

CITY OF MARLBOROUGH MEETING POSTING

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Meeting: **Planning Board**

Date: Monday, March 9, 2026

Time: **7:00 PM**

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

2026 MAR -5 PM 12:46

This meeting of the Planning Board will be held in Memorial Hall on Monday, March 9, 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 Griffin
 - iii. April 21, 1896, Plan of Land
 - iv. No waiver concept plan
- C. Informal Discussion – 297 Concord Road/Hemenway Street Frontage – No discussion required

3. **Approval Not Required**

- A. 235-237 & 249 Pleasant Street, Marlborough, MA 01752
 - Applicant & Owner: GMP Development, Corp. 65 Boston Post Road West, Suite 220, Marlborough, MA 01752
 - Surveyor: John D. Bremser, P.E., Hancock Associates, 315 Elm Street, Marlborough, MA 01752
 - Deed: Book: 58789 Page: 337
Book: 66056 Page: 493
Map: 55 Parcel: 141
Map: 55 Parcel: 143
 - i. Flowchart
 - ii. Form A
 - iii. Plan of Land Dated: December 2, 2025

4. **Public Hearings (None)**

5. **Subdivision Progress Reports**

- A. 547 Stow Road (Quinn Road)
 - i. Correspondence from City Engineer, Thomas DiPersio – Bond reduction estimate
- B. 689 Pleasant Street (Jewell Road)
 - i. Correspondence from Assistant City Solicitor, Jeremy McManus
 - ii. Redline, release of lot(s)
 - iii. Clean, release of lot(s)
 - iv. Correspondence from William Limberopoulos – Bond release request

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C. 0 Stevens Street (Tobin Road) – No updates

D. 76 Broad Street (Pettes Road)

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

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

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)