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**CITY OF MARLBOROUGH**  
**City Council Agenda**

Monday, June 6, 2022  
8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** 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](http://www.marlborough-ma.gov)).

1. Minutes, City Council Meeting, May 23, 2022.
2. Communication from Council President Ossing, re: Reappointment of Steven Kerrigan as City Clerk for a three-year term to expire on May 20, 2025.
3. Communication from the Mayor, re: Transfer Request in the amount of \$6,300.00 which moves funds Veterans Benefits to Executive Secretary to cover the vacation and sick leave payout for an employee.
4. Communication from City Solicitor Jason Grossfield, re: Proposed Zoning Map Amendment for parcels of land located on Jefferson Street and a small portion of Lincoln Street, in proper legal form, Order No. 21/22-1008475E.
5. Communication from Assistant City Solicitor Jeremy McManus, re: Petition of New Cingular Wireless, PCS, LLC, (d/b/a AT&T) for grant of location for one (1) small cell wireless facility to be located on an existing pole within the public right of way in the vicinity of 241 Forest Street, in proper legal form, Order No. 22-1008558C.
6. Communication from Assistant City Solicitor Jeremy McManus, re: Special Permit from Cellco Partnership d/b/a Verizon Wireless to install a new stealth Wireless Communication Facility including an 80-foot stealth pole with accessory ground equipment at 739-769 Donald J. Lynch Boulevard, in proper legal form, Order No. 22-1008570B
7. Communication from Police Chief David Giorgi, re: Detail Police Officers pursuant to Special Permit condition number 14 for Vedi Naturals, LLC d/b/a Kosa, 505 Boston Post Road West, Order No. 19/22-1007881G.
8. Communication from the Planning Board, re: Favorable Recommendation on the Proposed Zoning Amendment to Chapter 650 §39 "Neighborhood Business District", Order No. 22-1008571A.
9. Petition from Massachusetts Electric and Verizon New England, to relocate Pole 13-5, eight (8) feet to the right on Cedar Hill Street.
10. Communication from FEMARA, Inc., re: Request for Special License for Temporary Charitable Purposes Sales pursuant to MGL Chapter 101 §12A.

**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.**

11. Communication from Central MA Mosquito Control Project, re: Personnel will be in the community responding to residents' concerns about mosquitos on various dates in June 2022.
12. Minutes of Boards, Commissions and Committees:
  - a) Planning Board, April 25, 2022.
  - b) Traffic Commission, March 30, 2022.

## REPORTS OF COMMITTEES:

## UNFINISHED BUSINESS:

From Finance Committee

13. **Order No. 22-1008591: Proposed Tax Increment Financing (TIF) Agreement with Solmetex, LLC and LPCH 1000 Nickerson L.P.**

**Recommendation of the Finance Committee is to FILE.**

Chair Irish reported the city was informed the petitioner has withdrawn the proposed TIF Agreement.

14. **Order No. 22-1008583: Proposed Amendment to the City Code Chapter 125, §6, "Salary Schedule" to amend the salary of the Sealer of Weights and Measures.**

**Recommendation of the Finance Committee is to APPROVE.**

On a motion by Councilor Dumais, seconded by Chair Irish, the committee recommended approval of the amended salary ordinance to increase the Sealer of Weights and Measures to include an hourly rate Not to Exceed \$25.00 Per Hour. Vote 4-0 (Oram absent).

From Personnel Committee

15. **Order No. 22-1008582A: Reappointment of Joseph Bisol to the Council on Aging for term of four years to expire on May 4, 2026.**

**Recommendation of the Personnel Committee is to APPROVE.**

On a motion by Councilor Doucette, seconded by Chair Dumais, the committee voted to recommend approval of the reappointment of Joseph Bisol. Vote 2-0 (Navin Absent).

16. **Order No. 22-1008582B: Appointment of Zella Haesche to the Council on Aging for a term of four years to expire on May 4, 2026.**

**Recommendation of the Personnel Committee is to APPROVE.**

On a motion by Councilor Doucette, seconded by Chair Dumais, the committee voted to recommend approval of the appointment of Zella Haesche. Vote 2-0 (Navin Absent).

From Public Services Committee

17. **Order No. 22-1008554A: Petition from Mass Electric to relocate and install a new pole to remove a tree guy on AMORY ROAD.**

**Recommendation of the Public Services Committee is to APPROVE.**

On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition by Mass Electric to relocate and install a new pole to remove a guy wire on Amory Road subject to the conditions submitted by City Engineer DiPersio. Vote 2-0 (Landers absent).

18. **Order No. 22-1008558C: Petition of New Cingular Wireless, PCS, LLC, (d/b/a AT&T) for grant of location for one (1) small cell wireless facility to be located on an existing pole within the public right of way in the vicinity of 241 Forest Street.**

**Recommendation of the Public Services Committee is to APPROVE.**

On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition. Vote 2-0 (Landers absent).

19. **Order No. 22-1008570B: Application for Special Permit from Cellco Partnership d/b/a Verizon Wireless to install a new stealth Wireless Communication Facility including an 80-foot stealth pole with accessory ground equipment at 739-769 Donald J. Lynch Boulevard.**

**Recommendation of the Public Services Committee is to APPROVE as amended.**

On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the Special Permit, together with the draft decision as amended to include the public safety equipment, suggest the color of the stealth pole to be Delorean Gray, and to Suspend the Rules on May 23, 2022 to refer the matter to the City Solicitor to be drawn in proper form for placement on the City Council's June 6, 2022 agenda. Vote 2-0 (Landers absent).

20. **Order No. 22-1008586B: Petition from Mass Electric and Verizon New England to install a new pole and remove the old pole and install underground cable for city work around the pump station on CULLINANE DRIVE.**

**Recommendation of the Public Services Committee is to APPROVE.**

On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition from Mass Electric and Verizon New England to install a new pole and remove the old pole and install underground cable for city work around the pump station on Cullinane Drive subject to the conditions submitted by City Engineer DiPersio. Vote 2-0 (Landers absent).

From City Council

21. **Order No. 21/22-1008475E Proposed Zoning Map Amendment for parcels of land located on Jefferson Street and a small portion of Lincoln Street.**

**Recommendation of the Urban Affairs Committee is to APPROVE as amended.**

Matter was referred to the City Solicitor to be put in proper legal form at the May 23, 2022, City Council meeting.

**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 – Teona C. Brown  
Ward 5 – John J. Irish  
Ward 6 – Sean A. Navin  
Ward 7 – Donald R. Landers, Sr.

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**Council President**

Michael H. Ossing

**Council Vice-President**

Kathleen D. Robey

**CITY OF MARLBOROUGH  
CITY COUNCIL  
MEETING MINUTES  
MONDAY, MAY 23, 2022**

The regular meeting of the City Council was held on Monday, May 23, 2022, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram & Perlman. Councilors Absent: Robey. Meeting adjourned at 8:47 PM.

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

ORDERED: That the Minutes of the City Council meeting, May 9, 2022, **FILE**; adopted.

That the CONTINUED PUBLIC HEARING on the Petition from Massachusetts Electric and Verizon New England, to install a new pole and remove the old pole and install underground cable for city work around the pump station on Cullinane Drive, Order No. 22-1008586A, all were heard who wish to be heard, hearing closed at 8:03 PM, adopted.

**Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing & Perlman.**

**Councilors Absent: Robey.**

That the PUBLIC HEARING on the Petition from Massachusetts Electric, to replace three (3) sections of direct buried cable and replace with new primary cable in conduit on Stone Hill Road, Order No. 22-1008596, all were heard who wish to be heard, hearing closed at 8:06 PM, adopted.

**Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing & Perlman.**

**Councilors Absent: Robey.**

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

ORDERED: That the Transfer Request in the amount of \$1,422,500.00 which moves funds from the Undesignated Fund to the West Side Fire Station Stabilization Account, **APPROVED**; adopted.

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Mayor				FISCAL YEAR:		2022	
FROM ACCOUNT:						TO ACCOUNT:			
Available	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available
Balance									Balance
<u>\$11,233,713.00</u>	<u>\$1,422,500.00</u>	<u>10000</u>	<u>35900</u>	<u>Undesignated Fund</u>	<u>\$1,422,500.00</u>	<u>83600</u>	<u>32900</u>	<u>Stab-West Side Fire Station</u>	<u>\$0.00</u>
Reason:		<u>To transfer mitigation monies to Fire Station Stabilization</u>							
	<u>\$1,422,500.00</u>	Total			<u>\$1,422,500.00</u>	Total			

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

ORDERED: That the Revolving Fund Spending Limits for the Public Safety Revolving Fund, the Parks and Recreation Revolving Fund, the Council on Aging Revolving Fund and the Water and Sewer Revolving Fund for Fiscal Year 2023, referred to the **FINANCE COMMITTEE**; adopted.

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

ORDERED: That the Communication from the Mayor, re: Proposed Revision to Fiscal Year 2023 Budget submission, **MOVED TO AGENDA ITEM #22**; adopted.

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

ORDERED: That the Transfer Request in the amount of \$1,735,807.00 which moves funds from and to various accounts as outlined to cover expenses for several departments for the remainder of Fiscal Year 2022, referred to the **FINANCE COMMITTEE**; adopted.

		FROM ACCOUNT:			TO ACCOUNT:				
Available								Available	
Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Balance
\$11,233,713.00	\$1,523,205.00	10000	35900	Undesignated Fund	\$320,205.00	14001203	51390	Overtime-Snow & Ice	-\$320,203.39
	Reason:	To fund the snow & ice deficit for FY22							
					\$509,500.00	14001206	52960	Snow Removal	-\$508,853.57
	Reason:								
					\$693,500.00	14001206	57040	Operating Expenses	-\$692,737.21
	\$1,523,205.00	Total			\$1,523,205.00	Total			

FROM ACCOUNT:					TO ACCOUNT:				
Available									Available
Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Balance
<u>\$44,303</u>	<u>\$7,500.00</u>	<u>60081006</u>	<u>55950</u>	<u>East Waste Water Treat Plant</u>	<u>\$15,000.00</u>	<u>60086006</u>	<u>52935</u>	<u>Solid Waste Disposal</u>	<u>\$7,335.00</u>
	Reason:	<u>Excess due to less chemicals purchased</u>				<u>Due to increased sludge volume in March &amp; April</u>			
<u>\$29,542</u>	<u>\$7,500.00</u>	<u>60085006</u>	<u>55980</u>	<u>West Waste Water Treat Plant</u>					
	Reason:	<u>Excess due to less chemicals purchased</u>							
<u>\$40,016</u>	<u>\$24,000.00</u>	<u>14001504</u>	<u>53140</u>	<u>Contract Services</u>	<u>\$50,000.00</u>	<u>11920006</u>	<u>52200</u>	<u>Natural Gas</u>	<u>\$20,905.00</u>
	Reason:	<u>Excess due to use of Parks Maintenance Revolving</u>				<u>Cover natural gas expense thru end of Fiscal Year</u>			
<u>\$72,052</u>	<u>\$26,000.00</u>	<u>14001506</u>	<u>54640</u>	<u>Park Maintenance</u>					
	Reason:	<u>Excess due to use of Parks Maintenance Revolving</u>							
	<u>\$65,000.00</u>	Total			<u>\$65,000.00</u>	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Various		FISCAL YEAR: 2022							
FROM ACCOUNT:		TO ACCOUNT:							
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$135,298.63	\$101,352.00	15430006	57710	Veteran's Benefits	\$1,770.00	11330001	50015	Finance Director/Treas	\$15,647.95
	Reason:	Number of veterans down from last year			Reason:	To fund through year end			
\$28,215.38	\$17,000.00	11510001	50172	Asst City Solicitor	\$550.00	11330002	50520	Principal Clerk	\$7,660.02
	Reason:	Prior vacancy			Reason:	To fund through year end			
\$28,215.38	\$1,000.00	11510001	50175	Paralegal	\$580.00	11520001	50530	HR Director	\$14,858.96
	Reason:	Prior vacancy			Reason:	To fund through year end			
					\$692.00	11920001	50690	Foreman	\$10,369.15
					Reason:	To fund through year end			
					\$240.00	12100001	50140	Police Chief	\$29,443.74
					Reason:	To fund through year end			
					\$370.00	14920001	50110	Recreation Director	\$13,160.68
					Reason:	To fund through year end			
					\$145.00	15120001	50220	Sealer of Weights	\$2,149.93
					Reason:	To fund through year end			
					\$480.00	15430001	50080	Veterans Director	\$10,071.60
					Reason:	To fund through year end			
					\$17,000.00	61090001	50740	Equipment Operators	\$97,112.53
					Reason:	To fund through year end			
					\$738.00	61090002	50520	Principal Clerk	\$7,466.95
					Reason:	To fund through year end			
					\$710.00	14001002	50520	Principal Clerk	\$15,382.43
					Reason:	To fund through year end			
					\$533.00	14001002	50550	Head Clerk	\$8,698.97
					Reason:	To fund through year end			
					\$1,465.00	14001303	50740	Equipment Operators	\$133,200.59
					Reason:	To fund through year end			
					\$217.00	60080001	50580	Asst Chemist	\$8,898.24
					Reason:	To fund through year end			
					\$2,755.00	11920001	50680	General Foreman	\$11,967.97
					Reason:	To fund through year end			
					\$124.00	11920001	50292	Bldg Maint Craftsman	\$26,197.46
					Reason:	To fund through year end			
					\$283.00	113032001	50690	Foreman	\$11,756.05
					Reason:	To fund through year end			
					\$14,000.00	11550006	53420	Telephone-City	\$0.00
					Reason:	To fund through year end			
					\$14,000.00	11550006	53421	Telephone-School	\$1,467.92
					Reason:	To fund through year end			
					\$5,700.00	11440004	53999	Other Services	\$448.11
					Reason:	To fund through year end			
					\$57,000.00	11510004	53110	Legal Services	\$10,309.11
					Reason:	To fund through year end			
	\$119,352.00				\$119,352.00				

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
\$11,233,713.00	\$28,250.00	10000	35900	Undesignated Fund	\$28,250.00	83600	32918	Stabilization-Open Space	\$519,077.10
Reason: <u>To transfer annual wireless antennae payments received by the City in fiscal year 2021 to Open Space Stabilization</u>									
	\$28,250.00	Total			\$28,250.00	Total			

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

ORDERED: That the Transfer Request in the amount of \$1,000,000.00 from the Undesignated Fund to Library Building Renovations to cover unanticipated cost overruns, referred to the **FINANCE COMMITTEE**; adopted.

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: DPW/Facilities FISCAL YEAR: 2022

FROM ACCOUNT: TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$11,233,713.00	\$1,000,000.00	10000	35900	Undesignated Fund	\$1,000,000.00	30052301	58255	Library Bldg Renovations	\$2,106,061.33
Reason: <u>To fund overruns on the Library project</u>									
	\$1,000,000.00	Total			\$1,000,000.00	Total			

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

ORDERED: That the Communication from the Mayor, re: Proposed Water Tank Maintenance Contract pursuant to MGL Chapter 40 §62 and Chapter 30B §12, **MOVED TO AFTER AGENDA ITEM #14**; 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 \$14,816.90 from the 495/MetroWest Corridor Partnership awarded to Marlborough Economic Development Corporation (MEDC) to be used for a project at Union Common; 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 \$60,000.00 from the Executive Office of Public Safety & Security and Homeland Security awarded to the Police Department to be used for the beginning phase of body camera/cruiser camera systems; 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 \$185,000.00 as part of the Fiscal Year 2022 Earmark Funding awarded to the Department of Public Works for various projects throughout the city; adopted.

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

ORDERED: That the Grant Acceptance in the amount of \$219,982.00 from Community Compact Cabinet's Municipal Fiber Program awarded to Information Technology to be used to replace BANA copper network lines used for radio communications, referred to the **FINANCE COMMITTEE**; 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 \$11,835,814.00 for the Coronavirus Local Fiscal Recovery Fund (CLFRF) money with revisions to projects as resubmitted by Mayor Vigeant; adopted.

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

ORDERED: That the City Council of the City of Marlborough, pursuant to Massachusetts General Laws Chapter 40, §62 and Chapter 30B, §12, hereby authorize the Mayor to execute a contract, in substantially the form attached hereto, with SUEZ Advanced Solutions/Utility Service Co., Inc. for a term in excess of three years for the inspection, maintenance, repair, modification and asset management of water storage facilities, **APPROVED**; adopted.

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

ORDERED: That the Communication from Solicitor Jason Grossfield, re: Executed settlement agreement in connection with litigation matter of WP Marlborough MA Owner, LLC v. Marlborough City Council (Land Court No. 21MISC000451), **FILE**; adopted.

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

ORDERED: That the Communication from Central MA Mosquito Control Project, re: Information on enhanced larval treatment plans for EEE mitigation in 2022, **FILE**; adopted.

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

**ORDERED:** That Application for Renewal of Junk Dealer/Secondhand Dealer License, TVI, Inc., d/b/a Savers, 222A East Main Street, **APPROVED WITH THE FOLLOWING CONDITIONS AND WAIVERS;** adopted.

Conditions

1. The license shall not be transferred without prior review and approval of the City Council.
2. The license hereby granted is issued to TVI, Inc. d/b/a Savers only and is applicable only to the 222A East Main Street location.
3. There will be no exterior storage, display or sales of merchandise, other than a recycle trailer, a cloth delivery trailer with items waiting to be processed, and a local trailer from one of Savers' charitable partners delivering merchandise to the store. No more than three such trailers and trucks shall be parked at the loading dock area in the rear of the building at any one time, and no such trailers or trucks shall be parked on any other side of the building at any time.
4. Donations shall take place only during the hours of operation which shall be 9:00 A.M. to 9:30 P.M. Monday through Saturday and 10:00 A.M. to 7:00 P.M. on Sundays, and during the month of October from 9:00 A.M. to 10:00 P.M. Monday through Saturday and 10:00 A.M. to 10:00 P.M. on Sundays.
5. No Savers' donation boxes shall be permitted outside of the building.
6. No scrolling or rotating message signs shall be permitted as part of Savers' signage plans.
7. Glue boards shall be installed at locations within the business premises satisfactory to the Marlborough Board of Health and Savers, and a monthly monitoring program shall be implemented consisting of a logbook for said glue boards satisfactory to the Board of Health.
8. This license shall be subject to revocation or suspension for noncompliance of the above conditions or other applicable local ordinances or state laws.
9. The waivers granted as part of this license shall no longer be applicable should Savers commence paying the general public for merchandise delivered without first obtaining the review and approval of the City Council.

Waivers

1. The waiver of Section 377-4 of the Ordinance as requested by Savers is not granted because Section 377-4 is not applicable to Savers' operations.
2. The waiver of Section 377-5 of the Ordinance is granted with respect to the last sentence thereof requiring the City Clerk to keep a list of persons employed by Savers. All other provisions of Section 377-5, other than the duty of the City Clerk to keep a record of the name and residence of each dealer, are not applicable to Savers.
3. The provisions of Sections 377-6, 377-7 and 377-9 of the Ordinance are waived in their entirety

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

ORDERED: That the Application for renewal of Junk Dealer/Secondhand Dealer License from ecoATM, LLC, 601 Donald J. Lynch Boulevard, **APPROVED**; 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, April 12, 2022 & April 26, 2022.
- b) Conservation Commission, April 7, 2022.
- c) Planning Board, March 28, 2022 & April 11, 2022.

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

ORDERED: That the following CLAIMS, referred to the **LEGAL DEPARTMENT**; adopted.

- a) Joanna Gilantzis, 234 Lovell Street, Worcester, other property damage and/or personal injury.
- b) Chris Horman, 179 Helen Drive, other property damage and/or personal injury.
- c) David Kelber, 61 Burns Road, pothole or other road defect.
- d) Scott Richards, 8 Gagas Lane, residential mailbox claim (2a).
- e) Robert Cavalcanti, 359 Littlefield Lane, other property damage and/or personal injury.

Reports of Committees:

**City Council Finance Committee  
May 16, 2022  
Minutes and Report**

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

Voting Members: Chair Irish, Councilors Dumais, Perlman, and Brown; (Oram absent).

Non-Voting Members: Councilors Ossing, Wagner, Doucette, and Robey.

Others Present: DPW Commissioner Divoll, City Auditor Smith, Finance Director Jones and BOH Director Garside were present to address the following Orders.

**Order No. 22-1008591: Proposed Tax Increment Financing (TIF) Agreement with Solmetex, LLC and LPCH 1000 Nickerson L.P.**, who will be occupying 65,000 s.f. in a building located at 1000 Nickerson Drive, Map 88, Parcel 29, and Parcel 36 including portions thereof. Chair Irish reported the city was informed the petitioner has withdrawn the proposed TIF Agreement and he would entertain a motion to file.

**On a motion by Councilor Perlman, seconded by Chair Irish, the committee recommended the proposed TIF Agreement be filed as petitioner has withdrawn the application. Vote 4-0 (Oram absent).**

Reports of Committee Continued:

**Order No. 22-1008583: Proposed Amendment to the City Code Chapter 125, §6, “Salary Schedule” to amend the salary of the Sealer of Weights and Measures.**

This is to include an hourly rate Not to Exceed \$25.00 Per Hour. Board of Health Director Garside stated a salary survey has proven the Sealer is underpaid for the 19-hour per week position.

**On a motion by Councilor Dumais, seconded by Chair Irish, the committee recommended approval of the amended salary ordinance to increase the Sealer of Weights and Measures to include an hourly rate Not to Exceed \$25.00 Per Hour. Vote 4-0 (Oram absent).**

**Order No. 22-1008579: Transfer Request in the amount of \$698,083.18 for the Department of Public Works which moves funds from various accounts to Electricity (\$652,083.18) to cover the cost of higher usage during COVID-19 and Overtime (\$46,000.00) to cover costs in overtime due to hydrant flushing and water main breaks.**

DPW Commissioner Divoll addressed the electricity fund shortfall, explaining the city pays electricity costs for both the city and schools. Councilor Ossing stated the city is in a good position financially to cover the shortfall. He asked the committee to add language to the motion to approve the transfer and provided the language.

**On a motion by Councilor Perlman, seconded by Chair Irish, the committee recommended approval of the Transfer, (Order No. 22-1008579), under a suspension of the rules on May 23, 2022, contingent upon the Mayor’s approval of the transfer of the Phase 1 Green District mitigation funds in the amount of \$1,422,500.00 from Undesignated Funds into the West Side Fire Station Stabilization Fund (Order No. 22-1008526A) Vote 4-0 (Oram Absent).**

Motion made and seconded to adjourn; the meeting adjourned at 7:16 PM.

Councilor Dumais reported the following out of the Personnel Committee:

**City Council Personnel Committee  
May 16, 2022  
Minutes and Report**

This meeting convened at 6:15 PM in the City Council Chamber and was open to the public. 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](http://www.marlborough-ma.gov)).

Voting members Present: Chair Dumais and Councilor Doucette (Councilor Navin absent).

Also Present: Councilors Wagner; Perlman, Robey, Brown, Irish and Ossing.

**Order No. 22-1008582A: Reappointment of Joseph Bisol to the Council on Aging for term of four years to expire on May 4, 2026.**

On a motion by Councilor Doucette, seconded by Chair Dumais, the committee voted to recommend approval of the reappointment of Joseph Bisol to the Council on Aging for a term of four years to expire on May 4, 2026. Vote 2-0 (Navin Absent).

Reports of Committee Continued:

**Order No. 22-1008582B: Appointment of Zella Haesche to the Council on Aging for a term of four years to expire on May 4, 2026.**

On a motion by Councilor Doucette, seconded by Chair Dumais, the committee voted to recommend approval of the appointment of Zella Haesche to the Council on Aging for a term of four years to expire on May 4, 2026. Vote 2-00 (Navin Absent).

On a motion to adjourn by Councilor Doucette, seconded by Chair, all in favor, the meeting adjourned at 6:28 PM.

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

**City Council Public Services Committee  
May 16, 2022  
Minutes and Report**

This meeting convened at 7:20 PM in the City Council Chamber and was open to the public. 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](http://www.marlborough-ma.gov)).

Voting members: Acting Chair Irish and Councilor Brown; (Chair Landers was absent).  
Other Councilors present: Councilors Ossing, Wagner, Doucette, Dumais and Robey.

**Order No. 22-1008554: Petition from Mass Electric to relocate and install a new pole to remove a tree guy on AMORY ROAD.**

Comment from City Engineer DiPersio: Regarding Order 22-1008554: Petition of Massachusetts Electric to relocate and install a new pole to remove a tree guy on Amory Road, I offer the following:

- The new pole P4 shall be located at least 5 feet from the edge of the driveway to #61 Amory Road.
- National Grid and their contractor shall walk the job area with a representative of DPW/Engineering prior to start of work to review and approve of final location of the new pole.
- A Street Opening Permit is required from DPW/Engineering, which will outline pavement repair limits and specifications, if applicable.
- The standard road permit conditions shall also apply.

**On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition by Mass Electric to relocate and install a new pole to remove a guy wire on Amory Road subject to the conditions submitted by City Engineer DiPersio. Vote 2-0 (Landers absent).**

**Order No. 22-1008586: Petition from Mass Electric and Verizon New England to install a new pole and remove the old pole and install underground cable for city work around the pump station on CULLINANE DRIVE.**

Reports of Committee Continued:

Comment from City Engineer DiPersio: Regarding Order 22-1008586: Petition of Massachusetts Electric and Verizon New England to install a new pole and remove the old pole and install underground cable for city work around the pump station on Cullinane Drive, I offer the following:

- This work is necessary for the City's pump station rehabilitation project, to accommodate the location of the new equipment.
- National Grid and their contractor shall coordinate the work with the DPW/Engineering pump station project managers.
- The attached standard conditions shall also apply.

**On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition from Mass Electric and Verizon New England to install a new pole and remove the old pole and install underground cable for city work around the pump station on Cullinane Drive subject to the conditions submitted by City Engineer DiPersio. Vote 2-0 (Landers absent).**

**Order No. 22-1008587: Application for Taxi/Livery License from Nathan Sebuliba d/b/a Indelible Homecare, Inc., to operate a Livery Service with one vehicle at 97 Neil Street.**

Remains in committee. Applicant did not appear.

**Order No. 22-1008558: Petition of New Cingular Wireless, PCS, LLC, (d/b/a AT&T) for grant of location for one (1) small cell wireless facility to be located on an existing pole within the public right of way in the vicinity of 241 Forest Street. HEARING HELD ON APRIL 25, 2022 /EXP. 6/28/22**

Comment from City Engineer DiPersio: Regarding the Petition of New Cingular Wireless, PCS, LLC (d/b/a AT&T) for a grant of location for one small cell wireless facility to be located on existing pole within the public right of way in the vicinity of 241 Forest Street. I have reviewed the proposed application and draft decision, and offer the following for your consideration:

- The application indicates that the proposed equipment will be installed at a height of 11 feet above ground level as required by the Ordinance.
- The application indicates that the antenna is to be mounted on an existing pole that is 38 feet six inches tall, with the antenna extending to a total height of 41 feet six inches. This is higher than the 35-foot maximum in accordance with the Ordinance. The Committee has dealt with this issue on previous petitions for similar antenna that were installed on existing poles of greater than 35 feet in height. I defer to the Committee's decision on this but from an engineering standpoint I do not have an issue with allowing the equipment as proposed at this height at this particular location.

Atty. Michael Dolan was present to address the petition with the committee and other councilors present. There were no questions regarding the draft decision submitted by Attorney Dolan on behalf of ATT. Replying to inquiries, Atty. Dolan stated that the facility is exclusive to ATT customers and that the normal turnaround for installation of the facility is 2-3 months. Councilor Dumais expressed concern regarding the impact of installation on the nearby AMSA School to which Atty. Dolan advised the installation of the facility could be coordinated with the start of the summer recess and he would so notify the company.

Reports of Committee Continued:

**On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the petition. Vote 2-0 Landers absent.**

**Order No.22-1008570: Application for Special Permit from Cellco Partnership d/b/a Verizon Wireless to install a new stealth Wireless Communication Facility including an 80-foot stealth pole with accessory ground equipment at 739-769 Donald J. Lynch Boulevard (PUBLIC HEARING HELD ON MAY 9, 2022.)**

Carl Gehring addressed the special permit application on behalf of Verizon, submitting a picture of both the stealth pole and a standard monopole to illustrate the stark difference in height. He confirmed there was agreement from Verizon to the request of the Fire Department to reserve space for the City of Marlborough public safety antenna and a 6'x 6' pad to be located within the enclosure for communications equipment. The Site Plan Review Committee by email dated May 12, 2022, at 3:04 PM provided comment to the Public Services Committee and suggested the public safety antenna installation be added to the draft decision as a condition for the City Council to consider. Site Plan members did not have an opinion on the color of the pole indicating the City Council should render a decision on the ultimate color of the pole. After discussion, the color Delorean Gray was suggested by Councilor Doucette. Chair Irish read the conditions; there were no objections or concerns. Petitioner agreed to submit a condition regarding the availability of space for public safety equipment.

**On a motion by Councilor Brown, seconded by Acting Chair Irish, the committee voted to recommend approval of the Special Permit, together with the draft decision as amended to include the public safety equipment, suggest the color of the stealth pole to be Delorean Gray, and to Suspend the Rules on May 23, 2022 to refer the matter to the City Solicitor to be drawn in proper form for placement on the City Council's June 6, 2022 agenda. Vote 2-0 (Landers absent).**

On a motion by Councilor Brown, seconded by the Acting Chair, all in favor, the meeting adjourned at 7:54 PM.

**Suspension of the Rules requested – granted.**

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

ORDERED: That the Transfer Request in the amount of \$698,083.18 for the Department of Public Works, which moves funds from various accounts to Electricity (\$652,083.18) to cover the cost of higher usage during COVID-19 and Overtime (\$46,000.00) to cover costs in overtime due to hydrant flushing and water main breaks, **APPROVED**; adopted.

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Department of Public Works/Public Facilities				FISCAL YEAR:		2022	
FROM ACCOUNT:						TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$38,000</u>	<u>\$38,000.00</u>	<u>14003006</u>	<u>52920</u>	<u>Rubbish Collection</u>	<u>\$203,172.10</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$5,418</u>
Reason:		<u>Available funds from Credit</u>				<u>Due to increased energy usage as a result of Covid-19</u>			
<u>\$82,633</u>	<u>\$82,000.00</u>	<u>14003006</u>	<u>52925</u>	<u>Curbside Recycling</u>					
Reason:		<u>Available funds from Credit and Grant</u>							
<u>\$48,122</u>	<u>\$13,700.00</u>	<u>14001101</u>	<u>50660</u>	<u>Assistant City Engineer</u>					
Reason:		<u>Excess due to prior vacancy</u>							
<u>\$36,922</u>	<u>\$36,922.10</u>	<u>14001101</u>	<u>50700</u>	<u>Senior Engineering Aide</u>					
Reason:		<u>Excess due to vacancy</u>							
<u>\$68,002</u>	<u>\$24,550.00</u>	<u>14001101</u>	<u>50710</u>	<u>Junior Civil Engineer</u>					
Reason:		<u>Excess due to vacancy</u>							
<u>\$8,000</u>	<u>\$8,000.00</u>	<u>14001103</u>	<u>51240</u>	<u>Temporary Part-Time</u>					
Reason:		<u>Excess due to vacancy</u>							
	<u>\$203,172.10</u>	Total			<u>\$203,172.10</u>	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2022

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$6,000</u>	<u>\$6,000.00</u>	<u>14001303</u>	<u>51240</u>	<u>Temporary Part-Time</u>	<u>\$82,350.00</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$5,418</u>
	Reason:	<u>Excess due to no part time help used</u>				<u>Due to increased energy usage as a result of Covid-19</u>			
<u>\$55,416</u>	<u>\$20,150.00</u>	<u>14001403</u>	<u>50745</u>	<u>Equipment Operator</u>					
	Reason:	<u>Excess due to prior vacancy</u>							
<u>\$212,314</u>	<u>\$44,200.00</u>	<u>14001503</u>	<u>50740</u>	<u>Equipment Operator</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$24,602</u>	<u>\$7,000.00</u>	<u>14001503</u>	<u>51240</u>	<u>Temporary Part-Time</u>					
	Reason:	<u>Excess due to less summer help in summer 2021</u>							
<u>\$5,000</u>	<u>\$5,000.00</u>	<u>14003003</u>	<u>51470</u>	<u>Interim Foreman</u>					
	Reason:	<u>Excess due to vacancy at East Plant SMEO</u>							
	<u>\$82,350.00</u>	Total			<u>\$82,350.00</u>	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Department of Public Works/Public Facilities				FISCAL YEAR:		2022	
FROM ACCOUNT:						TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$16,289</u>	<u>\$16,289.40</u>	<u>60081001</u>	<u>50750</u>	<u>Equipment Operator</u>	<u>\$39,416.08</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$5,418</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Due to increased energy usage as a result of Covid-19</u>			
<u>\$13,018</u>	<u>\$2,500.00</u>	<u>60085001</u>	<u>50750</u>	<u>Equipment Operator</u>					
	Reason:	<u>Excess due to vacancy</u>							
<u>\$71,872</u>	<u>\$14,000.00</u>	<u>60085001</u>	<u>50850</u>	<u>Treatment Plant Op</u>					
	Reason:	<u>Excess due to prior vacancy</u>							
<u>\$6,626</u>	<u>\$6,626.68</u>	<u>11920001</u>	<u>50291</u>	<u>Asst. Comm of Utilities</u>					
	Reason:	<u>Excess due to vacancy</u>							
	\$39,416.08	Total			\$39,416.08	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Department of Public Works/Public Facilities				FISCAL YEAR:		2022	
FROM ACCOUNT:						TO ACCOUNT:			
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$65,523</u>	<u>\$35,350.00</u>	<u>11920003</u>	<u>50560</u>	<u>Custodian</u>	<u>\$10,350.00</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$5,418</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Due to increased energy usage as a result of Covid-19</u>			
					<u>\$25,000.00</u>	<u>61090003</u>	<u>51310</u>	<u>Overtime</u>	<u>\$16,871</u>
	Reason:					<u>Due to water main breaks and hydrant flushing</u>			
<u>\$37,795</u>	<u>\$37,795.00</u>	<u>13032001</u>	<u>50291</u>	<u>Asst. Comm of Utilities</u>	<u>\$21,000.00</u>	<u>61090003</u>	<u>51310</u>	<u>Overtime</u>	<u>\$16,871</u>
	Reason:	<u>Excess due to vacancy</u>				<u>Due to water main breaks and hydrant flushing</u>			
					<u>\$16,795.00</u>	<u>13032006</u>	<u>52120</u>	<u>Electricity</u>	<u>\$5,418</u>
	Reason:					<u>Due to increased energy usage as a result of Covid-19</u>			
	\$73,145.00	Total			\$73,145.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities FISCAL YEAR: 2022

FROM ACCOUNT: TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$76,113	\$50,000.00	11970006	51730	City Unemployment	\$300,000.00	13032006	52120	Electricity	\$5,418
	Reason:	Reduced claims				Due to increased energy usage as a result of Covid-19			
\$266,979	\$250,000.00	13100003	51730	School Unemployment					
	Reason:	Reduced claims							
	\$300,000.00	Total			\$300,000.00	Total			

**Suspension of the Rules requested – granted.**

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

**ORDERED:** That the Petition of New Cingular Wireless, PCS, LLC (d/b/a AT&T) for a grant of location for one (1) small cell wireless facility to be located on an existing pole within the public right of way in the vicinity of 241 Forest Street, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE JUNE 6, 2022, COUNCIL MEETING**; adopted.

**Suspension of the Rules requested – granted.**

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

**ORDERED** That the Application for a Special Permit and Site Plan Approval from Celco Partnership d/b/a Verizon Wireless to install a new stealth Wireless Communication Facility, including an 80-foot stealth pole with accessory ground equipment at 739-769 Donald J. Lynch Boulevard, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE JUNE 6, 2022, COUNCIL MEETING**; adopted.

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

ORDERED: That the Proposed Zoning Map Amendment for parcels of land located on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcels 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157 & 158, be and is herewith referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE JUNE 6, 2022, COUNCIL MEETING**; adopted.

**Councilor Dumais Recused.**

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

ORDERED That the Fiscal Year 2023 Budget as submitted by Mayor Vigeant in the amount of \$181,260,899.00 which represents a 4.18% increase over the Fiscal Year 2022 appropriation be further modified at the request of the Mayor to increase the total Fiscal Year 2023 Appropriation to \$181,309,899.00 by adding \$49,000.00 to the following account:

Department	Account # Description	Increase
1410 Assessor	50770 Senior Clerk	\$49,000.00

It is further Ordered that the Fiscal Year 2023 Operating Budget in the amount of \$181,309,899.00 as proposed by Mayor Vigeant, be further modified by REDUCING the following accounts:

Department	Account # Description	Reduction
1410 Assessor	53180 Prof & Tech Services	(\$50,000.00)
1410 Assessor	50520 Principal Clerk	(\$51,300.00)
1520 Human Resources	50775 Admin Assistant	(\$5,500.00)
1920 Property & Building Maintenance	52120 Electricity	(\$100,000.00)
1990 Other Government	57820 Reserve for Salaries	(\$200,000.00)
3032 Maintenance Schools	52120 Electricity	(\$100,000.00)
9300 Capital Projects	58595 City Hall Equipment	(\$300,000.00)
<b>TOTAL REDUCTION</b>		<b>(\$806,800.00)</b>

Therefore, the City Council of the City of Marlborough **APPROVES** a Fiscal Year 2023 Operating Budget for the City in the amount of **\$180,503,099.00**, which represents a 3.7% increase from the Fiscal Year 2022 appropriation or an increase of \$6,519,735.00, **APPROVED**; adopted.

President Ossing called a recess at 8:42 PM and returned to open meeting at 8:44 PM.

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

ORDERED: That the City Council hereby clarifies for the record that there is only one transfer in the amount of \$5,092,666.66 from the Undesignated Fund to Land Acquisition associated with Order No. 21/22-1008402A and Order No. 21/22-1008402B, **APPROVED**; adopted.

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

ORDERED: That the City Council hereby **OVERRIDES** by two thirds vote, pursuant to Section 55 of Division 1 of the City Charter the Mayor's veto of Council Order 21/22-1008402A-2, as set forth in the Mayor's letter dated April 21, 2022 (copy attached hereto), relative to the Proposed Order to authorize the Mayor to acquire the real property located at 100 Locke Drive (Map 54 Parcel 14) for municipal purposes, by purchase or eminent domain for a total amount not to exceed \$5,092,666.66; adopted.

**President Ossing declared that this matter passed by a vote of 10-0.  
(Councilor Robey absent).**

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

ORDERED: That the City Council hereby **OVERRIDES** by two thirds vote, pursuant to Section 55 of Division 1 of the City Charter the Mayor's veto of Council Order 21/22-1008402B-3, as set forth in the Mayor's letter dated April 21, 2022 (copy attached hereto), relative to the Transfer Request in the amount of \$5,092,666.66 from the Undesignated Fund (Account 10000 35900) to Land Acquisition (Account 19300006 58120) to fund the acquisition of the real property located at 100 Locke Drive (Map 54 Parcel 14) for municipal purposes, by purchase or eminent domain; adopted.

**President Ossing declared that this matter passed by a vote of 10-0.  
(Councilor Robey absent).**

Motion by Councilor Dumais, 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 8:47 PM; adopted.



# City of Marlborough Office of the City Council

140 Main Street  
Marlborough, Massachusetts 01752  
Tel. (508) 460-3711 Fax (508) 460-3710 TDD (508) 460-3610  
Email [citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)

*Michael H. Ossing*  
PRESIDENT  
**RECEIVED**  
**CITY CLERK'S OFFICE**  
**CITY OF MARLBOROUGH**  
**2022 JUN -2 A 7:55**  
*Kathleen D. Robey*  
VICE-PRESIDENT  
*Karen A. Boule*  
CITY COUNCIL SECRETARY

June 1, 2022

Marlborough City Council  
City Hall, 140 Main Street  
Marlborough, MA 01752

Reference: Reappointment of Steven Kerrigan as City Clerk

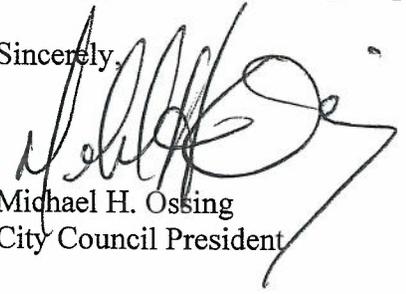
Dear Honorable Members:

I hereby submit for your confirmation this evening the reappointment of Steven Kerrigan as City Clerk for a three-year term to expire May 20, 2025. You may recall that Steve was appointed to a temporary appointment upon the retirement of City Clerk Lisa Thomas on March 15, 2019, and then appointed to a permanent position on May 20, 2019.

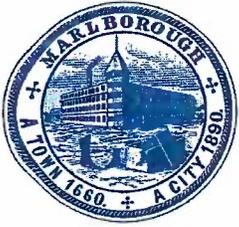
Steve stepped up to the plate and did not miss a beat after Lisa's departure. I have been proud to work with Steve and his dedicated staff members, Wilson Chu and Melissa Peltier. The office has worked cooperatively with the City Council Office throughout the pandemic and beyond. They navigated through the challenges of the 2020 and 2021 elections without a complaint, ensuring all measures were taken to keep our elections safe and that no voter was left behind.

Visitors to the City Clerk's Office are treated with respect and courtesy and are always welcome by its dedicated staff lead by Mr. Kerrigan.

Your approval this evening is appreciated.

Sincerely,  
  
Michael H. Ossing  
City Council President

MHO/kb



*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
CITY CLERK'S OFFICE  
OF MARLBOROUGH  
2022 JUN -2 A 9:25

*Arthur G. Vigeant*  
MAYOR

*Patricia M. Bernard*  
EXECUTIVE AIDE

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

*Ryan P. Egan*  
EXECUTIVE SECRETARY

June 6, 2022

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

**RE: Transfer request for Mayor's Office**

Honorable President Ossing and Councilors,

Enclosed is for your review and approval is a transfer in the amount of \$6,300.00 from Veterans Benefits to the Executive Secretary salary line item to cover the unexpected vacation and sick leave payout for the departure of Ryan Egan in my office.

Please let me know if you have any questions.

Sincerely,

**Arthur G. Vigeant**  
**Mayor**

Enclosure





# 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

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

JASON D. GROSSFIELD  
CITY SOLICITOR

JEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR

SUSAN A. CORREIA  
PARALEGAL

May 31, 2022

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

Re: Council Order No. 21-1008475  
Proposed Zoning Map Amendments re: Various Parcels, Jefferson Street area

Dear Honorable President Ossing and Councilors:

In connection with the above-referenced item, enclosed please find the proposed ordinance amendments, as recommended by the Urban Affairs Committee and referred to this office by the City Council. I have reviewed the amendments and placed them in proper legal form. An updated map attachment is also included.

Please contact me if you have any questions.

Respectfully,

Jason D. Grossfield  
City Solicitor

Enclosure

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

**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:

I. The Zoning Map established by Chapter 650, Zoning, Article III Establishment of Districts, Section 650-8 "Boundaries Established; Zoning Map" is hereby amended as follows:

a. The zoning map amendments set forth herein shall be as shown on the map attached herewith entitled "Proposed Zoning Change Commercial Automotive to NB & RB" (Revised: 5/27/22);

b. The land shown on said attached map as "CA to NB" shall be included in the Neighborhood Business (NB) District. Said land includes the following:

City Assessor Map 56, Parcels 147, 148, 150, 151, 152, and land within the rail trail corridor including the former rail spur; and

c. The land shown on said attached map as "CA to RB" shall be included in the Residence B (RB) District. Said land includes the following:

City Assessor Map 56, Parcels 153, 154, 155, 156, 157, and 158.

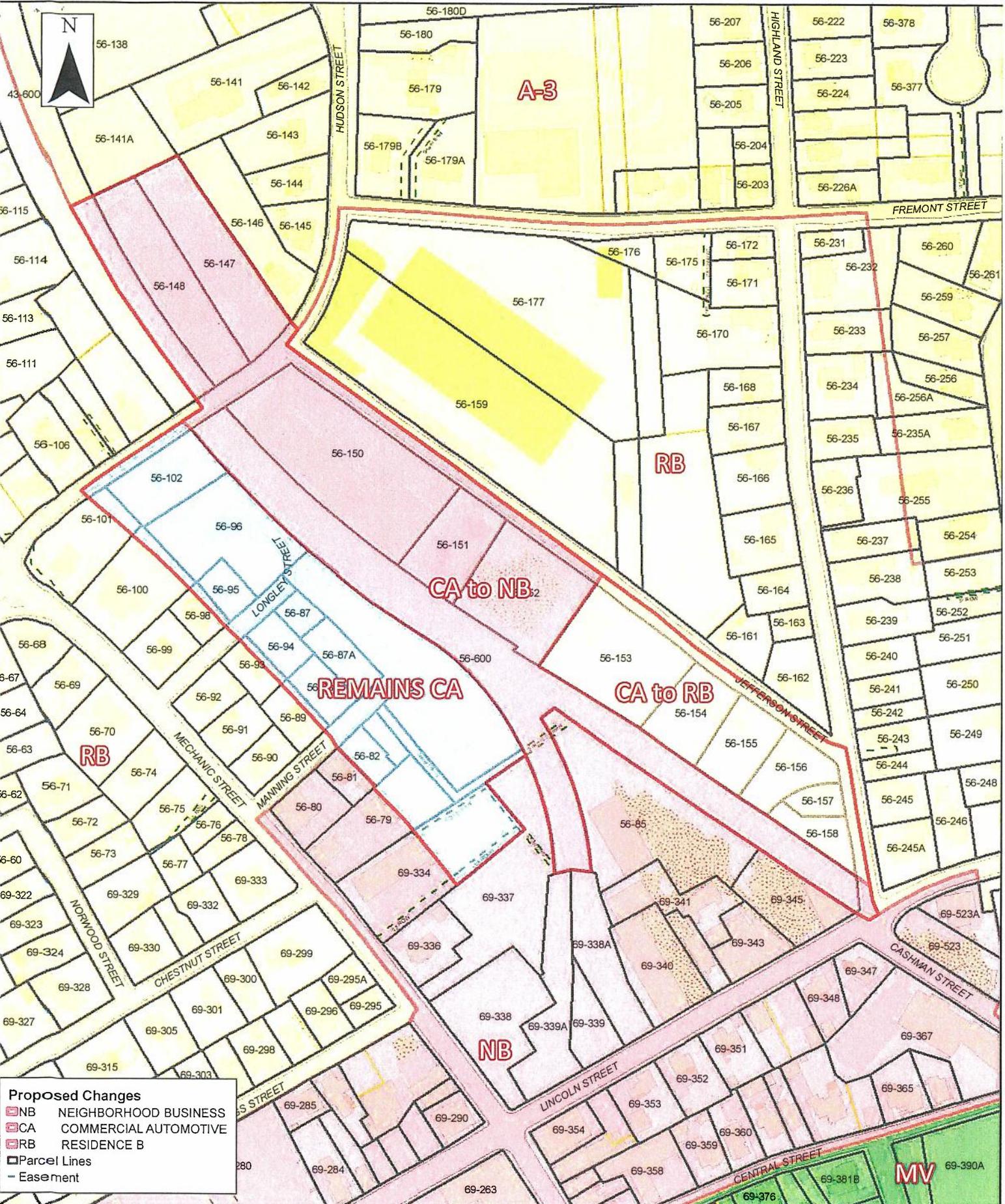
II. The effective date of these amendments shall be the date of passage.

ADOPTED  
In City Council  
Order No. 21-

Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:



**Proposed Changes**

- NB NEIGHBORHOOD BUSINESS
- CA COMMERCIAL AUTOMOTIVE
- RB RESIDENCE B
- Parcel Lines
- Easement

### Proposed Zoning Change Commercial Automotive to NB & RB





# 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](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
CITY CLERK'S OFFICE  
JASON D. GROSSFIELD  
CITY OF MARLBOROUGH  
CITY SOLICITOR  
2022 JUN 2 AM 11:11  
JEREMY P. MC MANUS  
ASSISTANT CITY SOLICITOR

SUSAN A. CORREIA  
PARALEGAL

June 2, 2022

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

Re: City Council Order No. 22-1008558C: Small Cell Wireless Facilities Petition of New Cingular Wireless, PCS, LLC (d/b/a AT&T), 241 Forest Street, Marlborough

Dear Honorable President Ossing and Councilors:

I provide this letter as to the legal form of the City Council's proposed decision on the above-referenced petition submitted on behalf of New Cingular Wireless, PCS, LLC d/b/a AT&T. The Petition asks the Council to grant a location on an existing utility pole located adjacent to 241 Forest Street in Marlborough, which pole is designated as National Grid pole #25-2.

I have reviewed the proposed draft decision and find that it is proper legal form for the Council's vote. Please contact this office if you have any questions or concerns.

Respectfully,

Jeremy P. McManus  
Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor  
Thomas DiPersio, Jr., City Engineer  
Krista I. Holmi, Chief Procurement Officer  
Jason D. Grossfield, City Solicitor  
Michael R. Dolan, Esq.

ORDERED:

Marlborough, Mass. \_\_\_\_\_

PAGE 1

That the City Council for the City of Marlborough, pursuant to M.G.L. c.166, §22 and Chapter 473, Article III of the City of Marlborough General Code entitled "Small Cell Wireless Facilities Within Public Rights-of-Way," does hereby approve the petition of New Cingular Wireless PCS LLC ("AT&T") dated February 23, 2022, filed with the City Clerk on March 18, 2022, to grant a location on an existing utility pole located in the public right of way adjacent to 241 Forest Street in Marlborough, which pole is designated as National Grid pole #25-2, in order for AT&T to deploy a small cell facility thereon by constructing and maintaining telecommunications wires and appurtenances, including a pole top canister antenna, remote radio heads and associated wires, cables, fiber demarc box, electric meter and associated equipment (the "Small Cell Facility") all as depicted on plans submitted with AT&T's petition and in a photo simulation submitted to the City Council and Public Services Committee, which plans are attached hereto and incorporated herein; subject, however, to the following conditions, which conditions shall be binding upon AT&T, its successors and/or assigns:

1. The Small Cell Facility shall be of such material and construction, and all work shall be done in such manner, as to be satisfactory to the City Council and the Engineering Division of the City's Department of Public Works (the "City Engineering Division").
2. AT&T shall indemnify and hold harmless the City against all damages, injuries, costs, expenses, and any and all claims, demands and liabilities whatsoever of every name and nature, both in law and equity, allegedly caused by the acts or neglect of AT&T, its employees, agents and servants in any manner arising out of the rights and privileges granted herein to AT&T for its Small Cell Facility.
3. AT&T shall comply with the requirements of existing City ordinances, including but not limited to Chapter 473, Article III, entitled "Small Cell Wireless Facilities Within Public Rights-of-Way," as may be applicable, and such requirements as may hereafter be adopted governing the construction and maintenance of the Small Cell Facility. To the extent any requested relief from the siting standards in City Ord. Ch. 473, Article III is authorized by this approval, such relief is provided consistent with Ord. Sec. 473-27(B).
4. AT&T shall not install its Small Cell Facility on double poles. If National Grid pole #25-2 becomes a double pole in the future, AT&T shall remove its Small Cell Facility to a single pole as expeditiously as possible within the guidelines then prescribed by National Grid, but in any event no later than December 31st of the year in which National Grid pole #25-2 becomes a double pole; provided, however, that if AT&T is unable to comply with the December 31st deadline for reasons fairly attributable to National Grid, AT&T shall submit to the City Council a letter, to be received by the City Council prior to such deadline, requesting that the Council extend the deadline to a specified date in the subsequent year and providing good cause in support of such request.

ORDERED:

Marlborough, Mass. \_\_\_\_\_

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5. All cutting of and/or digging into City streets and/or sidewalks by or on behalf of AT&T in conjunction with its Small Cell Facility is prohibited, as is all underground installation associated with the Small Cell Facility; provided, however, that the grounding rod proposed to be installed as part of the Small Cell Facility is permitted as long as 1) AT&T installs the rod immediately adjacent to National Grid pole #25-2 so as to cause minimal disturbance to the surface of the street or sidewalk, and 2) AT&T restores the street or sidewalk surface to its pre-disturbance condition to the satisfaction of the City Engineering Division.
6. The Small Cell Facility shall be color-coordinated so as to best minimize the visual impact of the Facility.
7. The Small Cell Facility's remote radio heads and associated wires, cables, fiber demarc box, electric meter and associated equipment shall be mounted on the side of National Grid pole #25-2 facing away from the roadway.
8. Any future modification of the Small Cell Facility by AT&T shall require further City Council Approval.
9. Any future road reconstruction or repair project by the City and/or the Commonwealth requiring the relocation of National Grid pole #25-2 shall result in AT&T moving their Small Cell Facility to another pole in a timely fashion after having been notified by the City Engineering Division about the road project; provided, however, that any such relocation shall require further City Council approval.
10. Prior to the commencement of construction and/or installation of the Small Cell Facility, AT&T shall provide the City Engineering Division with a written construction and/or installation schedule satisfactory to the Division.
11. Prior to the commencement of construction and/or installation of the Small Cell Facility, AT&T shall provide the City's Chief Procurement Officer (the "City CPO") with a bond from a surety authorized to do business in Massachusetts and satisfactory to the City CPO in an amount equal to the cost of removal of the Small Cell Facility from National Grid pole #25-2 and for the repair and/or restoration of the public way, in the vicinity of National Grid pole #25-2, to the condition the public way was in as of the date of this order, said amount to be determined by the City Engineering Division. The amount of the bond shall be the total of the estimate by the Division plus an annual increase of 3% for the operating life of the Small Cell Facility. AT&T shall notify the City CPO and the Division of any cancellation of, or change in the terms or conditions in, the bond.

ORDERED:

Marlborough, Mass. \_\_\_\_\_

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- 12. Each year on July 1st, AT&T shall submit an affidavit that the Small Cell Facility remains in use and that the Small Cell Facility remains covered by liability insurance naming the City as an additional insured.
- 13. Each year on July 1st, AT&T shall pay to the City of Marlborough an annual recertification fee of \$250.00 for each year that the Small Cell Facility remains in use.
- 14. If the Small Cell Facility is no longer in use, it shall be removed by AT&T, at its expense, within 60 days. If the Small Cell Facility is not removed by AT&T within 60 days of it no longer being in use, AT&T shall pay a fine of \$100.00 per day until such installation is removed by AT&T.
- 15. Failure by AT&T to comply with any of the above conditions to the satisfaction of the City Council or, as applicable, the City Engineering Division or the City CPO shall result in the City Council's review of AT&T's petition granted herein.

Be and is herewith APPROVED.

ADOPTED  
In City Council  
Order No.

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:



PROJECT: NEW ENGLAND\_NEXIUS\_CRAN  
 SITE NAME: CRAN\_RCTB\_MARL\_01  
 USID: 299796  
 PACE NUMBER: MRCTB049467  
 FA NUMBER: 15426095  
 PTN NUMBER: 2101A0X0E2  
 COORDINATES: 42.332400', -71.579630'  
 SITE ADDRESS: 241 FOREST STREET  
 MARLBOROUGH, MASSACHUSETTS 01752

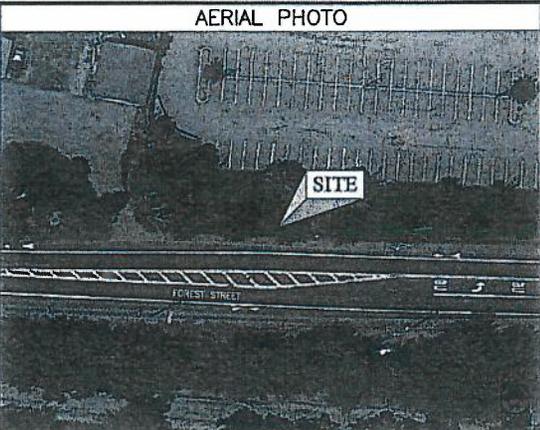
PREPARED BY:  
**nexius**  
ENGINEERING CONSULTING ARCHITECTURE  
 A/E/C OFFICE  
 2595 NORTH DALLAS PARKWAY, SUITE 300  
 FRISCO, TX 75034  
 (972) 581 9888

CLIENT:  
**AT&T**  
 AT&T  
 550 COCHITUATE ROAD,  
 FRAMMINGHAM, MA 01701

FOR CONSTRUCTION

DATE SIGNED: 02/02/22

PROJECT INFORMATION	
PROJECT:	NEW ENGLAND_NEXIUS_CRAN
SITE NAME:	CRAN_RCTB_MARL_01
USID:	299796
PACE NUMBER:	MRCTB049467
LATITUDE:	42.332400'
LONGITUDE:	-71.579630'
SITE ADDRESS:	241 FOREST STREET
CITY, STATE ZIP:	MARLBOROUGH, MASSACHUSETTS 01752
COUNTY:	MIDDLESEX
JURISDICTION:	CITY OF MARLBOROUGH
STRUCTURE TYPE:	PROPOSED UTILITY POLE
STRUCTURE OWNER:	NATIONAL GRID & VERIZON
GROUND ELEVATION:	430'± AMSL
APPLICANT:	NEXIUS SOLUTIONS, INC. 300 APOLLO DRIVE, 2ND FLOOR CHELMSFORD, MA 01824 SITE ACQUISITION: NICOLE CAPLANMASON EMAIL: nicole.caplanmason@nexius.com
SITE ACQUISITION:	NEXIUS SOLUTIONS, INC. 300 APOLLO DRIVE, 2ND FLOOR CHELMSFORD, MA 01824
ENGINEERING SERVICES:	NEXIUS SOLUTIONS, INC. 2595 NORTH DALLAS PARKWAY, SUITE 300 FRISCO, TX 75034 EMAIL: JACK.PHIPPS@nexius.com



SHEET INDEX	
SHEET #	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	AERIAL MAP TO SCALE
C-2	POLE ELEVATION
EQ-1	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-3	EQUIPMENT DETAILS
E-1	ELECTRICAL AND GROUNDING DETAILS

**CODE COMPLIANCE**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE FOLLOWING APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2018 INTERNATIONAL BUILDING CODE
- 2020 NATIONAL ELECTRICAL CODE

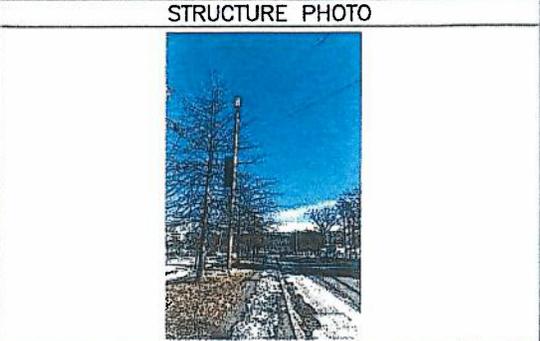
THESE DRAWINGS ARE DESIGNED TO THE LATEST CODES. THEY ALSO MEET THE ADOPTED CODE REQUIREMENTS OF THE JURISDICTION LISTED ABOVE.

**SCOPE OF WORK**

- EXISTING (36"-6" A.S.L.) CLASS 2 WOOD POLE.
- INSTALL (1) PROPOSED ANTENNA ON TOP OF EXISTING POLE PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) EQUIPMENT ENCLOSURE CONTAINING (1) RRU8643, (1) RRU4449, (1) SDX19260-43 AND (3) PSU AC 08 ON EXISTING POLE PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) METER AND (1) AC DISTRIBUTION BOX/SERVICE DISCONNECT ON EXISTING POLE PER MANUFACTURER'S SPECIFICATIONS AND PER UTILITY AND NEC REQUIREMENTS.

ANY DEVIATION THAT DIFFERS SUBSTANTIALLY FROM WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK CAN BE MADE DURING CONSTRUCTION WITHOUT ISSUING A CHANGE ORDER.

DRAWING SCALES ARE INTENDED FOR 11" X 17" SIZE PRINTED MEDIA ONLY. ALL OTHER SIZES ARE DEEMED "NOT TO SCALE".



**ONE CALL**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MASSACHUSETTS, CALL DIG SAFE SYSTEM, INC.  
 TOLL FREE: 1-888-344-7233 OR www.digsafe.com

MASSACHUSETTS STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.  
 Call before you dig.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	05/06/21	FOR REVIEW	PH
G	11/15/21	FINAL CD	GS
1	01/19/22	REVISED FINAL CD	GS
2	01/26/22	REVISED FINAL CD	GS

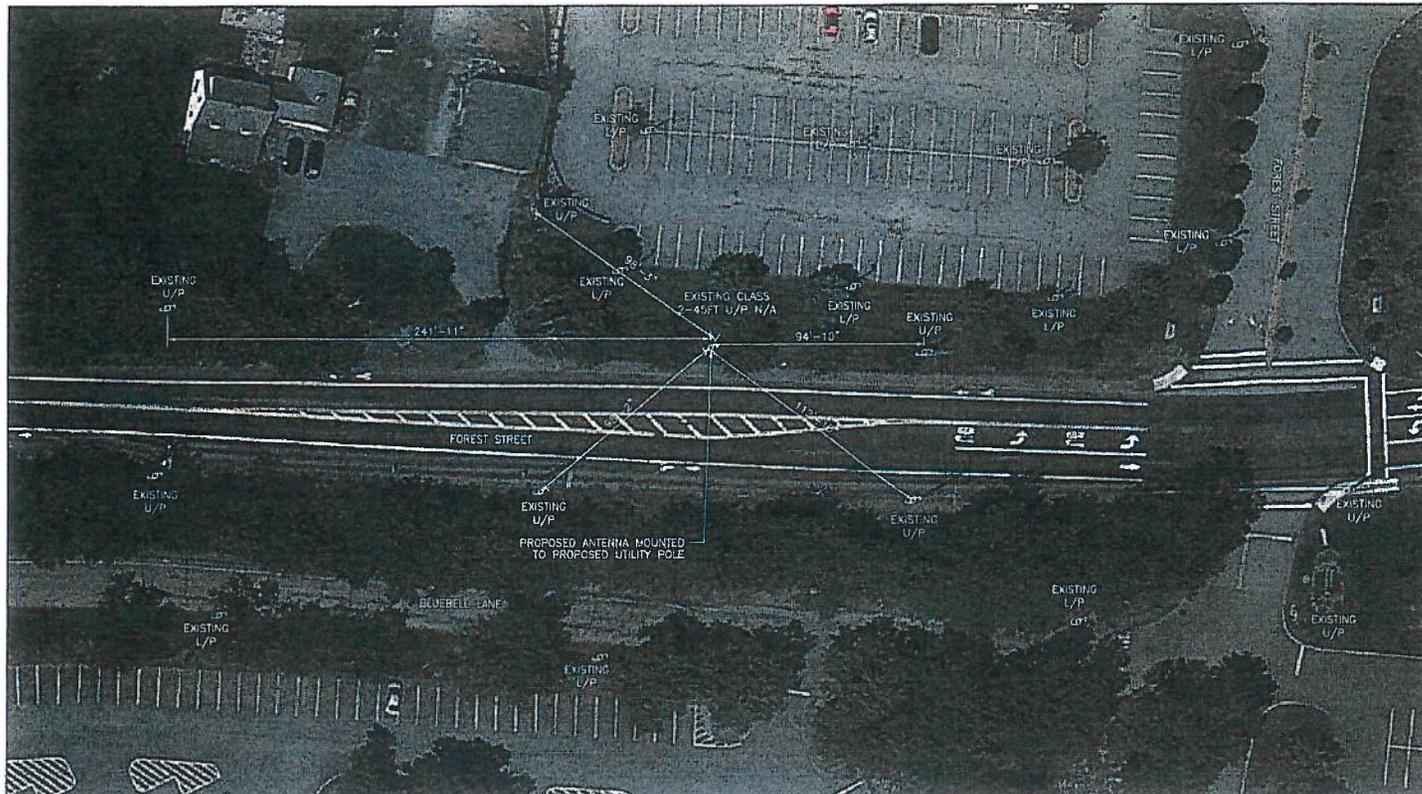
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 USID: 299796  
 SITE ADDRESS: 241 FOREST STREET  
 MARLBOROUGH, MASSACHUSETTS 01752

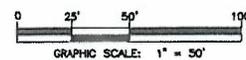
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 SHEET NUMBER: T-1



DocuSign Envelope ID: 949507CB-BC8D-4D28-9ADD-8A3E53737F0A



① KEY PLAN  
SCALE: 1" = 50.001032'



POLE COORDINATES	LATITUDE (NAD83)	LONGITUDE (NAD83)
	42.332400	-71.579830
GROUND ELEVATION	450' AMSL (NAVD88)	

PREPARED BY:  
**nexus**  
ENABLING SMARTER CONNECTIONS  
ANE OFFICE  
2595 NORTH DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(972) 561-9888

CLIENT:  
 **AT&T**  
AT&T  
550 COCKSHUTE ROAD,  
FRAMMINGHAM, MA 01701

FOR CONSTRUCTION  


DATE SIGNED: 02/02/22  
MOBILE SOLUTIONS, INC.  
MASSACHUSETTS PE NO. P023440  
PE LICENSE NUMBER: 8/30/22

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	05/06/21	FOR REVIEW	FM
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1	01/19/22	REVISED FINAL CD	GS
2	01/28/22	REVISED FINAL CD	GS

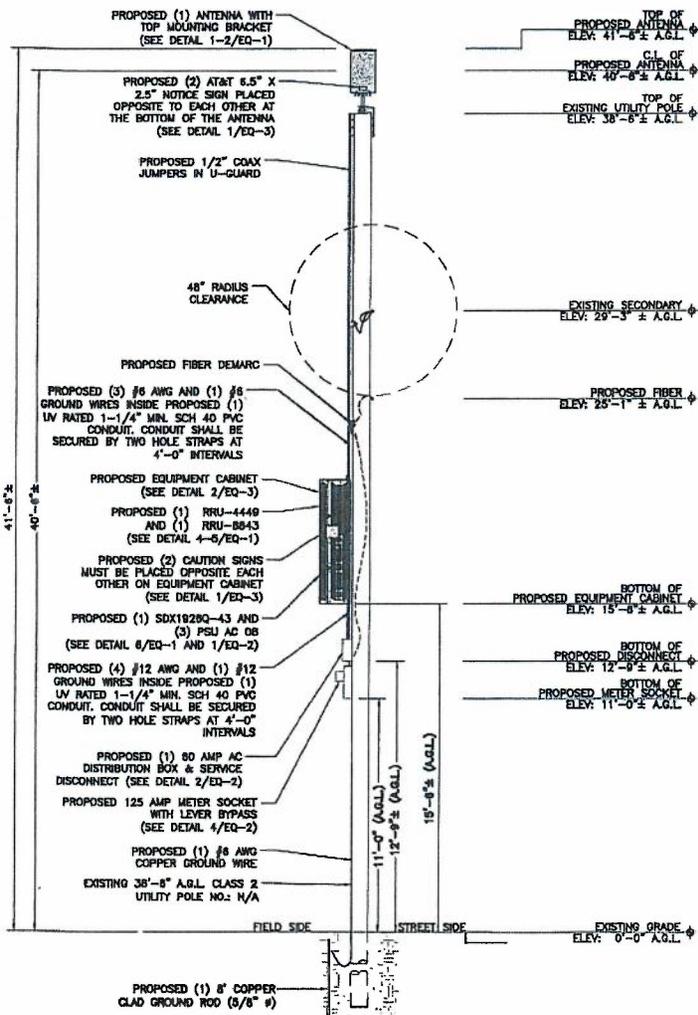
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USE: 299796  
SITE ADDRESS: 241 FOREST STREET  
MARLBOROUGH, MASSACHUSETTS 01752

SHEET TITLE: AERIAL MAP TO SCALE  
SHEET NUMBER:

C-1

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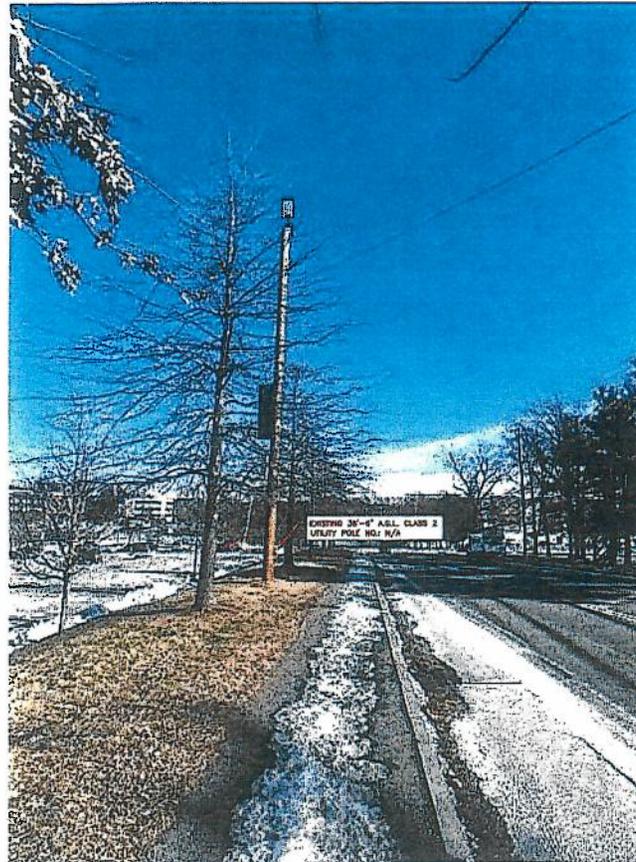


① POLE ELEVATION  
SCALE: 3/16" = 1'-0"



NOTES:

1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY NEXIUS. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. AT&T SHALL MAKE ARRANGEMENTS WITH THE LOCAL ELECTRICAL UTILITY, TO ADJUST THE POSITION OF THE EXISTING OVERHEAD COMMUNICATION LINES AT SUBJECT UTILITY POLE TO PROVIDE THE REQUIRED CLEARANCE FOR THE INSTALLATION OF THE PROPOSED AT&T ANTENNA. THE PROPOSED INSTALLATION OF THE ANTENNA AND ALL APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE POWER COMPANY AND THE 2020 NATIONAL ELECTRICAL SAFETY CODE.
3. VERIFY EQUIPMENT S.O.M. AGAINST RFDs TO ENSURE YOU HAVE THE RIGHT ANTENNA. NOTIFY YOUR PROJECT PM IF THERE IS A DISCREPANCY IN THE ANTENNA OR MOUNTING BRACKET.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, PRIOR TO THE ONSET OF CONSTRUCTION, THAT THE SUPPORTING STRUCTURE(S) AND MOUNTING SYSTEM(S) HAVE BEEN DEEMED STRUCTURALLY ADEQUATE BY A LICENSED PROFESSIONAL ENGINEER TO SUPPORT THE EXISTING AND PROPOSED EQUIPMENT AND ASSOCIATED CONSTRUCTION LOADS, INCLUDING BUT NOT LIMITED TO THOSE DEPICTED, HEREIN. THE CONTRACTOR SHALL ASSUME THE FULL-LIABILITY AND RISK ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND/OR APPURTENANCES IF PERFORMED WITHOUT SAID PASSING STRUCTURAL ANALYSIS OR EVALUATION. IF THE RESULT OF THE ANALYSIS REQUIRES THE STRUCTURE BE STRENGTHENED OR MODIFIED; SUCH MODIFICATIONS SHALL BE PROPERLY INSTALLED AND COMPLETED PRIOR TO THE ONSET OF CONSTRUCTION.



② PHOTO DETAIL  
N.T.S.

PREPARED BY:

**nexius**

IMAGING SMARTER CONNECTIONS

ABLE OFFICE  
2595 NORTH DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(972) 581-9888

CLIENT:



AT&T  
550 COCHITUATE ROAD,  
FRAMINGHAM, MA 01701

FOR CONSTRUCTION



DATE SIGNED: 02/02/22

NEXIUS ENGINEERING, INC.  
MASSACHUSETTS PE NO. PE83480  
PE LICENSE RENEWAL: 6/30/22

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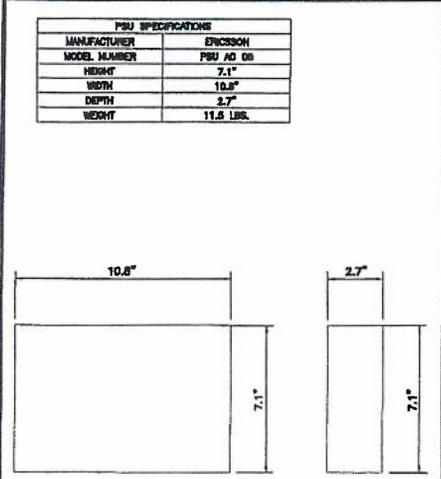
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MARLBOROUGH, MASSACHUSETTS 01752

SHEET TITLE: POLE ELEVATIONS

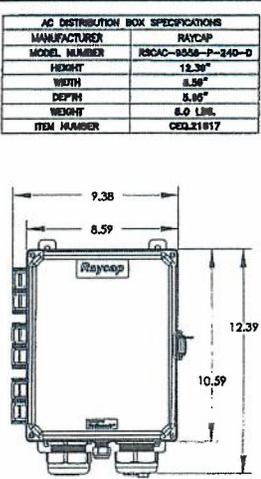
SHEET NUMBER: C-2

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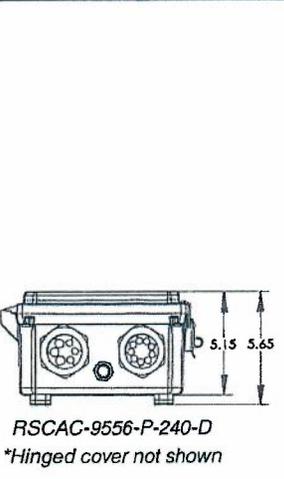
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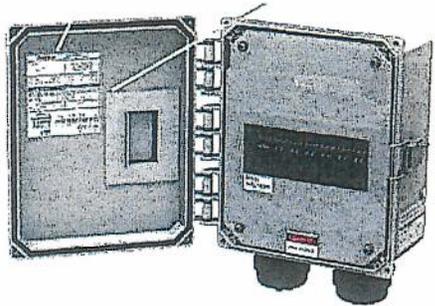
① PSU AC 08 DETAIL  
SCALE: N.T.S.



② AC DISTRIBUTION BOX DETAIL  
SCALE: N.T.S.

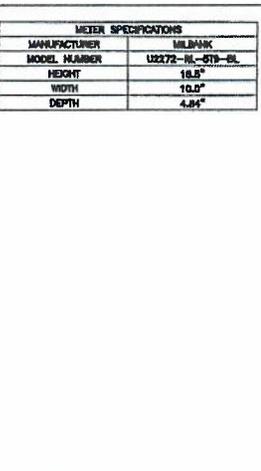
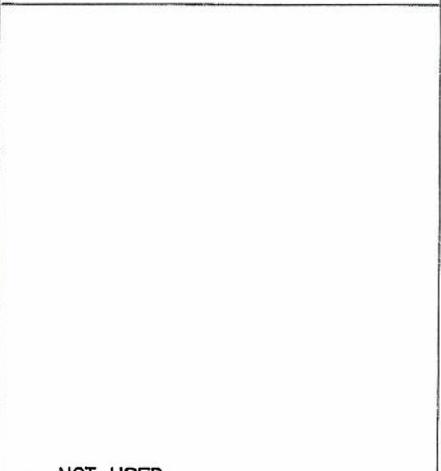


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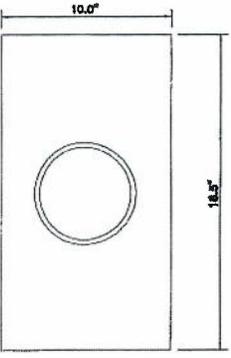


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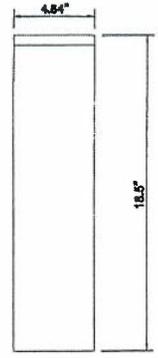
INSIDE



④ METER MAIN WITH BYPASS DETAIL  
SCALE: N.T.S.



FRONT



SIDE

PREPARED BY:

**nexus**  
MAKING SMARTER CONNECTIONS

A&E OFFICE  
2595 NORTH DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(972) 581-9888

CLIENT:

**AT&T**

AT&T  
350 COCHITUATE ROAD,  
FRAMMINGHAM, MA 01701

FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS  
JACK TILDER  
PHIPLIPS  
ELECTRICAL  
No. 63420  
REGISTERED PROFESSIONAL ENGINEER  
REG. NO. BE2F33CF0B841F

DATE SIGNED: 02/02/22

NEXUS SOLUTIONS, INC.  
MASSACHUSETTS PE NO. PDS0480  
PE LICENSE RENEWAL: 4/30/22

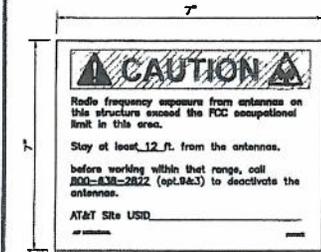
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CHECKED BY: GS      CHECKED DATE: 02/02/22

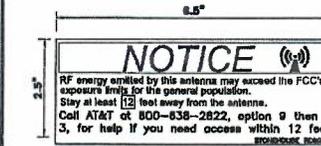
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USD: 280738  
SITE ADDRESS: 241 FOREST STREET  
MARLBOROUGH, MASSACHUSETTS 01752

SHEET TITLE: EQUIPMENT DETAILS  
SHEET NUMBER: EQ-2

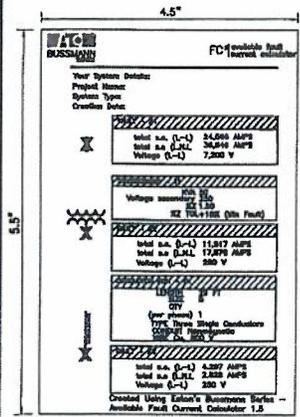


AT&T YELLOW CAUTION SIGN MOUNTED ON THE EQUIPMENT SHROUD

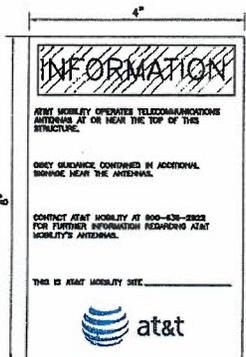
**NOTE:**  
SIGNAGE MUST BE ORDERED FROM ACP INTL SIGNS, INC., ACCORDING TO THE GUIDANCE IN SECTION 6.2 'ACPT INTL SIGNS ORDERING PROCESS (CRAW) IN ATT-780-202-082 DAS (DISTRIBUTED ANTENNA SYSTEM) AND CRAN (CENTRALIZED RADIO ACCESS NETWORK) SIGNAGE STANDARD.'  
<https://www.nab.usdoj.gov/foia/readcube/foia/pa/output/pa-01-790-202-082a/att780-202-082a.pdf>  
1. ORDERING PART NUMBER FOR THIS SIGN IS: ABOVE R801RPE  
2. SIGN DIMENSIONS ARE: HEIGHT= 7", WIDTH=7"  
3. USE THE SUPPLIED NUMBER PAD TO ENTER THE NUMBER 12 INTO THE BLANK SPACE AS SHOWN IN THE SIGN DIAGRAM.



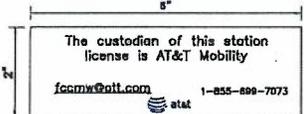
AT&T NOTICE SIGN (TOTAL OF 2) TO BE PLACED (2) NOTICE STICKER OPPOSITE TO EACH OTHER AT THE BOTTOM OF THE ANTENNA



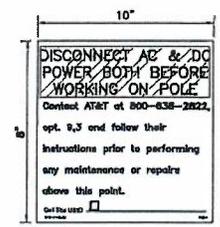
AT&T FAULT CURRENT SIGN MOUNTED ON THE DISCONNECT



AT&T INFORMATION SIGN TO BE MOUNTED TO FRONT OF AC DISTRIBUTION BOX



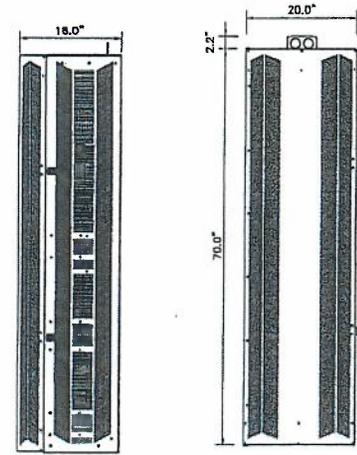
AT&T CUSTODIAN SIGN TO BE MOUNTED TO FRONT OF AC DISTRIBUTION BOX



POLE OWNER DISCONNECT SIGN TO BE PLACED AT THE DISCONNECT

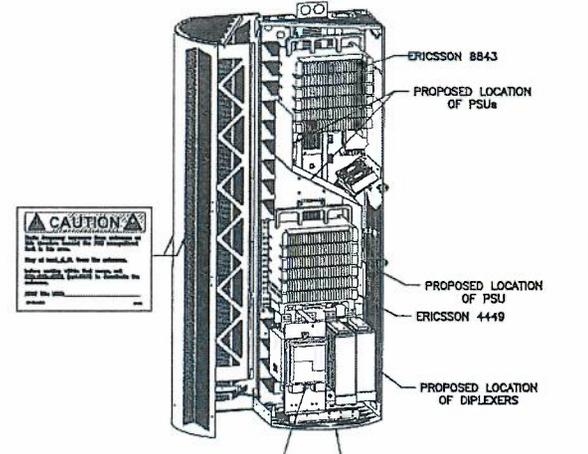
1 SIGNAGE DETAILS SCALE: N.T.S.

EQUIPMENT ENCLOSURE SPECIFICATIONS	
MANUFACTURER	CHARLES
MODEL NUMBER	SH80-702018WNE7
HEIGHT	70.0"
WIDTH	20.0"
DEPTH	18.0"
WEIGHT	181.8 LBS
VOLUME	14.08 CUFT
ITEM NUMBER	080-43918



SIDE FRONT

2 EQUIPMENT CABINET DETAIL SCALE: N.T.S.



NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS

3 EQUIPMENT CABINET DETAIL SCALE: N.T.S.

PREPARED BY:

**nexius**  
INTEGRATING SMART IT WITH NEXT-GEN

ARE OFFICE  
2595 NORTH DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(972) 581-9888

CLIENT:

**AT&T**  
AT&T  
550 COCHITUATE ROAD,  
FRAMINGHAM, MA 01701

FOR CONSTRUCTION

**COMMONWEALTH OF MASSACHUSETTS**  
JACK TILDEN  
PHISPPS  
ELECTRICAL  
No. 83420  
REGISTERED  
PROFESSIONAL ENGINEER  
REGISTRATION NO. 82323CFCGR841F

DATE SIGNED: 02/02/22

MOBILITY SOLUTIONS, INC.  
MASSACHUSETTS PE NO. P031420  
PE LICENSE RENEWAL: 6/30/22

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	08/08/21	FOR REVIEW	PM
G	11/18/21	FINAL CD	GS
1	01/19/22	REMOVED FINAL CD	GS
2	01/24/22	REMOVED FINAL CD	GS

CHECKED BY: GS CHECKED DATE: 02/02/22

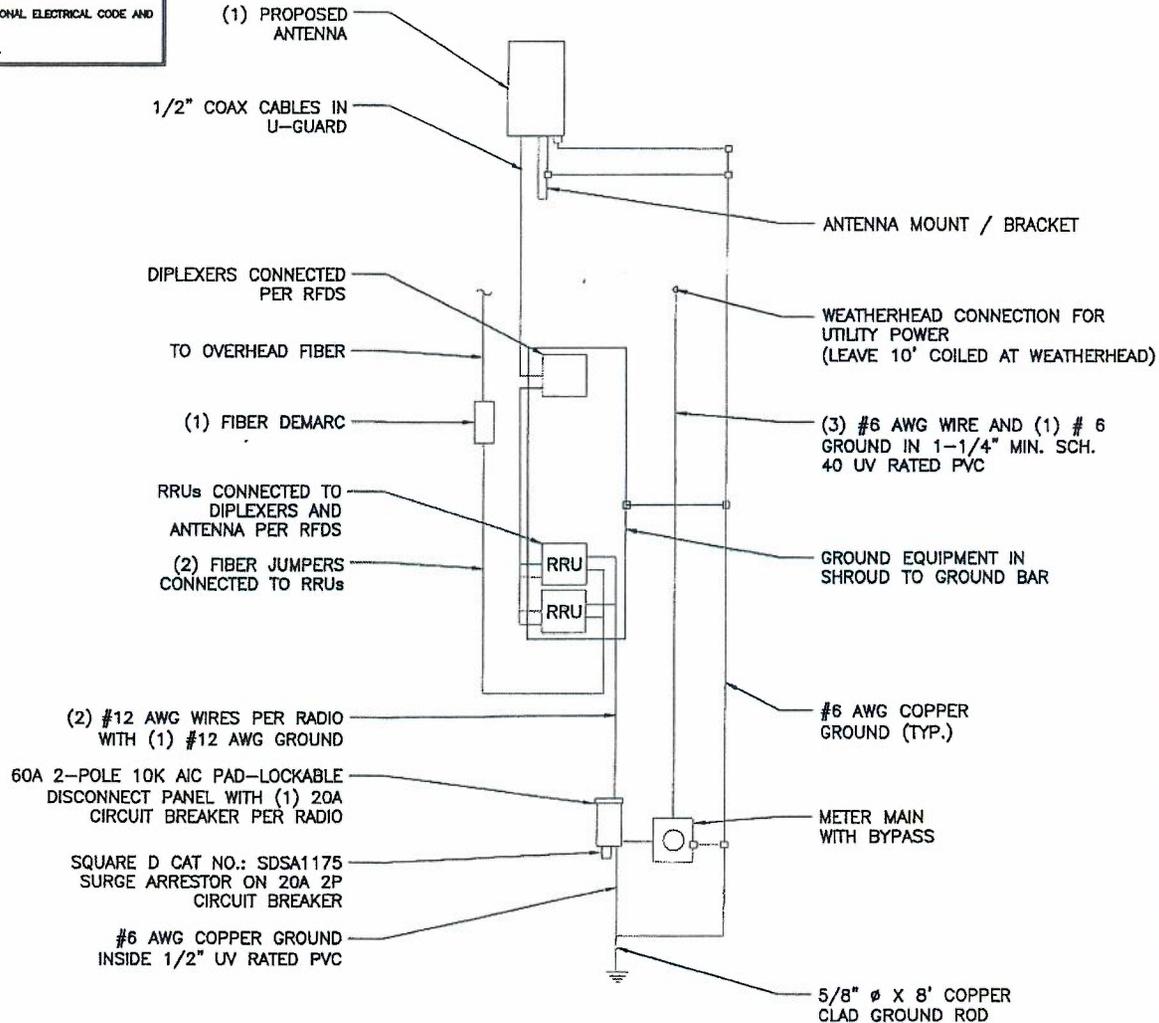
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USID: 2897788  
SITE ADDRESS: 241 FOREST STREET  
MARLBOROUGH, MASSACHUSETTS 01752

SHEET TITLE: EQUIPMENT DETAILS  
SHEET NUMBER: EQ-3

DocuSign Envelope ID: 949507CB-BC8D-4D28-9A0D-9A3E53737F0A

**NOTES:**

1. EQUIPMENT AND LAYOUT SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO PROPOSED SITE PLAN AND POLE ELEVATION FOR ACTUAL EQUIPMENT LOCATIONS AND CONDITIONS.
2. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL ELECTRICAL SAFETY CODE.
3. BONDING AND GROUNDING TO MEET APPLICABLE NEC REQUIREMENTS.



① GENERAL WIRING DIAGRAM  
SCALE: N.T.S.

PREPARED BY:

**nexius**  
1748 Bldg. 24400 PINECUMBER  
A&E OFFICE  
2595 NORTH DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(972) 581-5888

CLIENT:

**AT&T**  
AT&T  
550 COCKSHUTE ROAD,  
FRAMINGHAM, MA 01701

FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS  
JACK TILDEH  
PHIPPS  
ELECTRICAL  
No. 83428  
REGISTERED  
PROFESSIONAL ENGINEER  
REG235FC08B41F  
DATE SIGNED: 02/02/22

NEXIUS SOLUTIONS, INC.  
MASSACHUSETTS PE NO. P28348D  
PE LICENSE RENEWAL 6/30/22

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SUBMITTALS

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1	01/18/22	REVISED FINAL CD	CS
2	01/28/22	REVISED FINAL CD	CS

CHECKED BY: CS      CHECKED DATE: 02/02/22

SITE INFORMATION:      SITE NAME: CRAN\_RCTB\_MARL\_01  
 URS: 209788  
 SITE ADDRESS: 241 FOREST STREET  
 MARLBOROUGH, MASSACHUSETTS 01752

SHEET TITLE: ELECTRICAL AND GROUNDING DETAILS  
 SHEET NUMBER: E-1



# 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](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
 JASON D. GROSSEFIELD  
 CITY CLERK'S OFFICE  
 CITY OF MARLBOROUGH  
 JEREMY P. MCMANUS  
 ASSISTANT CITY SOLICITOR  
 2022 JUN -2 AM 11:11

SUSANA A. CORREIA  
 PARALEGAL

June 2, 2022

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

Re: City Council Order No. 22-1008570: Application for Special Permit from Celco Partnership d/b/a Verizon Wireless to install a new stealth Wireless Communication Facility including an 80-foot stealth pole with accessory ground equipment at 739-769 Donald J. Lynch Boulevard

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-59C(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 incorporating my recommended revisions, which include: (1) incorporating the requirement for site plan review by the Site Plan Review Committee pursuant to City Ord. 270-2; and (2) reference to all applicable requirements for towers on non-municipal property under City Ord. 650-25(F). I have confirmed with the applicant's attorney that these changes are acceptable to the applicant.

Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus  
 Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor  
 Thomas DiPersio, Jr., City Engineer  
 Tin Htway, Building Commissioner  
 Jason D. Grossfield, City Solicitor  
 Carl W. Gehring, Esq.

\_\_\_\_\_, 2022

**NOTICE OF DECISION  
GRANT OF SPECIAL PERMIT**

In City Council  
Order No. 22-1008570

Application of:  
Cellco Partnership d/b/a Verizon Wireless

Locus:  
739-769 Donald Lynch Boulevard, Marlborough, MA  
Assessor's Map 50, Parcel 7B

**DECISION**

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Cellco Partnership d/b/a Verizon Wireless, with a mailing address of c/o Gehring & Associates, LLC, P.O. Box 98, West Mystic, CT 06388, as provided in the DECISION and subject to the Findings of Fact and Conditions therein.

Decision date: \_\_\_\_\_, 2022

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [ ] day of [ ], 2022.

**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****ORDER NO. 22-1008570**Application of:

Cellco Partnership d/b/a Verizon Wireless

Locus:

739-769 Donald Lynch Boulevard, Marlborough, MA  
Assessor's Map 50, Parcel 7B

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Cellco Partnership d/b/a Verizon Wireless (the "Applicant") to allow for the construction of a new Wireless Communications Facility stealth monopole tower with accessory ground equipment including a diesel-fueled stand-by power generator pursuant to the submitted plans, as provided in the DECISION and subject to the Findings of Fact and Conditions therein.

**FINDINGS OF FACT**

1. The Applicant is a duly organized and existing corporation and FCC Licensee having a local business address of 118 Flanders Road, Westborough, MA 01581 with correspondences being sent via Applicant's Agent c/o Gehring & Associates, LLC, P. O. Box 98, West Mystic, CT 06388.
2. The Applicant is a lessee of a portion of the property located at 739-769 Donald Lynch Boulevard, Marlborough, MA (Assessor's Map 50, Parcel 7B), Marlborough, Massachusetts (the "Site").
3. On April 6, 2022, the Applicant filed with the City Clerk of the City of Marlborough an application (hereinafter referred to as the "Application") for a Special Permit under Chapter 650 (Zoning) of the Code of the City of Marlborough (hereinafter referred to as the "Zoning Ordinance"), Section 650-25 entitled Wireless Communications Facilities.
4. In accordance with Article V, Section 650-18(A)(20) and Section 650-25 of the Zoning Ordinance, the Applicant proposes the installation of a new Wireless Communications Facility stealth monopole tower with accessory ground equipment including a diesel-fueled stand-by power generator (the "Use") at the Site, as shown in the plans submitted with the Application and referenced in paragraph 5 below.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and plans entitled "Wireless Telecommunications Installation With New 80' RF-Transparent Monopole" by Chappell Engineering Associates, LLC, with the last

revision date of March 18, 2022, including Title Sheet (T01), Property Plan (C01), Site Plan (C02), Equipment Area Plan (A01), Southeast Site Elevation and Southwest Site Elevation (A02), and Site Details (A03) (collectively the “Plans”), attached hereto as **“Attachment A.”**

6. Pursuant to the Application, the Applicant is licensed by the FCC to provide personal wireless services in the City of Marlborough and surrounding areas and currently has a problem with significant gaps in coverage and capacity issues with coverage that could be alleviated by installing a new site on the subject location as shown on the submitted RF Report and plans.
7. The Site is located in the Limited Industrial (LI) Zoning District which allows a Special Permit to be issued for a Wireless Communication Facility (“WCF”).
8. Pursuant to the Rules and Regulations of the City Council of the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application, and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters and the planning boards of all surrounding towns entitled thereto in accordance with applicable regulations and law.
9. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on May 9, 2022. The public hearing was held in the City Council Chamber, at the Marlborough City Hall, 140 Main Street. The public hearing was closed on May 9, 2022.
10. The Applicant presented testimony at the public hearing wherein all Twelve (12) Tabs of the contents of the submitted Application Binders were reviewed and the submitted materials and substantial evidence was recapped and reviewed as follows:

Tab 1 - City of Marlborough required application forms.

Tab 2 - Statement in Support of Application wherein all the Zoning Ordinance provisions pertaining to wireless facilities and special permits are analyzed line-by-line in addition to an Alternate Site Analysis justifying the choice of the subject property for the proposed installation of the Use.

Tab 3 - Landowner Authorization - demonstrating Applicant’s leasehold interest in the property with permission to file the submitted application.

Tab 4 - Assessor’s Field Card, Tax Map and Deed, for reference.

Tab 5 - Copies of Applicant’s twelve (12) FCC Licenses authorizing broadcasts from Marlborough and the surrounding areas.

Tab 6 - Radio Frequency Engineer’s RF Report describing why the site is needed, complete with coverage maps showing the significant capacity and coverage problems the subject site is designed to rectify.

Tab 7 - Confirmation of RF Emissions compliance pursuant to applicable FCC regulations wherein it is predicted the Use will give off less than six percent (6%) of the maximum allowed for such facilities on the ground adjacent to the facility.

Tab 8 - FAA clearance to build the proposed stealth pole as it will not be an obstruction or hazard to air navigation.

Tab 9 - An Acoustical Report demonstrating compliance with all applicable noise regulations.

Tab 10 - Statement from a licensed Real Estate Appraiser concluding that construction of the Use will have no deleterious impact on surrounding property values.

Tab 11 - Photosimulations created by performing a balloon float on March 23, 2022. An exhibit was passed out to the Councilors showing the proposed pole painted different colors so that the Council could choose.

Tab 12 - Site Plans and Elevation Drawings by Chappell Engineering, with last revision date March 18, 2022, showing the proposed facility which will occupy four (4) parking spaces adjacent to the existing building which currently hosts the EMS and DSW stores, next door to Best Buy.

11. At the Public Hearing, there were no members of the public speaking in opposition to the Use.
12. No written comments in favor or in opposition were received regarding the Use.
13. Only one member of the public had any questions or comments, which pertained to the stand-by generator's fuel source (diesel) and how the paint on the proposed pole would be adhered (Applicant said answer would be provided to committee).

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

A. The Applicant has complied with the Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.

B. The City Council finds the proposed Use of the Site is in harmony with the intent and general purpose of the Zoning Ordinance of the City of Marlborough when subject to appropriate terms and conditions as provided in this Decision. 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 proposed Use is consistent with the purposes of Section 650-25 governing WCFs in the City. There are no other existing communications towers or tall buildings in the vicinity of the subject property that could accommodate the Applicant's antennas thereby justifying the need to construct this new proposed facility constituting the Use.

D. The proposed WCF and location are consistent with both the applicable review standards in Section 650-25(D) and the development requirements in Section 650-25(E).

E. The City Council recognizes the Applicant is a federal licensee afforded certain protection under federal telecommunications law, to the extent provided by law.

F. The City Council confirms the Applicant has demonstrated the need to construct the proposed facility to solve certain wireless coverage and capacity issues that currently exist in its network in the vicinity as enumerated in the submitted RF report.

G. The City Council finds that the proposed Use, which will enhance wireless telecommunications, is good for business and good for the public safety and convenience where much of the population now owns and relies on wireless connectivity and a majority of 911 calls are now made on wireless telephones.

H. The City Council finds that there are adequate, ample, in-fact surplus, parking spaces on the host parcel so the Applicant's use of four (4) parking spaces for its development of the Use will have de minimis and negligible overall impact on the parking situation on site.

I. The City Council finds the proposed Use, which consists of an unmanned and unoccupied facility, will have no impact on traffic and pedestrian safety in the area.

J. The City Council finds the proposed Use will not be contrary to the public health, safety, convenience and welfare and will not be offensive or detrimental given its modest height which is in-fact lower than the average height of all the surrounding towers the Use will connect with.

K. The City Council, pursuant to its authority under MGL Chapter 40A and the City of Marlborough Zoning Ordinance **GRANTS** to the Applicant a Special Permit for construction of the Use, a new stealth pole Personal Wireless Communications Facility as shown on the submitted Plans, **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 Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no 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. 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. 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.

5. All work performed on the Site shall comply with this Decision. No other building or construction or activity (including but not limited to any other communications device, WCF, tower, etc.) shall occur without further modification of this Special Permit. This condition shall be interpreted consistent with federal law governing WCF's.

6. The proposed stealth monopole shall be painted the color Delorean Gray as discussed and approved by Committee and ratified by the full Council.

7. Routine testing of the stand-by generator shall only occur during weekdays between 10AM and 2PM.

8. No signage or advertising of any sort shall be permitted on the proposed stealth pole.

9. There shall be no climbing pegs which would allow unauthorized individuals to climb the proposed pole.

10. The Applicant shall work with the Fire Department or its designee to provide space for the attachment of a public safety antenna on the top of the proposed tower along with ground space inside the compound for its municipal radio equipment should the City pursue attaching an antenna to the proposed site to improve public safety communications. The Applicant shall provide this space rent-free, but the City shall be responsible for the costs of the antenna, equipment, installation, and maintenance of said antenna and equipment. The Applicant and City shall work cooperatively to execute an agreement covering the terms of this installation as provided herein.

11. The Applicant shall comply with all applicable conditions for WCFs on private property as set forth in Section 650-25(F), each of which shall constitute conditions of this special permit, except that the Applicant does not need to provide annual certifications of compliance with FAA and FCC rules and regulations pursuant to Sections 650-25(F)(1) and 650-25(F)(2) to the extent that those annual certifications do not exist.

12. 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 Office, the Building Department and the City Solicitor's Office.

Yea:

Nay:

Absent:

Abstain:

---

Signed by City Council President  
Michael H. Ossing

ADOPTED  
In City Council  
Order No. 22-1008570

ATTACHMENT "A"



20 ALEXANDER DRIVE, WALLINGFORD, CT 06492

739 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752

**PROJECT TYPE: WIRELESS TELECOMMUNICATIONS  
INSTALLATION WITH NEW 80' RF-TRANSPARENT MONOPOLE**

**SITE INFORMATION:**

PROPERTY OWNER: RK MARLBORO POND LLC.  
C/O RK CENTERS  
50 CABOT STREET, STE. 200  
NEEDHAM, MA 02494

APPLICANT: CELCO PARTNERSHIP  
(dba VERIZON WIRELESS)  
20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

SITE ADDRESS: 739 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752

COUNTY: MIDDLESEX COUNTY, MA

SITE CONTROL POINT: CENTER OF PROPOSED RF-TRANSPARENT MONOPOLE  
N 42°-21'-08.41" (42.352369) (NAD '83)  
W 71°-37'-08.51" (71.618479) (NAD '83)

ZONING CLASSIFICATION: U (LIMITED INDUSTRIAL)

ZONING JURISDICTION: CITY OF MARLBOROUGH, MA

TAX ID PARCEL NUMBER: MAP 50 PARCEL 78

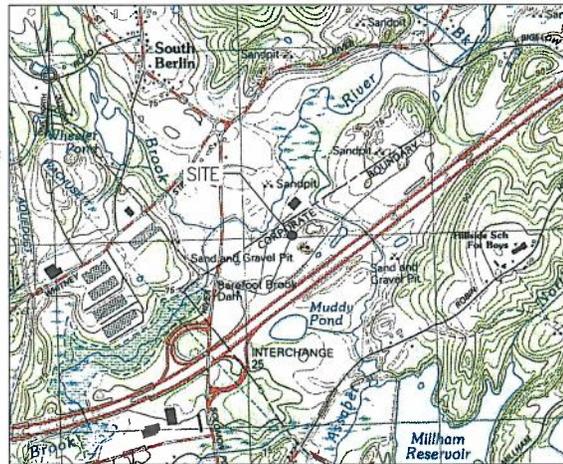
ARCHITECT / ENGINEER: CHAPPELL ENGINEERING ASSOCIATES, LLC  
201 BOSTON POST ROAD WEST, SUITE 101  
MARLBOROUGH, MA 01752

RESIDING POWER COMPANY: NATIONAL GRID (SOUTHEAST OPERATING AREA)  
245 SOUTH MAIN STREET  
HOPEDALE, MA 01747  
(800)575-7405

TELEPHONE COMPANY: VERIZON  
185 FRANKLIN STREET  
BOSTON, MA 02107  
(800) 941-0900

**VICINITY MAP**

SCALE: 1"=1000'



**DRIVING DIRECTIONS**

FROM WALLINGFORD, TAKE I-91 NORTH. TAKE EXIT 29 ON LEFT FOR U.S. 5 N/CONNECTICUT 15 N/84 EAST TOWARD EAST HARTFORD/BOSTON. MERGE ONTO US-5 NORTH. CONTINUE ONTO CT-15 NORTH. TAKE THE EXIT ON THE LEFT ONTO I-84 EAST TOWARD BOSTON. TAKE THE EXIT ONTO I-80 EAST TOWARD BOSTON IN MAINE. TAKE EXIT 90 FOR I-80 EAST TOWARD WORCESTER. TAKE EXIT 208 FOR SOLOMON POND MALL ROAD TOWARD BERLIN. MERGE ONTO SOLOMON POND ROAD. CONTINUE ONTO SOLOMON POND MALL ROAD. TURN RIGHT ONTO DONALD LYNCH BOULEVARD. THE SITE WILL BE STRAIGHT AHEAD ON THE RIGHT HAND SIDE.

**SHEET INDEX**

DWG.	DESCRIPTION	REV.
T01	TITLE SHEET	3
C01	PROPERTY PLAN	3
C02	SITE PLAN	3
A01	EQUIPMENT AREA PLAN	3
A02	SOUTHEAST SITE ELEVATION AND SOUTHWEST SITE ELEVATION	3
A03	SITE DETAILS	3

**DO NOT SCALE DRAWINGS**

ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS AT THE PROPOSED PROJECT SITE SHALL BE VERIFIED IN THE FIELD DURING THE CONSTRUCTION PHASE. THE PROJECT OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH THE PROPOSED WORK AFFECTED BY SUCH DISCREPANCIES. IN THE EVENT OF LACK OF SUCH NOTIFICATION, SUCH DISCREPANCIES SHALL BECOME THE RESPONSIBILITY OF THE PREVAILING CONTRACTOR RESPONSIBLE FOR CONSTRUCTION.

**PROJECT DESCRIPTION**

1. THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT INSTALLATION AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC WIRELESS TELECOMMUNICATIONS SERVICE.
2. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

**ZONING DRAWINGS**

(NOT FOR CONSTRUCTION)

CLIENT:  
**verizon**

ARCHITECT/ENGINEER:  
**CHAPPELL ENGINEERING ASSOCIATES, LLC**  
R.K. EXECUTIVE CENTRE  
201 BOSTON POST ROAD WEST  
SUITE 101  
MARLBOROUGH, MA 01752  
(508) 481-7400  
www.chappellengineering.com

SEAL:  
  
ENGINEER/LAND SURVEYOR DATE

DRAWING SCALE NOTE:  
THESE DRAWINGS HAVE BEEN PREPARED BY ARCHITECT/ENGINEER/PLANNING AS SHOWN. THE VERTICAL SCALES SHOWN ON ANY REPRESENTATION OF A CONTOUR OR SECTION SHALL BE INDICATED THEREON. ALL HORIZONTAL SCALES WILL BE INDICATED BY REFERENCE TO THE SCALE IN CONTACT. ALL SCALES SHALL SUPERSEDE WRITTEN SCALES.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

REVISIONS

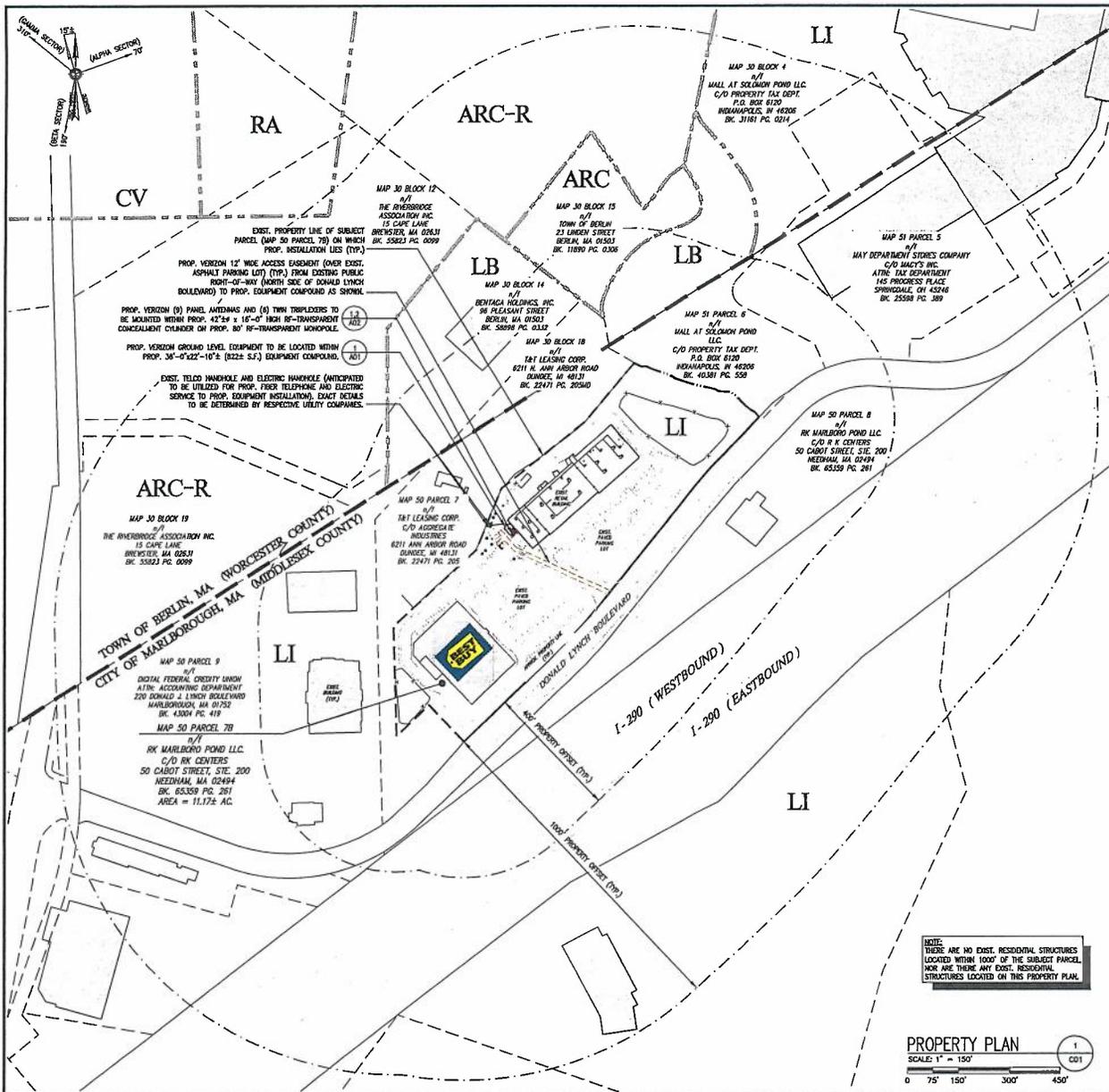
NO.	DESCRIPTION	DATE
0	ISSUED FOR PER REVIEW	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (2/10/22) RTDS	2/18/22
3	ISSUED FOR ZONING	3/16/22

PROJECT LOCATION:  
739 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752

DRAWING TITLE:  
TITLE SHEET

DRAWING NO:  
T01

SCALE	DESIGNED BY: GRS	VIEW PROJECT CODE
AS SHOWN	DRIVING DIR. DATE	2018101722
CEA PROJECT NO:	CREATED BY: GRS	VIEW PROJECT MAIL
98210.363	ORIGINAL ISSUE DATE	1834179
	1/7/22	VIEW LOCATION DATE
		205383



**GENERAL NOTES:**

- LIMITED DESIGN VISIT DATE: 6/30/21
- LIMITED FIELD SURVEY DATE: 1/25/22
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
- SITE CONTROL POINT: CENTER OF PROPOSED 10'-TRANSPARENT MONOPOLE  
LATITUDE: N. 47°-21'-08.48" (43.353087) (NAD 83)  
LONGITUDE: W. 71°-37'-08.51" (71.618475) (NAD 83)
- LAND OWNER: RK MARLBORO POND LLC  
C/O RK CENTERS  
50 CABOT STREET, STE. 200  
NEEDHAM, MA 02484
- SITE ADDRESS: 738 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752
- APPLICANT: CELLO PARTNERSHIP  
(d/b/a VERIZON WIRELESS)  
28 ALZAENDER DRIVE  
WALLINGFORD, CT 06492
- ZONING JURISDICTION: CITY OF MARLBOROUGH, MA
- MAP 50 PARCEL 7B
- DEED REFERENCE: BK. 65359 PG. 261
- PLAN REFERENCES: CITY OF MARLBOROUGH ASSESSOR/GIS MAPS
- ZONING CLASSIFICATION: LI (LIMITED INDUSTRIAL)
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. CALL BEFORE 1-800-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- THE PROPERTY LINES SHOWN WERE COMPILED UTILIZING CITY OF MARLBOROUGH ASSESSOR'S PLANS, GIS, RECORDED DEEDS AND PLANS OF REFERENCE AS AVAILABLE. A COMPLETE BOUNDARY SURVEY WAS NOT UTILIZED IN THE PREPARATION OF THESE PLANS.
- THE SITE IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF MARLBOROUGH, (MAP NUMBER 2501700478F) EFFECTIVE 7/07/2014.
- BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH. TRUE NORTH WAS ESTABLISHED FROM GPS OBSERVATIONS. IT IS NOT INTENDED TO BE AN EXACT REPRESENTATION OF TRUE NORTH.

**LEGEND**

---	OR	---	STREET	---	PROPERTY LINE
---	---	---	ABUTTING PROPERTY LINE	---	PROPERTY OFFSET/RADIUS
---	---	---	EXIST. EASEMENT	---	EXIST. CHAIN LINK FENCE
---	---	---	EXIST. STOCKADE FENCE	---	EXIST. EDGE OF PAVEMENT
---	---	---	EXIST. OVERHEAD UTILITIES	---	APPROXIMATE ZONING BOUNDARY
---	---	---	APPROXIMATE TOWN LINE	---	

**ZONING DISTRICT LEGEND**

CITY OF MARLBOROUGH	
LI	LIMITED INDUSTRIAL
TOWN OF BERLIN	
ARC	AGRICULTURAL-RECREATIONAL-CONSERVATION
ARC-R	ARC-CONSERVATION RESTRICTION
CV	COMMERCIAL-VILLAGE
RA	RESIDENTIAL AGRICULTURE
LB	LIMITED BUSINESS
LI	LIMITED INDUSTRIAL

**CLIENT:**



**ARCHITECT/ENGINEER:**



R.K. EXECUTIVE CENTRE  
201 BOSTON POST ROAD WEST  
SUITE 101  
MARLBOROUGH, MA 01752  
(508) 481-7400  
www.chappellengineering.com

**SEAL:**



ENGINEER/LAND SURVEYOR DATE

**DRAWING SCALE NOTE:**

THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF A PROFESSIONAL ENGINEER. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IT IS NOT INTENDED TO BE AN EXACT REPRESENTATION OF TRUE NORTH.

**REVISIONS**

NO.	DESCRIPTION	DATE
0	ISSUED FOR 95% REVIEW	1/7/22
1	REVISED PER COMMENTS	2/8/22
2	REVISED PER (2/10/22) RFIS	2/18/22
3	ISSUED FOR ZONING	3/18/22

**PROJECT LOCATION:**

738 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752

**DRAWING TITLE:**

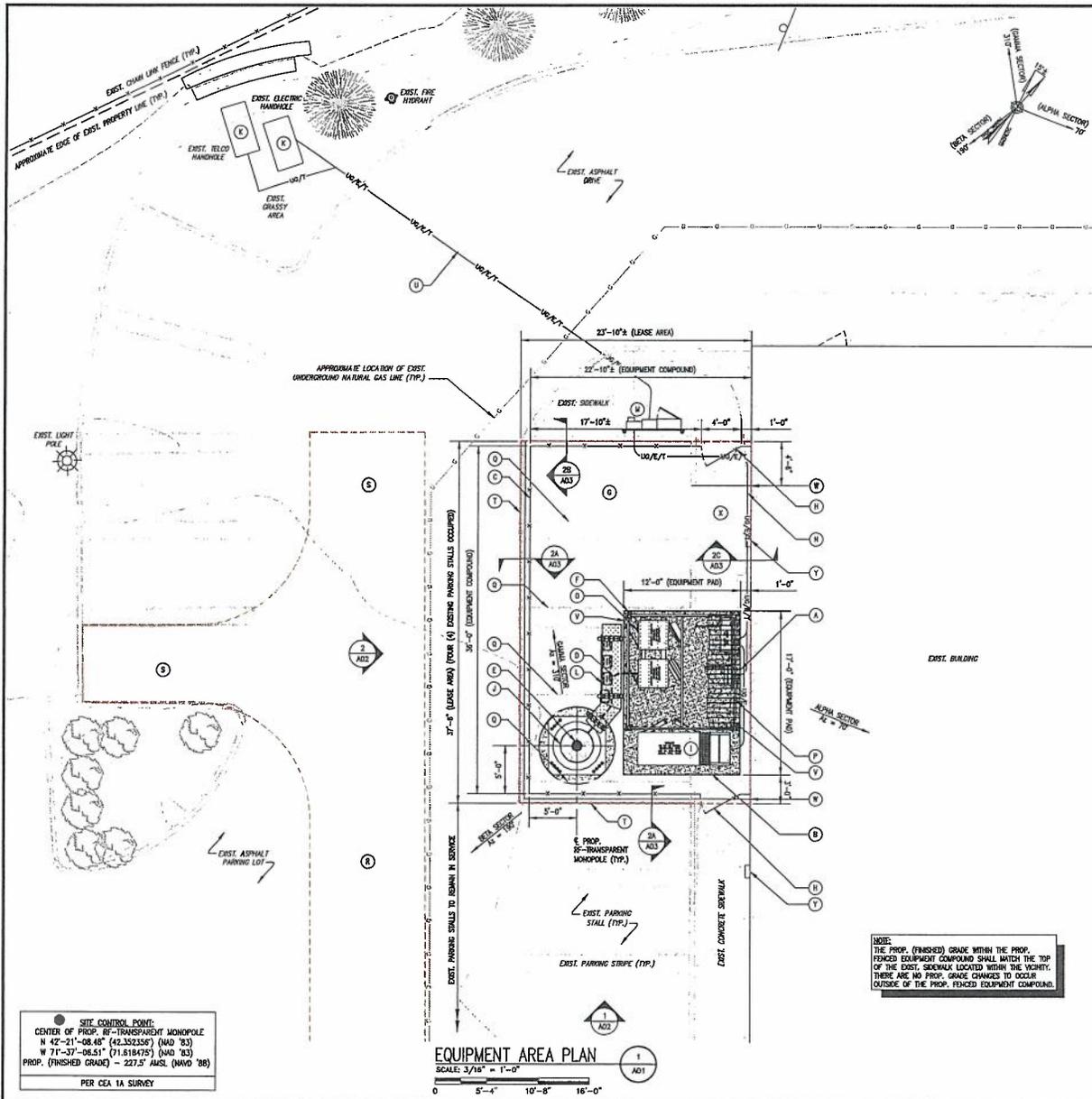
PROPERTY PLAN

**DRAWING NO.:**

C01

SCALE:	DESIGNED BY: GPS	VFW PROJECT CODE:
1" = 150'	DRAWN BY: SMC	20161531727
CXA PROJECT NO.:	CHECKED BY: GPS	VFW PROJECT NO.:
98210.363	1/7/22	1683179
		VFW LOCATION CODE:
		2005383





LEGEND	
ITEM	DESCRIPTION
(A)	LIMITS OF VERIZON'S PROP. 23'-10" x 37'-8" (8944 S.F.) LEASE AREA WITH PROPERTY OWNER (TYP.)
(B)	PROP. VERIZON 12'-0" x 17'-0" (204 S.F.) REINFORCED CONCRETE EQUIPMENT PAD
(C)	PROP. VERIZON 8' IRISH CHAIN LINK FENCE (WITH WHITE VINYL PRIVACY SLATS) SURROUNDING VERIZON'S PROP. 22'-10" x 36'-0" (8224 S.F.) EQUIPMENT COMPOUND (TYP.)
(D)	PROP. VERIZON (1)-8x12 LOW INDUCTANCE HYBRID SIGNAL CABLE AND (12)-3/4" COAXIAL SIGNAL CABLES ROUTED ALONG PROP. OVERHEAD CABLE ICE BRIDGE (TYP.) FROM VERIZON'S PROP. EQUIPMENT TO PROP. RF-TRANSPARENT MONOPOLE AS SHOWN.
(E)	PROP. 80' RF-TRANSPARENT MONOPOLE (PROPOSED BY THIS APPLICANT AND TO BE DESIGNED AND SUPPLIED BY OTHERS)
(F)	PROP. VERIZON GPS ANTENNA MOUNTED TO PROP. METAL DECK ICE SHIELD. TOP OF GPS ANTENNA SHALL BE MOUNTED 2'-0" ABOVE TOP OF ICE SHIELD.
(G)	PROP. GRAVEL SURFACING WITHIN PROP. EQUIPMENT COMPOUND (TO REPLACE PORTION OF EXIST. ASPHALT SURFACE AND PORTION OF EXIST. SIDEWALK TO BE REMOVED)
(H)	PROP. 4' MAN GATE (TOTAL OF 2)
(I)	PROP. VERIZON 50 KW BACK-UP DIESEL GENERATOR WITH 403 GALLON SUB-BASE DIESEL FUEL TANK MOUNTED TO PROP. 12'-0" x 17'-0" (204 S.F.) REINFORCED CONCRETE PAD
(J)	PROP. VERIZON (6) PANEL ANTENNAS AND (6) TWIN TRIPLEXERS MOUNTED WITHIN PROP. 80' RF-TRANSPARENT MONOPOLE
(K)	EXIST. TELOCO WAREHOUSE AND ELECTRIC WAREHOUSE (ANTICIPATED TO BE UTILIZED FOR PROP. FIBER TELEPHONE AND ELECTRIC SERVICE TO PROP. EQUIPMENT INSTALLATION). EXACT DETAILS TO BE DETERMINED BY RESPECTIVE UTILITY COMPANIES.
(L)	PROP. VERIZON (6) REARTE BRUSH HEAD (PROP. UNITS), (6) TWIN TRIPLEXERS AND (1) FIBER ANCHOR BOX MOUNTED TO UNSTRUT RACK ON PROP. OVERHEAD CABLE ICE BRIDGE
(M)	PROP. ELECTRIC METER BANK (SIZED APPROPRIATELY TO ACCOMMODATE PROP. 200A ELECTRIC SERVICE TO PROP. EQUIPMENT COMPOUND) AND PROP. TELOCO CABINET MOUNTED TO PROP. FREE-STANDING UNSTRUT RACK. (EXACT DETAILS AND DESIGN TO BE DETERMINED BY RESPECTIVE UTILITY COMPANIES).
(N)	PROP. VERIZON ELECTRIC SERVICE AND FIBER TELEPHONE SERVICE CONDUITS ROUTED UNDERGROUND (TYP.) FROM VERIZON'S PROP. EQUIPMENT TO PROP. ELECTRIC METER AND PROP. TELOCO CABINET.
(O)	PROP. VERIZON EQUIPMENT CABINET MOUNTED TO PROP. 16x16 STEEL SLEEPER BEAMS ON PROP. 12'-0" x 17'-0" (204 S.F.) REINFORCED CONCRETE PAD
(P)	PROP. VERIZON 11'-10" x 12'-0" (1424 S.F.) METAL DECK ICE SHIELD (SHOWN TRANSPARENT FOR CLARITY) ABOVE PROP. EQUIPMENT
(Q)	EXIST. PARKING STEPPING TO BE REMOVED (TYP. AT 4 LOCATIONS) (FOUR (4) EXIST. PARKING STALLS TO BE REMOVED AS PART OF THIS APPLICATION)
(R)	PROP. VERIZON 12' WIDE ACCESS EASEMENT (OVER EXIST. ASPHALT DRIVE) (TYP.) FROM EXIST. PUBLIC RIGHT-OF-WAY (NORTH SIDE OF DONALD LYNCH BOULEVARD), TO PROP. EQUIPMENT COMPOUND AS SHOWN. SEE SHEET 024 FOR CONTINUATION TO DONALD LYNCH BOULEVARD.
(S)	PROP. 12' x 20' PARKING SPACE/TURN-AROUND AREA
(T)	PROP. 6" CONCRETE CURB/EDGE ENCLOSING VERIZON'S PROP. 23'-10" x 37'-8" (8944 S.F.) LEASE AREA (TYP.)
(U)	PROP. VERIZON ELECTRIC AND FIBER TELEPHONE SERVICE CONDUITS ROUTED UNDERGROUND (TYP.) FROM EXIST. ELECTRIC AND TELEPHONE WAREHOUSES TO PROP. MUNICIPAL UTILITY CONNECTION/WAREHOUSES. ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXIST. CONDITIONS.
(V)	PROP. VERIZON LED DUAL FLOOD LIGHT FIXTURE (TYP. AT (2) LOCATIONS)
(W)	PROP. SAWCUT EDGE OF EXIST. SIDEWALK
(X)	PORTION OF EXIST. CURB/SIDEWALK TO BE REMOVED
(Y)	EXIST. OVERHEAD FLOOD LIGHT (TYP.) (EACH TO REMAIN)

CLIENT:

ARCHITECT/ENGINEER:

R.K. EXECUTIVE CENTRE  
201 BOSTON POST ROAD WEST  
SUITE 101  
MARLBOROUGH, MA 01752  
(508) 481-7400  
www.chappellengineering.com

SEAL:

ENGINEER/LAND SURVEYOR DATE

**DRAWING SCALE NOTE:**  
THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE MAPPING ACT AND THE SURVEYING ACT. ALL DIMENSIONS ARE TO BE SHOWN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR BSE REVIEW	1/7/22
1	REVISED PER COMMENTS	2/9/22
2	REVISED PER (1/10/22) RFDS	2/18/22
3	ISSUED FOR ZONING	3/18/22

PROJECT LOCATION:  
739 DONALD LYNCH BOULEVARD  
MARLBOROUGH, MA 01752

DRAWING TITLE:  
EQUIPMENT AREA PLAN

DRAWING NO:  
A01

SCALE	DESIGNED BY: GSE	VIEW PROJECT CODE
3/16" = 1'-0"	DRWEN, BJC, MJC	2018151927
CEA PROJECT NO:	CHECKED BY: GSE	VIEW PROJECT NO:
96210.363	DRWEN, GSE, DATE	184179
	1/7/22	VIEW LOCATION CODE
		2952653







# 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

May 24, 2022

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

Re: Vedi Naturals LLC dba Kosa  
 505 Boston Post Road West, Unit F&G  
 Marlborough, MA 01752

Dear President Ossing and Councilors,

Pursuant to the provisions stipulated in Special Permit No. 19/20-1007881F pertaining to Vedi Naturals LLC dba Kosa, the Applicant has employed the Marlborough Police Department for detail officers at this site during all operating hours commencing on May 10, 2022. As designated in the Special Permit, the Marlborough Police detail is scheduled to last for the first sixty (60) days of operation. Our officers, or other local officers, have worked the designated hours of operation (Monday to Saturday 10:00am-8:00pm, and Sunday 10:00am – 5:00pm). When we have been unable to fill the detail, the Department has notified Vedi Naturals LLC dba Kosa that the detail will not be filled for that day and Vedi Naturals LLC dba Kosa has obtained their own private detail for that detail period. Since it's opening, there have been no calls for service, no reported parking issues, and very little traffic congestion as the entry/exit point of the business is controlled by a signalized intersection. Therefore, it would be my opinion that there is no need to continue the use of a Marlborough Police detail during the hours of operation of Vedi Naturals LLC dba Kosa at 505 Boston Post Rd. West, Unit F & G. Although the business has been open for a short amount of time, for the above-noted reasons, it would be my opinion that the provision requiring a police detail during hours of operation should be lifted as it is no longer necessary. However, should the need arise in the future to have a Marlborough Police detail on Site, we will work with Vedi Naturals LLC dba Kosa to establish a presence and/or police details.

Should you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

David A. Giorgi



*City of Marlborough*  
*Planning Board*

Administrative Office  
135 Neil St.  
Marlborough, MA 01752

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 MAY 26 P 1:00

PLANNING BOARD  
Barbara L. Fenby, Chair  
Philip Hodge  
Sean N. Fay  
George LaVenture  
Christopher Russ  
Matthew Elder  
William Fowler  
Katlyn Miller, Administrator  
(508) 624-6910 x33200  
[kmiller@marlborough-ma.gov](mailto:kmiller@marlborough-ma.gov)

May 24, 2022

Mr. Arthur Vigeant, Mayor  
Marlborough City Council  
140 Main Street  
Marlborough, MA 01752

RE: Council Order #22-1008571, Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.

Honorable Mayor Vigeant and Councilors:

At its regularly scheduled meeting on May 23, 2022, the Board took the following action regarding the above referenced Council order:

On a motion by Mr. Fay seconded by Mr. LaVenture, the Board voted to make a favorable recommendation to the City Council for the Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion Carried. 6-0

The Board provided the following reasons in reaching its recommendation:

- The proposed Zoning Amendment changes are in keeping with the character of the neighborhood that the Board envisions;
- The proposed Zoning Amendment will have minimal negative impact on the neighbors;
- The proposed Zoning Amendment will provide an opportunity to redevelop a parcel that has been problematic for the City for many years.

Sincerely,

*Barbara L. Fenby* (KM)

Barbara L. Fenby  
Chairperson

Enclosure

cc: Building Commissioner  
City Clerk

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

April 8, 2022

To the City Council  
of the City of Marlborough, Massachusetts

**MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**

request permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary to be owned and used in common by your petitioners, in the following public way or ways:

**Cedar Hill St**

**Relocate pole 13-5 8' to the right.**

Wherefore they pray that after due notice and hearing as provided by law, it be granted joint or identical locations for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**

Plan No. 30539636      Dated: 4/01/2022

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

**MASSACHUSETTS ELECTRIC COMPANY**

By:  Robert Leonida  
Manager of Distribution Design

**VERIZON NEW ENGLAND, INC.**

By: Albert Bessette  
Manager, R.O.W.

**ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS**

April 8, 2022

By the City Council  
of the City of Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.** be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the **8th day of April**

All construction under this order shall be in accordance with the following conditions: -

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked-- filed with this order  
Plan No. 30539636      Dated: 4/01/2022

There may attached to said **MASSACHUSETTS ELECTRIC COMPANY** not to exceed twenty wires and by said **VERIZON NEW ENGLAND, INC.** not to exceed forty wires and four aerial cables, and all of said wires and cables shall be placed at a height of not less than eighteen feet from the ground.

The following are the public ways or parts of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order: --

**Cedar Hill St**

**Relocate pole 13-5 8' to the right.**

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Marlborough, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Clerk of Council

Received and entered in the records of location orders of the City of Marlborough, Massachusetts

Book: \_\_\_\_\_ Page: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

We hereby certify that on \_\_\_\_\_ , at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. at \_\_\_\_\_ a public hearing was held on the petition of the

**MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**

for permission to erect the poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Companies are permitted to erect poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Council of the City of

Marlborough, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the City Council of the City of Marlborough, Massachusetts, on the \_\_\_\_\_ day of

\_\_\_\_\_ recorded with the records of location orders of said City,

Book \_\_\_\_\_, Page \_\_\_\_\_.

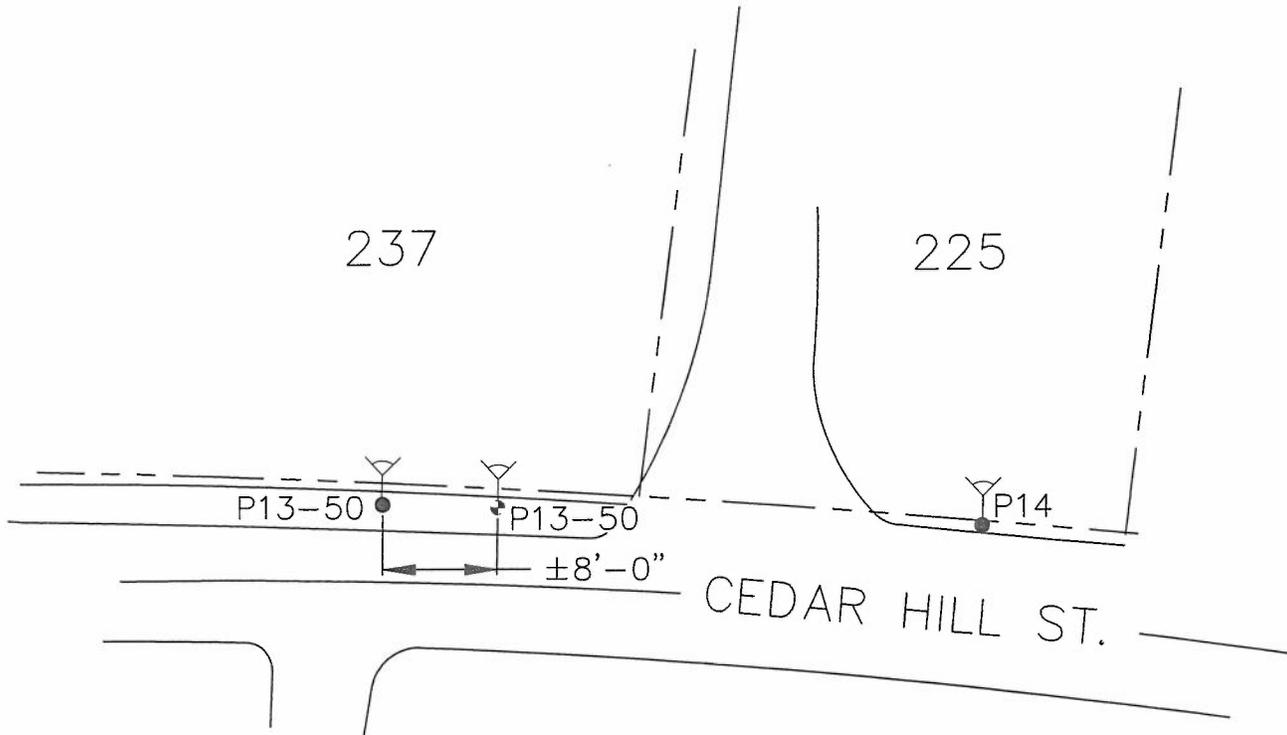
This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
City Clerk



237

225



P13-50

P13-50

P14

CEDAR HILL ST.

±8'-0"

LEGEND

- EXISTING J/O POLE
- ⋄ PROPOSED MOVED J/O POLE
- Y GUY

POLE 13-50  
PETITION

Date: 4/1/2022

Designer: D.L.

225 CEDAR HILL STREET

MARLBORO, MA.

W/R: 30539636

NOTE  
-MOVE POLE 13-50 8' EAST

**nationalgrid**

**FEMARA Inc.**

PO Box 2192  
Littleton, MA 01460  
(978) 540 -0750

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 MAY 25 A 8:55

To Whom It May Concern:

FEMARA Inc. would like to formally request that the City of Marlborough grant us a non-profit exemption to the Massachusetts Transient Vendor Law as authorized by M.G.L. 101, Chapter 12A.

The exemption will be required for our convention to be held at the Best Western Hotel on Boston Post Road West, from August 26 through 28, 2022.

The remainder of this letter is the background for this request.

FEMARA Inc. is an IRS-qualified non-profit 501(c)(3). FEMARA is an all-volunteer organization. No FEMARA officers or board members receive any compensation for our activities.

FEMARA runs an annual convention for ham radio operators. After expenses, all proceeds from the convention go to a scholarship program:

<https://hamxposition.org/about-femara>

<https://hamxposition.org/about-femara/scholarship-recipients>

From 1978 through 2019, the convention was held at the Holiday Inn/Boxborough Regency in Boxborough. In 2020, we had planned to move to Marlborough. Unfortunately, like many other activities, that year's event was cancelled. In 2021, we held our first event at the Best Western Royal Plaza.

This year, we are returning to the Best Western. Our current intention is to return to this venue each year. The exact date varies depending on venue availability.

Part of the convention is a flea market and exhibit hall with retail sales. Normally, this requires each vendor to acquire a transient vendor license from the Commonwealth. This license is good for one year, but of course our vendors only need it for two days. The license requires a \$100 fee and a \$500 bond. Frankly, if our vendors are asked to do this, they won't come.

There is an alternative for us to do a blanket promoter's license, but that also has a steep fee, and we are required to tabulate the sales of all the vendors. As a small all-volunteer staff, we are not really set up to do this.

Prior to 2012, the state offered an automatic once-per-year automatic exemption for non-profits such as ours. The law was changed so that now the local government must grant the exemption.

We will need something similar to what we received from you in 2021.

I appreciate your assistance in this matter. If you have any further questions, you can reach me by reply email, or you call/text my cell phone: 978-572-0712.

Regards,



Robert DeMattia  
vice-president of operations  
FEMARA, Inc.



THE COMMONWEALTH OF MASSACHUSETTS  
STATE RECLAMATION & MOSQUITO CONTROL BOARD  
**CENTRAL MASSACHUSETTS  
MOSQUITO CONTROL PROJECT**

111 Otis Street, Northborough, MA 01532 - 2414  
Telephone (508) 393-3055 • Fax (508) 393-8402  
[www.cmmcp.org](http://www.cmmcp.org)



COMMISSION CHAIRMAN  
RICHARD DAY

EXECUTIVE DIRECTOR  
TIMOTHY D. DESCHAMPS

May 17, 2022

City of Marlboro  
Health Department  
Marlboro, MA 01752

Central Massachusetts Mosquito Control Project personnel will be in your community to respond to residents' concerns about mosquitoes in their area on the following dates in May/June:

**June 2, 8, 15, 23, 29**

**Any of the above dates are tentative**, and all dates are subject to change due to weather conditions, mosquito populations, mosquito virus activity and/or special event spraying. This program will shut down when cool night time temperatures become predominant in the area. A detailed notice about our spray schedule is posted on the CMMCP phone system after 3:30 p.m. each day, and it is also listed on our website at <http://www.cmmcp.org>, click the "2022 Spray Schedule" button on the right. Please pay attention to the week of June 20th, as this schedule has been modified to ensure all communities are scheduled for service that week due to the Juneteenth holiday that is celebrated by the state on the 20<sup>th</sup> this year.

Requests for service may be recorded by calling the CMMCP office at (508) 393-3055 between 7:00 AM - 3:30 PM, Monday through Friday, or logging on to <http://www.cmmcp.org>. Results of these requests may initiate an application of mosquito insecticides to defined, site-specific areas of town. Such an application may be accomplished by using truck mounted equipment depending on the extent of the application.

Per 333CMR13.03(1)(a): "Wide Area Applications of pesticides and mosquito control applications of pesticides approved by the State Reclamation and Mosquito Control Board shall not be made to private property which has been designated for exclusion from such application by a person living on or legally in control of said property." For more information please check: <http://www.cmmcp.org> and click the "No Spray Info" button on the right.

Please list this information in the local newspapers and on the local cable access channels if possible. Thank you for your assistance.

Sincerely,

*Timothy D. Deschamps*

Executive Director

cc: City/Town Clerk  
Police Department

MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

1A

2022 JUN -2 A 9:27

April 25, 2022

**Call to Order**

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, Phil Hodge, George LaVenture, Chris Russ, and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes**

A. April 11, 2022

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the April 11, 2022, meeting minutes. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**2. Chair's Business**

A. Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.

May 23, 2022, at 7:05 PM was selected for the Planning Board's public hearing on the proposed zoning amendment.

**3. Approval Not Required**

A. 547 Stow Road

Map: 20 Parcel: 4

Map: 20 Parcel: 150

Applicant: McCabe Family Irrevocable Trust and Judith Mello McCabe  
(547 Stow Rd, Marlborough, MA 01752)

Deed Reference: Book: 66136 Page: 582

Deed Reference: Book: 78814 Page: 591

Surveyor: Robert Parente, P.E., P.L.S. (328 Desimone Dr, Marlborough, MA 01752)

i. Correspondence from Thomas DiPersio, City Engineer, Engineering Division

Mr. LaVenture read the April 20, 2022, correspondence from Thomas DiPersio into the record.

ii. Plan of Land Dated: April 5, 2022

On a motion by Mr. Russ seconded by Mr. LaVenture, the Board voted to accept, file, and endorse the 547 Stow Road plan of land dated April 5, 2022, as Approval Not Required under the Subdivision Control Law. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to move up 4. Public Hearings A. Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**4. Public Hearings**

A. 7:00 PM - Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.

i. Legal Notice

ii. Correspondence from Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608)

**MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

iii. Proposed Zoning Change Commercial Automotive to NB & RB GIS Map

Chairperson Fenby opened the hearing. Mr. LaVenture read the public hearing legal notice into the record. Chairperson Fenby provided instructions to those in attendance. The hearing was conducted in the following stages: 1) Presentation 2) Those speaking in favor 3) Those speaking in opposition 4) Comments and questions from the Board members.

**Presentation:**

Mayor Arthur Vigeant (650 Pleasant Street, Marlborough, MA 01752) explained the City realized they did not include a small portion of the development site at the corner of Lincoln and Mechanic Streets, as well as a portion of Jefferson Street, as part of the new Neighborhood Business Zone. The desire is to keep the area conducive to the City's future plans for the Lincoln Street property and a future mix use project. He explained he is confident that this project will move forward and had an agreement in place. This rezoning would not affect any of the commercial automotive properties currently being used as commercial automotive.

ii. Correspondence from Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608)  
Mr. LaVenture read the April 21, 2022, correspondence from Brian R. Falk into the record.

**Speaking in Favor of the Amendment:**

Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608), spoke in favor and went over the zoning map he provided.

Dr. Fenby closed this portion of the Public Hearing.

**Speaking in Opposition to the Amendment:**

No one spoke in opposition.

Dr. Fenby closed this portion of the Public Hearing.

**Questions and Comments from the Planning Board:**

The Board discussed the key factors the Board would review while making their recommendation.

- Is the proposed change in keeping with the character of the neighborhood?
- Analysis of the impact on the neighbors.
- Does the proposed change benefit the City or provide a use not permitted elsewhere?
- Is the proposed change in keeping with the intent and purposes of the City's zoning by-laws?

Dr. Fenby closed this portion of the Public Hearing.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to return to its regularly scheduled agenda. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**3. Approval Not Required**

B. 36 Jefferson Street	Map: 56	Parcel: 153
Deed Reference:	Book: 65099	Page: 275
Name of Applicant:	Raimundo Coelho Araujo Neto (36 Jefferson St, Marlborough, MA 01752)	
Name of Surveyor:	William Tirrell, Chappell Engineering (201 Boston Post Rd W, Marlborough, MA, 01752)	

i. June 24, 2020, denial letter of ANR plan dated April 15, 2020, revised June 16, 2020

(1) ANR Plan Dated: April 15, 2020, Revised: June 16, 2020

Mr. LaVenture read the June 24, 2020, correspondence from Barbara Fenby into the record.



**MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

Mr. DiPersio explained the road was paved about 3 years ago and believes the cracks are superficial and are not indicative of failure of the base or anything substantial. He explained he reached out to the developer to make them aware they need to have these cracks sealed if they want the acceptance process to continue to move forward. The has Mayors concern because past developers have left the City with substandard work, which Mr. DiPersio explained he does not believe this an example of.

The Board discussed including a site visit as part of their acceptance process and Mr. LaVenture agreed to add this topic to a future working group meeting.

Mr. LaVenture and Mr. DiPersio discussed how these cracks can occur and concluded in Mr. DiPersio's opinion sealing of the cracks would is the best option for repair to maintain the longevity of the roads condition.

On a motion by Mr. Hodge, second by Mr. LaVenture, the Board voted to defer the acceptance process until after the developer repairs the cracks to satisfy the City. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

**6. Preliminary/Open Space/Limited Development Subdivision**

**A. No Discussion Occurred**

Beauchemin Estates, Preliminary Open Space Concept Plan – **Public Hearing Date set for May 9, 2022**

689 Pleasant Street, Marlborough, MA 01752

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee  
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

**7. Definitive Subdivision Submissions**

**A. No Discussion Occurred**

Colchester Drive, Definitive Subdivision Plan - **Public Hearing Date set for May 9, 2022**

Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752

Owner of Land: James & Rebecca Chaouis (283 Bolton Street, Marlborough, MA 01752)

Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)

Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

**8. Signs (None)**

**9. Correspondence (None)**

The Board concluded their recommendation on the Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.

On a motion by Mr. LaVenture seconded by Mr. Russ, the Board voted to make a favorable recommendation to the City Council for the Proposed Zoning Map Amendment to Section 650-8 - Parcels of land located on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcels 147, 148, 150, 151, 152 & 153 and Map 56, Parcels 154, 155, 156, 157 & 158. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion Carried. 5-0

**MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

The Board provided the following reasons in reaching its recommendation:

- The proposed Zoning Map Amendment is consistent with the character of the surrounding neighborhood;
- The proposed Zoning Map Amendment would not be overly burdensome to the neighbors;
- The proposed Zoning Map Amendment would provide the neighborhood a more cohesive piece of zoning and the Zoning Amendment would benefit the City;
- The proposed Zoning Amendment would be keeping with the intent and purposes of the City Zoning Ordinance.

**10. Unfinished Business**

A. Working Group Discussion – Update

Mr. LaVenture updated the board and went over the attached deliverables list. – see attached.

The Board discussed the logistics of full Board site visits outside of regular meetings.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to request procedural guidance from the Legal Department on how to conduct a full Board site visit, outside of its normal meeting schedule, should it wish to do so on future projects. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay 0 Motion carried 5-0.

**11. Calendar Updates**

A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.

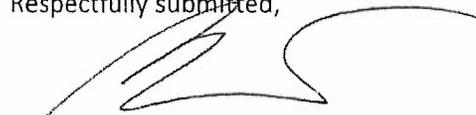
**12. Public Notices of other Cities & Towns (None)**

Mr. LaVenture announced he was formally sworn into his next term for the Planning Board which expires on February 1, 2027.

Dr. Fenby and Mr. Russ signed the ANR Plan for 547 Stow Road.

On a motion by Mr. Fowler, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

Respectfully submitted,



George LaVenture/Clerk

/kmm

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 MAY 25 A 10:50



**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, March 30, 2022, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website ([www.marlborough-ma.gov](http://www.marlborough-ma.gov)). Members present: Chairman - Police Chief David Giorgi, Fire Chief Kevin Breen, Commissioner of Public Works Sean Divoll and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Ashley Miller also from the Engineering Department, City Councilor Katie Robey and local resident Jim Joubert.

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.

**1- Minutes**

The minutes of the Traffic Commission meeting of Wednesday, March 2, 2022 (February meeting that was postponed from 2/23/22):

TO APPROVE. All in Favor - Accept and Place on File.

**2 - New Business**

**2a) Parking Issues on Cotting Ave.**

Pam Wilderman, Code Enforcement Officer, sent an email to Chief Giorgi. She said they have been "inundated with complaints from the owner of 50 Cotting Avenue regarding blight, trash, debris and commercial vehicles on the street". She anticipates more complaints as the winter parking ban is lifted. She said that City Code only allows one commercial vehicle to be parked regularly on residential property. She will notify the

landlord to contact his tenants and advise them of the regulation. She also noted that the “No Parking” area on Cotting only extends to Maple Terrace. She is asking if this area can be extended to the end of the street. Chief Giorgi pulled up a diagram/map of the area for reference.

Ashley Miller presented a diagram with the area for “No Parking Anytime” marked in pink and the area for “30-Minute Parking” marked in yellow. Currently one side of Cotting Ave. from Maple Terrace toward South Bolton is marked as “No Parking Anytime” and the other side is marked as “30-Minute Parking”. It appears that the 30-minute parking was originally created when there was a factory at this location. The factory is now long gone. There doesn’t seem to be any purpose for it now and there is no access road at that end. Ms. Miller is proposing that we delete this regulation. Steve Kerrigan noted that people do park between Maple Terrace and the end of the street, and we don’t want to take parking spaces away from residents. Chief Giorgi agreed that if we were to make it all no parking on both sides, there would be no resident parking available on the street.

Further discussion followed as to whether we take the 30-minute section out and adjust the no parking section. Ms. Miller thinks that we need to have no parking on both sides heading toward Granger. It is a tight turn for buses coming off Maple Terrace. Fire Chief Breen agreed and said that the no parking area needs to be monitored as the turn is too tight if cars are parked there. Ms. Miller recommends taking out the 30-minute parking area on the other end and making it just regular parking. It was noted that the bldg. marked 236 on the diagram is 50 Cotting Ave. All agreed with Ms. Miller’s recommendation. The area can be reevaluated later if Ms. Wilderman is still having issues.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to provide the language to delete the 30-minute parking from Cotting Ave.

**2b) 30-minute parking regulation review.**

Ashley Miller sent an email to Chief Giorgi asking to review several 30-minute parking regulations within time limit parking and if they are needed.

- 1) **East Main Street** – Ms. Miller read the regulation that currently exists and noted it on a diagram. Yellow = 30-Minute Parking, Pink = No Parking. You can see on the diagram that the two areas overlap. You can’t have both in the same place as they contradict each other. She did some research and couldn’t find anything specific as to why this 30-minute regulation was created. The wording refers to the “premises owned by Marlborough Industrial Trust”. She couldn’t find any reference to this specific trust on any deeds. The regulation was created in 1953. It was decided to repeal the 30-minute parking regulation.
- 2) **West Main Street** – Ms. Miller read the regulation that currently exists and noted it on a diagram. Yellow = 15-Minute Parking, Pink = No Parking. You can see on the diagram where two areas overlap. This is the area by St. Mary’s Credit Union. Steve Kerrigan said that there used to be a little store there and people would park in the 15-minute area to grab and go. It was decided to delete the 15-minute parking regulation.

- 3) **Mechanic Street** - Ms. Miller found there is a lot going on with Mechanic Street. She reviewed the regulations and diagram. Yellow = 30-Minute Parking, Pink = No Parking, Blue = 1-Hour Parking (signed but not regulated), Pink with X's = Repealed Regulation from 1997. The diagram shows where they overlap and contradict. The regulation still reads with the old language and needs to be changed. The 30-minute regulation was probably created for something specific that no longer exists. She is recommending that we repeal all temporary parking restrictions and only leave the no parking area marked in pink. Tom DiPersio said that the decision is where to start allowing parking and the other issue is that the 1-hour parking (marked in blue) has signs up by no regulation. This is in front of 103 Mechanic St. No one knows why the signs went up. Commissioner Divoll asked if there was a logistical reason to allow 1-hour parking here. After discussion, it was decided to repeal the 30-minute parking. Remove the 1-hour parking signs (no regulation to repeal). Allow parking on the east side and leave the no parking area from Lincoln Street to Hastings Street. This may all need to be revisited once development happens here.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to provide the language for the revised regulations.

### **3-Old Business**

#### **3a) Issues with the turn movement at intersection of Boston Post Road West & Ames Street**

**Update:** Ms. Miller advised that she received an email back from Lori Shattuck (MA DOT). Traffic counts were completed but she had not yet had a change to analyze the impact of the requested change. Ms. Miller will continue to follow up with her.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING for follow up.

#### **3b) Resident concerns at 315 Cook Lane.**

**Update:** Engineering is proposing the installation of a 50 foot of guardrail starting just before the utility pole to protect the property. There is no regulation needed.

MOTION was made, seconded, duly VOTED to REFER back to ENGINEERING to move forward.

#### **3c) Request for 15-minute parking at Sugar Heaven.**

**Update:** Ms. Miller has gone out a few times to look at parking next to the building. She provided a diagram with parking restrictions noted. Pink = No Parking, Blue = 1-Hour Parking, Green = Proposed locations for 15-minute parking. They may be able to get 1 parking spot further down Lincoln Street but it's probably not a good idea with the turn movement from Mechanic Street. They are trying to determine what makes the most sense. Do they make a spot where there is currently no parking allowed or where there is

currently 1-hour parking? Could they make this 15-minute parking? Steve Kerrigan asked how we would monitor 15-minute parking. People tend to not read the sign and park there to go to class at the gym. Is it possible to mark the spot itself rather than using a sign? Mr. Kerrigan asked if there was anywhere else in the city with 15-minute parking. Welly's and Silk Rd. Bistro had 15-minute spaces marked out front for restaurant pick up during Covid. It seemed to work in these spaces, but it could be an issue near Sugar Heaven. Chief Giorgi said that we might get more compliance if the space was on Lincoln Street, near 342 Lincoln. It's the only logical spot for better compliance. Tom DiPersio said that if a truck were making the turn, a parking spot here could be an issue. It's a very tight turn. It was noted that the owner of the bakery always parks next to the bldg. on Lincoln Street. If she moved her car out of the way, it would solve part of the problem for customer pick up.

Mr. DiPersio suggested marking the first spot on Lincoln Street, in front of 342 Lincoln St., with a temporary sign for 15-minute parking and see how it goes. It could be done on a trial basis. It seems too tight to do this right next to Sugar Heaven. The only safer area is further down from the bakery but that is still not a great idea. All agreed to go with the trial basis spot in front of 342 Lincoln Street for now.

MOTION was made, seconded, duly VOTED to REFER to Chief Giorgi to reach out to the Owner of Sugar Heaven and advise of the discussion and to ENGINEERING to create the temporary spot.

*Chief Giorgi asked if anyone had any other issues they would like to discuss.*

Councilor Robey asked about certain areas where it is confusing to know the actual speed limit. She gave an example of Elm Street, near MHQ. One direction says 25 mph and the other direction says 35 mph. Engineering advised that they would look into this.

Engineering added that they have money earmarked for crossing beacons. They mentioned locations at the Rail Trail and Stevens St. @ Lodi Rd. They are also suggesting moving the crosswalk at the intersection of Bolton St. and Washington St. further up on Bolton Street. They provided an aerial photo with the proposed location indicated. The crosswalk regulation would need to be revised. Chief Giorgi said that this new location makes sense. Tom DiPersio said that he had an intern look at all the crosswalk regulations last summer and found there are many issues that should be addressed at some point.

Mr. Joubert, resident of Bigelow Street, said that one of the solar powered speed signs was missing. It seems to have been taken down for some reason and was not put back up. Chief Giorgi thinks it might be being replaced. The one at Flagg Road might belong to the Police Department. If it was one that Officer Larose put up, he may have moved it to another location.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:47 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, March 30, 2022, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, March 2, 2022 (February meeting that was postponed from 2-23-22)
- Email from Pam Wilderman to Chief Giorgi, dated 3/17/22, re: Cotting Avenue.
- Email from Ashley Miller to Chief Giorgi, dated 3/24/22, re: 30 Minute Parking Regulation review.

**Additional Handouts**

- Email from Lori Shattuck to Ashley Miller, dated 3/29/22, re: Ames Street / Route 20 "No Right on Red" (including email earlier email chain).
- Email from Ashley Miller to Chief Giorgi, dated 3/29/22, re: Traffic Commission Graphics (Cotting Ave., West Main Street., East Main Street & Mechanic St.)
- Aerial photo of intersection of Bolton Street and Washington Street with proposed crosswalk indicated.
- Diagram of intersection of Lincoln St. & Mechanic St. with parking restrictions noted.