
MIRICK O'CONNELL

A T T O R N E Y S A T L A W

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September 22, 2022

Via Hand Delivery

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

Re: Exchange Place – 57 Main Street;
Site Plan Application for a Mixed-Use Project

Dear Councilor Ossing:

Enclosed please find a Site Plan Review application package submitted on behalf of my client, JW Capital Partners, LLC (Principal Will Adams), for a mixed-use project at 57 Main Street in the Marlborough Village District.

This mixed-use project consists of a 5-story building with 5,047 square feet of ground floor retail/restaurant space along Main Street, 99 residential units (72 one-bedroom/studio and 27 two-bedroom), 25 ground floor parking spaces, and a courtyard adjacent to Union Common. Pursuant to Section 650-18(42) and Section 650-34.B(1)(b) of the Zoning Ordinance, the project requires Site Plan Review by the City Council in accordance with Section 270-2 of the City Code. This project has been designed to comply with the dimensional and design requirements of the Marlborough Village District without special permit relief.

We look forward to administrative review before the Site Plan Committee and further review before the City Council.

Thank you for your time and attention to this matter.

Sincerely,



Brian R. Falk

BRF/

Encl.

cc: Client

{Client Matter 32595/00001/A8002977.DOCX}

MIRICK, O'CONNELL, DEMALLIE & LOUGEE, LLP

WORCESTER | WESTBOROUGH | BOSTON

www.mirickoconnell.com



City of Marlborough

SITE PLAN APPROVAL APPLICATION (For Non-Residential and Major Residential Projects)

Type of Hearing (check one)

Major Renovation Minor Renovation

Please Print

DATE: September 22, 2022

PROJECT

Name of facility: Exchange Place

Address: 57 Main Street

Assessor's Map No. 70 Parcel No. 291

APPLICANT

Name: JW Capital Partners, LLC (Principal Will Adams)

Address: 34 Washington Street, Suite 230, Wellesley, MA 02841

Telephone: 508-929-1678 (Atty. Brian Falk) Fax: _____

Email: bfalk@mirickoconnell.com

OWNER'S CONSENT

If applicant is not the owner, is written consent of the owner or owner's agent attached (see Section 270-2(B) (7))? YES NO

PROPERTY OWNER

Name: Marlborough TOTG LLC (Principal Mark O'Hagan)

Address: 206 Ayer Road, Suite 5, Harvard, MA 01451

Telephone: 978-456-8388 Fax: _____

Email: markohagan@mcoassociates.com

APPLICANT'S ENGINEER (preparing site plan)

Name: Bruce Saluk & Assoc., Inc.

Address: 576 Boston Post Road East, Marlborough, MA 01752

Telephone: 508-485-1662 Fax: _____

Email: bruce@salukassoc.com

APPLICANT'S LANDSCAPE ARCHITECT

Name: Verdant Landscape Architecture

Address: 318 Harvard Street, Suite 25, Brookline, MA 02446

Telephone: 617-735-1180 Fax: _____

Email: _____

PROJECT INFO

PROPOSED USE (see Section 63-5(B) (1))

X Non-Residential X Residential

Provide a brief description of the project; including the proposed type of use, whether expansion of new, size of buildings, number of new parking spaces, any unusual utility use of impact on abutters (traffic, noise, lighting, odors, hazardous material, etc.)

The Applicant proposes a five-story mixed-use project at 57 Main Street. The project will
consist of 5,047 s.f. of commercial space along Main Street, 99 residential units
(72 one-bedroom / studio and 27 two-bedroom), a courtyard area adjacent to Union Common,
and 25 off-street parking spaces. The project is designed to meet all dimensional and design
requirements in the Marlborough Village District without special permit relief.

Identify all zoning districts, including overlay zones applicable to this site. The zones must also be shown on the site plan cover sheet. (See Section 270-2 (C) (2) (b) (3)).

ZONING DISTRICT(S) Marlborough Village District

WHAT OTHER PERMITS REQUIRED (check off which applies)

- | | |
|--|---|
| <input type="checkbox"/> City Council for Special Permit | <input type="checkbox"/> Blasting Permit (Fire Dept) |
| <input type="checkbox"/> ZBA Special Permit | <input type="checkbox"/> Title V Approval (Board of Health) |
| <input type="checkbox"/> ZBA Variance | <input type="checkbox"/> Food Permit (Board of Health) |
| <input type="checkbox"/> Wetlands Protection Act | <input checked="" type="checkbox"/> Building Permit (Building Dept) |
| <input type="checkbox"/> Section 404, Clean Water Act (Army Corps) | <input checked="" type="checkbox"/> Sign Permit (Building Dept) |
| <input type="checkbox"/> C 91 Waterways Permit | |
| <input type="checkbox"/> Subdivision Control Act (Planning Board) | |
| <input type="checkbox"/> State Curb Cut (MA Highway) | |
| <input type="checkbox"/> Indirect Access Permit (MA Highway) | |
| <input type="checkbox"/> MEPA ENF or EIR (EOEA) | |
| <input checked="" type="checkbox"/> Sewer Connection Permit (DPW, City Council, DEP) | |
| <input checked="" type="checkbox"/> Street Opening Permit (DPW, Engineering Dept) | |
| <input checked="" type="checkbox"/> Sewer Connection (DPW, City Council, DEP) | |
| <input type="checkbox"/> Other: _____ | |

WHAT IS THE FEDERAL FLOOD INSURANCE RATE ZONE? Zone X

SUBMITTED PLANS AND REPORTS

See Section 270-2 (C) for submission requirements. Please include a locus map per Section 270-2 (C) (2) (b) (1)

"Exchange Place"	9-6-2022	Bruce Saluk
Title	Date	Stamped By

Fee

For Minor Site Plan without a building: \$750

For a Minor Site Plan (with a building under 8,000 square feet): \$1,000, plus \$0.03 a square foot of building gross floor area

For a Major Site Plan (with a building over 8,000 square feet): \$2,000, plus \$0.06 square feet per square feet of building gross floor area $\$2,000 + \text{plus } \$0.06 \times 110,097 \text{ s.f.} = \underline{\$8,605.82}$

PUBLIC NOTICE

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice in a newspaper of general circulation within the area at least once within two weeks of filing a Site Plan application using the format below. A copy of the public notice must be submitted with the application. Applications for Site Plan Approval shall not be certified as complete unless the public notice is properly published.

Date of Publication: September 2022

Name of Newspaper: MetroWest Daily News
(Form of notice attached)

HISTORIC BUILDING NOTICE

Is the site within 250 feet of any building, cemetery or monument built before 1850? YES NO

If in doubt, ask the Historic Commission (508 481-2400). If the answer is **YES**, send a photocopy notice and one copy of the site plans (excluding utilities) to:

Chairman, Historic Commission
City Hall
Marlborough, MA 01752

APPLICANT'S SIGNATURE



Applicant or Representatives Signature

9/22/2022
Date

Applicant shall submit this form to the Building Dept with all required plans (8 copies of plans, 4 copies of Traffic and Drainage reports) after a "Pre-Application Review" with the City reviewing Authority at which most requirements can be examined and discussed.

The applicant maybe required to attend a Preliminary scoping session with the Site Plan Review Committee prior to submitting this form.

Office Use Only:

Date Received: _____

Site Plan Number: _____

SITE PLAN APPROVAL PUBLIC NOTICE FORM

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice once in a newspaper of local circulation, using the format below at least once within two weeks of filing an application. A copy of the public notice must be submitted to the Building Department with the application for Site Plan Approval.

City of Marlborough Public Notice of Site Plan Submission

A proposed site plan has been submitted for the following project and is available for public inspections during regular business hours at the office of the Building Inspector, City Hall, Second Floor, 140 Main Street, Marlborough, MA 01752

Project Name and Type or Use: Exchange Place

Project Street Address: 57 Main Street

Applicant's Name: JW Capital Partners, LLC

The City will accept public comments in written form until 14 days from the date of this publication. This notice is published in accordance with the City Code, Chapter 270-2 Site Plan Review and Approval.

MARLBOROUGH TOTG, LLC
c/o MCO & Associates, Inc.
206 Ayer Road – Suite 5
Harvard, Massachusetts 01451

August 11, 2022

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

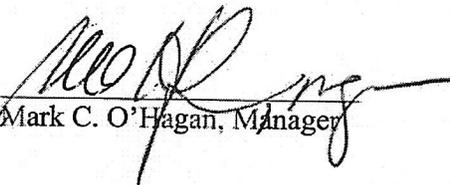
RE: Exchange Place Project

Dear Councilor Ossing:

Please be advised that the undersigned is the owner of property located at 57 Main Street in Marlborough, shown on Assessors Map 70 as Parcel 291. The undersigned hereby authorizes Mirick O'Connell, on behalf of JW Capital Partners, LLC, to file any land use applications necessary for JW Capital Partners, LLC to pursue a mixed-use development project at the property.

Thank you for your time and attention to this matter.

Marlborough TOTG, LLC


Mark C. O'Hagan, Manager