

CITY OF MARLBOROUGH MEETING POSTING

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Meeting: **Planning Board**
Date: Monday, February 23, 2026
Time: 7:00 PM
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, February 23, 2026, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. February 9, 2026

2. Chair's Business

- A. Mosher Lane, Forest Trail Subdivision – No updates

- B. Informal Discussion - 0 Howe Street and 0 Valley Street

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. Correspondence from Jacob Lemieux, Hancock Associates – Response to Planning Board's letter
- ii. Correspondence from previous Assistant City Solicitor, Cynthia Panagore Coffin
- iii. April 21, 1896, Plan of Land
- iv. No waiver concept plan

- C. Informal Discussion – 297 Concord Road/ Jemenway Street Frontage

- i. Previously Approved ANR Plan Dated: April 2021
- ii. Plan of Proposed House

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. 547 Stow Road (Cotton Road)

- i. Correspondence from City Eng. Thomas DiPersio – Bond reduction estimate

- B. 689 Pleasant Street (Jewel Road)

- i. Draft release of lot(s)
- ii. Correspondence from William Limberopoulos – Bond release request

- C. 9 Stevens Street (Tobin Road) – No updates

- D. 76 Broad Street (Pettes Road)

- E. Water's Edge & Sterling Woods (Farooq Ansari)

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

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

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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10. Unfinished Business

- A. Working Group – No updates
- B. Paper Street – No updates

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, 2023
Next Steps: - (Lot 4 held for street acceptance)
Current Status: - Roadway under construction
- D. 76 Broad Street (Pettes Road) Camila & Garrett Marini
Certificate of Vote Approved: February 8, 2021, Covenant Signed: June 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 & Town (None)