective from the date of City Council confirmation.
14. Communication from the Mayor, re: Mid-Year Transfer Requests totaling \$917,528.00 from various departments for FY25, which moves funds from and to accounts as outlined in the transfer sheets.
15. Communication from the Mayor, re: Transfer Request in the amount of \$15,094.00 from Collector's salary line to fund the City Solicitor's salary amendment.
16. 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).
17. Communication from City Solicitor, Jason Grossfield, re: Request for Executive Session regarding the Royal 401 Elm LLC v. City of Marlborough (Land Court No. 25 MISC 000631).
18. 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.
19. 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.
20. Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit.
21. 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.
22. Communication from the Planning Board, re: Favorable Recommendation on the Acceptance of Jewell Road as a Public Way, Order No. 25-1009620.
23. 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.
24. Communication from ViewPoint Sign & Awning, re: Request for Modification of Master Sign Plan for 910 Boston Post Road, Order No. 25-1009579A.
25. 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.
26. Application for Special Permit from Attorney Brian Falk on behalf of Marlborough/Northborough Land Trust to build and operate two multifamily dwellings with a total of 90 residential units, accessory parking, resident amenities, landscaped areas, and open space areas to be located at the corner of Ames and Forest Streets.
27. Application for Renewal of Taxi/Livery License from Katsunori Tanaka d/b/a Global Limousine & Tour Services, 17 Eager Court.
28. Communication from the Central MA Mosquito Control Project, re: Proposed Budget Notification for FY27 and Compliance Certification Policy.

29. Minutes of Boards, Commissions and Committees:

- a) Board of Assessors, November 17, 2025, December 29, 2025 & January 23, 2026.
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- e) Planning Board, December 1, 2025.
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- g) Zoning Board of Appeals, December 16, 2025.

30. CLAIMS:

- a) Anthony V. Cunha, 21 Longfellow Ter, other property damage and/or personal injury.
- b) Joe & Nansei Curtain, 46 Maurice Drive, residential mailbox claim (2a).
- c) A. Richard Desimone, 54 Schofield Drive, residential mailbox claim (2a).
- d) Jane LaBarre, 583 School Street, Northbridge, other property damage and/or personal injury.
- e) Donald R. Lee, II, 210 Clover Hill Street, residential mailbox claim (2a).
- f) Linguine's, 350 Boston Post Road West, other property damage and/or personal injury.
- g) Leon Melamed, 18 Red Oak Drive, Sudbury, pothole or other road defect.

REPORTS OF COMMITTEES:

31. RESOLUTION: Be it herewith Resolved that Whereas the City Council recognizes the importance of maintaining essential municipal services while also ensuring that increases in residential property taxes remain reasonable and predictable for homeowners; and Whereas the rising costs of municipal operations require careful fiscal planning to balance service delivery with taxpayer affordability; and Whereas prior municipal budgets have resulted in increased financial pressure on residential taxpayers, and the City Council seeks to establish clearer limits and greater predictability in future budget proposals; Be it Resolved that the Mayor is hereby requested to submit a proposed municipal operating budget for the upcoming fiscal year that limits the impact on residential property taxes to no more than an average increase of two hundred fifty dollars (\$250.00) per residential property.....Submitted by Councilor Vital.

UNFINISHED BUSINESS:

City Council

32. **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

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: 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", with a stylized flourish at the end.

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14

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

Mayor@marlborough-ma.gov

February 5, 2026

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

RE: Grant Acceptance – Marlborough Public Library

Dear Council President Ossing and Councilors,

Enclosed for your acceptance are two grants awarded to the Marlborough Public Library in the amount of \$2100.00 from the Marlborough Cultural Council and \$7,000.00 from the Friends of the Marlborough Public Library.

Per the attached letter from Library Director Sara Belisle, these grants will help to bring a new mural for the Children's room in the library and fund winter and spring library programs including a One Book program this spring – a program that promotes the community to read one book at the same time and engage in discussions and events around the book theme.

I would like to thank our Library Director, Sara Belisle, for her work in securing these grants, the Friends of the Marlborough Public Library and the Marlborough Cultural Council for awarding them to our Library.

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

Sincerely,

J. Christian Dumais
Mayor



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

Sara Belisle
Library Director

1/30/26

Re: Marlborough Cultural Council grant

Dear Mayor Dumais,

I'm please to share that the library has received a Marlborough Cultural Council grant for \$2,100. This grant will help support a mural project for the Children's room in the library. We plan on having an art contest where local artists will submit proposals to paint a mural in the reading nook in the Children's Room. This mural will add more character to the space and ensure that the Children's Room is a warm welcoming environment for families to enjoy.

I'd like to thank the Marlborough Cultural Council for supporting this project, and I look forward to the adding more art to the library.

Warmly,

Sara Belisle
Library Director



January 30, 2026

Dear Sara:

The Marlborough Cultural Council is pleased to inform you that your application for funding has received approval in the amount of **\$2,100** to support **Children's Room Mural Project**. There were many worthwhile applications for funding and only a select few were funded during this grant cycle. Congratulations!

Reimbursement Process

Grants are made on a reimbursement basis only. Once your program has been completed, please email the following documentation to marlboroughculturalcouncil@gmail.com

- **Program Final Report** (attached to email)
- **Reimbursement Form** with a completed **w9 form** (attached to email)
- In addition to these documents, please include copies of invoices, receipts, or paid bills. Evidence that the event took place and was credited as promised (scanned programs, news clippings, press releases, photos, etc.)

Neglecting to include these items will delay your payment. Reimbursement will take approximately six weeks.

You have one year from the date of this letter to submit a request for reimbursement. Failure to meet that deadline will result in the loss of funds. If you need additional time to complete your project, your request for an extension must be made in writing, explaining the need for additional time, and submitted to the Marlborough Cultural Council before one year from the date of this letter. Grant recipients also need the Council's written permission to make changes to their projects. Project modifications must be requested in writing, and the modification should not significantly alter the original purpose of the approved application. Extension and modification requests are reviewed on a case-by-case basis and are not automatically granted.

According to IRS guidelines, the grant money you receive is considered taxable income. Keep the award letter and check stub as a record of the award for your taxes.

Credit & Publicity Requirements

You are required to acknowledge the financial support of the Marlborough Cultural Council and Mass Cultural Council in published materials and announcements about your project. A copy of the Marlborough Cultural Council logo attached to email for this purpose. ***Please carefully review the [credit and publicity requirements](#).*** This credit is required by Mass Cultural Council and failure to comply may jeopardize future funding.

Accessibility

The Americans with Disabilities Act (ADA) requires that persons with disabilities have access to public programs or services on an equal basis with the rest of the general public. All events and programs funded by Mass Cultural Council must be accessible to persons with disabilities, including the facility or event location as well as the content of the program.

We wish you success and thank you for your efforts on behalf of our community. Please contact us if you have any questions.

Sincerely,

Marlborough Cultural Council
marlboroughculturalcouncil@gmail.com

Attachments to email:

Marlborough Cultural Council Logo, Reimbursement Form, Program Final Report, W-9 Form

CITY OF MARLBOROUGH NOTICE OF GRANT AWARD

DEPARTMENT: Library DATE: 1/30/2026

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Sara Belisle

NAME OF GRANT: Marlborough Cultural Council Grant

GRANTOR: Marlborough Cultural Council

GRANT AMOUNT: \$2,100

GRANT PERIOD: n/a

SCOPE OF GRANT/
ITEMS FUNDED Support a children's room mural project

IS A POSITION BEING
CREATED: No

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

ARE MATCHING CITY
FUNDS REQUIRED? No

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

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

ANY OTHER EXPOSURE TO CITY?

No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: No

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



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

Sara Belisle
Library Director

1/29/26

Re: Friends of the Marlborough Public Library Donation

Dear Mayor Dumais,

I'm please to share that the Friends of the Marlborough Public Library have given a \$7,000 donation to the library. This money will be used to fund a One Book program this spring in partnership with neighboring libraries along with other winter and spring library programs.

I'd like to thank the Friends of the Marlborough Public Library for their work in the last 6 months. They held another successful book sale and a mini-golf fundraising event. I look forward to the next book sale this May and other initiatives the Friends of the Library will be supporting for the library.

Please reach out to me with any questions about this donation,

Warmly,

Sara Belisle
Library Director

CITY OF MARLBOROUGH NOTICE OF GRANT AWARD

DEPARTMENT: Library DATE: 1/29/2026

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Sara Belisle

NAME OF GRANT: Friends of the Marlborough Public Library Donation

GRANTOR: Friends of the Marlborough Public Library

GRANT AMOUNT: \$7,000

GRANT PERIOD: n/a

SCOPE OF GRANT/
ITEMS FUNDED To fund library programming

IS A POSITION BEING
CREATED: No

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

ARE MATCHING CITY
FUNDS REQUIRED? No

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

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

ANY OTHER EXPOSURE TO CITY?
No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: No

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



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14

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

Mayor@marlborough-ma.gov

February 5, 2026

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

RE: Gift Acceptances – Marlborough Police Department

Dear Council President Ossing and Councilors,

Enclosed for your review and acceptance are several monetary donations from various donors to the Marlborough Police Department in the amount of \$2,500.00.

Per the attached letter from Chief Giorgi, the funding will be allocated to establish a drone unit as part of ongoing law enforcement operations, supporting the Department's efforts to remain proactive and adopt innovative public safety initiatives.

I would like to thank Chief Giorgi and Deputy Chief Campbell for their work on this and supporting new programs within our Police Department as it grows.

Sincerely,

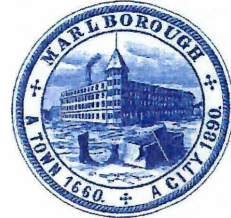
J. Christian Dumais
Mayor



City of Marlborough

Police Department

355 Bolton Street, Marlborough, Massachusetts 01752
Tel. (508)-485-1212 Fax (508)-624-6938



David A. Giorgi
Chief of Police

February 5, 2026

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

Dear Mayor Dumais:

The Marlborough Police Department has received donations from various local businesses because of a fundraising effort for the creation of a drone unit within the police department. Sgt. Mark Ney has initiated the program and has received check donations from: Stephen W. Gersh Insurance Agency Inc., Welly's Restaurant Inc., Sts Anargyroi Greek Orthodox Church, Classic Pizza I, and The Lodge Marlboro. These generous donations total \$2500.00. The goal of the fundraising is to start a drone unit at the department which can help our officers with community outreach programs, searches for lost children or senior adults, mapping crime/crash scenes, barricaded subjects, etc. The donations offered to the police department reflect the amazing support which our department receives from the Marlborough community.

Attached is a copy of the fundraising letter distributed by Sgt. Ney, a Notice of Grant Award, as well as copy of the checks provided by local businesses. I am requesting that the donation be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Giorgi", written over a horizontal line.

David A. Giorgi
Chief of Police

**CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD**

DEPARTMENT: Police DATE: February 5, 2026

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief David A. Giorgi

NAME OF GRANT: Marlborough Police Drone Unit fundraiser

GRANTOR: Various local businesses- see attached

GRANT AMOUNT: \$2,500.00

GRANT PERIOD: _____

SCOPE OF GRANT/
ITEMS FUNDED The Police Department has received donations from local businesses to support the
creation of a drone unit. The department hopes to purchase a drone(s),
batteries, support equipment, and training.

IS A POSITION BEING
CREATED: N/A

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

ARE MATCHING CITY
FUNDS REQUIRED? N/A

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

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

ANY OTHER EXPOSURE TO CITY?
N/A

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

STEPHEN W GERSH INSURANCE AGENCY INC
OPERATING ACCOUNT
 9 MONUMENT AVE
 MARLBOROUGH, MA 01752

MAIN STREET BANK
 MARLBOROUGH, MA 01752

53-7075/2113
 01
 CHECK NUMBER

1/15/2026

PAY TO THE ORDER OF CITY OF MARLBORO

\$ **500.00

Five Hundred and 00/100

DOLLARS

CITY OF MARLBORO
 PO BOX 735
 READING, MA 01867-0405

MEMO

AUTHORIZED SIGNATURE

STEPHEN W GERSH INSURANCE AGENCY INC

OPERATING ACCOUNT

CITY OF MARLBORO
 Date Type Reference
 1/15/2026 Bill

Original Amt.
 500.00

Balance Due
 500.00

1/15/2026
 Discount
 Check Amount

Payment
 500.00
 500.00

Done Unit

500.00

STS ANARGYROI GREEK ORTHODOX CHURCH
OPERATING ACCOUNT
 P.O. BOX 381
 MARLBOROUGH, MA 01752

53-8421/2113

11.11.25

Date

CHECK ARMY

Pay to the City of
 Order of MARLBOROUGH Police Department \$ 1,000.00

One Thousand and

44 Dollars

100



st. mary's credit union

 P.O. BOX 729
 MARLBOROUGH, MASSACHUSETTS 01752
For Training - SITING


SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER HEAT SENSITIVE (CON AND FOLIO) HOLOGRAM

Digital Federal Credit Union

53-9182/2113

CHECK ARMOR

MZKB 78 INC
DBA CLASSIC PIZZA I
72 HOSMER ST # F
MARLBORO, MA 01752

10/25/25

PAY TO THE ORDER OF The City of Marlborough \$250.00

Two hundred fifty and 00/100 DOLLARS

MEMO Drone unit

VALID VALID
VALID VALID
VALID VALID
VALID VALID

Karla Breyer
AUTHORIZED SIGNATURE

Details on Back

Security Features Included

CRP/PR LODGE OWNER LLC11 UNQUOWA ROAD
FAIRFIELD, CT 06824**BERKSHIRE BANK**
America's Most Exciting Bank™
53-7169/2118

11/10/2025

PAY TO THE
ORDER OF

City of Marlborough

\$ **500.00

DOLLARS

Five Hundred and 00/100*****

Marlborough Police Department
Attn: SGT. M. NEY
355 Bolton Street
Marlborough, MA 01752

MEMO

Police Drone Unit



AUTHORIZED SIGNATURE

CRP/PR LODGE OWNER LLC

City of Marlborough

11/10/2025

500.00

BERKSHIRE CHECK# Police Drone Unit

500.00



WELLY'S RESTAURANT, INC
(508)281-2091
153 MAIN STREET
MARLBOROUGH, MA 01752

 Security Features
Embossed
Details on Back

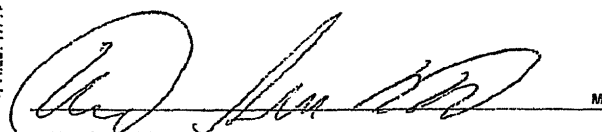
Date 10-20-2025 53-7052/2113

Pay to the order of THE CITY OF MARLBOROUGH \$ 250.00
TWO HUNDRED FIFTY xx/100 Dollars 

AVIDIA BANK

For DRONE UNIT - DONATION

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 MP

CHECKS UNLIMITED® SECURED PREMIUM CLASSIC BLUE



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 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

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14

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

Mayor@marlborough-ma.gov

January 29, 2026

Jeffrey Gogan – Assistant Fire Chief
Marlborough Fire Department
215 Maple Street
Marlborough, MA 01752

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

Dear Assistant Fire Chief Gogan,

In accordance with the authority vested in me under M.G.L. c. 41 § 61A, I hereby appoint you as the interim Fire Chief because said office is vacant. Under this appointment, you shall hold and exercise the powers and perform the duties of Fire Chief 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 FEB -5 AM 11:14

J. Christian Dumais, Mayor

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

Mayor@marlborough-ma.gov

February 5, 2026

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

RE: Contract, Job Description and Appointment of the Fire Chief

Dear Council President Ossing and Councilors,

I am pleased to submit for your review and approval the employment contract and Job Description for our new Fire Chief, Jeffrey Gogan, for a five-year term.

Chief Gogan brings more than two decades of fire service experience, a deep understanding of the Marlborough community, and a proven record of leadership that continues to strengthen public safety for both residents and visitors.

He began his career in 1996 as a dispatcher in Sudbury and joined the Marlborough Fire Department in 2001. Over the past 25 years, he has served the department with distinction, rising through every operational and administrative rank from Firefighter to Assistant Fire Chief.

Most recently, as Chief of Operations, Chief Gogan oversaw the daily operations of a 73-member department, led major apparatus procurement projects, participated in collective bargaining negotiations, and ensured compliance with all applicable fire safety national organizations.

Throughout his career, Chief Gogan has demonstrated steady, disciplined leadership during complex emergencies, including multi-alarm fires, hazardous materials incidents, and natural disasters. He is widely respected for his calm decision-making, commitment to accountability, and emphasis on preparedness and firefighter safety.

As Fire Chief, Chief Gogan brings a leadership philosophy rooted in service instilled in him from his military career, integrity, and collaboration. He prioritizes professional development, mentorship, and a people-first approach while maintaining high standards of operational excellence. His leadership continues to build trust within the department, our office and the community.

For these reasons, I am seeking the approval of Chief Jeffrey Gogan's contract and look forward to his leadership of the Marlborough Fire Department.

Sincerely,

J. Christian Dumais
Mayor

**EMPLOYMENT AGREEMENT
BETWEEN
CITY OF MARLBOROUGH AND JEFFREY GOGAN (2026-2031)**

This Agreement is made and entered into pursuant to Chapter 41, Section 108O of the Massachusetts General Laws, this ____ day of _____, 2026 by and between the City of Marlborough (hereinafter the "City"), and Jeffrey Gogan of Marlborough, Massachusetts (hereinafter "Gogan," "Chief Gogan", or "Fire Chief").

WHEREAS, the City desires to employ the services of Jeffrey Gogan as Fire Chief of the City, and

WHEREAS, the Chief is willing to perform the duties of the position of Fire Chief according to the terms and conditions of this Agreement and other generally accepted practices within the City;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. DUTIES:

The Fire Chief shall devote that amount of time and energy reasonably necessary to perform the duties of the Fire Chief under this Agreement.

The operation and administrative control of the Fire Department (hereinafter the "Department") for the City shall be the responsibility of the Fire Chief. The Chief's duties shall include but not be limited to the following:

- A. Supervision and command of the daily operation of the Department; and
- B. Supervision and command of all Department personnel; and
- C. Preparation and submission of the Department budget; and
- D. Responsible for all departmental expenditures, as well as the receipt of funds and property in the custody of the Department; and
- E. Supervision and control of all Department equipment and vehicles; and
- F. Supervision and control of all training programs for Department personnel and the assignment of personnel to such programs; and
- G. Maintaining the discipline of Department personnel and the issuing of orders, rules, regulations, policies and procedures; and
- H. Responsible for planning, organizing, directing, staffing and coordinating fire prevention, firefighting operations and fire administration; and
- I. Available for hearings before any Board or Committee of the City at which the Fire Chief is required to appear and before the City Council, and for other meetings at the request of the Mayor, when necessary; and
- J. Responsible for communicating with the public, including the media, on matters related to fire safety, fire operations, and Department policy; and
- K. Responsible for providing oral or written reports when requested or required to ensure proper

communication between the Department and City Officials; and

- L. Responsible for maintaining records in such detail so as to furnish all information necessary for the operation of the Department and permit analysis and report of same; and
- M. Responsible for conducting fire inspections and review of plans for fire safety, or his designee; and
- N. Other duties as assigned by the Mayor as may from time to time be required, including but not limited to those found within the position description attached hereto, and made a part hereof, as **Exhibit "A"**.

2. APPOINTMENT AND TERM:

The term of appointment shall be for a period of five (5) years in accordance with the requirements of the City Code of the City of Marlborough commencing on February 1, 2026 and ending January 31, 2031, unless terminated sooner under the provisions of this Agreement.

3. DISCIPLINE OR DISCHARGE:

It is agreed that the Fire Chief may be disciplined or discharged by the Mayor only for just cause, upon proper notice and only after a hearing before a hearing officer designated by the Mayor, at which hearing the Fire Chief shall have the right to be represented by counsel. The Fire Chief shall have the option of choosing whether or not any such hearing shall be closed to the public or be held as an open or public hearing. The principle of progressive discipline will apply and the City may provide the Chief with periodic performance evaluations.

4. RESIGNATION:

If Chief Gogan resigns during the term of this Agreement, he must provide to the Mayor of the City a six (6) month written notice unless a lesser time is mutually agreed upon between himself and the Mayor. If Chief Gogan does not provide said six (6) month notice and a lesser time is not mutually agreed to in writing between Chief Gogan and the Mayor, then the maximum amount of the sick leave buy-back benefit set forth in Section 7(D) shall be reduced by fifty percent (50%).

5. REAPPOINTMENT:

If the Mayor decides not to reappoint Chief Gogan for a successive term, for any reason other than those outlined in Section 3, Chief Gogan may choose to serve out the balance of his term as Chief, or he may resign in accordance with Section 4 of this Agreement, in which case, he shall be entitled to his current pay, benefits, and expenses for the balance of the term of this Agreement or until the effective date of his resignation, whichever first occurs, unless, prior to the effective date of his resignation, he is discharged sooner under the provisions of this Agreement.

6. INDEMNIFICATION:

The City agrees that it shall defend, where permitted by law, save harmless and indemnify the Fire Chief against any tort, professional liability claim or demand or other civil or criminal legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of his duties, provided that the Chief acted in good faith. The City may compromise and settle any claim or suit, unless prohibited by law, and will pay the amount of any settlement or judgment rendered thereon

without recourse to the Chief. The City shall reimburse the Chief in connection with any claims or suits involving the Chief in his professional capacity. This section shall survive the termination of this Agreement.

7. ADDITIONAL BENEFITS:

The following benefits shall be afforded to Chief Gogan:

- A. Chief Gogan shall be entitled to annual vacation time of six (6) weeks based on a five (5) day week (30 days per year) which vacation time shall accrue on January 1st of each calendar year of this Agreement beginning with January 1, 202___. One year accumulation allowed to carry forward to the next year. Any vacation carried in excess of one year's accumulation must be approved by the Mayor.
- B. Chief Gogan shall be entitled to six (6) annual personal days, and sick time and annual bereavement leave equivalent to other City non-union employees.
- C. In each calendar year of this Agreement, Chief Gogan is entitled to buy back up to ten (10) days of unused sick leave at his current Fire Chief hourly rate.
- D. When Chief Gogan retires as Fire Chief, he shall be entitled to a sick leave buy-back benefit. Provided that he has maintained a balance of 90 sick leave days for the duration of this Agreement, he shall be eligible to buy back ninety (90) days, at his Fire Chief hourly per diem salary rate, up to a maximum amount of \$50,000.00.
- E. Chief Gogan may participate in all health and life insurance plans to the same extent and with the same contribution ratio as may from time to time be made available to other City department heads.
- F. Chief Gogan shall receive an annual uniform clothing allowance payable at his request during each calendar year of this Agreement, in the following amount: \$2,000.00 for the first calendar year of this Agreement, and \$1,000.00 for each remaining calendar year of this Agreement. Chief Gogan shall receive uniform cleaning benefits.
- G. As a sworn fire officer, the Chief shall be entitled to injured-on-duty benefits provided in M.G.L. c. 41, § 111F.
- H. The City recognizes its obligation to the professional development of the Fire Chief; and agrees that the Fire Chief shall be given adequate opportunities to develop his skills and abilities as a fire service administrator; accordingly Chief Gogan shall be allowed to attend the Massachusetts, New England, and the International Association of Fire Chiefs training conferences, as well as other short courses, institutes, and seminars that the Chief reasonably judges to be necessary for his professional development. Such course, conferences, and seminars may be attended without loss of vacation or other leave, and any reasonable costs incurred by Chief Gogan in connection with his attendance shall be reimbursed by the City contingent upon approval by the Mayor and the sufficiency of the appropriation therefore.

8. DEATH DURING TERM OF EMPLOYMENT:

- A. If the Fire Chief dies during the term of this Agreement, the City shall pay to his estate all compensation which would have been due the Chief up to the date of his death, including, but not limited to, the value of his accumulated and unused sick leave up to a maximum of \$50,000.00 under the terms and conditions provided in paragraph 7.D herein.

9. COMPENSATION:

- A. The Fire Chief shall receive a comprehensive annual salary of \$192,000.00 payable bi-weekly.
- B. Effective August 1, 2026, the Fire Chief will receive a comprehensive annual salary of \$201,715.00.
- C. Effective February 1, 2027, the Fire Chief will receive a comprehensive annual salary of \$205,749.00.
- D. The Fire Chief shall receive the same percentage increase received by other non-union City employees in subsequent fiscal years.
- E. All salary increases and stipends are subject to appropriation of funds.
- F. The Chief's duties require that he shall have the exclusive and unrestricted use, at all times during employment, of a motor vehicle provided to him by the City. Said motor vehicle may be used by the Chief for reasonable personal reasons, since the Chief is "on-call" in the event of an emergency. The City shall be responsible for the purchase, insurance, maintenance, repair, and regular replacement of said vehicle.
- G. The City agrees that it shall not, at any time during the term of this Agreement, reduce the salary, compensation or other benefits of the Fire Chief, except to the extent that such reduction is evenly applied across-the-board for all other department heads under the employment of the City.
- H. In accordance with Section 10, the Fire Chief's compensation, as outlined in this Section, may be amended at any time by mutual agreement of the parties in writing.

10. MODIFICATION:

No change or modification of this Agreement shall be valid unless it shall be in writing and signed by both parties.

11. GOVERNING LAW:

This Agreement shall be construed and governed by the Laws of the Commonwealth of Massachusetts.

12. SEVERABILITY:

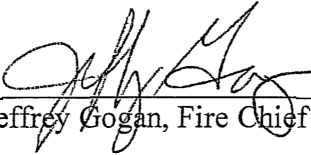
If any clause or provision of this Agreement shall be determined to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby.

13. COMPLETE AGREEMENT: This Agreement constitutes the complete agreement of the parties

- a. ASSISTANT CHIEF EMPLOYMENT AGREEMENT: The Parties hereby agree that the Employment Agreement entered into by the City and Chief Gogan dated July 1, 2022 ("Assistant Chief Agreement") relative to employment with the City as Assistant Chief is terminated as of the commencement date of the term of this Agreement. Chief Gogan acknowledges receipt of all compensation, time accruals, and benefits due to Chief Gogan under the Assistant Chief Agreement, including any amendments thereof.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals to this instrument the date and year first written above.

FOR THE FIRE CHIEF:


 Jeffrey Gogan, Fire Chief

FOR THE CITY OF MARLBOROUGH:

 J. Christian Dumais, Mayor

 Approved as to form:
 Jason D. Grossfield, City Solicitor/Jeremy P. McManus,
 Asst. City Solicitor

EXHIBIT “A”

FIRE DEPARTMENT FIRE CHIEF

The City of Marlborough is committed to the full inclusion of all qualified individuals and, as part of this commitment, will provide reasonable accommodation to perform essential job functions as required by law.

DEFINITION

This position is responsible for managing the daily administration and operation of the department.

ESSENTIAL FUNCTIONS

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

- Serves as the City's Chief Executive Fire Officer, responsible for planning, directing, coordinating, and overseeing all personnel. Acts as the incident commander during all emergency and non-emergency fire suppression and emergency medical service operations, including responses to man-made and natural disasters.
- Prepares and administers the annual departmental operating and capital budgets.
- Administers the provisions of the collective bargaining agreement, personnel policies and procedures, rules, and regulations. Participates in the receipt and processing of grievances and dispute resolution.
- Establishes and maintains effective communication and coordination with federal, state, and local agencies, civic organizations, and regional public safety entities to ensure seamless responses and promotes public welfare.
- Provides recommendations for the acquisition of capital equipment, apparatus, and all fire suppression-related tools to ensure optimal operational readiness and efficiency.
- Prepares and issues general orders and administrative bulletins. Conducts disciplinary investigations and provides findings and recommendations, as needed.
- Receives and responds to public inquiries regarding fire safety, emergency operations, code compliance, and public safety education, providing accurate information and guidance.
- Actively mentors subordinate fire officers, fostering their professional development, and contributes to leadership succession planning initiatives to ensure a strong future leadership pipeline.
- Performs other related job duties as required.

SUPERVISION RECEIVED

The employee works from policies, goals, and objectives, establishes short-range plans and objectives, and departmental performance standards, and assumes direct accountability for department results; consults with the supervisor only where clarification, interpretation, or exception to policy is required or requested; exercises control in the development of departmental policies, goals, objectives, and budgets; and is expected to resolve matters for divisions/departments under their control.

SUPERVISION EXERCISED

The employee is accountable for the direction and success of programs accomplished through others; analyzes program objectives, determines the various departmental work operations needed to achieve them, estimates the financial and staff resources required, allocates available funds and staff, reports

periodically on the achievement and status of objectives, and recommends new goals; formulates or recommends program goals and develops plans for achieving short and long-range objectives; and determines organizational structure, operating guidelines, and work operations.

JUDGMENT AND COMPLEXITY

The work involves serving as a recognized authority in interpreting and applying guidelines such as executive, administrative, or organizational policies, general principles, regulations, legislation, and directives that pertain to specific functional areas. The employee develops policies and methods to implement such guidelines and requirements.

NATURE AND PURPOSE OF CONTACTS

Contacts are with co-workers, the public, representatives of organizations, and groups and involve interactions with those who have conflicting opinions or objectives, diverse points of view, or differences where achieving compromise is required to secure support, concurrence, or compliance.

CONFIDENTIALITY

The employee has regular access to confidential records and information at the department level requiring discretion in interactions, attention to detail in handling information and records, and responsibility for following security protocols.

MINIMUM QUALIFICATIONS

Any equivalent combination of the below-listed education, training, certification, and experience, is qualifying:

- Bachelor's degree in business administration, leadership, fire science, emergency services, or related field
- 7 to 10 years of related experience
- Professional Fire Fighter Certification
- Fire Officer
- Fire Instructor
- Valid driver's license

BENEFICIAL QUALIFICATIONS

- Master's Degree
- National credentials

KNOWLEDGE, SKILLS, AND ABILITIES

- Knowledge of fire prevention tactics, code compliance, fire suppression tactics, emergency medical services, hazardous material response, and labor relations.
- Effective incident management, communication, community engagement, budgeting, and financial management skills.
- Ability to lead a team, make decisions under pressure, resolve conflict, confidently present to the public, and use a variety of fire equipment and apparatus.

PHYSICAL & ENVIRONMENTAL WORKING CONDITIONS

The physical and environmental demands described here are representative of those that must be met by an employee to successfully perform the essential function of this job.

- Performs administrative work in an office environment; field work may involve exposure to conditions such as uneven terrain, confined spaces, heights, hot or cold temperature extremes, dirt, grease, fumes, intense odors, unkept residences, and loud noises.
- When performing administrative functions, sits or stands, with intermittent periods of stooping and walking; when in the field, stands or walks for extended periods and applies agility and physical strength to move in or about construction sites.
- Applies close eye-hand coordination and physical dexterity; uses physical manipulation and motor control under conditions which may require extreme accuracy.
- Routinely reads documents for general understanding and analytical purposes, including handwriting, spreadsheets, and forms; inspects surroundings and fine details to assess conditions of materials and equipment; and reviews detailed information displayed on a computer screen.

Jeffrey Gogan



November 10, 2025

City of Marlborough
Human Resources Department
140 Main Street
Marlborough, MA 01752

Subject: Application for Fire Chief – City of Marlborough Fire Department

Dear Mrs. Purple,

It is with great pride and a deep sense of commitment to the City of Marlborough that I submit my application for the position of Fire Chief. Having dedicated over twenty-five years to this department and having served in every operational and administrative rank from Firefighter to Assistant Fire Chief, I bring a lifetime of local service, proven leadership, and a strategic vision aligned with the City's mission of public safety, efficiency, and accountability.

As Chief of Operations, I have managed the daily functions of a department comprising of seventy-three line personnel, balancing tactical experience with fiscal responsibility. I have overseen multimillion-dollar operating and capital budgets, led major apparatus procurement projects, administered collective bargaining agreements, and ensured operational compliance with NFPA, OSHA, and NIMS standards. In my capacity as Acting Fire Chief, I have assumed full command of departmental operations, represented the department in executive forums, City Council meetings, and worked collaboratively across departments and with regional partners to maintain Marlborough's reputation for professionalism and readiness.

Throughout my career, I have demonstrated the leadership traits required of a Chief Executive Fire Officer, strategic planning, disciplined command, and people-centered management. I have acted as Incident Commander at multi-alarm fires, hazardous materials events, mass-casualty incidents, and natural disasters. These experiences have reinforced my belief that preparedness, accountability, and calm leadership under pressure are the necessary traits of an effective fire service leader. I have also prioritized professional development, mentoring emerging officers, and fostering a culture of continuous learning and safety.

My approach to leadership is grounded on service, integrity, and collaboration. I believe that a Fire Chief must not only be an administrator, but a servant leader, one who connects with the community, empowers personnel, and ensures every decision improves operational capability and public trust. As part of the department's administrative team, I have helped lead initiatives in

policy development and modernization, technology integration, and interagency coordination, always keeping needs of the department and community at the forefront.

I hold an Associate of Fire Science from Quinsigamond Community College and am a graduate of the Chief Fire Officer Management Program through the Massachusetts Firefighting Academy and UMASS Boston Collins Center. I am accredited as a Fire Chief by the Massachusetts Fire Service Commission. My professional credentials include Fire Officer I, II, and III, Fire Instructor, and prior EMT certification.

The City of Marlborough has always been my home, and leading its fire department would be both a professional honor and a personal commitment to continue strengthening the safety, preparedness, and confidence of our community. My dedication to service, to both country and city, stems from the discipline and resilience I developed while serving in the U.S. Navy as a Damage Controlman aboard the *USS Samuel B. Roberts* (FFG-58). That experience instilled in me the value of teamwork under pressure and the responsibility of safeguarding and caring for others, principles that guide me every day.

I am confident that my operational experience, administrative skill, passion for service, and deep connection to this community align fully with the City's expectations for its next Fire Chief. Thank you for considering my application. I would welcome the opportunity to further discuss my qualifications and vision for the continued success of the Marlborough Fire Department.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Jeffrey Gogan', with a stylized flourish at the end.

Jeffrey Gogan

Assistant Fire Chief

Marlborough Fire Department

Jeffrey F. Gogan
PROFESSIONAL SUMMARY

Highly accomplished and dedicated fire service professional with over 25 years of leadership experience in fire suppression, emergency medical response, operations management, training, and administrative oversight. Demonstrated success in leading complex emergency incidents, developing operational policies, managing multimillion-dollar budgets, and fostering interagency coordination.

As Chief of Operations for the Marlborough Fire Department, I have demonstrated my commitment to public safety, professional development, operational excellence, and my community. I am committed to advancing the department's goals and continued successes through professional development, inclusive leadership, and strategic planning to ensure readiness for both current and emerging challenges.

CORE COMPETENCIES

- Incident Command & Emergency Management
- Strategic Planning & Organizational Leadership
- Budget Development & Fiscal Accountability
- Labor Relations & Personnel Management
- Fire Suppression & Emergency Medical Services
- Policy Development & Code Compliance
- Capital Equipment Acquisition & Apparatus Management
- Interagency Coordination & Public Engagement
- Training, Recruitment & Succession Planning

PROFESSIONAL EXPERIENCE

Assistant Fire Chief, Marlborough Fire Department – Marlborough, MA, April 2017 – Present

- Serve as Chief of Operations, directly overseeing all daily functions of a department comprising of seventy-three-line personnel.
- Function as Incident Commander on multi-alarm fires, hazardous materials incidents, mass casualty events, and natural disasters.
- Lead the development and enforcement of operational policies and procedures.
- Serve as Acting Fire Chief during the Fire Chief's absence, assuming full command of departmental operations, emergency response, and interagency coordination, represented the department at city executive meetings, managed critical incidents, and directed all administrative and operational functions.

- Direct recruitment, hiring, training, and assist in promotional processes.
- Oversee specifications, procurement, and deployment of apparatus and capital equipment.
- Manage department-wide maintenance programs and ensure regulatory compliance.
- Represent the department in city planning meetings, public forums, and regional initiatives.

Deputy Fire Chief, *Marlborough Fire Department – Marlborough, MA*, February 2015 – April 2017

- Commanded emergency scenes and enforced departmental safety standards.
- Reviewed building plans and oversaw fire protection system inspections.
- Supported budgeting and strategic planning alongside senior leadership.

Captain, *Marlborough Fire Department – Marlborough, MA*, June 2013 – February 2015

- As Shift Commander, supervised shift operations for 18 officers and firefighters.
- Led monthly training and life safety drills; performed fire origin investigations.

Lieutenant, *Marlborough Fire Department – Marlborough, MA*, October 2011 – June 2013

- Supervised engine, ladder, and rescue company operations; directed rescue and suppression efforts.

Firefighter/EMT, *Marlborough Fire Department - Marlborough, MA*, April 2001 - October 2011

- Performed fire suppression, rescue, and emergency medical services as part of first responder operations.

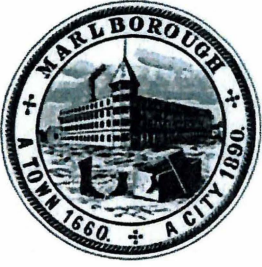
EDUCATION

- **Associate of Fire Science**, *Quinsigamond Community College – Worcester, MA* (2025)
- **Graduate**, Chief Fire Officer Management Program, *Massachusetts Firefighting Academy & UMASS Boston – Collins Center* (2025)
- **Graduate**, Recruit Firefighter Training Program, Class #127, *Massachusetts Firefighting Academy – Stow, MA* (1998)
- **High School Diploma**, *Marlborough High School – Marlborough, MA* (1989)

CERTIFICATIONS & CREDENTIALS

- **Fire Chief Credential – Massachusetts Fire Service Commission**
- **Pro Board Certifications – Massachusetts Fire Training Council**
 - Firefighter I/II
 - Fire Officer I, II, III
 - Fire Instructor I

REFERENCES – Available upon request



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:15

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

Mayor@marlborough-ma.gov

February 5, 2026

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

Re: Appointment of Pam McNair to the Commission on Disabilities

Honorable President Ossing and Councilors:

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

Ms. McNair had been involved with many organizations and causes within the city. She is no stranger to advocating for all individuals within the community. The attached letter describes specifically her advocacy work with Special Olympics and Thrive.

I would like to take this opportunity to thank Pam as she states in her attached letter "I have always answered the call to assist people". I cannot think of a more fitting candidate for the Disabilities Commission.

Thank you in advance for your consideration.

Sincerely,

J. Christian Dumais
Mayor

January 23, 2026

Pamela McNair

40 Linda Circle

Marlborough, MA 01752

I am still eager to serve on the Commission on Disabilities to advise and help others navigate our beautiful city. As you wrote, you have my resume on file.

I have enjoyed advocating for others that can't or don't know how to since I was a child. In addition to advocating for my uncle, classmates, son, Special Olympics players and friends at Thrive (formerly GMPI) I have also helped other people I did and didn't know. I was an Educational Surrogate Parent for some children that were in residential placements through the Department of Children & Families when nobody would advocate for them at school. I have always answered the call to assist people.

Typically I am not very good at selling myself but when it comes to helping people I will tell you that I am skilled at finding a way to help navigate any services they may need that are available, advocating for what they need and networking. Being a part of the Commission on Disabilities would be one of my greatest pleasures. As a person that identifies as neurodivergent I am often able to relate to people in different ways. I know that I would be a great addition to this commission.

I really appreciate being considered for this very important commission.

Thank you,

Pamela McNair



City of Marlborough

Office of the Mayor

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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

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 JAN 22 AM 11:45

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

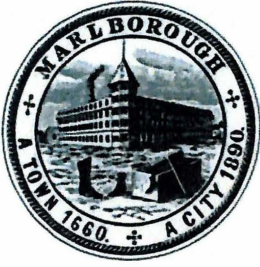
- Veterinary Technician- Animal Eye Clinic, Oklahoma City, OK; Duties included assisting in exams, preparation and assistance in surgery, anesthesia, inventory and ordering, and bookkeeping

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14

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

Mayor@marlborough-ma.gov

February 5, 2026

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

Re: Reappointments to Commission on Disabilities

Honorable President Ossing and Councilors:

I am pleased to submit the reappointment of Debra McManus and Lindsey Jaworek for a three-year term, pursuant to Chapter 19 § 27 to the Commission on Disabilities.

Debra, the Commission Chair, has served on the Commission since October 1989. Her most recent term expired in October 2025. With this appointment, and pending Council approval, her term will extend through October 20, 2028.

Lindsey has been on the Commission since July of 2022; her term expired in July of 2025. With this appointment her term will expire July 21, 2028, pending council approval.

I'd like to take this opportunity to thank Debra for her dedication to the Commission on Disabilities for the last 37 years. Thank you also to Lindsey for wanting to continue with the Commission by stepping up by being reappointed.

I cannot thank them enough for serving and having representation for all of Marlborough residents.

Please let me know if you have any questions.

Sincerely,

J. Christian Dumais
Mayor

January 23, 2026

Lindsey Jaworek

36 Berlin Road

Marlborough, MA 01752

I am very interested in being reappointed to the Commission on Disabilities for another term. I value the work that our group does and believe I provide a valuable point of view as we discuss ways to continue making sure that our community is accessible and enjoyable by persons with all abilities. I appreciate the Mayor's support in continuing this important advocacy work.

Thank you,

Lindsey Jaworek

January 21, 2026

Debra McManus

135 Ames Street

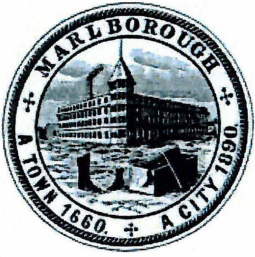
#1102

Marlborough, MA 01752

Yes, I would like to be re-appointment to the Commission. I am the current Chairperson and have served on the board since 1989. I like being able to advocate for disability rights and assisting the citizens of Marlborough with disabilities finding the services they need.

Thank you,

Debra McManus



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:

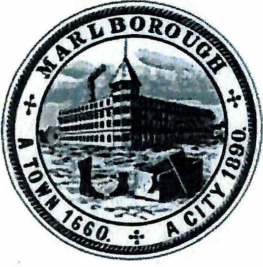
I am pleased to submit for your approval the reappointment of Stefanie Ferrecchia, Adrian Gilbert, and Kathleen Newton to the Historical Commission for a three-year term to expire February 5, 2029, pursuant to M.G.L. 40 § 8D pending City Council approval.

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

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CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14

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

Mayor@marlborough-ma.gov

February 5, 2026

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

Re: Reappointment to the Fort Meadow Commission

Honorable President Ossing and Councilors:

I am submitting for your review and confirmation the reappointment of Paul Gould to the Fort Meadow Commission for a three-year term to expire three years from the date of City Council confirmation.

Mr. Gould has been on the Commission since 2020. As a lifelong resident, active member of the Fort Meadow community, and a previous agent of the Fort Meadow Reservoir, Mr. Gould has been an asset to the Commission. This commission is vital for Fort Meadow, and I thank Paul for his ongoing commitment and for stepping forward to be reappointed to the Commission.

If you have any questions, please let me know.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Office of the Mayor

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CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:13

140 Main Street

Marlborough, MA 01752

(508) 460-3770

Mayor@marlborough-ma.gov

February 5, 2026

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

Re: Mid-Year Transfer Requests

Honorable President Ossing and Councilors:

Enclosed for your review and approval are mid-year transfer requests from City Departments.

Transfers from the following departments have been included:

1. Department of Public Works in the amount of \$791,600.00 for various services, and salary accounts relative to Collective Bargaining Agreements per the attached letter from Commissioner Scott;
2. Various Departments: Veterans Director in the amount of \$69.00, Auditor in the amount of \$109.00; Human Resources Director, Assistant and Administrative Assistant in the amount of \$279.00; and Legal, City Solicitor and Assistant City Solicitor in the amount of \$311.00 to cover unfunded salary accounts through the end of this fiscal year;
3. Fire Department in the amount of \$125,000.00 to fund salary accounts to cover sick leave and vacation buy back relative to retirements and contractual agreements in the Collective Bargaining Agreement; and
4. Office of the City Clerk for the City Clerk and Assistant City Clerk in the amount of \$160.00 for anticipated deficits.

Department Heads who have requested transfers of funds will attend a future Finance Committee meeting to discuss these requests with you in greater detail.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,


J. Christian Dumais
Mayor



City of Marlborough
Department of Public Works

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

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

January 15, 2026

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

Re: Mid-Year Transfer

Dear Mayor Dumais:

Attached are the Public Works Department's mid-year transfer requests totaling \$791,600. Transfer amounts are taken from available funds, mostly vacant positions, within the department to fund the following department accounts:

- 1) \$300,000 to City Electricity account for projected increased usage cost.
- 2) \$150,000 to School Electricity account for projected increased usage cost.
- 3) \$300,000 to Rubbish Collection account for increases due to new contract.
- 4) \$18,000 to Professional and Technical Services to fund additional engineering services.
- 5) \$5,400 to Building Maintenance Craftsman account for costs due to new union contract.
- 6) \$4,000 to Assistant Commissioner account for costs due to COLA.
- 7) \$1,000 to East Treatment Plant Operator account for costs due to new union contract.
- 8) \$3,200 to East Head Treatment Plant Operator for costs due to new union contract.
- 9) \$10,000 to East Treatment Plant Overtime account for projected increased overtime cost.

Please contact me if you require any additional information.

Sincerely,

Theodore L. Scott
 Commissioner of Public Works

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

DEPT: DPW - Building Maintenance, Eng., Streets, Water

FISCAL YEAR: 2026

Available Balance	Amount	FROM ACCOUNT:			Amount	TO ACCOUNT:			Available Balance
		Org Code	Object	Account Description:		Org Code	Object	Account Description:	
<u>\$58,470.92</u>	<u>\$22,000.00</u>	14001101	50705	Asst Civil Engineer	<u>\$300,000.00</u>	11920006	52120	Electricity	<u>\$1,448,528.49</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Increased usage</u>			
<u>\$16,940.00</u>	<u>\$10,000.00</u>	14001103	51240	Temp. Part Time					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$531,566.25</u>	<u>\$136,000.00</u>	14001303	50740	Equipment Operator Streets					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$482,993.60</u>	<u>\$132,000.00</u>	61090001	50740	Equipment Operator Water					
	Reason:	<u>Excess due to vacancy</u>							
	Reason:								
<u>\$300,000.00</u>	<u>Total</u>				<u>\$300,000.00</u>	<u>Total</u>			

Department Head Signature

Auditor Signature:

Comptroller Signature:

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

DEPT: DPW - School Building Maintenance, Eng., FPC, RDF

FISCAL YEAR: 2026

Available Balance	FROM ACCOUNT:				TO ACCOUNT:				Available Balance
	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	
<u>\$197,015.01</u>	<u>\$58,000.00</u>	<u>14001101</u>	<u>50710</u>	<u>Jr. Civil Engineer</u>	<u>\$150,000.00</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$1,161,677.93</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Increased usage</u>			
<u>\$168,826.08</u>	<u>\$54,000.00</u>	<u>14001501</u>	<u>50690</u>	<u>Foreman FPC</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$98,041.87</u>	<u>\$38,000.00</u>	<u>14003003</u>	<u>51240</u>	<u>Attendant RDF</u>					
	Reason:	<u>Excess due to vacancy</u>							
	Reason:								
	Reason:								
	<u>\$150,000.00</u>	<u>Total</u>			<u>\$150,000.00</u>	<u>Total</u>			

Department Head Signature

Auditor Signature:

Comptroller Signature:





CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

DEPT: DPW - Streets, Fleet, FPC, RDF

FISCAL YEAR: 2026

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$105,720.31</u>	<u>\$62,000.00</u>	<u>14001301</u>	<u>50660</u>	<u>General Foreman Streets</u>	<u>\$286,000.00</u>	<u>14003006</u>	<u>52920</u>	<u>Rubish Collection</u>	<u>\$0.00</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Adjustment to new contract</u>			
<u>\$169,992.04</u>	<u>\$62,000.00</u>	<u>14001301</u>	<u>50690</u>	<u>Foreman Streets</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$84,890.00</u>	<u>\$45,000.00</u>	<u>14001401</u>	<u>50692</u>	<u>Supt. Of Automotive Maint.</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$98,890.00</u>	<u>\$55,000.00</u>	<u>14001501</u>	<u>50680</u>	<u>General Foreman FPC</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$489,226.39</u>	<u>\$62,000.00</u>	<u>14001503</u>	<u>50740</u>	<u>Equipment Operator FPC</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$286,000.00</u>		<u>Total</u>			<u>\$286,000.00</u>		<u>Total</u>		

Department Head Signature

Auditor Signature:

Comptroller Signature:

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

DEPT: DPW - RDF, Building Maint., RDF, Eng., E. Plant, W. Plant,

FISCAL YEAR: 2026

Available Balance	FROM ACCOUNT:				TO ACCOUNT:				Available Balance
	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	
<u>\$67,400.00</u>	<u>\$32,000.00</u>	<u>14003001</u>	<u>50750</u>	<u>Equipment Operator RDF</u>	<u>\$18,000.00</u>	<u>14001104</u>	<u>53180</u>	<u>Prof & Tech Services</u>	<u>\$42,161.49</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Funds for additional services</u>			
					<u>\$10,000.00</u>	<u>60081003</u>	<u>51310</u>	<u>Overtime-Regular E.P.</u>	<u>\$26,220.87</u>
	Reason:					<u>Increased overtime costs</u>			
					<u>\$4,000.00</u>	<u>14001001</u>	<u>50630</u>	<u>Assistant Commissioner</u>	<u>\$56,183.86</u>
	Reason:					<u>Salary adjustments</u>			
<u>\$147,662.21</u>	<u>\$3,200.00</u>	<u>11920003</u>	<u>50560</u>	<u>Houseworker</u>	<u>\$3,200.00</u>	<u>60081001</u>	<u>50910</u>	<u>Head Treatment P. Op. E.P.</u>	<u>\$45,345.37</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Salary adjustments</u>			
	Reason:								
	<u>\$35,200.00</u>	<u>Total</u>			<u>\$35,200.00</u>	<u>Total</u>			

Department Head Signature

Auditor Signature:

Comptroller Signature:



CITY OF MARLBOROUGH
Office of the City Auditor
140 Main St.
Marlborough, MA 01752

February 3, 2026

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

RE: Mid-Year Review Transfer Request

Enclosed herewith is a transfer request to fund several salary accounts in the Auditor, Legal, Veterans and Human Resources departments through June 30, 2026. These salary accounts were not funded properly when the budget was created. All transfers are from within the individual departments.

Please contact me if you should have any further questions regarding this information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Diane Smith", with a stylized flourish at the end.

Diane Smith, CGA
City Auditor

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT:		Mayor				FISCAL YEAR:		2026	
Available Balance		FROM ACCOUNT:		TO ACCOUNT:		Available Balance			
Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Amount	Available Balance
<u>\$908.97</u>	<u>\$109.00</u>	<u>11350005</u>	<u>54220</u>	<u>Office Supplies</u>	<u>\$109.00</u>	<u>11350001</u>	<u>50020</u>	<u>Auditor</u>	<u>\$49,199.65</u>
Reason:	<u>Funds available</u>				<u>To fund through year end</u>				
<u>\$5,234.71</u>	<u>\$311.00</u>	<u>11510005</u>	<u>54220</u>	<u>Office Supplies</u>	<u>\$122.00</u>	<u>11510001</u>	<u>50030</u>	<u>City Solicitor</u>	<u>\$54,709.51</u>
Reason:	<u>Funds available</u>				<u>To fund through year end</u>				
				<u>\$189.00</u>	<u>11510001</u>	<u>50172</u>	<u>Asst City Solicitor</u>		<u>\$45,078.49</u>
Reason:					<u>To fund through year end</u>				
<u>\$59,599.16</u>	<u>\$69.00</u>	<u>15430006</u>	<u>57710</u>	<u>Veterans Benefits</u>	<u>\$69.00</u>	<u>15430001</u>	<u>50080</u>	<u>Veterans Director</u>	<u>\$30,803.02</u>
Reason:	<u>Funds available</u>				<u>To fund through year end</u>				
<u>\$2,632.82</u>	<u>\$279.00</u>	<u>11520005</u>	<u>54220</u>	<u>Office Supplies</u>	<u>\$158.00</u>	<u>11520001</u>	<u>50530</u>	<u>HR Director</u>	<u>\$43,628.17</u>
Reason:	<u>Funds available</u>				<u>To fund through year end</u>				
				<u>\$60.00</u>	<u>11520001</u>	<u>50532</u>	<u>HR Assistant</u>		<u>\$26,737.07</u>
Reason:					<u>To fund through year end</u>				
				<u>\$61.00</u>	<u>11520002</u>	<u>50775</u>	<u>Admin Assistant</u>		<u>\$20,261.75</u>
Reason:					<u>To fund through year end</u>				
	<u>\$768.00</u>	Total		<u>\$768.00</u>	Total				

Department Head signature:

Department Head signature:

Department Head signature:

Auditor signature:

Comptroller signature:

M/M

Christine Purpura

None

B. B.



CITY OF MARLBOROUGH
Office of the City Auditor
140 Main St.
Marlborough, MA 01752

February 3, 2026

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

RE: Mid-Year Review Transfer Request

Enclosed herewith is a transfer request to fund three salary lines in the Fire Department. These transfers will cover the final payout for vacation and sick leave buy back for three retirements. Due to contractual increases in the last CBA, and the increased numbers of members attaining college degrees, a transfer is required in the Educational Incentive line.

Please contact me if you should have any further questions regarding this information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Diane Smith', with a stylized flourish at the end.

Diane Smith, CGA
City Auditor



City of Marlborough
Office of the City Clerk

140 Main Street
Marlborough, Massachusetts 01752
Telephone (508) 460-3775 Facsimile (508) 460-3723

Steven W. Kerrigan
City Clerk

Wilson Chu
Assistant City Clerk

February 3, 2026

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

Dear Mayor Dumais:

We have reviewed our budget and determined that there are two (2) salary lines that are slightly underfunded in the City Clerk's Office budget. I have prepared the attached Transfer Sheet with explanations regarding the required transfers.

Should you have any questions, or need additional information please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven W. Kerrigan', is written over the printed name and title.

Steven W. Kerrigan
City Clerk

Enclosure

FISCAL YEAR: 2026

TO ACCOUNT:

Comptroller signature:



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB -5 AM 11:14
140 Main Street
Marlborough, MA 01752
(508) 460-3770
Mayor@marlborough-ma.gov

January 8, 2026

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

RE: Salary Ordinance Transfer – City Solicitor

Dear Council President Ossing and Councilors,

Enclosed for your review please find a request for transfer in the amount of \$15,094.00 from the vacant Collector's salary line to fund the City Solicitor salary amendment previously submitted for the January 12th meeting.

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

Sincerely,

J. Christian Dumais
Mayor

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

	DEPT:	Law Department				FISCAL YEAR:	2026		
		FROM ACCOUNT:				TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$67,662.32</u>	<u>\$15,094.00</u>	<u>11440001</u>	<u>50042</u>	<u>Collector Asst Fin.</u>	<u>\$15,094.00</u>	<u>11510001</u>	<u>50030</u>	<u>City Solicitor</u>	<u>\$54,709.51</u>
	Reason:	<u>Funds available</u>				<u>Increase salary ordinance</u>			
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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

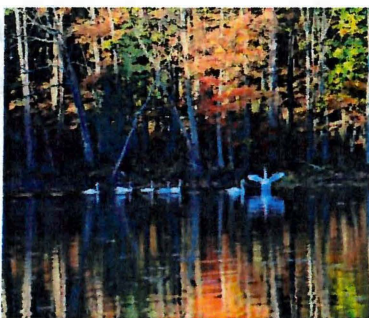
Dear Mayor Dumais,

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.



**City of Marlborough
Open Space
and
Recreation Plan
2026-2036**

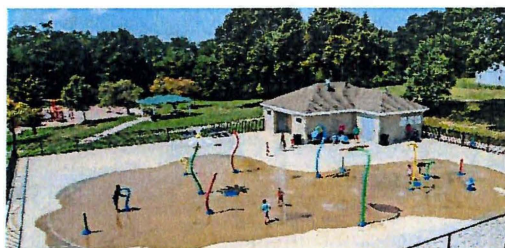
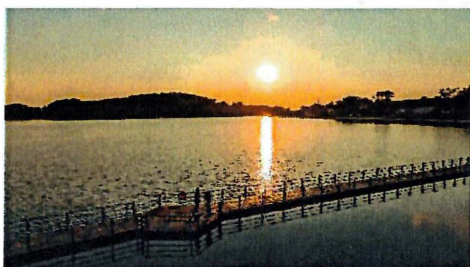
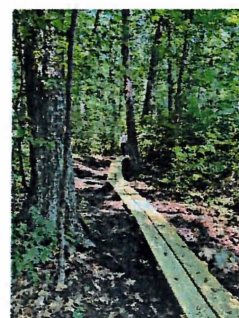


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Section 1

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

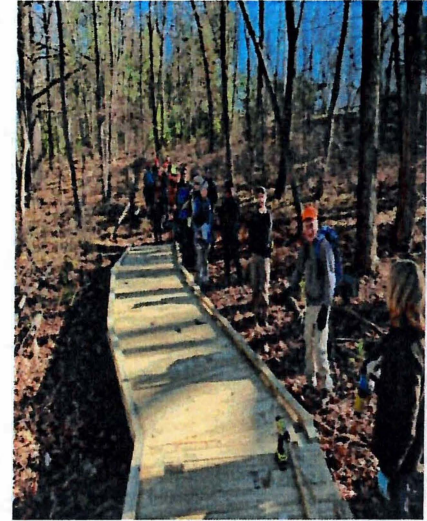
Marlborough is a City of seven hills and many valleys filled with streams and parks and forested areas with views from hilltops and across water bodies. The City is home to many including a very diverse population of humans and wildlife. It has a rich history from Native American hunting and summer grounds, 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

- 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



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

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

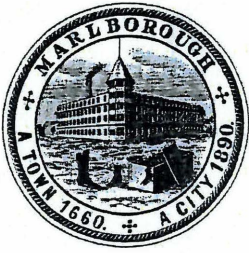
cc: J. Christian Dumais, Mayor

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

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

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
SISTANT 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;

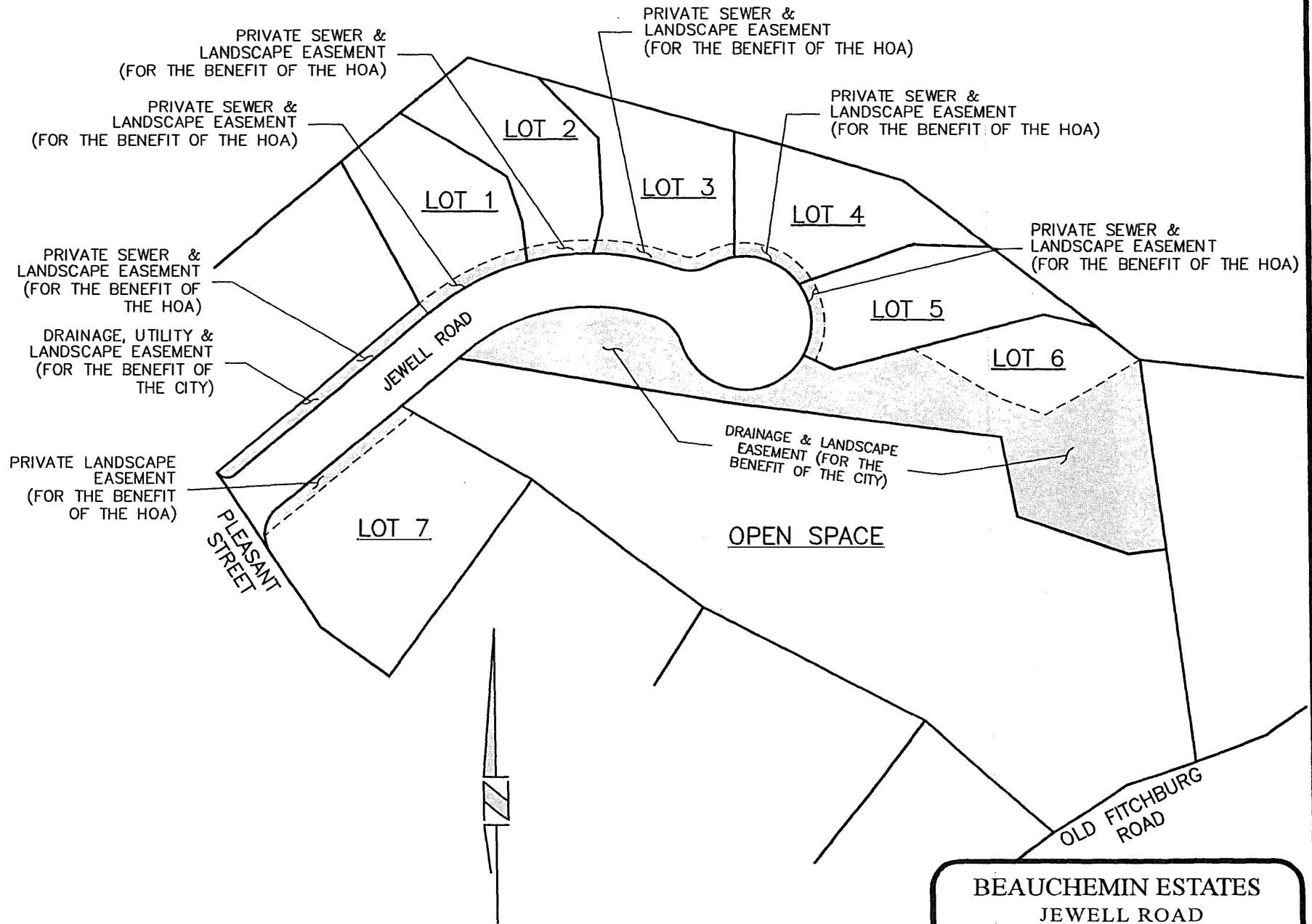
THENCE running South $50^{\circ} 28' 46''$ West along the westerly sideline of Lot 6, Parcel "A" and Lot 7, a distance of 186.06 feet, to a granite bound set;

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;

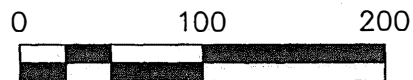
THENCE running North $33^{\circ} 14' 34''$ West a distance of 72.70 feet along Pleasant Street to the point of beginning.

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

EXHIBIT B
(EASEMENT SKETCH)



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



BEAUCHEMIN ESTATES
JEWELL ROAD

Plan:
EASEMENT SKETCH

GENERAL NOTES:

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 18B.
4. TOTAL LOT AREA: 237,052± S.F. (5.44± ACRES).
5. THE PROPERTY IS ZONED: RESIDENCE A-2.
6. OWNER OF RECORD: PROLIM DEVELOPMENT CORP.
12 BAYWOODS DRIVE
SHIRLEY, MA 01454
7. DEED REFERENCE: BOOK 82344, PAGE 312.
8. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDEISEN SURVEY & DESIGN, LLC.
9. LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

PLAN REFERENCES:

1. PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY TIMOTHY J. & MARY M. O'CONNOR, DATED OCT. 7, 1959, SHRD PLAN 2009 OF 1356.
2. PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 1, 1971, SHRD PLAN 1358 OF 1971.
3. PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASSACHUSETTS PROPERTY OF DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 5, 1978, SHRD PLAN 1409 OF 1978.
4. PLAN OF LAND IN MARLBOROUGH, MA. FOR JOYCE L. BEAUCHEMIN, DATED JULY 30, 1992, SHRD PLAN 755 OF 1992.
5. PLAN OF LAND IN MARLBOROUGH, MA. FOR DONALD L. & JOYCE L. BEAUCHEMIN, DATED NOV. 20, 1997, SHRD PLAN 138 OF 1998.
6. REGENCY AT ASSABET RIDGE MARLBOROUGH, MASSACHUSETTS BY CCG ASSOCIATES, INC. DATED SEPTEMBER 13, 2011. SHRD PLAN 818 OF 2011.

LIBERARY 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. FINDEISEN R. PLS 7 45098

10/31/2025
DATE

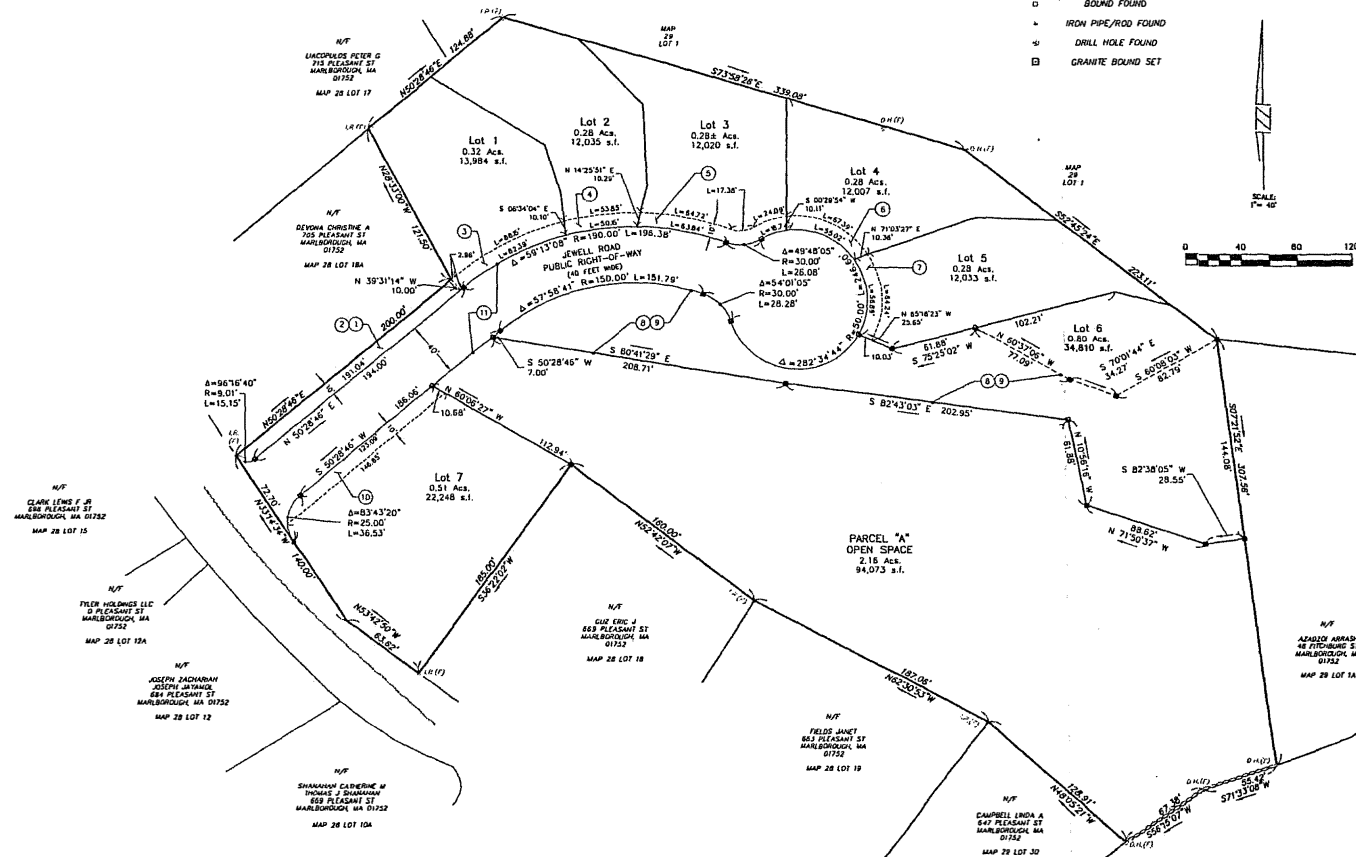
FOR REGISTRY USE

ACQUISITION CHART

CIRCLED ITEM NO.	LOT NO.	PROPERTY OWNER	TYPE OF ACQUISITION	PURPOSE	MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK PAGE	CITY OF MARLBOROUGH MAP PARCELS	AREA (SF)
1	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	DRAINAGE & SEWER EASEMENT	84313 394	28 58	1,983
2	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313 394	28 58	1,983
3	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313 394	28 58	882
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	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	27,816
9	6	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 18B	1,369
11	ROAD	PROLIM DEVELOPMENT CORP	FEE	JEWELL ROAD	82344 311	28 800	23,836

LEGEND

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



689 Pleasant Street

Engineer / Surveyor:
DX Engineering LLC
12 Baywoods Drive
Shirley, MA 01454
Tel: (508) 848-8000 / Fax: (508) 848-8487

Engineer

Surveyor



Applicant
PROLIM DEVELOPMENT CORP
12 BAYWOODS DRIVE
SHIRLEY, MA 01454

Owner(s):
PROLIM DEVELOPMENT CORP
12 BAYWOODS DRIVE
SHIRLEY, MA 01454

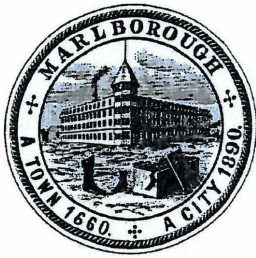
NO.	DATE	DESCRIPTION
1	12/02/20	FOR CONSTRUCTION

Amount of Map 28 Lot 18B
Map 28 Lot 18B
38103
10/31/2025
10/31/2025

Sheet Title:
ROAD & EASEMENT ACCEPTANCE PLAN

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

Printed: 10/31/2025 10:10:10



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
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 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:

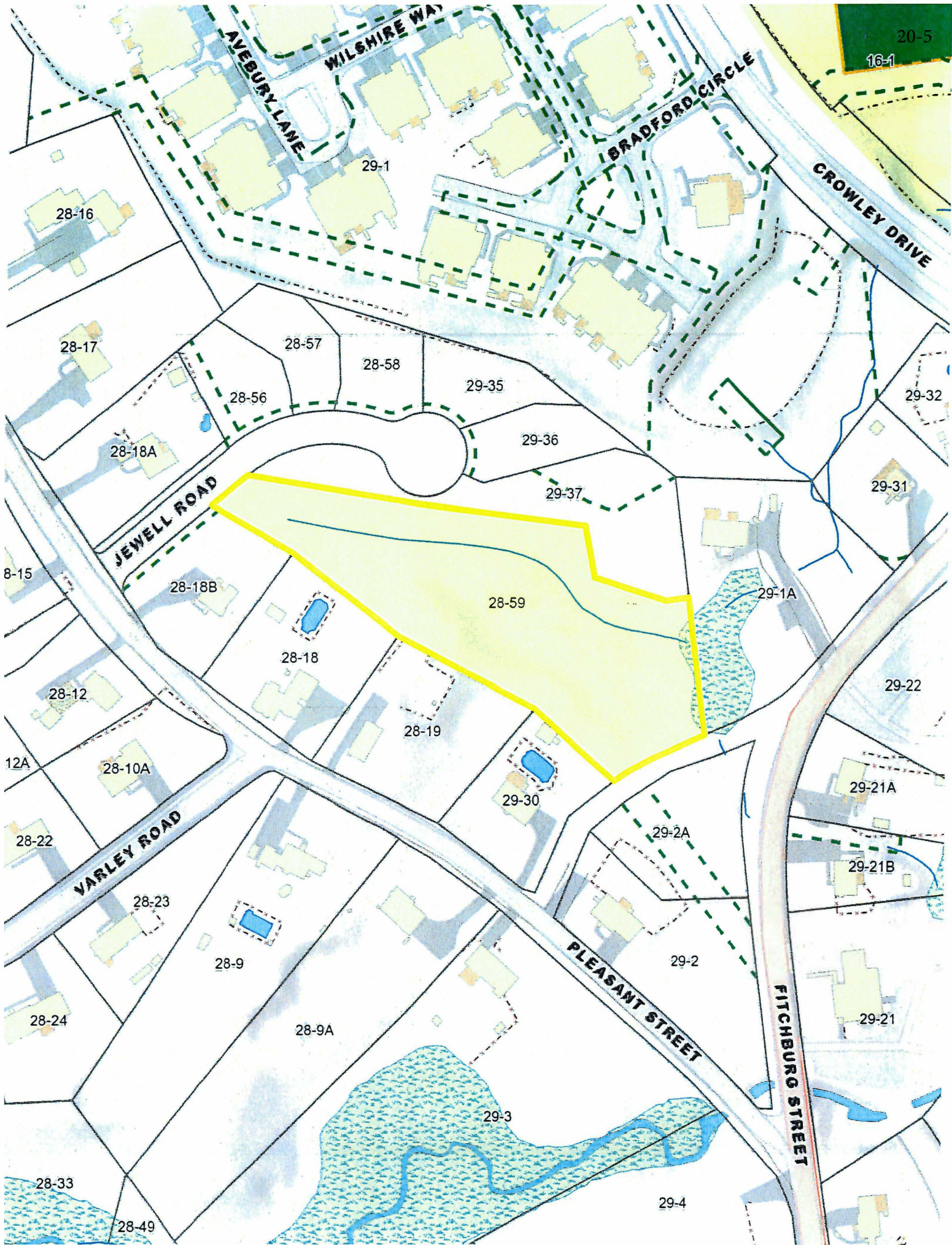
COMMONWEALTH OF MASSACHUSETTS

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 PAVEMENT 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 LICENSES & 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 OFFSITE AREAS DURING CONSTRUCTION.
- BENCHMARK: TEMPORARY BENCHMARK MAG HUB AT SOUTH SIDE OF EXISTING DRIVEWAY (ELEVATION = 206.14)
- 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. NEITHER SEWERS CROSS WATER MAINS, THE TOP OF THE SEWER SHALL BE A MINIMUM OF 18" BELOW THE BOTTOM OF THE WATERMAIN AND JOINTS SPACED EQUIDISTANT 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 PIPE'S 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.

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. Fendisen 04/30/2023
HUGO P. FENDISEN, 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.

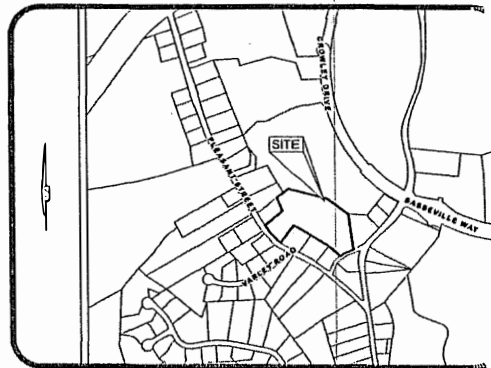
Hugo P. Fendisen 04/30/2023
DATE

FOR REGISTRY USE

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 524 of 2023
Rec'd 4-4-2023
at 11:45 A.M.

Attest

Hugo P. Fendisen
Register



LOCUS MAP
SCALE: 1" = 600'

INDEX TO SHEETS

		REVISED
COVER SHEET	1	04/30/23
ABUTTERS LIST	2	04/30/23
EXISTING CONDITIONS PLAN	3	04/30/23
DEFINITIVE SUBDIVISION PLAN	4	04/30/23
GRAZING PLAN	5	04/30/23
EROSION CONTROL PLAN	6	04/30/23
PROPOSED DRAINAGE PLAN	7	04/30/23
PLAN & PROFILE SHEET	8	04/30/23
LANDSCAPE PLAN	9	04/30/23
EROSION CONTROL DETAIL SHEET	10	04/30/23
ROADWAY DETAIL SHEET	11	04/30/23
TRENCH DETAIL SHEET	12	04/30/23
WATER DETAIL SHEET	13	04/30/23
SEWER NOTES SHEET	14	04/30/23
SEWER DETAIL SHEET	15	04/30/23
DRAINAGE DETAIL SHEET	16	04/30/23

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 1(B).
- TOTAL LOT AREA: 237,052 S.F. (5.44± 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 FENDISEN SURVEY & DESIGN, LLC ON 05/06/2021.
- THE PLAN SURVEY DATUM IS NAVD 1988.
- LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

WAIVER REQUESTS:

THE APPLICANT REQUESTS WAIVERS FROM THE FOLLOWING REGULATIONS:

- ARTICLE IV SECTION 676-12.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 A576 SUBDIVISION SPECIFICATIONS 676-26 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 @ 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 AREA	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
12,001	12,001	12,001	12,001	12,001	12,001	12,001	12,001
FRONTAGE	50	50	50	50	50	50	50
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 STY	2.5 STY	2.5 STY	2.5 STY	2.5 STY	2.5 STY	2.5 STY
LOT COVERAGE	15%	20%	16%	16%	16%	23%	15%

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

MARLBOROUGH PLANNING BOARD

Hugo P. Fendisen
04/30/2023
DATE June 26, 2023

DATE June 26, 2023

"I, 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.

Hugo P. Fendisen 04/30/2023
CITY CLERK DATE

SHEET No. 1 of 2 for Recording

524 of 2023 1/2

689 Pleasant Street

Engineer/Surveyor
DK Engineering LLC
1000 State Street, 2nd Floor
Marlborough, MA 01501
Tel: (508) 200-0001 Fax: (508) 200-0002
FENDISEN SURVEY & DESIGN, LLC
1000 State Street, 2nd Floor
Marlborough, MA 01501

Engineer
Hugo P. Fendisen
04/30/2023

Surveyor
Hugo P. Fendisen
04/30/2023

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

Project No. 1-23-103
Drawing Date: 05/06/2021
Plan Date: 03/06/2023
Revised Date: 04/30/2023

NO. DATE BY DESCRIPTION

Sheet Title:
COVER SHEET

Sheet No.: 1

Total No. of Sheets: 16

Page No. 1 of 16

LEGEND

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

SCALE
1" = 40'

N/T

CLARK LEWIS F JR
840 PLEASANT ST
MARLBOROUGH, MA 01752
MAP 28 LOT 15

N/T

TILER HOLDINGS LLC
8 PLEASANT ST
MARLBOROUGH, MA 01752
MAP 28 LOT 12AN/T
JOSEPH ZACHARIAN
JOSPH ZACHARIAN
884 PLEASANT ST
MARLBOROUGH, MA 01752
MAP 28 LOT 12N/T
SHANAHAN CATHERINE M
THOMAS J SHANAHAN
889 PLEASANT ST
MARLBOROUGH, MA 01752
MAP 28 LOT 10A

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. Fendisen (04/30/2023)
HUGO P. FENDISEN, L.L.S. 0070 (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. Fendisen (04/30/2023)
DATE

FOR REGISTRY USE

PLAN NO. 524 of 2023
SHEET 2 of 2

PLAN REFERENCES

1. PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY TIMOTHY J. & MARY N. O'CONNOR, DATED OCT. 7, 1959, SARD PLAN 2009 OF 1359.
2. PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 1, 1971, SARD PLAN 1358 OF 1971.
3. PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASSACHUSETTS PROPERTY OF DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 6, 1978, SARD PLAN 1489 OF 1978.
4. PLAN OF LAND IN MARLBOROUGH, MA. FOR JOYCE L. BEAUCHEMIN; DATED JULY 30, 1992, SARD PLAN 755 OF 1992.
5. PLAN OF LAND IN MARLBOROUGH, MA FOR DONALD L. & JOYCE L. BEAUCHEMIN; DATED NOV. 20, 1997, SARD PLAN 130 OF 1998.
6. "AGENCY AT ASSABET RIDGE MARLBOROUGH, MASSACHUSETTS" BY GCS ASSOCIATES, INC., DATED SEPTEMBER 13, 2011, SARD PLAN 918 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 18B.
4. TOTAL LOT AREA: 237,052 ± S.F. (5.44 ± 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 FENDISEN SURVEY & DESIGN, LLC.
9. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REQUIREMENTS

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ B.L.G. 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	12,020 ±
4	12,007 ±
5	12,033 ±
6	34,810 ±
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 ACS

EASEMENT AREA

LOT NUMBER	AREA (S.F.)	DESCRIPTION OF EASEMENT
(1)	882	LANDSCAPE/PRIVATE SEWER EASEMENT
(1)	1,983	DRAINAGE, UTILITY & LANDSCAPE EASEMENT & PRIVATE SEWER EASEMENT
(2)	520	LANDSCAPE/PRIVATE SEWER EASEMENT
(3)	1,074	LANDSCAPE/PRIVATE SEWER EASEMENT
(4)	612	LANDSCAPE/PRIVATE SEWER EASEMENT
(5)	605	LANDSCAPE/PRIVATE SEWER EASEMENT
(6)	27,814	LANDSCAPE, DRAINAGE AND ACCESS EASEMENT
(7)	1,389	LANDSCAPE EASEMENT

"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.

John B. O'Connell July 21, 2023
CITY CLERK DATE

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

MARLBOROUGH PLANNING BOARD

John B. O'Connell
Thomas J. Fendisen
John B. O'Connell
DATE June 26, 2023

SHEET No. 2 of 2 for Recording

689-Pleasant Street

DJK Engineering LLC

Engineer / Surveyor

Engineer

Surveyor



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

NO.	DATE	DESCRIPTION
1	04/30/2023	PRELIMINARY PLAN FOR PARCEL A
2	04/30/2023	ADDITIONAL COMMENTS - ROW - SETBACKS

Project No.: 22183
Drawing Scale: 1"=40'
Plan Date: 04/30/2023
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

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

ACQUISITION CHART

CIRCLED ITEM NO.	LOT NO.	PROPERTY OWNER	TYPE OF ACQUISITION	PURPOSE	MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK PAGE	CITY OF MARBOROUGH MAP PARCEL	AREA (SQ)
1	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	DRAINAGE & SEWER EASEMENT	94313 304	28	56
2	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84113 304	28	56
3	1	PRERNA BHATIA & SAKSHAM SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	94313 304	28	56
4	3	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344 311	29	39
5	3	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344 311	28	58
6	4	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344 311	29	35
7	6	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344 311	29	37
8	6	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344 311	29	37
9	6	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	LANDSCAPE EASEMENT	82344 311	28	188
10	11	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	SEWELL ROAD	82344 311	29	23,580
11	11	PROLIM DEVELOPMENT CORP	PERMANENT EASEMENT	SEWELL ROAD	82344 311	29	23,580

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS FOR A DUAL 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 WARBURGH.
3. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 2B LOT 18B.
4. TOTAL LOT AREA: 237.0524 S.F. (5.44+ ACRES)
5. THE PROPERTY IS ZONED: RESIDENCE A-2.
6. OWNER OF RECORD: PHOEN DEVELOPMENT CORP.
12 BAYWOODS DRIVE
SHIRLEY, MA 01454
7. DEED REFERENCE: BOOK 08244, PAGE 312.
8. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDRSEN SURVEY & DESIGN, LLC.
9. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

PLAN REFERENCES:

1. PLAN OF LAND IN WARBOROUGH, MASS OWNED BY
TIMOTHY J. & MARY N. O'CONNOR, DATED OCT. 7, 1959.
SHRD PLAN 2009 OF 1359.
2. PLAN OF LAND IN WARBOROUGH, MASS FOR DONALD
L. & JOYCE L. BEAUCHENE, DATED NOV. 1, 1971.
SHRD PLAN 3559 OF 1971.
3. PLAN OF LAND IN THE CITY OF WARBOROUGH,
MASSACHUSETTS PROPERTY OF DONALD L. & JOYCE L.
BEAUCHENE, DATED NOV. 6, 1978, SHRD PLAN 1409
OF 1978.
4. PLAN OF LAND IN WARBOROUGH, MA, FOR JOYCE L.
BEAUCHENE, DATED JULY 30, 1992, SHRD PLAN 735
OF 1992.
5. PLAN OF LAND IN WARBOROUGH, MA FOR DONALD L.
& JOYCE L. BEAUCHENE, DATED NOV. 20, 1997, SHRD
PLAN 138 OF 1998.
6. NEECENCY AT ASSABET RIDGE WARBOROUGH,
MASSACHUSETTS BY GCO ASSOCIATES, INC., DATED
SEPTEMBER 13, 2011, SHRD PLAN 616 OF 2011.

I HEREBY CERTIFY:

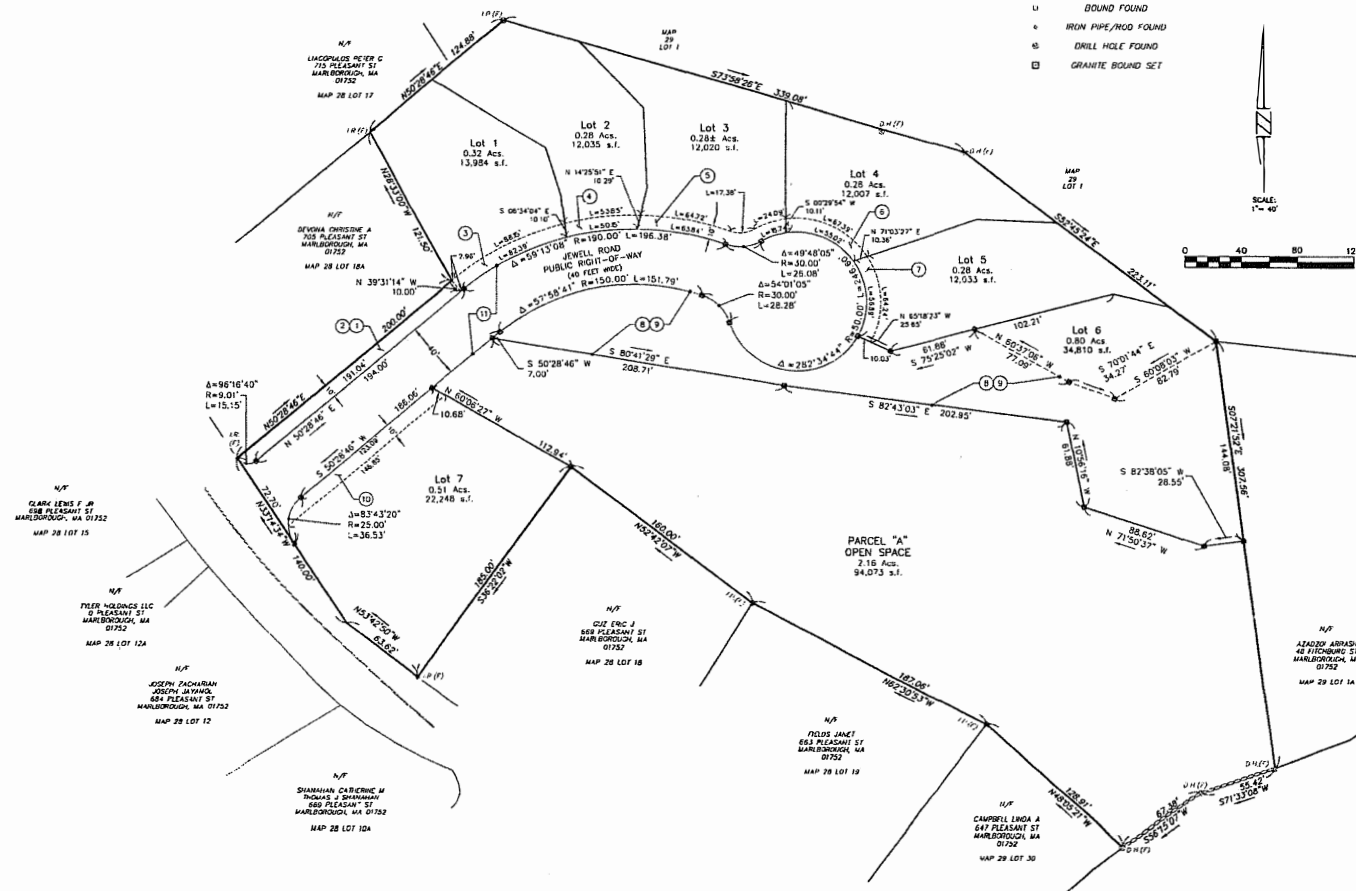
THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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. FINDEISEN II, PLS # 45098	10/31/2025 DATE
-----------------------------------	--------------------

FOR REGISTRY USE



6889 Pleasant Street

Engineer / Surveyor

DX Engineering LLC
OFFICE: 47 Enterprise Drive, P.O. Box 100, Windham, NH 03093
Mailing Address: 40 Granite Road, Chester, NH 03036
Tel: (603) 850-0420 Fax: (603) 850-0420 E-mail: DX@windhamllc.com

FINDISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
P.O. Box 414, Jackson, NH 03043
Tel: (603) 898-8018 / Fax: (603) 898-8187

Engineer

Surveyor



Applicant

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

Owner(s)

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

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	12/02/25	DK	UPDATE THE ACQUISITION CHART

America's Map & Lot	
Map 24 / Lot 18B	
Project No.	Drawing Scale
42103	1"=40'
Plan Date	Revised Date
10/31/2025	12/08/2025

Sheet Title

**ROAD & EASEMENT
ACCEPTANCE PLAN**

Sheet No.	1
Total No. of Sheets	1



City of Marlborough
Planning Board

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

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,

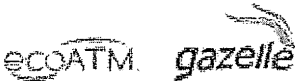
Christopher Reyes

Regulatory Operations Specialist

☎: 858.766.7257

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

www.ecoATM.com | www.gazelle.com





**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,

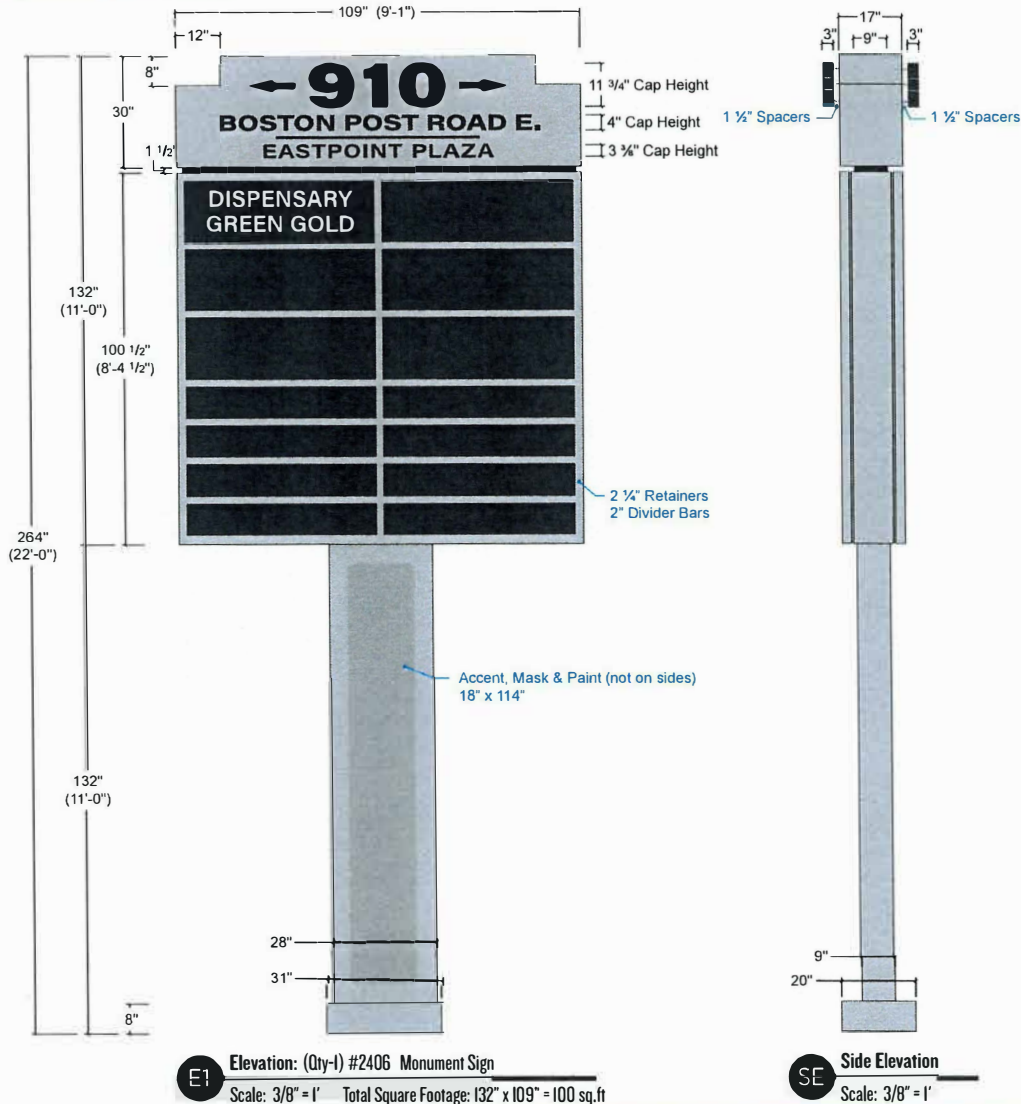
We are proposing revisions to a previously approved freestanding sign to be installed at 910 Boston Post Rd. We are seeking approval to increase the sign height from 18' to 22' due to truck heights blocking a partial view of the sign. The change in overall height would be compliant with the zoning bylaws 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

**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:

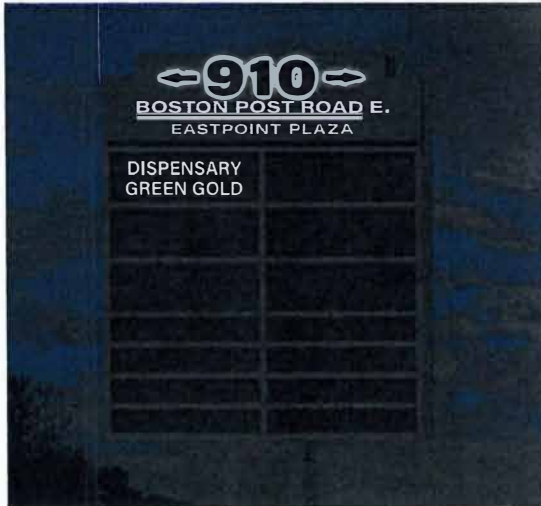
- Reveal -** ☒ painted Black
- Post Covers -** ☒ painted to match Brushed Aluminum
- ☒ painted to match Dark Brushed Aluminum

Installation:

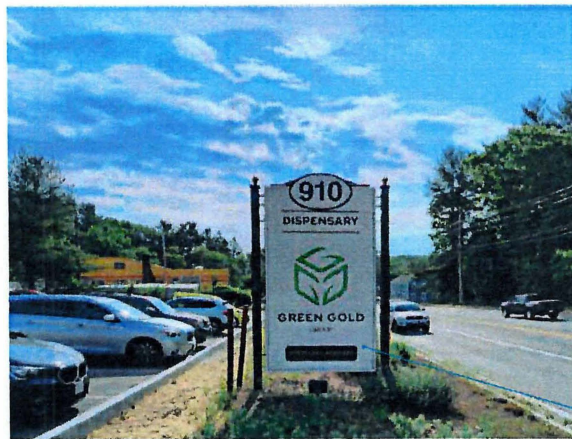
By Viewpoint.

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:



Existing



Proposed

Property Line

Existing sign to be removed by other.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 17, 2025

ORDERED:

Suspension of the Rules requested – granted.

That the Updated Master Sign Plan for 910 Boston Post Road East is to supersede the Master Sign Plan approved on October 23, 2023.

It is further Ordered that this Master Sign Plan shall include the following:

- 1) One (1) internally illuminated pylon sign as depicted on page labeled Pylon sign, 1 & 2 by ViewPoint Sign & Awning, to be 18' in height by 9' 1" wide.
- 2) Three (3) existing internally illuminated signs on the west side of the building, sizes to be one (1) 38" x 160", one (1) 54" x 160" and one (1) 80" x 55".
- 3) Four (4) signs along Route 20 (Boston Post Road East) side for future tenants, each sign being 8' x 20" and not internally illuminated.
- 4) Each of the three (3) internally illuminated signs shall be turned off when the respective business is closed each day. The internally illuminated pylon sign will be on a timer that will turn off the entire sign at midnight (12:00 AM) and turn it back on at dusk.

Be and is herewith **APPROVED**.

ADOPTED

In City Council

Order No. 25-1009579A

X 23-1008979A

Approved by Mayor

J. Christian Dumais

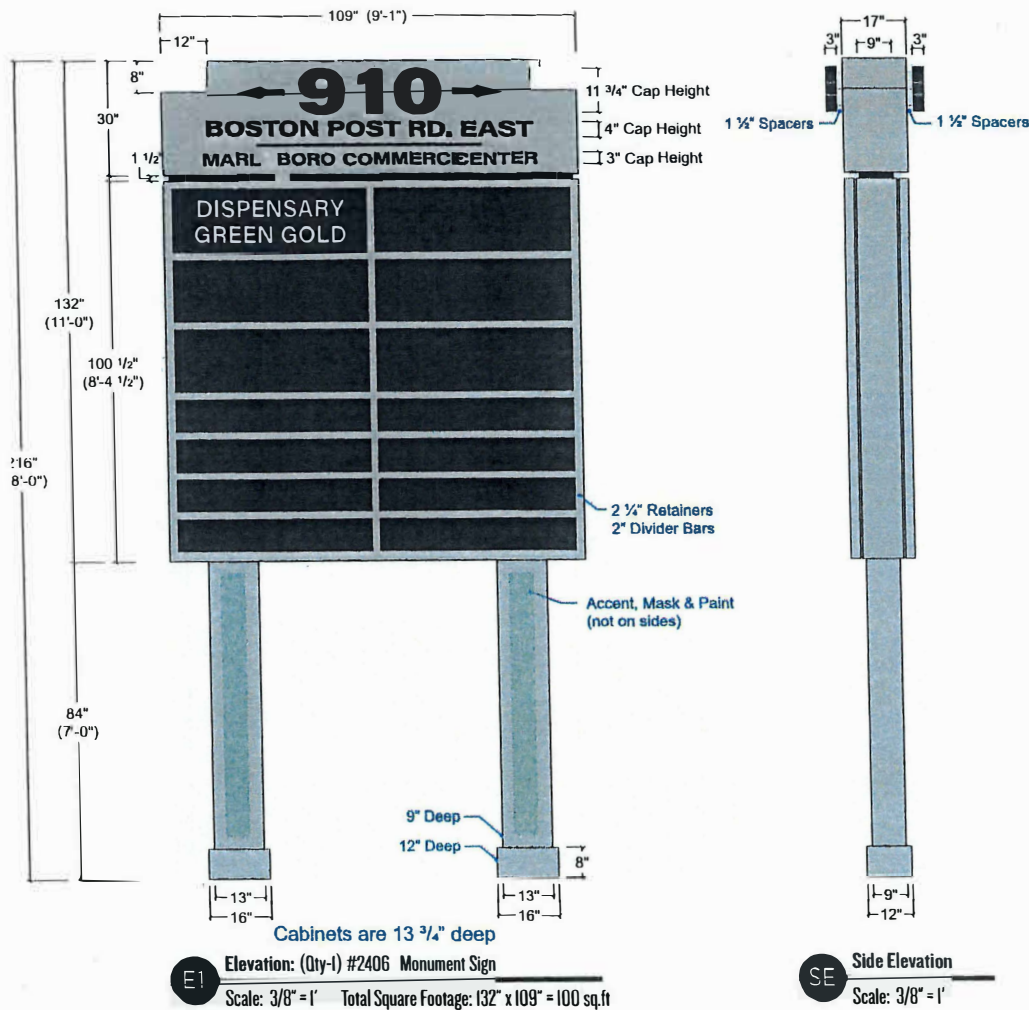
Date: November 20, 2025

A TRUE COPY

ATTEST:

City Clerk

Pylon Sign - PAGE 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:

- (2) 6" Square steel posts with welded plate on bottom.
- J-Bolt cages embedded in concrete footing. (see footing page)

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



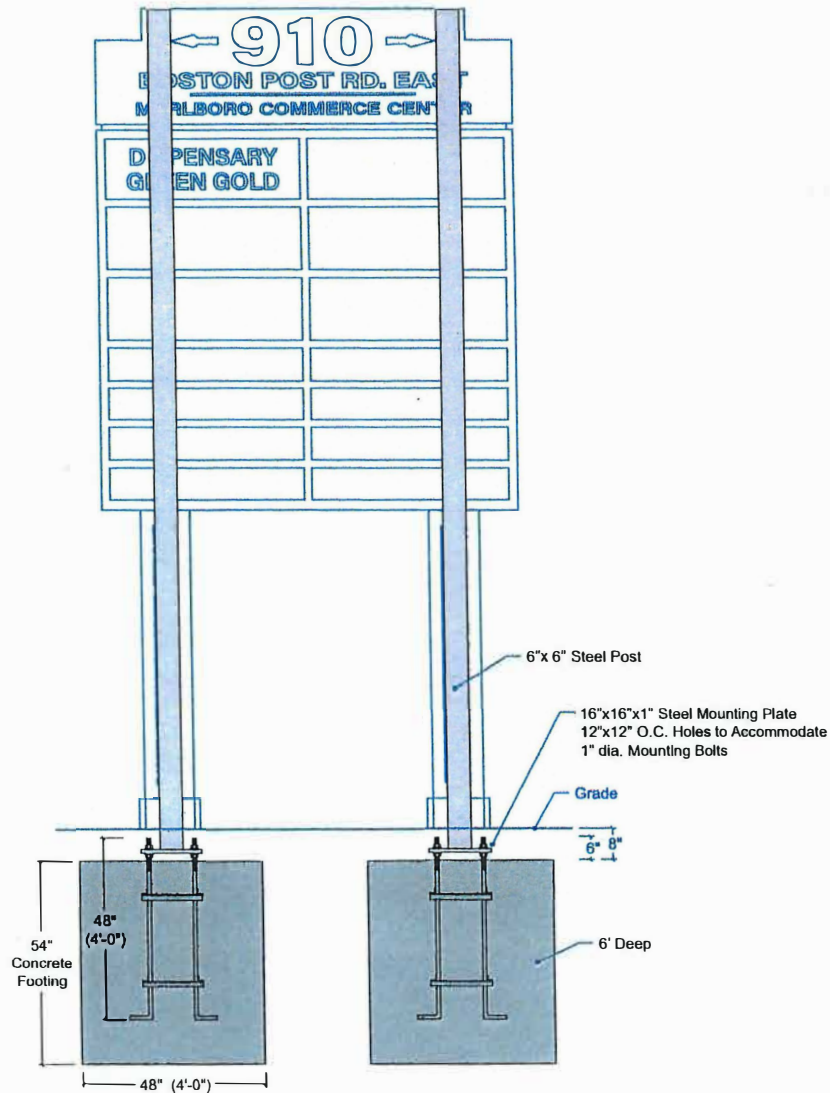
Existing



Proposed

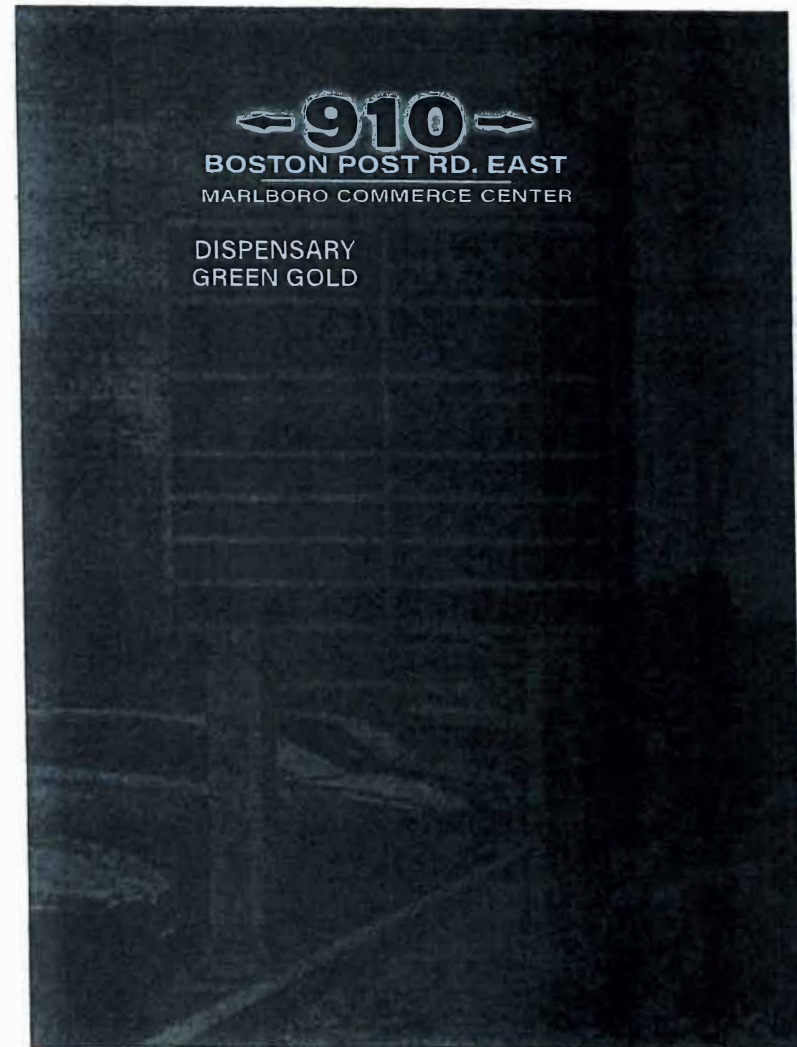
Property Line

Existing sign to be removed by other.



E1 Elevation: (Qty-1) #2406 Monument Sign

Scale: 3/8" = 1' Total Square Footage: 132" x 109" = 100 sq.ft



Simulated Night View:

VIEWPOINT
SIGN & AWNING
LYMAN STREET • NORTHBOROUGH MA 01532

508-393-8200
VIEWPOINTSIGN.COM

JOB:
910 Boston Post Road LLC
LOCATION:
910 Boston Post Road - Marlboro, MA

ACCOUNT MANAGER:
Scott Spaulding
FILE NAME:
910BosPostRd_MarMA_MenuSign_Footing_1b.ai

DESIGNER:
Mathew Hoard
DATE:
12/30/24 04/21/25

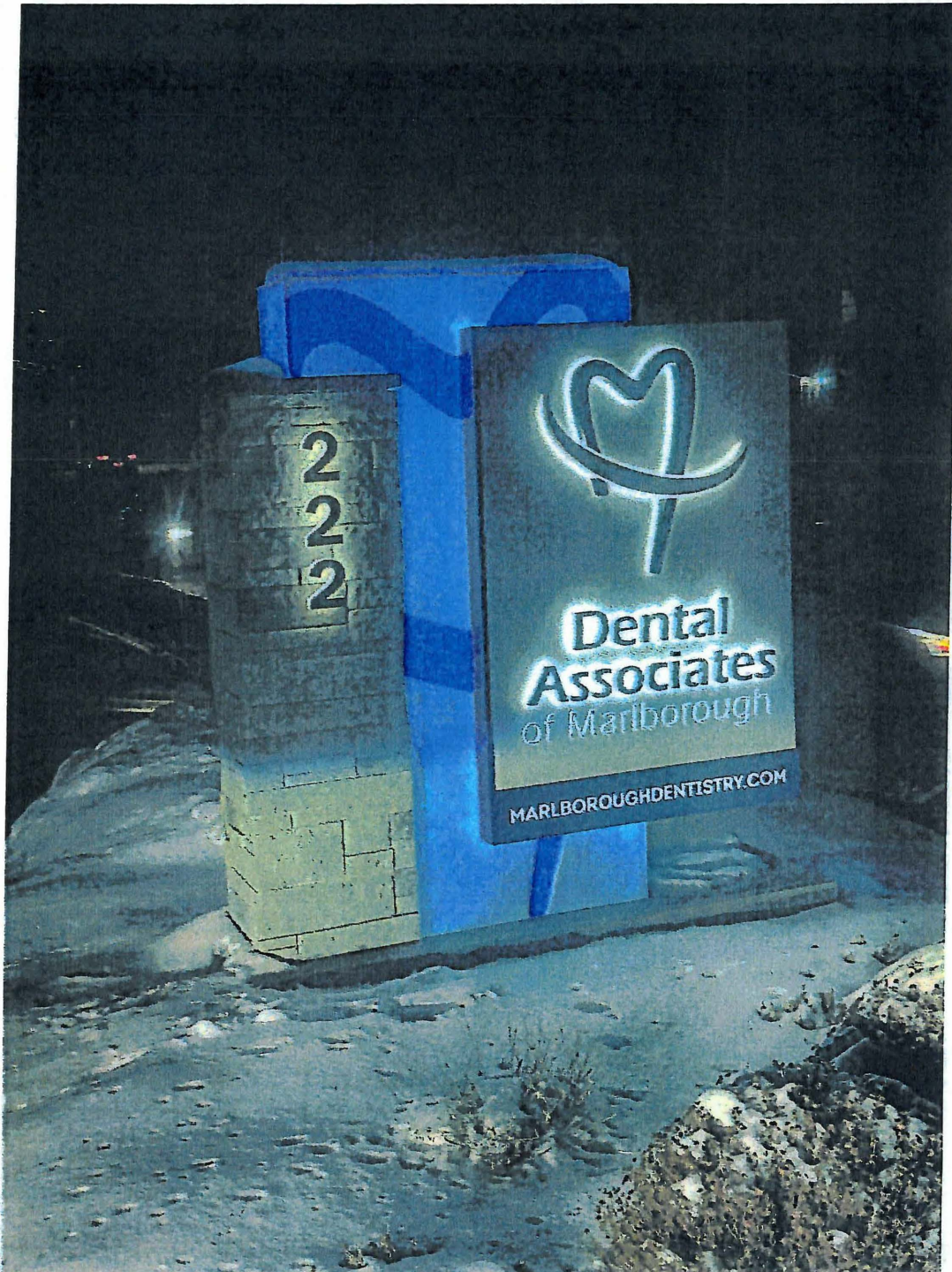
CUSTOMER APPROVAL:
DATE:

ACCOUNT MANAGER:
DATE:

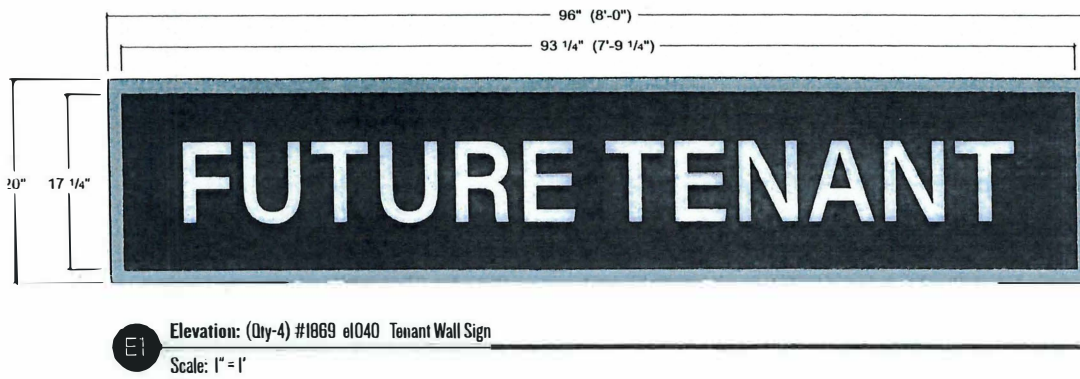
PRODUCTION APPROVAL:
DATE:

This design/drawing is copyrighted © 2024 ViewPoint Sign & Awning. No Part of this drawing may be reproduced, copied or exhibited in any fashion without written consent from 2024 ViewPoint Sign & Awning.

Example of sign Type illumination
previously approved by City Council
Located at 222 Bolton St, Marlborough, MA



Existing permitted wall signs Wall Signs

**Description:**

(Qty-4) Tenant Wall Sign

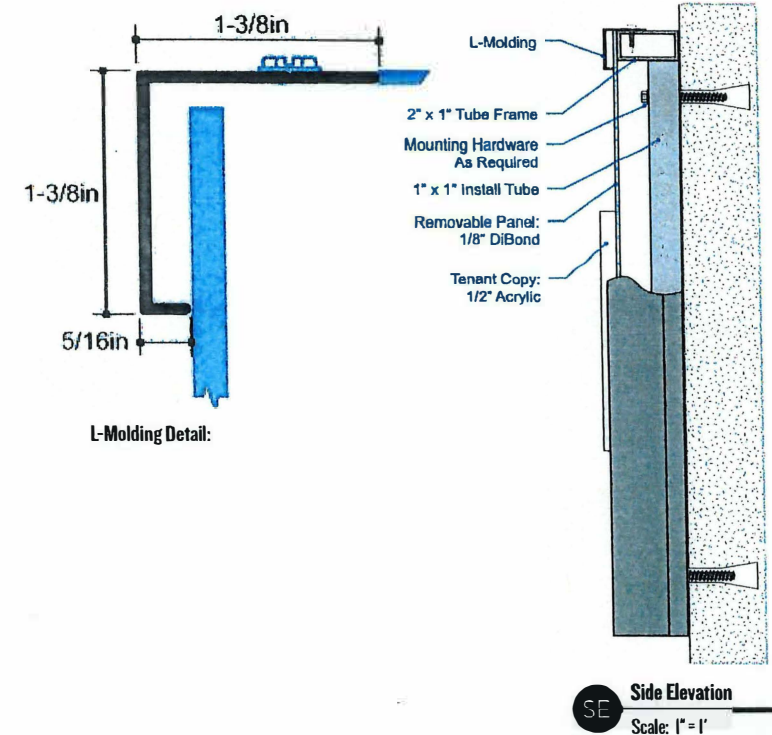
- Fabricated aluminum tube sign frame with L-molding for removable tenant face.
- Tenant face are removable 1/8" DiBond.
- Mounted flush to exterior wall with hardware as required.

Typeface:

Acumin Variable Concept Semibold

Colors:L-Molding & Returns: Painted to match Brushed AluminumFace: Painted BlackDimensional Graphics: Paint White**Installation:**

By ViewPoint

Proposed
Scale: 1/8" = 1'

J:\Jobs\2024\910 Boston Post Rd. LLC\Marlborough, MA - 910 Boston Post East, Suite 210\Design\Working Design

#1869 12/12/24

Existing Signage Survey



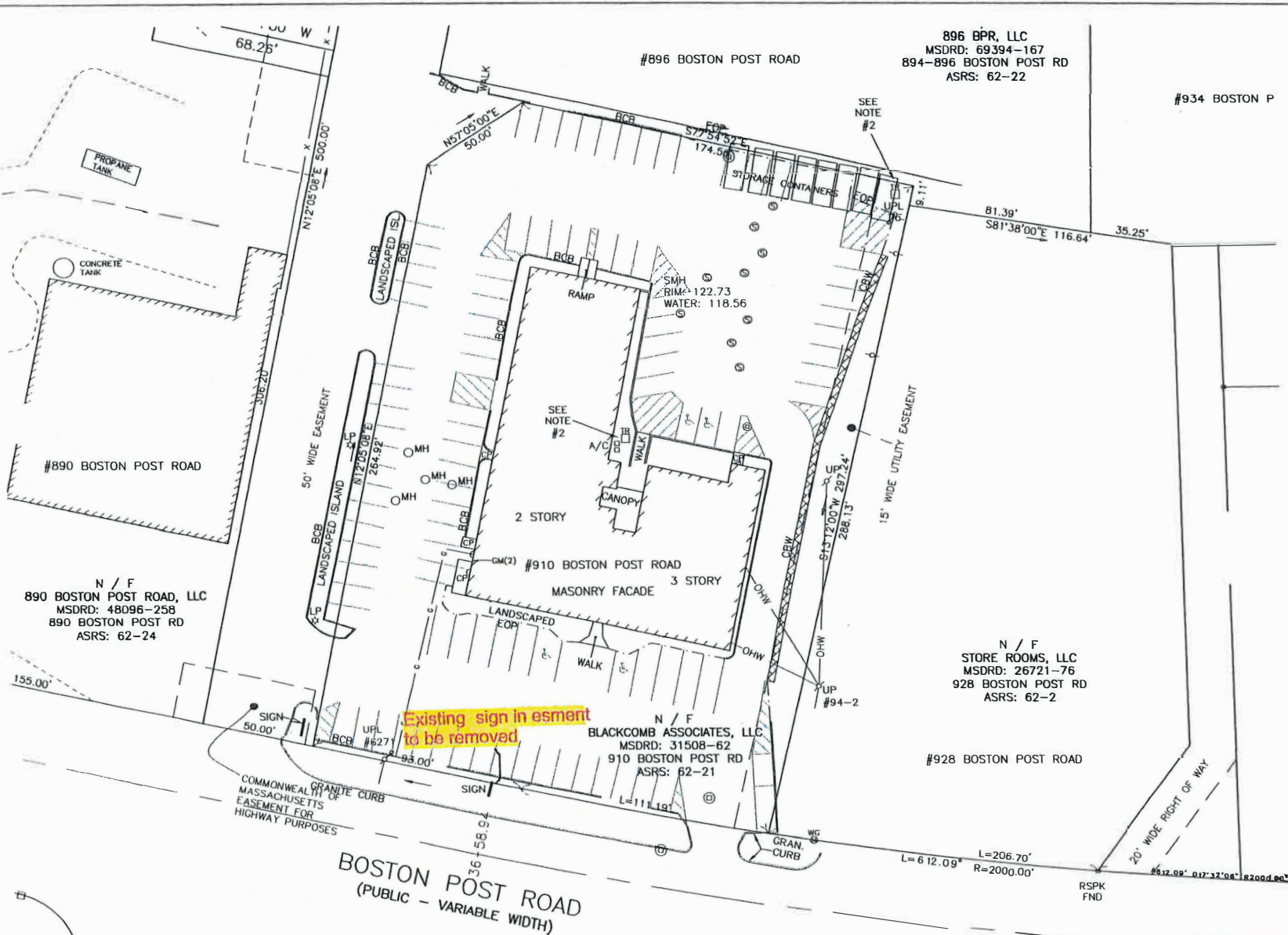
Existing permitted signs



H: 54" W: 160
Channel letters on backer panel



Approx. H: 80" W 55"
Illuminated sign cabinet



KEY

NOTE

PROGRESS PRINT

INFORMATION SHOWN ON THIS PLAN IS NOT
NECESSARILY COMPLETE OR CORRECT.
DATE: 9-5-2025

THL THOMPSON-LISTON
ASSOCIATES, INC.

Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@hulinc.net (508) 869-6151

CLIENT:	JOB:
BORGES BLACKCOMB	9106BOSTONPOSTRD

DATE:	DWG NO.
AUGUST 12, 20245	B10H0002-SQUARENT
REVISIONS	
DATE:	DESCRIPTION

PARKING PLAN
910 BOSTON POST RD
MARLBOROUGH, MASSACHUSETTS
 OWNED BY:
910 BOSTON POST RD LLC

ASSESSORS MAP 82 PCL 21
MSRD BOOK B3837 PAGE 292
MARLBOROUGH, MASSACHUSETTS

EXISTING CONDITIONS

EXISTING CONDITIONS



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 *Hellon Lopes*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Albert C 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 ____.

City/Town Clerk.

20 ____.

Massachusetts

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

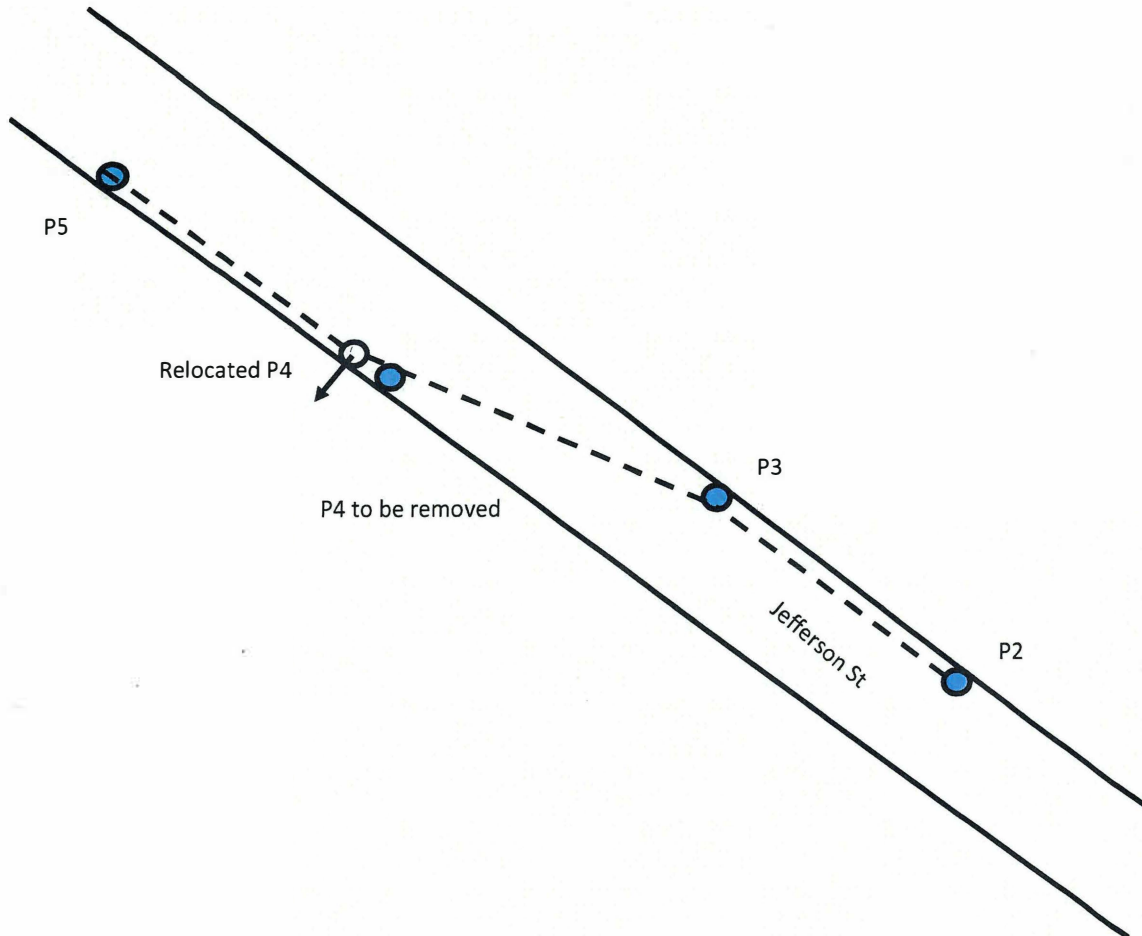
CERTIFICATE

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.

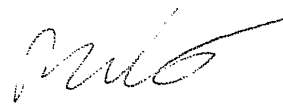
Attest:
City/Town Clerk



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 ● Existing JO Pole / Public Way - - - Existing overhead cable ↓ Proposed anchor	Exhibit 'A' not to scale. The said facilities to be established by and upon the installation and erection of the facilities thereof.		DESIGNER: D.LARSON
	WR—31253767 Nationalgrid		


ASSESSOR'S OFFICE

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

MIRICK

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Brian R. Falk
508.929.1678 | Direct
bfalk@miricklaw.com
100 Front Street
Worcester, MA 01608-1477

February 4, 2026

BY HAND DELIVERY

Councilor Michael Ossing, President
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Special Permit Application: Ames Village

Dear Councilor Ossing:

On behalf of my client, the Marlborough/Northborough Land Realty Trust, affiliate of The Gutierrez Company, I submit the enclosed special permit application for the Ames Village community.

The City Council enacted the Ames Village Overlay District in late 2025 for the property located at the corner of Ames and Forest Streets. The Overlay District allows for multifamily development sited along the streets provided that vegetated buffers and open space are preserved near existing single-family neighborhoods.

Our plans for the Ames Village community are nearly identical to the concept plans presented when the Overlay District was enacted. The project consists of 90 residential units in two buildings, with some parking located in basement garages. Green areas on the site exceed what is required in the Overlay District. A minimum 50-foot vegetated buffer surrounds the site along the side and rear lot lines, 5.87 acres of the 11-acre site are preserved as natural open space towards the rear of the property (4 acres are required), and total lot coverage is just 18.4% (up to 50% is allowed). This design minimizes impacts on nearby homes and creates a transitional buffer between single-family neighborhoods and denser developed areas.

The project will be age-targeted for empty nesters and retirees and subject to the City's 12% affordability requirement. Compared to a by-right single-family subdivision, the Ames Village community would shift developed areas away from existing homes, maximize green space, maximize City tax revenues, and minimize new school enrollment.

MIRICK

February 4, 2026
Page 2

We look forward to resuming work with the City Council on this project. Thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'BRF', with a long horizontal flourish extending to the right.

Brian R. Falk

BRF/

Encl.

cc: Client

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant: 200 Summit Drive,
Marlborough/Northborough Land Realty Trust (c/o the Gutierrez Company), Suite 400, Burlington, MA 01803
2. Specific Location of property including Assessor's Plate and Parcel Number.
Corner of Ames/Forest Streets (incl. 343 Forest); Map 89, Parcels 80-88, 90-99; Map 100; Parcels 15, 24, 25, 26
3. Name and address of owner of land if other than Petitioner or Applicant:
Same.
4. Legal interest of Petitioner or Applicant owner lessee, prospective owner, etc.)
5. Specific Zoning Ordinance under which the Special Permit is sought:
Section 650-39.2.D(1)(iii)
Article _____ Section _____ Paragraph _____ Sub-paragraph _____
6. Zoning District in which property in question is located:
Ames Village Overlay District (A-3 Zoning District underlying)
7. Specific reason(s) for seeking Special Permit
The applicant seeks a special permit to build and operate two multifamily dwellings with a total of 90
residential units, accessory parking, resident amenities, landscaped areas, and open space areas.
The proposed development is consistent with the new Ames Village Overlay District adopted by the
City Council for this site in December of 2025.
8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.


Signature of Petitioner or Applicant
Brian Falk, Esq.

Address: Mirick

100 Front Street, Worcester, MA 01608

Telephone No. 508-929-1678

Date: 2/4/2026

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

The Gutierrez Company

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)



400 feet Abutters List Report

Marlborough, MA
January 29, 2026


ASSESSOR'S OFFICE

26-5

Subject Properties:

Parcel Number: 100-15
CAMA Number: 100-15
Property Address: 343 FOREST ST

Mailing Address: THE GUTIERREZ COMPANY
BURLINGTON, MA 01803

Parcel Number: 100-24
CAMA Number: 100-24
Property Address: 310 AMES ST

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
20 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 100-25
CAMA Number: 100-25
Property Address: 321 FOREST ST

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 100-26
CAMA Number: 100-26
Property Address: 349 FOREST ST

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-80
CAMA Number: 89-80
Property Address: 11 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-81
CAMA Number: 89-81
Property Address: 21 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-82
CAMA Number: 89-82
Property Address: 29 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-83
CAMA Number: 89-83
Property Address: 37 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-84
CAMA Number: 89-84
Property Address: 45 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-85
CAMA Number: 89-85
Property Address: 51 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803



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1/29/2026

Page 1 of 9



400 feet Abutters List Report

Marlborough, MA
January 29, 2026


ASSESSOR'S OFFICE

26-6

Parcel Number: 89-86
CAMA Number: 89-86
Property Address: 59 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-87
CAMA Number: 89-87
Property Address: 65 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-88
CAMA Number: 89-88
Property Address: 73 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-90
CAMA Number: 89-90
Property Address: 86 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-91
CAMA Number: 89-91
Property Address: 80 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-92
CAMA Number: 89-92
Property Address: 70 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-93
CAMA Number: 89-93
Property Address: 52 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-94
CAMA Number: 89-94
Property Address: 36 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-95
CAMA Number: 89-95
Property Address: 28 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-96
CAMA Number: 89-96
Property Address: 20 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803



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1/29/2026

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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

[Signature]
ASSESSOR'S OFFICE

26-7

Parcel Number: 89-97
CAMA Number: 89-97
Property Address: 12 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-98
CAMA Number: 89-98
Property Address: 6 ATKINSON DR

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Parcel Number: 89-99
CAMA Number: 89-99
Property Address: 292 AMES ST

Mailing Address: GUTIERREZ ARTURO J TR JOHN A
CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

Abutters:

Parcel Number: 100-10
CAMA Number: 100-10
Property Address: 384 FOREST ST

Mailing Address: LIMEE ROAD LLC
424 SOUTH ST
MARLBOROUGH, MA 01752

Parcel Number: 100-11
CAMA Number: 100-11
Property Address: 100 NICKERSON RD

Mailing Address: NEW MTP EQUITY PARTNERS LLC C/O
KS PARTNERS LLC
150 EAST 58TH STREET STE 2000
NEW YORK, NY 10155

Parcel Number: 100-16
CAMA Number: 100-16
Property Address: 117 SANDINI RD

Mailing Address: WRIGHT JAMIE L
117 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 100-17
CAMA Number: 100-17
Property Address: 125 SANDINI RD

Mailing Address: MEYER FREDERICK W JR SUSAN R
WING
125 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 100-18
CAMA Number: 100-18
Property Address: 112 SANDINI RD

Mailing Address: LALLIER ROBERT MERCEDES LALLIER
112 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 100-23
CAMA Number: 100-23
Property Address: 295 FOREST ST

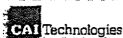
Mailing Address: ENQUIST BONI-ESTER MARCUS V
GIOTTO
295 FOREST ST
MARLBOROUGH, MA 01752

Parcel Number: 101-1A
CAMA Number: 101-1A
Property Address: 287 FOREST ST

Mailing Address: STAFFORD JANICE H
287 FOREST ST
MARLBOROUGH, MA 01752

Parcel Number: 101-2
CAMA Number: 101-2
Property Address: 200-230 FOREST ST

Mailing Address: ATLANTIC-MARLBORO REALTY III LLC
C/O ATLANTIC MANAGEMENT CORP
205 NEWBURY ST
FRAMINGHAM, MA 01701



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1/29/2026

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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

UPL
ASSESSOR'S OFFICE

26-8

Parcel Number: 101-2A
CAMA Number: 101-2A
Property Address: 1000 BAY DR

Mailing Address: AVALON MARLBOROUGH LLC
ATTN AVALONBAY COMMUNITIES INC
4040 WILSON BLVD SUITE 1000
ARLINGTON, VA 22203

Parcel Number: 89-3
CAMA Number: 89-3
Property Address: 85 AMES ST

Mailing Address: 320-330 MIDDLESEX AVENUE LLC
C/O JOHN DEVRIES 85 AMES ST
MARLBOROUGH, MA 01752

Parcel Number: 89-37
CAMA Number: 89-37
Property Address: 128 CONRAD RD

Mailing Address: MAIDA DAVID J
128 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-38
CAMA Number: 89-38
Property Address: 9 FLYNN AVE

Mailing Address: TAYLOR MICHELLE L
9 FLYNN AVE
MARLBOROUGH, MA 01752

Parcel Number: 89-39
CAMA Number: 89-39
Property Address: 154 CONRAD RD

Mailing Address: MERCER CYNTHIA S TRUSTEE JOYCE
E LUNDBERG FAMILY TRUST
154 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-3C
CAMA Number: 89-3C
Property Address: GLEN ST

Mailing Address: CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

Parcel Number: 89-40
CAMA Number: 89-40
Property Address: 7 TELLER ST

Mailing Address: PLUCHINO MARK DEVON PLUCHINO
7 TELLER ST
MARLBOROUGH, MA 01752

Parcel Number: 89-41
CAMA Number: 89-41
Property Address: 171 CONRAD RD

Mailing Address: SIWKO IRENEUSZ JANINA SIWKO
171 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-42
CAMA Number: 89-42
Property Address: 161 CONRAD RD

Mailing Address: SUAZO PABLO A LORRAINE GONZALEZ
SUAZO
161 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-43
CAMA Number: 89-43
Property Address: 153 CONRAD RD

Mailing Address: PIRROTTA NICHOLAS MELISSA
PIRROTTA
153 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-44
CAMA Number: 89-44
Property Address: 145 CONRAD RD

Mailing Address: KELLEY MARY ELLEN
145 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 89-45
CAMA Number: 89-45
Property Address: 137 CONRAD RD

Mailing Address: LOWERY MICHAEL P LUCIANNE G
HACKER
137 CONRAD RD
MARLBOROUGH, MA 01752



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1/29/2026

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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

ASSESSOR'S OFFICE

26-9

Parcel Number: 89-46 CAMA Number: 89-46 Property Address: 198 GLEN ST	Mailing Address: MIRANDA ADELIO MARGARETH LAGE BARROSO 198 GLEN ST MARLBOROUGH, MA 01752
Parcel Number: 89-47 CAMA Number: 89-47 Property Address: 204 GLEN ST	Mailing Address: KLUSACEK MARYELLEN CARLILE MICHAEL KLUSACEK 204 GLEN ST MARLBOROUGH, MA 01752
Parcel Number: 89-53 CAMA Number: 89-53 Property Address: 14 FLYNN AVE	Mailing Address: FERRIS DIANE N SEAN G FERRIS 14 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-54 CAMA Number: 89-54 Property Address: 22 FLYNN AVE	Mailing Address: DRUMOND EDIVALDO 11 SUDBURY LANDING FRAMINGHAM, MA 01701
Parcel Number: 89-55 CAMA Number: 89-55 Property Address: 30 FLYNN AVE	Mailing Address: VALADARES ROMULO SIMONE D VALADARES 30 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-56 CAMA Number: 89-56 Property Address: 17 FLYNN AVE	Mailing Address: CASTANEDA MARCOS E FIGUEROA- PINTO ESTHER E 17 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-57 CAMA Number: 89-57 Property Address: 25 FLYNN AVE	Mailing Address: OLSEN HELEN M PAMELA M UZZI 25 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-58 CAMA Number: 89-58 Property Address: 33 FLYNN AVE	Mailing Address: MACPHEE DANA JACOB RATLIFF 33 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-59 CAMA Number: 89-59 Property Address: 41 FLYNN AVE	Mailing Address: OBRIEN NICOL TRUSTEE LORRAINE MORICH IRREVOCABLE TRUST 41 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-6 CAMA Number: 89-6 Property Address: 200 NICKERSON RD	Mailing Address: NEW MTP EQUITY PARTNERS LLC C/O KS PARTNERS LLC 150 EAST 58TH STREET STE 2000 NEW YORK, NY 10155
Parcel Number: 89-60 CAMA Number: 89-60 Property Address: 12 TELLER ST	Mailing Address: GARCIA JAQUELINE C REVOLORIO CASTRO EFRAIN A VARELA 12 TELLER STREET MARLBOROUGH, MA 01752
Parcel Number: 89-61 CAMA Number: 89-61 Property Address: 20 TELLER ST	Mailing Address: KEANEY JESSICA KYLE LOPES 20 TELLER ST MARLBOROUGH, MA 01752



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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

ASSESSOR'S OFFICE

Parcel Number: 89-62 CAMA Number: 89-62 Property Address: 28 TELLER ST	Mailing Address: HERNANDEZ JUNIOR SILVANA LUNA OTALVARO 28 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-63 CAMA Number: 89-63 Property Address: 36 TELLER ST	Mailing Address: HARDIMAN KIM M - TRUSTEE KIM M HARDIMAN LIVING TRUST 36 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-64 CAMA Number: 89-64 Property Address: 17 TELLER ST	Mailing Address: HUDSON VIEIRA T 17 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-65 CAMA Number: 89-65 Property Address: 25 TELLER ST	Mailing Address: GORMAN MICHAEL R ALYCE M GORMAN 25 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-66 CAMA Number: 89-66 Property Address: 33 TELLER ST	Mailing Address: SAWYER JOHN F MARGUERITE C SAWYER 33 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-67 CAMA Number: 89-67 Property Address: 41 TELLER ST	Mailing Address: BOWLES SHANE SANDRA E BOWLES 41 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-68 CAMA Number: 89-68 Property Address: 49 TELLER ST	Mailing Address: WHITTEN LAURIE - TRUSTEE TELLER STREET TRUST 34 BERGERON ST MARLBOROUGH, MA 01752
Parcel Number: 89-69 CAMA Number: 89-69 Property Address: 93 SANDINI RD	Mailing Address: HAMMOND MARY A 93 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-7 CAMA Number: 89-7 Property Address: 300 NICKERSON RD	Mailing Address: NEW MTP EQUITY PARTNERS LLC C/O KS PARTNERS LLC 150 EAST 58TH STREET STE 2000 NEW YORK, NY 10155
Parcel Number: 89-70 CAMA Number: 89-70 Property Address: 101 SANDINI RD	Mailing Address: LECONTI ROBERT E KYLA M LECONTI 101 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-71 CAMA Number: 89-71 Property Address: 109 SANDINI RD	Mailing Address: PRATT JEFFREY T & KIMBERLY ANN MARQUES - TRUSTEES PRATT REALTY TRUST 109 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-72 CAMA Number: 89-72 Property Address: 15 MACKAY DR	Mailing Address: DAME CHRISTOPHER A LISA S DAME 15 MACKAY DR MARLBOROUGH, MA 01752



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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

MLB
ASSESSOR'S OFFICE

26-11

Parcel Number: 89-73
CAMA Number: 89-73
Property Address: 19 MACKAY DR

Mailing Address: TZIMOULIS ARISTOTELIS VALERIE A G
TZIMOULIS
19 MACKAY DR
MARLBOROUGH, MA 01752

Parcel Number: 89-74
CAMA Number: 89-74
Property Address: 27 MACKAY DR

Mailing Address: Contact Town For Info

Parcel Number: 89-74
CAMA Number: 89-74
Property Address: 27 MACKAY DR

Mailing Address: Contact Town For Info

Parcel Number: 89-74
CAMA Number: 89-74
Property Address: 27 MACKAY DR

Mailing Address: Contact Town For Info

Parcel Number: 89-75
CAMA Number: 89-75
Property Address: 20 MACKAY DR

Mailing Address: STIRLING DANIEL P LI EST JEANNE A
STIRLING LI EST
20 MACKAY DR
MARLBOROUGH, MA 01752

Parcel Number: 89-76
CAMA Number: 89-76
Property Address: 12 MACKAY DR

Mailing Address: SOSSAVI AKUETE W AKOELE P
SOSSAVI
12 MACKAY DR
MARLBOROUGH, MA 01752

Parcel Number: 89-9
CAMA Number: 89-9
Property Address: 228 GLEN ST

Mailing Address: GRAY SCOTT DAVID
228 GLEN ST
MARLBOROUGH, MA 01752

Parcel Number: 89-9A
CAMA Number: 89-9A
Property Address: 244 GLEN ST

Mailing Address: LEBLANC ROGER J EMMA M LEBLANC
244 GLEN ST
MARLBOROUGH, MA 01752

Parcel Number: 89-9B
CAMA Number: 89-9B
Property Address: 236 GLEN ST

Mailing Address: VORCE ALAN L MARTHA A VORCE
236 GLEN ST
MARLBOROUGH, MA 01752

Parcel Number: 89-9C
CAMA Number: 89-9C
Property Address: 220 GLEN ST

Mailing Address: CHAVES JULIO C
220 GLEN ST
MARLBOROUGH, MA 01752

Parcel Number: 89-9D
CAMA Number: 89-9D
Property Address: 212 GLEN ST

Mailing Address: MCNALLY LISA F TRUSTEE MCNALLY
FAMILY REVOCABLE TRUST
212 GLEN ST
MARLBOROUGH, MA 01752

Parcel Number: 90-1
CAMA Number: 90-1
Property Address: 257 FOREST ST

Mailing Address: POIRIER JASON D
15 HARLOW RD
SHREWSBURY, MN 01545



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Marlborough, MA
January 29, 2026

ASSESSOR'S OFFICE

26-12

Parcel Number: 90-1B
CAMA Number: 90-1B
Property Address: 269 FOREST ST

Mailing Address: RODOLEWICZ JOHN III VICTORIA A
PAPSCOE
269 FOREST ST
MARLBOROUGH, MA 01752

Parcel Number: 90-1C
CAMA Number: 90-1C
Property Address: 275 FOREST ST

Mailing Address: JIMENEZ WILDER LISBETH AMBROCIO
275 FOREST ST
MARLBOROUGH, MA 01752

Parcel Number: 90-64
CAMA Number: 90-64
Property Address: 52 SANDINI RD

Mailing Address: SANTOS ERIC D
52 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-65
CAMA Number: 90-65
Property Address: 58 SANDINI RD

Mailing Address: TESMER GREGORY M MAUREEN M
TESMER
58 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-66
CAMA Number: 90-66
Property Address: 68 SANDINI RD

Mailing Address: WARD MICHAEL A & CATHERINE G CO-
TRUSTEES MICHAEL & CATHERINE
WARD 2021 REVOCABLE FAMILY TRU
68 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-67
CAMA Number: 90-67
Property Address: 74 SANDINI RD

Mailing Address: MESSAGGI GUILHERME YASMIN T
MESSAGGI
74 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-68
CAMA Number: 90-68
Property Address: 50 TELLER ST

Mailing Address: BROZ BEVERLY M
50 TELLER ST
MARLBOROUGH, MA 01752

Parcel Number: 90-69
CAMA Number: 90-69
Property Address: 55 TELLER ST

Mailing Address: WATERMAN DONNA J
55 TELLER ST
MARLBOROUGH, MA 01752

Parcel Number: 90-70
CAMA Number: 90-70
Property Address: 90 SANDINI RD

Mailing Address: PEREZ WILFREDO
90 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-71
CAMA Number: 90-71
Property Address: 98 SANDINI RD

Mailing Address: JOHNSON LEONA E CARL E JOHNSON
98 SANDINI RD
MARLBOROUGH, MA 01752

Parcel Number: 90-72
CAMA Number: 90-72
Property Address: 46 TELLER ST

Mailing Address: MURILLO ERWIN A & JACKELINE
TRUSTEES THE 4 TELLER STREET
REALTY TRUST
51 CONRAD RD
MARLBOROUGH, MA 01752

Parcel Number: 90-73
CAMA Number: 90-73
Property Address: 63 SANDINI RD

Mailing Address: GARCIA THOMAS A
63 SANDINI RD
MARLBOROUGH, MA 01752



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400 feet Abutters List Report

Marlborough, MA
January 29, 2026

ASSESSOR'S OFFICE

26-13

Parcel Number: 90-74
CAMA Number: 90-74
Property Address: 49 FLYNN AVE

Mailing Address: BILOTTA ARIANNA R TULLEY ALYSSA M
49 FLYNN AVE
MARLBOROUGH, MA 01752

Parcel Number: 90-75
CAMA Number: 90-75
Property Address: 48 FLYNN AVE

Mailing Address: MIOLA VINCENT J CATHERINE M MIOLA
48 FLYNN AVE
MARLBOROUGH, MA 01752

Parcel Number: 90-76
CAMA Number: 90-76
Property Address: 38 FLYNN AVE

Mailing Address: PEREIRA HOMERO
38 FLYNN AVE
MARLBOROUGH, MA 01752



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1/29/2026

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SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Marlborough/Northborough Land Realty Trust 200 Summit Drive, Suite 400,

Applicant's Name: The Gutierrez Company Address: Burlington, MA 01803Project Name: Ames Village Address: Corner of Ames/Forest Streets

1. PROPOSED USE: (describe) Multifamily dwellings
-
2. EXPANSION OR NEW: New
-
3. SIZE: floor area sq. ft. 22,150 1st floor 22,150 all floors 88,600 (each building)
 # buildings 2 # stories 4 (plus garage parking) lot area (s.f.) 489,100
-
4. LOT COVERAGE: 18.4 %Landscaped area: 81.6 %
-
5. POPULATION ON SITE: Number of people expected on site at anytime:
 Normal: 135 Peak period: 205
-
6. TRAFFIC:
- (A) Number of vehicles parked on site:
 During regular hours: 115 Peak period: 135
- (B) How many service vehicles will service the development and on what schedule?
Periodic deliveries, maintenance services, and landscaping services during business hours.
-
7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Standard downward facing lighting.
-
8. NOISE:
- (A) Compare the noise levels of the proposed development to those that exist in the area now.
Same as other residential uses.
-
- (B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Same as surrounding residential areas.
-
9. AIR: What sources of potential air pollution will exist at the development? None.
-
10. WATER AND SEWER: Describe any unusual generation of waste. None.
-
11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None.
-

***Attach additional sheets if necessary**



CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752

City Hall

140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 2/3/2026

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Ames Village

Project Use Summary: Multifamily Dwellings

Project Street Address: Corner of Ames/Forest Streets (incl. 343 Forest Street)

Plate: _____ Parcel: Map 89, Parcels 80-88, 90-99; Map 100; Parcels 15, 24, 25, 26

Applicant/Developer Name: Marlborough/Northborough Land Realty Trust (c/o the Gutierrez Company)

Plan Date: January 6, 2026 Revision Date: _____

Dear President and Members:

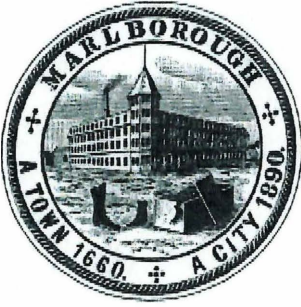
In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,


 William H. Paynton, III
 Building Commissioner
 Acting Director of Planning

**Application Fee to submit to
 City Clerk's office**

\$2475.00



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

**Steven W. Kerrigan
City Clerk**

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

1 SET	POLICE CHIEF	☒
1 SET	FIRE CHIEF	☒
1 SET	CITY ENGINEER	☒
1 SET	DIRECTOR OF PLANNING	☒
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED)	☒
1 SET	BUILDING COMMISSIONER	☒
12 SETS	OFFICE OF THE CITY COUNCIL	☒
3 SETS	OFFICE OF THE CITY CLERK	☒ (MUST be Original & 2 Complete Sets)


Signature

2/5/2026
Date

Thank you for your cooperation in this matter.

Sincerely,

Steven W. Kerrigan
City Clerk

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Steven W. Kerrigan
City Clerk



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

Owner Name/Officer Name of LLC or Corporation

Marlborough/Northborough Land Realty Trust

Owner/Officer Complete Address and Telephone Number

200 Summit Drive, Suite 400

Suite 400, Burlington, MA 01803

Signature of Applicant

Attorney or Agent of Applicant, if applicable

Brian Falk, Esq., Attorney for Applicant

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector

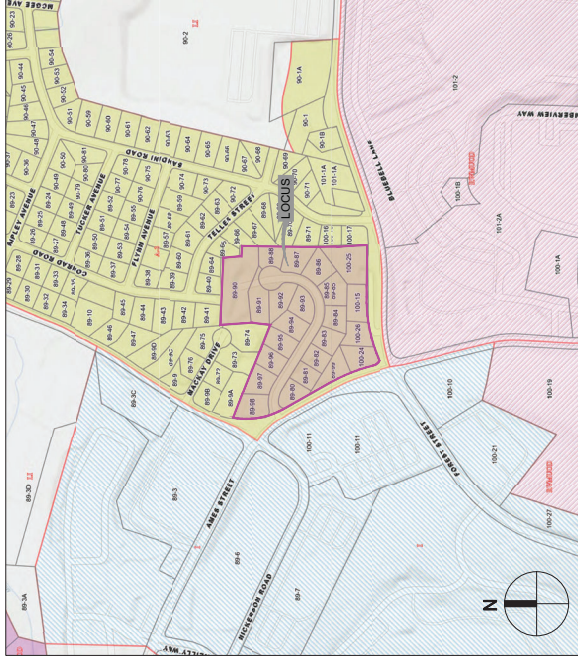


Ames Village
340 Forest Street
Northborough, MA
01752

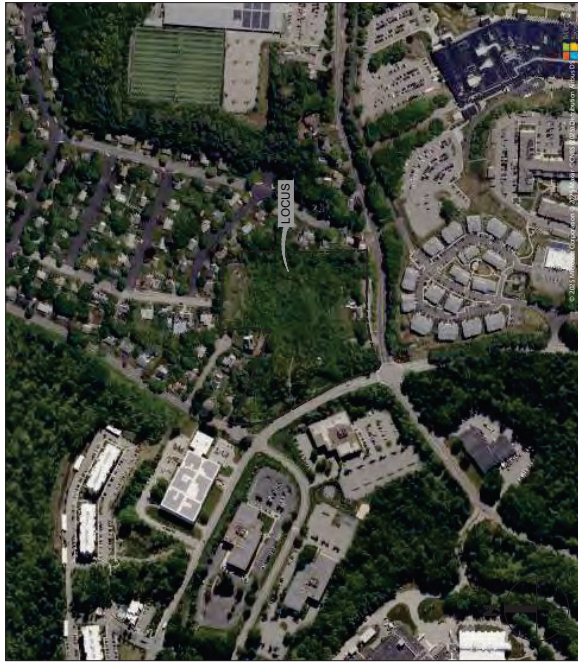
Application for Special Permit January 7, 2026

COVER SHEET

- C-101 EXISTING CONDITIONS PLAN
- C-121 PRELIMINARY SITE PLAN - LAYOUT & MATERIALS PLAN
- C-131 PRELIMINARY SITE PLAN - GRADING & DRAINAGE PLAN
- C-141 PRELIMINARY SITE PLAN - UTILITY PLAN
- C-151 PRELIMINARY SITE PLAN - PLANTING PLAN



ZONING & ASSESSORS MAP
SCALE: 1"=250'



AERIAL MAP
SCALE: 1"=250'

SITE PLAN REVIEW COMMITTEE RECOMMENDATION:

BUILDING COMMISSIONER	_____
CITY ENGINEER	_____
CONSERVATION AGENT	_____
POLICE CHIEF	_____
FIRE CHIEF	_____
BOARD OF HEALTH	_____

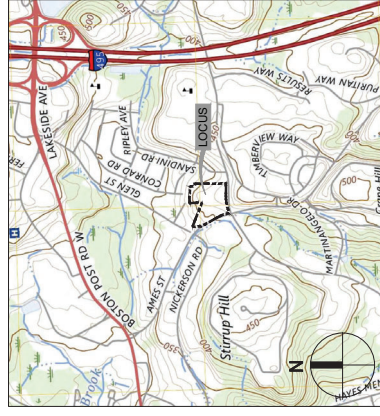
PROJECT TEAM:

LAND OWNER
MARLBOROUGH / NORTHBOROUGH
LAND REALTY TRUST
C/O THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

APPLICANT / DEVELOPER
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

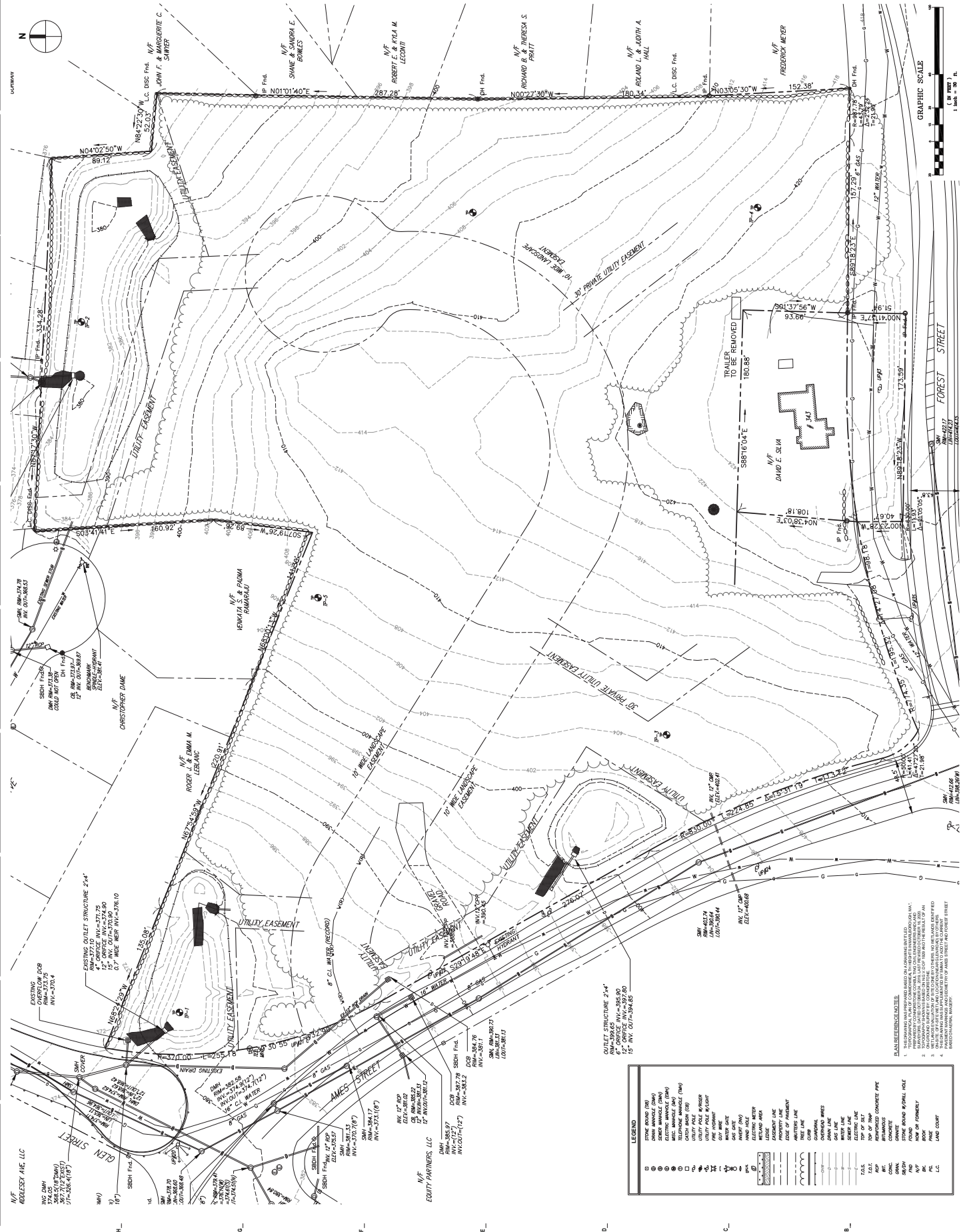
CIVIL ENGINEER / LANDSCAPE ARCHITECT
SMMA
1000 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

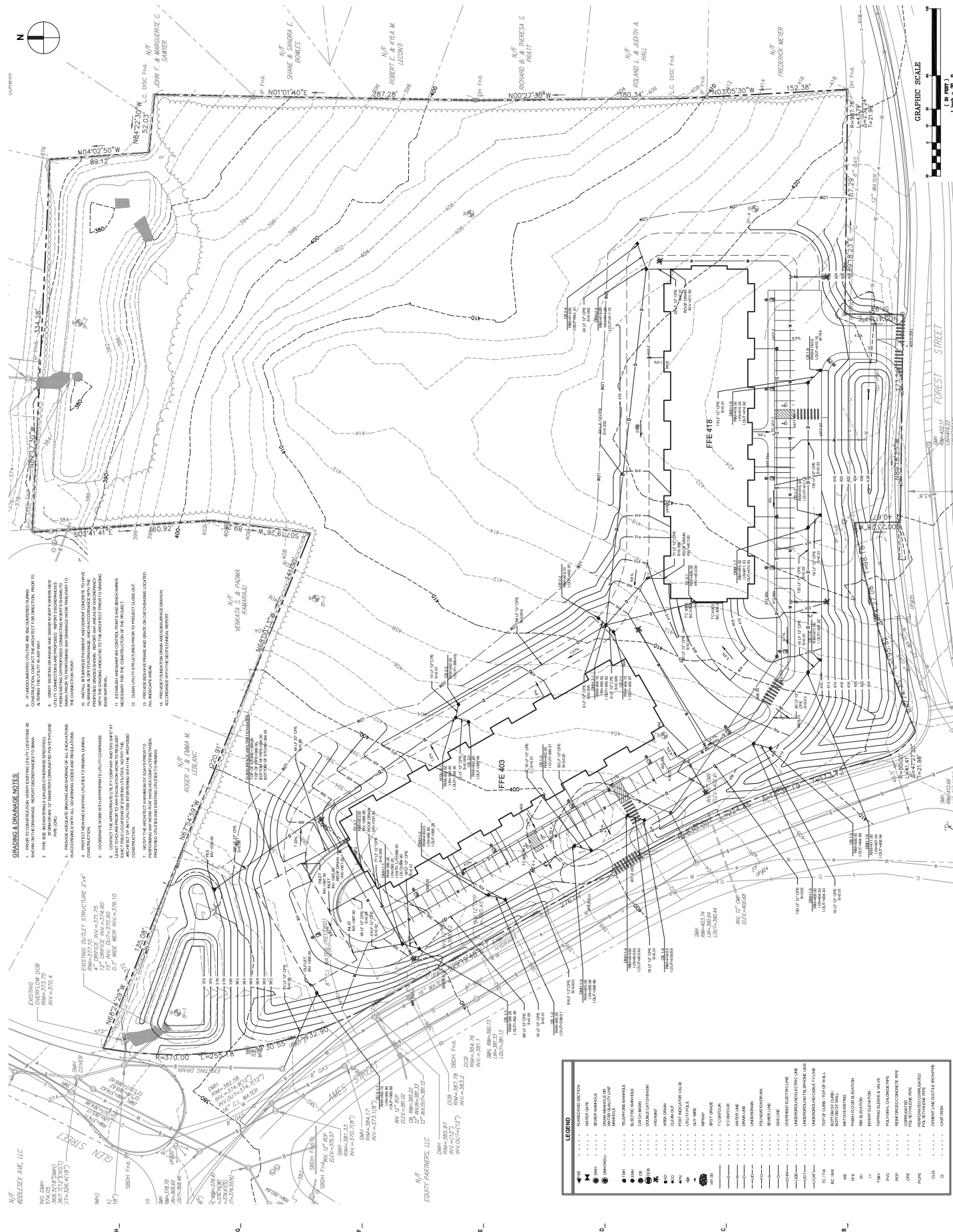
SURVEYOR
CONNORSTONE CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MA 01532

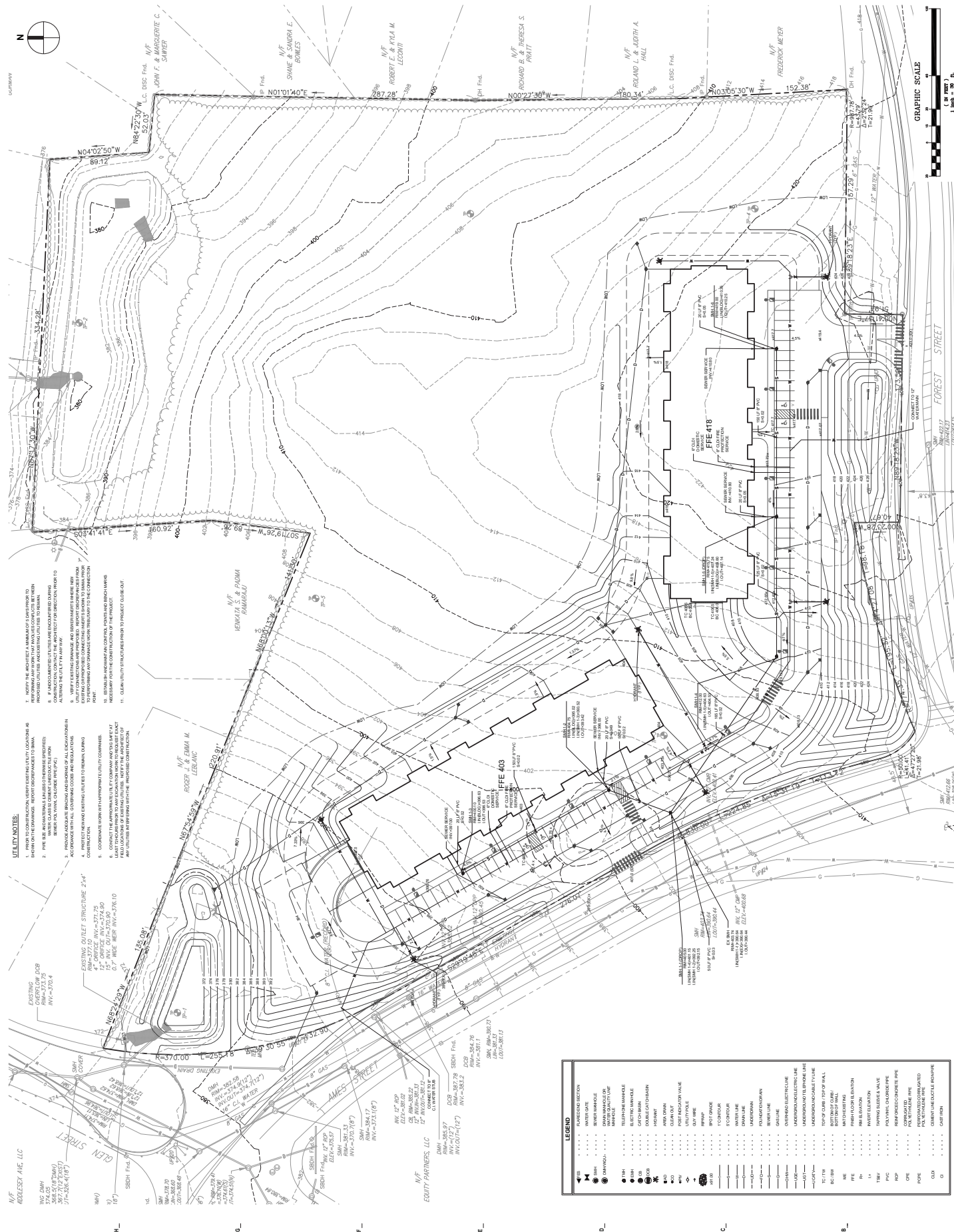


USGS-LOCUS
SCALE: 1"=1,000'



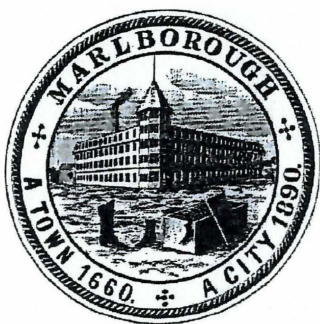






PLANT SCHEDULE			
SYMBOL	CODE	Botanical/Common Name	SIZE
Landscape Trees			
●	001	American Shadblow / Viola blanda	2.0" Cal.
●	002	American Shadblow / Viola blanda	2.0" Cal.
●	003	American Shadblow / Viola blanda	2.0" Cal.
●	004	American Shadblow / Viola blanda	2.0" Cal.
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RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2026 JAN 28 AM 10:00

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

**Steven W. Kerrigan
City Clerk**

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

I. 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: 508-561-5545
 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**

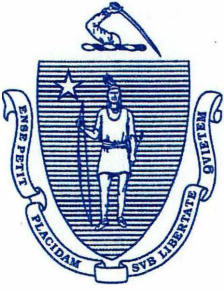
is hereby granted a Taxi/Livery License as approved by the City Council of the City of Marlborough. In accordance with the Code of the City of Marlborough, Chapter 568, this License shall expire two (2) years from the date of issue. Application for renewal of said License shall be made to the City Council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

EXPIRATION DATE: _____

A TRUE COPY

ATTEST:

City Clerk



THE COMMONWEALTH OF MASSACHUSETTS
STATE RECLAMATION & MOSQUITO CONTROL BOARD

CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT

111 Otis Street, Northborough, MA 01532 - 2414
Telephone (508) 393-3055 • Fax (508) 393-8492
www.cmmcp.org



COMMISSION CHAIRMAN
RICHARD DAY

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EXECUTIVE DIRECTOR
TIMOTHY MCGLINCHY

2026 FEB -2 PM 3:06

January 30, 2026

Pursuant to the State Reclamation & Mosquito Control Board's (SRMCB) budget notification and compliance certification policy, as revised, please find enclosed Form SRB-1.

These documents show our preliminary proposed budget amount, increase from FY26 and estimated balance forward on page 1. Pages 3 and 4 show each member community's percentage of total budget, share amounts for CMMCP and SRMCB, and total assessment estimate for FY27.

Revisions to this budget may occur if new communities join our service area but that should not significantly change your proportionate amount. The FY27 budget will include a 2% increase over FY26.

There are no forms to be mailed back to our office. Please direct any questions, comments or concerns to me at (508) 393-3055 or mcglinchy@cmmcp.org before April 15, 2026.

For more information, please find budget information posted on our website at this link: <https://www.cmmcp.org/budget-information>. Thank you.

Sincerely,

Timothy McGlinchy
Director

cc:
City Council & Mayor
Town Administrators/ Town Managers
Select Board Chair
Finance Committee Chair
Board of Health Director/Agent

Project Name: Central Mass. Mosquito Control Project

NOTICE OF PRELIMINARY PROPOSED BUDGET FOR FY2027

Notice is hereby given that the Central Mass. Mosquito Control Project's (the "Project") preliminary proposed budget for **FY2027** is available online for viewing at (<https://www.cmmcp.org/budget-information>) and summarized below. Any questions, comments or concerns regarding this preliminary budget should be directed to: Central Mass. Mosquito Control Project Executive Director Timothy McGlinchy at timothy.mcglinchy@mass.gov by April 15th.

1. The total preliminary dollar amount that the Project is proposing for FY2027 is \$ 3,221,365.51. The chart found below highlights the preliminary budget request by the Project for the coming year with pertinent budget information that fully describes the "total trust fund account" budget amount available for the Project to expend in FY2027.

A.	B.	C.	D.	E.	F.	G.	H.	I.
Project Name	Number of Employees	FY2027 Preliminary Proposed Budget Amount	FY2027 % Increase towards Operating Budget	FY2027 % Increase towards Capital Budget	FY2027 Total % Increase Over Certified FY2026 Budget (Add D + E)	FY2026 Estimated Balance Forward /Rollover Amount	FY2026 Actual Budget Revenues	FY2027 Total Est'd Funding Available in Trust Account (Add C + G)
Central Mass.	20	\$3,221,365	2%	0%	2%	\$300,000	\$3,158,201	\$3,521,365

2. The member municipalities within the Project together with each municipality's estimated proportionate share thereof expressed both as a percentage and as a dollar amount, are as set forth on Form SRB-1, Page 2. **As of the date of this notice, the Project is comprised of 44 municipalities as listed on Form SRB-1, Page 3.**

If the composition of the Project changes because one or more municipalities join or withdraw from the Project, the total preliminary budget will be adjusted pro rata.

8. A copy of this Notice, together with a copy of the preliminary budget proposed, has been delivered or mailed to the Chief Administrative Officer, Chief Executive Officer, to the Finance Committee of each member municipality having a finance committee, and to the State Reclamation and Mosquito Control Board.

(Updated: 5/17/17)

Form SRB-1**Page 3 of 4**

Project Name: Central Mass. Mosquito Control Project
FY2027 Proposed Cherry Sheet Assessments Estimates
Based on the preliminary proposed Project budget

Municipality	Percentage of Total Budget	District Share Amount	State Reclamation Board Share Amount	Total Assessment Estimate
Acton	2.64%	\$85,164	\$3,175	\$88,339
Ashland	1.68%	\$54,222	\$2,021	\$56,243
Auburn	1.81%	\$58,386	\$2,177	\$60,563
Ayer	1.06%	\$34,162	\$1,274	\$35,436
Berlin	1.33%	\$42,813	\$1,596	\$44,409
Billerica	3.70%	\$119,109	\$4,440	\$123,549
Blackstone	1.19%	\$38,269	\$1,427	\$39,696
Bolton	2.06%	\$66,309	\$2,472	\$68,781
Boxborough	1.17%	\$37,620	\$1,402	\$39,022
Boylston	1.66%	\$53,415	\$1,991	\$55,406
Chelmsford	3.17%	\$102,146	\$3,808	\$105,954
Clinton	0.80%	\$25,792	\$962	\$26,754
Dracut	2.63%	\$84,775	\$3,160	\$87,935
Fitchburg	3.15%	\$101,367	\$3,779	\$105,146
Gardner	2.34%	\$75,349	\$2,809	\$78,158
Grafton	2.60%	\$83,641	\$3,118	\$86,759
Holliston	2.20%	\$70,950	\$2,645	\$73,595
Hopedale	0.61%	\$19,770	\$737	\$20,507
Hopkinton	3.26%	\$104,760	\$3,905	\$108,665
Hudson	1.56%	\$50,325	\$1,876	\$52,201
Lancaster	2.76%	\$88,854	\$3,312	\$92,166
Leominster	3.43%	\$110,385	\$4,115	\$114,500
Littleton	1.92%	\$61,774	\$2,303	\$64,077
Lowell	2.85%	\$91,867	\$3,425	\$95,292
Lunenburg	2.74%	\$88,271	\$3,291	\$91,562
Marlborough	3.01%	\$96,946	\$3,614	\$100,560
Milford	2.01%	\$64,643	\$2,410	\$67,053
Millbury	1.78%	\$57,488	\$2,143	\$59,631

Millville	0.52%	\$16,592	\$619	\$17,211
Natick	2.85%	\$91,683	\$3,418	\$95,101
Northborough	2.25%	\$72,432	\$2,700	\$75,132
Northbridge	1.92%	\$61,866	\$2,306	\$64,172
Sherborn	1.71%	\$54,984	\$2,050	\$57,034
Shrewsbury	2.98%	\$95,948	\$3,577	\$99,525
Southborough	1.76%	\$56,538	\$2,108	\$58,646
Stow	1.89%	\$60,773	\$2,266	\$63,039
Sturbridge	3.72%	\$119,845	\$4,468	\$124,313
Tewksbury	2.81%	\$90,592	\$3,377	\$93,969
Webster	1.48%	\$47,639	\$1,776	\$49,415
Westborough	2.65%	\$85,239	\$3,178	\$88,417
Westford	3.67%	\$118,366	\$4,413	\$122,779
Wilmington	2.46%	\$79,286	\$2,956	\$82,242
Worcester	6.24%	\$201,008	\$7,493	\$208,501
TOTAL	100.00%	\$3,221,363	\$120,092	\$3,341,455

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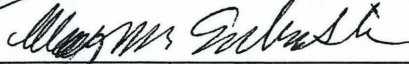
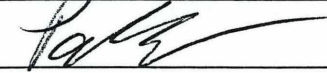
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CITY OF MARLBOROUGH BOARD OF ASSESSORS

MEETING MINUTES: November 17, 2025

Open Session

1. CALL TO ORDER: 5:00 p.m.
2. MEMBERS PRESENT: Jonathan Steinberg, Ellen Silverstein, Patrick Greenhalgh
3. Meeting Minutes – No prior meeting minutes were presented.
4. Public Input: None
5. Patrick noted that the full BOA reviewed and signed the FY26 LA-4 in Gateway thus authorization is no longer necessary. No motion made.
6. MOTION TO CONVENE IN EXECUTIVE SESSION at 5:10 p.m.
 - A. Mr. Steinberg made a motion to go into Executive Session for two reasons:
 1. Appellate Tax Board Litigation - The BOA will enter executive session pursuant to M.G.L. 30A, section 21(3) to discuss litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in open public session will have a determinantal effect on the Board's litigation strategy.
 2. FY26 Personal Exemptions - Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions
 - B. The Board will reconvene in public session.
7. The Board reconvened from executive session into public session at 5:55 pm.
8. Review of overlay account and potential vote declaring an overlay surplus.
 - a. Mr. Greenhalgh made a motion to declare \$1,000,000 as overlay surplus. Mr. Steinberg second the motion and all were in favor.
9. Adjourned at 6 p.m.

Date: 1/23/26

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2026 JAN 27 PM 2:23

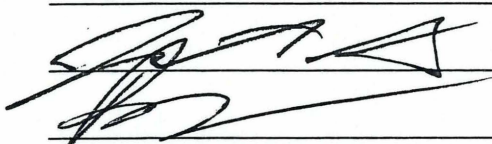
CITY OF MARLBOROUGH BOARD OF ASSESSORS

MEETING MINUTES: December 29, 2025

OPEN SESSION

1. CALL TO ORDER: 4:00 p.m.
2. MEMBERS PRESENT: Ellen Silverstein and Patrick Greenhalgh.
3. Meeting Minutes – No prior meeting minutes were presented.
4. Public Input: None
- A. FY26 Warrants to Collector
 - a. FY26 Real property = \$59,822,054.75
 - i. PG made a motion to approve and sign the FY26 real property warrant to collector. Ellen seconded the motion and all were in favor.
 - b. FY26 Personal Property = \$4,174,878.74
 - i. PG made a motion to approve and sign the FY26 personal property warrant to collector. Ellen seconded the motion and all were in favor.
 - c. FY26 Sewer Liens and Interest = \$636,777.43
 - i. PG made a motion to approve and sign the FY26 sewer liens warrant to collector. Ellen seconded the motion and all were in favor.
 - d. FY26 Water Liens and Interest = \$723,444.46
 - i. PG made a motion to approve and sign the FY26 water liens warrant to collector. Ellen seconded the motion and all were in favor.
5. MOTION TO CONVENE IN EXECUTIVE SESSION at 4:10 p.m.
 - A. Patrick Greenhalgh made a motion to go into Executive Session for the following reason:
 1. FY26 Personal Exemptions - Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions
 - B. The Board will reconvene in public session.
6. The Board reconvened from executive session into public session at 4:50 pm.
7. The Board in executive session voted to approve the following FY26 statutory clause exemptions.
8. Adjourned at 5:00 p.m.





Date: 1/03/2026

CITY OF MARLBOROUGH BOARD OF ASSESSORS

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MEETING MINUTES: January 23, 2026

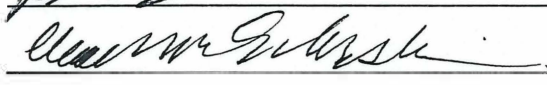
2026 FEB -2 AM 9:55

Open Session

1. CALL TO ORDER: 1:00 p.m.
2. MEMBERS PRESENT: Jonathan Steinberg, Ellen Silverstein, Patrick Greenhalgh
3. Meeting Minutes:

Ms. Silverstein made a motion to accept the open meeting minutes from 11/17/2025 and 12/29/2025. Mr. Greenhalgh seconded and all were in favor.

4. Public Input: None
5. Mr. Steinberg made a MOTION TO CONVENE IN EXECUTIVE SESSION at 1:10 p.m for the following reasons noting that the board will reconvene in public session to report any approved applications:
 - a. FY26 Personal Exemptions
 - A. Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions.
 - b. Review 1B3 Application
 - A. Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions.
 - c. FY26 Real Estate and Personal Property Overvalue Applications
 - A. Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions.
 - d. FY26 Tax Deferral Applications
 - A. Pursuant to M.G.L.c. 30A, section 21(7) and M.G.L.c. 59, section 60 and M.G.L.c 59, section 5, the Board will enter executive session to discuss personal exemptions.
 - e. Appellate Tax Board Litigation
 - A. The BOA will enter executive session pursuant to M.G.L. 30A, section 21(3) to discuss litigation strategy of matters currently scheduled at the Appellate Tax Board. Discussion of these matters in open public session will have a detrimental effect on the Board's litigation strategy.
6. The Board reconvened from executive session into public session at 2:00 pm to note that the Board did not approve any personal exemptions or abatements in executive session.
7. Motion to Adjourn made by Mr. Greenhalgh at 2:05 p.m. Ms. Silverstein seconded and all were in favor.

Date: _____

1/30/26

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2025 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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2026 JAN 30 AM 11:32

Conservation Commission
Minutes of January 8, 2026, 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, Priscilla Ryder-Conservation Officer.

Absent: none

The hearing was recorded on Microsoft TEAMS

Minutes: Minutes of December 18, 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 – Continued from December 18, 2025

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 provided a revised plan showing the changes as discussed at the previous meeting. Items added to the plan included: 1) infiltration trench around the garage with detail, 2) added plant list and note for 30' buffer zone restoration area; 3) note to remove excess soil 4) erosion controls. The commission asked about the roof drains, Mr. Cowell noted that there is no architectural rendering yet. The roof of the garage will be framed such that the water will go direct to the trench. With this revised plan there will be more vegetation between the garage and the wetlands. All excess dirt and materials will be removed from the site. If they need to stockpile it will be in the confines of sediment controls. The sediment control on the plans was changed to be silt fence. The commission asked questions about timeline and grading and sequencing. Mr. Cowell noted that the owner of the property will not start the project until the spring and has not hired an architect yet, he first wanted to be sure it was feasible with Conservation. There being no further questions, the public hearing was closed. The Commission reviewed the draft conditions. On a motion by Mr. Skarin second by Chair and on a vote of 7-0 to approve the Draft Order of Conditions as amended.

Notice of Intent

Fort Meadow Dam – 706 Hosmer St. – Marlborough DPW – Tom DiPersio – Continued to January 22, 2026.

Applicant proposes dam maintenance activities to comply with the requirements of the Massachusetts Office of Dam Safety. The project received a DEP number but also some significant questions, which the DPW will respond to. This hearing was continued to the January 22nd meeting to allow time for DPW to prepare their response and updated plans.

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 several members of the Commission had done a site inspection on January 6th. Ms. Ryder summarized the site meeting that flags were checked and areas reviewed and all was confirmed. She noted that the revised plans showing the riverfront area are the plans to approve. There being no further discussion the hearing was closed. On a motion made by Mr. Skarin to accept the delineation second by Chair and on a unanimous vote of 7-0 to accept the area delineation.

Request for Determination of Applicability – Continued to January 22, 2026

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 Mass. Wetland Protection Act.

At the applicants request this item was continued to January 22, 2026

Certificate of Compliance –DEP 212-1251 Ken’s Foods – 1 D’Angelo Dr.

Adam Hunt from Guerriere & Halnon, Inc. was present and noted that the Ken’s foods project is seeking a certificate of compliance since all the work has been completed and an as-built plan provided. Ms. Ryder indicated she has inspected the site and all seems to be in order, however the Order requires an O&M stormwater plan. Mr. Dunbar asked about the replication and invasive plant removal area, Ms. Ryder said she has received several reports and will double check that condition has been met. Her inspection of the area below the wall revealed very minimal invasive plants. Mr. Hunt indicated these plans would be provided. After some discussion there was a motion by Mr. Skarin to issue the Certificate of Compliance but to hold it until the documents noted above have been delivered, second by Chair and a vote was made and a unanimous 7-0 to issue the full Certificate of Compliance.

Discussion/Correspondence/Other Business

The annual MACC conference will be held on Saturday, February 28th. The Commission was invited to attend.

Next Conservation Commission meetings: January 22, 2026 & February 5, 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 7:30 PM

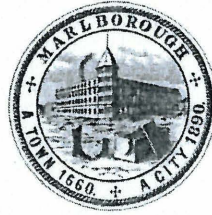
Respectfully submitted,

Priscilla Ryder
Conservation/ Sustainability Officer

PR/cs

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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.marlborough-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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

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), stone walls, 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
CITY CLERK'S OFFICE
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: 0. 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: 0. 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: 0. 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,

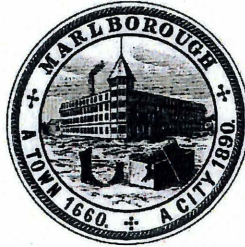
at 6 o'clock and 10 minutes, P. M.

Governor.

October 29, 2025

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2025 JAN 23 AM 7:01



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

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, October 29, 2025, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website (www.marlbrough-ma.gov)). Members present: Chairman - Police Chief David Giorgi, DPW Commissioner Ted Scott and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller and local resident Peter Welsh.

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

Chief Giorgi started recording the meeting at 10:00 a.m. and began by welcoming everyone and making introductions.

1- Minutes

Review of the minutes of the Traffic Commission meeting of October 1, 2025.

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

2 - New Business

2a) Safety Concerns on Stevens St., Chandler St. and at the intersection of Bolton St. and Union St.

Councilor Fuccillo forwarded an email to Chief Giorgi from Paul Ryan, a resident of Chandler Street, regarding several traffic concerns. Chief Giorgi read through his email where he outlines the following concerns:

- 1) **The No Left Turn sign on Stevens Street is becoming overgrown by the**

shrubs. Commissioner Scott said that this is already on the DPW Schedule, and the shrubs will be trimmed.

2) The sign placement is on the right and Mr. Ryan said this is not the best placement as people who are looking to make a left-hand turn are looking to the left not the right. He feels it would be helpful if the sign were moved to the telephone pole on the left-hand side at the corner of Chandler St. and Stevens St. Chief Giorgi said that he doesn't think that signs can be placed on telephone poles. Ashley Miller said that she has always directed people to reach out to National Grid. Commissioner Scott said that we should keep the one on the right as that is where the traffic is, but they can also look at adding one to the left side.

3) When exiting Chandler Street onto Stevens Street, it is nearly impossible to see to the left because of the hill. Mr. Ryan said it would be helpful to have a mirror put up on the other side of the road so you can see when a car is coming over the hill. Engineering advised that the city does not put mirrors on poles.

4) He described the crosswalk on Stevens Street by State Street as "quite literally insane". There is a blind curve on one side and the other side is a hill and drivers can't see if anyone is in the crosswalk. He feels that a push button crossing with flashing lights would be very helpful here. Chief Giorgi pulled up a google maps image of the area for reference. What Mr. Ryan is saying is correct as you see that people coming over the hill do not see the crosswalk. Steve Kerrigan also mentioned that the sidewalk ends there. Mr. DiPersio said that Engineering can look at the sight distance. The Chief asked if the crosswalk could possibly be moved down a little, maybe that would be a better location? Engineering will look at the sight distance at both locations.

5) There is no crosswalk at the intersection of Union Street and Bolton Street near the gas station for kids or bicyclists. He said that the only time it is not a danger is when school is starting or ending and the crossing guard is there. Tom DiPersio advised that the city is currently looking at a redesign of this intersection. Ashley Miller also pointed out that the gas station has put down hatching lines on the corner to try to stop cars from parking there. Cars are not supposed to park too far over onto the sidewalk. It was discussed that improvements may be coming with a redesign but for now, the safest way to cross is to go over to the signalized crosswalk at Bolton Street and Union Street.

MOTION was made, seconded, and duly VOTED to REFER to ENGINEERING to look at the sight distances for the crosswalk on Stevens Street and the possibility for a second No Left Turn Sign on the left side at Chandler Street. The shrubs that are blocking the sign are already on the DPW's schedule to be cut back.

2b) Safety Concerns at the intersection of Algosi Rd. and Stevens St.

Chief Giorgi received an email from Councilor Oram and Councilor Fuccillo passing along a constituent concern regarding the width of the exit side on the right side of the island. Would it be possible to widen this section of the road to allow a vehicle to enter and exit at this location? It is about 15 feet in width here with a blind spot when exiting Algosi Road.

Chief Giorgi pulled up a google maps image of the intersection for reference. All agreed that it is an odd intersection and that there is no way of knowing why it was set up this way originally. The image also shows a mailbox that is in the way. The Chief said that he also drove by the intersection before the meeting and agrees that there is not enough room for 2 cars at the same time. Tom DiPersio said that the sight distance is probably borderline as well and that Engineering can look at it. Maybe it could be changed to an in only and out only side. Commissioner Scott added that the intersection could possibly be realigned.

MOTION was made, seconded, and duly VOTED to REFER to ENGINEERING to look into the sight distance and other possible options for this intersection.

3-Old Business

3a) Review of City of Marlborough Traffic Calming Policy

Update: Tom DiPersio advised that there has been no new movement. We are at the point of coming up with the specifics of traffic calming and what comes next. The biggest part now was finalizing the Traffic Calming Request Form and that is now all set.

3b) Proposed “No Left Turn” sign on Church Street at East Main Street.

Update: Tom DiPersio and Ashley Miller advised that they met with Lori Shattuck, the District Engineer for MassDOT. She advised that a formal request letter from the city would be needed before any changes could be made. Tom DiPersio drafted the letter on October 17, 2025, and submitted it to MassDot. A copy of the letter was distributed at this meeting and is included as part of the agenda packet. Ms. Shattuck replied by email and advised that MassDOT is reviewing the request.

3c) Review of Church Street/Hildreth Street traffic signal warrant study results (Follow up to previous agenda item).

Update: Tom DiPersio advised that Engineering will send a letter out today to residents of Church Street and Hildreth Street outlining the implementation plan for removal of the current traffic signals and installation of the four-way stop control if the Traffic Commission approves his draft. A copy of the letter is included as part of the agenda packet. Mr. DiPersio advised that the MUTCD says that the transition period should last at least 90 days. They would like to begin on December 8, 2025, so the transition will probably carry into the spring. They are also working with the consultant to monitor the process. The message boards will also be set up in the area. The letter will also be changed into a memo format and put on the city’s website. Chief Giorgi said that he has no issues with this plan. All were in agreement and Engineering can move forward.

3d) Safety concerns regarding crosswalk @ Main St./Granger Blvd.

Update: Chief Giorgi reviewed that this issue was brought before the Traffic Commission by Councilor Preciado. Tom DiPersio had a photo of the intersection with a

diagram for the lines/stripping to visually change the shape/turn movement of the intersection. They will also use balusters, white temporary posts with a base, to reinforce the change. Commissioner Scott said that this is on the schedule for painting next week. This will all be Part 1. After the winter the balusters can be installed. The plan is to create a shorter distance for pedestrians to cross the intersection. It was also noted that pedestrians still have to be cautious when crossing here. Mr. DiPersio will send the diagram to Councilor Preciado, so he is aware of the plan.

Discussion of additional item not on this agenda.

Peter Welsh, resident of Hager Street, was in attendance for an update on a previous agenda item – Traffic Concerns on Hager Street. Mr. Welsh advised that he has lived here for over two years now and the repaving of Hager Street is all good, but the downside has been increased speeding. He specifically mentioned sports cars, motorcycles and commercial vehicles. He said that he is kind of amazed that the city doesn't have a plan for speed tables. Framingham, Sudbury, Wayland and Concord all have speed bumps. It is very difficult for him to take a left out of his driveway and many use Hager Street as a cut through to other areas.

Chief Giorgi explained that this is why the Traffic Commission has been working on the city's Traffic Calming Policy. He noted that one of Mr. Welsh's neighbors came to a previous meeting and specifically said that she does not want speed bumps on Hager Street. Mr. Welsh said that neighbor has not spoken to him since that meeting. The Chief said that the purpose of the Traffic Calming Policy is to get the buy in from the rest of the street in the beginning and to have a uniform process of review and implementation of any changes. The answer may not be speed bumps but there could be something else that would help.

Mr. Welsh said that there are only 6 homes on Hager Street and everyone agrees except for that one family. The area where he would like to see the speed bumps does not even affect them. Commissioner Scott said that in his opinion, speed bumps are not a fix for everything. Things like sight distance and elevation changes are also things to consider. It sounds like an easy fix, but the city is going to investigate and try to solve the problem with the best solution. Speed bumps are not a magic pill, and we want to do it right. Every time you change something it causes something else to happen. The first step is completion of the Traffic Calming Request Form. The second step is the investigation stage.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:31 am.

Respectfully submitted,

Karen L. Lambert
Public Safety Administrative Assistant
Marlborough Police Department

List of documents and other exhibits used at the meeting:

- City of Marlborough Meeting Posting for the Traffic Commission Meeting on October 29, 2025, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, October 1, 2025
- Email from Councilor Fuccillo to Chief Giorgi, dated 10/20/25, re: Resident Concerns.
- Email from Councilor Oram to Chief Giorgi, dated 10/24/25, re: Algosi and Stevens intersection.

Additional Handouts and/or Displayed on Screen at Meeting

- Copy of letter from Tom DiPersio to MassDOT, dated 10/17/25, re: Request for Left Turn Exclusion on East Main Street at Church Street, Marlborough.
- Copy of letter from Tom DiPersio to Residents of Church and Hildreth Streets, dated 10/29/25, re: Removal of Traffic Signals and Installation of Four-Way Stop Control.
- Diagram of proposed traffic line markings at West Main at Granger.
- Traffic Calming Request Form



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

2025 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