REGULAR MEETING
NOVEMBER 8, 2021
TIME: 8:00 PM

IN CITY COUNCIL
ABSENT
LOCATION: CITY HALL, 140 MAIN STREET, 2ND FLOOR

CONVENED:
ADJOURNED:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 NOV -4 P 12:40

CITY COUNCIL AGENDA

This meeting of the City Council will be held in City Council Chambers on Monday, November 8, 2021 at 8:00 PM. **PUBLIC ATTENDANCE IS PERMITED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlborough-ma.gov).

1. Minutes, City Council Meeting, October 18, 2021.
2. From Council President Ossing: Update from Mayor Vigeant regarding COVID-19.
3. PUBLIC HEARING on the Proposed Zoning Amendment to Chapter 650, requested by the Mayor, to extend the Housing Moratorium on the acceptance of any new multi-family housing projects through December 31, 2021, Order No 21-1008414.
4. PUBLIC HEARING on the Application for Modification of Special Permit from Attorney Brian Falk, on behalf of Garden Remedies, Inc., requesting to update the signage at the Marlboro Square Retail Plaza, 416 Boston Post Road East, Order No 21-1008417.
5. Certification from Ward 4 Councilor Robert Tunnera as required under MGL Chapter 39 §23D ("Mullin Rule"), regarding the Application for Special Permit of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at the Wayside Crossing Plaza, 661 Boston Post Road East, Order No 21-1008395.
6. Communication from the Mayor, re: Gift Acceptance to the Senior Center in the amount of $675.00 from the Winske and Fitzpatrick families in memory of Paul Winske and Kay Fitzpatrick to be used for programming.
7. Communication from the Mayor, re: Gift Acceptance to the Conservation Commission in the amount of $186.30 from Benjamin Rippy to be placed in the Conservation Maintenance Fund.
8. Communication from the Mayor, re: Grant Acceptance in the amount of $250.00 from Keep Massachusetts Beautiful to the Conservation Commission to be used to install a Native Pollinator Preservation Garden at Ghiloni Park.
9. Communication from the Mayor, re: Grant Acceptance in the amount of $10,000.00 from a Legislative earmark to be used for the purchase of defibrillators for the senior housing office, and other locations throughout the city.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

10. Communication from the Mayor, re: Grant Acceptance in the amount of $15,244.00 from the United States Department of Justice awarded to the Police Department to be used for upgrade and replacement of the department's defibrillators.

11. Communication from Solicitor Jason Grossfield, re: Application for Special Permit from Attorney Christopher Flood, on behalf of Post Road Mobile Home Park and Sales, Inc., to create a second mobile home park by dividing an existing permitted mobile home park at 181 Boston Post Road East, in proper legal form, Order No. 21-1008354.

12. Communication from Solicitor Jason Grossfield, re: Application for Special Permit from Attorney Brian Falk, on behalf of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at the Wayside Crossing Plaza, 661 Boston Post Road East, in proper legal form, Order No 21-1008395.

13. Communication from Attorney Brian Falk on behalf of M&E Ventures Corporation, re: Request pursuant to Chapter 270 §2E(8)(b) of the Code of the City of Marlborough to extend the time for completion of the approved mixed-use development at 28 South Bolton Street to February 10, 2023, Order No. 18-1007317B.

14. Application for Special Permit from Attorney Brian Falk, on behalf of J & D Landscape Contractors, to construct and operate both a contractor's yard and landscape contractor's yard at the Airport Industrial Park, 101 Airport Boulevard, Unit 12.

15. Minutes of Boards, Commissions and Committees:
    a) School Committee, October 12, 2021.
    b) Conservation Commission, October 7, 2021.
    c) Council on Aging, September 14, 2021.
    d) Planning Board, September 27, 2021 & October 4, 2021.
    e) Traffic Commission, July 28, 2021.

16. CLAIMS:
    a) Engels Varela, 44 Central Street, #2, other property damage and/or personal injury.
    b) Cuiyan Zhang, 46 Barnard Road, residential mailbox claim (2a)

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Urban Affairs Committee

17. **Order No. 21-1008354B: Application for Special Permit from Attorney Christopher Flood, on behalf of Post Road Mobile Home Park and Sales, Inc., to create a second mobile home park by dividing an existing permitted mobile home park at 181 Boston Post Road East.**

    Recommendation of the Urban Affairs Committee is to APPROVE. Councilor Doucette moved to recommend approval of the draft Decision for a Special Permit Application submitted by Post Road Mobile Home Park and Sales Inc. to allow the creation of a new mobile home park by dividing the current park into two separate parks (new park with 10 permitted sites, retaining 109 in existing park); the motion was seconded. The motion carried 5-0.

18. **Order No. 21-1008395C: Application for Special Permit from Attorney Falk on behalf of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at Wayside Crossing Plaza, 661 Boston Post Road East.**

    Recommendation of the Urban Affairs Committee is to APPROVE as amended. Councilor Doucette moved to recommend approval of the draft Decision for a Special Permit Application submitted by Aubuchon Realty to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant and a walk-up window for the coffee shop and to modify a pre-existing non-conforming use at 661 Boston Post Road East in the Wayside District as amended to add language to Condition #8 as submitted by the City Engineer; the motion was seconded. The motion carried 5-0.

Councilors-at-Large
Mark A. Oram
Michael H. Ossing
Samantha Perlman
Kathleen D. Robey

Ward Councilors
Ward 1 – Laura J. Wagner
Ward 2 – David Doucette
Ward 3 – J. Christian Dumais
Ward 4 – Robert J. Tunnera
Ward 5 – John J. Irish
Ward 6 – Sean A. Navin
Ward 7 – Donald R. Landers, Sr.

Council President
Michael H. Ossing

Council Vice-President
Kathleen D. Robey

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2021 NOV -3 P 3:55

CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, OCTOBER 18, 2021

The regular meeting of the City Council was held on Monday, October 18, 2021 at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Perlman & Robey. Meeting adjourned at 8:31 PM.

Motion by Councilor Tunnera, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of the City Council meeting, October 4, 2021, **FILE**; adopted.

Mayor Vigeant provided the City Council with an update on COVID-19 and city events.

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That the Certification from Ward 6 Councilor Sean Navin as required under MGL Chapter 39 §23D ("Mullin Rule"), regarding the Application for Special Permit of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at the Wayside Crossing Plaza, 661 Boston Post Road East, Order No 21-1008395, **FILE**; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Gift Acceptance in the amount of $1,000.00 from the family of Raymond A. LaCouture for reimbursement of costs related to the flag box in City Hall and for programming for local Veterans; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of $56,250.00 from the Executive Office of Energy and Environmental Affairs awarded to the Engineering Department to be used for a consultant to review and update the city's regulations in supporting climate resiliency; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of $34,995.00 from the Executive Office of Public Safety and Security awarded to the Police Department to be used on various traffic enforcement measures and the purchase of equipment; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of $1,500,270.00 from Undesignated Fund (Free Cash) to OPEB Trust pursuant to the financial policies of the City of Marlborough, **APPROVED**; adopted.

CITY OF MARLBOROUGH
BUDGET TRANSFERS -

DEPT: Mayor FISCAL YEAR: 2022

		FROM ACCOUNT:				TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
$15,002,700.00	$1,500,270.00	10000	35900	Undesignated Fund	$1,500,270.00	87500	35900	OPEB Trust	$16,491,641.43
	Reason:	Transfer funds to OPEB trust							
	$1,500,270.00	Total			$1,500,270.00	Total			

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of $1,500,270.00 from Undesignated Fund (Free Cash) to Undesignated Stabilization pursuant to the financial policies of the City of Marlborough, **APPROVED**; adopted.

CITY OF MARLBOROUGH
BUDGET TRANSFERS -

DEPT: Mayor FISCAL YEAR: 2022

		FROM ACCOUNT:				TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
$15,002,700.00	$1,500,270.00	10000	35900	Undesignated Fund	$1,500,270.00	83600	32925	Undesignated Stabilization	$16,801,887.41
	Reason:	To increase undesignated stabilization funds							
	$1,500,270.00	Total			$1,500,270.00	Total			

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of $146,288.00 which moves funds from PEG Funds to IT Equipment to fund the purchase of an electronic time system and equipment, referred to the **FINANCE COMMITTEE**; adopted.

CITY OF MARLBOROUGH

BUDGET TRANSFERS –

DEPT: IT FISCAL YEAR: 2022

	FROM ACCOUNT:				TO ACCOUNT:			
Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
$146,288.00	27000099	47750	Receipts Reserved-PEG Funds	$146,288.00	19300006	58618	IT Equipment	$0.00
Reason:					Implementation, setup of electronic time submittal			
$146,288.00	Total			$146,288.00	Total			

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Reappointment of Mark Gibbs as Director of Data Processing for 3-year term from date of Council confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Reappointment of Priscilla Ryder as Conservation Officer for 3-year term from date of Council confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Solicitor Jason Grossfield, re: Proposed Zoning Amendment to Chapter 650, § 5 and § 18 (36) by adding 'Hobby Vehicle Storage' as a warehousing use in the Limited Industrial District, in proper legal form, Order No. 21-1008344, **MOVED TO ITEM 16**; adopted.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Clerk Steven Kerrigan, re: Municipal Election Call, **FILE**; adopted.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Clerk Steven Kerrigan, re: Information on Proposed Update to Ward & Precinct lines to comply with 2020 Reprecincting for the City of Marlborough, Order No. 21-1008403, **MOVED TO ITEM 17**; adopted.

Motion by Councilor Tunnera, seconded by the Chair to adopt the following:

ORDERED: That the Communication from the Executive Office of Energy & Environmental Affairs, Department of Environmental Protection, re: Public Hearing Notice **FILE**; adopted.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of following Boards, Commissions and Committees, **FILE**; adopted.

a) School Committee, September 14, 2021 & September 28, 2021.
b) Conservation Commission, September 2, 2021 & September 16, 2021.
c) Council on Aging, June 8, 2021.
d) Planning Board, July 19, 2021, August 23, 2021 & September 13, 2021.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the following CLAIM, refer to the **LEGAL DEPARTMENT**; adopted.

a) Abraham/Katrina Jacob, 178 Worster Drive, residential mailbox claim (2b).

Reports of Committees:

Councilor Robey reported the following out of the Urban Affairs Committee:

City Council Urban Affairs Committee
Report and Minutes
Wednesday – October 13, 2021

Urban Affairs & Housing Committee members present were Chairman Katie Robey, Councilor Landers, Councilor Wagner, Councilor Doucette, and Councilor Navin.

Other councilors present were Councilor Ossing and Councilor Irish.

Other attendees are listed with each order discussed.

Order No. 21-1008354: Application for special permit from Attorney Christopher Flood on behalf of Post Road Mobile Home Park and Sales Inc., to create a second mobile home park by dividing an existing permitted mobile home park located at 181 Boston Post Road East.

Present for this item were Attorney Christopher Flood and David Winske, property owner. The chair read through the comments from department heads where fire and police and engineering had no comments; Board of Health did remind applicant they will need to permit the proposed park. Mr. Flood indicated the possibility of adding 3 additional mobile homes is only a possibility. Two applications have been filed with the Board of Health; one is for an existing mobile home park renewal the other is for the new park pending approval of the special permit. They are permitted for 119 mobile homes now, so they aren't adding any additional homes, they are splitting the site to keep the commercial part at front with possible sale of the homes in the back portion.

Councilor Doucette moved to recommend approval of the draft Decision for a Special Permit Application submitted by Post Road Mobile Home Park and Sales Inc. to allow the creation of a new mobile home park by dividing the current park into two separate parks (new park with 10 permitted sites, retaining 109 in existing park); the motion was seconded. The motion carried 5-0.

Order No. 21-1008395: Application for Special Permit from Attorney Falk on behalf of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at Wayside Crossing Plaza, 661 Boston Post Road East.

Councilor Navin stated he was absent from the Public Hearing but had followed rules necessary for him to be able to discuss and vote on this item.

Present for petitioner were Attorney Brian Falk; Eamon Moran, President Aubuchon Realty, and Matthew Bombacci of Bohler Engineering.

The chair read through the comments from department heads with police, fire and conservation having no concerns with the language in the draft special permit decision. City Engineer DiPersio offered additional language for Condition #8 Traffic Flow as follows: The applicant, its successors and/or assigns shall also install and maintain signage at the east end of the site, such that it is visible from the DiCenzo Boulevard/Boston Post Road intersection, that directs drivers headed west on Boston Post Road to use DiCenzo Boulevard to get to Starbucks (to try to reduce illegal left-turns into the Target driveway). The petitioner was without objection to the revised language. Councilor Doucette noted that in #8, DiCenzo is misspelled, and the lower-case c should be capitalized.

Committee members supported the additional language submitted by City Engineer DiPersio.

The chair read through the remaining draft conditions, and committee members were in support of the draft decision as amended by the DiPersio language.

Councilor Doucette moved to recommend approval of the draft Decision for a Special Permit Application submitted by Aubuchon Realty to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant and a walk-up window for the coffee shop and to modify a pre-existing non-conforming use at 661 Boston Post Road East in the Wayside District as amended to add language to Condition #8 as submitted by the City Engineer; the motion was seconded. The motion carried 5-0.

It was moved and seconded to adjourn. The motion carried 5-0.
The meeting adjourned at 7:25 PM.

Councilor Landers reported the following out of the Public Services Committee:

City Council Public Services Committee
Report and Minutes
Wednesday – October 13, 2021

This meeting was convened at 6:30 PM in the City Council Chamber. Public attendance was permitted. The meeting was televised on WMCT-TV (Comcast Channel 8) or Verizon/Fios Channel 34) and available for viewing using the link under the Meeting Videos tab on the city's website, home page (www.marlborough-ma.gov).

Committee voting members present were Chair Landers, Councilor Perlman and Councilor Irish.

Other Councilors in attendance were Councilors Ossing, Wagner, Navin, and Doucette.

Others in attendance were Albert Galvin was present to speak on behalf of National Grid.

Reports of Committee Continued:

8-23-21 – Order No.21-1008374: Petition from NGrid and Verizon New England to install a new jointly owned Pole #15-15 at 181 Cedar Hill Street.

PUBLIC HEARING: SEPTEMBER 13, 2021

Chair Landers read comments from City Engineer DiPersio dated October 12, 2021.

Motion by Councilor Perlman to suspend the rules at the October 18, 2021 regular meeting to recommend approval of the petition from NGrid and Verizon to install a new jointly owned Pole #15-15 at 181 Cedar Hill Street subject to conditions submitted by the City Engineer, seconded by Councilor Irish, and approved. Vote 3-0

9-13-21 – Order No.21-1008392: Petition of Crown Castle NG East LLC to install underground conduit on Crowley Drive and Fitchburg Street.

PUBLIC HEARING: SEPTEMBER 27, 2021

Chair Landers read comments from City Engineer DiPersio dated October 12, 2021.
All members present, voting and non-voting, were satisfied the City Engineer's conditions resolved any concerns regarding the project.

Motion by Councilor Irish to suspend the rules at the October 18, 2021 regular meeting to recommend approval of the petition of Crown Castle NG East LLC to install underground conduit on Crowley Drive and Fitchburg Street subject to conditions submitted by the City Engineer, seconded by Councilor Perlman, and approved. Vote 3-0

Motion made and seconded to adjourn; Meeting adjourned at 6:45 PM

Motion by Councilor Robey, seconded by the Chair to adopt the following:

Suspension of the Rules requested – granted.

ORDERED: That the Application for Special Permit from Attorney Christopher Flood, on behalf of Post Road Mobile Home Park and Sales, Inc., to create a second mobile home park by dividing an existing permitted mobile home park at 181 Boston Post Road East, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE NOVEMBER 8, 2021 COUNCIL MEETING**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

Suspension of the Rules requested – granted.

ORDERED: That the Application for Special Permit from Attorney Brian Falk, on behalf of Aubuchon Realty Company, Inc., for two drive-through facilities associated with a new Starbucks and a bank at the Wayside Crossing Plaza, 661 Boston Post Road East, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE NOVEMBER 8, 2021 COUNCIL MEETING**; adopted.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

Suspension of the Rules requested – granted.

ORDERED: That the Petition from Massachusetts Electric and Verizon New England, to install a new jointly owned Pole #15-75 at 181 Cedar Hill Street, **APPROVED WITH THE FOLLOWING CONDITIONS**; adopted.

1. The new pole shall be no closer to the edge of the travelled way than the adjacent existing poles #15-5 or #16.
2. A Street Opening Permit from the Engineering office is required.
3. The proposed location of the new pole shall marked on the ground and approved prior to the start of work.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

Suspension of the Rules requested – granted.

ORDERED: That the Petition from Crown Castle NG East LLC, to install underground conduit on Crowley Drive and Fitchburg Street, **APPROVED WITH THE FOLLOWING CONDITIONS**; adopted.

1. Fitchburg Street is a state highway. The proposed work within the state layout will require an access permit from MassDOT.
2. Crowley Drive, including the rail trail, is owned by the City, but is a Private Way. The maintenance of the road and the rail trail is the responsibility of the property owners. The petitioner should notify all the property owners of this proposed work.
3. The Traffic Management Plans do not address pedestrian safety with respect to the rail trail. Much of the proposed conduit is to be laid immediately adjacent to the rail trail, so it is assumed that construction will have to temporarily close the trail to pedestrians. If this section of the trail is to be closed during construction, then signage should be placed at locations to the north and south on the trail notifying users of the closure. The petitioner should present a plan to address this. The traffic management plans for vehicle safety on Crowley Drive are acceptable as submitted.
4. The pavement patch detail on the construction plans is not acceptable - pavement repair shall be in accordance with DPW Regulations. This will be a requirement of the road opening permit issued from this office.
5. Any areas of pavement on the rail trail that are damaged during construction will have to be cut out for the full width of the trail and repaved to match existing conditions. This will be a requirement of the road opening permit issued from this office.
6. A field visit with Eversource and Engineering shall be conducted prior to the start of work so that the location of the new main within the roadway can be approved;
7. Final trench paving conditions shall be set forth in the Road Opening Permit;
8. This work shall not be permitted to start until the Spring of 2021.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Solicitor Jason Grossfield, re: Proposed Zoning Amendment to Chapter 650, § 5 and § 18 (36) by adding 'Hobby Vehicle Storage' as a warehousing use in the Limited Industrial District, in proper legal form, Order No. 21-1008344, **FILE**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

That Chapter 650 §5 definition of Hobby Vehicle Storage be amended by adding the following sentence at the end of the paragraph "No manufacturing is allowed".

ORDERED: THAT, PURSUANT TO SECTION 5 OF CHAPTER 40A OF THE GENERAL LAWS, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT CHAPTER 650 OF THE CODE OF THE CITY OF MARLBOROUGH, AS MOST RECENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

1. By amending Section 650-5, Definitions; word usage, to add the following new definition:

   Hobby Vehicle Storage – the warehousing, maintenance, and minor incidental and accessory repair of personal land-based passenger vehicles owned as part of a collection, provided that the vehicles shall be stored indoors in a building with a floor area not to exceed 17,000 square feet with an accessory building not to exceed a floor area of 3,000 square feet, the vehicles shall not be displayed outdoors or advertised for sale, and any maintenance or minor incidental and accessory repair shall take place indoors and shall be limited to vehicles stored at the site, any major repairs or restoration work must take place off-site, and fuel shall not be stored on-site other than the fuel tanks of the vehicles and not more than five five-gallon portable containers. No manufacturing is allowed.

2. By amending Section 650-18(36), Conditions for Uses, to read as follows:

   "(36) Manufacturing and/or warehousing of footwear, precision instruments, tool and die, dental, medical and optical equipment, electrical or electronic instruments, hobby vehicle storage, biomedical or biotechnology products, subject to the provisions governing biomedical research in Subsection A(33) above, provided truck loading and parking areas are effectively screened from abutting office and residential use. Oil or asphalt manufacturing is prohibited."

APPROVED.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Clerk Steven Kerrigan, re: Information on Proposed Update to Ward & Precinct lines to comply with 2020 Reprecincting for the City of Marlborough, Order No. 21-1008403, **FILE**; adopted.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the City Council of the City of Marlborough hereby approves the city's 2020 Re-Precincting Plan, as submitted by the City Clerk, including the following documents:

- Ward and Precinct Map (Final Draft), City of Marlborough,
- Ward and Precinct Block Data, City of Marlborough (Final Draft), and
- Ward and Precinct Descriptions, City of Marlborough (Final Draft).

APPROVED; adopted.

Motion by Councilor Tunnera, seconded by the Chair to adopt the following:

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 8:31 PM; adopted.

IN CITY COUNCIL

Marlborough, Mass., OCTOBER 4, 2021

ORDERED:

That the Proposed Zoning Amendment to Chapter 650 to extend the Housing Moratorium on the acceptance of any new multi-family housing projects through December 31, 2021, be and is herewith referred to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, NOVEMBER 8, 2021**.

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

1. By amending Section 650-61 entitled "Temporary Moratorium for Multi-Family Housing Projects", said zoning ordinance amendment adopted by City Council Order No. 21-1008274, in order to extend the temporary moratorium, as follows:

    a. Section 650-61(B)(1): Delete the following words in the first sentence: "ending 90 days from the date of approval of this zoning amendment by the City Council." and replace them with the following: "ending December 31, 2021."

ADOPTED

ORDER NO. 21-1008414
X 21-1008274C

IN CITY COUNCIL

Marlborough, Mass., OCTOBER 4, 2021

ORDERED:

That there being no objection thereto set **MONDAY, NOVEMBER 8, 2021** as **DATE FOR PUBLIC HEARING**, on the Application for Modification of Special Permit from Attorney Brian Falk, on behalf of Garden Remedies, Inc., requesting to update the signage at the Marlboro Square Retail Plaza, 416 Boston Post Road East, be and is herewith referred to **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 02/06/22 which falls on a Sunday, therefore 02/07/22 would be considered the 90th day.

ADOPTED

ORDER NO. 21-1008417
X 18/20-1007318

City of Marlborough
Office of the City Council

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 OCT 18 P 12:43

CERTIFICATION PURSUANT TO MGL CHAPTER. 39, §23D ("MULLIN RULE")

I, Robert J. Tunnera (name), hereby do swear and certify

under the pains and penalties of perjury as follows:

1. I am a member of the City Council (council, board or commission).
2. I missed a single hearing session on the matter of Order No. 21-1008395 Special Permit Application of Aubuchon Reality, Inc., 661 Boston Post Road East

which was held on October 4, 2021.

3. On October 15, 2021 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):
   a. [ ] official audio recording of the missed hearing session; or
   b. [✓] official video recording of the missed hearing session; or
   c. [ ] official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 18th day of October, 2021.

Robert Tunnera
Signature of Member

The City of Marlborough does not discriminate on the basis of race, color, nation origin, sex, religion, age or disability in employment or the provisions of services.

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Ryan P. Egan
EXECUTIVE SECRETARY

140 Main Street
Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 10: 36

November 4, 2021

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Gift acceptance for the Council on Aging

Honorable President Ossing and Councilors:

Enclosed for your acceptance is a donation of $675.00 in memory of Paul Winske and Kay Fitzpatrick for the senior center to be used for programming.

I would like to take this opportunity to thank the various donors for supporting programming to enhance the quality of life for our Marlborough senior population.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

City of Marlborough
Council on Aging and Senior Center
40 New Street
Marlborough, Massachusetts 01752
Telephone (508) 485-6492 Facsimile (508) 460-3726

Patricia A. Pope
EXECUTIVE DIRECTOR

October 25, 2021

Mayor Arthur G. Vigeant
City Hall
140 Main Street
Marlborough, MA 01752

Re: Memorial Donations

Dear Mayor Vigeant,

I am honored to submit for your approval the following memorial donations.

The Council on Aging/Senior Center has received donations totaling $675.00 in memory of Paul Winske and Kay Fitzpatrick. Both Paul and Kay were endeared members of the Senior Center and will greatly missed.

I would like to thank the Winske and Fitzpatrick families for thinking of the Senior Center during their time of grief.

Sincerely,

Patricia A. Pope

Patricia A. Pope
Executive Director

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Council on Aging/Senior Center DATE: 25-Oct-21

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Patricia A. Pope

NAME OF GRANT: Memorial Donations

GRANTOR: In Memory of Paul Winske and Kay Fitzpatrick (various donors)

GRANT AMOUNT: $675.00

GRANT PERIOD: until funds are expended

SCOPE OF GRANT/ ITEMS FUNDED: Funds will be used for special programing.

IS A POSITION BEING CREATED: No

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT?

ARE MATCHING CITY FUNDS REQUIRED? No

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS TO BE USED:

ANY OTHER EXPOSURE TO CITY?
No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: as soon as possible

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Ryan P. Egan
EXECUTIVE SECRETARY

140 Main Street
Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 10: 36

November 4, 2021

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Gift acceptance for the Conservation Commission

Honorable President Ossing and Councilors:

Enclosed for your acceptance is a donation of $186.30 gift from Benjamin Rippy, an Eagle Scout candidate which emanates leftover resources from his fundraising efforts to support bog bridges he constructed as his project.

I would like to take this opportunity to thank Mr. Rippy and all the local Boy Scout Troops for their dedication and efforts in making our community a better place. Whether it's extending or enhancing a walking trail, constructing flag boxes, or another project, it doesn't go unnoticed. The City greatly appreciates their continued assistance.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

City of Marlborough
Conservation Commission

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768 Facsimile (508) 460-3747

October 22, 2021

Arthur Vigeant, Mayor
140 Main St. City Hall
Marlborough, MA 01752

RE: Acceptance of Gift of $186.30 to Conservation Maintenance Fund
Eagle Scout Project Extra Funds

Dear Mayor Vigeant,

As part of his Eagle Scout project Benjamin Rippy raised funds to construct bog bridges at Holts Grove. He was able to build the bog bridges over some wet trail sections, making walking safer. When he was done there was $186.30 left over. As part of the Boy Scout rules any remaining funds raised, not used for the project, are to be given to the organization for which the work was done.

As required by MGL Ch. 44 Section 53A the acceptance and expenditure of this gift requires your approval as well as the approval of City Council. We request that these funds be accepted and placed in the Conservation Maintenance Fund account #845- 00005-54000 to be used for conservation land maintenance and continued work on the Panther Trail.

If you have any questions on the above, please let me know.

Sincerely,

Priscilla Ryder
Conservation Officer

Cc: Con. Com.
Diane Smith

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Conservation DATE: 10-21-2021

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Priscilla Ryder

NAME OF GRANT: Gift

GRANTOR: Eagle Scout Benjamin Rippy

GRANT AMOUNT: $186.30

GRANT PERIOD: N/A

SCOPE OF GRANT/ ITEMS FUNDED: These were extra funds raised by an Eagle Scout for the Holts Grove walking trails bog bridges which were not used.

IS A POSITION BEING CREATED: no

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? N/A

ARE MATCHING CITY FUNDS REQUIRED? No

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS TO BE USED:

ANY OTHER EXPOSURE TO CITY?

No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL None

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT

TROOP 60 B S A

1148

53-13/110 MA
80672

DATE 9/28/21

PAY TO THE ORDER OF Marlboro Conservation Commission $ 186 30/100

One hundred Eighty Six and 30/100 DOLLARS

Photo Safe Deposit® Details on back

Bank of America

ACH R/T 011000138

FOR Ben Rupp donation Eagle Project

⑈001148⑈

7-4

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Ryan P. Egan
EXECUTIVE SECRETARY

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www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 10: 36

November 4, 2021

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Grant acceptance for the Conservation Commission

Honorable President Ossing and Councilors:

Enclosed for your acceptance is a grant in the amount of $250.00 for the Conservation Maintenance Fund 84500005-54000 to be allocated to install a Native Pollinator Preservation Garden at Ghiloni Park as described in Conservation Officer Priscilla Ryder's enclosed letter.

I would like to take this opportunity to thank Conservation Commissioner Karin Paquin for securing this grant as well as the Keep Massachusetts Beautiful organization for their support.

Keep Massachusetts Beautiful is a nonprofit organization dedicated to supporting litter-free landscapes and neighborhoods.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

City of Marlborough
Conservation Commission

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768 Facsimile (508) 460-3747

October 21, 2021

Arthur Vigeant, Mayor
140 Main St. City Hall
Marlborough, MA 01752

RE: Acceptance of Grant of $250 to Conservation Maintenance Fund
To create a Native Pollinator Preservation Garden at Ghiloni Park

Dear Mayor Vigeant,

Conservation Commission member Karin Paquin was successful in obtaining a small grant of $250 for the City to install a Native Pollinator Preservation Garden at Ghiloni Park. Since native bees are on the decline and our current urban and suburban landscaping practices are eliminating many native plants that support our native bee populations, this demonstration garden will help to educate the public about what plants to add to their own landscapes to help support native bees. The funds will assist in purchasing native plants.

As required by MGL Ch. 44 Section 53A the acceptance and expenditure of this gift requires your approval as well as the approval of City Council. We request that these funds be accepted and placed in the Conservation Maintenance Fund account #845- 00005-54000 to be used for conservation land maintenance and continued work on the Panther Trail.

If you have any questions on the above, please let me know.

Sincerely,

Priscilla Ryder
Conservation Officer

Cc: Con. Com.
Diane Smith

October 18, 2021

City of Marlborough
Conservation Commission
Attn Karin Paquin
140 Main Street
Marlborough, MA 01752

Dear Karin,

Thank you for your efforts to protect and restore pollinator habitats in Massachusetts! As communicated via email, I am happy to present you with a grant of $250 toward your efforts to install a Pollinator Preservation Garden (PPG) at Ghiloni Park.

Once you have completed your project, we request that you email us some photos. These could include photos of the work as it's being done, as well as photos of the completed project in full bloom. In essence, we're looking for before and after photos. I understand that these won't be available until the spring or summer of 2022.

Sincerely,

Neil Rhein

Neil Rhein
Founder & Executive Director
Keep Massachusetts Beautiful

About Keep Massachusetts Beautiful
Keep Massachusetts Beautiful is taking action to make Massachusetts a cleaner, greener, litter-free place to live, work, and play. Learn more at www.keepmassbeautiful.org.

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Conservation DATE: 10-21-21

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Priscilla Ryder

NAME OF GRANT: Protect and Restore Pollinator Habitats in Massachusetts

GRANTOR: Keep Massachusetts Beautiful

GRANT AMOUNT: $250

GRANT PERIOD: N/A

SCOPE OF GRANT/ ITEMS FUNDED: To install a demonstration "native pollinator habitat garden" at Ghiloni Park Native plants and materials to create this garden will be purchased with these funds

IS A POSITION BEING CREATED: no

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? N/A

ARE MATCHING CITY FUNDS REQUIRED? No

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:
Volunteers from the Conservation Commission, Garden Clubs and interested residents will perform this work

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS TO BE USED:

ANY OTHER EXPOSURE TO CITY?
No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL None

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT

KEEP MASSACHUSETTS BEAUTIFUL

1079

53-7191/2113

10/12/2021
Date

Pay to the Order of City of Marlborough $ 250.00

Two hundred and fifty and xx/100 Dollars

Security Features Details on Back.

Mansfield Bank
Mansfield, MA 02048

For Plant Something Beautiful

MP

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Ryan P. Egan
EXECUTIVE SECRETARY

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RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 10: 36

November 4, 2021

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Grant acceptance – Legislative Earmark for Defibrillators

Honorable President Ossing and Councilors:

Enclosed for your acceptance is a grant for the City of Marlborough in the form of a legislative earmark that was filed and supported by our legislative delegation in the amount of $10,000.00.

Our delegation worked to secure these funds to purchase defibrillators for the senior housing office at 250 Main Street and City office locations or apparatus determined by the Fire Department to replace outdated machines. The shelf life of a defibrillator is seven to ten years and the cost is about $2,000.00 per unit.

I would like to take this opportunity to thank our legislative delegation and appreciate Representative Danielle Gregoire for her follow up with this public safety allocation.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Housing/Fire Departments DATE: 11/4/2021

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Fire Chief Kevin Breen

NAME OF GRANT: Legislative earmark for difibrillators

GRANTOR: Executive office of Elder Affairs

GRANT AMOUNT: $10,000.00

GRANT PERIOD: FY 21

SCOPE OF GRANT/ ITEMS FUNDED: Replacing outdated Defibrillators
Defibrillators for Senior Housing office and city office locations or apparatus determined by the Fire Dept.

IS A POSITION BEING CREATED: No

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? No

ARE MATCHING CITY FUNDS REQUIRED? No

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS TO BE USED:

ANY OTHER EXPOSURE TO CITY?
No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: Product to be purchased by Dec 31.

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL OF DEPARTMENT TO EXPEA1:E46ND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM

This form is jointly issued and published by the Office of the Comptroller (CTR), the Executive Office for Administration and Finance (ANF), and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the Standard Contract Form Instructions and Contractor Certifications, the Commonwealth Terms and Conditions, the Commonwealth Terms and Conditions for Human and Social Services or the Commonwealth IT Terms and Conditions which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access published forms at CTR Forms: https://www.macomptroller.org/forms. Forms are also posted at OSD Forms: https://www.mass.gov/lists/osd-forms.

CONTRACTOR LEGAL NAME: CITY OF MARLBOROUGH (and d/b/a):		COMMONWEALTH DEPARTMENT NAME: EXECUTIVE OFFICE OF ELDER AFFAIRS MMARS Department Code: ELD	
Legal Address: (W-9, W-4): 140 MAIN ST. MARLBOROUGH, MA 01752-3812		Business Mailing Address: 1 ASHBURTON PL. RM 517 BOSTON, MA 02108	
Contract Manager: TRISH BERNARD	Phone: 508-485-6492	Billing Address (if different):	
E-Mail: pbernard@marlborough-ma.gov	Fax:	Contract Manager: STACEY ANNE O'CONNELL	Phone: 617-222-7419
Contractor Vendor Code: VC6000192112		E-Mail: STACEY.OCONNELL@MASS.GOV	Fax: 617-727-9368
Vendor Code Address ID (e.g. "AD001"): AD 001. (Note: The Address ID must be set up for EFT payments.)		MMARS Doc ID(s): FY21EARMARKMARLBOROU RFR/Procurement or Other ID Number: LEGISLATIVE EXEMPT	

X NEW CONTRACT

PROCUREMENT OR EXCEPTION TYPE: (Check one option only)

- __ Statewide Contract (OSD or an OSD-designated Department)
- __ Collective Purchase (Attach OSD approval, scope, budget)
- __ Department Procurement (includes all Grants - 815 CMR 2.00) (Solicitation Notice or RFR, and Response or other procurement supporting documentation)
- __ Emergency Contract (Attach justification for emergency, scope, budget)
- __ Contract Employee (Attach Employment Status Form, scope, budget)
- ✓ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope and budget)

___ CONTRACT AMENDMENT

Enter Current Contract End Date *Prior* to Amendment: _____, 20___.

Enter Amendment Amount: $ _____. (or "no change")

AMENDMENT TYPE: (Check one option only. Attach details of amendment changes.)

- __ Amendment to Date, Scope or Budget (Attach updated scope and budget)
- __ Interim Contract (Attach justification for Interim Contract and updated scope/budget)
- __ Contract Employee (Attach any updates to scope or budget)
- __ Other Procurement Exception (Attach authorizing language/justification and updated scope and budget)

The Standard Contract Form Instructions and Contractor Certifications and the following Commonwealth Terms and Conditions document are incorporated by reference into this Contract and are legally binding: (Check ONE option): __ Commonwealth Terms and Conditions ✓ Commonwealth Terms and Conditions For Human and Social Services __ Commonwealth IT Terms and Conditions

COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00.

__ Rate Contract. (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)

✓ Maximum Obligation Contract. Enter total maximum obligation for total duration of this contract (or *new* total if Contract is being amended). $ 10,000.00.

PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting accelerated payments must identify a PPD as follows: Payment issued within 10 days __% PPD; Payment issued within 15 days __ % PPD; Payment issued within 20 days __ % PPD; Payment issued within 30 days __% PPD. If PPD percentages are left blank, identify reason: ✓ agree to standard 45 day cycle __ statutory/legal or Ready Payments (M.G.L. c. 29, § 23A); __ only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: For the installation of automated external defibrillators at the Liberty Hill Senior Housing Complex in the city of Marlborough. All approved obligations incurred prior to the effective date of this agreement (for which payment obligations have been triggered) and are intended to be part of this agreement, are to be funded from the total amount awarded under this agreement.

ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

__ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.

✓ 2. may be incurred as of JULY 1, 2020, a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date.

__ 3. were incurred as of _____, 20___, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE: Contract performance shall terminate as of JUNE 30, 2021, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07, incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

AUTHORIZING SIGNATURE FOR THE CONTRACTOR:	AUTHORIZING SIGNATURE FOR THE COMMONWEALTH:
X: _____ Date: 8/27/21 (Signature and Date Must Be Handwritten At Time of Signature)	X: _____, Date: _____. (Signature and Date Must Be Handwritten At Time of Signature)
Print Name: Arthur Vigeant.	Print Name: Rachel Goldstein.
Print Title: Mayor.	Print Title: Chief Financial Officer.

FY: 2021 Amendment #, if Applicable: If Federal Funds, CFDA #:

PURCHASE OF SERVICE - ATTACHMENT 1: PROGRAM COVER PAGE

PROGRAM INFORMATION

Contractor Name: CITY OF MARLBOROUGH	Department Name: EXECUTIVE OFFICE OF ELDER AFFAIRS
Program Type: EARMARK	Document ID #: FY21EARMARKMARLBOROU
Program Name:	UFR Program #:
Program Address: 140 MAIN ST	MMARS Activity Code: 6413
City/State/Zip: MARLBOROUGH, MA 01752-3812	Other Reference Information (Information Purposes Only):
Contact Person: TRISH POPE Telephone: 508-485-6492	Contact Person: STACEY ANNE O'CONNELL Telephone: 617-222-7419

RFR INFORMATION: Attached RFR Reference # _____
☒ legislative exemption emergency collective purchase interim amendment

SCOPE OF SERVICES: Bidder's Response Attached Description of Services Attached

TOTAL ANTICIPATED CONTRACT DURATION: JULY 1, 2020 to JUNE 30, 2021

INITIAL DURATION: JULY 1, 2020 to JUNE 30, 2021

OPTIONS TO RENEW: _____options to renew for _____ years each option

FISCAL TERMS

	FUNDING SUMMARY					
	Prior Years		Current Year		Future Years	
	FY	Amount	FY	Amount	FY	Amount
PRICE IS ESTABLISHED THROUGH: (CHECK 1, 2, OR 3)			2021	10,000.00		
OPTION 1: PRICE AGREEMENT (list price) $_____ rate regulation (if any)_____						
OPTION 2: SUMMARY BUDGET ("T" lines only) unit rate cost reimbursement other _____						
OPTION 3: COMPLETE BUDGET ☒ cost reimbursement unit rate other _____	Total: $		Total: $ 10,000.00		Total: $	
	Multi-Year Total: $					

CURRENT
MAX OBLIGATION: $ 10,000.00 UNIT RATE: $_____per _____ # BILLABLE UNITS: _____

ADDITIONAL PAYMENT OR PRICE SPECIFICATIONS:

Updated 11/1/05
Sensitivity level – low

FY: 2021 Contractor Name: CENTRAL BOSTON SENIOR SERVICES, INC. Amendment: If Federal Funds, CFDA #:

PURCHASE OF SERVICE - ATTACHMENT 3: FISCAL YEAR PROGRAM BUDGET

Program Name:	Document ID#:	MMARS Activity Code:	Program Type:	UFR Prog. #:
EARMARK	FY21EARMARKMARLBOROU	6413		

Sensitivity level - low

		Current		Amend. Change		New				
		FTE	Amount	FTE	Amount	FTE	Amount	COST REIMBURSEMENT ONLY		
	Program Component							Offset	Source	Reimbursable Cost
UFR Title #	Direct Care/Program Support Staff/Overtime/ Shift Differential & Relief (Titles 101-141)									
	SUBTOTAL STAFF									
150	Payroll Taxes									
151	Fringe Benefits									
T 100	Total Direct Care/Program Staff									
Title	Occupancy									
301	Program Facilities									
* 390	Fac. Oper/Main/Furn									
T 300	Total Occupancy									
UFR Title	Other Direct Care/Program Support									
201	Direct Care Consultant									
202	Temporary Help									
203	Clients/Caregivers. Reimb/Stipends									
206	Subcontract Dir.Care									
204	Staff Training									
205	Staff Mileage/Travel									
207	Meals									
208	Contracted Client Trans.									
* 208	Vehicle Expenses									
* 208	Vehicle Depreciation									
209	Incid. Health/Med Care									
211	Client Per. Allowances									
212	Prov. of Material Good		10,000.00							
214	Direct Client Wages									
214	Other Commercial Prod. & Svs.									
* 215	Program Supplies/Mat									
T 200	Total Other Direct Care/Program									
Title	Direct Admin Expenses									
216	Program Support									
* 510 (410 & 390)	Other Direct Administrative Expenses									
T 500	Total Direct Administrative Exp.									
T	SUBTOTAL PROGRAM COSTS									
* 410	Agency Admin. Support Allocation	%	$							
T	PROGRAM TOTAL		10,000.00							

Commercial Fee, if applicable, for for-profit contractors only (for informational purposes only; not to be included in the price paid by the Commonwealth): %___$___: N/A for Cost Reimbursement

A. $ _____ Subtotal of offsets which are for non-reimbursable costs. Non-reimbursable costs must be shown in detail on Attachment 5 when the program is subject to the provisions of Federal OMB Circular A-122 and/or 808 CMR 1.00.

*** Contractor's Board approved capitalization level relative to any negotiated expense costs in lines 208, 215, 390 or 410 is $_____**

Updated 6/19/07 Sensitivity level - low

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Ryan P. Egan
EXECUTIVE SECRETARY

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RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 10: 36

November 4, 2021

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Grant acceptance for the Marlborough Police Department

Honorable President Ossing and Councilors:

Enclosed for your acceptance is a grant for the Police Department in amount of $15,244.00 from the U.S. Department of Justice (DOJ).

The funds will be allocated to continue the necessary upgrades and replacements of the department's fleet of defibrillators (AEDs). As noted in previous correspondence, the shelf life of a defibrillator is seven to ten years and the cost is about $2,000.00 per unit.

I would like to take this opportunity to thank the DOJ for selecting Marlborough again as a recipient of the Edward Byrne Memorial Justice Assistance Grant.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

City of Marlborough
Police Department

355 Bolton Street, Marlborough, Massachusetts 01752
Tel. (508)-485-1212 Fax (508)-624-6938

David A. Giorgi
Chief of Police

November 3, 2021

Mayor Arthur G. Vigeant
Marlborough City Hall
140 Main Street
Marlborough, MA 01752

Dear Mayor Vigeant:

The Marlborough Police Department has been awarded a grant in the amount of $15,244.00 from the Office of Justice Programs (OJP), United States Department of Justice (DOJ). The award is part of the Office of Justice Programs funding opportunity entitled *2021 BJA FY21 Edward Byrne Memorial Justice Assistance Grant(JAG) Program- Local Solicitation*. Last year, our department received a similar grant, and we used a portion of the funding to replace some of the department's Automated External Defibrillators(AEDs) as well as additional batteries for these units. With the current grant funding, we intend to continue upgrading and replacing the department's Automated External Defibrillators and will purchase seven (7) units as well as accessories equipment for the units. The maintenance and use of the AED units is of vital importance to our officer's ability to render life-saving assistance to individuals who have suffered a heart attack or are in some state of cardiac arrest.

Attached is a copy of the Notice of Grant Award letter, a copy of the award letter email from the United States Department of Justice(DOJ) to Lt. Daniel Campbell who submitted the grant application, and a copy of the equipment we plan to purchase. I am requesting that the grant award be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to let me know.

Sincerely,

David A. Giorgi
Chief of Police

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Police DATE: November 3, 2021

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: David A. Giorgi

NAME OF GRANT: 2021 BJA FY21 Edward Byrne Memorial Justice Assistance Grant

GRANTOR: Office of Justice Programs(OJP), United States Department of Justice(DOJ)

GRANT AMOUNT: $15,244.00

GRANT PERIOD: September 30, 2021 to September 30, 2022

SCOPE OF GRANT/ ITEMS FUNDED: Funding to be used for equipment upgrade for purchase of 7 Automated External Defibrillators and accesory equipment.

IS A POSITION BEING CREATED: N/A

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT?

ARE MATCHING CITY FUNDS REQUIRED? N/A

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS TO BE USED:

ANY OTHER EXPOSURE TO CITY?
N/A

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: ASAP

DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT

Award Letter

October 12, 2021

Dear Daniel Campbell,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by MARLBOROUGH, CITY OF for an award under the funding opportunity entitled 2021 BJA FY 21 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation. The approved award amount is $15,244.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

Congratulations, and we look forward to working with you.

Maureen Henneberg
Deputy Assistant Attorney General

stryker

LP1000 (x7)

Quote Number: 10393953

Version: 1

Prepared For: MARLBOROUGH POLICE DEPT

Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Robert Stewart

Email:

Phone Number:

Quote Date: 06/25/2021

Expiration Date: 09/23/2021

Delivery Address		**End User - Shipping - Billing**		**Bill To Account**	
Name:	MARLBOROUGH POLICE DEPT	Name:	MARLBOROUGH POLICE DEPT	Name:	MARLBOROUGH POLICE DEPT
Account #:	1325604	Account #:	1325604	Account #:	1325604
Address:	355 BOLTON ST	Address:	355 BOLTON ST	Address:	355 BOLTON ST
	MARLBOROUGH		MARLBOROUGH		MARLBOROUGH
	Massachusetts 01752		Massachusetts 01752		Massachusetts 01752

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99425-000023	LIFEPAK 1000 Graphical Display - includes one non-rechargeable battery, one carrying case w/ shoulder strap, two pair QUIK-COMBO REDI-PAK electrodes and Ship Kit	7	$1,995.00	$13,965.00
2.0	41425-000034	Ship Kit - Literature, LP1000, W RCHG, English	7	$0.00	$0.00
3.0	11101-000017	Infant/Child Reduced Energy Defibrillation Electrode Starter Kit	7	$129.35	$905.45
4.0	11403-000002	LIFEPAK CR Plus Replacement Kit for Charge-Pak 1 set of electrodes	5	$74.80	$374.00
			Equipment Total:		$15,244.45

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Freight/Shipping:	$0.00
Grand Total:	$15,244.45

Prices: In effect for 60 days.

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

City of Marlborough
Legal Department

140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610
LEGAL@MARLBOROUGH-MA.GOV

JASON D. GROSSFIELD
CITY SOLICITOR

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 9:45

November 3, 2021

Michael H. Ossing, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: City Council Order No. 21-1008354
Special Permit Decision, Post Road Mobile Home Park and Sales, Inc.
181 Boston Post Rd. East, Marlborough

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-57C(13) of the Marlborough Zoning Ordinance, I provide this letter as to the legal form of the City Council's proposed findings on the above-referenced special permit application.

Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure
cc: Arthur G. Vigeant, Mayor
Tin Htway, Building Commissioner

_____ ____, 2021

NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

In City Council
Order No. # 21-1008354

Application of:
Post Road Mobile Home Park and Sales, Inc.

Locus:
181 Boston Post Road East, Marlborough, MA

Parcel 29 on Assessors Map 72

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Post Road Mobile Home Park and Sales, Inc. with a mailing address of 181 Boston Post Road East, Marlborough, MA, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____ ____, 2021

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [ ] day of [ ], 2021.

APPEALS

Appeals, if any shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of the filing of this Notice of Decision in the Office of the City Clerk of the City of Marlborough, MA.

A TRUE COPY
ATTEST:

City Clerk

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

Application of:
Post Road Mobile Home Park and Sales, Inc.

Locus:
181 Boston Post Road East, Marlborough, MA
Parcel 29 on Assessors Map 72

DECISION ON A SPECIAL PERMIT
ORDER NO. 21-1008354

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Post Road Mobile Home Park and Sales, Inc. (the "Applicant") to create a mobile home park by dividing a currently permitted mobile home park into two separate parks at 181 Boston Post Road East, Marlborough, MA as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Post Road Mobile Home Park and Sales, Inc. is a Massachusetts corporation with an address of 181 Boston Post Road East, Marlborough, MA 01752.

2. The Applicant is the owner of the property located at 181 Boston Post Road East, Marlborough, MA being shown as Parcel 29 on Assessors Map 72, including the portion shown as "Lot 2" on the Plan referenced below (the "Site").

3. In accordance with Article V, Section 650-17 and Section 650-18(A)(5), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to create a mobile home park on the Site by dividing a currently permitted mobile home park into two separate parks with the new mobile home park retaining ten (10) permitted mobile home sites (the "Use") as shown on the Plan referenced below.

4. The Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the proposed Use.

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a detailed site plan entitled "Post Road Mobile Homes & Sales Inc." in

Marlboro, Massachusetts, prepared by RJP Construction & Engineering, 21 Chapin St., Northborough, MA, dated May 10, 2021 (the "Plan") 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-B District.

8. The Site has an area of approximately 78,043 square feet as shown on Plan.

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 advertised 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, August 23, 2021. The hearing was closed on that date.

11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use.

12. At the public hearing, no members of the public spoke in opposition to 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, its successors and/or assigns to the conditions more fully set forth herein.

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 to create a mobile home park by dividing a currently permitted mobile home park into two separate parks, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Compliance with Applicable Laws. The Applicant, its successors and/or assigns 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.

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 Zoning Ordinance and Site Plan Review Ordinance prior to undertaking the Use. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plan submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.

3. 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.

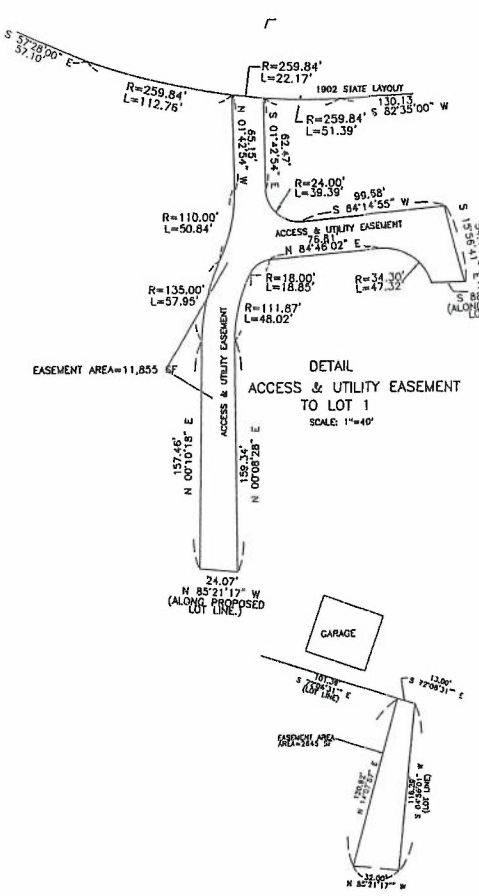
4. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day 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.

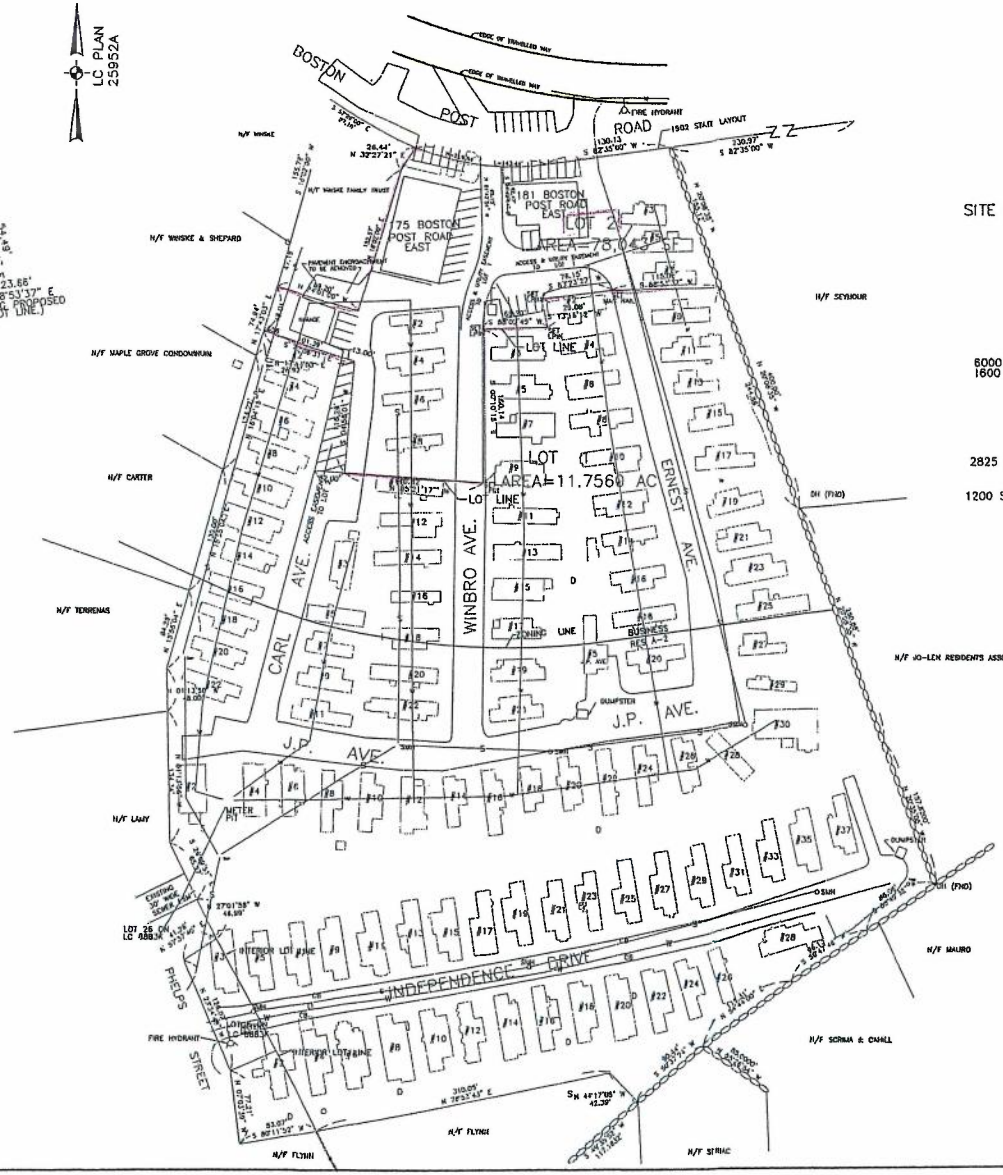
Yea: ___ - Nay: ___ -Absent - ___
Yea: _____, _____, _____, _____, _____, _____, _____, _____,
Nay: _____, _____,
Absent: _____, _____,

_____
Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. 21-1008354

Attachment "A"





NOTES:

ROADS SHOWN WITHIN LOTS 1 AND 2 ARE PRIVATE AND SHALL BE MAINTAINED BY THE RESPECTIVE HOMEOWNERS ASSOCIATIONS.

LOT LINES SHOWN ON THIS PLAN HAVE BEEN ENDORSED BY THE MARLBORO PLANNING BOARD ON MARCH 8, 2021.

SITE DATA- POST ROAD MOBILE HOME PARK & SALES INC.

LOT 2
LOT AREA=1.7297 AC
ZONING DISTRICT - BUS.
LOT FRONTAGE- 273 FT
TOTAL UNITS 7 EXISTING
RESERVED FUTURE-- 3
TOTAL UNITS- 10
LOT COVERAGE- 73%

175 BOSTON POST ROAD

6000 SF RETAIL - USE 50% NET =3000SF/250=12 SPACES REQ'D
1600 SF OFFICE - 1600SF /250= 7 SPACES REQ'D
TOTAL SPACES AVAIL. - 26

181 BOSTON POST ROAD

2825 SF OFFICE- 2825/250=12 SPACES REQ'D

1200 SF RETAIL - TOTAL - 19 SPACES REQ'D
TOTAL SPACES AVAIL. - 26

DEED REFERENCES: BOOK 11,449 PG 675
LOT 26 ON LC PLAN 8883K
LOT 8 ON LC PLAN 8883F
LOT 8 AND 26 ARE SHOWN FOR TITLE PURPOSES ONLY AND ARE INCLUDED IN THE AREA FOR LOT 1.

LOT 2 FRONTAGE = 273.57' ALONG BOSTON POST ROAD

NOTE: ZONING LINE SHOWN IS A 500' OFFSET LINE TO BOSTON POST ROAD

NOTE: SEWER AND WATER UTILITY LOCATIONS ARE BASED ON INFORMATION FURNISHED BY THE OWNER AND SHOULD BE VERIFIED IN THE FIELD.

0 60' 120' 180'
SCALE: 1"=60'

REGISTRY USE ONLY

" POST ROAD MOBILE HOMES & SALES INC."
IN
MARLBORO, MASSACHUSETTS

OWNED BY: POST ROAD MOBILE HOMES & SALES INC.
LOCATON: 181 BOSTON POST ROAD EAST & PHELPS ST.
PREPARED BY: RJP CONSTRUCTION & ENGINEERING
21 CHAPIN ST, NORTHBOROUGH, MA.
DATE: MAY 10, 2021 SCALE: 1"=60'

City of Marlborough
Legal Department

140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610
LEGAL@MARLBOROUGH-MA.GOV

JASON D. GROSSFIELD
CITY SOLICITOR

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 9:45

November 3, 2021

Michael H. Ossing, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: City Council Order No. 21-1008395
Special Permit Decision, Aubuchon Realty Company, Inc.
661 Boston Post Rd. East, Marlborough

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-57C(13) of the Marlborough Zoning Ordinance, I provide this letter as to the legal form of the City Council's proposed findings on the above-referenced special permit application.

Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure
cc: Arthur G. Vigeant, Mayor
Tin Htway, Building Commissioner

_____ ____, 2021

NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

In City Council
Order No. #21-1008395

Application of:
Aubuchon Realty Company, Inc.

Locus:
661 Boston Post Road East, Marlborough, MA
Parcel 27A on Assessors Map 61

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Aubuchon Realty Company, Inc., with a mailing address of 73 Junction Square Drive, Concord, MA 01742, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____ ____, 2021

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [ ] day of [ ], 2021.

APPEALS

Appeals, if any shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of the filing of this Notice of Decision in the Office of the City Clerk of the City of Marlborough, MA.

A TRUE COPY
ATTEST:

City Clerk

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

Application of:
Aubuchon Realty Company, Inc.

Locus:
661 Boston Post Road East, Marlborough, MA
Parcel 27A on Assessors Map 61

DECISION ON A SPECIAL PERMIT
ORDER NO. 21-1008395

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Aubuchon Realty Company, Inc. (the "Applicant") to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses (the "Use") at 661 Boston Post Road East, in the Wayside Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Aubuchon Realty Company, Inc., is a Massachusetts corporation with an address of 73 Junction Square Drive, Concord, MA 01742.

2. The Applicant is the owner of the property located at 661 Boston Post Road East, Marlborough, Massachusetts, being shown as Parcel 27A on Assessors Map 61 (the "Site").

3. In accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant seeks approval for the Use at the Site, as shown on the Plans referenced in paragraph 5 below.

4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled "Proposed Site Plan Documents" by Bohler

Engineering, with the last revision date of September 29, 2021, (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 Wayside Zoning District.

8. The Site has an area of 91,824 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 advertised 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, October 4, 2021. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on October 4, 2021.

11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.

12. At the public hearing, no members of the public spoke in opposition to the Use.

13. Councilor(s) were absent from the single session of the public hearing on the Application. Prior to the vote on this decision, Councilor(s) filed a written certification as to examination of all the evidence and testimony received at the hearing session as set forth in **"Attachment B"** hereto, made as part of the record of the hearing, in accordance with Massachusetts General Laws Chapter 39, Section 23D.

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, its successors and/or assigns to the conditions more fully set forth herein.

C. The City Council finds that the alteration of the Site with respect to the preexisting nonconforming dry cleaner use would not be substantially more detrimental to the neighborhood than the existing nonconforming use.

D. 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 to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

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 City Council, 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 occupancy permit shall be issued until the Applicant has complied with all conditions. 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 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, alter traffic flow, 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.

5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater 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, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

6. Noise. The drive-thru facilities shall use high-quality speaker systems that minimize noise and comply with the noise ordinance of the City of Marlborough. The drive-thru audio speakers shall not produce noise at the property line greater than that which would be allowed at the property line in a residential zoning district in accordance with the noise ordinance of the City of Marlborough.

7. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties. Exterior lighting at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.

8. Traffic Flow. The Applicant, its successors and/or assigns, shall install and maintain signage that directs drivers exiting the Site to use the signalized intersection at DiCenzo Boulevard and Boston Post Road East for purposes of traveling west. The Applicant, its successors and/or assigns, shall also install and maintain signage at the east end of the Site, such that it is visible from the DiCenzo Boulevard / Boston Post Road East intersection, that directs drivers headed west on Boston Post Road East to use DiCenzo Boulevard to access the Site's drive-thru facilities, in order to reduce illegal left-turns into the current Target driveway to the west of the Site.

9. Compliance with Applicable Laws. The Applicant, its successors and/or assigns 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.

10. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, 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: ___ - Nay: ___ -Absent - ___
Yea: _____, _____, _____, _____, _____, _____, _____, _____,
Nay: _____, _____,
Absent: _____, _____,

_____
Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. 21-1008395

Attachment A

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

AUBUCHON REALTY COMPANY, INC.

PROPOSED

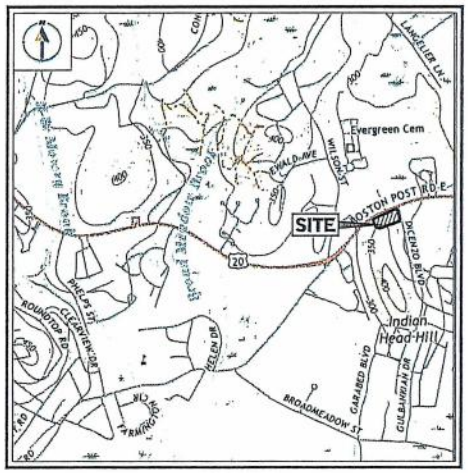
WAYSIDE CROSSING SHOPPING PLAZA IMPROVEMENTS

LOCATION OF SITE:

661 BOSTON POST ROAD EAST, CITY OF MARLBOROUGH

MIDDLESEX COUNTY, MASSACHUSETTS

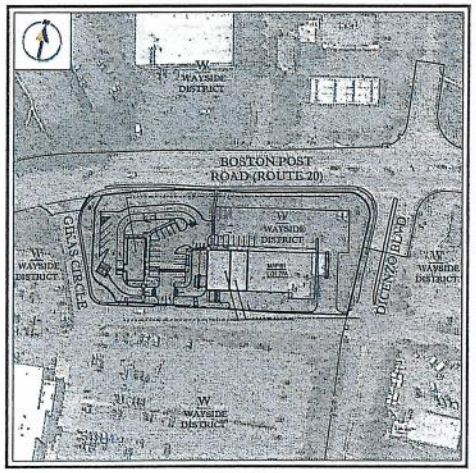
MAP #61, LOT #27A



USGS MAP

SCALE: 1" = 1,000'

SOURCE: MARLBOROUGH MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 100'

SOURCE: GOOGLE AERIAL

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-802
DETAIL SHEET	C-803
DETAIL SHEET	C-804
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 OF 1

APPROVAL BLOCK

CITY OF MARLBOROUGH APPROVAL
APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF MARLBOROUGH, MASSACHUSETTS.

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

PREPARED BY

BOHLER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	5/25/2021	PER SITE PLAN SUBMISSION	MEB / JAK

811 Know what's below. Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS SUBMITTED FOR NUMEROUS AND/OR AGENCY REVIEW AND APPROVAL. BOHLER HOLDS ALL COPYRIGHTS TO THIS DOCUMENT. UNAUTHORIZED USE IS PROHIBITED.

PROJECT No.: W211027
DRAWN BY: CFG
CHECKED BY: MKB
DATE: 05/03/2021
CAD FILE: W211027-CIVIL-6_1_SITE_DATA-PT1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 1 - 05/25/2021

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE RAMP AND PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE ********** ADA STANDARDS FOR ACCESSIBLE DESIGN (28 C.F.R. ~1191 et seq.) AND 521 C.M.R. ~45 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OF FABRICATION SHOULD BE INITIATED, THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONSENT TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENT AND/OR RECOMMENDATION CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT OR PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR BEING GIVEN WRITTEN VERIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST VERIFY THE ARCHITECTURAL/BUILDING PLANS ********** EXACT LOCATIONS AND DIMENSIONS OF DIRECT FOUNDATION, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS. CONTRACTOR MUST AVOID/FIX ANY AVOIDABLE WRITTEN CONFLICTS.

11. DEBRIS MUST BE BURIED ON SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHICH SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED TO PROVIDE EXCAVATION (TO BE PERFORMED BY CONTRACTOR) WITH SUFFICIENT SHORING AND ANY ADDITIONAL PROCEDURES TO BE TAKEN TO ENSURE THE STABILITY OF ADJACENT HEAVEN AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHILE PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN INTACT FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR SAFE AND APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, WORKERS AND OTHERS INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, DEDICATION, RE-GRADING, RE-SURFACING, RE-STRIPING, RE-CONSTRUCTION, RE-SODDING, RE-SEEDING, RE-FERTILIZING, RE-MULCHING, ALL SIGNS, FITTER CONNECTIONS, CURB, SURVEY CONSULTS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY DAMAGE NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN COMPLIANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLAN DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONTRACTOR/SUPPLIER REVISIONS WHICH RESULT FROM A FIELD. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEAR WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY NON-FAULT COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTOR LIMITS MUST NAME THEIR CGL POLICIES EXCLUDED TO THE SAME ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONTRACTORS IN ADDITION, NAMED INSURED AND TO PROVIDE CONTRACTOR'S LIABILITY COVERAGE SUFFICIENT TO ENSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS LIMIT FURNISH BOHLER ENGINEERING WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONTRACTORS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES, AND OTHER DATA WHICH THE CONTRACTOR IS RESPONSIBLE TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SUCH METHODOLOGY. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME IN ORDER TO ASSIST THE CONTRACTOR. REVIEW OF A SPECIFIC ITEM DOES NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND SUBSEQUENTLY REPORTED IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, DESIGNING PROCEDURES OF NECESSARY FOR PERFORMING ENGINEERS SUPERINTENDENT AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OF ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AS ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF INSURANCE AS COVERAGE FOR ANY AND ALL CLAIMS.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PROP WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED BY CONTRACTOR AND THEY MUST BEAR WHICH DEVIATES FROM THE PLANS, AND ALSO AGREES WITH RESPECT THERETO, AND SHALL CONSULTANT OF PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 18 ABOVE FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE PUBLIC OR PRIVATE WAY. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. ALL SIGNAGE AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO DO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

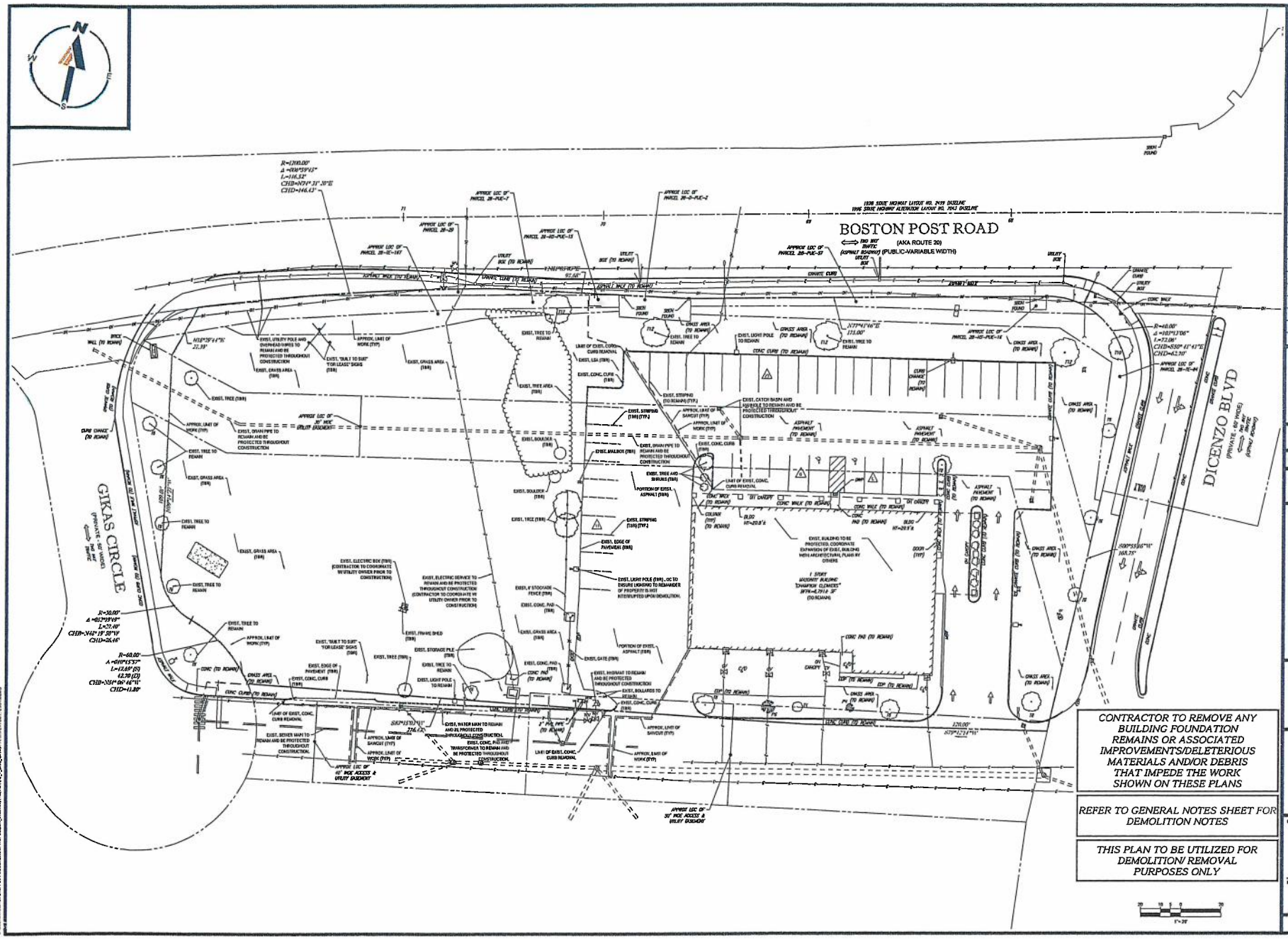
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS ORDINANCES RULES AND CODES AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN GRADE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE MUST BE THE LOCAL JURISDICTION REQUIRES PERMIT IN DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP. CONTRACTOR MUST LIMITS MAINTAIN ONCE PER WEEK AND AFTER PRINTS, IF REQUIRED CORRECTIVE MEASURES AS APPROPRIATE.

30. ALL CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY BOHLER PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BOHLER INITIALS
1	9/29/2021	PER SITE PLAN SUBMISSION	MKB JAK

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PERMIT SET

PROJECT No.: W211027
DRAWN BY: CTG
CHECKED BY: MKB
DATE: 09/29/2021
CAD I.D.: W211027-CVL-0_1_5230_C-201-DEMO.DWG

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 1 - 09/29/2021

SITE INFORMATION

NOTES

1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AS AN AS-BUILT PLAN, MODIFICATION, OR ADDITIONAL PERMITS TO THE WORK BEING PERFORMED.
2. ANY WORK IN AND/OR WITHIN THE CITY RIGHT-OF-WAY TO COMPLY TO THE CITY OF MARLBOROUGH REQUIREMENTS.
3. ALL ACCESSIBLE PARKING, RAMPS, AND ACCESS SHALL COMPLY TO AND PAD ADA REQUIREMENTS.
4. ALL PAVEMENT MARKINGS AND SIGNS TO COMPLY TO MUTCD REQUIREMENTS.

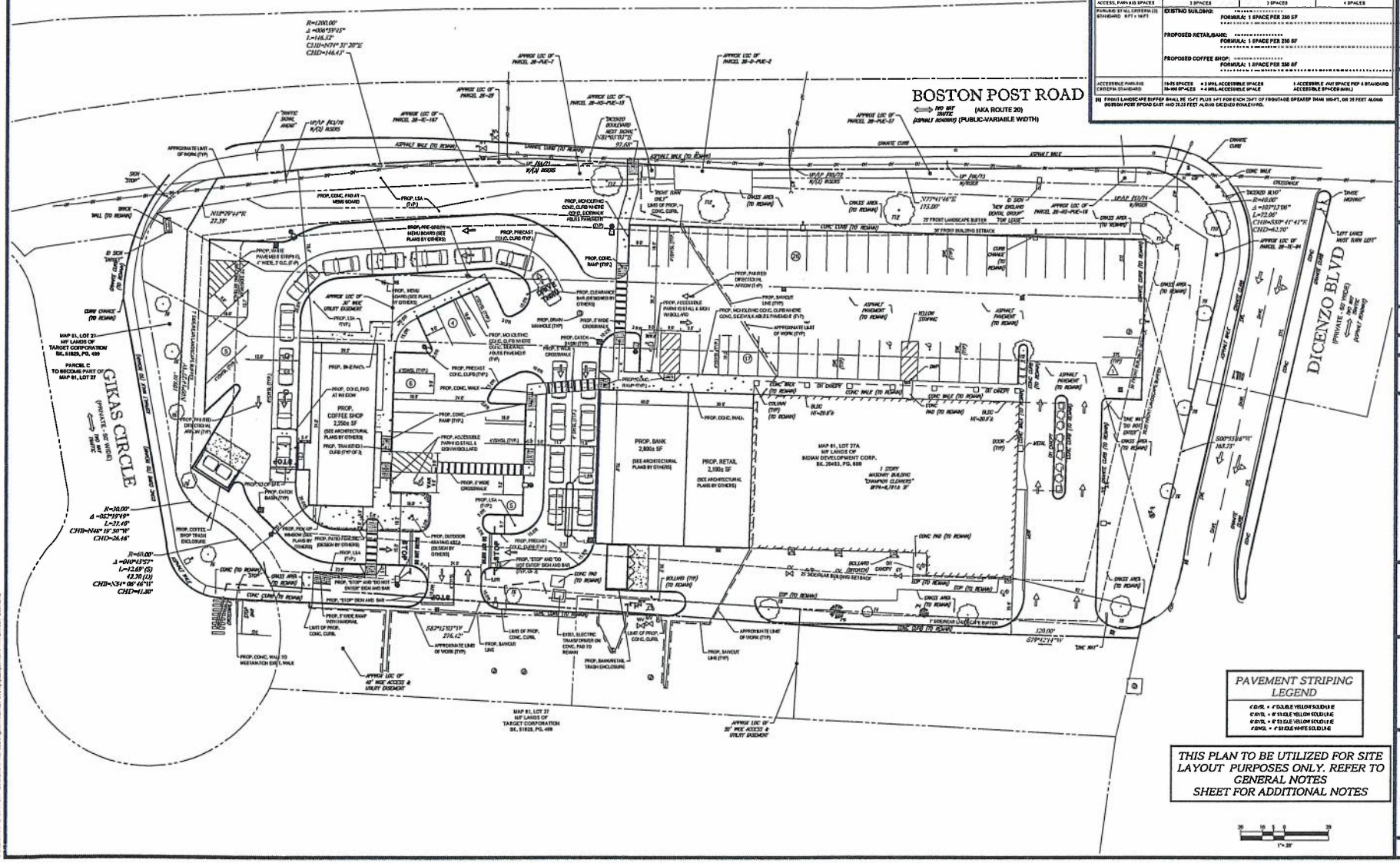
1. APPLICANT:
   AUBUCHON REALTY COMPANY, INC
   73 JUNCTION SQUARE DRIVE
   CONCORD, MA 01742
2. OWNER:
   AUBUCHON REALTY COMPANY, INC
   73 JUNCTION SQUARE DRIVE
   CONCORD, MA 01742
3. PARCEL:
   MAP #61 & LOT #27A
   661 BOSTON POST ROAD EAST
   CITY OF MARLBOROUGH
   MIDDLESEX COUNTY, MA

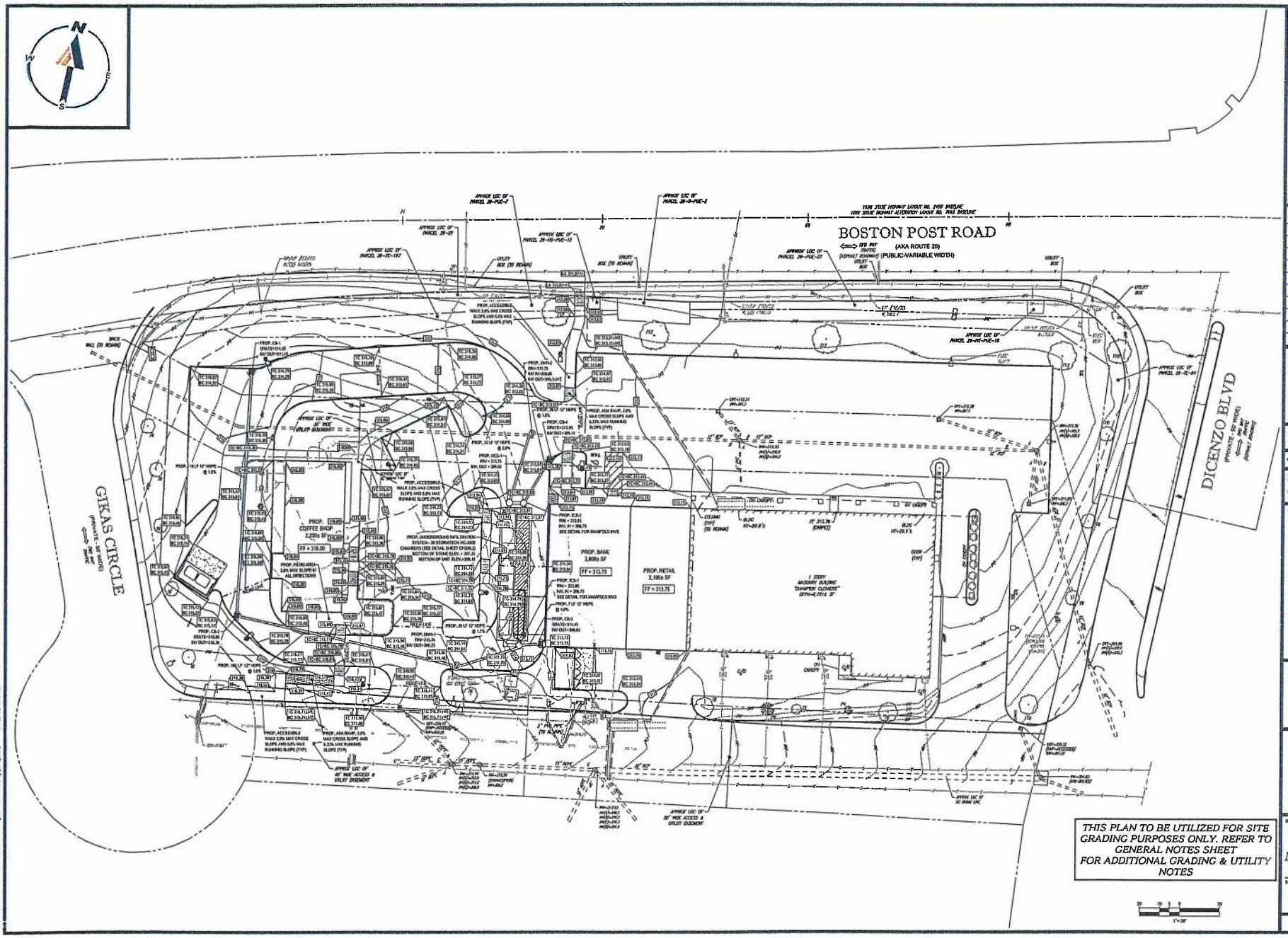
ZONING ANALYSIS TABLE

ZONING DISTRICT	WAYSIDE ZONING DISTRICT
OVERLAY DISTRICT	N/A
REQUIRED PERMIT	SPECIAL PERMIT SITE PLAN REVIEW

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	91,824 SF	NO CHANGE
MIN. LOT FRONTAGE	50 FT	400 FT	NO CHANGE
MIN. FRONT SETBACK	30 FT	42.1 FT	NO CHANGE
MIN. SIDE SETBACK	25 FT	35.8 FT	35.8 FT
MIN. REAR SETBACK	20 FT	N/A	N/A
MIN. FRONT LB BUFFER	25 FT (1)	± 25 FT	25 FT
MIN. SIDE/REAR LB BUFFER	7 FT	± 1.5 FT	7.5 FT
MAX. BUILDING HEIGHT	3.0 FT	TBD	TBD
MAX. BUILDING COVERAGE	50%	.....	.....
PARKING SPACES	64 SPACES	46 SPACES	46 SPACES
ACCESS. PARKING SPACES	3 SPACES	3 SPACES	4 SPACES
PARKING STALL CRITERIA (1) STANDARD: 9 FT x 18 FT	EXISTING BUILDING: FORMULA: 1 SPACE PER 250 SF PROPOSED RETAIL/BANK: FORMULA: 1 SPACE PER 250 SF PROPOSED COFFEE SHOP: FORMULA: 1 SPACE PER 250 SF		
ACCESSIBLE PARKING CRITERIA STANDARD	19-25 SPACES = 3 MIN. ACCESSIBLE SPACES 26-50 SPACES = 4 MIN. ACCESSIBLE SPACE	3 ACCESSIBLE (1 VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES MIN.)	

(1) FRONT LANDSCAPE BUFFER SHALL BE 15-FT PLUS 1-FT FOR EACH 20-FT OF FRONTAGE GREATER THAN 100-FT, OR 25 FEET ALONG BOSTON POST ROAD EAST AND 20.25 FEET ALONG DICENZO BOULEVARD.


BOSTON POST ROAD
(AKA ROUTE 20)
(PUBLIC-VARIABLE WIDTH)
DICENZO BLVD
(PRIVATE - 50' WIDE)
GIKAS CIRCLE
(PRIVATE - 50' WIDE)
PROP. COFFEE SHOP 2,250± SF
(SEE ARCHITECTURAL PLANS BY OTHERS)
PROP. BANK 2,800± SF
(SEE ARCHITECTURAL PLANS BY OTHERS)
PROP. RETAIL 2,990± SF
(SEE ARCHITECTURAL PLANS BY OTHERS)
MAP 61, LOT 27A
MF LANDS OF
INDIAN DEVELOPMENT CORP.
BK. 20453, PG. 608
1 STORY MASONRY BUILDING "DIAMOND CLEANERS" BFM=6.97± 3'
MAP 61, LOT 23
MF LANDS OF
TARGET CORPORATION
BK. 51828, PG. 499
PARCEL C
TO BECOME PART OF
MAP 61, LOT 27
MAP 61, LOT 27
MF LANDS OF
TARGET CORPORATION
BK. 51828, PG. 499
SOLD
R=1200.00'
Δ =006°59'15"
L=146.32'
CHD=N79° 31' 20"E
CHD=146.43'
R=30.00'
Δ =052°19'49"
L=27.40'
CHD=N48° 19' 50"W
CHD=26.46'
R=60.00'
Δ =040°53'57"
L=42.69' (S)
42.70' (D)
CHD=N34° 00' 46"W
CHD=41.80'
S09°55'36"W
168.73'
S79°12'14"W
120.00'
N18°29'14"E
27.39'
N77°41'46"E
172.07'
S00°55'36"W
168.73'
R=40.00'
Δ =107°13'36"
L=72.06'
CHD=S53° 41' 41"W
CHD=62.20'
LEFT LANES MUST TURN LEFT
APPROX LOC OF PARCEL 28-15-PUE-14
APPROX LOC OF PARCEL 28-15-PUE-13
APPROX LOC OF PARCEL 28-15-PUE-17
APPROX LOC OF PARCEL 28-15-PUE-19
APPROX LOC OF PARCEL 28-15-PUE-7
APPROX LOC OF PARCEL 28-15-PUE-2
APPROX LOC OF PARCEL 28-15
APPROX LOC OF PARCEL 28-15-PUE-1
APPROX LOC OF 30' WIDE ACCESS & UTILITY EASEMENT
APPROX LOC OF 50' WIDE ACCESS & UTILITY EASEMENT
PROP. CONC. WALL TO MATCH EXIST. WALK
EXIST. ELECTRIC TRANSFORMER ON CONC. PAD TO REMAIN
PROP. DUMPSTER TRASH ENCLOSURE
PROP. COFFEE SHOP TRASH ENCLOSURE
PROP. OUTDOOR SEATING AREA (DESIGN BY OTHERS)
PROP. PATIO FOR DINING (DESIGN BY OTHERS)
PROP. PICK UP WINDOW (SEE PLANS BY OTHERS)
PROP. TRANSITIONAL CURB (TYP OF 3)
PROP. ACCESSIBLE PARKING STALL & SIGN W/BOLLARD
PROP. 5' WIDE CROSSWALK
PROP. LSA (TYP)
PROP. CONC. RAMP (TYP.)
PROP. CONC. WALK
PROP. CONC. HALL
PROP. PAINTED DIRECTIONAL ARROW (TYP)
PROP. ACCESSIBLE PARKING STALL & SIGN W/BOLLARD
PROP. SAWCUT LINE (TYP)
PROP. HOT FOLDING CONC. CURB WHERE CONC. SIDEWALK ABUTS PAVEMENT (TYP)
PROP. CLEARANCE BAR (DESIGNED BY OTHERS)
PROP. DRAIN MANHOLE (TYP)
PROP. CATCH BASIN (TYP)
PROP. HOT FOLDING CONC. CURB WHERE CONC. SIDEWALK ABUTS PAVEMENT (TYP)
PROP. PRECAST CONC. CURB (TYP)
PROP. CONC. RAMP (TYP)
PROP. CONC. WALK
PROP. CATCH BASIN (TYP)
PROP. 5' WIDE CROSSWALK
PROP. LSA (TYP)
PROP. 5' WIDE RAMP WITH WARNING
PROP. "STOP" SIGN AND BAR
PROP. "STOP" AND "DO NOT ENTER" SIGN AND BAR
PROP. "DO NOT ENTER" SIGN AND BAR
PROP. CONC. PAD AT MBMU BOARD
PROP. PRE-ORDER MENU BOARD (SEE PLANS BY OTHERS)
PROP. PRECAST CONC. CURB (TYP)
PROP. HOT FOLDING CONC. CURB WHERE CONC. SIDEWALK ABUTS PAVEMENT (TYP)
PROP. WHITE PAVEMENT STRIPING, 4" WIDE, 2 COL. (TYP)
PROP. METAL GUARD (SEE PLANS BY OTHERS)
PROP. LSA (TYP)
PROP. D.O.T. PAD AT NO EXIT
PROP. 5' WIDE CROSSWALK
PROP. CONC. WALK
PROP. CONC. RAMP (TYP)
PROP. ACCESSIBLE PARKING STALL & SIGN W/BOLLARD
PROP. CONC. CURB (TYP)
PROP. CONC. CURB (TYP)
PROP. SAWCUT LINE
PROP. SAWCUT LINE (TYP)
PROP. SAWCUT LINE (TYP)
PROP. 5' WIDE CROSSWALK
PROP. LSA (TYP)
PROP. CONC. RAMP (TYP)
PROP. CONC. PAD
PROP. CONC. PAD
PROP. CONC. PAD
PROP. CONC. PAD
PROP. CONC. PAD (TO REMAIN)
PROP. CONC. PAD (TO REMAIN)
PROP. CONC. PAD (TO REMAIN)



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LAND SURVEYING
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REVISIONS

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1	9/29/2021	PER SITE PLAN SUBMISSION	MKB JAK

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PROJECT No.: W211027
DRAWN BY: CTG
CHECKED BY: MKB
DATE: 09/03/2021
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

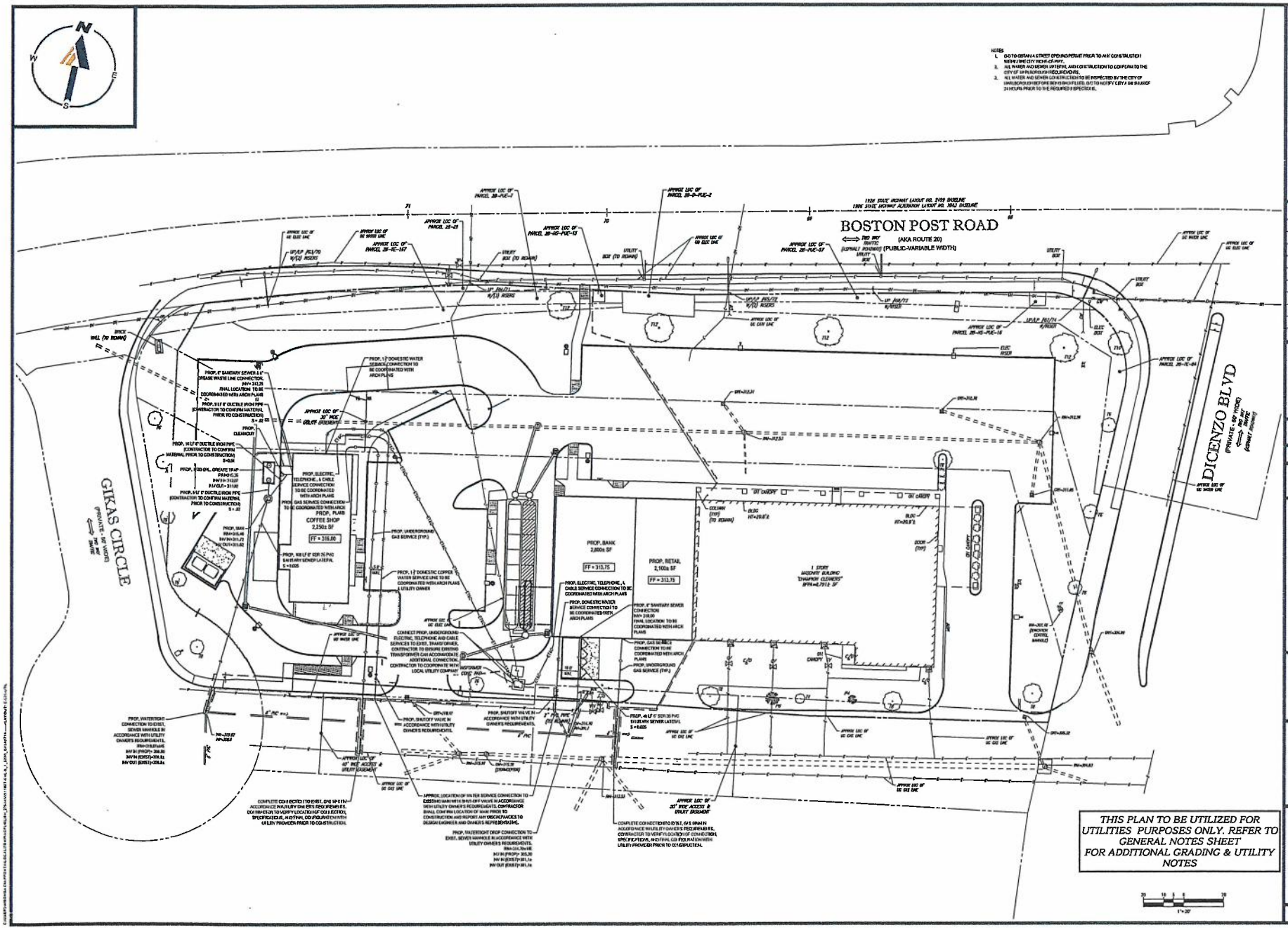
SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 1 - 09/29/2021



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PROPOSED SITE PLAN DOCUMENTS

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ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

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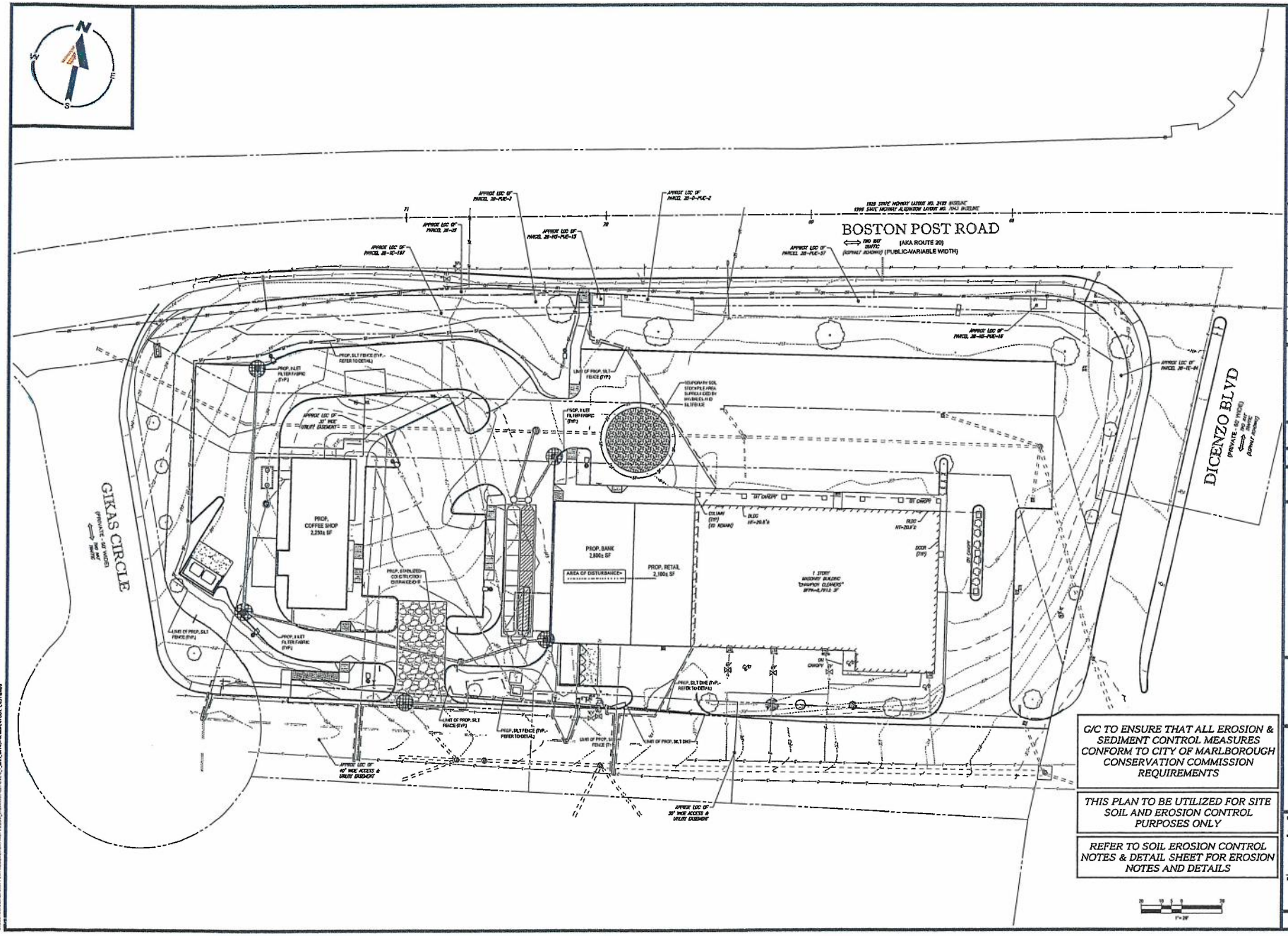

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CAD I.D.: W211027-CIVL-0_1_1236_C416-01A

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
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MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
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Phone: (508) 480-9900
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SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

REVISION 1 - 09/29/2021

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 20 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT SEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 LB PER ACRE OR 10.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 2 TONS PER ACRE (138 LB PER 1,000 SF).
    - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.83 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
    - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR BMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED COMSTALKS	185-375 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

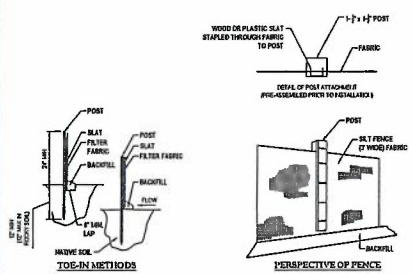
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR BMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (250 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, METTING FOR SMALL AREAS AND ROND DITCHES MAY BE PERMITTED.

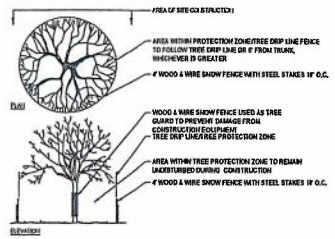
EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY GIVE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (NOT ON WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
    - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
    - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WIND AND FOR ALL OTHER SLOPES GREATER THAN 8%.
    - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

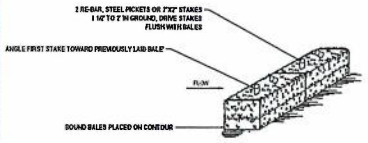
INSTALLATION
1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL. OF THE SITE.
2. UNROLL SILT FENCE FABRIC AND POSITION THE POSTS ADJACENT TO THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NOT SIDE, PARALLEL TO FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE FIRST WIRE LOOP ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC INTO THE UNDERMINED SECTION OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN FLAP ALSO SHOULD BE ACCOMPLISHED BY LAYING FABRIC FLAP ONTO DISTURBED GROUND AND PLACING A TAMP-FIRM FILL AT THE BASE.



TYP. SILTATION FENCE DETAIL — N.T.S.

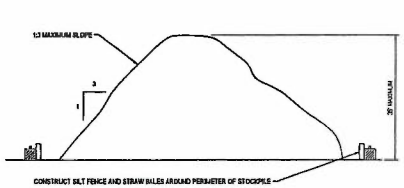


TREE PROTECTION DURING CONSTRUCTION — N.T.S.

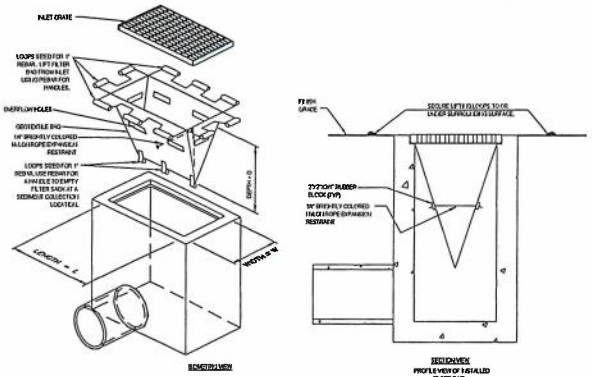


NOTES
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A RUN WITH ENDS TIGHTLY ABUTTED TO THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS (NOT LESS THAN 18 MONTHS) TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DETAIL — N.T.S.



TEMPORARY STOCKPILE DETAIL — N.T.S.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	200 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
PUNCTURE	ASTM D-4833	100 LBS
MULLEN BURST	ASTM D-3786	190 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.5 SEC-1

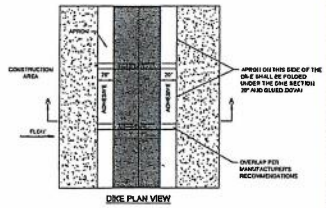
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
PUNCTURE	ASTM D-4833	125 LBS
MULLEN BURST	ASTM D-3786	400 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	30 US SIEVE
FLOW RATE	ASTM D-4491	20 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.5 SEC-1

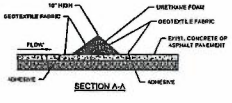
1. PRESIGN TRAPPED SEDIMENT IN BRIGHTLY COLORED EXPANSION PESTIRAN OR CANNED LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE MULCH, ADDRESSED IF PAD OR PILLOW OVER FILTER GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT FOR REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PEDESTRIAN OR VEHICULAR TRAFFIC IN ZONE.

TO BE USED IN DESIGN IN RIGHT OF WAY

FILTER SACKS (GRATED INLETS) — N.T.S.





NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE USED WHICH, OR APPROVED EQUAL, FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
3. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE (IN EXISTING PAVEMENT) — N.T.S.

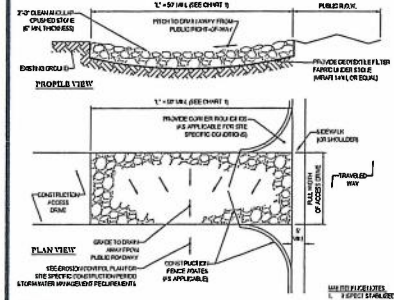


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRADED SOILS	FINE GRADED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	50 FT
5%	ENTIRE DRIVEWAY STABILIZED WITH FABRIC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

MATERIAL NOTES
1. REPAIR STABILIZED CONSTRUCTION EXIT STRUCTURE IF BARE EARTH BETWEEN THE PAVEMENT AND SEDIMENT DEPOSITS, APPLY WEEKLY OR AFTER EVERY MAJOR RAINFALL EVENT.
2. WASH WHEELS (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENT SIZE FOR SPECIFIC SITE CONDITIONS.
3. ON SEVERELY ALTERED SOILS STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

STABILIZED CONSTRUCTION EXIT — N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 8" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

CONSTRUCTION SEQUENCE — N.T.S.

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PROJECT:
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PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
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SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
SHEET NUMBER:
C-602

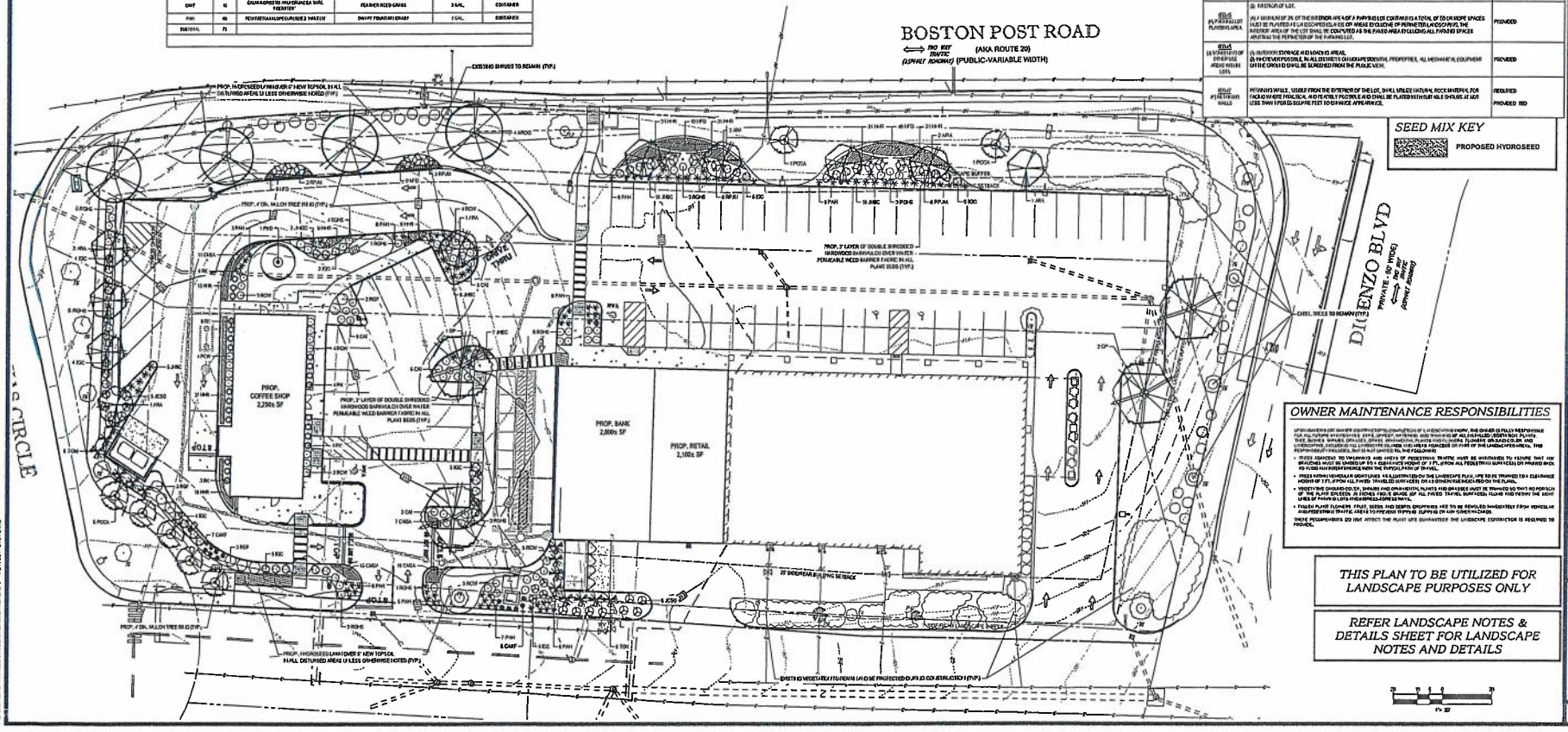
REVISION 1 - 09/29/2021

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ARL	10	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2-1/2" CAL.	B-B
ACOC	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-1/2" CAL.	B-B
PCCA	7	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2-1/2" CAL.	B-B
QP	4	QUERCUS PALUSTRIS	PIN OAK	2-1/2" CAL.	B-B
SUBTOTAL	25				
ORNAMENTAL TREES					
PLU	1	PRUNUS X 'SARGENT'	SARGENT CHERRY	2-2 1/2" CAL.	B-B
SUBTOTAL	1				
EVERGREEN TREES					
THW	11	THUJA OCCIDENTALIS 'NIGRA'	DARK HICKORY ARBORVITAE	5-6'	B-B
SUBTOTAL	11				
DECIDUOUS SHRUBS					
CHI	19	CORNUS ALBA 'SIBIRICA'	SIBIRICA RED TWIG DOGWOOD	3-4'	B-B
HP	20	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	24-30"	CONTAINER
SUBTOTAL	42				
EVERGREEN SHRUBS					
ICC	5	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	CONTAINER
ICG	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	24-30"	B-B
JCHG	12	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	B-B
RCW	26	RHODODENDRON 'CUNNINGHAM'S WHITE'	CUNNINGHAM WHITE RHODODENDRON	18-21"	CONTAINER
RGF	5	RHODODENDRON 'GRAND FINALE'	GRAND FINALE AZALEA	18-24"	CONTAINER
RGHP	32	RHODODENDRON 'GRAN PRIXXIS SHOT'	GRAND PRIX SHOT AZALEA	18-21"	CONTAINER
RPM	16	RHODODENDRON CAROLINIANUM 'P.M.'	P.M. RHODODENDRON	24-30"	B-B
SUBTOTAL	110				
GROUND COVERS					
AHC	12	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	15-18" SPRD.	CONTAINER
SUBTOTAL	12				
PERENNIALS					
OLSH	18	ORNITHOGALUM NUTANS 'SUPERBUM'	SUPERBUM STARS & STRIPES	1 GAL.	CONTAINER
HHP	20	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONTAINER
HPS	116	SEDUM x FRABEDIE 'DRAGONFLY'	DRAGONFLY CATALY	1 GAL.	CONTAINER
SUBTOTAL	154				
ORNAMENTAL GRASSES					
CHT	12	CALAMAGROSTIS AROUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
PAM	40	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	CONTAINER
SUBTOTAL	72				

CITY OF MARLBOROUGH LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	LANDSCAPE PROPOSED
650-5 (A) PARKING AREA REQUIREMENTS	(1) TREES MUST BE AT LEAST 2" IN CALIPER AT ABOVE GRADE AT THE TIME OF PLANTING, BE OF A SPECIES COMMON TO THE AREA, AND HAVE ACHARACTERISTIC HEIGHT OF AT LEAST 20 FEET AT MATURITY, SHALL MUST BE AT LEAST 12' IN HEIGHT AT THE TIME OF BUILDING OCCUPANCY, AND BE OF A SPECIES COMMON TO THE AREA.	PROVIDED
	(B) PLANTING QUANTITY AND SPACING.	
	(1) PLANTINGS SHALL CONSIST OF AT LEAST ONE SHRUB FOR FIVE LINEAR FEET OR 25 SQUARE FEET OF GROUND AREA, WHICHEVER RESULTS IN A GREATER NUMBER OF SHRUBS, AND AT LEAST ONE TREE PER 40 LINEAR FEET OF PLANTING AREA LENGTH OF ADJACENT ZONING DISTRICT.	
	(2) PLANTING LAYOUT. PLANTINGS MAY BE GROUPED, NOT EVENLY SPACED, BUT GROUPS OF SHRUBS SHALL BE SPACED NO FURTHER APART THAN 10 LINEAR FEET, AND GROUPS OF TREES NOT FURTHER APART THAN 20 FEET.	
	(3) SUBSTITUTION OF SHRUBS. MINIMUM GRASS OR GROUND COVER. SHRUBS REQUIRED IN THIS SECTION MAY BE SUBSTITUTED WITH LIVE GROUND COVER OR LAWN GRASS UNDER THE FOLLOWING CONDITIONS, TO BE OPERATED FOR SUBSTITUTION:	
	(I) THE SUBSTITUTION MAY OCCUR IN THE STREET FRONTAGE PLANTING AREA BUT NOT IN THE SIDE LINE OR ENTRY LANDSCAPE PLANTING AREAS.	
	(2) (A) ABOVE THIRTY (30) OF THE TOTAL NUMBER OF SHRUBS OTHERWISE REQUIRED IN THE ENTIRE FRONTAGE LANDSCAPE STRIP MAY BE SUBSTITUTED IN THE ABOVE MANNER.	
650-5 (B) STREET FRONTAGE PLANTING AREA	(1) LOCATION AND WIDTH.	REQUIRED (A) (B) (C) (D) TREES REQUIRED: (D) (1) (2) = 15 TREES PROVIDED: 15 TREES / EXISTING TREES TO REMAIN: 0 SHRUBS REQUIRED: (D) (1) = 80 SHRUBS PROVIDED: 77 SHRUBS, EXISTING SHRUBS TO REMAIN
	(A) A COMPLIANCE PLANTING STRIP SHALL BE PROVIDED ADJACENT TO THE FRONT-OF-WAY LINE OF ANY STREET (EXISTING, PROPOSED, PUBLIC OR PRIVATE)	
	(B) PLANTING REQUIREMENTS.	
	(1) FOR OTHER THAN RESIDENTIAL USES BY FULL DISTRICTS, THE STREET FRONTAGE PLANTING AREA SHALL BE PLANTED WITH TREES AND SHRUBS ACCORDING TO SUBSECTION (D). PLANTING AREA REQUIREMENTS, EXCEPT THAT THE FRONTAGE PLANTING STRIP NEXT TO THE RIGHT-OF-WAY.	REQUIRED (A) (B) (C) (D) TREES REQUIRED: (D) (1) (2) = 15 TREES PROVIDED: 15 TREES, 0 EXISTING TREES TO REMAIN SHRUBS REQUIRED: (D) (1) = 80 SHRUBS PROVIDED: 77 SHRUBS, EXISTING SHRUBS TO REMAIN
650-5 (C) SIDE LINE PLANTING AREA	SIDE LINE PLANTING AREA. SIDE LINE PLANTING AREAS ARE REQUIRED WITH THE FOLLOWING MINIMUM WIDTHS (EXCEPT FOR WHERE STRUCTURES ARE BUILT ACCORDING TO ZERO FOOT SIDE YARD SETBACKS):	TREES REQUIRED: (A) (B) = 14 TREES PROVIDED: 14 TREES, 5 EXISTING TREES TO REMAIN SHRUBS REQUIRED: (A) (B) = 10 SHRUBS PROVIDED: 10 SHRUBS, EXISTING SHRUBS TO REMAIN
	(1) FOR RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES OR LOTS WITH OVER 40,000 SQUARE FEET OF LOT AREA: SEVEN FEET.	
650-5 (D) PARKING LOT PLANTING AREA	(1) PERIMETER OF PARKING LOT.	
	(A) AT LEAST THREE SIDES OF THE PERIMETER OF AN OUTDOOR PARKING LOT CONTAINING 10 OR MORE PARKING SPACES, THERE SHALL BE A PLANTING AREA OR STRIP WITH A MINIMUM WIDTH EQUAL TO THE WIDTH REQUIRED FOR SIDE LINE PLANTING AREA.	PROVIDED
650-5 (E) PARKING LOT PLANTING AREA	(2) INTERIOR OF LOT.	
	(A) A MINIMUM OF 2% OF THE INTERIOR AREA OF A PARKING LOT CONTAINING A TOTAL OF 50 OR MORE SPACES MUST BE PLANTED AS LANDSCAPED ISLANDS OR AREAS (EXCLUSIVE OF PERIMETER LANDSCAPING). THE INTERIOR AREA OF THE LOT SHALL BE COMPUTED AS THE PAVED AREA EXCLUDING ALL PARKING SPACES AND THE PERIMETER OF THE PARKING LOT.	PROVIDED
650-5 (F) SCREENING OF OUTDOOR STORAGE AREAS AND LOADING AREAS	(A) OUTDOOR STORAGE AND LOADING AREAS.	
	(1) IN OTHER DISTRICTS. IN ALL DISTRICTS OTHER THAN OFFICE DISTRICTS, PROPERTIES, ALL MECHANICAL EQUIPMENT OUTDOOR STORAGE SHALL BE SCREENED FROM THE PUBLIC VIEW.	PROVIDED
650-5 (G) PERIMETER WALLS	PERIMETER WALLS. USABLE FROM THE EXTERIOR OF THE LOT, SHALL UTILIZE NATURAL ROCK MATERIAL FOR FACING WHERE PRACTICAL AND FACE FULLY PLOTTED AND SHALL BE PLANTED WITH SUITABLE SHRUBS AT NOT LESS THAN FIVE (5) SQUARE FEET TO ENHANCE APPEARANCE.	REQUIRED PROVIDED TBD



SEED MIX KEY

PROPOSED HYDROSEED

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S OR OWNER CONTRACTOR'S COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, REPAIR, REPLACEMENT, AND PROVISION OF ALL PLANTS, SEEDS, SOD, PLANTS, TREES, SHRUBS, GRASSES, GROUND COVERS, AND OTHER LANDSCAPE MATERIALS, AND ALL LANDSCAPE WORK, FLOWERS, GRASS, COLOR, AND OTHER ITEMS SHOWN ON THE PLAN, INCLUDING ALL OR PART OF THE LANDSCAPED AREAS, THE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES, SHRUBS, SOD, PLANTS AND OTHER LANDSCAPE MATERIALS MUST BE MAINTAINED TO ENSURE THAT THE SPECIMENS MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITH INDIVIDUAL UPLIGHTS AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED TRAVELED SURFACES ON LOT OTHERWISE INDICATED ON THE PLAN.
- VEGETATION GROUND COVER, SHRUBS AND OTHER PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 24 INCHES ABOVE GRADE OF ALL PAVED TRAVEL SURFACES, FLOWS AND WITHIN THE SIGHT LINES OF THREE (3) LOTS AND INTERSECTIONS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAVEL AREAS TO PREVENT TRIPPING, SLIPPING OR HAZARDOUS CONDITIONS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
REGULATORY SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	9/29/2021	PER SITE PLAN SUBMISSION	MEB JAE

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PROJECT No.: W211027
DRAWN BY: CFD
CHECKED BY: MEB
DATE: 09/28/2021
CAD I.D.: W211027-LHD-4

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

REVISION 1 - 09/29/2021

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

2.2. TOPSOIL - NATURAL, FRIABLE, LOAM SUBSOIL SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 3% A PH RANGE BETWEEN 5.5-6.5. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 1 INCH IN DIAMETER, WEEDS, ROOTS, VEGETABLE MATTER AND SUBSOIL CLODS.

2.3. LAWNS - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL CONDITIONS OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT SEEDING TECHNIQUES INDICATED ON THE LANDSCAPE PLAN.

2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

2.3.2. SOD SHALL BE STRONGLY ROOTED, WELL MOWED SPECIMEN FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

2.4. MULCH - ALL PLANTED BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLANTING DETAILS.

2.5. FERTILIZER

2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BRANDS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE WATERSOLUBLE ENVIRONMENTALLY SAFE AND PROFESSIONAL MIXTURE. A FERTILIZER SHOULD NOT BE USED TO MEET OUR A SOIL TEST REPORT OBTAINED BY A CERTIFIED SOIL LABORATORY.

2.6. PLANT MATERIAL

2.6.1. ALL PLANTS SHALL, IN ALL CASES, CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).

2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR PLANT AND ALL PLANT MATERIAL.

2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR INSPECTION PURPOSES DURING THE FINAL INSPECTION.

2.6.4. ALL PLANTS SHALL BE PERFECT. PLANTS SHALL NOT BE ROOT BOUND NOR BE ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEM AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

2.6.6. CALIPER MEASUREMENTS OF FLOWERING TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE (FOR TREES UP TO AND INCLUDING FOUR INCHES (4") IN CALIPER, THE CALIPER SHALL BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

2.6.8. TREES AND SHRUBS SHALL BE INVOICED WITH CARE BY THE ROOT BALL.

3. GENERAL WORKMANSHIP STYLES

3.1. CONTRACTOR TO ADHERE HORTICULTURE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATION

4.1. BEFORE AND DURING PREPARING GROUND AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE WITHDRAWN BRANCHES. THE SURFACE AREA OF ANY BRANCH BEYOND WHICH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MAINTAINED ON A REGULAR BASIS FOR ADDITIONAL PRUNING AND CHANGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED OR TO LIVE IN WHICH DIE BY DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT DROOP OR DEATH.

4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL (EXISTING) TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A WIDER STRICT TREE PROTECTION ZONE SHALL BE HONORED.

5.2. A FORTY-EIGHT (48) INCH HIGH WOODEN SNOW FENCE OR ORANGE COLORED HEAVY DUTY WEAVE FENCE, OR APPROVED EQUAL, INCLUDED ON SITE, POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MINIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GROUNDING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

5.4. AT NO TIME SHALL MACHINERY, DEBRIS, PALLETS TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO COMMENCEMENT OF ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITED OF AMENDMENTS SHOULD BE MODIFIED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

6.3.1. TO INCREASE A SHALLOW SOIL'S ABILITY TO RETAIN WATER AND DILUTING IT'S THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 8-12", USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH RECOGNIZABLE LEAF OR WOOD STRUCTURE. AVOID MANURE WITHOUT PROPER TREATMENT.

6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PEAT BARK (UP TO 30% BY VOLUME) AND/OR PERLITE, SAND, GYPSUM, CONCRETE SAND AND WATER. USED BY ROUGHLY 10 TO 15 IN THE SAND COULD BE TO MORE THAN 40% OF THE TOTAL MIX. SUBSURFACE DRAINAGE IS ESPECIALLY NEEDED TO BE ADDED TO INCREASE DRAINAGE.

6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADES

7.1. UNLESS OTHERWISE CONFIRMED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADE WITHIN THE DISTURBANCE AREAS OF THE SITE.

7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST BE FREE OF DEBRIS, ROCKS, STONES, ROOTS AND OTHER UNSUITABLE MATERIALS.

7.3. ALL LAWN AND PLANTED AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITHOUT ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

7.4. ALL PLANTED AREAS SHALL BE GRADED AND WORKED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTED BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTED BEDS.

8. TOPSOILING

8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

8.2. ON SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT WAS NOT BEEN PROPERLY RESTAKED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH OF TOPSOIL FROM LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX (6) INCHES (6"). ALL DEBRIS EXCEED FROM CULTIVATION AND DULY TILLED IN WILL BE DISPOSED OF IN ACCORDANCE WITH GOOD SOIL PREPARATION PRACTICES. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") OF TWO CUBIC YARDS (CUBIC YARDS) EACH 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY, SEE SPECIFICATION 6.4.3.

8.4.1. 50 POUNDS OF 20-20-20 POWDER APPROVED SOIL CONDITIONER EQUIVALENT

8.4.2. 30 POUNDS OF BONE MEAL (COURSE) 2-14-0 BLUE CHIP OR APPROVED HYDROSEED FERTILIZER

8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER WHEN ON FROZEN GROUNDS.

9. PLANTING

9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS SHALL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN FIVE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN THE PLANTS ARE DORMANT OR WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AS DETERMINED IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN FROSTY, WET OR FROZEN GROUND.

9.3. ALL DAMAGED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUTS. DIG PRIOR TO PLANTING USING CLEAN, SHARP TOOLS. ALL DAMAGED OR DISEASED BRANCHES SHALL BE REMOVED.

9.4. ALL PLANTING COMPOSTED AREAS, BASKETS AND BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS PRIOR TO PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

9.5. POSITIONS TREES AS DRAWN AT THEIR INTENDED LOCATION AS PER THE PLANS AND REQUIRE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THE REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

9.6.1. PLANTS: MARCH 15 TO DECEMBER 15

9.6.2. LAWN: MARCH 15 TO JULY 15 OR SEPT. 1 TO DECEMBER 1

9.6.3. PLANTS NOT REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE HIGHLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANTS SHOCK, AND THE SEASONAL LACK OF NEEDED AVAILABILITY, THE PRICE OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
NYSSA SYLVATICA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

10. PLANTING PITS SHALL BE DUG WIDER AND SHALLOWER THAN THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED SOIL. EACH PLANT PIT SHALL BE BACKFILLED AND WATERED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY

10.1. 1 PART PEAT MOSS

10.2. 1 PART COMPOSTED COW MANURE BY VOLUME

10.3. 3 PARTS TOPSOIL BY VOLUME

10.4. 20 GRAMS TOTAL PLANT FOOD TABLETS (OR APPROVED EQUAL) AS FOLLOWS

10.4.1. 2 TABLETS PER 1 GALLON PLANT

10.4.2. 2 TABLETS PER 5 GALLON PLANT

10.4.3. 4 TABLETS PER 15 GALLON PLANT

10.4.4. ----------

10.5. FILL PREPARED SOIL AROUND BALL OF PLANT HALF WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

10.6. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GRADE OVERALL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

10.7. ALL PROPOSED TREES DIRECTLY ADJACENT TO ROADWAYS OR DRIVEWAYS SHALL BE PRUNED AND WITH A BALANCED CROWN HEIGHT OF 7' FROM GRADE.

10.8. ----------

AREAS SHALL BE WEEDED AND TREATED WITH PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

10.9. IN PLANTING BEDS, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

10.10. ALL PLANTS IN AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE DISTURBED AREA ON SAUCER. NO MULCH IS TO TOUCH THE STEM OR THE TREE TRUNK.

10.11. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (IF REQUIRED)

10.1. ALL TRANSPLANTS SHALL BE DUG WITH A FULL ROOT BALL CAPABLE OF SUSTAINING THE PLANT.

10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

10.3. PLANTS SHALL LIST INCLUDE PLANT TRANSPLANTS DISTRIBUTED APPROX. 10 AND ALL 30.

10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE MIXED WITH FERTILIZER AND ROOT GROWTH HORMONE.

10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

10.6. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6) CAN SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") CAN MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

11.1. NEW PLANTINGS OF LAWN AREAS SHALL BE ADEQUATELY PROVIDED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE DEPTH THAT THE MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

11.2. SITE OWNER SHALL PROVIDE WATER AT ANY LARGE OUTLINE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER, THE USE OF WATER TO BOOS IS RECOMMENDED FOR ALL LEGALLY PLANTED TREES.

11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SURVEY THE GRASS INSTALLATION FOR 12 MONTHS FROM THE DATE OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN THE PLANTING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WATERING, PRUNING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

12.4. LAWNS SHALL BE MAINTAINED THROUGH MOWING, FERTILIZED, WEEDED, LEGALLY, TRIMMED AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING OR REPLANTING AS REQUIRED TO ESTABLISH A GOOD, ACCEPTABLE LAWN, FREE OF EROSION OR BARE AREAS.

13. CLEANUP

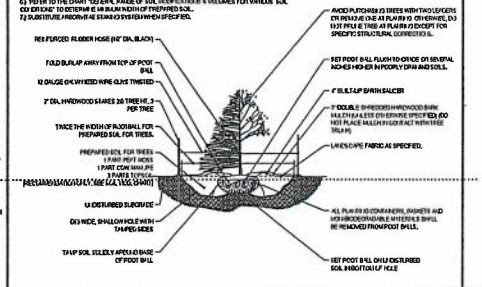
13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

13.2. THE SITE SHALL BE CLEAN AND NEAT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

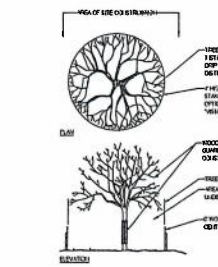
14. MAINTENANCE (AFTER PLANTING)

14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD IS DEEMED TO BE OMISSIONS AND THAT THE ENTIRE INSTALLATION LANDSCAPE PLANTING HAS BEEN INSTALLED AS SPECIFIED IN THE APPROVED LANDSCAPE PLAN. DURING THE INITIAL 90 DAY MAINTENANCE PERIOD AND THE ONE EXPIRATION YEAR MAY REQUIRE THAT EXCEEDS SUBMITTED REPLACEMENT PLANTS FOR THE ENTIRE LANDSCAPE PLANTING. THE ALTERNATE MAINTENANCE CONTRACTOR WILL RESPONSIBLE FOR WORK THAT IS DEEMED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MAINTAINED TO THE APPROVAL OF THE OWNER OR ENGINEER.

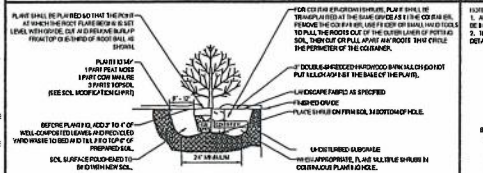
NOTES:
1) TREE, OR WALL OR SHRUB, BE PLANTED AGAINST ROOT CLEAR OF PLANT.
2) REMOVE ALL NON BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL, FOLD BURLAP BACK TO PREVENT BALL.
3) PLANT TO DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4) THE CROWN OF SOIL THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH
AFTER PLANTING IS AND REGULARLY THEREAFTER TO ELIMINATE AIR POCKETS.
5) THE BOTTOM OF PLANT PIT IS DOUGHNUT SHAPED, INCLUDE PLACEMENT OF SOIL LAYERS AS
HEREIN SOIL IS ADDED. IT IS PREFERABLE TO FILL THE FIRST LIFT OF TO 2/3 (2/3) OF PLANTING SOIL INTO THE SURROUNDING.
6) REFER TO THE CHART TO DETERMINE SIZE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS TO DETERMINE AMOUNT OF PREPARED SOIL.
7) SUBSTITUTE AND/OR ALTERNATIVE SPECIFICATIONS WHEN SPECIFIED.



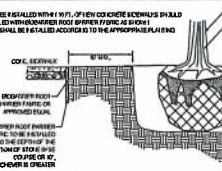
TREE PLANTING DETAIL N.T.S.



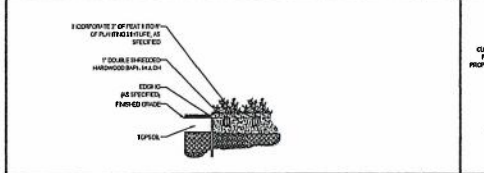
TREE PROTECTION DURING SITE CONSTRUCTION N.T.S.



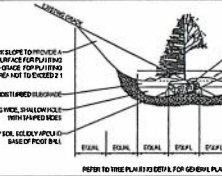
SHRUB PLANTING DETAIL N.T.S.



BIOBARRIER ROOT BARRIER DETAIL N.T.S.



GROUNDCOVER PLANTING N.T.S.



REFER TO TREE PLANTING DETAIL FOR GENERAL PLANTING SPECIFICATIONS

TREE PLANTING DETAIL - ON SLOPE N.T.S.

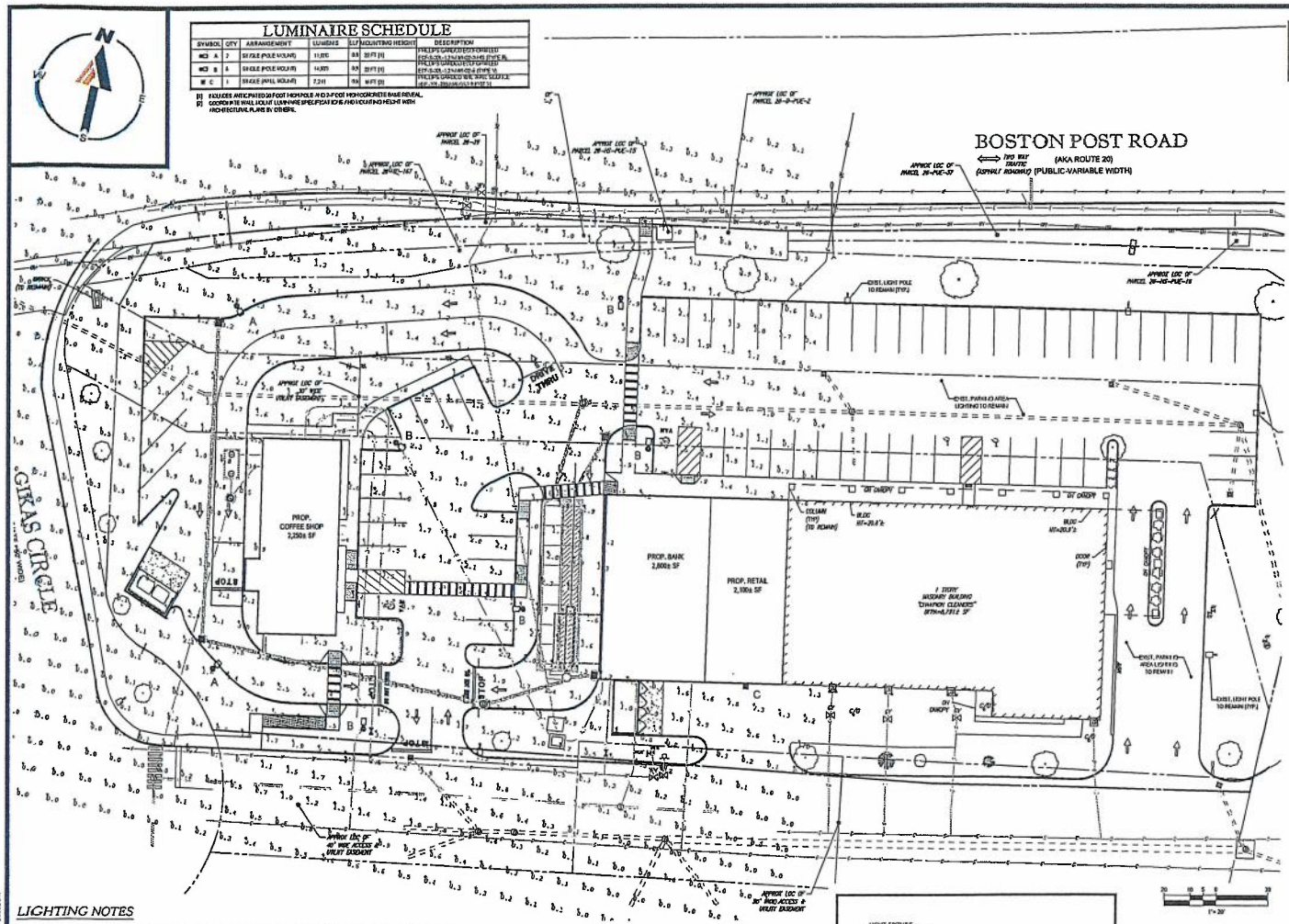
1. PRIOR TO SEEDING, AREAS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES

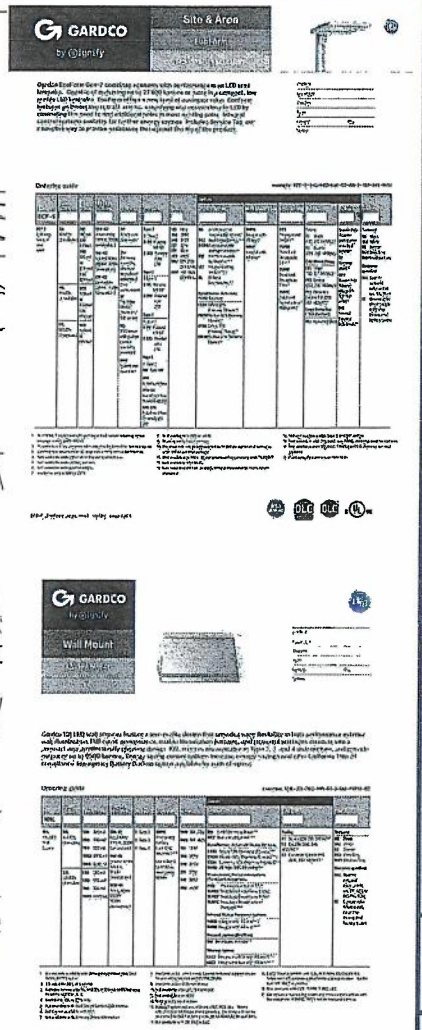
PERENNIAL RYEGRASS	10 LBS/1000 SQ FT
KENTUCKY BLUEGRASS	1 LBS/1000 SQ FT
RED FESCUE	10 LBS/1000 SQ FT
SPREADING FESCUE	10 LBS

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	MOUNTING HEIGHT	DESCRIPTION
WG A	7	SINGLE (POLE MOUNT)	11,800	0.9	20 FT (1)	PHILIPS GARDCO EDGE FORWARD EDF-S-SR-1-T4-W-MVOLT-SHIELD-DDL-DIM-BL
WG B	6	SINGLE (POLE MOUNT)	14,800	0.9	20 FT (1)	PHILIPS GARDCO EDGE FORWARD EDF-S-SR-1-T4-W-MVOLT-SHIELD-DDL-DIM-BL
W C	1	SINGLE (WALL MOUNT)	7,200	0.9	14 FT (2)	PHILIPS GARDCO EDGE WALL SCONCE EDF-W-SR-1-T4-W-MVOLT-SHIELD

(1) INCLUDES ANTICIPATED 30 FOOT HOMEPOLE AND 3-FOOT HIGH CONCRETE BASE REVEAL.
(2) COORDINATE WALL MOUNT LUMINAIRE SPECIFICATIONS AND MOUNTING HEIGHT WITH ARCHITECTURAL PLANS BY OTHERS.



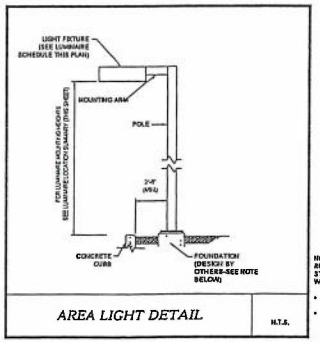


LIGHTING NOTES

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLES FIELD DEFERRED.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE RIGHT FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE A DERATE OF TYPICAL LIGHTING INDUSTRY EXCELLENCE STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE INFORMATIONAL.
4. THE LUMINAIRES, LAMPS AND OPTICS MUST BE REGULARLY INSPECTED AND REPAIRED TO ENSURE THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING IF NECESSARY AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE PERFORMED AND NOTED AS ACTUAL OR GROUND BUT APPROXIMATED OR N.V.A. DUE TO FACTORS SUCH AS FUTURE LUMINAIRE AGE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONSULTANT, AS INDICATED IN THE CONSTRUCTION COMPANION DOCUMENTS. THESE ITEMS MUST BE FINALIZED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE SPECS ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION COMPANION DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST REFER TO DESIGN PLANS AND BID PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATION THAT CONFLICT WITH OTHER UTILITIES OR OTHER STRUCTURES.
8. IF IN THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING, AND RAISE CHANGES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS LOCATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND QUALITY NOTES, SITE SAFETY, AND ALL GENERAL RULES, LAWS, GRADINGS, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIRING AND REPLACEMENT OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE REGULATED LIGHTING LEVELS ARE PRESENT AND FUNCTIONAL AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SEE ARCHITECTURAL PLANS BY OTHERS FOR ADDITIONAL BUILDING MOUNT AND ENTRANCE LIGHTING THAT MAY NOT BE SHOWN HEREON



AREA LIGHT DETAIL — N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	09/29/2021	PER SITE PLAN SUBMISSION	MEB JAK

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PERMIT SET

PROJECT No.: W211037
DRAWN BY: CFD
CHECKED BY: MEB
DATE: 09/29/2021
CAD LIC: W211037-CVL-A_L_S20_C1A07.1A

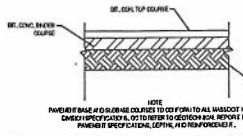
PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
ARC
PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

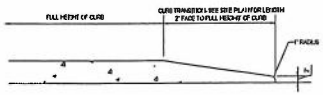
SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-703

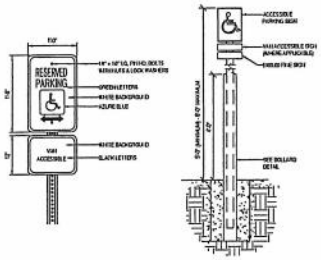
REVISION 1 - 09/29/2021



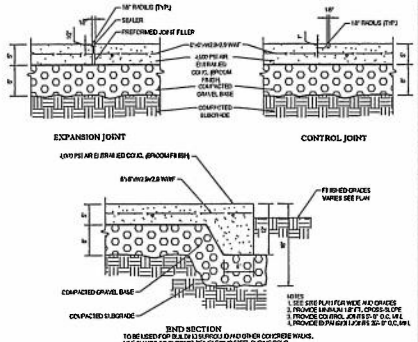
ASPHALT PAVEMENT SECTION — N.T.S.



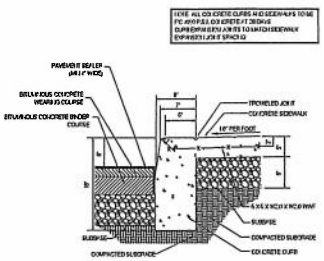
TRANSITION CURB DETAIL — N.T.S.



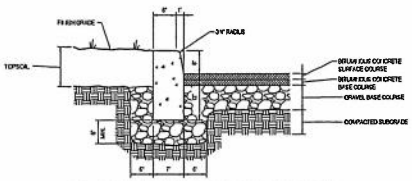
ACCESSIBLE PARKING SIGN W/ BOLLARD — N.T.S.



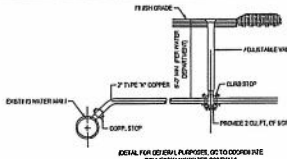
MONOLITHIC CONC. SIDEWALK DETAILS — N.T.S.



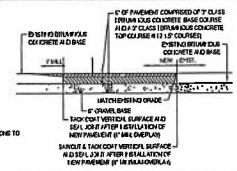
CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE — N.T.S.



PRE-CAST CONCRETE CURBING — N.T.S.

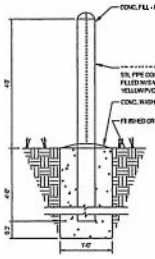


WATER/SERVICE CONSTRUCTION DETAIL — N.T.S.

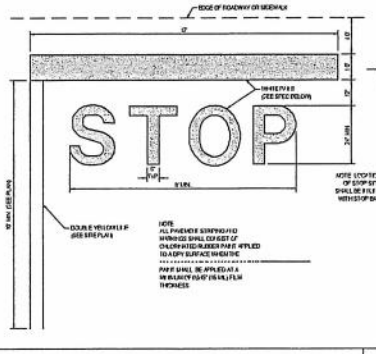


ROADWAY PATCHING DETAIL — N.T.S.

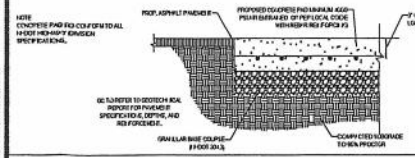
'STOP' SIGN — N.T.S.



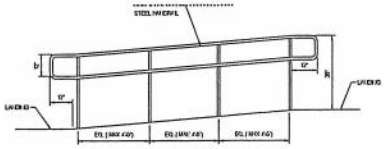
BOLLARD DETAIL — N.T.S.



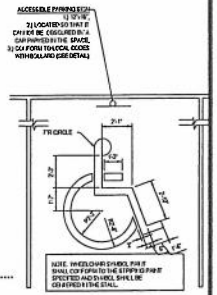
'STOP' BAR DETAIL — N.T.S.



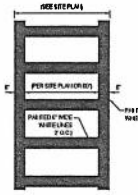
CONCRETE PAD DETAIL — N.T.S.



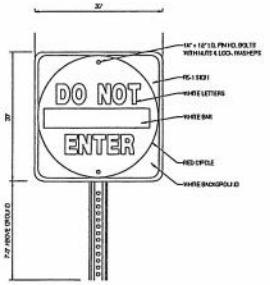
RAILING AT SIDEWALK AREA — N.T.S.



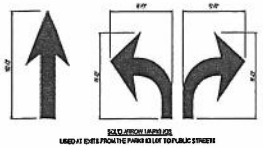
ACCESSIBLE PARKING STALL PAINTING DETAIL — N.T.S.



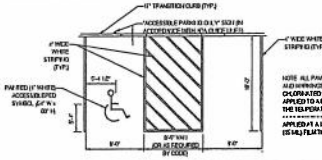
CROSSWALK DETAIL — N.T.S.



"DO NOT ENTER" SIGN — N.T.S.



PAVEMENT MARKINGS DETAIL — N.T.S.



ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL — N.T.S.

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SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING & REGULATORY
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	9/29/2021	PER SITE PLAN SUBMISSION	MKB JKA

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PERMIT SET

PROJECT No.: W211027
DRAWN BY: CFG
CHECKED BY: MKB
DATE: 09/29/2021
CAD FILE: W211027-CVL-6_1_5239_C4180T1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT
MAP #61, LOT #27A
561 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

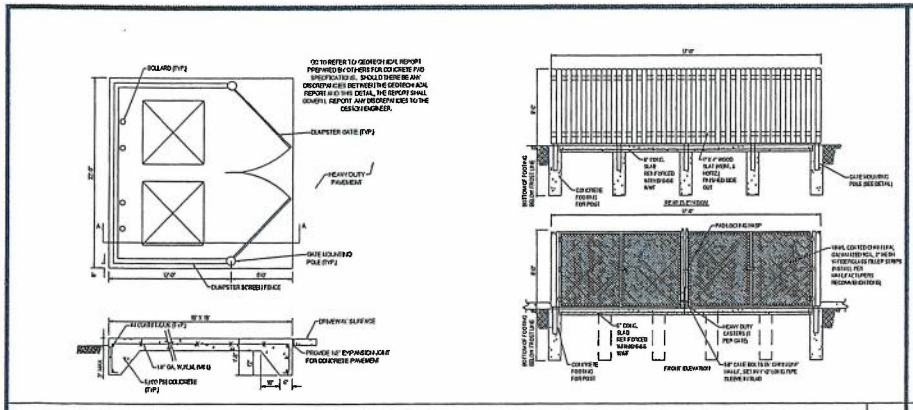
SHEET TITLE:

DETAIL SHEET

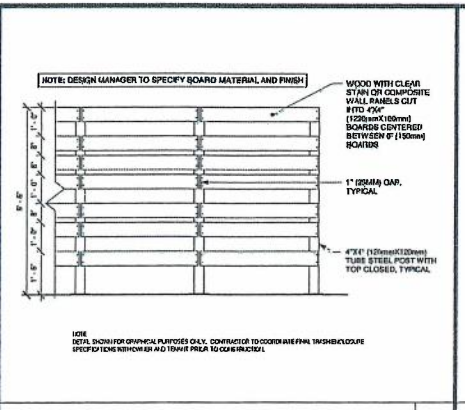
SHEET NUMBER:

C-901

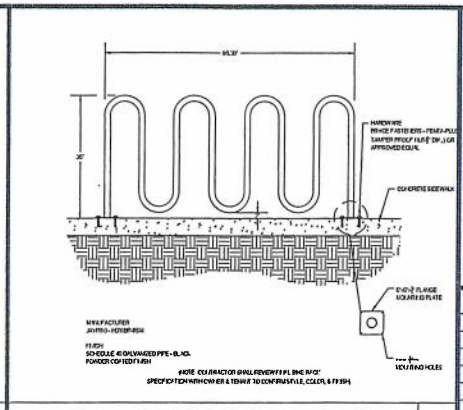
REVISION 1 - 09/29/2021



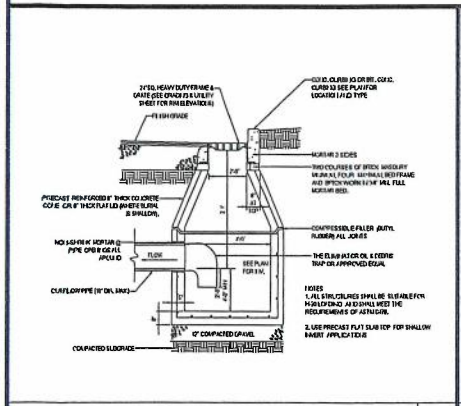
RETAIL / BANK TRASH ENCLOSURE — N.T.S.



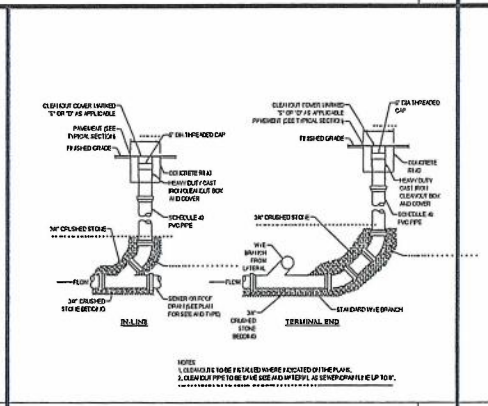
COFFEE SHOP TRASH ENCLOSURE SCREENING — N.T.S.



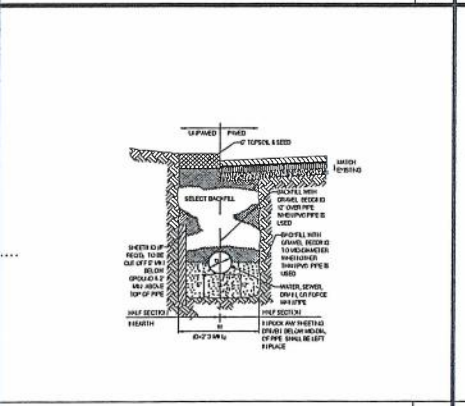
BIKE RACK — N.T.S.



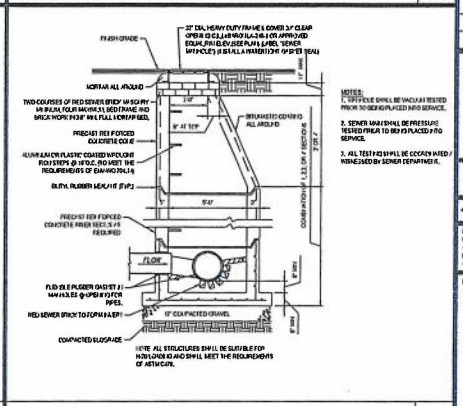
PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL — N.T.S.



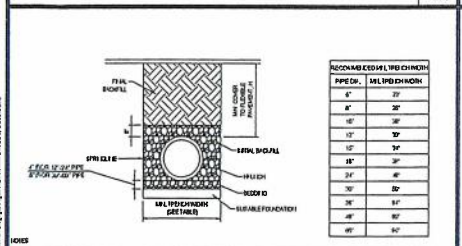
CLEANOUT DETAIL — N.T.S.



TYPICAL UTILITY TRENCH — N.T.S.

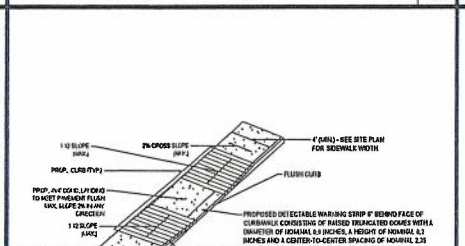


TYP. PRECAST CONCRETE SANITARY MANHOLE — N.T.S.

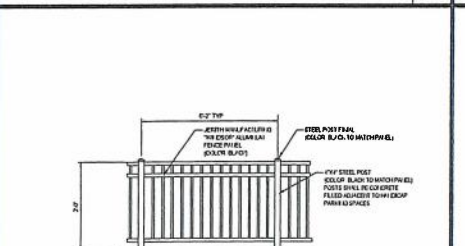


RECOMMENDED MINIMUM TRENCH WIDTH	
PIPE DIA.	MINIMUM TRENCH WIDTH
6"	22"
8"	26"
10"	28"
12"	30"
15"	34"
18"	36"
24"	40"
30"	52"
36"	54"
48"	60"
60"	66"

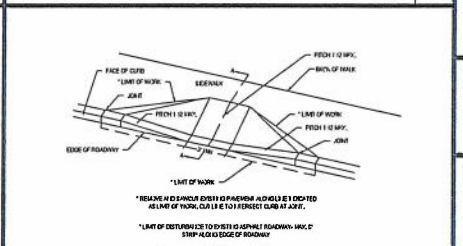
HDPE STORMDRAIN TRENCH — N.T.S.



ACCESSIBLE RAMP — N.T.S.



PATIO SEATING FENCE DETAIL — N.T.S.



ADA RAMP DETAIL — N.T.S.

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LAND DEVELOPMENT
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SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	8/26/2021	PER SITE PLAN SUBMISSION	MKB JAK

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PERMIT SET

PROJECT No.: W211037
DRAWN BY: CFG
CHECKED BY: MKB
DATE: 05/03/2021
CAD FILE: W211037-CVL-dl_1_5223_C01A5F1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

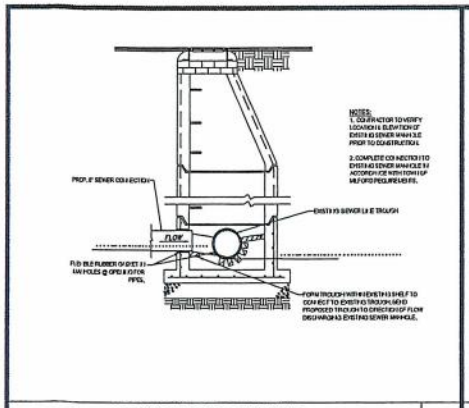
PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

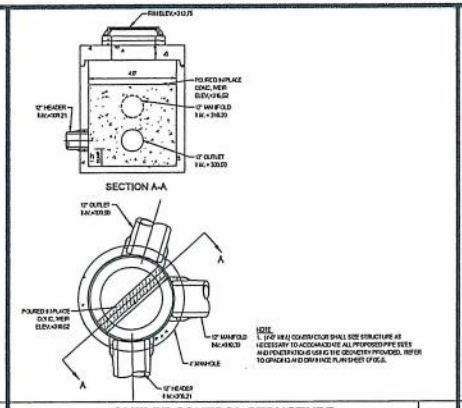
SHEET TITLE: DETAIL SHEET

SHEET NUMBER: C-902

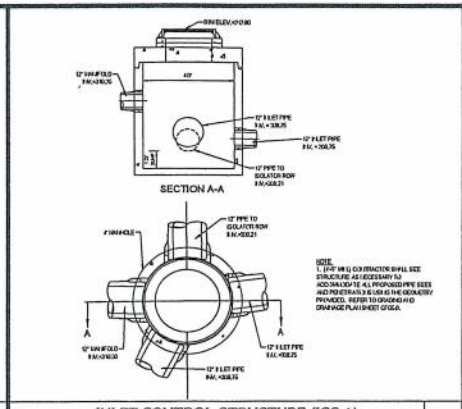
REVISION 1 - 08/26/2021



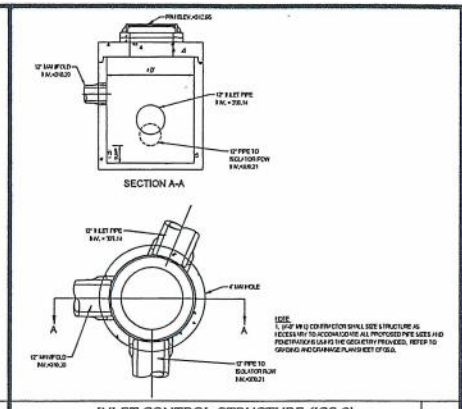
CONNECTION TO EXISTING SANITARY MANHOLE — N.T.S.



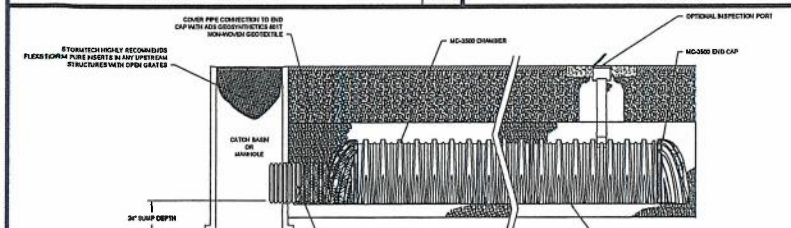
OUTLET CONTROL STRUCTURE (OCS-1) — N.T.S.



INLET CONTROL STRUCTURE (ICS-1) — N.T.S.



INLET CONTROL STRUCTURE (ICS-2) — N.T.S.



MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
b) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
b) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

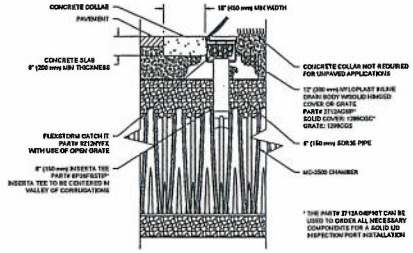
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



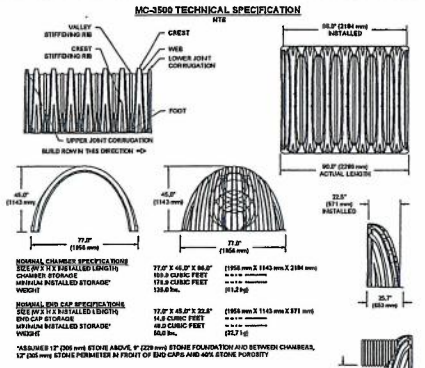
MC-3500 8" INSPECTION PORT DETAIL
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY ROM, ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STIFFER MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:
1. THE LIST OF AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 77.0" X 45.0" X 86.0" (1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE 109.0 CUBIC FEET (3.09 m³)
MINIMUM INSTALLED STORAGE* 179.0 CUBIC FEET (5.07 m³)
WEIGHT 135.0 lbs. (61.2 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 77.0" X 45.0" X 32.5" (1956 mm X 1143 mm X 871 mm)
END CAP STORAGE 14.0 CUBIC FEET (0.40 m³)
MINIMUM INSTALLED STORAGE* 49.0 CUBIC FEET (1.39 m³)
WEIGHT 50.0 lbs. (22.7 kg)

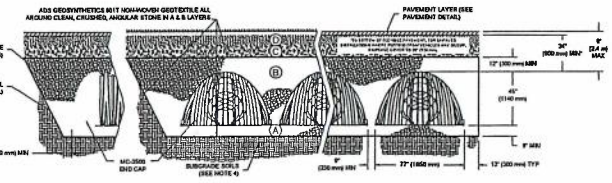
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.23" (844 mm)	—
MC3500IEPP06B		—	0.88" (22 mm)
MC3500IEPP08T	8" (200 mm)	31.18" (791 mm)	—
MC3500IEPP08B		—	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	—
MC3500IEPP10B		—	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.34" (670 mm)	—
MC3500IEPP12B		—	1.39" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.28" (591 mm)	—
MC3500IEPP15B		—	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	—
MC3500IEPP18TW			
MC3500IEPP18BC		—	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	—
MC3500IEPP24TW			
MC3500IEPP24BC		—	2.95" (62 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	—	3.74" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. BAFFLE FORED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 18-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 18" (300 mm). THE INVERT LOCATION IN COLUMN "C" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

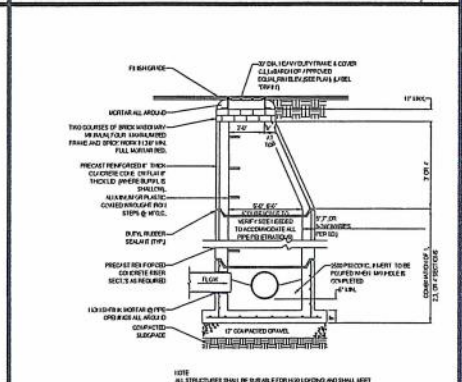


*FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT STORMTECH

STORMTECH MC-3500 DETAILS

NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. ONCE LAYER 'C' IS PLACED, ANY SUBMATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN — N.T.S.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	9/29/2021	PER SITE PLAN SUBMISSION	AKS / JAE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

PROJECT No.: W21027
DRAWN BY: CFG
CHECKED BY: MKB
DATE: 09/02/2021
CAD FILE: W21027-CIVIL-8_1_STOR_C4166T.IA

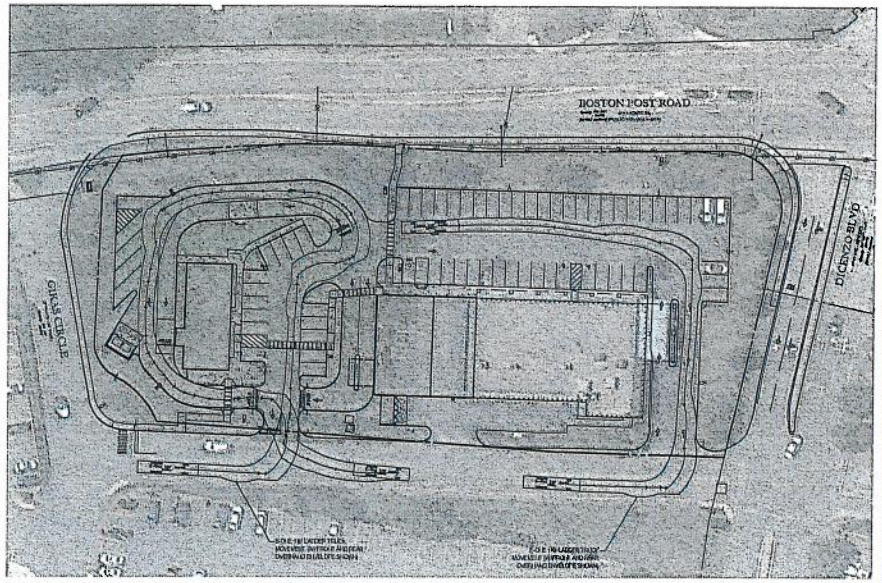
PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
ARC
PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

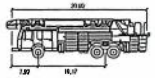
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-903

REVISION 1 - 09/29/2021





E-ONE 110' LADDER TRUCK

Width	8.33
Front	4.01
Lock-to-Lock Time	6.0
Steering Angle	30.9

EMERGENCY VEHICLE INSET

1"=40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	
1	9/29/2021	PER SITE PLAN SUBMISSION	MES JRC

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

PROJECT No.:	W211027
DRAWN BY:	CFD
CHECKED BY:	MES
DATE:	09/02/2021
CAD E.D.:	W211027-CVL-II_1_S130_C4.1A5T1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
561 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 1 - 09/29/2021

LEGEND

EXISTING CONTOUR	MAIL BOX
EXISTING SPOT ELEVATION	BOLLARD
EXISTING TOP OF CURB ELEVATION	EDGE OF CONCRETE
EXISTING GUTTER ELEVATION	EDGE OF PAVEMENT
EXISTING TOP OF WALL ELEVATION	LANDSCAPED AREA
EXISTING BOTTOM OF WALL ELEVATION	TYPICAL
EXISTING FINISHED FLOOR ELEVATION	DRAINAGE/STORM MANHOLE
HYDRANT	SANITARY/SEWER MANHOLE
WATER VALVE	CATCH BASIN OR INLET
IRRIGATION CONTROL VALVE	TREE & TRUNK SIZE
UNKNOWN VALVE	CONIFER/CLUSTER & TRUNK SIZE
GAS VALVE	SHRUBS
GAS METER	PARKING SPACE COUNT
ELECTRIC METER	DETECTABLE WARNING PAD
OVERHEAD WIRES	SOLID WHITE LINE
APPROX. LOC. UNDERGROUND GAS LINE	SOLID YELLOW LINE
APPROX. LOC. UNDERGROUND WATER LINE	HEIGHT
APPROX. LOC. UNDERGROUND ELECTRIC LINE	DASHED WHITE LINE
APPROX. LOC. UNDERGROUND CABLE LINE	BUILDING
APPROX. LOC. UNDERGROUND DRAIN LINE	BUILDING FOOTPRINT AREA
UTILITY POLE	HIGH DENSITY POLYETHYLENE PIPE
UTILITY POLE/LIGHT POLE	RIVET ELEVATION
GUY WIRE	GRATE ELEVATION
TRAFFIC SIGNAL	MASONRY BLOCK WALL
AREA LIGHT	NO VISIBLE PIPE
SIGN	TOP OF WATER
UNABLE TO OPEN	FULL OF WATER
SURVEY DIMENSION	
DEED DIMENSION	

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP #61.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 482 OF 454" MAP NUMBER 25017C0482F, MAP REVISED: JULY 7, 2014.
3. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MA, OWNER: INDIAN DEVELOPMENT CORP.," PREPARED BY GUERRIERE & HALNON, INC., DATED APRIL 4, 2000, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 518 OF 2000.
4. MAP ENTITLED "AMENDED DEFINITIVE PLAN, "INDIAN HILL PARK" SUBDIVISION OF LAND IN MARLBOROUGH, MASS.," PREPARED BY MACCARTHY & SULLIVAN ENGINEERING, INC., DATED JULY 25, 1988. LAST REVISED FEBRUARY 2, 1990. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 501 OF 1990.
5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED AUGUST 14, 1986. LAYOUT NO. 7043.
6. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, GLOBAL MONTELLO GROUP CORP., 854 BOSTON POST ROAD, MAP 61, LOT 2, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 1, 2020. LAST REVISED OCTOBER 14, 2020.
7. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
8. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID ELECTRIC.
9. THE CARDS PROVIDED BY THE CITY OF MARLBOROUGH WATER & SEWER DEPARTMENT.
10. MAP ENTITLED "UTILITY PLANS, MARLBOROUGH, BOSTON POST ROAD (ROUTE 20)," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, PROJECT NO. 608467, LAYOUT NO. 8683. SHEETS 15 & 16 OF 27.
11. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC., DATED MARCH 31, 2021. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 209 OF 2021. SHEETS 15 & 16 OF 27.
12. UNDERGROUND DRAINAGE AND WATER FACILITY MAPPING OBTAINED FROM CITY OF MARLBOROUGH ONLINE GEOGRAPHIC INFORMATION SYSTEM.

NOTES:

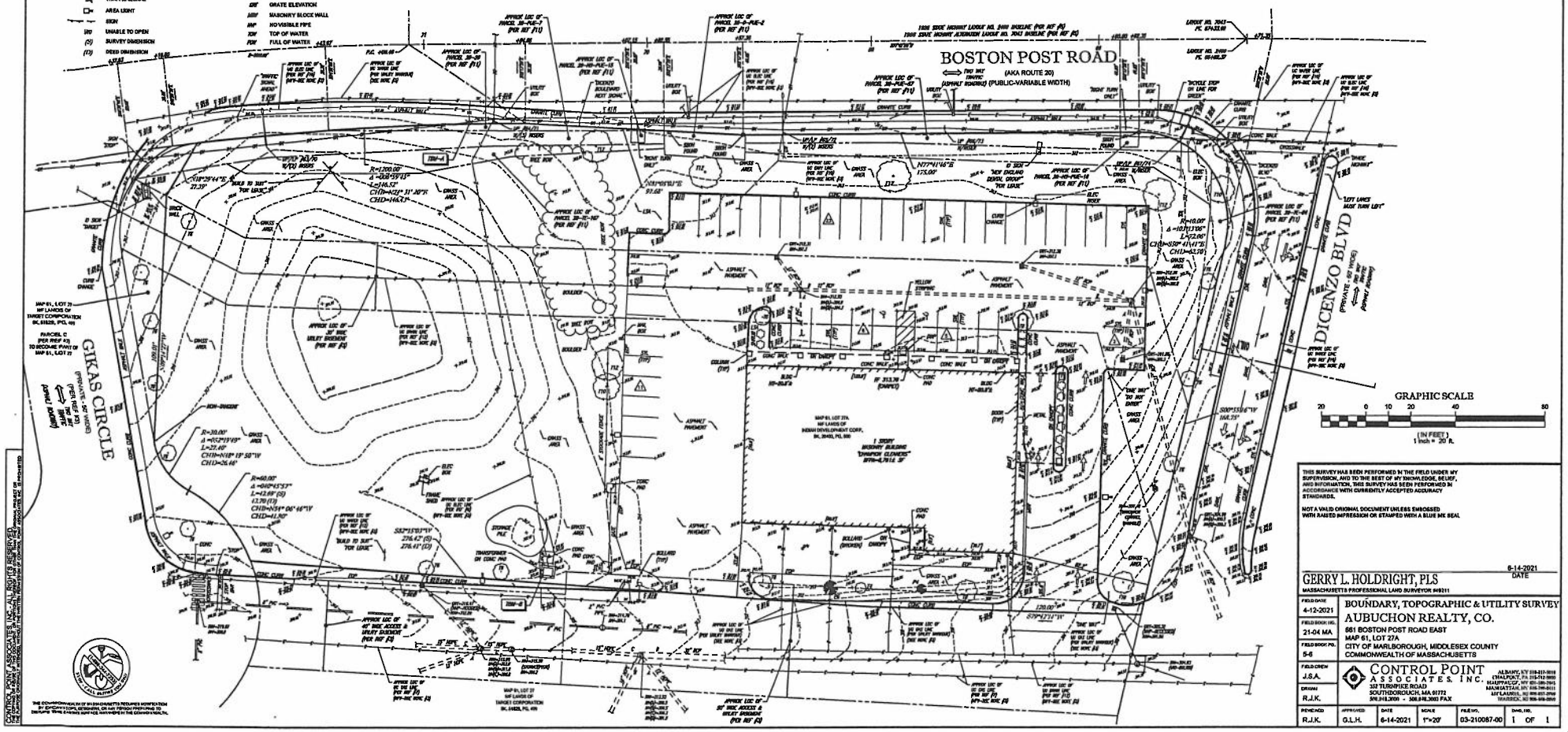
1. PROPERTY KNOWN AS LOT 27A AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; MAP NO. 61.
2. AREA = 91,824 SQUARE FEET OR 2.108 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

   TEMPORARY BENCH MARKS SET:

   TBM-A: X-CUT IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT ON SOUTHERLY SIDE OF BOSTON POST ROAD, ELEVATION = 314.22'

   TBM-B: X-CUT IN CONCRETE CORNER OF TRANSFORMER PAD. ELEVATION = 316.48'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS — 6-14-2021 DATE
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
AUBUCHON REALTY, CO.
661 BOSTON POST ROAD EAST
MAP 61, LOT 27A
CITY OF MARLBOROUGH, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-317-1010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-586-2945
MANHATTAN, NY 646-799-8111
MT LAUREL, NJ 856-857-0700
WARREN, NJ 908-496-0900
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.303.3200 - 508.948.3003 FAX

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN
4-12-2021	21-04 MA	5-6	J.S.A.	R.J.K.

REVISED	APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	6-14-2021	1"=20'	03-2100087-00	1 OF 1

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. (ORIGINAL PRINTS OF THIS DOCUMENT BEARING THE ORIGINAL SIGNATURE AND RED SEAL OF CONTROL POINT ASSOCIATES, INC. ARE CONSIDERED TRUE COPIES)

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PROPOSING TO DISTURB TEN (10) CUBIC YARDS OR MORE OF MATERIAL IN THE COMMONWEALTH.

Attachment B

CERTIFICATION PURSUANT TO G. L. c. 39, SECTION 23D ("MULLIN RULE")

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 OCT 14 A 11:17

I, SEAN NAVIN (name), hereby do swear and certify under the pains and penalties of perjury as follows:

1. I am a member of MARLBOROUGH CITY COUNCIL (council, board or commission).

2. I missed a single hearing session on the matter of ORDER No. 21-1008354 SPECIAL PERMIT 661 BOSTON POST ROAD EAST which was held on 10/4/21.

3. On 10/4/21 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

   a. _____ official audio recording of the missed hearing session; or

   b. ✓ official video recording of the missed hearing session; or (WATCHED LIV VIA CABLE AC WEBSITE)

   c. _____ official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 8 day of OCTOBER, 2021.

Sean A. Navin

Signature of Member

Received as part of the record of the above matter:

Date: OCTOBER 13, 2021

BY City Council OFFICE

City of Marlborough
Office of the City Council

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 OCT 18 P 12:43

CERTIFICATION PURSUANT TO MGL CHAPTER. 39, §23D ("MULLIN RULE")

I, Robert J. Tunnera (name), hereby do swear and certify

under the pains and penalties of perjury as follows:

1. I am a member of the City Council (council, board or commission).
2. I missed a single hearing session on the matter of Order No. 21-1008395 Special Permit Application of Aubuchon Reality, Inc., 661 Boston Post Road East

which was held on October 4, 2021.

3. On October 15, 2021 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):
   a. [ ] official audio recording of the missed hearing session; or
   b. [✓] official video recording of the missed hearing session; or
   c. [ ] official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 18th day of October, 2021.

Robert Tunnera
Signature of Member

The City of Marlborough does not discriminate on the basis of race, color, nation origin, sex, religion, age or disability in employment or the provisions of services.

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 NOV -4 A 9:31

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

November 3, 2021

VIA HAND DELIVERY

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

Re: Request to Extend Time for Completion;
28 South Bolton Street Mixed-Use Development

Dear Councilor Ossing:

On behalf of my client M & E Ventures Corporation and in accordance with Section 270-2.E(8)(b) of the Code of the City of Marlborough, I respectfully request an extension of the time to complete the mixed-use development approved for 28 South Bolton Street through the site plan approval decision dated November 5, 2018 (copy enclosed).

M & E Ventures Corporation, the owner of 28 South Bolton Street, has entered a purchase and sale agreement with Dr. Srinivas Desaneedi, who intends to develop the project as approved in 2018 with the same plans, layout, and building design. Enclosed with this letter is the building design of the project. A time extension will allow the sale to go forward and give Dr. Desaneedi time to get the project underway.

While Section 270-2.E(8)(a) of the Code provides that an approved site plan must be completed within two years of the date of approval, the deadline for completion of this project was tolled by COVID-19 legislation. Specifically, Section 17(b)((iii) of Chapter 53 of the Acts of 2020 provides:

> "a permit in effect or existence as of March 10, 2020, including any deadlines or conditions of the permit, shall not lapse or otherwise expire and the expiration date of the permit, or time period for meeting a deadline or for performance of a condition of the permit, shall toll during the state of emergency…"

Section 17(a) of Chapter 53 of the Acts of 2020, defines "permit" as "a permit, variance, special permit, license, amendment, extension, or other approval issued by a permit granting authority pursuant to a statute, ordinance, bylaw, rule or regulation, whether ministerial or

discretionary." Section 17(a) of Chapter 53, defines "permit granting authority" as "a local, district, county or regional official or a local, district, county or regional multi-member body that is authorized to issue a permit." For purposes of Chapter 53, the 2018 site plan approval decision for 28 South Bolton Street qualifies as "a permit in effect or existence as of March 10, 2020."

Several deadline extensions in Chapter 53 were cut short by Chapter 201 of the Acts of 2020, but Section 17(b)((iii) of Chapter 53 was not affected by Chapter 201 or subsequent legislation.

As of the operative date of Chapter 53 (March 10, 2020), the site plan approval decision for 28 South Bolton Street still had 240 days remaining until its expiration date. The tolling provisions of Chapter 53 essentially froze the time to complete the project such that upon the end of the Governor's State of Emergency on June 15, 2021, the 2018 site plan approval decision still had 240 days remaining for project completion. Therefore, the deadline for the 2018 decision, as extended by Chapter 53, is February 10, 2022.

M & E Ventures Corporation respectfully requests that the City Council extend the time to complete the project by one year, to February 10, 2023, as permitted by Section 270-2.E(8)(b) of the Code.

Thank you for your time and attention to this matter.

Very truly yours,

Brian R. Falk

BRF/

Encl.

cc: Client

IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 5, 2018

ORDERED:

CITY COUNCIL
MARLBOROUGH, MA

Site Plan Permit # _____
Site Plan Approval with Conditions

Applicant: M & E Ventures Corporation, 4 Watkins Lane, Southborough, MA

Property Owner: M & E Ventures Corporation, 4 Watkins Lane, Southborough, MA

Location: 28 South Bolton Street (the "Site") being shown as Parcels 212A, 213, 222, 224, and 528 on Assessors Map 70.

Zoning District: Marlborough Village District (MV)

Plans: The following Site Plan Approval Final Conditions are based on a set of plans entitled "Proposed Site Plan of 28 South Bolton Street in Marlborough, MA" by Connorstone Engineering, Inc., said plans being comprised of Sheets 1 through 7 with the last revision date of 9-18-2018 (said set of plans hereinafter, collectively, the "Site Plans"); a landscaping plan entitled "Proposed Landscaping Plan" by Timothy Burke Architecture, dated 9-5-2018 (hereinafter, "Landscape Plan"); and a set of eight (8) architectural drawings entitled "28 South Bolton Street" by Timothy Burke Architecture, dated 3-21-18 (hereinafter, "Architectural Drawings"), all of which plans are attached hereto as Exhibit "A."

SITE PLAN APPROVAL FINAL CONDITIONS:

A. Site Conformance:

1. Construction on the Site shall be in conformance with the above approved Site Plans, Landscape Plan, Architectural Drawings, the provisions of Chapter 270 of the Code of the City of Marlborough, and the conditions stated herein.

2. All construction on the Site shall conform to the appropriate National, State and City of Marlborough codes and regulations in force for each respective discipline and be in accordance with the approved plans and permits. Codes and regulations shall include but are not limited to State Building, Plumbing, Wiring, NFPA, Zoning, DPW utility and roads, Noise and Signs.

3. No cellular communication equipment, including but not limited to a tower, may be installed at the Site without the approval of the City Council, except for equipment serving the residents and businesses of the Site.

IN CITY COUNCIL

ORDERED:

B. Prior to Issuance of a Building Permit:

1. Construction Staging and Safety Plan:

   a. The Applicant shall complete the project in accordance with a Construction Staging and Safety Plan (the "Construction Plan") to be approved by the Building Commissioner, Fire Chief, Police Chief, and City Engineer. Said Construction Plan shall address the building demolition phase of the project, which may take place in advance of the construction phase and under a separate demolition permit.

   b. The Construction Plan shall provide detailed information concerning: (i.) areas of the Site and adjacent property that will be marked off for the staging of construction vehicles, etc.; (ii.) traffic management, detour routes if necessary, construction signage, pedestrian protection, blocked sidewalks, streets, etc.; (iii.) construction fencing to enclose material and equipment; (iv.) fencing and/or barricades to provide limits within the construction site for the separation of construction, pedestrian and vehicular traffic; and (v.) dedicated illuminated and covered pedestrian walkways adjacent to the structure at egress paths in accordance with 780 CMR Massachusetts State Building Code and related Mass. Amendments, including but not limited to Chapters 31, 32, 33, and 34, in effect at the time the building permit application is submitted.

2. Green Building: The building plans shall show compliance with § 650-34D.(2.)(m), concerning sustainable building design, of the Zoning Code of the City of Marlborough. Prior to the issuance of Building Permits, the Building Commissioner shall review the building plans to ensure that the design incorporates green building techniques.

3. Rooftop Mechanicals: On the building plans, the elevation drawings shall show areas reserved for rooftop mechanicals and the elevator penthouse. Detail drawings illustrating the type, location, and dimensions of fencing/screening must be provided. The Building Commissioner shall confirm that the building drawings conform to the requirements of § 650-34D.(2.)(b) of the Zoning Code of the City of Marlborough regarding screening of rooftop mechanical equipment.

4. Footings: If the footings for the proposed building will be located within the City of Marlborough public way layout, an easement from City Council must be obtained prior to the issuance of any building permits.

IN CITY COUNCIL

ORDERED:

5. Land Acquisition: Prior to the issuance of a building permit for the construction of the building, the Applicant shall acquire title to the portions of the Site currently owned by the Commonwealth of Massachusetts, and rights from the Marlborough Community Development Authority, necessary to complete the improvements shown on the Site Plans.

C. Construction:

1. Preconstruction Meeting: Prior to the commencement of construction, a preconstruction meeting shall be held on-site with the Building Commissioner, City Engineer, Conservation Officer, Fire Chief, Police Chief, and the site contractor responsible for doing the work. At this meeting said City officials will review the plans and conditions, exchange contact information including emergency contact numbers, and inspect erosion controls. A similar meeting shall be held prior to the commencement of demolition, which may take place under a separate demolition permit.

2. Use of Ways During Construction: Consistent with the Construction Plan, all areas for construction staging and offloading of building materials, as well as any excavations, long-term construction scaffolding, or other obstructions shall be coordinated to maximize public safety and to minimize interference with the customary use of public ways by vehicles and pedestrians. Permits are required for any street or sidewalk excavations or obstructions. The Police Chief shall have the discretion and authority to require additional protection and/or details as needed. The Applicant shall pay to the City the cost for every police detail which is provided by the Marlborough Police Department for the project.

3. OSHA: All Contractors shall abide by OSHA regulations as appropriate, including but not limited to OSHA-29 CFR, Section 1926, as amended.

4. Safety Official: The Applicant/ site contractor shall have on the Site, at all times during construction, a qualified Construction Safety Official. Prior to the commencement of construction, Applicant shall provide to the Building Commissioner the name and contact information of said Construction Safety Official.

5. Hours of Operation: In accordance with § 431-3B. of the Code of the City of Marlborough, excavation machinery may be operated only during the normal workweek, from Monday through Saturday, except holidays, between the hours of 7:00 a.m. to 7:00 p.m., except Sunday when all use is prohibited except with a variance from the Board of Health or as emergency work.

IN CITY COUNCIL

ORDERED:

D. Storm Water:

1. Siltation Control: The Applicant, Property Owner, and site contractor shall be responsible for protecting the City drainage system with erosion controls at all times during construction, and for notifying the Conservation Officer and the City Engineer in an expeditious manner if there is any visible siltation to the existing drainage system. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.

E. Landscaping:

1. Modifications: All modifications to the approved Landscape Plan related to changes to the kind, size and placement of plant material shall receive the prior written approval of the Conservation Officer and shall be considered a minor change.

2. Site Visit: Prior to the final signoff, the Landscape Architect shall provide an as-built planting plan and a letter of confirmation that the plan conforms to the approved plans. The Conservation Officer shall confirm by a site visit that the planting has been installed in accordance with the approved Landscape Plans, or a revision, previously approved by the Conservation Officer, of the Landscape Plans.

3. Replacement of Plantings: Following 18 months of the date of the final signoff of the site work, any plant material that has died or is dying shall be replaced by the Property Owner with a species of the same kind and size.

4. Mulch Placement: Installation of mulch at the time of planting and thereafter shall be placed so that the mulch is not in contact with the trunk of newly planted trees and shrubs as shown on the details on the Landscaping Plan.

5. Maintenance: At all times, landscaping will be properly maintained, replaced if necessary, and kept in good condition and in compliance with the Landscape Plans. This shall be an ongoing condition.

F. Driveway Design:

1. Through this decision, the City Council has determined that the alternative configuration of the proposed driveway shown on the Site Plans will adequately protect public safety and meets commonly employed engineering and planning standards, in accordance with § 650-49E. of the Zoning Code of the City of Marlborough.

IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 5, 2018

ORDERED:

G. Parking Garage:

1. The design of the parking garage access shall be such that entering and exiting from the garage is controlled by the Site's residents and business operators. The building design shall provide for adequate sight distances for vehicles exiting the garage to provide for pedestrian safety. The Applicant shall use appropriate signage at the entrance and exit to ensure pedestrian safety.

2. The parking garage is to be for the sole use of the residents of the Site. The parking garage is not intended for public use.

H. Prior to Issuance of a Certificate of Occupancy:

1. Payment in Lieu of Parking: The project contains 36 residential units, and therefore must either (i.) comply with parking space requirements, or (ii.) make a "payment in lieu of parking" for each space not provided, per § 650-34E. of the Zoning Code of the City of Marlborough. Required parking for the project is as follows:

1 bedroom units:	4 @ .75 spaces per unit =	3	spaces
2 bedroom units:	32 @ 1.25 spaces per unit =	40	spaces
	Total Spaces Required =	43	spaces

The difference between the number of parking spaces provided on the Site Plans (29) and the number of parking spaces required (43), which is 14 spaces, will be addressed in strict accordance with § 650-34E.(2)(b) of the Zoning Code of the City of Marlborough. Per said Code, a payment-in-lieu-of-parking equal to $140,000 ($10,000 for each of the 14 spaces required but not provided on the Site) shall be paid tc the City of Marlborough prior to the issuance of the first Certificate of Occupancy for the project.

2. Work Within Public Way: All work within the public way layout, including but not limited to planting, repaving, pavement milling and overlay, pavement markings, etc., as shown on the approved plans, shall be completed prior to the issuance of the first Certificate of Occupancy.

3. Cotting Avenue Design: The Applicant shall work with the Police Department and City Engineer to meet with the Traffic Commission to consider changes to the design and direction of Cotting Avenue.

IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 5, 2018

ORDERED:

4. As-Built Plans: An as-built plan(s) must be submitted to the City Engineer for review prior to the issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy. The as-built plan(s) shall be prepared in accordance with the As-Built Plan Standards established by the City Engineer, which standards may be found on the website of the City of Marlborough. An as-built landscape plan is also required to be submitted by the landscape architect as noted in section E.2. above.

5. Time for Completion: Work as provided for on the Site Plans shall be carried into effect and completed within three (3) years following the date of issuance of the Building Permit, unless the City Council has granted in writing an extension of time for completion of the work.

6. Signage: Pursuant to § 650-34I. of the Zoning Code of the City of Marlborough, the City Council hereby retains jurisdiction over all signage of the project to the extent such signage requires a sign permit under the Sign Ordinance. The final design, material, dimensions, content, and location of all such signage, including any freestanding entry signs and the project's internal signage, shall be subject to further review and sign permit approval from the City Council and must meet the requirements of § 650-34I. of the Zoning Code of the City of Marlborough.

7. Pedestrian Signal Improvements: Since residents of the proposed units may be parking in the nearby municipal parking garage and other off-site parking areas, there may be an increase in pedestrian crossings at the intersection of South Bolton Street and Granger Boulevard. To help ensure safety for pedestrian crossings, the Applicant shall upgrade the existing pedestrian signal heads at this intersection to ADA/MUTCD-compliant signals with countdown timers and audible push button systems. Submittals for the new signal equipment shall be approved by the City Engineer prior to construction.

I. General Provisions:

1. Minor Changes: The City Council delegates to the Building Commissioner the authority to approve minor changes to the approved Site Plans. The City Council delegates to the Building Commissioner the authority to approve changes to the approved Site Plans consistent with future amendments to the Zoning Code as enacted by the City Council.

2. Enforcement: The City Council designates the Building Commissioner as the enforcing authority to bring enforcement actions for violations of this permit.

IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 5, 2018

ORDERED:

Be and is herewith **APPROVED**.

ADOPTED
In City Council
Order No. 18-1007317B
X16-1006705A

Approved by Mayor
Arthur G. Vigeant
Date: November 13, 2018

TRUE COPY
ATTEST:

City Clerk

Timothy Burke
ARCHITECTURE

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 NOV -4 A 9:34

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

November 3, 2021

VIA HAND DELIVERY

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

Re: J&D Landscape Contractors; 101 Airport Boulevard;
Special Permit Application for a Contractor's Yard

Dear Councilor Ossing:

On behalf of J&D Landscape Contractors, I respectfully submit the enclosed application for a special permit to construct and operate a contractor's yard / landscape contractor's yard at the Airport Industrial Park, 101 Airport Boulevard (Unit 12).

In addition to a special permit, the project will require an amendment to the Airport Industrial Park's Site Plan Approval from the Site Plan Committee.

Thank you for your time and attention to this matter.

Very truly yours,

Brian R. Falk

BRF/

Encl.

cc: Client

Client Matter 15999/00067/A7454298.DOCX

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

J&D Land Holdings LLC (J&D Landscape Contractors) 804 Boston Post Road. Sudbury. MA 01776

2. Specific Location of property including Assessor's Plate and Parcel Number.

101 Airport Boulevard (Unit 12); Map 73, Parcel 52

3. Name and address of owner of land if other than Petitioner or Applicant:

Marlborough Industrial LLC 259 Turnpike Road, Suite 100, Southborough, MA 01772

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article_____ Section 650-17, 650-18(48) Paragraph_____ Sub-paragraph_____

6. Zoning District in which property in question is located:

Limited Industrial

7. Specific reason(s) for seeking Special Permit

The Applicant seeks to operate a contractor's yard / landscape contractor's yard at 101 Airport Boulevard.

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.

Signature of Petitioner or Applicant
Brian Falk, Attorney for the Applicant

Address: Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477

Telephone No. 508.929.1678

Date: 11/1/2021

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

J&D Landscape Contractors

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**

ABUTTERS FARM RD (72-52) INCLUDES 101 AIRPORT RD #12 (73-52-1-12), MARLBOROUGH, MA - 400 FT

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip	Use Code
73-12	M_198888_899243	73-12-66-1	666 FARM RD #1	CAPOBIANCO GERARD J		83 CLOVER HILL ST		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-10	666 FARM RD #10	RIBEIRO BRUNO M		666 FARM RD #10		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-11	666 FARM RD #11	AGUIAR JOSE LUIZ		666 FARM RD #11		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-12	666 FARM RD #12	SANTOS MARCELLA LIRA		666 FARM RD #12		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-2	666 FARM RD #2	OLIVIERA LALDISON A		666 FARM RD #2		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-3	666 FARM RD #3	BARTHELMES NICOLE R		666 FARM RD #3		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-34	666-676 FARM RD								995
73-12	M_198888_899243	73-12-66-4	666 FARM RD #4	SANTOS MIRANA L		44 EMER RD		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-5	666 FARM RD #5	KENN DANIEL A		666 FARM RD #5		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-6	666 FARM RD #6	DEALMEIDA IZABEL		30 TASSI DR		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-7	666 FARM RD #7	MURPHY THOMAS J		36 OMALLEY RD		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-8	666 FARM RD #8	OLEARY ROBERT S		666 FARM RD #8		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-9	666 FARM RD #9	CHASE ANITA L		666 FARM RD #9		MARLBOROUGH	MA	01752	1020
73-13	M_198975_899302	73-13	694 FARM RD	BRODEUR JENNIFER L		694 FARM RD		MARLBOROUGH	MA	01752	1010
73-14	M_198921_899354	73-14	FARM RD	THE NEW ENGLAND CENTER FOR CHILDREN INC		33 TURNPIKE RD		SOUTHBOROUGH	MA	01772	9570
73-15	M_198991_899413	73-15-712-1	712 FARM RD #1	CHUTE NELSON H JR		712 FARM RD #1		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-714-2	714 FARM RD #2	DINITTO NICKOLAS J		714 FARM RD #2		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-716-3	716 FARM RD #3	MAUCH DOUGLAS D		716 FARM RD #3		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-718-4	718 FARM RD #4	HATHAWAY JOHN W		718 FARM RD #4		MARLBOROUGH	MA	01752	1020

Joshua H. Valade

73-15	M_198991_899413	73-15-720-5	720 FARM RD #5	DEMEO DAVID S		720 FARM RD #5		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-722-6	722 FARM RD #6	CAPPADONA ELEANOR I TR		722 FARM RD #6		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-724-7	724 FARM RD #7	COTTON EDWARD		724 FARM RD #7		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-726-8	726 FARM RD #8	MAZZOCCHI RICHARD D SR		726 FARM RD #8		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-728-9	728 FARM RD #9	ALVINO CIRO		728 FARM RD #9		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-730-10	730 FARM RD #10	TOLAN JAMES E SR		730 FARM RD #10		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-CM-	712-730 FARM RD	VALCHUIS ROBERT J TR		PO BOX 306		MARLBOROUGH	MA	01752	995
73-16	M_199092_899519	73-16-740-101	740 FARM RD #101	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-102	740 FARM RD #102	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-103	740 FARM RD #103	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-104	740 FARM RD #104	STEPHEN CRAIG G		26 STAGEHILL RD		IPSWICH	MA	01938	1020
73-16	M_199092_899519	73-16-740-105	740 FARM RD #105	QUIRK THOMAS J TR		28 RUNNING LIGHT WAY		MASHPEE	MA	02649	1020
73-16	M_199092_899519	73-16-740-106	740 FARM RD #106	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-107	740 FARM RD #107	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-740-108	740 FARM RD #108	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-109	740 FARM RD #109	SILVA GECIMAR N		740 FARM RD #109		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-110	740 FARM RD #110	NOLAND RICHARD		12 ENDICOTT DR		WESTBOROUGH	MA	01581	1020
73-16	M_199092_899519	73-16-740-111	740 FARM RD #111	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-112	740 FARM RD #112	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-113	740 FARM RD #113	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-114	740 FARM RD #114	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-115	740 FARM RD #115	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-116	740 FARM RD #116	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-117	740 FARM RD #117	LOBO LOSELICE L		740 FARM RD #117		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-118	740 FARM RD #118	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-740-120	740 FARM RD #120	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-122	740 FARM RD #122	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-124	740 FARM RD #124	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-126	740 FARM RD #126	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-128	740 FARM RD #128	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-130	740 FARM RD #130	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-132	740 FARM RD #132	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-134	740 FARM RD #134	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-16	740 FARM RD #16	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-740-18	740 FARM RD #18	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-20	740 FARM RD #20	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-20	740-760 FARM RD								1020
73-16	M_199092_899519	73-16-740-20	740 FARM RD #20	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	995
73-16	M_199092_899519	73-16-740-20	740-760 FARM RD								995
73-16	M_199092_899519	73-16-740-201	740 FARM RD #201	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-202	740 FARM RD #202	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-203	740 FARM RD #203	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-204	740 FARM RD #204	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-205	740 FARM RD #205	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-740-206	740 FARM RD #206	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-207	740 FARM RD #207	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-208	740 FARM RD #208	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-209	740 FARM RD #209	GORMAN SUZZANNE R		161 AUSTIN DR #71		BURLINGTON	VT	05401	1020
73-16	M_199092_899519	73-16-740-210	740 FARM RD #210	VALADARES MOACIR		30 FLYNN AVE		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-211	740 FARM RD #211	CHUNG KWOK WAH		40 WHISPERING BROOK RD #33		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-212	740 FARM RD #212	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-213	740 FARM RD #213	DELIMA RIVELINO G		740 FARM RD #213		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-214	740 FARM RD #214	MOREIRA ELDER		70 FRYE ST		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-740-215	740 FARM RD #215	HYDON SARAH CARROLL		64 CANTERBURY DR		SUDBURY	MA	01776	1020
73-16	M_199092_899519	73-16-740-216	740 FARM RD #216	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-217	740 FARM RD #217	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-740-218	740 FARM RD #218	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-22	740 FARM RD #22	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-220	740 FARM RD #220	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-222	740 FARM RD #222	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-224	740 FARM RD #224	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-226	740 FARM RD #226	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-228	740 FARM RD #228	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-230	740 FARM RD #230	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-232	740 FARM RD #232	FUNG SAMUEL MANCHU		10 NOUVELLE WAY T928		NATICK	MA	01760	1020

73-16	M_199092_899519	73-16-740-234	740 FARM RD #234	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-24	740 FARM RD #24	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-28	740 FARM RD #28	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-30	740 FARM RD #30	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-32	740 FARM RD #32	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-740-34	740 FARM RD #34	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-10	750 FARM RD #10	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-101	750 FARM RD #101	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST 4TH FLOOR		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-102	750 FARM RD #102	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-103	750 FARM RD #103	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-104	750 FARM RD #104	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-105	750 FARM RD #105	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-106	750 FARM RD #106	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-107	750 FARM RD #107	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-108	750 FARM RD #108	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-109	750 FARM RD #109	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-110	750 FARM RD #110	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-111	750 FARM RD #111	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-112	750 FARM RD #112	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-113	750 FARM RD #113	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-114	750 FARM RD #114	MENZIES RATTAN		8 DURANT RD		NATICK	MA	01760-4701	1020
73-16	M_199092_899519	73-16-750-115	750 FARM RD #115	SANTANA JOSELITO		15 MURRAY HILL CIR		WILMINGTON	MA	01887	1020
73-16	M_199092_899519	73-16-750-116	750 FARM RD #116	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-117	750 FARM RD #117	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-118	750 FARM RD #118	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-12	750 FARM RD #12	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-120	750 FARM RD #120	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-122	750 FARM RD #122	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-124	750 FARM RD #124	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-126	750 FARM RD #126	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-128	750 FARM RD #128	ROSKO SHARON		1 JACKSON WAY		HOPEDALE	MA	01747	1020
73-16	M_199092_899519	73-16-750-130	750 FARM RD #130	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-132	750 FARM RD #132	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-134	750 FARM RD #134	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-14	750 FARM RD #14	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-16	750 FARM RD #16	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-18	750 FARM RD #18	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-2	750 FARM RD #2	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-20	750 FARM RD #20	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-201	750 FARM RD #201	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-202	750 FARM RD #202	ARAUJO ROGERIO		750 FARM RD #202		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-750-203	750 FARM RD #203	ALVES ANDREM		3036 STREAMLET WAY		MONROE	NC	28110	1020
73-16	M_199092_899519	73-16-750-204	750 FARM RD #204	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-205	750 FARM RD #205	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-206	750 FARM RD #206	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-207	750 FARM RD #207	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-208	750 FARM RD #208	CHIN CATHERINE		101 COLBORNE RD		BRIGHTON	MA	02135	1020
73-16	M_199092_899519	73-16-750-209	750 FARM RD #209	NELSON KEVIN		20 PATONY RD		FRAMINGHAM	MA	01701-4048	1020

73-16	M_199092_899519	73-16-750-210	750 FARM RD #210	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-211	750 FARM RD #211	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-212	750 FARM RD #212	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-213	750 FARM RD #213	ALMOUSSALI BASSAM M		76 WETHERSFIELD RD		BELLINGHAM	MA	02019	1020
73-16	M_199092_899519	73-16-750-214	750 FARM RD #214	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-215	750 FARM RD #215	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-216	750 FARM RD #216	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-217	750 FARM RD #217	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-218	750 FARM RD #218	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-22	750 FARM RD #22	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-220	750 FARM RD #220	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-222	750 FARM RD #222	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-224	750 FARM RD #224	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-226	750 FARM RD #226	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-228	750 FARM RD #228	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-230	750 FARM RD #230	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-232	750 FARM RD #232	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-234	750 FARM RD #234	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-750-24	750 FARM RD #24	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-28	750 FARM RD #28	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-30	750 FARM RD #30	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-32	750 FARM RD #32	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-34	750 FARM RD #34	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-4	750 FARM RD #4	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-6	750 FARM RD #6	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-750-8	750 FARM RD #8	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-101	760 FARM RD #101	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-102	760 FARM RD #102	CASTOR JOHN D JR		760 FARM RD #102		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-103	760 FARM RD #103	VANARIA DEBORAH A LIEST		760 FARM RD #103		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-104	760 FARM RD #104	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-105	760 FARM RD #105	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-106	760 FARM RD #106	ZOCCHI MAUREEN		7 DEC CT		HOPEDALE	MA	01747	1020
73-16	M_199092_899519	73-16-760-107	760 FARM RD #107	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-108	760 FARM RD #108	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-109	760 FARM RD #109	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-110	760 FARM RD #110	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-111	760 FARM RD #111	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-112	760 FARM RD #112	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-113	760 FARM RD #113	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-114	760 FARM RD #114	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-115	760 FARM RD #115	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-116	760 FARM RD #116	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-117	760 FARM RD #117	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-118	760 FARM RD #118	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-119	760 FARM RD #119	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-120	760 FARM RD #120	RICHARDSON DARRYL M		760 FARM RD #120		MARLBOROUGH	MA	01752	1020

73-16	M_199092_899519	73-16-760-122	760 FARM RD #122	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-124	760 FARM RD #124	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-126	760 FARM RD #126	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-128	760 FARM RD #128	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-130	760 FARM RD #130	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-132	760 FARM RD #132	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-134	760 FARM RD #134	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-136	760 FARM RD #136	GALOFARO LISA M		760 FARM RD #136		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-18	760 FARM RD #18	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-20	760 FARM RD #20	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-201	760 FARM RD #201	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-202	760 FARM RD #202	MENEZES MARCELO		186 RESERVOIR ST		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-203	760 FARM RD #203	QUAGLIA ANTHONY D		18 CULLINANE DR		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-204	760 FARM RD #204	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-205	760 FARM RD #205	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-206	760 FARM RD #206	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-207	760 FARM RD #207	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-208	760 FARM RD #208	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-209	760 FARM RD #209	JURGEN PAUL T		30 DRUMLIN HILL RD		GROTON	MA	01450	1020
73-16	M_199092_899519	73-16-760-210	760 FARM RD #210	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-211	760 FARM RD #211	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-212	760 FARM RD #212	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-213	760 FARM RD #213	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-214	760 FARM RD #214	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-215	760 FARM RD #215	MENEZES MARCELO		186 RESERVOIR ST		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-216	760 FARM RD #216	VERMILYEA MARYLYN P		760 FARM RD #216		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-217	760 FARM RD #217	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-218	760 FARM RD #218	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-219	760 FARM RD #219	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-22	760 FARM RD #22	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-220	760 FARM RD #220	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-222	760 FARM RD #222	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-224	760 FARM RD #224	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-226	760 FARM RD #226	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-228	760 FARM RD #228	CHANG INNJEN TR		47 WOODROW ST		HUDSON	MA	01749	1020
73-16	M_199092_899519	73-16-760-230	760 FARM RD #230	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-232	760 FARM RD #232	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-234	760 FARM RD #234	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-236	760 FARM RD #236	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020

73-16	M_199092_899519	73-16-760-24	760 FARM RD #24	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-26	760 FARM RD #26	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-28	760 FARM RD #28	HARVEY DORIS LI EST		760 FARM RD #28		MARLBOROUGH	MA	01752	1020
73-16	M_199092_899519	73-16-760-30	760 FARM RD #30	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-32	760 FARM RD #32	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-34	760 FARM RD #34	PRINCETON GREEN LIMITED PARTNERSHIP		1115 WESTFORD ST		LOWELL	MA	01851	1020
73-16	M_199092_899519	73-16-760-36	760 FARM RD #36	JIN LU		760 FARM RD #36		MARLBOROUGH	MA	01752	1020
73-46	M_199233_899424	73-46	747 FARM RD	RICHARD DAVID B		747 FARM RD		MARLBOROUGH	MA	01752	1010
73-47	M_199155_899424	73-47	745 FARM RD	OCOIN PAUL S TR		60 WEST HILL RD		MARLBOROUGH	MA	01752	1010
73-48	M_199432_899307	73-48	743-A FARM RD	GIBSON LINDA TR		743-B FARM RD		MARLBOROUGH	MA	01752	1010
73-49	M_199139_899382	73-49	729 FARM RD	DIMATTEO GINA A		721 FARM RD		MARLBOROUGH	MA	01752	3320
73-50	M_199122_899355	73-50	721 FARM RD	DIMATTEO GINA A		721 FARM RD		MARLBOROUGH	MA	01752	0101
73-51	M_199075_899341	73-51	713 FARM RD	GIBSON LINDA TR		743-B FARM RD		MARLBOROUGH	MA	01752	1010
73-51A	M_199104_899335	73-51A	713-A FARM RD	GIBSON LINDA TR		743-B FARM RD		MARLBOROUGH	MA	01752	1010
73-51B	M_199192_899299	73-51B	FARM RD	GIBSON LINDA TR		743-B FARM RD		MARLBOROUGH	MA	01752	1320

73-53	M_198998_899254	73-53	685 FARM RD	MARLBOROUGH INDUSTRIAL LLC		259 TURNPIKE RD STE 100		SOUTHBOROUGH	MA	01772	1010
85-12	M_199002_899121	85-12	655 FARM RD	TROMBETTA FAMILY LP		20 BROADMEADOW ST		MARLBOROUGH	MA	01752	0316
85-13	M_198963_899215	85-13	667 FARM RD	MONTEIRO MICHAEL J TR		20 WESTERN VIEW DR		MARLBOROUGH	MA	01752	0401
85-16	M_199006_899010	85-16	56 BROADMEADOW ST	PAINTON CHRISTA D LI EST		56 BROADMEADOW ST		MARLBOROUGH	MA	01752	1010
85-16B	M_199136_899028	85-16B	80 BROADMEADOW ST	MILIN ASSOCIATES LLC		80 BROADMEADOW ST		MARLBOROUGH	MA	01752	3750
85-18	M_199223_898994	85-18-116-48	116-124 BROADMEADOW ST	WILLOWS @ MARLBORO		116-124 BROADMEADOW ST		MARLBOROUGH	MA	01752	995
85-18	M_199223_898994	85-18-116-A	116 BROADMEADOW ST #A	BARRY EDWARD F JR		116 BROADMEADOW ST #A		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-B	116 BROADMEADOW ST #B	GELLER JASON E		116 BROADMEADOW ST #B		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-C	116 BROADMEADOW ST #C	PANIAGUA RAMIRO SARRATO		116 BROADMEADOW ST #C		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-D	116 BROADMEADOW ST #D	RUANE ELIZABETH A		116 BROADMEADOW ST #D		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-E	116 BROADMEADOW ST #E	SHALACHMAN CHARLENE		116 BROADMEADOW ST #E		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-F	116 BROADMEADOW ST #F	GOURGUE CLARK SR		468 ELM ST E		RAYNHAM	MA	02767	1020
85-18	M_199223_898994	85-18-116-G	116 BROADMEADOW ST #G	GERBER MARY H		116 BROADMEADOW ST #G		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-116-H	116 BROADMEADOW ST #H	VALENTINO BRIAN		116 BROADMEADOW ST #H		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-118-A	118 BROADMEADOW ST #A	SWEENEY TRACEY A TR		118 BROADMEADOW ST #A		MARLBOROUGH	MA	01752	1020

85-18	M_199223_898994	85-18-118-B	118 BROADMEADOW ST #B	SHAH KETAN		118 BROADMEADOW ST #B		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-118-C	118 BROADMEADOW ST #C	YIN WENJUN		118 BROADMEADOW ST #C		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-118-D	118 BROADMEADOW ST #D	POWELL KAREN		72 NICHOLAS RD		FRAMINGHAM	MA	01701	1020
85-18	M_199223_898994	85-18-118-E	118 BROADMEADOW ST #E	DEBARDELEBEN HENRY M		118 BROADMEADOW ST #E		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-118-F	118 BROADMEADOW ST #F	RINCON ADRIANA		402 MAYNARD RD		SUDBURY	MA	01776	1020
85-18	M_199223_898994	85-18-118-G	118 BROADMEADOW ST #G	DEMERS ELLEN P		118 BROADMEADOW ST #G		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-118-H	118 BROADMEADOW ST #H	THOMPSON VICTOR G		118 BROADMEADOW ST #H		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-A	120 BROADMEADOW ST #A	FRASER M MADELINE		120 BROADMEADOW ST #A		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-B	120 BROADMEADOW ST #B	FINCHUM JAMES		120 BROADMEADOW ST #B		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-C	120 BROADMEADOW ST #C	GRAMAJO HUGO C TR		120 BROADMEADOW ST #C		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-D	120 BROADMEADOW ST #D	LYONS MARY A		120 BROADMEADOW ST #D		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-E	120 BROADMEADOW ST #E	BURGER STEFANIE T		120 BROADMEADOW ST #E		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-F	120 BROADMEADOW ST #F	ARANTES PAULO		120 BROADMEADOW ST #F		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-G	120 BROADMEADOW ST #G	GRANT ROBERT A TR		120 BROADMEADOW ST #G		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-120-H	120 BROADMEADOW ST #H	DEANS KIM L		120 BROADMEADOW ST #H		MARLBOROUGH	MA	01752	1020

85-18	M_199223_898994	85-18-122-A	122 BROADMEADOW ST #A	WILLIAMS ANN M		122 BROADMEADOW ST #A		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-B	122 BROADMEADOW ST #B	SANDERSON MELINDA		122 BROADMEADOW ST #B		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-C	122 BROADMEADOW ST #C	TCHANGOV TODOR T		122 BROADMEADOW ST #C		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-D	122 BROADMEADOW ST #D	DAVIS RYAN		122 BROADMEADOW ST #D		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-E	122 BROADMEADOW ST #E	PERRY CRAIG R		122 BROADMEADOW ST #E		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-F	122 BROADMEADOW ST #F	WU PENGCHENG		88 ATKINSON LANE		SUDBURY	MA	01776	1020
85-18	M_199223_898994	85-18-122-G	122 BROADMEADOW ST #G	HASSINGER ANN		122 BROADMEADOW ST #G		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-122-H	122 BROADMEADOW ST #H	SARNIE JOHN		122 BROADMEADOW ST #H		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-A	124 BROADMEADOW ST #A	NANJUNDAPPA MAHESH		124 BROADMEADOW ST #A		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-B	124 BROADMEADOW ST #B	DEMARINIS FAITH		124 BROADMEADOW ST #B		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-C	124 BROADMEADOW ST #C	ISERN GERMINAL		124 BROADMEADOW ST #C		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-D	124 BROADMEADOW ST #D	TSOU ANDREW		124 BROADMEADOW ST #D		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-E	124 BROADMEADOW ST #E	MASON JAMES M TR		110 LEPES RD		PORTSMOUTH	RI	02871	1020
85-18	M_199223_898994	85-18-124-F	124 BROADMEADOW ST #F	BENSON KEVIN R		124 BROADMEADOW ST #F		MARLBOROUGH	MA	01752	1020
85-18	M_199223_898994	85-18-124-G	124 BROADMEADOW ST #G	MARCOTTE LOUIS E JR		124 BROADMEADOW ST #G		MARLBOROUGH	MA	01752	1020

85-18	M_199223_898994	85-18-124-H	124 BROADMEADOW ST #H	KEMP LINDA A		124 BROADMEADOW ST #H		MARLBOROUGH	MA	01752	1020
85-19	M_199323_898947	85-19	BROADMEADOW ST	GULBANKIAN SONIA		39 WALDEN DR		WALPOLE	MA	02081-5004	7130
85-19A	M_199426_898904	85-19A	BROADMEADOW RD	GULBANKIAN LEVON ROBERT		230 BROADMEADOW ST		MARLBOROUGH	MA	01752	7130
85-8	M_198857_899177	85-8	644 FARM RD	NORMANDIN LOUIS R		644 FARM RD		MARLBOROUGH	MA	01752	1010
85-9	M_198823_899200	85-9	656 FARM RD	RABELO TELMA		90 COOK LN		MARLBOROUGH	MA	01752	1010
86-1	M_199628_899093	86-1	270 BROADMEADOW ST	GULBANKIAN LEVON ROBERT		230 BROADMEADOW ST		MARLBOROUGH	MA	01752	1035

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: J&D Land Holdings LLC Address: 804 Boston Post Road, Sudbury, MA

Project Name: J&D Landscape Contractors Address: 101 Airport Boulevard

1. PROPOSED USE: (describe) Contractor's Yard / Landscape Contractor's Yard

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 6,000 s.f. 1st floor 6,000 s.f. all floors 6,000 s.f.

buildings 1 # stories 1 lot area (s.f.) 818,282 sq. ft. (entire site)

4. LOT COVERAGE: 58.5 %Landscaped area: 41.5 %

5. POPULATION ON SITE: Number of people expected on site at anytime:

   Normal: 12 Peak period: 15

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 12 Peak period: 12

(B) How many service vehicles will service the development and on what schedule?

Deliveries of materials as needed.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Downward facing lighting.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

Same.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Loading and unloading of vehicles.

9. AIR: What sources of potential air pollution will exist at the development?

Vehicle exhaust.

10. WATER AND SEWER: Describe any unusual generation of waste. None.

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None.

***Attach additional sheets if necessary**

CITY OF MARLBOROUGH

MARLBOROUGH, MASSACHUSETTS 01752

City Hall

140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council Date: 11-2-2021

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: J&D Landscape Contractors

Project Use Summary: Contractor's Yard / Landscape Contractor's Yard

Project Street Address: 101 Airport Boulevard (Unit 12)

Plate: _____ Parcel: 73-52

Applicant/Developer Name: J&D Land Holdings LLC

Plan Date: 1-31-2020 Revision Date: 10-12-2021

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Tin Htway
Acting Director of Planning

Application Fee to submit to City Clerk's office

$500

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Steven W. Kerrigan
City Clerk

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

J&D Land Holdings LLC

Owner Name/Officer Name of LLC or Corporation

Daniel J. Pellegrino

Owner/Officer Complete Address and Telephone Number

804 Boston Post Road

Sudbury, MA 01776

Signature of Applicant

Attorney on behalf of Applicant, if applicable

Attorney Brian Falk

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Steven W. Kerrigan
City Clerk

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

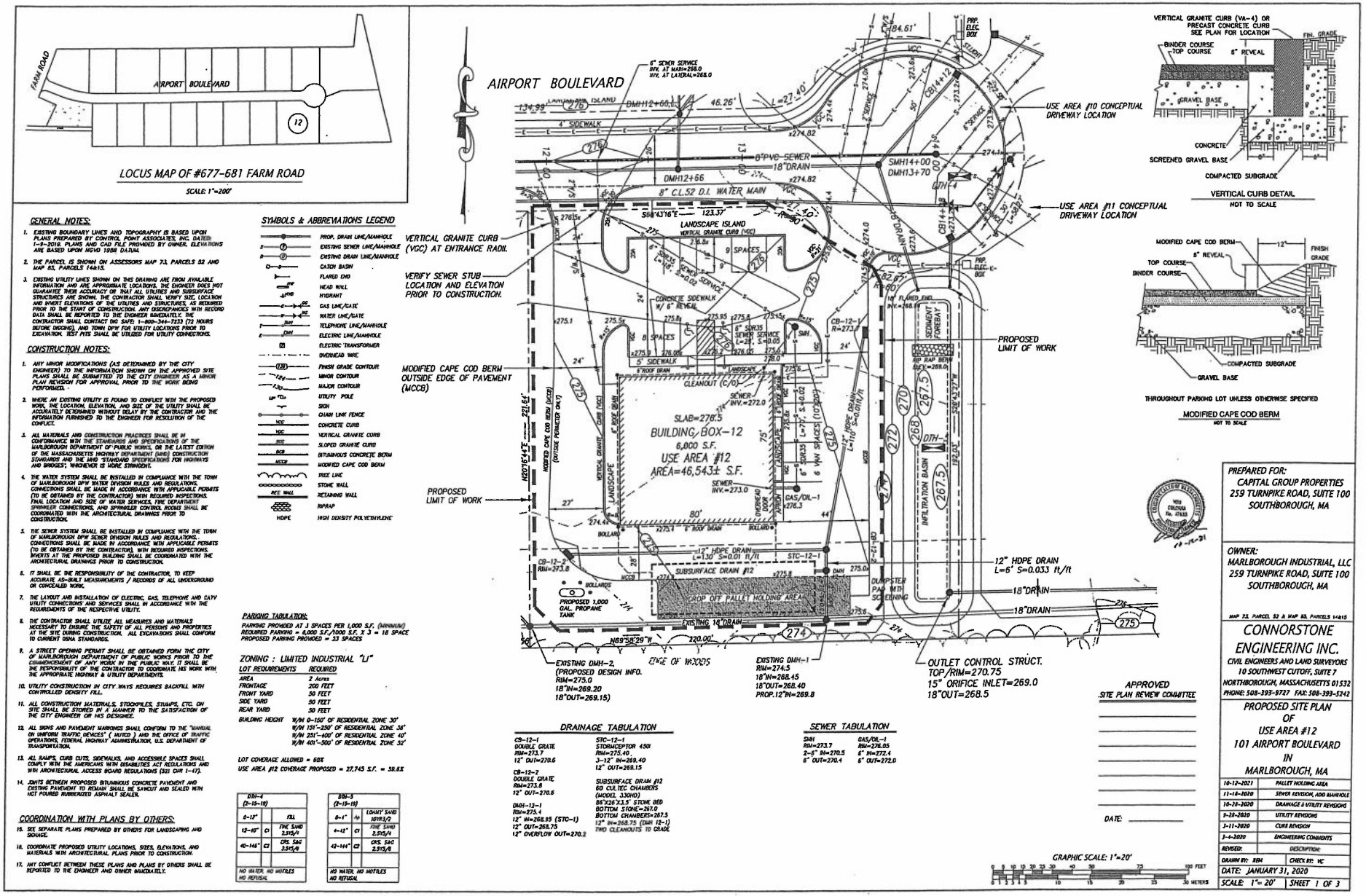
1 SET	POLICE CHIEF ✓
1 SET	FIRE CHIEF ✓
1 SET	CITY ENGINEER ✓
1 SET	DIRECTOR OF PLANNING ✓
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED) _____
1 SET	BUILDING COMMISSIONER ✓
12 SETS	OFFICE OF THE CITY COUNCIL ✓
3 SETS	OFFICE OF THE CITY CLERK _____ (**MUST be Original** & 2 Complete Sets)

Signature _____ **Date** 11/4/2021

Thank you for your cooperation in this matter.

Sincerely,

Steven W. Kerrigan
City Clerk



GENERAL NOTES:

1. EXISTING BOUNDARY LINES AND TOPOGRAPHY IS BASED UPON PLANS PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED: 1-9-2016. PLANS AND CAD FILE PROVIDED BY OWNER. ELEVATIONS ARE BASED UPON NGVD 1988 DATUM.
2. THE PARCEL IS SHOWN ON ASSESSORS MAP 73, PARCELS 52 AND MAP 65, PARCELS 14&15.
3. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

CONSTRUCTION NOTES:

1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
4. THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) WITH REQUIRED INSPECTIONS. FINAL LOCATION AND SIZE OF WATER SERVICES, FIRE DEPARTMENT SPRINKLER CONNECTIONS, AND SPRINKLER CONTROL ROOMS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
5. THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW SEWER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR), WITH REQUIRED INSPECTIONS. INVERTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
7. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
8. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
9. A STREET OPENING PERMIT SHALL BE OBTAINED FORM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
10. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.
11. ALL CONSTRUCTION MATERIALS, STOCKPILES, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
12. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
13. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-17).
14. JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER.

COORDINATION WITH PLANS BY OTHERS:

15. SEE SEPARATE PLANS PREPARED BY OTHERS FOR LANDSCAPING AND SIGNAGE.
16. COORDINATE PROPOSED UTILITY LOCATIONS, SIZES, ELEVATIONS, AND MATERIALS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
17. ANY CONFLICT BETWEEN THESE PLANS AND PLANS BY OTHERS SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.

SYMBOLS & ABBREVIATIONS LEGEND

- PROP. DRAIN LINE/MANHOLE
- EXISTING SEWER LINE/MANHOLE
- EXISTING DRAIN LINE/MANHOLE
- CATCH BASIN
- FLARED END
- HEAD WALL
- HYDRANT
- GAS LINE/GATE
- WATER LINE/GATE
- TELEPHONE LINE/MANHOLE
- ELECTRIC LINE/MANHOLE
- ELECTRIC TRANSFORMER
- OVERHEAD WIRE
- FINISH GRADE CONTOUR
- MINOR CONTOUR
- MAJOR CONTOUR
- UTILITY POLE
- SIGN
- CHAIN LINK FENCE
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- BITUMINOUS CONCRETE BERM
- MODIFIED CAPE COD BERM
- TREE LINE
- STONE WALL
- RETAINING WALL
- RIPRAP
- HDPE — HIGH DENSITY POLYETHYLENE

PARKING TABULATION:

PARKING PROVIDED AT 1 SPACES PER 1,000 S.F. (MINIMUM)
REQUIRED PARKING = 6,800 S.F./1000 S.F. X 3 = 18 SPACE
PROPOSED PARKING PROVIDED = 33 SPACES

ZONING : LIMITED INDUSTRIAL "LI"

LOT REQUIREMENTS	REQUIRED
AREA	2 Acres
FRONTAGE	200 FEET
FRONT YARD	50 FEET
SIDE YARD	50 FEET
REAR YARD	50 FEET
BUILDING HEIGHT	W/IN 0-150' OF RESIDENTIAL ZONE 30' W/IN 151'-250' OF RESIDENTIAL ZONE 36' W/IN 251'-400' OF RESIDENTIAL ZONE 40' W/IN 401'-500' OF RESIDENTIAL ZONE 52'

LOT COVERAGE ALLOWED = 60%
USE AREA #12 COVERAGE PROPOSED = 27,745 S.F. = 59.8%

BBI-4 (2-15-19)		
0-12"		FILL
12-40"	C1	FINE SAND 2.5Y5/4
40-146"	C2	CRS. SAND 2.5Y5/6
NO WATER, NO MOTTLES NO REFUSAL		

BBI-3 (2-15-19)		
0-4"	Ap	LOAMY SAND 10YR3/2
4-42"	C1	FINE SAND 2.5Y5/4
42-144"	C2	CRS. SAND 2.5Y5/6
NO WATER, NO MOTTLES NO REFUSAL		

DRAINAGE TABULATION

CB-12-1
DOUBLE GRATE
RIM=273.7
12" OUT=270.6

CB-12-2
DOUBLE GRATE
RIM=273.8
12" OUT=270.6

DMH-12-1
RIM=275.4
12" IN=268.95 (STC-1)
12" OUT=268.75
12" OVERFLOW OUT=270.2

STC-12-1
STORMCEPTOR 450i
RIM=275.40
3-12" IN=269.40
12" OUT=268.15

SUBSURFACE DRAIN #12
60 CULTEC CHAMBERS
(MODEL 330HO)
86"X26'X3.5' STONE BED
BOTTOM STONE=267.0
BOTTOM CHAMBERS=267.5
12" IN=268.75 (DMH 12-1)
TWO CLEANOUTS TO GRADE

SEWER TABULATION

SMH
RIM=273.7
2-6" IN=270.5
6" OUT=270.4

GAS/OIL-1
RIM=276.05
6" IN=272.4
6" OUT=272.0

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

MAP 73, PARCEL 52 & MAP 65, PARCELS 14&15

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

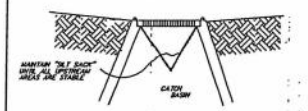
PROPOSED SITE PLAN
OF
USE AREA #12
101 AIRPORT BOULEVARD
IN
MARLBOROUGH, MA

REVISED:	DESCRIPTION:
10-12-2021	PALLET HOLDING AREA
11-18-2020	SEWER REVISION, ADD MANHOLE
10-28-2020	DRAINAGE & UTILITY REVISIONS
9-28-2020	UTILITY REVISIONS
3-11-2020	CURB REVISION
3-4-2020	ENGINEERING COMMENTS

DRAWN BY: BBM | CHECK BY: VC
DATE: JANUARY 31, 2020
SCALE: 1"= 20' | SHEET 1 OF 3

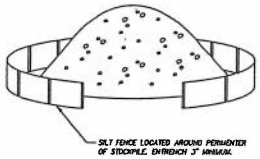
EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS AS CONDITIONED IN THE SITE PLAN APPROVAL CONDITIONS.
3. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
4. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF HAY BALE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
7. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. FENCING SHALL BE INSTALLED AROUND STOCKPILES IN EXCESS OF 10 FEET IN HEIGHT.
8. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.
9. DE-WATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJOINING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY HAY BALE CORRAL AND HAY BALE CHECK DAMS SPACED 10' APART.
10. STAKED HAY BALES AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL HAY BALES AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS HAYBALE/SILT FENCING STRUCTURES MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS.
11. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT UNITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
12. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY BECOME STORM WATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (SILTSOK BASIN INSERTS, SIMCOMBUMP - MODEL 3001, OR APPROVED EQUAL). THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.
13. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
14. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 3/4"-1 1/2" INCH CRUSHED STONE TO A DEPTH OF 12" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR THE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.
15. EQUIPMENT SHALL NOT BE PARKED WITHIN WETLANDS.



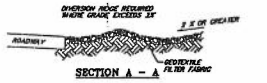
NOTES:
1. SILT SACKS ARE TO BE INSPECTED DAILY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
2. IF SILT SACKS ARE MORE THAN 1/2(H) FULL THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.
3. SILTSACKS SHALL REMAIN IN PLACE UNTIL ALL VEGETATION IN IMMEDIATE VICINITY IS FULLY ESTABLISHED.

SILT SACK OR EQUAL, SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE

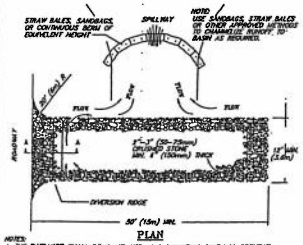


NOTES:
1. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
2. STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.
3. STOCKPILE TO REMAIN FOR EXTENDED PERIODS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE.
4. PROVIDE SAFETY FENCING AROUND STOCKPILES OVER 10' IN HEIGHT OR OTHERWISE RESTRICT SITE ACCESS.

SOIL STOCKPILE DETAIL
NOT TO SCALE



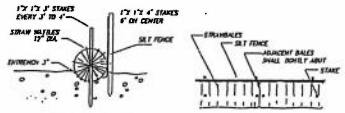
SECTION A – A



PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE THE PERIODIC REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

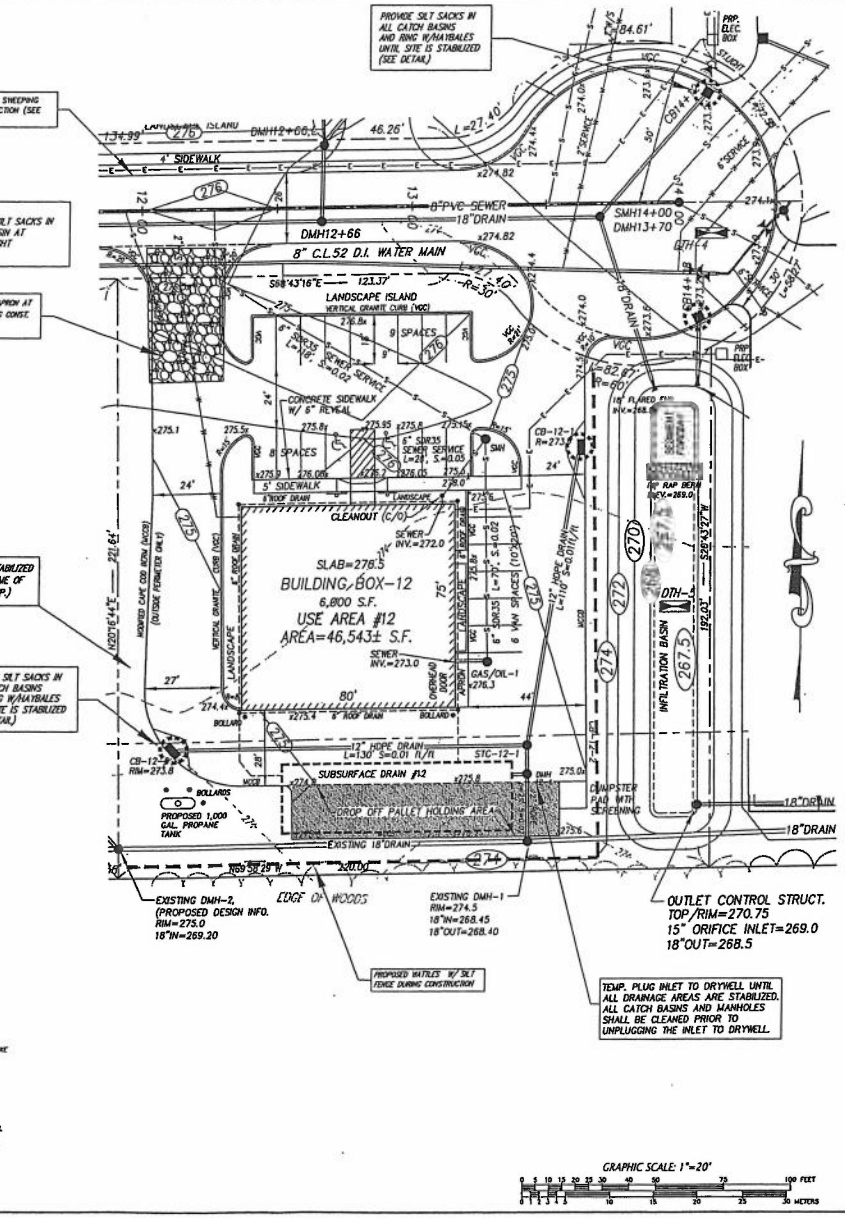
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

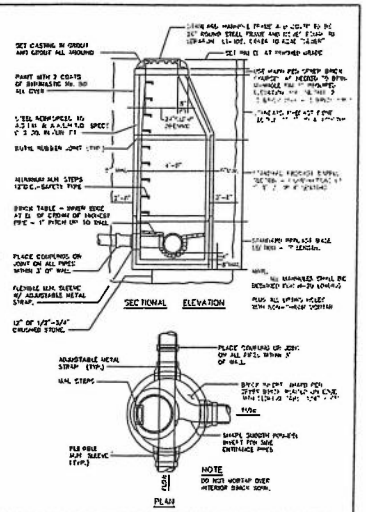


CROSS SECTION
PLAN VIEW

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

EROSION BARRIER
NOT TO SCALE





TYPICAL PRECAST CONCRETE MANHOLE DETAIL
NOT TO SCALE

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

MAP 73, PARCEL 53 & MAP 88, PARCELS 14&15

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EROSION CONTROL PLAN
OF
USE AREA #12
IN
MARLBOROUGH, MA

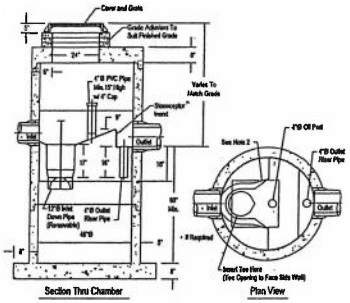
REVISED:	DESCRIPTION:
10-12-2021	PALLET HOLDING AREA
11-16-2020	SEWER REVISION, ADD MANHOLE
10-28-2020	DRAINAGE & UTILITY REVISIONS
9-28-2020	UTILITY REVISIONS
3-11-2020	CURB REVISION
3-4-2020	ENGINEERING COMMENTS

DRAWN BY: BEM | CHECK BY: VC
DATE: JANUARY 31, 2020
SCALE: 1"= 20' | SHEET 2 OF 3

Rinker MATERIALS

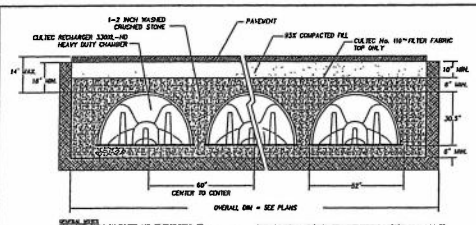
Concrete Pipe Division

STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)

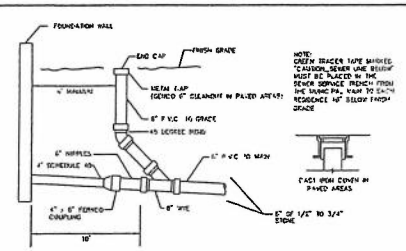


Notes:
1. The Use Of Flexible Connection Is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985140, #5498331, #5725761, #5753115, #5940101, #6066765, #6371050.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

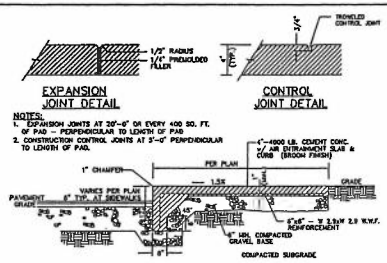
Rinker 027



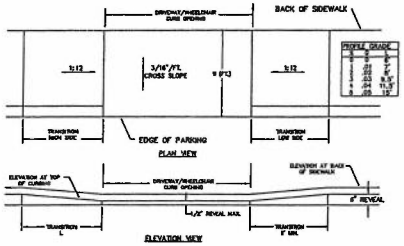
CULTEC RECHARGER 330 XLHD CHAMBER SYSTEM
PAVED TRAFFIC APPLICATION
TYPICAL CROSS SECTION DETAIL



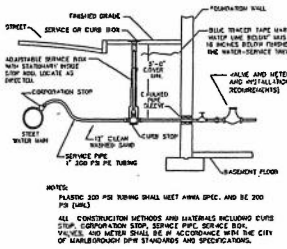
SEWER SERVICE LINES CLEANOUT & FITTINGS
NOT TO SCALE



CONCRETE PAD / SIDEWALK DETAIL
NOT TO SCALE

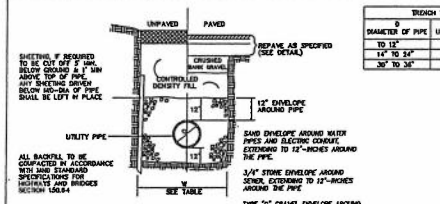


DRIVEWAY/WHEELCHAIR CURB OPENINGS
NOT TO SCALE



NOTES:
PLASTIC 200 PSI TUBING SHALL MEET AWWA SPEC. AND BE 200 PSI (MIN.)
ALL CONSTRUCTION METHODS AND MATERIALS INCLUDING CURB STOP, CORPORATION STOP, SERVICE PIPE, SERVICE BOX, VALVES, AND METER SHALL BE IN ACCORDANCE WITH THE CITY OF MARLBOROUGH DPW STANDARDS AND SPECIFICATIONS.

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

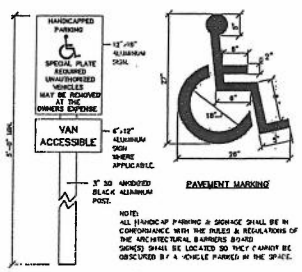


TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

TYPICAL TRENCH SECTION
NOT TO SCALE

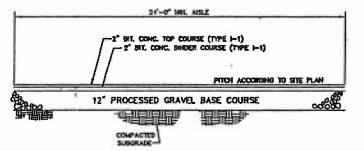
APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

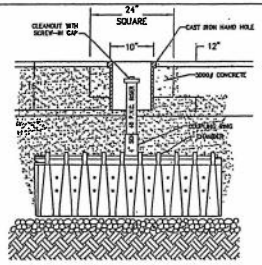


NOTE:
ALL HANDICAP PARKING & SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD
SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

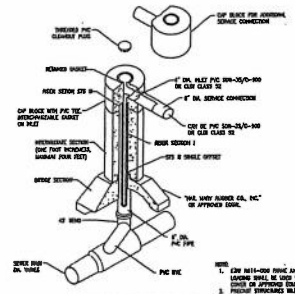
HANDICAP SIGN & PAVEMENT MARKING DETAIL
NOT TO SCALE



TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE



NOTE:
1. CAST IRON FRAME AND COVER TO BE LEABORN 1044 OR EQUAL WITH "SEWER" ON COVER OR APPROVED EQUAL.
2. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478 AS AMENDED OR CURRENT STANDARD OR OTHER STANDARDS NOT FOR LOADS IN EXCESS OF 1000#.

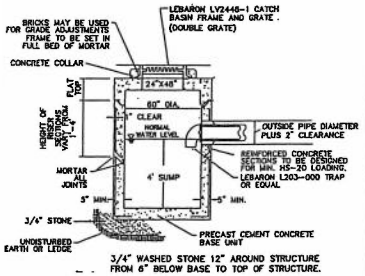
PRECAST SEWER CLEANOUT
N.T.S.

PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

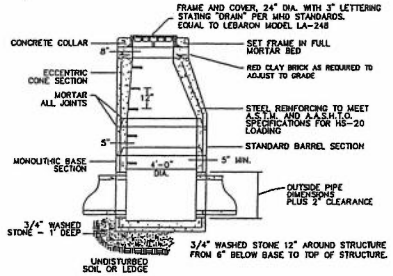
OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA
MAP 73, PARCEL 53

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

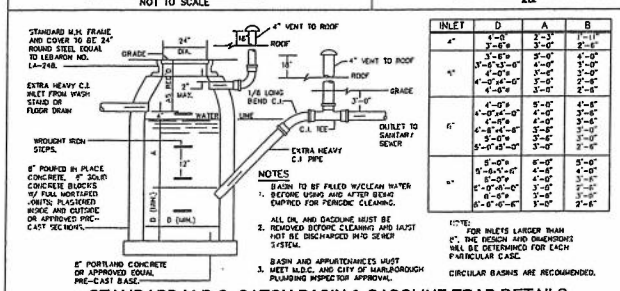
PROPOSED SITE PLAN
OF
USE AREA #12
101 AIRPORT BOULEVARD
IN
MARLBOROUGH, MA



PRECAST CONCRETE DOUBLE GRATE CATCH BASIN
WITH GRANITE CURB INLET
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



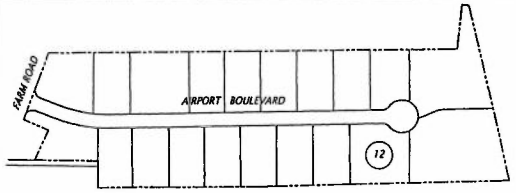
NOTES
1. BASIN TO BE FILLED W/CLEAN WATER BEFORE USING AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING AND MUST NOT BE DISCHARGED INTO SEWER SYSTEM.
2. BASIN AND APPURTENANCES MUST MEET M.D.C. AND CITY OF MARLBOROUGH PLUMBING INSPECTOR APPROVAL.
3. CIRCULAR BASINS ARE RECOMMENDED.

INLET	D	A	B
4"	4'-0"	2'-3"	1'-11"
	3'-6"	3'-0"	2'-6"
4"	3'-6"	3'-0"	4'-0"
	3'-8"x3'-0"	4'-0"	3'-0"
	4'-0"x	3'-6"	3'-0"
	4'-0"x4'-0"	3'-0"	2'-6"
	4'-0"x	3'-0"	2'-6"
6"	4'-0"x	5'-0"	4'-6"
	4'-0"x4'-0"	4'-0"	3'-6"
	4'-0"x	4'-0"	3'-6"
	4'-8"x4'-6"	3'-6"	3'-0"
	5'-0"x	3'-6"	3'-0"
	5'-0"x5'-0"	3'-0"	2'-6"
8"	5'-0"x	6'-0"	5'-0"
	5'-0"x5'-6"	4'-6"	4'-0"
	5'-0"x	4'-0"	3'-6"
	6'-0"x6'-0"	3'-6"	3'-6"
	6'-0"x	3'-6"	3'-0"
	6'-6"x6'-6"	3'-0"	2'-6"

NOTE:
FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.

STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS
NOT TO SCALE

10-12-2021	PALLET HOLDING AREA
11-10-2020	SEWER REVISION, ADD MANHOLE
10-20-2020	DRAINAGE & UTILITY REVISIONS
9-28-2020	UTILITY REVISIONS
3-11-2020	CURB REVISION
3-4-2020	ENGINEERING COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: RGM	CHECK BY: VC
DATE: JANUARY 31, 2020	
SCALE: NONE	SHEET 3 OF 3.



LOCUS MAP OF #677-681 FARM ROAD

SCALE: 1"=200'

GRAPHIC LEGEND

- PROTECT EXISTING TREELINE/VEGETATION TO REMAIN, TYP.
- DECIDUOUS SHADE TREES
- ORNAMENTAL & FLOWERING TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS / GRASSES
- SEEDED LAWN
- NEW ENGLAND WETMIX (WETLAND SEED MIX)
- 8' HIGH VINYL BOARD FENCE

LOT 12 PLANT MATERIAL LIST – 677-681 FARM ROAD, MARLBOROUGH, MA.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS AND ORNAMENTAL TREES						
AR	8	ACER RUBRUM	RED MAPLE	3 -3 1/2"	B&B	8' HIGH BRANCHING
PSC	1	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	3 -3 1/2"	B&B	8' HIGH BRANCHING
SHRUBS						
IGC	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 1/2-3'	B&B	
JB	30	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	24" MIN.	CAN	24" SPREAD MIN.
CS	15	CORNUS SERICEA 'KELSEY'	RED-OSIER DOGWOOD	3'	CAN	
PJM	15	RHODODENDRON 'P.J.M.'	P.J.M. RHODODENDRON	3 1/2-3'	B&B	
TE	15	TAXUS x. 'EVER-LOW'	SPREADING YEW	3 1/2-3'	B&B	
PERENNIALS						
HH	71	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	3 GAL	CAN	YELLOW FLOWER

GENERAL NOTES:

1. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR INDIVIDUALS. CONTRACTOR TO FAMILIARIZE INDIVIDUALS W/ DESIGN DOCUMENTS NOTES & DETAILS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
2. CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE CITY OF MARLBOROUGH, PRIOR TO PLANT MATERIAL INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH THE CITY OF MARLBOROUGH.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT DIG SAFE @ 1-888-344-7233 TO HAVE THE EXISTING UTILITIES MARKED.
5. ALL CONTRACTORS SHALL INSPECT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS FOR INDIVIDUALS.
6. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. SEE SPECIFICATION.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1–CURRENT EDITION.
8. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN. NO PLASTIC BURLAP.
9. ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. STAKE LOCATION OF ALL PROPOSED PLANT MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
12. HEAL ALL CONSTRUCTION SCARS WITH NATURALIZED GRASS, LAWN OR MULCH AS INDICATED BY DRAWINGS AND/ OR AS DIRECTED BY LANDSCAPE ARCHITECT.
13. "DRY ROOTS" SHALL BE ADDED TO ALL NEW TREE PLANTING PITS. ALL NEW LOAM SHALL BE TESTED AND AMENDED AS STATED IN THE LOAM REPORT, PROVIDED BY LOAM SUPPLIER.
14. LANDSCAPE CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE PROGRAM FOR THE (60) DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT & TO OWNER FOR ALL PROPOSED PLANT MATERIAL.
15. PROTECT EXISTING PLANT MATERIAL WITHIN CONSTRUCTION LIMITS. PROVIDE WATERING PROGRAM FOR ALL PROPOSED / EXISTING PLANT MATERIAL DURING CONSTRUCTION.
16. ALL TRANSPLANTED PLANT MATERIAL IS OWNED BY THE CONTRACTOR AND SHALL BE PREPARED FOR TRANSPLANTING FOR EACH SPECIES AT THE APPROPRIATE SEASON. THE CONTRACTOR SHALL REPLACE ANY TRANSPLANTED PLANT MATERIAL THAT DIES WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL. THE NEW PLANT MATERIAL SHALL BE MAINTAINED & GUARANTEED AS NEW PLANT MATERIAL.

LANDSCAPE NOTES:

LOAM DEPTHS SHALL BE AS FOLLOWS:

A. LAWN AREAS – 6" ROLLED THICKNESS

LAWN GRASS

(VALLEY GREEN SEED, LTD. WILMINGTON, MA.)

LANDSCAPE/UTILITY MIXTURE FOR SUN/SHADE:

ENCHANTED PERENNIAL RYEGRASS

CREEPING RED FESCUE

COLORUSH KENTUCKY BLUEGRASS

B. PLANT BEDS – 1 – 6" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.

C. ISOLATED PLANTED ISLANDS – 1' – 6" LOAM DEPTH

D. NEW ENGLAND WETMIX (WETLAND SEED MIX)
4" ROLLED THICKNESS, MIN.

New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
Carex vulpinoidea	Fox Sedge	OBL
Carex stipata	Owl Brown Sedge	FACW
Carex lurida	Lurid Sedge	OBL
Carex bebbii	Bebb Sedge	OBL
Poa palustris	Fowl Mangrass	FACW
Juncus tenuis	Slender Rush	FACW
Scirpus cyperinus	Green Bulrush	OBL
Juncus balticus	Baltic Rush	OBL

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2021 OCT 27 P 12: 13

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Transforming Education

Marlborough Public Schools

School Committee
District Education Center
25 Union Street, Marlborough, MA 01752
(508) 460-3509

Call to Order **October 12, 2021**

1. Chairman Vigeant called the regular meeting of the Marlborough School Committee to order at 7:40 p.m. at 17 Washington Street, Marlborough, MA. Members present included Michelle Bodin-Hettinger, Daniel Caruso, Earl Geary, Katherine Hennessy, Heidi Matthews, and Denise Ryan. Also present were Superintendent Michael Bergeron, Director of Finance and Operations, Douglas Dias, the Assistant Superintendent of Teaching and Learning, Mary Murphy, and the Assistant Superintendent of Student Services and Equity, Jody O'Brien. Additionally, MEA Representative Eileen Barry and Student Representative Hattie Parker were present.

   This meeting is being recorded by local cable, WMCT-TV, and is available for review.

2. **Pledge of Allegiance:** Chairman Vigeant led the Pledge of Allegiance.

3. **Presentation:** None.

4. **Committee Discussion/Directives:** None.

5. **Communications:** None.

6. **Superintendent's Report:**
   Superintendent Bergeron stated that he will be asking the committee to approve his FY22 goals tonight.
   The Superintendent updated the committee on the COVID-19 data for the city of Marlborough and MPS. He discussed the discrepancies between his report from October 6th and current data as of this meeting on the 12th.
   Superintendent Bergeron introduced the School Improvement Plans, which are attached to his report.

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The Superintendent stated that the first of four dinner meetings to update and revise the district's strategy for improvement was held on October 5th. The remaining meetings will take place during November, December, and January. The new draft Strategy for Improvement will be presented in the FY23 budget request document.
Chairman Vigeant added on to the COVID-19 data, including vaccination percentages and booster shot updates, for the City.

A. Assistant Superintendent of Teaching & Learning

Mrs. Murphy, the Assistant Superintendent of Teaching and Learning, reported on the before/after school interventions for K-12. The NWEA MAP assessment was administered three times last year and the summary of the results are in the School Improvement Plan attached to the Superintendent's report. The data was used in the spring to plan summer programming and in-school interventions. Interventions will focus on academic gaps, supporting students that need additional social or emotional support, or EL needs. Before school interventions at the K-5 level will happen in person, but after school interventions will be remote. Both before and after school interventions for grades 6-12 will occur in person. Mrs. Murphy stated that intervention groups will be scheduled for 6–8-week cycles and data from these interventions will be utilized to identify groupings for the next cycle.

7. Acceptance of Minutes:

A. Minutes of the September 28, 2021 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve these minutes.
Motion passed 7-0-0.

8. Public Participation:

Amber Aftosmis, at 38 Beverly Drive, voiced her concern about her understanding of the district's homework policy.

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It should be noted that members of the public may provide comment via email before the meeting to superintendent@mps-edu.org. Public participation is a time for your comments to be heard by the committee; it is not a question-and-answer session.

9. Action Items/Reports

A. Memorandum of Agreement between the Marlborough School Committee and Para Educators, Local 888

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve the agreement.
Motion passed 7-0-0.

B. Memorandum of Agreement between the Marlborough School Committee and Marlborough Educator Association

Mrs. Hennessy noted that further discussion will be happening with this association.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve the agreement.
Motion passed 7-0-0.

C. Collective Bargaining Agreement between the Marlborough School Committee and Marlborough Educator Association

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve the agreement.
Motion passed 7-0-0.

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D. Surplus Third Grade Textbooks

Mr. Dias shared that there is a surplus of old third grade textbooks. The district tried selling them and giving away, both of which were unsuccessful. Mr. Dias requested to make the textbooks obsolete via recycling.

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to approve this request.
Motion passed 7-0-0.

E. FY22 Superintendent's Goals

Superintendent Bergeron requested the committee approve his FY22 goals.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve these goals.
Motion passed 7-0-0.

F. MASC Delegate

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to nominate Mrs. Bodin-Hettinger as the MASC Delegate.
Motion passed 7-0-0.

The original agenda item G (MASC Resolution) was moved to the end of the agenda items to allow for more discussion.

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H. Policy for Acceptance

1. **Policy 7.700 Homework**
   Mrs. Hennessy clarified the intentions behind this policy, especially for the public participant who voiced her concerns.

   Motion made by Mrs. Hennessy, seconded by Chairman Vigeant to approve this policy.
   Motion passed 7-0-0.

I. Acceptance of Donations and Gifts

Donor's Choose. At Goodnow Brothers Elementary School, Mrs. Cutone's class received $$169.56 and Mrs. Russell's class received $290.70.
Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.
Motion passed 7-0-0.

Target East Marlborough. 32 cases of hand sanitizer valued at $1,152.00 and miscellaneous school supplies valued at $300.00 were donated to MPS.
Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.
Motion passed 7-0-0.

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G. MASC Resolutions

Mrs. Matthews read each of the nine MASC resolutions, which are attached to this agenda item in detail.

Motion made by Mrs. Bodin-Hettinger seconded by Chairman Vigeant to allow the delegate to decide on the floor regarding Resolution 1: Dedicated funding for school-based clinics and services.
Motion passed 7-0-0.

Motion made by Mrs. Hennessy, seconded by Chairman Vigeant to approve Resolution 2: Homework gap and WIFI/internet access.
Motion passed 6-1-0.

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to approve Resolution 3: IDEA full funding act.
Motion passed 6-1-0.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to allow the delegate to decide on the floor regarding Resolution 4: Recess.
Motion passed 7-0-0.

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to approve Resolution 5: Zero-tolerance policies.
Motion passed 7-0-0.

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to approve Resolution 6: Alternative to MCAS.
Motion passed 7-0-0.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve Resolution 7: School Committee and receivership.
Motion passed 7-0-0.

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Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve Resolution 8: Electric school buses.
Motion passed 5-2-0.

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to approve Resolution 9: Prohibiting the use of Native American mascots.
Motion did not pass 3-4-0.

10. Reports of School Committee Sub-Committees:

Mrs. Hennessy shared that Policy Sub-Committee will be meeting on Thursday.

11. Members' Forum:

Mrs. Matthews has reviewed and signed the warrant.
Mrs. Bodin-Hettinger shared a question she received from a parent regarding a questionnaire the district sent out.

12. Adjournment:

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to adjourn at 8:27 p.m.
Motion passed 7-0-0.

Respectfully submitted,

Heidi Matthews
Secretary, Marlborough School Committee

HM/jm
Approved October 26, 2021

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2021 OCT 28 A 11:48

CONSERVATION COMMISSION
Minutes
October 7, 2021(Thursday)
Marlborough City Hall – 3rd Floor, Memorial Hall
7:00 PM

Present: Edward Clancy-Chairman; Allan White, David Williams, Dennis Demers, John Skarin, Karin Paquin and William Dunbar. Priscilla Ryder - Conservation Officer was also present.
Absent: none

Approval of Minutes: The minutes of Sept. 2 and Sept. 16, 2021 were reviewed and on a motion by Mr. White second by Edward Clancy, they were unanimously approved 7-0.

Public hearings:
Notice of Intent
2 Minehan Lane – Department of Public Works

At the applicant's request this item was continued to the Oct. 21st meeting.

Notice of Intent (Continued from September 16, 2021) – Review draft Conditions
0 Phelps St. (next to 107) - David Franca (212-1238)
AND
Notice of Intent (Continued from September 16, 2021)
107 Phelps St. - David Franca (212-1239)

Vito Colonna from Connorstone was present. Ms. Ryder noted that she had not received comment from building or engineering, but they will weigh in later. There being no further questions, the hearing was closed. Ms. Ryder noted that she has drafted the conditions so that both orders are the same since the driveway and the house are connected. As drafted, the specific tasks for each DEP # is defined. The Commission reviewed the Order of Conditions and made some amendments and corrections.
After some discussion, the Commission took two votes:
On a motion by Mr. Skarin second by Edward Clancy to approve the draft Order of Conditions as drafted and amended for DEP 212-1238 (House) the Commission voted unanimously 7-0 to approve.
On a motion by Mr. Skarin, second by Edward Clancy to approve the draft Order of Conditions as drafted and amended for DEP 212-1239 (driveway) the Commission voted unanimously 7-0 to approve.

Draft Order of Conditions:
641 Pleasant St. – DEP 212-1242

The Commission received a revised plan in their packet which included the foundation drain as requested dated 9-17-21. Mr. John Kuettner, 633 Pleasant St. the abutter, expressed his concern that the vernal pool be adequately protected as it has been a viable natural system. The Commission reviewed the draft Order of Conditions and noted some changes and require a condition that MDOT approval be provided prior to starting work. There being no further discussion, on a motion by Mr. White, second by Edward Clancy to approve the draft Order of Conditions as drafted and amended, the commission voted unanimously 7-0 to approve.

Discussion:

- 212-1215 Green District – 107 Simarano Dr. – Request to advance to Phase II.

  John Shipe representing the Green District was present and explained that Phase 1 is moving along, and they have some large piles of materials that need to be moved in order to be able to pave phase 1. They would like to be able to move this material once and start phase II now. The Order of Conditions requires that Phase 1 be "substantially completed and stabilized" before advancing to Phase II. He is here tonight to request permission to move to Phase II in order to place this material on that site and then within a few weeks pave most of Phase 1 and get that stabilized.

  The Commission asked about schedule and phasing plan and expressed concern with opening a site at this time before winter. They asked about stabilization and the ability to control Phase II which has a steeper grade than Phase I. Questions were raised about volume of material to be moved, ability to clear but not grub sections, ability to control runoff etc. Mr. Shipe noted that they had not had problems with Phase I and the same controls would be included in Phase II. They will use stump grindings for erosion control. Councilor Ossing was in attendance and asked about their compliance record, which Ms. Ryder noted was very good. Mr. Shipe asked if they could begin installing erosion controls next week. After some discussion it was agreed that the Erosion Controls could be installed next week, with a site visit to inspect on Oct. 18th and that the applicant should return on Oct. 21st and bring the contractor to discuss construction sequencing, and a phasing plan colored up to better explain the process and areas that can be stabilized etc. Ms. Paquin, Mr. Dunbar, Mr. Williams, and Ms. Ryder will plan to attend the site visit on October 18th.

- DCR Forest Cutting Plan for State Forest in Desert Natural Area off Concord Rd. – Site walk Oct. 18th @ 3:00 PM

  Ms. Ryder explained the forest cutting plan document as provided. The red pine beetle has killed all the red pine stands in the Desert Natural Area and the State Forest land in Hudson. The State DCR will be harvesting these dead trees to see if they can salvage some of the wood product. They are looking to do this work this winter. Ms. Ryder noted that they will point out the Vernal Pools which should be on the list which aren't showing as certified on the maps. She will attend the site walk on Oct. 18th, Ms. Paquin and Mr. Williams indicated they would attend as well.

- **Spotted Lanternfly and Mile-a-minute vine- Alert**

  Ms. Ryder provided fliers to the Commission on these two non-native species. The spotted lanternfly has been found in breeding in Massachusetts now and will devastate the apple orchards and grapes among the plants it will impact. If seen, it is to be killed and THEN reported. The Commission was asked to keep an eye out and spread the word. The mile-a-minute vine was found behind city hall and destroyed but monitoring for this very aggressive vine will continue to be needed throughout the city to be sure it does not proliferate.

Correspondence/Other Business:

The following correspondence was discussed and placed on file.

- Letter dated Sept. 20, 2021, RE: Acceptance of Gift to Conservation Maintenance Fund to replace dead tree on the Assabet River Rail Tail (AARRT)
- Massachusetts Beautification Bulleting – 2021 Plan Something Bee-eautful Grantees- award $250. Ms. Paquin was successful in getting these funds through this grant.

- Letter to Israel Lopez, the Gutierrez Co. dated Sept. 17, 2021 RE: DEP 212-1193 Wetland Violation Notice – Fine $300, 149 Hayes Memorial Dr. Marlborough.

Next Conservation Commission meetings: Oct. 21, and Nov. 4, 2021

Adjournment - There being no further business, on a motion by Mr. White second by Edward Clancy, to adjourn the Commission voted unanimously 7-0 to adjourn. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Priscilla Ryder

Priscilla Ryder
Conservation/Sustainability Officer

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2021 OCT 19 P 4: 18

Meeting: Sept 14th Council of Aging Minutes

Location: Sr. Center Multi-Purpose Room

Time: 8:30am

Attendance: Leslie Biggar, Joseph Bisol, Jim Confrey, Brenda Costa, Pat Gallier, Mike Ossing, Judy Kane and Trish Pope

Jeanne McGeough was excused

1. Called to order at 8:30am
2. June 8th Minutes approved
3. Directors Update:
    a. Welcome back after the summer
    b. There are 13 fitness offering
        i. Most class are filled or nearly filled with 15 people per class because of room size
        ii. First day of sign up is for Marlborough residents only
        iii. Second day of sign up is open to anyone if class is not filled
    c. End of Summer Party is scheduled for Sept 15th
        i. Kennedy's Market is planning sweet and sour meatballs served with rice and stir-fried vegetable. Dessert is a grilled pineapple in cinnamon glazed sugar with a scoop of ice cream.
        ii. Entertainment is The Steel Band Man, Jason Roseman
        iii. Cost is $10
    d. Board of Health is offering Flu Shots
        i. Clinic will be held on September 22nd.
        ii. Notification postcard were sent to members of the Friends.
        iii. Marlborough residence only are eligible for this clinic.
        iv. There will be a second clinic on Oct 19th
        v. We are receiving calls regarding Booster shots. BOH is waiting on the approval of the Moderna vaccine.
    e. We received Hoarding and Cluttering grant from BayPath Elder Services.
    f. We also received a grant for PEARLS (Active and Rewarding Lives) from BayPath Elder Services.

i. This is a program to reduce loneliness and isolation among older adults

g. We received inquires from 4 people to join our COA Board. There are 3 openings on the board.
   i. The statement in the Newsletter to join seems to have worked
   ii. Linda Warren's application for the COA Board has gone to the Mayor's office

h. Paul Winske gifted10,000 to enhance the lives of seniors
   i. There will be a leaf purchased for the tree in the lobby with Paul's name

i. Peter Juaire is back to driving our bus on Tuesday, Wednesday and Thursday
   i. MWRTA is also running

j. Fish is holding off on the restart date

k. Pickling went well with 6-7 interested people who pickled refrigerated pickles in the Green House.

Joe Bisol gave the BayPath report. Report is attached.

Next meeting will be October 12th at 8:30am

Respectfully Submitted,

Leslie Biggar

Grant Awards

The Board of Directors voted at the August 2021 meeting to approve the Title III grant awards recommended by the Advisory Council. BayPath fully funded all grant applications. There will be more opportunities this year for additional grants funded through the American Recovery Plan Act (ARPA). ARPA funds must be disbursed in accordance with Older Americans Act programs required allocations – Caregiver, Healthy Aging, etc. Initial discussions with COAs regarding ARPA focused on the possibility of being able to dedicate a significant portion of the ARPA funds to a single area-wide project. This will not be possible. COAs are encouraged to consider what programs they would like to create or expand. BayPath will provide more information to COAs in the coming weeks.

COVID-19 Update

BayPath resumed in-person home visits for its Home Care and other programs in the spring. Staff wear masks and practice social distancing during home visits to provided added protection, even when the consumer has been vaccinated. Staff are back to wearing masks in the office as well, due to the spread of the Delta variant. BayPath Board members reported that many Senior Centers and Council offices have done the same. It remains the case that many home care aides are not vaccinated. Unlike nursing facilities, aides in the community are not required to have the vaccine. Provider agencies who employ aides are educating aides about the benefits and encouraging vaccination.

Service Availability

According to the latest report from Mass Home Care, the trade association of the AAAs and ASAPs, over 5,200 consumers statewide are waiting for home care aide availability in ASAP programs. BayPath continues to work closely with its provider network to engage aides to serve consumers in our area. BayPath has received additional funding through ARPA from the Executive Office of Elder Affairs for the purpose of providing temporary increases in provider rates. We hope that these increases, which must be used for compensation paid to the direct care workforce, will help recruit and retain home care aides. Home Care Program referrals have risen in recent months, and we are quickly delivering services that are immediately available, such as meals, laundry service, and Personal Emergency Response.

1A

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

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2021 OCT 26 P 2:21

Call to Order **September 27, 2021**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Sean Fay, Phil Hodge, Chris Russ, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

1. **Draft Meeting Minutes**
   A. September 13, 2021
   On a motion by Mr. Fay, seconded by Mr. Hodge, the Board voted to accept and file the September 13, 2021 meeting minutes. Yea: Fay, Fowler, Hodge, and Fenby. Nay: 0. Abstain: Elder and Russ. Motion carried.

2. **Chair's Business**
   A. Marlborough Planning Board Subdivision Rules and Regulations discussion
   On a Motion by Mr. Fay, seconded by Mr. Russ, the Board voted to refer the Marlborough Planning Board's Subdivision Rules and Regulation to the Legal Department, requesting the Rules and Regulations be put into final legal form. The Board also requested that Legal advise them on the proper procedure and language for their final vote to adopt the new regulations and to put them into effect. Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

3. **Approval Not Required (None)**

4. **Public Hearings (None)**

5. **Subdivision Progress Reports (None)**

6. **Preliminary/Open Space/Limited Development Subdivision**
   A. Preliminary Subdivision Application - 209 Cullinane Drive Extension – Continued from August 23, 2021
   Applicant: J. Mor Realty Trust (209 Cullinane Drive, Marlborough, MA 01752)
   Engineer: William Tirrell, Chappell Engineering Associates, LLC (201 Boston Post Road West, Suite 101, Marlborough, MA 01752)
   Mr. Elder read the correspondence from John Garside into the record.

   The Board had a discussion regarding the Title 5 and sewer connection concerns addressed in John Garside's letter. Mr. Fay and City Engineer Thomas DiPersio had a discussion on the gravity sewer easement and the concerns on whether the subdivision would prevent potential sewer connections from Red Spring Road through to Cullinane Drive. Mr. Russ and City Engineer Thomas DiPersio addressed concerns on potential future roadway connection to Red Spring Road.

   On a Motion by Mr. Fay, seconded by Mr. Hodge, the board voted to approve alternative 3 of the preliminary subdivision plan with the following conditions:
   1. Satisfactory Septic inspections and or approval of sewer connections consistent with communications from John Garside dated September 24th, 2021.
   2. The applicant shall work with the Planning Board on connection of the existing recreational path that runs from Longfellow Terrace to Cullinane Drive.
   3. The subdivision shall not connect through to Red Spring Road because it would change the character of its surrounding neighborhood, which was not contemplated.

   Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

B. Informal Discussion of potential subdivision - 342 Sudbury Street, Marlborough, MA 01752 – Continued from July 19, 2021
Representative: Neal Vigeant
Engineer: Robert Parente, P.E.
Mr. Elder read the correspondence from Engineering into the record.

The Board had a discussion regarding concerns on the proposed road being a private way and setting a precedent.

City Engineer Thomas DiPersio and Dr. Fenby addressed the previous discussions the City has had in trying to push to have all current private ways be accepted as public ways. Mr. DiPersio explained these roads ways are private due to faults in the process such as never getting the plans, deeds not being record, and or easement issues. These roads being accepted as public ways would credit the City more Chapter 90 allotment.

The Board determined the applicant by right could do a full road construction with no waivers, but it would require a higher priced house be built to become profitable and would also eliminate the 40-foot no cut buffer zone which is being proposed to appease the abutters.

Mr. Russ discussed setting a precedent on "pork-chop" lots and how some surrounding cities/towns have zoning by-law's that require the back lot to be x percentage larger than the front lot. The Board requested he provide an example of this at the next meeting.

Mr. Fowler spoke in opposition to the proposed subdivision because the proposed roadway is private.

The Board requested the applicant determine how many lots there are within the City that have the same or more acres with the ability to fit the rectangle lot shape requirements within the zoning, where a similar project could be proposed.

The Board determined they are generally in favor of the proposed subdivision if the Board has the ability to control the precedent.

City Councilor Laura Wagner spoke in favor of this proposed subdivision and expressed the want to conserve the land and the character of the neighborhood.

7. **Definitive Subdivision Submissions (None)**

8. **Signs (None)**

9. **Correspondence (None)**

10. **Unfinished Business (None)**

11. **Calendar Updates (None)**

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

12. Public Notices of other Cities & Towns

A. Misc. surrounding Cities/Towns Planning Board – Notices of Public Hearings
On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to and accept and file the correspondence under number 12. Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

The Board had a discussion on the Commonwealth Heights Subdivision and requested the City Engineering reach out for an update.

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

Respectfully submitted,

/kmm

George LaVenture/Clerk

1A

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

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2021 OCT 26 P 2:27

Call to Order **October 4, 2021**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Matthew Elder, Sean Fay, William Fowler, Phil Hodge, George LaVenture, and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio.

1. **Draft Meeting Minutes**
   A. **September 27, 2021**
   On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the September 27, 2021, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, Russ, and Fenby. Nay: 0. Abstain: LaVenture. Motion carried.

2. **Chair's Business**
   A. **Marlborough Planning Board Subdivision Rules and Regulations** – ongoing discussion
   The Board had a discussion regarding the legal process of accepting all changes and the Board's final vote.
   Mr. LaVenture decided he would reach out to City Solicitor Jason Grossfield regarding a timeline of his review process.

   B. **Scenic Roads** – ongoing discussion
   Mr. LaVenture read the correspondence dated 9/22/21, from Robert Fagone, Historical Commission, regarding scenic road street signs into the record. Mr. LaVenture read the correspondence dated April 2021 from Robert Fagone, Historical Commission, regarding stone walls into the record.
   On a motion by Mr. Russ, seconded by Mr. Elder, the Board voted to accept and file the correspondence. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

   City Engineer Thomas DiPersio updated the Board on his plan with City Solicitor Jason Grossfield. The plan is to come up with proposed amendments to the ordinance that will clarify what the intent is and to structure it in a way in that incorporates what the Board feels their role should be. Mr. DiPersio ask the Board for their feedback.

   Mr. Russ discussed language differences within the Mass General Law Chapter 40 Section 15C and the City of Marlborough's Chapter 497-1 and wanting to adjust the language regarding roadway construction. Mr. LaVenture agreed with Mr. Russ and expressed his support of the language and purpose presented in Robert Fagone's letters. He also suggested some level of protection of all stone walls, including ones not in the right-of-way. Mr. DiPersio said he would touch base with the Mr. Grossfield regarding protecting stonewalls beyond the right-of-way but predicts it would be separate from the Scenic Roads ordinance.

3. **Approval Not Required (None)**

4. **Public Hearings (None)**

5. **Subdivision Progress Reports**
   A. **Commonwealth Heights Subdivision** – Schedule Update
   Mr. LaVenture read the correspondence dated 9/30/21, from Scott Weiss, The Gutierrez Company, into the record.

   The Board discussed previous conversations they had with Scott Weiss throughout the preliminary subdivision process. The Board requested the administrator collect meeting minutes from throughout the process for their review.

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

The Board discussed the option of rescinding the approval and determined the approval is transitory. If another developer were to buy the property, the approval of the subdivision would transfer with the land to the new developer.

6. **Preliminary/Open Space/Limited Development Subdivision**
   A. **Informal Discussion of potential subdivision - 342 Sudbury Street, Marlborough, MA 01752** – Continued from July 19, 2021
   Representative: Neal Vigeant, Engineer: Robert Parente, P.E.
   Mr. LaVenture read the correspondence dated 9/30/21 from Chris Russ, into the record.

   Dr. Fenby suggested the Board start looking at outlining the conditions they would suggest if they were to approve the potential subdivision.

   Mr. Russ and Neal Vigeant discussed specifications regarding the no cut buffer zone and the understanding Mr. Vigeant has already established with a neighbor.

   The Board discussed the hammer-head turn around and the requirements from the fire department. Mr. Vigeant explained he met with Assistant Chief, Jeffrey Gogan and Mr. Gogan had given the OK.

7. **Definitive Subdivision Submissions (None)**

8. **Signs (None)**

9. **Correspondence (None)**

10. **Unfinished Business (None)**

11. **Calendar Updates (None)**

12. **Public Notices of other Cities & Towns**
    A. **Misc. surrounding Cities/Towns Planning Board – Notices of Public Hearings**
    On a motion by Mr. Elder, seconded by Mr. LaVenture the Board vote to accept and file all correspondence under 12A. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

On a motion by Mr. Fowler, seconded by Mr. LaVenture, the Board voted to adjourn the meeting. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

Respectfully submitted,

/kmm

George LaVenture/Clerk

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2021 NOV -3 A 11: 02

CITY OF MARLBOROUGH
OFFICE OF TRAFFIC COMMISSION
140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, July 28, 2021 at 10:00 am. The meeting was also recorded and is available to view online on the City of Marlborough website (www.marlborough-ma.gov). Members present: Chairman - Police Chief David Giorgi, Commissioner of Public Works Sean Divoll and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant City Engineer Tim Collins, Ashley Miller also from the Engineering Department, Sgt. Zac Attaway from the MPD Traffic Services Unit, City Councilor Katie Robey, City Councilor David Doucette, City Councilor Samantha Perlman and local residents Chris Russ and Ralph Moro.

Minutes taken by Karen Lambert, MPD Records Clerk.

Chief Giorgi started recording the meeting at 10:02 a.m. and began by welcoming everyone and making introductions.

He also acknowledged that this would be Tim Collins' last meeting as he is retiring. Mr. Collins was presented with a gift in recognition of his years of service and dedication to the Traffic Commission. The Chief thanked him for all his hard work and for being his sounding board for all things traffic related. Commissioner Divoll also added that Mr. Collins has 36 years of service to the City and the last 10 years with the Traffic Commission. He also wanted to extend his thanks on behalf of the DPW and Engineering.

1- Minutes

The minutes of the Traffic Commission meeting of Wednesday, June 30, 2021.

MOTION was made, seconded, duly VOTED:
TO APPROVE, (with one minor correction noted by Steve Kerrigan on page 1a-5). All in Favor - Accept and Place on File.

2 - New Business –

2a) Commercial traffic and speeding on Farm Road.

Chief Giorgi advised that he has received several emails from residents and City Councilors (copies in agenda packet). Local resident, Chris Russ, was in attendance for this issue. He outlined three specific concerns in his email – 1) commercial vehicles over 2 ½ tons using the roadway 2) increase in speed and 3) crosswalk safety.

He said that commercial traffic has picked up greatly and that many medium duty, 1-ton trucks use Farm Road as a cut through to Route Rte. 20 and Home Depot. He also mentioned a car hauling business that is parking at the recycling center on Rte. 20, the new industrial center at the airport, and landscape yards in the area all contribute to the problem. He said the commercial truck traffic from these locations should be sent to Rte. 20 rather then down Farm Road. He feels there are a lot of loopholes with the weight limit of trucks and understands that it is tough to enforce. The signs are clear, but many drivers may not even realize they are not following the rules. He is asking how drivers can be educated so that the rules can be enforced.

Chief Giorgi said that he agrees that this is a multi-faceted problem. The speed signs were put out there in two different locations to gather accurate data. He pulled up the results for the one westbound at Kane School. The speed limit is 25 mph, the average speed was 33 mph and the 85th percentile was 33.96. The average daily volume was 4,343 vehicles. Sgt. Attaway explained how to read the diagrams and pie chart. They were able to obtain 9 to 10 days of data. On the east bound side, the sign was located near the Pump House. The average speed here was 31.9 mph and the 85th percentile was higher at 35.89. Councilor Robey commented that it is actually hard to drive 25 mph on this road even when you are aware of the speed limit.

Tim Collins explained that the speed limits are set by the State and the speed limit here was set back in the 70's. Back then, the City Council would propose a speed limit and send it to the State for approval. Today, speed limits are set based on what the 85th percentile of traffic is traveling at a certain point. This method assumes that most motorists are prudent and capable of going the proper speed. The speed limit of 25 mph is not what everyone is traveling today. The official speed could actually be closer to 40 mph. Also, when speed studies are done now, you get the first car in a row and the next 5 cars for example, make their own speed. If you asked the State to set the speed limit today, they would say the proper speed limit is 35 mph.

Ralph Moro, retired police officer and longtime resident of Farm Road, was also in attendance. As an officer, he was very involved with traffic control and was a certified crash reconstruction specialist. He has personally walked in the area and agrees that it is scary to try to cross at one of the crosswalks and also mentioned that there is a school here. He crosses with his daughter and granddaughter and said that the speed at the crosswalks is crazy. He thought the average speed was around 40 mph and also commented on the number of motorcycles and pickup trucks with their exhaust.

Councilor Doucette agreed that no one wants to see the speed limit go up, especially with all the construction in the area over the next few years. There will be even more traffic as construction increases. He feels that the City needs to take steps now to put deterrents in

place. He asked about the possibility of a speed table near the school. He feels this would really make trucks avoid the area. Chief Giorgi asked if there has been an increase in traffic here over the last couple of months due to construction on Rte. 20. Some of the increase might be coming from people trying to avoid the construction. It is a two-year project. Tom DiPersio said that the State just opened bids for their project on Rte. 20. Councilor Robey said that sometimes the turn onto Farm Road would take several light cycles so she would choose to continue Rte. 20 even with the traffic. Mr. Russ said that there doesn't seem to be especially more traffic at the moment, however, it is also summer vacation and school is not in session. He could see it turning into an excessive situation. For him, the biggest concern is the commercial traffic.

Councilor Perlman has also heard complaints about vehicles not stopping for school buses. Chief Giorgi said that speed and school bus issues come down to enforcement by the Police. He said that Sgt. Attaway also received an email from a parent about the buses. He talked to the mother and advised that they would follow up with an unmarked car when school is back in session.

Councilor Perlman asked if there could be flashing lights for the crosswalks or possibly a 3-D design painted. She said innovative ideas are needed. The discussion continued about how dangerous the crosswalks are. It was also note that a tree by Pheasant Hill covers the sign and how fast cars fly by Broadmeadow once they come around the corner. Drivers don't even seem to notice people standing in the crosswalk. Also, the visibility from either angle at the crosswalk by Cook Lane was noted. Councilor Robey asked how do you change the state law regarding crosswalks? You have to be in the crosswalk to get cars to stop. People need to realize they can't just run all the way across. You have to get the attention of the driver on the other side and make sure that they are also stopping. The City did look into painting crosswalks with piano keys back in 2015, similar to a 3D effect. Tim Collins said this also means more paint and more maintenance for the City. The City usually uses striping for different reasons. Chief Giorgi asked if we could change the style here.

Commissioner Divoll said the City would take care of any complaints regarding branches. They can cut back brush in areas that need increased visibility. With regard to crosswalk styles, he is new here in Marlborough but brings experience from other communities. He would like to get a sense of the different variations and see what we have and how they function with regard to both drivers and pedestrians. He doesn't see it "as one size fits all across the City". He will so some research and come back to the Traffic Commission with his recommendations.

Councilor Robey asked if we had any historical data showing that traffic has increased. Sgt. Attaway didn't have that information but advised he would go back and check. Tim Collins said that every crosswalk on Farm Road has signs at the crosswalk and advance warning signs also. The City has done all it can so far. He also mentioned the See Click Fix app. If someone sees an issue, they can take a picture and send it to the DPW and they will fix it. This could be a pothole, a trash barrel issue or a tree branch issue. Councilor Perlman asked if the signs are visible at night. Mr. Colins said that they are supposed to be and are checked every 6 years. If someone sees one that is not, they should send a message on See Click Fix. The same crosswalk issues extend onto Framingham Road. People think it is all one street when they are traveling on the road.

With regard to commercial traffic, Councilor Robey sent an email to the Chief outlining her concerns regarding truck classifications, special permits and commercial vehicle exemptions. Tim Collins explained the history behind the Commercial Vehicle Exclusion on Farm Road. The State needs to give a permit for a Commercial Vehicle Exclusion. When the request was first made back in the 70's, it was denied by the State as they did not like the detour route that was presented. The City later asked the State to reconsider based on special circumstances, i.e., it was a narrow, windy road with an elementary school. The State did then give their approval. He said that if the City were to request a truck exclusion here today, it would be denied. It would not qualify for a truck exclusion as it is no longer a windy, narrow road and it plenty wide enough to accommodate truck traffic. Also, he noted that there is no truck exclusion on Broadmeadow Rd. or Parmenter Road so any traffic coming out Broadmeadow can legally go left or right to travel the rest of their route. A sign could be posted at the end or Airport Dive that states right turn only, however, it would be a suggestion and not enforceable.

Discussion followed regarding truck size. Chief Giorgi pulled up a copy of the exemptions for reference. Mr. Moro noted that gross vehicle weight is listed on the vehicle registration. He said Post Road Auto Parts travels the road frequently with a trailer loaded with cars. Councilor Perlman had a personal experience where she had to drive into a snowbank to avoid one of these. She said that Farm Road is not meant for tractor trailers and the other vehicle crossed over the line. Tim Collins said that dual wheeled vehicles are not allowed. Chief Giorgi said that if specific trucks can be identified as causing an issue, the Police Department can contact the specific companies to address the situation. Mr. Collins said part of the problem is that if a truck is pulled over, they can say that they were making a delivery or pick up in the area. Anyone can also be coming off Parmenter or Farm Road. He pulled up a diagram of FHWA Vehicle Classifications that the MUTCD put together. It showed the type of vehicle and the number of axles and trailers with a diagram. Councilor Robey said this is part of the confusion because the City Code uses tonnage as a description and then it's also subject to the list of exclusions and local deliveries. According to this list, Class 5 and above is not allowed. Chief Giorgi asked if the City Code could be amended to clarify the description. All agreed that this would be much clearer than using "2 ½ tons" as a description. Mr. Moro also said that trucks should also always have a bill of lading that says where they are going or where they went. Sometimes education about the truck exclusion can work as well. The whole idea behind the truck exclusion is to protect residential roads from being beaten up by trucks.

MOTION was made, seconded, duly VOTED to REFER to Commissioner Divoll to work on the crosswalk situation and to ENGINEERING to amend the City Code description for trucks. Also, the DPW will replace missing signage regarding the truck exclusion (at Monti's, on the traffic island and on Walker Street).

MOTION was made, seconded, duly VOTED to REFER to the Police Department to step up enforcement. Officer Larose and Officer Connors can do this together while also trying to educate drivers.

3-Old Business

3a) Issues with the turn movement at intersection of Boston Post Road West & Ames Street

Update: Chief Giorgi did finally get a response from the State on this issue. He read the email from Lori Shattuck. She said that the second right turn lane does not appear to be be utilitzed as designed. Tim Collins highlighted her recommendation in her email. "To help increase the usage of the middle right turn lane, which would help to reduce the queue that occurs in the outside right turn lane, it's recommended that the striping on Ames Street is extended".

Mr. Collins had an aerial photo of the intersection with turning lanes marked in red and two photos showing the queue in the far-right lane. People don't seem to realize there are two lanes that can be utilized to make the right turn. The State thinks we should paint something to show this more clearly. Mr. Collin noted in his photo that there is a sign about 8 or 9 cars back in the queue that indicates two lanes for turning. He said there are actually three lanes, 2 for the right turn and 1 for straight or left. He also said there is not enough room to mark the pavement further back. If anything, there would be arrows at the top of the lane indicating the turn movement. If right on red were allowed, the stop line would also have to be moved further back to allow enough sight distance for the turn. You can see in his photos that sight distance is blocked by the truck in the far-left lane. Commissioner Divoll asked if there was enough demand to have 2 right turn on red lanes? At this time, the middle lane is almost like nothing and not used, leaning toward Commissioner Divoll's suggestion. Mr. Collins noted that at one time there was a conflict with a green arrow at the same time for both directions, but the timing sequence has been corrected. Mr. Kerrigan asked if we could try the turn arrows and see how it works. Commissioner Divoll said he has seen many people take a right on red here anyways.

The discussion followed as to what was the best solution. Should we appeal to the DOT to eliminate the double right turn? Should we do a trial with barrels and see how it functions. Commissioner Divoll is not convinced that we need 2 right turn lanes. We would then have to allow the right on red and do away with the second lane and see how it works. Maybe there was a reason at one time to have the 2 right turn lanes but we don't seem to need them now. With the Simarano interchange, this area doesn't have the same volume of traffic. Councilor Robey asked when Mr. Collins took the photos showing the queue? Could it have been the lunch crowd or after work? Would a letter from the Commissioner to the DOT possibly carry more weight? MR. DiPersio said that Engineering can draft a letter for the Chief.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to draft a letter to the State outlining their suggestions.

3b) Traffic Concerns on Oakcrest Ave.

MOTION was made, seconded, duly VOTED to TABLE.

3c) Bike Path Flashing Light Request – Hudson St.

Update: Tim Collins reviewed that the Rail Trail is heavily used. A new light will be going in at Lincoln Street and there already is one at Ash Street. It makes sense to make it safe in the middle also. Mr. DiPersio said that with the amount of pedestrian traffic a flashing light is warranted here. Mr. Collins said there also needs to be a warning to pedestrians to watch for traffic before crossing. He also noted that a push button is better then a blinking yellow. The push button will also beep. Councilor Robey said that sometimes you can't see that the light is actually flashing. Mr. Collins noted that the light at Fitchburg is an older style, but the pedestrian is supposed to wait until they can cross safely.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING. They will take care of the beacons and then all the crossings on the Rail trail will be the same (except for the driveway at Boston Scientific).

3d) Cashman Street – One Way

Update: Mr. DiPersio has not yet been able to test the change in traffic pattern due to all the construction. It was going to be changed to one-way heading north and maybe also one way at Prospect St. They are in the process of reconfiguring the intersection. The thought now is that if would be better if Prospect heading south was all one way. They would add a No Not Enter sign at the corner of Lincoln St. and Prospect St.

MOTION was made, seconded, duly VOTED to REFER back to ENGINEERING to test the change in traffic pattern.

3e) Reservoir @ Red Spring Road

Tom DiPersio reviewed that the main issue is with the turn movement from Bolton Street onto Reservoir Street. He looked at the width of the pavement on Bolton Street and there is room to fit a right turn lane if the City wanted to move in that direction. There is room to fit two 14-foot lanes. A dedicated right run lane would serve to fix the sight distance problem with Red Spring Road. He pulled up an aerial photo with the proposed layout marked, including blocking the existing turn lane with barriers. The area could be marked with paint as a trial and then going forward the existing right turn area would be removed and vegetated.

Steve Kerrigan asked if we had any idea how many other areas may have a similar turn scenario. Would other areas want the same type of change? He noted, for example, the right turn from Elm St. to Bigelow Street. Mr. DiPersio said that this is certainly a valid concern and is something Engineering would have to look at on a case-by-case basis. Mr. Collins said that it seems we are doing this more to slow traffic down Bolton Street to Reservoir. The previous accident may also have been due to operator error. This is why the MUTCD looks for a history of accidents in a specific area. Once you pass Red Spring Road there is no other outlet. He said that there is no "Right on Red" in all of downtown Marlborough now because of one person that was hit at a turn. Mr. Kerrigan also asked about the cost and noted that this would be a huge factor, even on a temporary basis. It was discussed that Red Spring Road is a private road and the owners were supposed to be taking care of clearing the area of brush.

Chief Giorgi went on to say that part of the issue is the speed on Reservoir Street. If cars had to slow down to take the right turn onto Reservoir Street., it would help with the speed issue. He actually likes the design of the new turn and thinks it makes sense. One of the concerns, however, is once you set it up, how do you take it down? Maybe we should table it for now and come back at the next meeting with speed and accident history. Commissioner Divoll said that he can also have an intern go down and do a turn movement count.

MOTION was made, seconded, duly VOTED to REFER to the POLICE DEPARTMENT for speed and accident history and to ENGINEERING for a turn movement count.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 11:51 am.

Respectfully submitted,

Karen L. Lambert
Records Clerk
Marlborough Police Department

List of documents and other exhibits used at the meeting:

-City of Marlborough Meeting Posting for Traffic Commission Meeting on Wednesday 7/28/21, including meeting agenda.

-Draft of Traffic Commission Minutes from Wednesday, June 30, 2021.

-Email from William Shea to the Police Department (& others), dated 7/7/21, re: Commercial traffic and speeding on Farm Road.

-Email from Chris Russ to the Police department (& others), dated 7/14/21, re: Farm Road Traffic Issue.

-Email from Mike Ossing to Chief Giorgi & Sgt. Attaway, dated 7/13/21 – forwarding email from Deborah Jakubowski Russ re: Farm Road Traffic Concerns.

-Email from Councilor Perlman to Chief Giorgi, dated 6/30/21, re: Traffic Related Concerns on Farm Road (including photos).

-Email from Councilor Robey to Chief Giorgi, dated 7/13/21, re: Commercial Truck Classifications (Farm Road issue). – along with infographic

-Email from Lori Shattuck to Chief Giorgi, dated 7/23/21, re: City of Marlborough Traffic Commission Request – Route 20 at Ames Street.

Additional Handouts

-Truck exclusion order for Framingham Rd. and Farm Road between Maple St. and Boston Post Rd. – dated 1/5/81 – along with other supporting documents.

-Wording for warning signage for truck exclusion on Farm Road along with diagram showing location.

-Photos of intersection of Maple Street & Framingham Rd. with signage noted.

- Copy of Section 10A-9 – Heavy Commercial Vehicle Exclusion – from the MUTCD Manual.

-Diagram of FHWA Vehicle Classifications.

-Copy of City of Marlborough Special Speed Regulation No. 388A (includes Farm Road) dated July 1973.

-City Council Order establishing 25mph Speed Zone on Framingham Rd., dated 8/14/78.

-Procedure for establishing speed zone based on 85th percentile.

-Aerial photo of intersection of Boston Post Road West and Ames Street with turn lanes indicated along with photos of the queue waiting to take the left turn from Ames onto BPRW.

-Copy of Ch. 586-14 – Operation of heavy commercial vehicles (A & B) and Ch. 586-51 Schedule VII: Heavy Commercial Vehicle Routes.

-Aerial photo of intersection of Bolton St. and Reservoir St. with proposed right turn lane indicated.

-Engineering diagram of Cashman Street area.

-