

CITY OF MARLBOROUGH MEETING POSTING

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CITY OF MARLBOROUGH

Meeting: **Planning Board**

Date: Monday, January 12, 2026

Time: **7:00 PM**

Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2026 JAN -8 PM 12:49

This meeting of the Planning Board will be held in Memorial Hall on Monday, January 12, 2026, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

First Order of Business: Planning Board Organization Meeting – Election of Chairperson and Clerk

1. Draft Meeting Minutes

- A. December 15, 2025

2. Chair's Business

- A. Draft 2026 Meeting Schedule
- B. Mosher Lane, Forest Trail Subdivision
 - i. Correspondence from Daniel J Burger, Esq. Connolly Burger, P.C.
- C. Clover Street Improvements
 - i. Plans for signature
 - ii. Letter to Building Commissioner, William Paynton for signature

3. Approval Not Required

- A. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
 - Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc., 333 West Street, Milford, MA 01757
 - Deed: Book: 82594 Page: 461
Map: 90 Parcel: 83
 - i. Form A
 - ii. Correspondence from George T. Bahnan, Esq.
 - iii. Plan of land Dated: September 10, 2025
- B. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
 - Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc., 333 West Street, Milford, MA 01757
 - Deed: Book: 82594 Page: 461
Map: 90 Parcel: 2A
 - i. Form A
 - ii. Correspondence from George T. Bahnan, Esq.
 - iii. Plan of land Dated: January 6, 2026

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 Solicitor, Jason Grossfield
 - (1) Acceptance Plan
 - (2) Open Space Deed

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

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- (3) Easement Deed
- (4) Easement Sketch
- ii. Draft Completion Bond – Secured by Real Estate
- iii. Correspondence from City Engineer, Thomas DiPersio – Acceptance Recommendation
- iv. Council Order No.25-1009620 – Request to accept Jewell Road as a public way – **Recommendation to Council**

C. 0 Stevens Street (Tobin Road) – Progress Report

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

A. 0 Howe Street and 0 Valley Street, Preliminary Subdivision Plan – **Set Public Hearing Date**

Applicant & Owner: Matthew Evangelous, 6 Butternut Lane, Bolton, MA 01740

Engineer: Jacob T. Lemieux, P.E., Hancock Associates, 315 Elm Street, Marlborough, MA 01752

Deed: Book: 64574 Page: 193

Map: 82 Parcel: 125

i. Form B

ii. Preliminary Subdivision Plan Dated: January 6, 2026

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

A. Working Group – No updates

B. Paper Street – No updates

C. Letters to state for Signature – Home Rule Petition

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 construction complete, with Council for Acceptance

C. 0 Stevens Street (Tobin Road) Charles Bourque & Michael Carney

Approved: November 7, 2022, extension approved through December 2, 2027

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)

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