

# CITY OF MARLBOROUGH MEETING POSTING

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

Meeting: **Special Planning Board**  
Date: Monday, February 2, 2026  
Time: **7:00 PM**  
Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2026 JAN 29 PM 3: 02

This meeting of the Planning Board will be held in Memorial Hall on Monday, February 2, 2026, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

### Agenda Items to be Addressed:

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#### 1. **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 City Engineer, Thomas DiPersio – Engineering Review for BOTH 130 Lizotte Drive ANR's
- 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. Plan of land Dated: January 6, 2026

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

RECEIVED  
CITY CLERK'S OFFICE  
MARLBOROUGH  
2026 JAN -7 A 9:26

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: January 5, 2026

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: FD 130 Lizotte, LLC  
Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772  
Email: gbahnan@ferrisdevelopment.com Telephone: (508) 281-5600

2. Name of Owner (if different): \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. Name of Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc.  
Address: 333 West Street, Milford, MA 01757  
Email: JStefanik@gandhengineering.com Telephone: (508) 473-6630 x312

4. Property(ies) Information  
Deed References (South Middlesex Registry of Deeds): Book 82594, Page 461

Assessors Reference(s): Map: 90 Parcel: 83  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Property Address(es): 130 Lizotte Drive, Marlborough, MA 01752

Property Description: Approximately 8.92 acres of land improved with a parking lot, abutting Lizotte Drive and Jackson Drive.

5. Number of lots altered: 1 Number of lots created: 2

Signature of Owner: [Signature]  
Print: David M. Ferris, Manager  
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

PLANNING BOARD  
DATE 1/7/26 KL CHECK # 0048  
AGENDA 1/12/26  
ACTION \_\_\_\_\_



*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 21, 2026

Marlborough Planning Board

RE: ANR Plan  
 Lizotte Drive

Chair Fay and Board Members,

The Engineering Division has received the following two ANR Plans:

Plan 1:  
 "Plan of Land, 130 Lizotte Drive, Marlborough, Mass."  
 (Map ID 90/2A)  
 Owner: 130 Lizotte, LLC  
 Prepared By: Guerriere & Halnon, Inc.  
 Dated: January 6, 2026  
 Scale: 1" = 50'

Plan 2:  
 "Plan of Land, 130 Lizotte Drive, Marlborough, Mass."  
 (Map ID 90/83)  
 Owner: 130 Lizotte, LLC  
 Prepared By: Guerriere & Halnon, Inc.  
 Dated: September 10, 2025  
 Scale: 1" = 50'

The purpose of the plans is to subdivide each of the existing properties at 130 Lizotte Drive (Parcel 90/2A and Parcel 90/83), into two building lots. The divisions are associated with a site development plan for the properties for which the applicant has been granted a zoning change, special permit, and site plan approval. All of the new lots, "Lot 2A-1 and 2A-2" and "Lots 1A and 1B" have adequate frontage and area for the LI zoning district. The plan notes that "Zoning relief for the site's dimensional... nonconformities has been expressly granted and authorized pursuant to City Council's Special Permit Decision (Order No. 25-1009483E)...".

Based on our review, I can recommend endorsement of this ANR Plan. Should you have any questions regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr., PE, PLS  
 City Engineer

copy: Applicant and representative

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G-10231

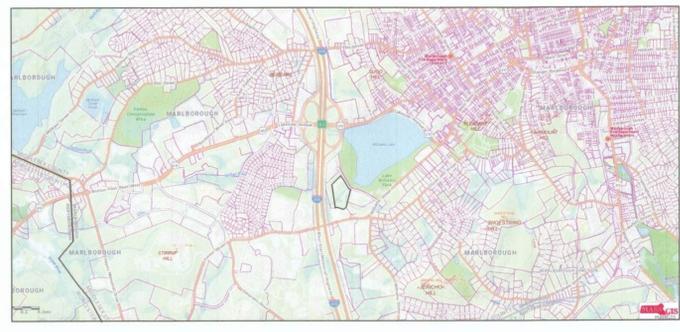
N 2947877.29  
E 635941.12

N/F  
FD 130 LIZOTTE, LLC  
BOOK 82594 PAGE 461  
130 LIZOTTE DRIVE

NEW ENGLAND POWER COMPANY  
N/F  
(POWER LINES)  
BOOK 13142 PAGE 304

LOT 1A  
AREA=124,228 SF  
(2.85 ACRES)

LOT 1B  
AREA=264,289 SF  
(6.07 ACRES)



MASS. STATE COORDINATES NAD83  
BASED ON GPS OBSERVATION 2025

LEGEND	
NOW OR FORMERLY	N/F
BOUND	□
WETLAND	W

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

*Jeffrey J. Stefank*  
JEFFREY J. STEFANK PLS DATE



NOTES

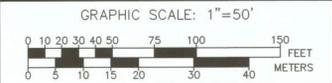
- SEE THE FOLLOWING PLANS RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS-  
PLAN 62 OF 2004  
PLAN 1389 OF 2000  
PLAN 1229 OF 1998  
PLAN 1228 OF 1998  
PLAN 1090 OF 1998  
PLAN 326 OF 1985  
PLAN 37 OF 1985  
PLAN 1237 OF 1984  
PLAN 120 OF 1977  
PLAN 306 OF 1970  
PLAN 642 OF 1966
- THE VERTICAL DATUM IS NGVD88.
- THE HORIZONTAL DATUM IS NAD83.
- THE WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN JULY 2023 BY GODDARD CONSULTING, NORTHBORO, MA.
- ZONING DISTRICT-LIMITED INDUSTRIAL (LI)  
MINIMUM LOT AREA- 2 ACRES  
MINIMUM LOT FRONTAGE- 200'  
SETBACKS- FRONT, SIDE AND REAR 50'  
MAXIMUM LOT COVERAGE- 60%

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
MARLBOROUGH PLANNING BOARD

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

MAP ID 90/83  
OWNER:  
FD 130 LIZOTTE, LLC  
118 TURNPIKE ROAD  
SUITE 300  
SOUTHBOROUGH MA 01772  
DEED BOOK 82594 PAGE 461

PLAN OF LAND  
LIZOTTE DRIVE  
**MARLBOROUGH, MASS.**  
SCALE: 1"=50'  
DATE: SEPTEMBER 10, 2025



**Guerriere & Halon, Inc.**  
ENGINEERING & LAND SURVEYING  
333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com

ROUTE 495  
(VARIABLE WIDTH-SEE 1961 LAYOUT NO. 5168)  
NORTH BOUND

NO ACCESS

(POWER LINES)

N/F  
CITY OF MARLBOROUGH

LIZOTTE DRIVE  
(PUBLIC-VARIABLE WIDTH)

N/F  
ST. MARY'S CREDIT UNION  
BOOK 63730 PAGE 392  
46 LIZOTTE DRIVE

N/F  
SIX FIFTY PLEASANT ST. 19 FOREST, LLC  
BOOK 74773 PAGE 144  
19 FOREST STREET

N/F  
67 FOREST STREET, LLC  
BOOK 67380 PAGE 48  
67 FOREST STREET

FORM A

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CITY OF MARLBOROUGH

2026 JAN - 7 A 9:24

Marlborough, Massachusetts

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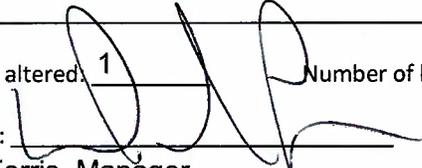
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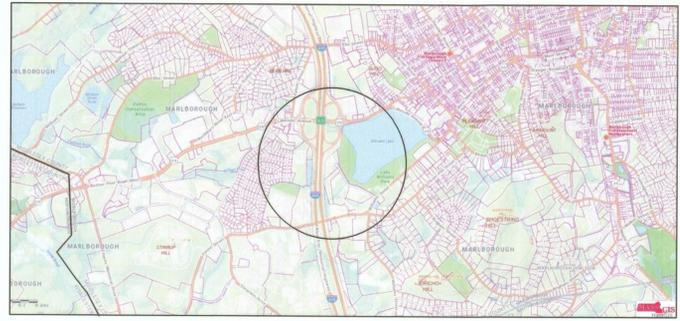
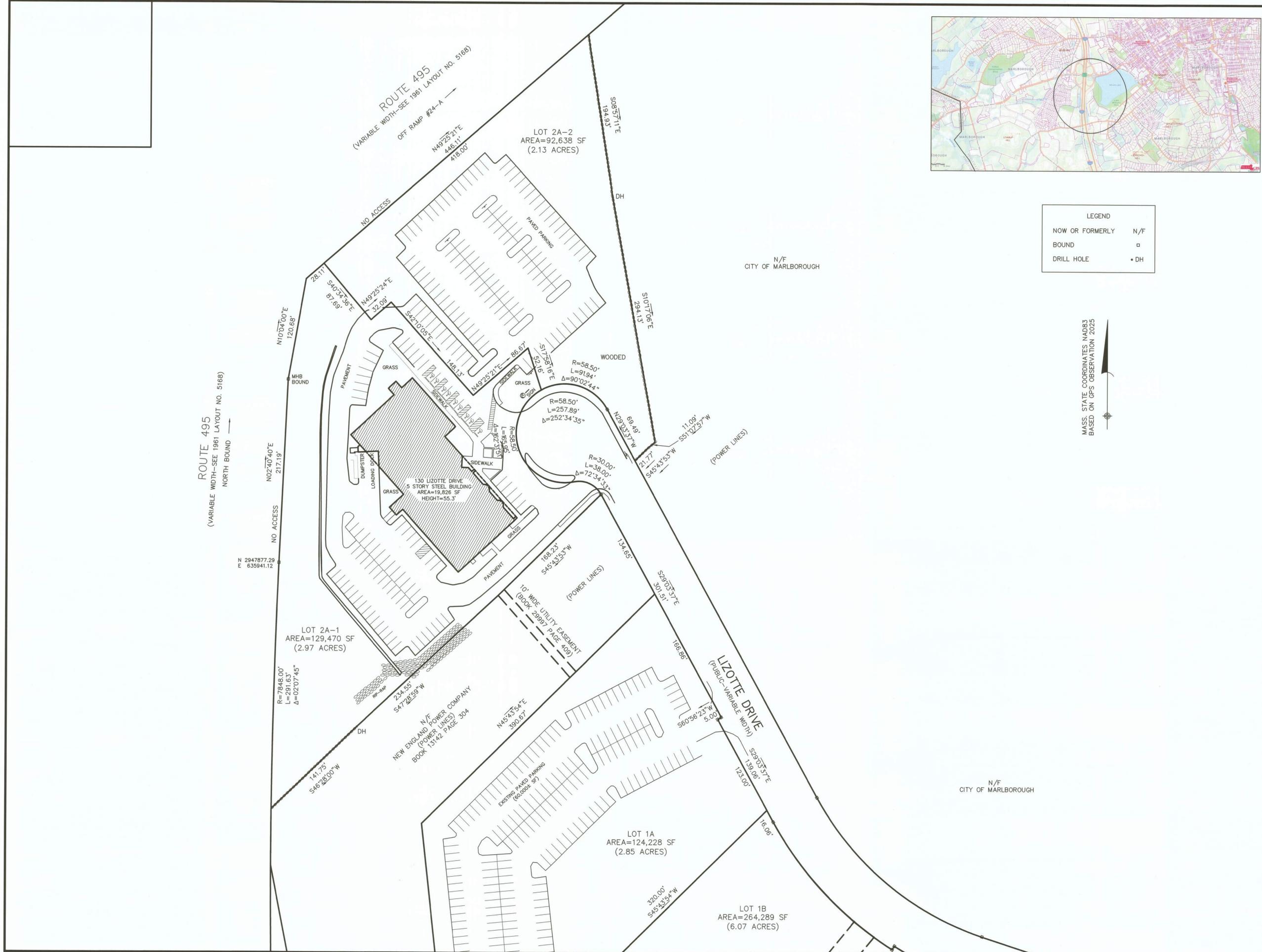
5. Number of lots altered: 1 Number of lots created: 2

Signature of Owner:   
Print: David M. Ferris, Manager  
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

PLANNING BOARD  
DATE 1/7/26 KL CHECK # 0047  
AGENDA 1/12/26  
ACTION \_\_\_\_\_

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LEGEND

NOW OR FORMERLY	N/F
BOUND	□
DRILL HOLE	• DH

MASS. STATE COORDINATES NAD83  
BASED ON GPS OBSERVATION 2025

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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*Jeffrey J. Stefank*  
JEFFREY J. STEFANK PLS DATE



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- 3) THE HORIZONTAL DATUM IS NAD83.
- 4) ZONING DISTRICT-LIMITED INDUSTRIAL (LI)

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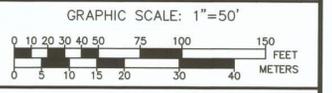
ZONING RELIEF FOR THE SITE'S DIMENSIONAL, PARKING, DESIGN AND LANDSCAPING NONCONFORMITIES HAS BEEN EXPRESSLY GRANTED AND AUTHORIZED PURSUANT TO CITY COUNCIL'S SPECIAL PERMIT DECISION (ORDER NO. 25-1009483E) AND IS FURTHER REFLECTED ON THE APPROVED SITE PLAN AND SITE PLAN PERMIT/CONDITIONS (SC 25-20).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
MARLBOROUGH PLANNING BOARD

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

MAP ID 90/2A  
OWNER:  
FD 130 LIZOTTE, LLC  
118 TURNPIKE ROAD  
SUITE 300  
SOUTHBOROUGH MA 01772  
DEED BOOK 82594 PAGE 461

PLAN OF LAND  
130 LIZOTTE DRIVE  
**MARLBOROUGH, MASS.**  
SCALE: 1"=50'  
DATE: JANUARY 6, 2026



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G-10231