



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

Special Permit Application of:
27 Curtis Ave RE LLC
2 Christina Drive
North Easton, MA 02356
Order No. 25-1009397F

Locus:
27 Curtis Avenue
Marlborough, MA 01752
Assessors Map 58 Parcel(s) 87A

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of 27 Curtis Ave RE LLC, with a mailing address of 2 Christina Drive, North Easton MA 02356, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: **August 18, 2025.**

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the **20th** day of **August 2025.**

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this **10th** day of **September 2025.**

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY

ATTEST:



City Clerk



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

ORDERED:

PAGE 1

**IN CITY COUNCIL
NOTICE OF DECISION
DECISION ON A SPECIAL PERMIT
ORDER NO. 25-1009397F**

Special Permit Application of:
27 Curtis Ave RE LLC
Order No. 25-1009397F

Locus:
27 Curtis Avenue
Marlborough, MA 01752
Assessors Map 58 Parcel(s) 87A

**DECISION ON A SPECIAL PERMIT
ORDER NO. 25-1009397F**

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to 27 Curtis Ave RE LLC (the "Applicant," including its successors and assigns), for the complete and total demolition and reconstruction of the existing car wash at 27 Curtis Avenue in the Business Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, 27 Curtis Ave RE LLC, is a Massachusetts limited liability company with an address of 2 Christina Drive, North Easton, MA 02356.
2. The Applicant is the current owner of the property located at 27 Curtis Avenue, Marlborough, being shown as Parcel 58-87A (the "Site").
3. In accordance with Article IV, Section 650-12(B), and Article V, Sections 650-17 and 650-18(A)(28), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes a car wash at the Site, replacing an existing car wash at the Site (the "Use"). As shown on the Plans referenced in paragraph 5 below, the Use consists of a building, accessory parking, improved drive aisles, drainage systems and landscaped areas.
4. The Applicant filed with the City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

PAGE 2

ORDERED:

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "27 Curtis Avenue, Marlborough, Massachusetts Survey Plan" by Spruhan Engineering dated March 4, 2025, and architectural plans by RAV & Associates, Inc. entitled "27 Curtis Avenue Proposed Floor Plan" dated January 21, 2025, (the "Plans"), attached hereto as "ATTACHMENT A."
6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site is located in the Business Zoning District.
8. The Site has an area of 14,218 square feet +/- as shown on the Plans.
9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised twice and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, June 9, 2025. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on June 9, 2025.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its improvements regarding, but not limited to, the following: municipal services, safety, curb appeal for the neighborhood, energy efficiency, noise mitigation and traffic flow.
12. At the public hearing, no members of the public spoke in opposition to the Use and one member of the public spoke in favor of the Use.

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant to the conditions more fully set forth herein.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

PAGE 3

ORDERED:

- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a car wash at 27 Curtis Avenue, as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant:
1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no final occupancy permit shall be issued until the Applicant has complied with all conditions, provided, however, that subsequent to the issuance of this Special Permit and Site Plan Approval, the Site Plan Review Committee may authorize the phasing of site and building work depending upon weather conditions and other factors. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
 3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plans so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, or increase the size of the building, all as shown on the Plans.
 4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

PAGE 4

ORDERED:

5. Storm Water and Erosion Control Management. The Applicant shall ensure that its site superintendent during construction of the project is competent in storm water and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Hours. The maximum hours of operation of the Use at the Site shall be 24 hours per day, 7 days per week.
7. Water and Sewer Connections. The Applicant shall install and maintain a water reclamation and recycling system to be approved during Site Plan Review and shall obtain and maintain a sewer discharge permit from the Department of Public Works.
8. Landscaping. A detailed landscaping plan for the Site shall be reviewed and further conditioned during the Site Plan Review process. The landscaping plan shall be more robust than is required by the Zoning Ordinance and shall improve aesthetics along East Main Street, provide a buffer to adjacent properties, provide shade canopy, and use native plants to improve habitat. The Applicant, its successors and/or assigns, shall maintain the landscaping at the Site for the duration of the Use.
9. Noise and Air Quality. The Applicant shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.
10. Lighting. Exterior lighting at the Site shall be downward facing, shielded to minimize impacts on neighboring properties, and shall comply with applicable laws.
11. Signs. Signage at the Site shall comply with the City's sign ordinance.
12. Compliance with Applicable Laws. The Applicant agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.



IN CITY COUNCIL

Marlborough, Mass., AUGUST 18, 2025

PAGE 5

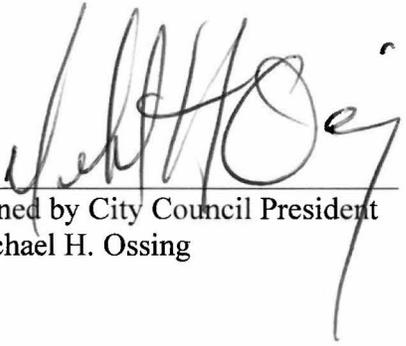
ORDERED:

13. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, at its expense, shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 9 – Nay: 1

Yea: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Navin, Ossing & Robey.

Nay: Oram.

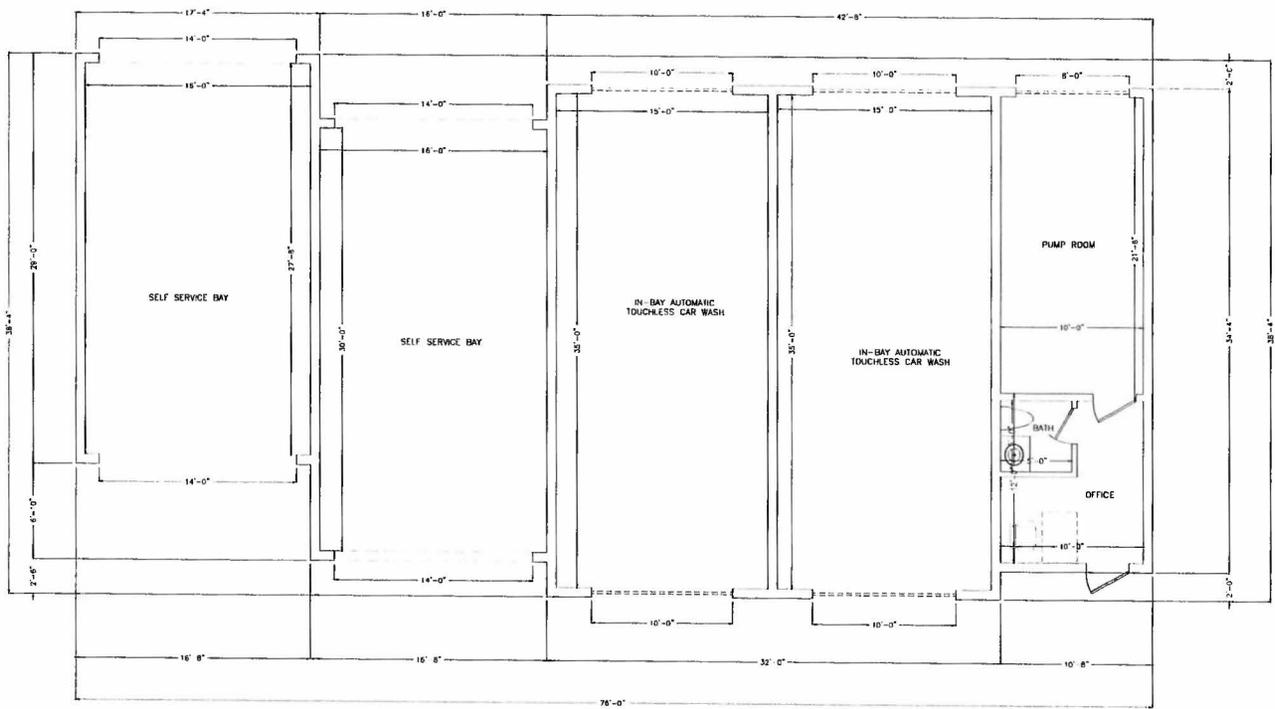

Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
25-1009397F

ORDER NO. 25-1009397F

ATTACHMENT

A



PROPOSED FLOOR PLAN

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |

All legal rights including, but not limited to, copyright and design patent rights, in the design, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or copied, in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. All other dimensions on these drawings shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and dimensions and conditions shown by these drawings.

PROPOSED FLOOR PLAN
27 CURTIS AVENUE, MARLBOROUGH, MASSACHUSETTS

RAV & Assoc., Inc.
 21 IRLAND AVENUE
 NIPMUN, MASSACHUSETTS 02494
 TELEPHONE: (978) 449-8200 FAX: (978) 449-8205

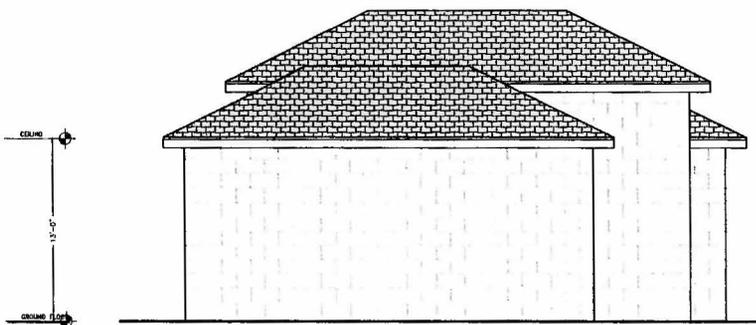
| | | |
|---------------------|--------------------|-------------|
| SCALE: 1/4" = 1'-0" | | |
| APPROVED: R.A.V. | DESIGNED BY: I.B. | DRAWING No. |
| DATE: 01/21/2025 | CHECKED BY: R.A.V. | A-1 |



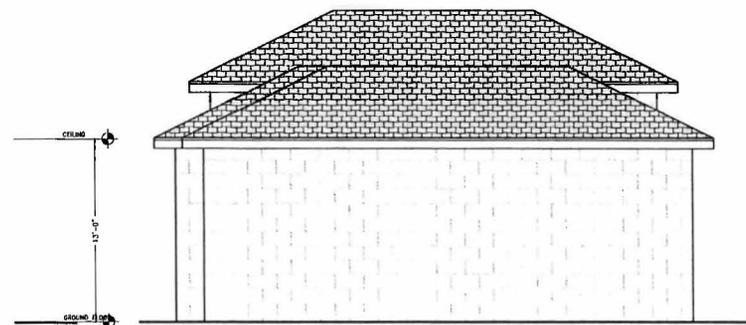
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

| DATE | REVISION |
|---|-----------------------------------|
| | |
| | |
| <small> All rights reserved, including, but not limited to, copyright and design patent rights. In the design, development and construction of this document and the property of RAV&A, Inc. They may not be used or reused or taken or in part, except in connection with this project, without the prior written consent of RAV&A, Inc. All dimensions on these drawings shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the project, and RAV&A, Inc. must be notified of any variation from the dimensions and conditions shown by these drawings. </small> | |
| PROPOSED ELEVATIONS | |
| 27 CURTIS AVENUE, MARLBOROUGH, MASSACHUSETTS | |
| RAV & Assoc., Inc. <small>211 HIGHLAND AVENUE NEEDHAM HILLS, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8250 FAX: (781) 449-8255</small> | |
| <small>SCALE: 1/4" = 1'-0"</small> | |
| <small>APPROVED:</small> R.A.V. | <small>DESIGNED BY:</small> I.B. |
| <small>DATE:</small> 01/21/2025 | <small>CHECKED BY:</small> R.A.V. |
| <small>DRAWING No.</small> A-2 | |