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CITY OF MARLBOROUGH

2022 JUL 21 PM 12: 20

CITY OF MARLBOROUGH
City Council Agenda

Monday, July 25, 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 PERMITED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlborough-ma.gov).

1. Minutes, City Council Meeting, June 27, 2022.
2. PUBLIC HEARING on the Petition from Massachusetts Electric and Verizon New England, to install new Pole 3 and anchor, needed for height clearance on Allen Court, Order No. 22-1008636.
3. Communication from Councilor Donald Landers, Chair of Public Services Committee, re: Petition of MA Electric, to replace three (3) sections of direct buried cable and replace with new primary cable in conduit on Stone Hill Road, Order No. 22-1008596A.
4. Communication from the Mayor, re: Update on Summer Public Service Internship Program and Youthworks.
5. Communication from the Mayor, re: Appointments to the Marlborough Cable Trust Board of Directors.
6. Communication from the Mayor, re: Grant Acceptances from the Executive Office of Public Safety & Security and State 911 Department as follows:
   a) In the amount of $34,530.25 for equipment, quality assurance reviews of dispatch personnel and an offset of overtime costs.
   b) In the amount of $154,964.00 to be used to offset personnel overtime costs in the Public Safety Dispatching Center.
7. Communication from the Mayor, re: Grant Acceptance in the amount of $2,500.00 from the Office of the Attorney General's Healthy Summer Youth Jobs Program awarded to the Health Department to be used for temporary summer help promoting activities that contribute to the improvement of water quality in our swimming areas.
8. Communication from the Mayor, re: Reappointment of Mary Jo Nawrocki to the License Board for a 6-year term to expire on June 5, 2028.
9. Communication from the Mayor, re: Appointment of Lindsey Jaworek to the Disabilities Commission for a 3-year term to expire from date of Council confirmation.

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

10. Communication from City Solicitor Jason Grossfield, re: WP Marlborough MA Owner, LLC v. Marlborough City Council (Land Court No. 21 MISC 000451), Revised Special Permit Application on Remand Order, Order No. 20/22-1007995.

11. Communication from City Solicitor Jason Grossfield, re: Special Permit of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets, in proper legal form, Order No. 22-1008572D.

12. Communication from City Clerk, Steven Kerrigan, re: State Primary Election Call.

13. Communication from City Clerk, Steven Kerrigan, re: Update on Votes Act.

14. Communication from the Retirement Board re: MGL Chapter 32, §103(j) Cost of Living increase (COLA).

15. Petition from Massachusetts Electric and Verizon New England, to install new Pole 78 to relieve the distance of new overhead lines from Pole 75 to Pole 79 on Farm Road.

16. Communication from Sudbury Companies of Minute and Militia re: Temporary sign placement at the corner of Route 20 and Hagar Road from September 17, 2022, to September 25, 2022, for the 2022 Colonial Faire and Muster at the Wayside Inn.

17. Communication from Central MA Mosquito Control Project, re: Personnel will be in the community responding to residents' concerns about mosquitos on various dates in July 2022.

18. Communication from Attorney Brian Falk on behalf of Alta Marlborough, re: Proposed Modification to Condition #15 of the Special Permit, Order No. 22-1008572D.

19. Application for Modification of Special Permit from Attorney Brian Falk on behalf of Levon Gulbankian, to amend the Special Permit for the Gulbankian Mobile Home Village to authorize a new building lot and replace one mobile home with a single-family home (X 89-2851C).

20. Communication from Attorney Dennis McKenna on behalf of Wayside Residential, re: Proposed Revised Application for Special Permit to build a multifamily residential project in the Business District to be known as Walcott Heritage Farms, relative to the Court Ordered, 339 Boston Post Road East (McGee Farm), Order No. 20/22-1007995.

21. Minutes of Boards, Commissions and Committees:
    a) School Committee, June 14, 2022.
    b) Conservation Commission, June 16, 2022.
    c) Fort Meadow Commission, September 16, 2021, April 14, 2022 & May 5, 2022.
    d) Planning Board, May 23, 2022.
    e) Traffic Commission, May 2, 2022.

22. CLAIMS:
    a) Edith Blute, 18 Kenny Lane, residential mailbox claim (2a).
    b) Frank Urbani, Jr., 116 Donahue Drive, pothole or other road defect.
    c) Ronald Williams, 34 Davis Street, other property damage and/or personal injury.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Urban Affairs Committee

23. **Order No. 22-1008572D: Application for Special Permit from Attorney Brian Falk, on behalf of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets.**

Recommendation of the Urban Affairs Committee is to APPROVE as amended.
On a motion by Councilor Doucette moved to approve the Grant of Special Permit as amended by the applicant and further amended at the June 15, 2022, Urban Affairs and Housing meeting; motion was seconded and carried 5-0.

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

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MARLBOROUGH
2022 JUN 30 PM 12:05

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.

Council President
Michael H. Ossing

Council Vice-President
Kathleen D. Robey

CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, JUNE 27, 2022

The regular meeting of the City Council was held on Monday, June 27, 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 8:27 PM.

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

ORDERED: That the Minutes of the City Council meeting, June 6, 2022, **FILE**; adopted.

That the PUBLIC HEARING on the Petition from Massachusetts Electric and Verizon New England, to relocate Pole 13-5, eight (8) feet to the right on Cedar Hill Street, Order No. 22-1008623, all were heard who wish to be heard, hearing closed at 8:02 PM, adopted.

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

Councilors Absent: Robey.

Suspension of the Rules requested – Motion by Councilor Landers, seconded by the Chair to remove from the Public Services Committee Order No. 22-1008623 – granted.

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

ORDERED: That the Petition from Massachusetts Electric and Verizon New England, to relocate Pole 13-5, eight (8) feet to the right on Cedar Hill Street, **APPROVED WITH THE FOLLOWING CONDITIONS**; adopted.

1. Any necessary easements are to be obtained from affected property owners.
2. A street opening permit must be applied for by the proposed contractor performing the work.
3. The contractor performing the work must obtain a street opening bond with the City of Marlborough.
4. The contractor shall provide the Engineering Division preconstruction photos of driveways, sidewalks, lawn areas, and roadway areas impacted by all construction activities.
5. A proper staging area is to be located/acquired before work commences – material and equipment is not to be parked/stockpiled within the city right of way and or private property unless permission is granted in writing by the property owner.

6. The contractor is to ensure residents are always able to enter and exit their driveways (have necessary steel plating on site and accessible).
7. Ensure construction safety controls are established (signage, drums, police details, etc...) and are in accordance with the latest MUTCD standards.
8. Trench backfilling, compacting, temporary, and final paving are to be done in accordance with the City of Marlborough standard trenching details.
9. Trenches are to be paved or completely backfilled and compacted at the end of each workday. Trenches are never to be left unattended.
10. Post construction loaming and seeding are to be done in accordance with the 1995 MHD Standard Specifications sections 751 & 765.
11. Proposed utility pole(s) shall not put any sidewalks or sidewalk ramps into non-compliance with current ADA standards.

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

ORDERED: That the Communication from Councilors Ossing & Wagner, re: Municipal Aggregation – June 2022 Update, **FILE**; adopted.

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

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of $190,000.00 from the Massachusetts Department of Conservation & Recreation awarded to the IT Department to be used for the procurement of new online permitting software; 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 $446,879.24 from the Commonwealth of Massachusetts, Winter Recovery Assistance Program (WRAP) awarded to the Department of Public Works to be used for road and sidewalk repairs throughout the year; adopted.

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

ORDERED: That the Proposed Amendment to the City Code, Chapter 125 §6 "Salary Schedule" to amend the stipends for the Board of Registrars and Assistant Registrar as submitted by the City Clerk, referred to the **FINANCE COMMITTEE** and **ORDERED ADVERTISED**; adopted.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED "PERSONNEL," AS FOLLOWS:

I. By adding to the salary schedule referenced in Section 125-6, the following:

Position	Rate
Registrar of Voters, Chair	$500.00
Registrar of Voters	$500.00
Assistant Registrar of Voters	$750.00

II. This ordinance shall supersede and replace any existing rate for said position(s) in the current salary schedule.

Suspension of the Rules requested by Councilor Doucette to allow the City Clerk to speak – granted.

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

ORDERED: That the City of Marlborough, by its City Council, hereby votes pursuant to Section 33I of Chapter 54 of the General Laws of Massachusetts to use approved electronic poll books for elections, **APPROVED**; adopted.

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

ORDERED: That there being no objection thereto set **MONDAY JULY 25, 2022,** as the **DATE FOR PUBLIC HEARING**, on the Petition from Massachusetts Electric and Verizon New England, to install new Pole 3 and anchor, needed for height clearance on Allen Court, referred to the **PUBLIC SERVICES COMMITTEE**; 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, May 10, 2022 & May 24, 2022.
b) Conservation Commission, April 21, 2022 & May 5, 2022.
c) Historical Commission, March 17, 2022 & April 21, 2022.
d) Library Trustees, May 3, 2022.
e) Planning Board, May 9, 2022.
f) Zoning Board of Appeals, April 26, 2022 & May 10, 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) Yvette Diaz, 51 Christie Way, #51E, pothole or other road defect.
b) Downtown Marlboro LLC, 11 Court Street, other property damage and/or personal injury.
c) Michael Murdock, 149A Elm Street, pothole or other road defect.

Reports of Committees:

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

City Council Urban Affairs Committee
June 8, 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).

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

Other Councilors present were Brown, Irish, Oram and Ossing.

Present for the applicant were Jim Lambert, Managing Director Wood Partners; Mike Binette, architect from The Architectural team, Inc.; Phil Cordeiro, Allen & Major Associates, Inc.; and Attorney Brian Falk

Order No. 22-1008572 Application for Special Permit from Attorney Brian Falk, on behalf of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets.

The chair called the meeting to order. Attorney Falk gave an update since the close of the Public Hearing on May 9th including the approvals for zoning map and zoning amendments which puts the site entirely within the Neighborhood Business District and offers the council ability to modify aspects of project through the special permit process and a review of the balloon test on May 18. He briefly discussed specific information in the draft Special Permit that was provided to council. This project was given preliminary review by the Site Plan Review Committee (SPRC) on April 26th and if the special Permit is approved, will go back to SPRC for final review, add their conditions and sign off on project.

Details of the $1M given by city to Marlborough Economic Development Corporation (MEDC) to purchase property vs the land swap detailed in the Special Permit were discussed. Other issues from councilors included request to have applicant pay for a peer review of the Traffic Impact Assessment; use of natural gas for heating and preference for an all-electric building; use of geo-thermal and solar panels; preference for 15% of affordable units even though this is mixed-use, not multi-family and affordable housing requirements do not apply; request for copy of the land swap agreement with MEDC; and peer review of the fiscal analysis.

The chair went through the comments received from both Conservation Officer Priscilla Ryder and City Engineer Tom DiPersio and then completed its review of petitioner's proposed draft decision for the Grant of a Special Permit.

The applicant will be on the agenda for the SPRC meeting of June 14th and the Urban Affairs will continue this discussion at a meeting on June 15, 2022.
Councilor Doucette moved to adjourn; it was seconded and carried 5-0. The meeting adjourned at 7:58 PM.

Reports of Committee Continued:

City Council Urban Affairs Committee
June 15, 2022
Minutes and Report

This meeting convened at 7:00 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).

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

Other Councilors present were Brown, Irish, Perlman, and Ossing.

Present for the applicant were Jim Lambert, Managing Director Wood Partners; Mike Binette, architect from The Architectural team, Inc.; Phil Cordeiro, Allen & Major Associates, Inc.; and Attorney Brian Falk.

Continued review of Order No. 22-1008572-Application for Special Permit from Attorney Brian Falk, on behalf of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets.

Councilors received comments from Priscilla Ryder from the SPRC June 14 meeting as well as observations and comments on the Fiscal Analysis from John Valade, Principal Assessor. Attorney Falk provided an updated red-line Grant of Special Permit draft decision based on comments from SPRC. The chair read through the changes to conditions which included:

#4 Modification of Plans-SPRC may approve minor amendments that wouldn't increase the total number of bedrooms above 440; #7 Rail Trail Lot-adding Public Amenity/Restroom building" and adding language clarifying when this parcel would be conveyed to city and that SPRC would determine the final design of the Public Amenity/Restroom building and where it would be located;

#10 Neighboring Properties at 91, 103 and 103A Mechanic St. adding in language for SPRC to engage an outside transportation engineer to provide a peer review of applicant's Transportation Impact Assessment with any additional safety improvements reviewed as part of SPRC and added to its conditions; adding in 2 new conditions, one regarding landscaping and one specifying the site will provide all-electric utilities and have a green roof.

Additional amendments agreed to were adding Public Amenity/Restroom to #7 and adding a new #17-regarding compliance with the Land Swap Agreement with Marlborough Economic Development Corporation.

Councilor Doucette moved to approve the Grant of Special Permit as amended by the applicant and further amended at the June 15, 2022, Urban Affairs and Housing meeting; motion was seconded and carried 5-0. This will be reported out at the June 27, 2022, City Council meeting with request to Suspend to refer this to Solicitor to be placed on the July 25, 2022, agenda in proper form.

Councilor Doucette moved to adjourn; it was seconded, and vote carried 5-0. Meeting adjourned at 7:56 pm.

Suspension of the Rules requested – granted.

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

ORDERED: That the Application for Special Permit from Attorney Brian Falk, on behalf of Alta Marlborough, LLC (Wood Partners), to build a mixed-use project in the Neighborhood Business District consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE JULY 25, 2022, COUNCIL MEETING**; adopted.

Councilor Dumais Recused.

Suspension of the Rules requested – granted.

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

ORDERED: That the Communication from Mayor Vigeant, re: Economic Development Bill H484, be and is herewith accepted and placed on **FILE**; adopted.

Suspension of the Rules requested – granted.

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

ORDERED That the City Council of the City of Marlborough join Mayor Arthur G. Vigeant in urging the Massachusetts Legislature to pass H4864, Economic Development Bill and to further appropriate the remaining ARPA funding before the end of the upcoming legislative session, scheduled to close on July 31, 2022, **APPROVED**; adopted.

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

ORDERED: That no more than three hundred fifty thousand dollars ($350,000.00) shall be expended from the Parks and Recreation Revolving Fund during fiscal year 2023, unless otherwise authorized by City Council and Mayor, **APPROVED**; adopted.

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

ORDERED: That no more than one hundred twenty thousand dollars ($120,000.00) shall be expended from the Public Safety Revolving Fund during fiscal year 2023, unless otherwise authorized by City Council and Mayor, **APPROVED**; adopted.

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

ORDERED: That no more than one hundred fifty thousand dollars ($150,000.00) shall be expended from the Council on Aging Revolving Fund during fiscal year 2023, unless otherwise authorized by City Council and Mayor, **APPROVED**; adopted.

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

ORDERED: That no more than five hundred thousand dollars ($500,000.00) shall be expended from the Water and Sewer Revolving Fund during fiscal year 2023, unless otherwise authorized by City Council and Mayor, **APPROVED**; 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 $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 with the condition that the required matching funds be sourced from other than PEG funds; adopted.

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

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED, AS FOLLOWS:

I. By amending Section 125-3(F), by deleting the words "Mayor's executive aide" in the first sentence and replacing them with the words: "Chief of Staff to the Mayor";

II. By amending Section 125-3(F), by deleting the word "aide" in the second sentence and replacing it with the words: "Chief of Staff to the Mayor";

III. By amending the City Code in its entirety, including Section 125-6, by deleting the words "Executive Aide to the Mayor" in each instance that they appear and replacing them with the words: "Chief of Staff to the Mayor"; and

IV. By amending the City Code in its entirety, including Section 125-6, by deleting the words "Executive Secretary to the Mayor" in each instance that they appear and replacing them with the words: "Executive Administrator to the Mayor".

APPROVED; adopted.

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 8:27 PM; adopted.

IN CITY COUNCIL

Marlborough, Mass., JUNE 27, 2022

ORDERED:

That there being no objection thereto set **MONDAY JULY 25, 2022,** as the **DATE FOR PUBLIC HEARING**, on the Petition from Massachusetts Electric and Verizon New England, to install new Pole 3 and anchor, needed for height clearance on Allen Court, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 22-1008636

RECEIVED
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CITY OF MARLBOROUGH

2022 JUL 21 AM 7:30

Marlborough City Council
Donald R. Landers, Chairman
Public Services Committee
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

July 20, 2022

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

Re: Order No.22-1008596: Petition of Mass Electric to replace 3 sections of direct buried cable and replace with new primary cable in conduit on Stone Hill Road

President and Members:

I have attached an order pending in the Public Services Committee, together with comments from the City Engineer. Due to the summer schedule, I respectfully request that we remove this petition from committee to vote for the petition this evening.

By way of information, there was no input from abutters or other residents submitted at the public hearing held on May 23, 2022. In addition, the City Engineer has commented, per the attached email, that he is without objection and has suggested conditions for the City Council's review to be attached to the approval of the petition.

If the item is not approved this evening, I will schedule a meeting of the committee within the next couple of weeks and will ask that the rules be suspended to approve the petition at our August 22 meeting. It would be preferable to approve this evening so the work can commence forthwith.

Sincerely,

Donald R. Landers, Chair
Public Services Committee

DL/kb
Enclosure

IN CITY COUNCIL

Marlborough, Mass., MAY 9, 2022

ORDERED:

That there being no objection thereto set **MONDAY MAY 23, 2022,** as the **DATE FOR 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, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 22-1008596

PETITION FOR MANHOLE AND DUCT LOCATIONS

Decemeber 1, 2021

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2022 APR 28 A 9:40

To the City Council
of the City of Marlborough, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY requests permission to locate manholes, wires, and ducts, including the necessary sustaining and protecting fixtures, along and across the following public way:

Stone Hill Rd

Replace 3 sections of direct buried cable and replace with new primary cable in conduit.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to install and maintain manholes, ducts and wires, together with such sustaining and protecting fixtures as it may find necessary, said manholes and ducts to be installed substantially in accordance with the plan filed herewith marked--

MASSACHUSETTS ELECTRIC COMPANY

Plan No. **25454471** Dated: **4/8/2019**

MASSACHUSETTS ELECTRIC COMPANY

By: DBA Robert Leonidas
Manager of Distribution Design

ORDER FOR MANHOLE AND DUCT LOCATIONS

December 1, 2021

By the City Council
of the City of Marlborough, Massachusetts

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that **MASSACHUSETTS ELECTRIC COMPANY** be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Company dated the **1st day of December, 2021**

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

Manholes and ducts shall be set substantially at the points indicated upon the plan marked--

MASSACHUSETTS ELECTRIC COMPANY

Plan No. **25454471** Dated: **4/8/2019**

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

Stone Hill Rd

Replace 3 sections of direct buried cable and replace with new primary cable in conduit.

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 _____ 2021

_____
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_____, 20_____,at_____o'clock,_____M

at_____a public hearing was held on the petition of

MASSACHUSETTS ELECTRIC COMPANY for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

_____

_____

_____

Council of the City of _____
Marlborough, Massachusetts

CERTIFICATE

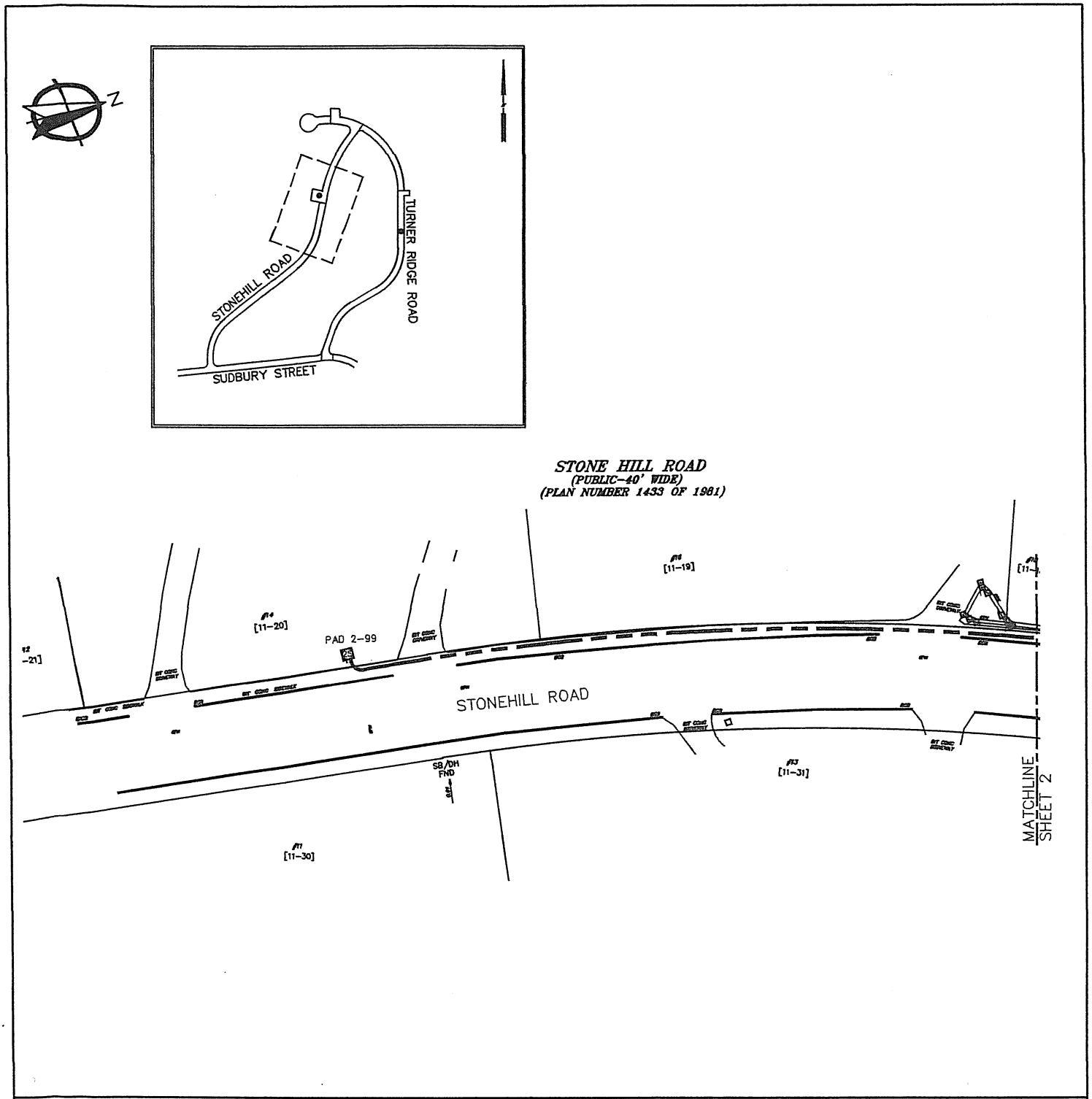
I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Marlborough, Massachusetts, on the_____day of

_____ 2021 and recorded with the records of location orders of said City,

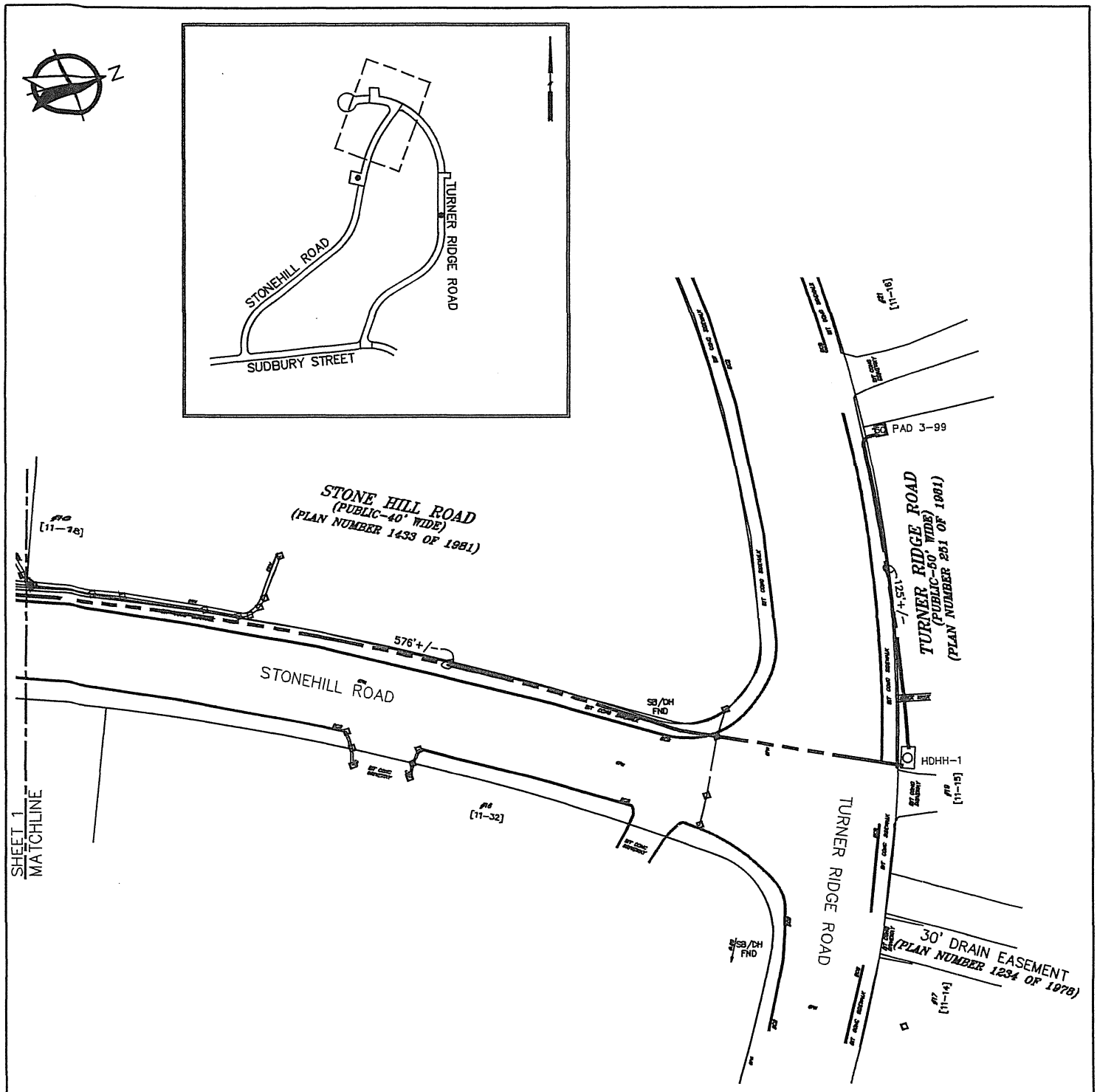
Book _____, Page _____.

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

Attest: _____
City Clerk



LEGEND	STONEHILL RD.	Date: 4.8.2019
EXISTING SINGLE PHASE TRANSFOMER	PETITION	Designer: F.ABEN
3IN. PVC CONDUIT	MARLBOROUGH MA.	W/R: 25454471
	SHEET 1 OF 2	nationalgrid



LEGEND

EXISTING SINGLE PHASE TRANSFOMER

3IN. PVC CONDUIT

STONEHILL RD.

PETITION

MARLBOROUGH MA.

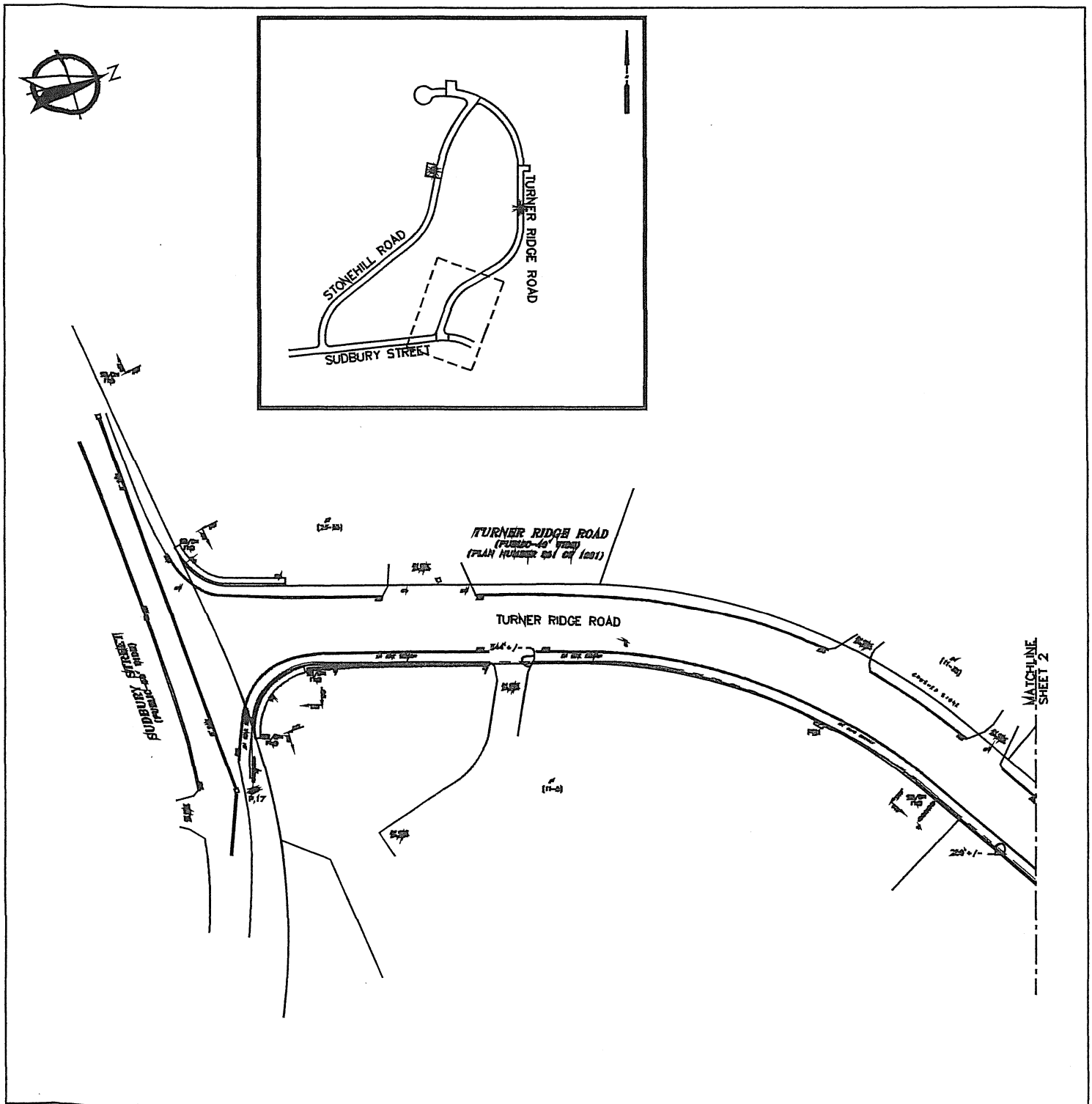
SHEET 2 OF 2

Date: 4.8.2019

Designer: F.ABEN

W/R: 25454471

nationalgrid



LEGEND

EXISTING POLE

PULLBOX

3IN. PVC CONDUIT

TURNER RIDGE ROAD

PETITION

MARLBOROUGH MA.

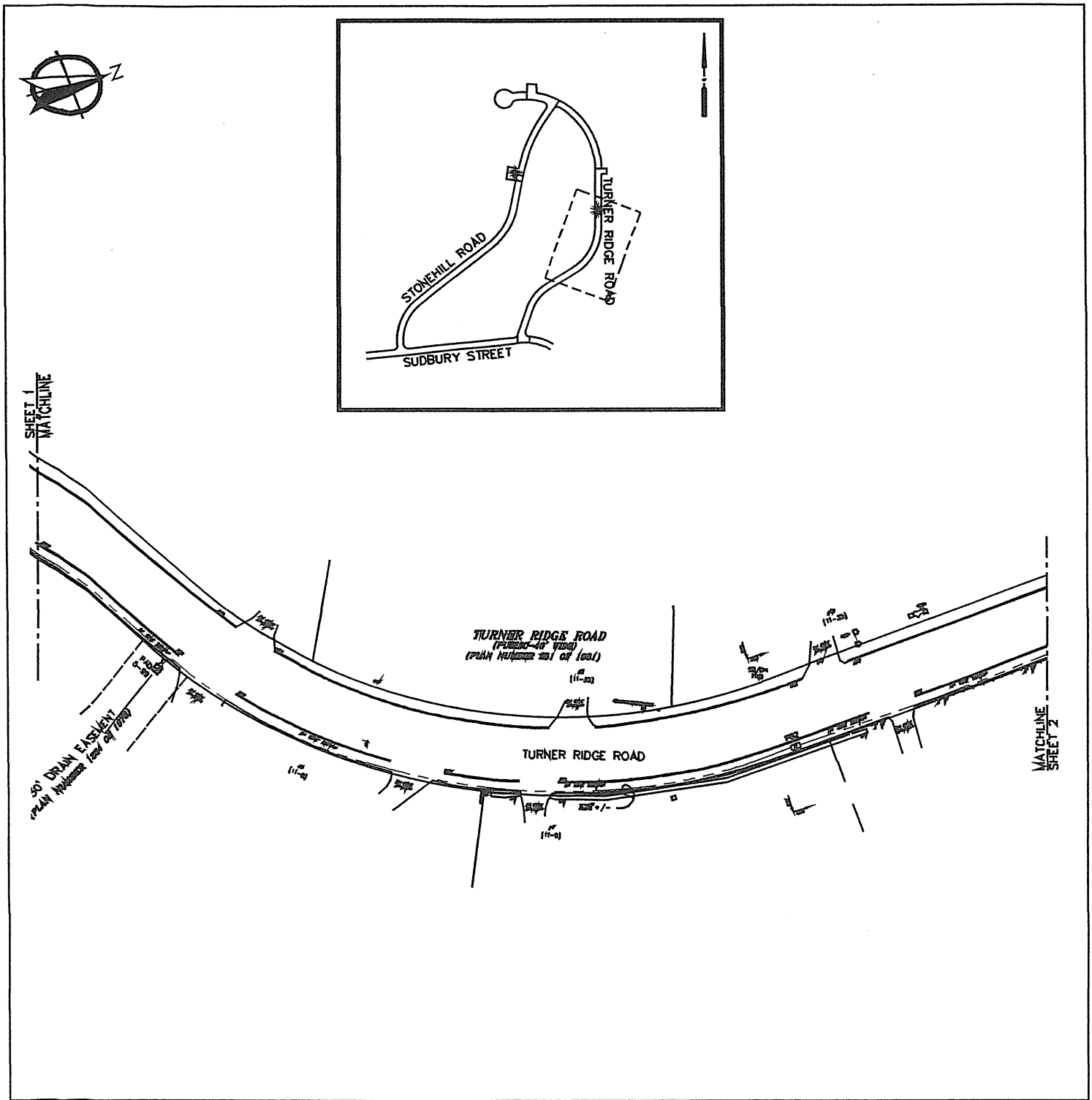
SHEET 1 OF 3

Date: 4.8.2019

Designer: F. ABEN

W/R: 25454471

nationalgrid



LEGEND

- EXISTING SINGLE PHASE TRANSFOMER
- PULLBOX
- 3IN. PVC CONDUIT

TURNER RIDGE ROAD

PETITION

MARLBOROUGH MA.

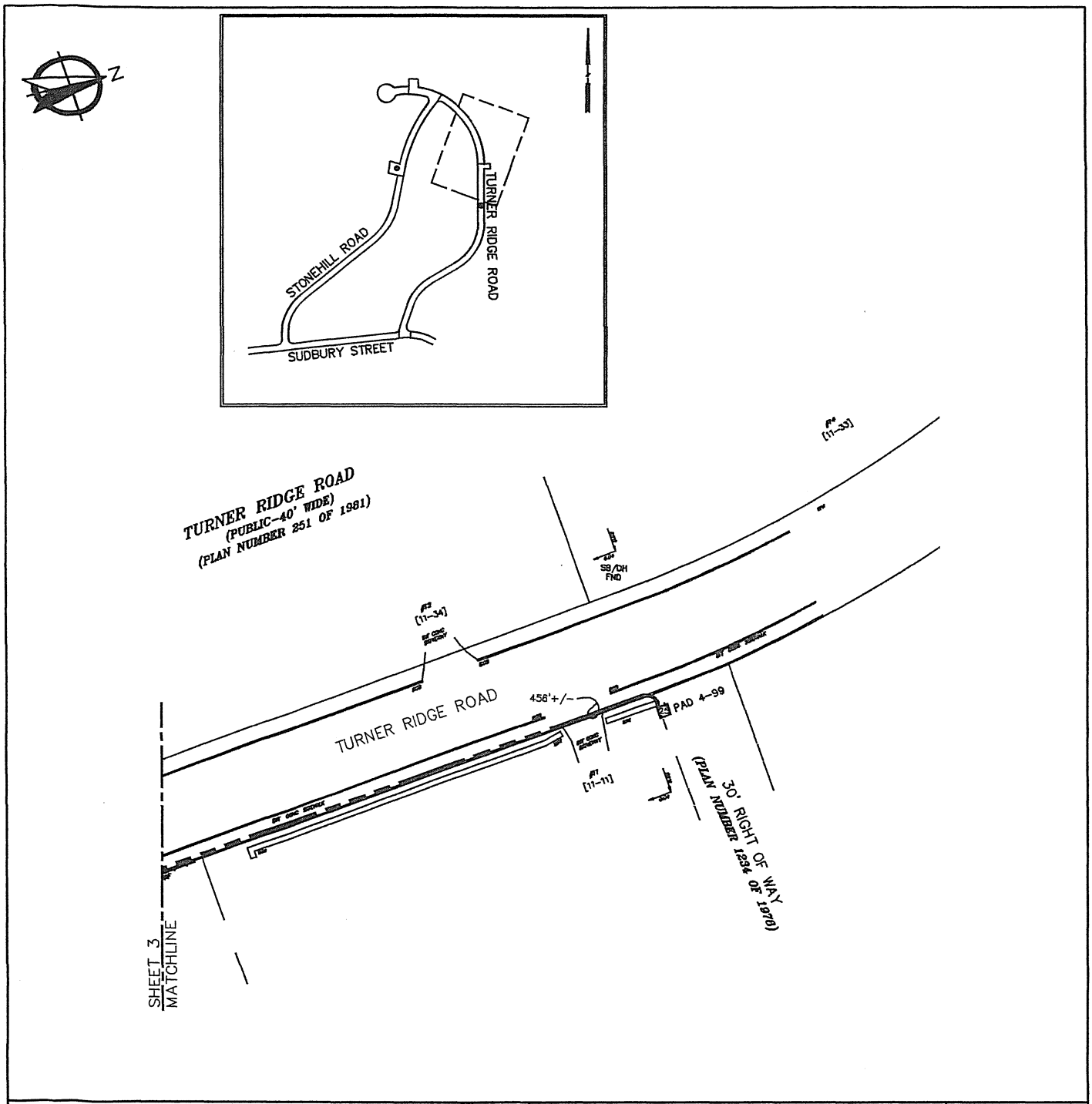
SHEET 2 OF 3

Date: 4.8.2019

Designer: F. ABEN

W/R: 25454471

nationalgrid



LEGEND

EXISTING SINGLE PHASE TRANSFOMER

3IN. PVC CONDUIT

STONEHILL RD.

PETITION

MARLBOROUGH MA.

SHEET 3 OF 3

Date: 4.8.2019

Designer: F.ABEN

W/R: 25454471

nationalgrid

City Council

From: Thomas DiPersio
Sent: Wednesday, July 20, 2022 1:10 PM
To: City Council
Subject: Order No. 22-1008596 Petition from Massachusetts Electric

To the City Council:

Regarding the Petition of Massachusetts Electric, to replace three sections of direct buried cable and replace with new primary cable in conduit on Stone Hill Road (Order No. 1008596), I offer the following for your consideration:

- The plans included in the petition show work locations on Turner Ridge Road as well as Stone Hill Road.
- The next phase of the City's sewer and water project will include these roadways, so we are in favor of this project being completed soon.
- The Engineering Division will issue a road opening permit for this work, which will include review and approval of exact conduit locations, pavement repair requirements, etc.

Please contact me with any questions.

Thomas DiPersio, Jr., PE, PLS
City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200
tdipersio@marlborough-ma.gov

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Jailyn Bratica
TEMPORARY
EXECUTIVE SECRETARY

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

July 21, 2022

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

RE: Update on Summer Public Service Internship Program & Youthworks

Honorable President Ossing and Councilors,

I'd like to update you on our two summer youth employment programs.

This year we were able to hire 14 college students for the Summer Public Service Internship Program in various departments within the City. Due to today's job market, we had over a half dozen students who dropped out for better paying positions. We will look at the salary rate for next year's program. We have been fortunate with the quality of students and in turn, have been able to give these students greater responsibilities which will reflect well on their resumes.

I'd like to take the opportunity to thank MassHire who funds the Youthworks program and coordinate with Marlborough High School placing nine high school students in Public Housing, Information Technology, Engineering, and Conservation.

In addition, six other MHS students have been working at Doble Engineering, RE/MAX, WMCT-TV, Patriot Ambulance and SMOC Headstart (also funded through the Youthworks program).

Exposing students to public service sectors will give them greater opportunities and potentially allow the City to expand on candidate pools for future openings. We appreciate the continued funding for the Summer Public Service Internship Program.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

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TEMPORARY
EXECUTIVE SECRETARY

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

July 21, 2022

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

RE: Appointments for Marlborough Cable Trust Board of Directors

Honorable President Ossing and Councilors,

For informational purposes, I am pleased to share that Meredith Harris has been appointed as a trustee to the Marlborough Cable Trust Board of Directors for a three-year term to expire on July 15, 2025 replacing the late Joseph Valarioti.

In addition, Linda Ossing will be re-appointed for a term of three years to expire on January 7, 2025. On behalf of the City, we appreciate's Ms. Ossing's longstanding dedication to the Cable Trust board.

Ms. Harris and her experience will complement the Trust in its continued support of WMCT-TV's mission on providing the residents of Marlborough with a dependable television coverage of local news and events while encouraging and teaching students about television media.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Jailyn Bratica
TEMPORARY
ADMINISTRATIVE ASSISTANT

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

July 21, 2022

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

RE: Public Safety and Security, FY2023 State 911 Grant Program

Honorable President Ossing and Councilors:

Enclosed are two grants for your acceptance from the Massachusetts Executive Office of Public Safety and Security.

1. $34,530.25 FY23 State 911 Department Emergency Medical Dispatch (EMD) Grant for equipment, quality assurance reviews of dispatch personnel and an offset of overtime costs

2. $154,964.00 FY23 State 911 Department Support and Incentive reimbursement grant to offset personnel overtime costs in the Public Safety Dispatching Center

I would like to take this opportunity to express our gratitude to the Commonwealth of Massachusetts Executive Office of Public Safety and Security for their continued support.

Please do not hesitate to contact me or Police Chief David Giorgi with any questions.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

City of Marlborough
Police Department

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

David A. Giorgi
Chief of Police

July 1, 2022

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

Dear Mayor Vigeant:

The Marlborough Police Department has been awarded a grant in the amount of $34,530.25 from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security, FY2023 State 911 Department Emergency Medical Dispatch (EMD) Grant Program. The grant is to purchase any needed equipment, conduct quality assurance reviews of dispatch personnel and offset any overtime costs for personnel.

Attached is a copy of the Notice of Grant Award, grant approval letter, and signed grant contract. I am requesting that the grant award be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to call.

Sincerely,

David A. Giorgi
Chief of Police

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Police Department DATE: July 1, 2022

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief David A. Giorgi

NAME OF GRANT: FY 2023 State 911 Department Emergency Medical Dispatch Grant

GRANTOR: Commonwealth of Massachusetts

GRANT AMOUNT: $34,530.25

GRANT PERIOD: July 1, 2022 to June 30, 2023

SCOPE OF GRANT/ ITEMS FUNDED: To purchase any needed equipment
To conduct quality assurance reviews of dispatch personnel

IS A POSITION BEING CREATED: N/A

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT?

ARE MATCHING CITY FUNDS REQUIRED? N/A

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

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

ANY OTHER EXPOSURE TO CITY?
N/A

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: Approval requested ASAP to begin use of grant

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

The Commonwealth of Massachusetts
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
STATE 911 DEPARTMENT
151 Campanelli Drive, Suite A ~ Middleborough, MA 02346
Tel: 508-828-2911 ~ TTY: 508-947-1455
www.mass.gov/e911

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lt. Governor

TERRENCE M. REIDY
Secretary

FRANK POZNIAK
Executive Director

June 15, 2022

Chief David A. Giorgi
Marlborough Police Department
355 Bolton Street
Marlborough, MA 01752

Dear Chief Giorgi:

The Commonwealth of Massachusetts, State 911 Department would like to thank you for participating in the **FY2023 State 911 Department Emergency Medical Dispatch Grant Program**.

For your files, attached please find a copy of the executed contract for your grant. Please note your contract start date is **July 1, 2022** and will run through June 30, 2023. Please keep in mind that there shall be no reimbursement for costs incurred prior to the effective date of the contract and all goods and services MUST be received on or before June 30, 2023.

Please note personnel costs related to EMD quality assurance for full-time employees must be for overtime hours and part-time/per-diem employees are eligible for straight time hours. Reimbursement requests for should be submitted to the Department within **thirty (30) days** of the date on which the cost is incurred. We have made the request for payment forms available on our website www.mass.gov/e911. For any questions related to this process, please contact Angela Pilling at 508-821-7305. Please note that funding of reimbursement requests received more than one (1) month after the close of the fiscal year under which costs were incurred cannot be guaranteed.

If, in the future, you would like to make any changes to the authorized signatory, the contract manager and/or the budget worksheet, please e-mail those proposed changes to 911DeptGrants@mass.gov. Grantees are strongly encouraged to submit final, year-end budget modification requests on or before March 31, 2023.

Sincerely,

Frank P. Pozniak
Executive Director

cc: FY2023 Emergency Medical Dispatch Grant File

FY 2023 Emergency Medical Dispatch Grant

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM

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

CONTRACTOR LEGAL NAME: City of Marlborough **(and d/b/a):** City of Marlborough Police Department		**COMMONWEALTH DEPARTMENT NAME:** State 911 Department **MMARS Department Code:** EPS	
Legal Address: (W-9, W-4): 140 Main Street, Marlborough, MA 01752		**Business Mailing Address:** 151 Campanelli Drive, Suite A, Middleborough, MA 02346	
Contract Manager: David A. Giorgi	**Phone:** 508-485-1212	**Billing Address (if different):**	
E-Mail: dgiorgi@marlborough-ma.gov	**Fax:**	**Contract Manager:** Cindy Reynolds	**Phone:** 508-821-7299
Contractor Vendor Code: VC 6000192111		**E-Mail:** 911DeptGrants@mass.gov	**Fax:** 508-947-1452
Vendor Code Address ID (e.g. "AD001"): AD 001 **(Note: The Address ID must be set up for EFT payments.)**		**MMARS Doc ID(s):** CT EPS EMDG **RFR/Procurement or Other ID Number:** FY23 EMDG	

X NEW CONTRACT

PROCUREMENT OR EXCEPTION TYPE: (Check one option only)

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

___ CONTRACT AMENDMENT

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

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

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

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

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

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

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

X **Maximum Obligation Contract.** Enter total maximum obligation for total duration of this contract (or *new* total if Contract is being amended). $ 34530.25

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

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) **Contract is for the reimbursement of funds under the State 911 Department FY 2023 Emergency Medical Dispatch Grant as authorized and awarded in compliance with the grant guidelines and the grantee's approved application.**

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

- __ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
- X 2. may be incurred as of July 1, 2022 a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date.
- __ 3. were incurred as of _____, 20___, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE: Contract performance shall terminate as of June 30, 2023, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

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

AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: _____, Date: 5/31/22 (Signature and Date Must Be Handwritten At Time of Signature) Print Name: DAVID A. GIORGI Print Title: Chief of Police	**AUTHORIZING SIGNATURE FOR THE COMMONWEALTH:** X: _____, Date: 6/14/22 (Signature and Date Must Be Handwritten At Time of Signature) Print Name: Frank Pozniak Print Title: Executive Director

RECEIVED
JUN 6 2022
State 911 Department
Middleborough, MA

FY 2023 Emergency Medical Dispatch Grant

Name of Eligible Entity / PSAP / RECC	City of Marlborough Police Department
Address	355 Bolton Street
City/Town/Zip	Marlborough, MA 01752
Telephone Number	508-485-1212
Fax Number	
Website	
Name & Title of Authorized Signatory	Chief of Police David A. Giorgi
Telephone Number	508-485-1212
Email Address	dgiorgi@marlborough-ma.gov
Name & Title Grant Contract Manager	Captain Paul Valianti
Telephone Number	508-485-1212
Email Address	pvalianti@marlborough-ma.gov

Total Grant Program Funds Requested: **$34,530.25**

Applicant meets the EMD requirements established by the State 911 Department by:

Providing EMD in-house utilizing certified emergency medical dispatchers and the following Emergency Medical Dispatch Protocol Reference System (EMDPRS):

☐ **APCO** ■ **PowerPhone** ☐ **Priority Dispatch**

OR

Utilizing the following Certified EMD Resource: _____

CEMDR's Emergency Medical Dispatch Protocol Reference System (EMDPRS):

☐ **APCO** ☐ **PowerPhone** ☐ **Priority Dispatch**

Sign below to acknowledge having read and agreed to the grant conditions and reporting requirements listed in the grant guidelines.

Signed under the penalties of perjury this 31 **day of** May**, 20**22

Original Signature of Authorized Signatory

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

July 1, 2022

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

Dear Mayor Vigeant:

The Marlborough Police Department has been awarded a grant in the amount of $154,964.00 from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security, FY2023 State 911 Department Support and Incentive Grant Program. The grant is a reimbursement grant which will be used to offset personnel overtime costs in the Public Safety Dispatching center.

Attached is a copy of the Notice of Grant Award, grant approval letter, and signed grant contract. I am requesting that the grant award be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to call.

Sincerely,

David A. Giorgi
Chief of Police

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Police Department DATE: July 1, 2022

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief David A. Giorgi

NAME OF GRANT: FY 2023 State 911 Department Support and Incentive Grant

GRANTOR: Commonwealth of Massachusetts

GRANT AMOUNT: $154,964.00

GRANT PERIOD: July 1, 2022 to June 30, 2023

SCOPE OF GRANT/ ITEMS FUNDED: To offset personnel overtime costs in the Public Safety Dispatching Center

IS A POSITION BEING CREATED: N/A

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT?

ARE MATCHING CITY FUNDS REQUIRED? N/A

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

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

ANY OTHER EXPOSURE TO CITY?
N/A

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: Approval requested ASAP to begin use of grant

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

The Commonwealth of Massachusetts
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
STATE 911 DEPARTMENT
151 Campanelli Drive, Suite A ~ Middleborough, MA 02346
Tel: 508-828-2911 ~ TTY: 508-947-1455
www.mass.gov/e911

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lt. Governor

TERRENCE M. REIDY
Secretary

FRANK POZNIAK
Executive Director

June 15, 2022

Chief David A. Giorgi
Marlborough Police Department
355 Bolton Street
Marlborough, MA 01752

Dear Chief Giorgi:

The Commonwealth of Massachusetts, State 911 Department would like to thank you for participating in the **FY 2023 State 911 Department Support and Incentive Grant** program.

For your files, attached please find a copy of the executed contract and the final approved Appendix A: Personnel Costs form for your grant. Please note your contract start date is **July 1, 2022** and will run through June 30, 2023. Please keep in mind that there shall be no reimbursement for costs incurred prior to the effective date of the contract and all goods and services MUST be received on or before June 30, 2023.

Reimbursement requests should be submitted to the Department within **thirty (30) days** of the date on which the cost is incurred. We have made the request for payment forms available on our website www.mass.gov/E911. For any questions related to this process, please contact Angela Pilling at 508-821-7305. Please note that funding of reimbursement requests received more than one (1) month after the close of the fiscal year under which costs were incurred cannot be guaranteed.

If, in the future, you would like to make any changes to the authorized signatory, the contract manager, and/or the budget worksheet, please e-mail those proposed changes to 911DeptGrants@mass.gov. Grantees are strongly encouraged to submit final, year-end budget modification requests on or before March 31, 2023.

Sincerely,

Frank P. Pozniak
Executive Director

cc: FY 2023 Support and Incentive Grant File

FY 2023 SUPPORT AND INCENTIVE GRANT

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM

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

CONTRACTOR LEGAL NAME: City of Marlborough (and d/b/a): Marlborough Police Dept.		**COMMONWEALTH DEPARTMENT NAME: State 911 Department** **MMARS Department Code: EPS**	
Legal Address: (W-9, W-4): 140 Main Street, Marlborough MA 01752		**Business Mailing Address: 151 Campanelli Drive, Suite A, Middleborough, MA 02346**	
Contract Manager: David A. Giorgi	**Phone:** 508-485-1212	**Billing Address (if different):**	
E-Mail: dgiorgi@marlborough-ma.gov	**Fax:**	**Contract Manager: Cindy Reynolds**	**Phone: 508-821-7299**
Contractor Vendor Code: VC 6000192111		**E-Mail: 911DeptGrants@mass.gov**	**Fax: 508-947-1452**
Vendor Code Address ID (e.g. "AD001"): AD001 **(Note: The Address ID must be set up for EFT payments.)**		**MMARS Doc ID(s): CT EPS SUPG** **RFR/Procurement or Other ID Number: FY23 SUPG**	

X NEW CONTRACT

PROCUREMENT OR EXCEPTION TYPE: (Check one option only)

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

CONTRACT AMENDMENT

Enter **Current Contract End Date *Prior*** to Amendment:_____, 20___.
Enter **Amendment Amount: $**_____. (or "no change")

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

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

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

COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00.
__ **Rate Contract.** (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)
X **Maximum Obligation Contract.** Enter total maximum obligation for total duration of this contract (or ***new*** total if Contract is being amended). **$ 154,964.00**.

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

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) **Contract is for the reimbursement of funds under the State 911 Department FY 2023 Public Safety Answering Point and Regional Emergency Communication Center Support and Incentive Grant as authorized and awarded in compliance with the grant guidelines and the grantee's approved application.**

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

__ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
X 2. may be incurred as of July 1, 2022, a date **LATER** than the Effective Date below and no obligations have been incurred prior to the Effective Date.
__ 3. were incurred as of _____, 20___, a date **PRIOR** to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE: Contract performance shall terminate as of **June 30, 2023**, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

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

AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: _____. Date: 5-23-22 **(Signature and Date Must Be Handwritten at Time of Signature)** **Print Name:** David A. Giorgi **Print Title:** Chief of Police	**AUTHORIZING SIGNATURE FOR THE COMMONWEALTH:** X: _____. Date: 6/14/22 **(Signature and Date Must Be Handwritten at Time of Signature)** **Print Name:** Frank Pozniak **Print Title:** Executive Director

FY 2023 SUPPORT AND INCENTIVE GRANT

RECEIVED
JUN 6 2022
State 911 Department
Middleborough, MA

Type of PSAP: (please check one)
☐ *Primary* ☐ *Regional* ☐ *Regional Secondary*
☐ *Regional Emergency Communication Center*

Name of Eligible Entity (PSAP/RECC)	City of Marlborough
Address	355 Bolton Street
City/Town/Zip	Marlborough, MA 01752
Telephone Number	508-485-1212
Fax Number	
Website	

Name & Title of Authorized Signatory	Chief of Police David A. Giorgi
Telephone Number	508-485-1212
Email Address	dgiorgi@marlborough-ma.gov

Name & Title of Grant Contract Manager	Captain Paul Valianti
Telephone Number	508-485-1212
Email Address	pvalianti@marlborough-ma.gov

Total Grant Program funds requested: **$154,964.00**

REQUIRED

☑ **Applicant has a continuity of operations plan (COOP)**

☑ **Applicant acknowledges its Alternate PSAP**

Goal and Desired Outcome

Through its submission of this application to the State 911 Department, the applying governmental entity affirms that the primary goal of the State 911 Department PSAP and RECC Support and Incentive Grant Program is to assist PSAPs and RECCs in providing enhanced 911 service and to foster the development of regional PSAPs, regional secondary PSAPs and RECCs.

Sign below to acknowledge having read and agreed to the grant conditions and reporting requirements listed in the grant guidelines.

Signed under the penalties of perjury this 23 ***day of*** May, ***20***22.

ORIGINAL SIGNATURE OF AUTHORIZING SIGNATORY

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Jailyn Bratica
TEMPORARY
ADMINISTRATIVE ASSISTANT

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

July 21, 2022

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

RE: Grant Acceptance for FY2023 Healthy Summer Youth Jobs Program

Honorable President Ossing and Councilors:

Enclosed for your review and approval is a grant acceptance in the amount of $2,500.00 from the Commonwealth of Massachusetts Office of the Attorney General for the Healthy Summer Youth Jobs Program.

These funds will assist the Health Department with temporary summer help and anticipated assistance during college breaks. Currently, the BOH intern is working on promoting activities that contribute to the improvement of water quality in our swimming areas while also advocating for the importance of making healthy lifestyle choices in our community. Additionally, this interning opportunity may serve to foster a future environmental advocate and/or public health leader.

I'd like to thank Attorney General Maura Healy's office for their continued support.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: Mayor's Office DATE: 7/21/2022

PERSON RESPONSIBLE FOR GRANT EXPENDITURE:

NAME OF GRANT: FY23 Healthy Summer Youth Jobs Program

GRANTOR: MA Office of the Attorney General

GRANT AMOUNT: $2,500.00

GRANT PERIOD: 7/5/22-12/31/22

SCOPE OF GRANT/ ITEMS FUNDED: Funds will assist the Health Department's expenses with temporary summer health promoting activities that contribute to the improvement of water quality in our swimming areas as well as advocating healthy lifestyle choices in our community.

IS A POSITION BEING CREATED: No

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT?

ARE MATCHING CITY FUNDS REQUIRED? No

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

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

ANY OTHER EXPOSURE TO CITY?
No

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: 7/29/2022

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

MAURA HEALEY
ATTORNEY GENERAL

ATTACHMENT A
SCOPE OF SERVICES
BETWEEN THE MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL
AND CITY OF MARLBOROUGH

1 INTRODUCTION

This Scope of Services (SOS) is between the Massachusetts Office of the Attorney General (AGO) and City of Marlborough (Grantee) and is in regard to the **FY2023 Healthy Summer Youth Jobs Grant Program RFP (RFP).**

The entire agreement between the parties (the "Contract") consists of the following documents in the following order of precedence:

1. The Commonwealth Standard Terms and Conditions;
2. The Commonwealth Standard Form Contract;
3. All requirements listed in the **RFP;**
4. City of Marlborough's description in its response to the **RFP** of activities to be conducted; and
5. This SOS (Attachment A).

2 OVERVIEW, EFFECTIVE DATE, AND TERM

This Contract's term (the "Term") begins on **July 5, 2022** (the "Effective Date") and shall terminate on **December 31, 2022** ("Termination Date").

3 AMOUNT OF AWARD AND CONDITIONS

The amount of this award is **$2,500.00 which reflects the total award amount** subject to the provisions set forth in this Contract, including but not limited to the following conditions:

- Grantee shall complete Contract materials with original signatures and submit scanned copies to the AGO at AGOGrants@mass.gov by **July 29, 2022**. Original contract materials with wet ink signatures must be received by mail within 30 days of signature.

- Reimbursement is available only for activities that are conducted from July 5, 2022 through September 2, 2022 and that are consistent with the Grantee's response to the RFP.

- Grantee shall maintain compliance, if applicable, with the statutory requirements set forth in G.L. ch. 12, secs. 8E and 8F, and G.L. ch. 68, sec. 19, including initial registration and filing of annual financial reports with the AGO's Non-Profit Organizations/Public Charities Division. Award will not be disbursed if Grantee is not in compliance.

- This is a reimbursement grant. Funds will be reimbursed after AGO receipt and approval of a final report due on **September 30, 2022**. Failure to submit the final report may affect the AGO's decision to act favorably on future grant applications and may result in a denial of such applications.

- The AGO will monitor the Grantee to ensure that the requirements and objectives of the grant are met.

- The AGO reserves the right to revoke grant award if the Grantee fails to meet grant objectives and/or requirements.

- The AGO may request programmatic documentation or financial records related to programming funded under this Contract at any time in its sole discretion.

- Any proposed changes to program budget or activities shall be submitted in writing and approved in advance by the AGO. Grantee shall request budgetary or programmatic changes by emailing Nathan Gardner at AGOGrants@mass.gov.

- Grantee acknowledges that all documentation submitted to the AGO is subject to the Massachusetts Public Records Law, M.G.L. c. 66, § 10, and M.G.L. c. 4, § 7, cl. 26.

- Grantee attributes the AGO as a funding source or partial funding source for any materials funded by the AGO. Suggested wording for print: "Funding provided by a grant received from the Massachusetts Attorney General's Office." The seal of the Commonwealth of Massachusetts may not be used without permission of the AGO.

- The AGO requests that the Grantee keep it apprised of any upcoming events, including virtual events, that AGO staff could attend by emailing AGOGrants@mass.gov.

4 BUDGET AND USE OF AWARD

Grantee Organization	**City of Marlborough**
Total Award Amount	**$2,500.00**
Youth Salary	$2,250.00
10% Flexible Fund	$250.00

The amount allocated for youth salary shall only be used to pay youth salary.

The 10% flexible fund encompasses 10% of the total funds awarded. It may be used to pay the following costs:

- Administrative fees; or
- Employer share of payroll tax (not to include employee fringe benefits or non-tax deductions); or
- Additional youth salary; or
- Adaptive COVID-19 equipment/services; or
- Any combination of administrative fees, payroll tax, additional youth salary, and adaptive COVID-19 equipment/services.

The Grantee is required to maintain records of its allocation of the 10% flexible fund and may be required to provide a breakdown of expenditures under the 10% flexible fund in its final report. Approval of expenditures under the 10% flexible fund shall be at the sole discretion of the AGO.

5 ACCEPTANCE

By signing below, the parties agree to this Scope of Services.

The undersigned hereby represent that they are duly authorized to execute this Scope of Services on behalf of their respective organizations.

City of Marlborough		Massachusetts Office of the Attorney General	
Signature:		Signature:	
Date:	7/21/22	Date:	
Name:	Arthur Vigeant	Name:	Alex Flannery
Title:	Mayor	Title:	Deputy Budget Director

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM

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

CONTRACTOR LEGAL NAME: City of Marlborough (and d/b/a):		COMMONWEALTH DEPARTMENT NAME: OFFICE OF THE ATTORNEY GENERAL MMARS Department Code: AGO	
Legal Address: (W-9, W-4):		Business Mailing Address: ONE ASHBURTON PLACE, BOSTON, MA 02108	
Contract Manager:	Phone:	Billing Address (if different):	
E-Mail:	Fax:	Contract Manager: Nathan Gardner	Phone: (617) 963-2150
Contractor Vendor Code: VC		E-Mail: Nathan.Gardner@mass.gov	Fax: (617) 727-5778
Vendor Code Address ID (e.g. "AD001"): AD___. (Note: The Address ID must be set up for EFT payments.)		MMARS Doc ID(s): RFR/Procurement or Other ID Number:	

_X_ NEW CONTRACT

PROCUREMENT OR EXCEPTION TYPE: (Check one option only)

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

___ CONTRACT AMENDMENT

Enter Current Contract End Date *Prior* to Amendment: _____, 20___.
Enter Amendment Amount: $ _____. (or "no change")
AMENDMENT TYPE: (Check one option only. Attach details of amendment changes.)

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

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

COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00.
__ **Rate Contract.** (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)
_X_ **Maximum Obligation Contract.** Enter total maximum obligation for total duration of this contract (or *new* total if Contract is being amended). $ 2,500.00.

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

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.)
The FY2023 Healthy Summer Youth Jobs Grant Program funds programs that benefit youth workers by providing training and skills development in employment that is focused on health and wellness. The Scope of Services (attachment A) is incorporated by reference.

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

__ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
__ 2. may be incurred as of _____, 20___, a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date.
_X_ 3. were incurred as of July 5, 2022, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE: Contract performance shall terminate as of December 31, 2022, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

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

AUTHORIZING SIGNATURE FOR THE CONTRACTOR:	AUTHORIZING SIGNATURE FOR THE COMMONWEALTH:
X: _____. Date: 7/21/22. (Signature and Date Must Be Handwritten At Time of Signature)	X: _____. Date: _____. (Signature and Date Must Be Handwritten At Time of Signature)
Print Name: Arthur Vigeant.	Print Name: Alex Flannery.
Print Title: Mayor.	Print Title: Deputy Budget Director.

Issued May 2004

COMMONWEALTH OF MASSACHUSETTS
CONTRACTOR AUTHORIZED SIGNATORY LISTING

CONTRACTOR LEGAL NAME :
CONTRACTOR VENDOR/CUSTOMER CODE:

INSTRUCTIONS: Any Contractor (other than a sole-proprietor or an individual contractor) must provide a listing of individuals who are authorized as legal representatives of the Contractor who can sign contracts and other legally binding documents related to the contract on the Contractor's behalf. In addition to this listing, any state department may require additional proof of authority to sign contracts on behalf of the Contractor, or proof of authenticity of signature (a notarized signature that the Department can use to verify that the signature and date that appear on the Contract or other legal document was actually made by the Contractor's authorized signatory, and not by a representative, designee or other individual.)

NOTICE: ***Acceptance of any payment under a Contract or Grant shall operate as a waiver of any defense by the Contractor challenging the existence of a valid Contract due to an alleged lack of actual authority to execute the document by the signatory.***

For privacy purposes **DO NOT ATTACH** any documentation containing personal information, such as bank account numbers, social security numbers, driver's licenses, home addresses, social security cards or any other personally identifiable information that you do not want released as part of a public record. The Commonwealth reserves the right to publish the names and titles of authorized signatories of contractors.

AUTHORIZED SIGNATORY NAME	TITLE
Arthur Vigeant	Mayor

I certify that I am the President, Chief Executive Officer, Chief Fiscal Officer, Corporate Clerk or Legal Counsel for the Contractor and as an authorized officer of the Contractor I certify that the names of the individuals identified on this listing are current as of the date of execution below and that these individuals are authorized to sign contracts and other legally binding documents related to contracts with the Commonwealth of Massachusetts on behalf of the Contractor. I understand and agree that the Contractor has a duty to ensure that this listing is immediately updated and communicated to any state department with which the Contractor does business whenever the authorized signatories above retire, are otherwise terminated from the Contractor's employ, have their responsibilities changed resulting in their no longer being authorized to sign contracts with the Commonwealth or whenever new signatories are designated.

Arthur Vigeant
Signature

Date: 7/21/22

Title: Mayor

Telephone: 508-460-3770

Fax:

Email: Mayor@Marlborough-ma.gov

[Listing can not be accepted without all of this information completed.]
A copy of this listing must be attached to the "record copy" of a contract filed with the department.

Issued May 2004

COMMONWEALTH OF MASSACHUSETTS
CONTRACTOR AUTHORIZED SIGNATORY LISTING

CONTRACTOR LEGAL NAME : City of Marlborough
CONTRACTOR VENDOR/CUSTOMER CODE:

Issued May 2004

COMMONWEALTH OF MASSACHUSETTS
CONTRACTOR AUTHORIZED SIGNATORY LISTING

CONTRACTOR LEGAL NAME :
CONTRACTOR VENDOR/CUSTOMER CODE:

PROOF OF AUTHENTICATION OF SIGNATURE

This page is optional and is available for a department to authenticate contract signatures. It is recommended that Departments obtain authentication of signature for the signatory who submits the Contractor Authorized Listing.

This Section MUST be completed by the Contractor Authorized Signatory in presence of notary.

Signatory's full legal name (print or type): i Arthur Vigeant

Title: Mayor

X Arthur Vigeant

Signature as it will appear on contract or other document (**Complete only in presence of notary**):

AUTHENTICATED BY NOTARY OR CORPORATE CLERK (PICK ONLY ONE) AS FOLLOWS:

I, Patricia M. Bernard (NOTARY) as a notary public certify that I witnessed the signature of the aforementioned signatory above and I verified the individual's identity on this date:

July 21, 20 22.

My commission expires on:

Patricia M. Bernard
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 19, 2028

AFFIX NOTARY SEAL

I, _____ (CORPORATE CLERK) certify that I witnessed the signature of the aforementioned signatory above, that I verified the individual's identity and confirm the individual's authority as an authorized signatory for the Contractor on this date:

_____, 20 _____.

AFFIX CORPORATE SEAL

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Jailyn Bratica
TEMPORARY
EXECUTIVE SECRETARY

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

July 21, 2022

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

RE: Reappointment to Licensing Board

Honorable President Ossing and Councilors,

I am pleased to submit for your approval the re-appointment of Mary Jo Nawrocki to the License Board for a six-year term, expiring on June 5, 2028 subject to City Council approval.

On behalf of the City, we appreciate Ms. Nawrocki's service for the last 13 months ensuring that our regulations are enforced while protecting the health and safety of our residents.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 21 AM 10: 55

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
EXECUTIVE AIDE

Jailyn Bratica
TEMPORARY
EXECUTIVE SECRETARY

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

July 21, 2022

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

RE: Appointment to Disabilities Commission

Honorable President Ossing and Councilors,

I am pleased to submit for your approval the appointment of Lindsey Jaworek to the Disabilities Commission for a term of three years to expire from date of confirmation.

Ms. Jaworek is a lifelong resident of Marlborough and has expressed an interest in advocating and assisting the disabled in our community. She has been an asset to the Marlborough Economic Development Corp. where she has been currently employed for 16 months handling outreach to the hospitality industry. She also volunteers regularly with numerous non-profits in the City and will add a fresh perspective to our Disabilities Commission.

I've attached Ms. Jaworek's resume for your review.

We anticipate sending another volunteer to the Commission in the coming weeks to fulfill the membership.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosure

LINDSEY JAWOREK

ORGANIZATIONAL LEADER

PROFESSIONAL SUMMARY

Loyal and eager organizational leader offering exceptional customer service and team building skills. Result-driven and quality-focused professional with a track record of aligning employees with business objectives. Commended for exceeding objectives, strengthening communications and detail orientation.

EXPERIENCE

General Manager
Bar Manager
Front of House Manager

Rail Trail Flatbread Company

Feb 2015 - Dec 2020

Managed Open Book Management Program | Held accountability for departments to stay within budgets and hit financial goals | Reviewed and allocated all invoices and bills to promote healthy accounting practices | Worked with partners and leadership team to create annual forecasts and plans | Recruited, interviewed, hired and onboarded staff | Initiated and maintained service and repair contracts | Practiced and managed hospitality and cultural standards | Created and maintained exceptional relationships with vendors | Reduced Cost of Goods Sold by more than 2% | Reduced Labor by more than 4%

General Manager

Vermont Pub & Brewery

Sept 2010 - Feb 2013

Assisted with and reviewed bi-weekly payroll efforts, analyzed reports and made conscious actions to stay within budgets | Consistently met with department heads to ensure proper scheduling, purchasing and address maintenance needs | Maintained Point of Sale and Purchase Order systems to ensure the most accurate pricing and costs

Southern New Hampshire University

Bachelor of Science in Business Administration - Sport Management

September 2002 - May 2006

Hudson Catholic High School

Student Athlete

September 1998 - May 2002

EXPERTISE

Problem resolution | Client relations | Process improvement | Inventory control | Regulatory and safety compliance | Raising brand awareness | Fast-paced and high-stress environments | Microsoft, Apple & Google applications | Document development

REFERENCES

Bob Kays
Local Business Owner & Professional Fundraiser

Karim El-Gamal
Rail Trail Flatbread Company Owner

TELEPHONE

EMAIL

City of Marlborough
Legal Department

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

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

SUSAN A. CORREIA
PARALEGAL

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 18 PM 4:16

July 18, 2022

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

Re: WP Marlborough MA Owner, LLC v. Marlborough City Council (Land Court No. 21 MISC 000451): Revised Special Permit Application on Remand Order

Dear Honorable President Ossing and Councilors:

This letter is to advise regarding next steps with respect to the above-referenced matter, following the Land Court's Order on Joint Motion for Remand ("Remand Order"). The Remand Order returns the matter to the City Council for review of a revised special permit application consistent with the settlement agreement dated May 17, 2022 ("Settlement Agreement").

On July 1, 2022, WP Marlborough MA Owner, LLC submitted to the City Council a request to grant a revised special permit ("Revised Application") and a copy of the Remand Order. In my opinion, the Revised Application is consistent with the terms of the Settlement Agreement, and is ready for City Council consideration.

Recommended Next Action: At this time, the City Council may vote to set the public hearing date on the Revised Application and to advertise, in accordance with MGL c. 40A and the Remand Order. Consistent with the Remand Order, the City Council should open the hearing by August 30, 2022.

The Remand Order states the "public hearing shall be for the limited purpose of considering the changes to the previously contemplated draft decision to grant a special permit for the Project" and will incorporate by reference all prior submitted materials and testimony on the special permit application. Enclosed is a table listing those changes and where they appear in the proposed special permit decision in the Revised Application.

Following completion of the public hearing, within twenty-five (25) days of the close of the remand public hearing, the City Council shall file a written decision on remand with the Marlborough City Clerk's office. (i.e. If the public hearing is closed on Aug. 22, 2022, decision shall be filed by: Sept. 16, 2022. If the public hearing is closed on Sept. 12, 2022, decision shall be filed by: Oct. 7, 2022.)

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure
cc: Arthur G. Vigeant, Mayor

REFERENCE TABLE:

SETTLEMENT AGREEMENT
AND
SPECIAL PERMIT DECISION IN REVISED APPLICATION

Settlement Agreement – Summary of Special Permit Condition Changes	**Location in Revised Application**
Section 1(a): $20,000 payment to City for recreational trail remains as is.	See Condition #10(b)
Section 1(b): Project construction shall not begin until April 14, 2023	New Condition #11
Section 1(c): Applicant to make written request to MassDOT to reconsider traffic signal based upon traffic data reflecting full occupancy	New Condition #8(e)
Section 1(d): Applicant's traffic engineer shall update traffic analysis and make recommendations to City on use of $200,000 in mitigation funds for traffic safety and improvements	New Condition #8(f)
Section 1(e): Affordable housing percentage of units increased from 15% to 20%	Revised Condition #7
Section 1(f): Increase in charging stations from 2 to 4	New Condition #12

City of Marlborough
Legal Department

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

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

SUSAN A. CORREIA
PARALEGAL

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 20 PM 4:30

July 20, 2022

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

Re: City Council Order No. 22-1008572
Special Permit Decision, Lincoln & Mechanic Streets, Marlborough

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-59(C)(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 as referred to this office. Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

As discussed by the Urban Affairs Committee, I reviewed the decision for consistency with the Land Swap Agreement referenced in Condition #17, and incorporated revisions to Conditions #7 and #9. The applicant is agreeable to these revisions.

The applicant has proposed an amendment to Condition #15 by letter to the City Council dated July 18, 2022. Should the City Council wish to incorporate the requested change, I have prepared the following motion which is in proper legal form:

> *Recommended Motion:* Move to amend Condition #15 (Green Design) so that it reads as follows: The residential units shall have all-electric utilities, including heat, air conditioning, and hot water, and the Applicant shall use best efforts to provide all-electric utilities in the retail, commercial, and amenity portions of the Use. The Use shall have a green roof, substantially as shown on the Plans.

Lastly, I have reviewed the quantum of vote necessary for the grant of this special permit under the recent amendments to MGL c. 40A, and in my opinion, the vote required is a simple majority. MGL c. 40A, s. 9 was amended to reduce the required vote to a simple majority for certain special permits, including "mixed-use development in centers of commercial activity within a municipality, including … city centers, other commercial districts in cities…" meeting certain housing affordability requirements. In my opinion, the subject land area is within a commercial district, and Condition #6 (Affordable Units) of the special permit satisfies the requisite affordable housing in order to grant this special permit by only a simple majority vote.

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
City Solicitor

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

_____ ____, 2022

NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

In City Council
Order No. #22-1008572

Application of:
Alta Marlborough, LLC

Locus: Lincoln & Mechanic Streets
Assessors Map 56, Parcel 85
Assessors Map 69, Parcels 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345
Portion of City Rail Spur Land

DECISION

The City Council of the City of Marlborough hereby GRANTS the Application of Alta Marlborough, LLC, with a mailing address of 91 Hartwell Avenue, Lexington, MA 02421, as provided in the DECISION and subject to the Findings of Fact and Conditions contained 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

Application of:
Alta Marlborough, LLC

Locus: Lincoln & Mechanic Streets
Assessors Map 56, Parcel 85
Assessors Map 69, Parcels 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345
Portion of Rail Spur Land

DECISION ON A SPECIAL PERMIT
ORDER NO. 22-1008572

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Alta Marlborough, LLC (the "Applicant") for a mixed-use development on various parcels at Lincoln Street and Mechanic Street in the Neighborhood Business Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Alta Marlborough, LLC, is a Delaware limited liability company with an address of 91 Hartwell Avenue, Lexington, MA 02421.

2. The Applicant is the prospective owner of the property located on or about Lincoln Street and Mechanic Street in Marlborough, MA, being shown on Assessors Map 56 as Parcel 85, and on Assessors Map 69 as Parcels 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345, and including a portion of the rail spur land shown as "Parcel A – N/F City of Marlborough" on the Plans referenced in paragraph 5 below (the "Site").

3. In accordance with Section 650-17, Section 650-18(A)(42), and Section 650-39 of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes a mixed-use development at the Site (the "Use"). As shown on the Plans referenced in paragraph 5 below, the Use consists of 276 residential units – 10% of which shall be restricted as affordable – in two attached buildings, 10,074 square feet of ground level retail and commercial space, a parking garage with 448 spaces, an open-air parking lot with 8 spaces, 25 parking spaces parallel to Lincoln Street and Mechanic Street located partially on the Site and partially within the City right of way, landscaped areas, and amenity areas. As shown on the Plans referenced in paragraph 5 below, the Applicant also proposes a parking lot with 22 spaces and a public

amenity / restroom building on a parcel to be conveyed in accordance with the Land Swap Agreement referenced in condition #17 below.

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

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled "Alta Marlborough, 283-325 Lincoln Street, Marlborough, MA" by Allen & Major Associates, Inc., with the last revision date of April 1, 2022 (the "Plans") attached hereto as **"Attachment A."**

6. In connection with the Application, the Applicant also submitted a Fiscal Impact Analysis dated May 5, 2022 by Fougere Planning & Development, Inc., and a Transportation Impact Assessment dated May 2022 by Vanasse & Associates, Inc.

7. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.

8. The Site is located in the Neighborhood Business Zoning District.

9. The Site has an area of 211,972 square feet +/- (4.87 acres) as shown on the Plans.

10. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.

11. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, May 9, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on May 9, 2022.

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

13. At the public hearing, three members of the public spoke in favor of the Use and one member of the public spoke in opposition to the Use.

14. The Applicant, through its representatives, conducted a balloon test on May 18, 2022, to demonstrate the height of the proposed buildings, with notices of the balloon tests being mailed to property owners listed on the certified list of abutters and being posted on the City website.

15. Pursuant to Massachusetts General Laws Chapter 40A, Section 9, a special permit for the Use requires a simple majority vote because the Applicant proposes a mixed-use development in a center of commercial activity in Marlborough that will restrict 10% of its residential units as affordable.

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

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

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

B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

C. In accordance with Section 650-39.F, the City Council finds that modifications to the dimensional, parking, design, and landscaping requirements applicable to the Use, as shown on the Plans, shall result in an improved design and will not nullify or substantially derogate from the intent or purpose of Section 650-39 of the Zoning Ordinance, because the design integrates the buildings with the existing neighborhood and nearby rail trail, and accommodates convenient parking for members of the public using the Site's retail and commercial spaces.

D. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit for a mixed-use development at the Site as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the 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 a final certificate of occupancy shall not be issued until the Applicant has complied with all conditions, provided that the Site Plan Review Committee may authorize the phasing of site work depending upon weather conditions and other factors. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.

3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the Site Plan Review Committee may approve minor amendments to the Plans, so long as said changes do not materially increase the impervious area of the Use, alter traffic flow, increase the size of the buildings, increase the number of residential units, or increase the total number of bedrooms above 440, all as shown on the Plans.

4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.

5. Storm Water and Erosion Control Management. The Applicant shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

6. Affordable Units. Ten percent (10%) of the residential dwelling units at the Site shall be made available as rental units at affordable prices to renters (whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development) in perpetuity or the longest period allowed by law (the "Affordable Housing Units"). The Affordable Housing Units shall comply with all requirements for inclusion in the Subsidized Housing Inventory ("SHI") of the Commonwealth of Mass. Department of Housing and Community Development ("DHCD"). Prior to obtaining a final certificate of occupancy for any unit within the Use, the Applicant, in coordination with the City and its Community Development Authority, shall file all required submissions to DHCD for inclusion of the Affordable Housing Units on the SHI and shall diligently take all actions necessary to include the Affordable Housing Units on the SHI, including without limitation, preparing and executing a regulatory agreement and declaration of restrictive covenants and/or any other restrictive instrument necessary to ensure compliance with this condition, a marketing plan, and all other required documentation. All costs associated with complying with this condition, including but not limited to, the DHCD process, recording of all

documents with the registry of deeds, and the marketing plan for the Affordable Units shall be borne by the Applicant.

7. Rail Trail Lot and Public Amenity / Restroom Building. Not later than the issuance of a final certificate of occupancy for the Use or 26 months following the issuance of a building permit for the buildings associated with the Use, whichever is sooner, and in accordance with the Land Swap Agreement referenced in condition #17 below, the Applicant shall have both caused the conveyance to the Marlborough Economic Development Corporation of the land shown on the Plans as "Lot 2" and completed the parking lot and public amenity / restroom building as shown on the Plans, retaining an access easement over Lot 2 for the benefit of the Use to be further defined through the Site Plan Review process; provided, however, that the Site Plan Review Committee through the Site Plan Review process may authorize the construction of the public amenity / restroom building at another site in the City, or payment to the City in lieu of such construction. The final design of the public amenity / restroom building shall be determined by the Site Plan Review Committee through the Site Plan Review process, and shall be architecturally interesting and have railroad-related design elements.

8. Parallel Parking Spaces and Sidewalks. Prior to the issuance of a final certificate of occupancy for the Use, the Applicant (at no cost to the City) shall grant to the City and record any easements deemed necessary by the City Engineer in a form acceptable to the City, for the parallel parking spaces and sidewalks along Lincoln Street and Mechanic Street, as shown on the Plans. If the City accepts as public ways any portions of the parallel parking spaces and sidewalks along Lincoln Street and Mechanic Street, the City Council hereby finds that any resulting change in the Site's boundaries and setbacks meet the provisions of Section 650-39.F of the Zoning Ordinance for modified dimensional, parking, design, and landscaping requirements for the reasons set forth in Finding C of this Decision.

9. Jefferson Street Parking Lot. Prior to the issuance of a final certificate of occupancy for the Use or by the date set forth in the Land Swap Agreement referenced in condition #17 below (whichever is sooner), the Applicant shall complete improvements to the City-owned parking lot located at 56 Jefferson Street, which serves the Assabet River Rail Trail, in accordance with said Land Swap Agreement.

10. Neighboring Properties at 91, 103, and 103A Mechanic Street. The Applicant shall install and maintain along the boundary line of the Site adjacent to 91 Mechanic Street a privacy fence with a height of six feet, where permissible under the City Code, and vegetated screening to help minimize the view of the Site from 91 Mechanic Street. The Applicant shall install and maintain along the boundary line of the Site adjacent to 103 and 103A Mechanic Street fencing and vegetated screening to help minimize the view of the Site from 103 and 103A Mechanic Street. Wherever possible, the Applicant shall preserve and maintain existing trees to screen the Site from neighboring properties.

11. Site Access and Safety.

a. The Site driveway, access easement across the rail trail parking lot, and the vehicle turnaround driveway shall be a minimum of 24 feet in width and designed

to accommodate the turning and maneuvering requirements of emergency vehicles.

b. For all perpendicular parking spaces, the drive aisle behind the parking should be a minimum of 23 feet in order to facilitate parking maneuvers.

c. Vehicles exiting the Site should be placed under stop sign control with a marked stop line.

d. All signs and pavement markings to be installed within the Site shall conform to the applicable standards of the Manual on Uniform Traffic Control Devices.

e. Sidewalks shall be provided to link the building entrances to the sidewalks along Lincoln Street and Mechanic Street, as shown on the Plans.

f. Americans with Disabilities Act (ADA) compliant wheelchair ramps shall be provided for crossing the Site driveway and rail trail parking lot entrance, or the driveway and entrance shall be designed such that the sidewalks along Lincoln Street and Mechanic Street are flush with the driveway and entrance.

g. Signs and landscaping installed in the vicinity of the Site driveway and rail trail parking lot entrance shall be designed and maintained so as not to restrict lines of sight.

h. Snow accumulations in the vicinity of the Site driveway and rail trail parking lot entrance shall be promptly removed where such accumulations would impede sight lines.

i. Accommodations for future Electronic vehicle (EV) charging stations shall be installed in at least 10% of the parking spaces in the parking garage with at least 20 parking spaces having EV charging stations installed upon occupancy of the parking garage.

j. At the Applicant's expense, the Site Plan Review Committee may engage the services of an outside transportation engineer to provide a peer review of the Applicant's Transportation Impact Assessment dated May 2022 by Vanasse & Associates, Inc., and shall implement the recommendations of such engineer through the Site Plan Review process. The need for additional safety improvements at the Site's driveways or nearby intersections, such as additional signage, crosswalk markings, traffic calming devices, etc., shall be reviewed as part of the Site Plan Review process.

12. <u>Transportation Alternatives</u>.

a. The Applicant shall assign a transportation coordinator to coordinate a Transportation Demand Management (TDM) program for the Site.

b. Information regarding public transportation services, maps, schedules, and fare information shall be posted in a central location and/or otherwise made available to residents and employees at the Site.

c. A welcome packet shall be provided to residents and employees detailing available public transportation services, bicycle and walking alternatives, and commuter options available.

d. Commercial tenants shall be encouraged to offer specific amenities to discourage off-site trips, including providing a breakroom equipped with a microwave and refrigerator, offering direct deposit of paychecks, and similar measures to reduce overall traffic volumes and travel during peak-traffic-volume periods.

e. Work-at-home workspaces shall be provided to support telecommuting by residents of the Site.

f. Pedestrian accommodations shall be incorporated within the Site and consist of walkways that connect to the existing sidewalks along Lincoln Street and Mechanic Street.

g. A central maildrop shall be provided within the building for residents.

h. Secure bicycle parking shall be provided for residents, visitors/patrons and commercial tenants, including weather protected bicycle parking in a bike room located within the garage.

13. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review process. Exterior lighting associated with the retail and commercial spaces at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.

14. Landscaping. A detailed landscaping plan for the Site shall be reviewed and further conditioned during the Site Plan Review process, and may contain more extensive screening of the Site than is required by the Zoning Ordinance.

15. Green Design. The Use shall provide all-electric utilities, including heat, air conditioning, and hot water. The Use shall have a green roof, substantially as shown on the Plans.

16. Compliance with Applicable Laws. The Applicant shall comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.

17. Land Swap Agreement. The Applicant shall exercise all rights authorized (subject to all conditions herein) by this special permit in a manner that is consistent with that certain Land Swap Agreement dated March 2, 2022 by and between WP East Acquisitions, L.L.C. and

the Marlborough Economic Development Corporation, as may be amended by the parties to said agreement ("Land Swap Agreement").

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

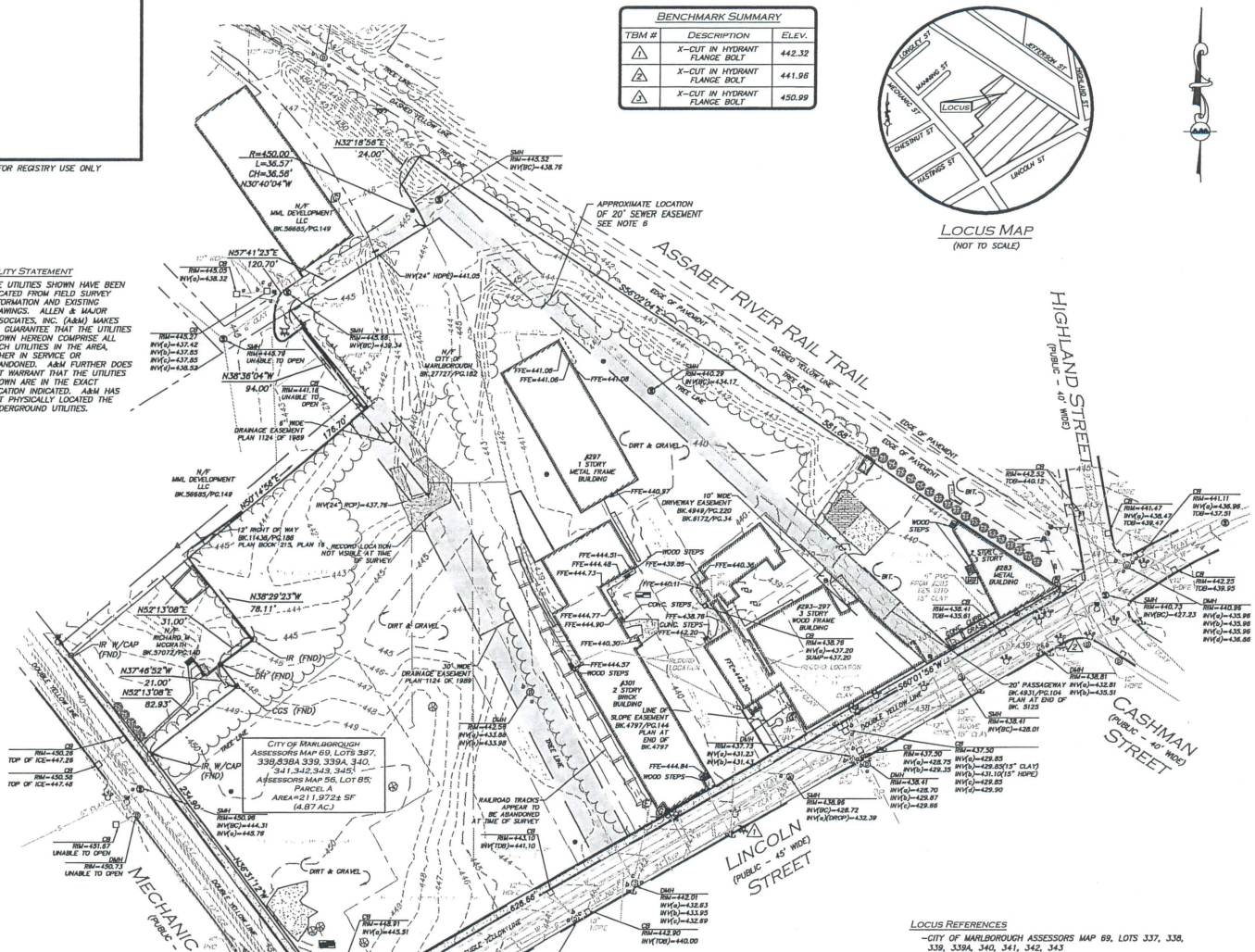
Yea: ___ - Nay: ___ -Absent - ___
Yea: _____, _____, _____, _____, _____, _____, _____, _____,
Nay: _____, _____,
Absent: _____, _____,

_____
Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. #22-1008572

Attachment A

FOR REGISTRY USE ONLY



BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	X-CUT IN HYDRANT FLANGE BOLT	442.32
2	X-CUT IN HYDRANT FLANGE BOLT	441.98
3	X-CUT IN HYDRANT FLANGE BOLT	450.99

LOCUS MAP
(NOT TO SCALE)

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. ALL CURBING SHOWN HEREON IS GRANITE UNLESS OTHERWISE NOTED.
6. THE APPROXIMATE LOCATION OF THE 20' SEWER EASEMENT SHOWN HEREON TAKEN FROM A PLAN ENTITLED "CITY OF MARLBOROUGH – WATER AND SEWAGE COMMISSION – PLAN AND PROFILE – PRIVATE WAY – MANNING ST. TO LINCOLN ST." DATED DEC. 1934, ON FILE AT THE CITY OF MARLBOROUGH ENGINEERING DEPARTMENT.
7. PARCEL A SHOWN HEREON DOES NOT CURRENTLY EXIST AS A SEPARATE LOT. PARCEL A WILL BE CREATED VIA THE APPROVAL NOT REQUIRED PROCESS WITH THE CITY OF MARLBOROUGH AT A LATER DATE.

LOCUS REFERENCES

–CITY OF MARLBOROUGH ASSESSORS MAP 69, LOTS 337, 338, 339, 339A, 340, 341, 342, 343
–DEED BOOK 71828, PAGE 7
–DEED BOOK 73809, PAGES 40–41, 69, 73–74
–PLAN AT END OF BOOK 4797
–PLAN AT END OF BOOK 4931
–PLAN AT END OF BOOK 4949
–PLAN BOOK 179, PLAN 4
–PLAN BOOK 215, PLAN 16
–PLAN BOOK 442C, PLANS 122–124
–PLAN 847 OF 1939
–PLAN 1978 OF 1953
–PLAN 1209 OF 1954
–PLAN 1894 OF 1964
–PLAN 1124 OF 1989
–OWNER OF RECORD: CITY OF MARLBOROUGH

–CITY OF MARLBOROUGH ASSESSORS MAP 69, LOT 345
–DEED BOOK 34554, PAGE 162
–PLAN AT END OF BOOK 5125
–OWNER OF RECORD: BPD REALTY TRUST

LEGEND

DRILL HOLE (DH)	
IRON PIPE (IP)	
IRON ROD (IR)	
COTTON GIN SPINDLE (CGS)	
DRAIN MANHOLE (DMH)	
SEWER MANHOLE (SMH)	
ELECTRIC MANHOLE (EMH)	
TELEPHONE MANHOLE (TMH)	
CATCH BASIN (CB)	
UTILITY POLE	
UTILITY POLE W/RISER	
UTILITY POLE W/LIGHT	
GUY WIRE	
FIRE HYDRANT	
WATER GATE	
GAS GATE	
BOLLARD	
CLEANOUT	
INVERT (INV)	
FLARED END SECTION	
LIGHT	
TRAFFIC SIGNAL	
TREE	
BUSH / SHRUB	
TEST PIT LOCATION	
VENT	
SIGN	
SIGN	
MAILBOX	
MONITOR WELL	
HAND HOLE	H.H.
ELECTRIC BOX	E
GAS METER	
ELECTRIC METER	
TRAFFIC MAST	
PAINTED ARROW	
CONCRETE	
LANDSCAPED AREA (LSA)	
RIP–RAP	
BUILDING	
BUILDING OVERHANG	
EASEMENT LINE	
1' CONTOUR	55
5' CONTOUR	55
PROPERTY LINE	
ABUTTERS LINE	
RETAINING WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CURB	
CHAIN LINK FENCE	X
STOCKADE FENCE	
GUARDRAIL	
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
GAS LINE	G
ELECTRIC LINE	E
TELEPHONE LINE	T
OVERHEAD WIRES	OHW
FOOTPRINT AREA	FPA
FINISHED FLOOR ELEVATION	FFE
BOTTOM CENTER	BC
TOP OF BELL	TOB
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
DUCTILE IRON PIPE	DI
HIGH DENSITY POLYETHYLENE PIPE	HDPE
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft

N:\PROJECTS\1670-20\SURVEY\DRAWINGS\CURRENT\S-1670-20-EC.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 17, 2021 AND MARCH 9, 2022.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF MARLBOROUGH ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

MAR. 17, 2022

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
NORMAN L. LIPSITZ No. 28448
03/17/22

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE - 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:

283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	03/17/2022
SCALE:	1" = 40'	DWG. NAME:	S-1670-20-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-6501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR INS/RES INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EXISTING CONDITIONS

SHEET No. V-101

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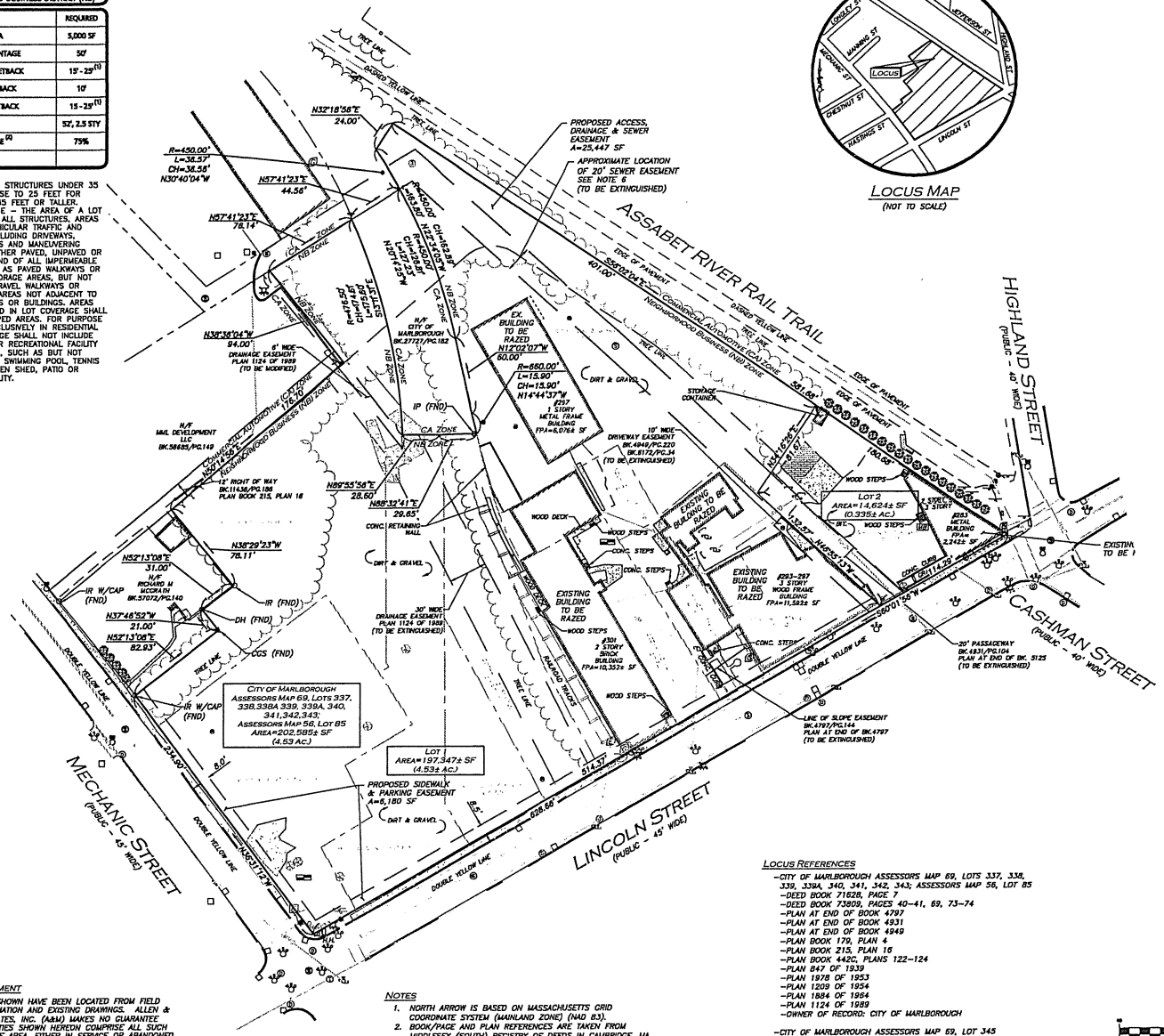
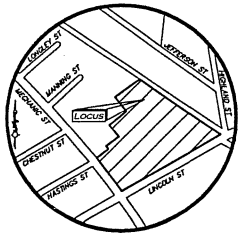
ZONING SUMMARY CHART
NEIGHBORHOOD BUSINESS DISTRICT (NB)

ITEM	REQUIRED
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM FRONT SETBACK	15' - 25'(1)
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15 - 25'(1)
BUILDING HEIGHT	52', 2.5 STY
MAX LOT COVERAGE (2)	75%

FOOTNOTES:
1. 15 FEET FOR STRUCTURES UNDER 35 FEET; INCREASE TO 25 FEET FOR STRUCTURE 35 FEET OR TALLER.
2. LOT COVERAGE – THE AREA OF A LOT COVERED BY ALL STRUCTURES. AREAS USED BY VEHICULAR TRAFFIC AND PARKING, INCLUDING DRIVEWAYS, LOADING BAYS AND MANEUVERING AISLES, WHETHER PAVED, UNPAVED OR GRAVELED, AND OF ALL IMPERMEABLE AREAS SUCH AS PAVED WALKWAYS OR OUTDOOR STORAGE AREAS, BUT NOT INCLUDING GRAVEL WALKWAYS OR PEDESTRIAN AREAS NOT ADJACENT TO PARKING LOTS OR BUILDINGS. AREAS NOT INCLUDED IN LOT COVERAGE SHALL BE LANDSCAPED AREAS. FOR PURPOSE OF LOTS EXCLUSIVELY IN RESIDENTIAL USE, COVERAGE SHALL NOT INCLUDE ANY OUTDOOR RECREATIONAL FACILITY FOR TENANTS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY.





LOCUS MAP
(NOT TO SCALE)

LEGEND

DRILL HOLE (DH)	
IRON PIPE (IP)	
IRON ROD (IR)	
COTTON GIN SPINDLE (CGS)	
DRAIN MANHOLE (DMH)	
SEWER MANHOLE (SMH)	
ELECTRIC MANHOLE (EMH)	
TELEPHONE MANHOLE (TMH)	
CATCH BASIN (CB)	
UTILITY POLE	
UTILITY POLE W/RISER	
UTILITY POLE W/LIGHT	
GUY WIRE	
FIRE HYDRANT	
WATER GATE	
GAS GATE	
BOLLARD	
CLEANOUT	
INVERT (INV)	
FLARED END SECTION	
LIGHT	
TRAFFIC SIGNAL	
TREE	
BUSH / SHRUB	
TEST PIT LOCATION	
VENT	
SIGN	
SIGN	
MAILBOX	
MONITOR WELL	
HAND HOLE	
ELECTRIC BOX	
GAS METER	
ELECTRIC METER	
TRAFFIC MAST	
PAINTED ARROW	
CONCRETE	
LANDSCAPED AREA (LSA)	
RIP-RAP	
BUILDING	
BUILDING OVERHANG	
EASEMENT LINE	
PROPERTY LINE	
ABUTTERS LINE	
RETAINING WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CURB	
CHAIN LINK FENCE	
STOCKADE FENCE	
GUARDRAIL	
OVERHEAD WIRES	
FOOTPRINT AREA	FPA
BUILDING HEIGHT	BH
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. ALL CURBING SHOWN HEREON IS GRANITE UNLESS OTHERWISE NOTED.

LOCUS REFERENCES
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOTS 337, 338, 339, 339A, 340, 341, 342, 343; ASSESSORS MAP 56, LOT 85
  - DEED BOOK 71628, PAGE 7
  - DEED BOOK 73809, PAGES 40-41, 69, 73-74
  - PLAN AT END OF BOOK 4797
  - PLAN AT END OF BOOK 4931
  - PLAN AT END OF BOOK 4949
  - PLAN BOOK 179, PLAN 4
  - PLAN BOOK 215, PLAN 18
  - PLAN BOOK 442C, PLANS 122-124
  - PLAN 847 OF 1939
  - PLAN 1978 OF 1953
  - PLAN 1209 OF 1954
  - PLAN 1884 OF 1964
  - PLAN 1124 OF 1989
  - OWNER OF RECORD: CITY OF MARLBOROUGH
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOT 345
  - DEED BOOK 34554, PAGE 162
  - PLAN AT END OF BOOK 5125
  - OWNER OF RECORD: BPD REALTY TRUST

N:\PROJECTS\1670-20\SURVEY\DRAWINGS\CURRENT\S-1670-20-AMR.DWG

PAUL G. MAIOS COMMONWEALTH OF MASSACHUSETTS CIVIL No. 32690 REGISTERED PROFESSIONAL ENGINEER

Paul G Maios
C=US, o=ALLEN AND MAJOR ASSOCIATES INC., oid=A01410C000001760D9109 0120000E81A, cn=Paul G Maios
2022.04.01 16:18:36 -04'00'

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE - 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04/01/2022
SCALE:	1" = 40'	DWG. NAME:	S-1670-20-EC
DRAFTED BY:	PGM/KAC	CHECKED BY:	NIL

PREPARED BY:
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DRAWING TITLE:
PROPOSED PROPERTY LINE MODIFICATION PLAN

SHEET No.
C-101

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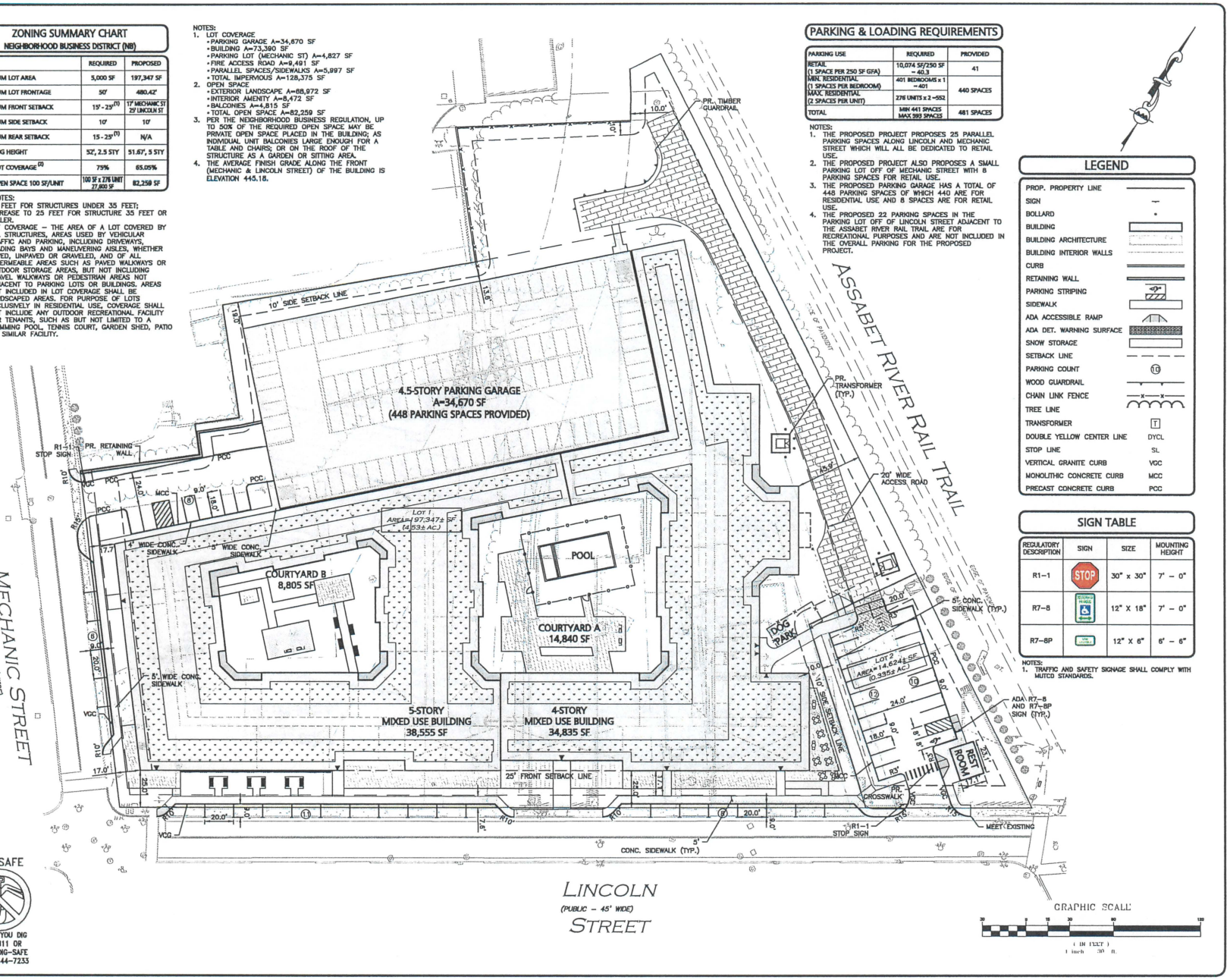
ZONING SUMMARY CHART
NEIGHBORHOOD BUSINESS DISTRICT (NB)

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF	197,347 SF
MINIMUM LOT FRONTAGE	50'	480.42'
MINIMUM FRONT SETBACK	15' - 25'(1)	17' MECHANIC ST 25' LINCOLN ST
MINIMUM SIDE SETBACK	10'	10'
MINIMUM REAR SETBACK	15 - 25'(1)	N/A
BUILDING HEIGHT	52', 2.5 STY	51.67', 5 STY
MAX LOT COVERAGE (2)	75%	65.05%
MIN. OPEN SPACE 100 SF/UNIT	100 SF x 276 UNIT 27,600 SF	82,250 SF

FOOTNOTES:
1. 15 FEET FOR STRUCTURES UNDER 35 FEET; INCREASE TO 25 FEET FOR STRUCTURE 35 FEET OR TALLER.
2. LOT COVERAGE – THE AREA OF A LOT COVERED BY ALL STRUCTURES, AREAS USED BY VEHICULAR TRAFFIC AND PARKING, INCLUDING DRIVEWAYS, LOADING BAYS AND MANEUVERING AISLES, WHETHER PAVED, UNPAVED OR GRAVELED, AND OF ALL IMPERMEABLE AREAS SUCH AS PAVED WALKWAYS OR OUTDOOR STORAGE AREAS, BUT NOT INCLUDING GRAVEL WALKWAYS OR PEDESTRIAN AREAS NOT ADJACENT TO PARKING LOTS OR BUILDINGS. AREAS NOT INCLUDED IN LOT COVERAGE SHALL BE LANDSCAPED AREAS. FOR PURPOSE OF LOTS EXCLUSIVELY IN RESIDENTIAL USE, COVERAGE SHALL NOT INCLUDE ANY OUTDOOR RECREATIONAL FACILITY FOR TENANTS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY.

NOTES:
1. LOT COVERAGE
   - PARKING GARAGE A=34,670 SF
   - BUILDING A=73,390 SF
   - PARKING LOT (MECHANIC ST) A=4,827 SF
   - FIRE ACCESS ROAD A=9,491 SF
   - PARALLEL SPACES/SIDEWALKS A=5,997 SF
   - TOTAL IMPERMOUS A=128,375 SF
2. OPEN SPACE
   - EXTERIOR LANDSCAPE A=68,972 SF
   - INTERIOR AMENITY A=8,472 SF
   - BALCONIES A=4,815 SF
   - TOTAL OPEN SPACE A=82,259 SF
3. PER THE NEIGHBORHOOD BUSINESS REGULATION, UP TO 50% OF THE REQUIRED OPEN SPACE MAY BE PRIVATE OPEN SPACE PLACED IN THE BUILDING; AS INDIVIDUAL UNIT BALCONIES LARGE ENOUGH FOR A TABLE AND CHAIRS; OR ON THE ROOF OF THE STRUCTURE AS A GARDEN OR SITTING AREA.
4. THE AVERAGE FINISH GRADE ALONG THE FRONT (MECHANIC & LINCOLN STREET) OF THE BUILDING IS ELEVATION 445.18.



PARKING & LOADING REQUIREMENTS

PARKING USE	REQUIRED	PROVIDED
RETAIL (1 SPACE PER 250 SF GFA)	10,074 SF/250 SF = 40.3	41
MIN. RESIDENTIAL (1 SPACES PER BEDROOM)	401 BEDROOMS x 1 = 401	440 SPACES
MAX. RESIDENTIAL (2 SPACES PER UNIT)	276 UNITS x 2 =552	
TOTAL	MIN 441 SPACES MAX 593 SPACES	481 SPACES

NOTES:
1. THE PROPOSED PROJECT PROPOSES 25 PARALLEL PARKING SPACES ALONG LINCOLN AND MECHANIC STREET WHICH WILL ALL BE DEDICATED TO RETAIL USE.
2. THE PROPOSED PROJECT ALSO PROPOSES A SMALL PARKING LOT OFF OF MECHANIC STREET WITH 8 PARKING SPACES FOR RETAIL USE.
3. THE PROPOSED PARKING GARAGE HAS A TOTAL OF 448 PARKING SPACES OF WHICH 440 ARE FOR RESIDENTIAL USE AND 8 SPACES ARE FOR RETAIL USE.
4. THE PROPOSED 22 PARKING SPACES IN THE PARKING LOT OFF OF LINCOLN STREET ADJACENT TO THE ASSABET RIVER RAIL TRAIL ARE FOR RECREATIONAL PURPOSES AND ARE NOT INCLUDED IN THE OVERALL PARKING FOR THE PROPOSED PROJECT.

LEGEND

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SNOW STORAGE	
SETBACK LINE	
PARKING COUNT	10
WOOD GUARDRAIL	
CHAIN LINK FENCE	
TREE LINE	
TRANSFORMER	T
DOUBLE YELLOW CENTER LINE	DYCL
STOP LINE	SL
VERTICAL GRANITE CURB	VGC
MONOLITHIC CONCRETE CURB	MCC
PRECAST CONCRETE CURB	PCC

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT
R1-1	STOP	30" x 30"	7' – 0"
R7-8	EXISTING PARKING SIGN	12" X 18"	7' – 0"
R7-8P	VAN ACCESSIBLE	12" X 6"	6' – 6"

NOTES:
1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

COMMONWEALTH OF MASSACHUSETTS
PAUL C. GALTON
CIVIL
NO. 52850
REGISTERED PROFESSIONAL ENGINEER

Paul C Galton
c=US, o=ALLEN AND MAJOR ASSOCIATES INC., ou=A01410C00000176D9109 0120000E81A, cn=Paul C Galton
2022.04.01 16:19:19 -04'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1" = 30'	DWG. NAME:	C1670-20
DESIGNED BY:	PGM/BR	CHECKED BY:	PLC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
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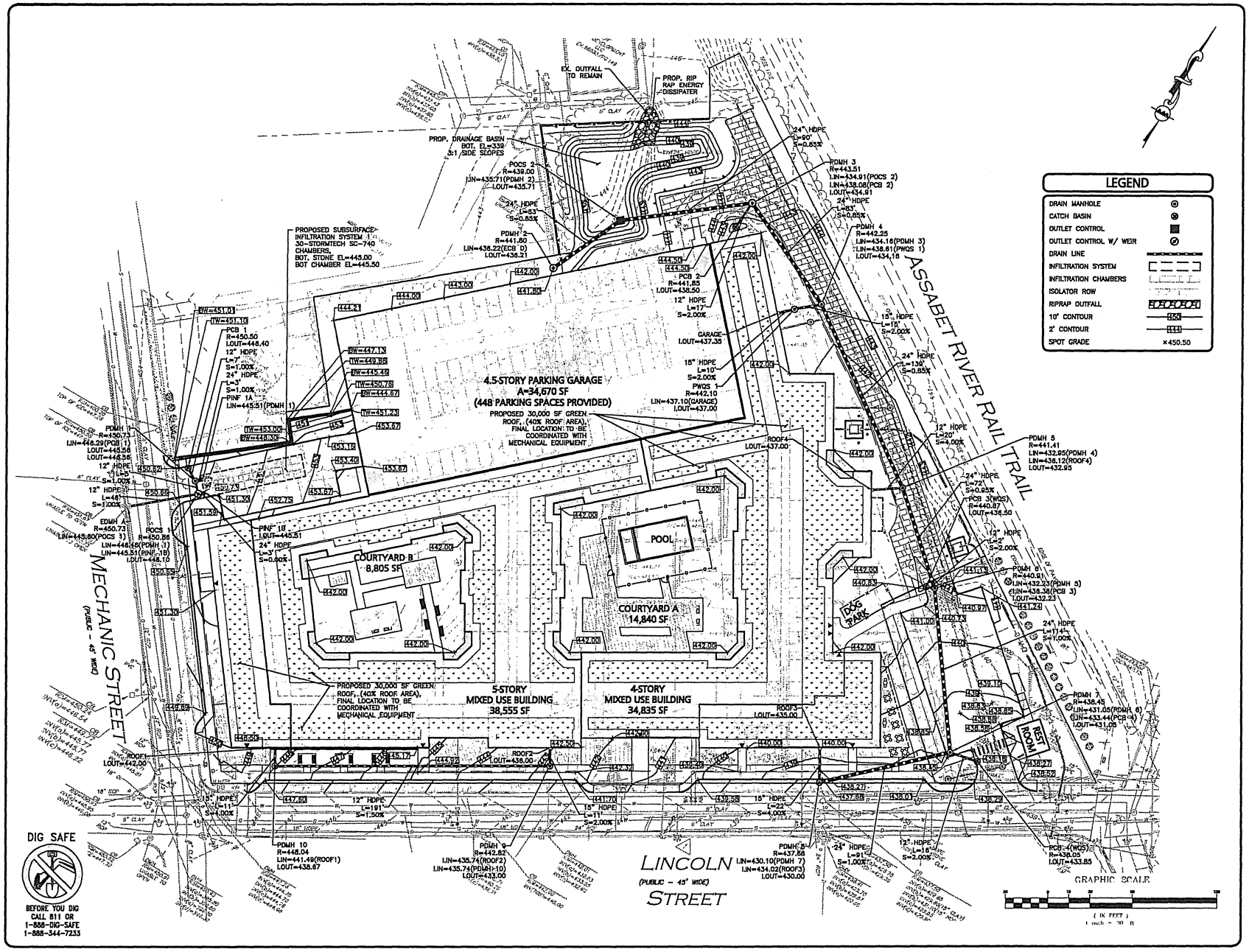
DRAWING TITLE: LAYOUT & MATERIALS PLAN

SHEET No. C-102



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APRIL 1, 2022

COMMONWEALTH OF MASSACHUSETTS
PAUL G. MATOS
No. 31354
PROFESSIONAL ENGINEER

Paul G Matos
CN=US, O=ALLEN AND MAJOR ASSOCIATES INC., ou=A01410C00000176D9109:01200000E81A, cn=Paul G Matos
2022.04.01 16:19:50 -04'00'

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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283-325 LINCOLN STREET
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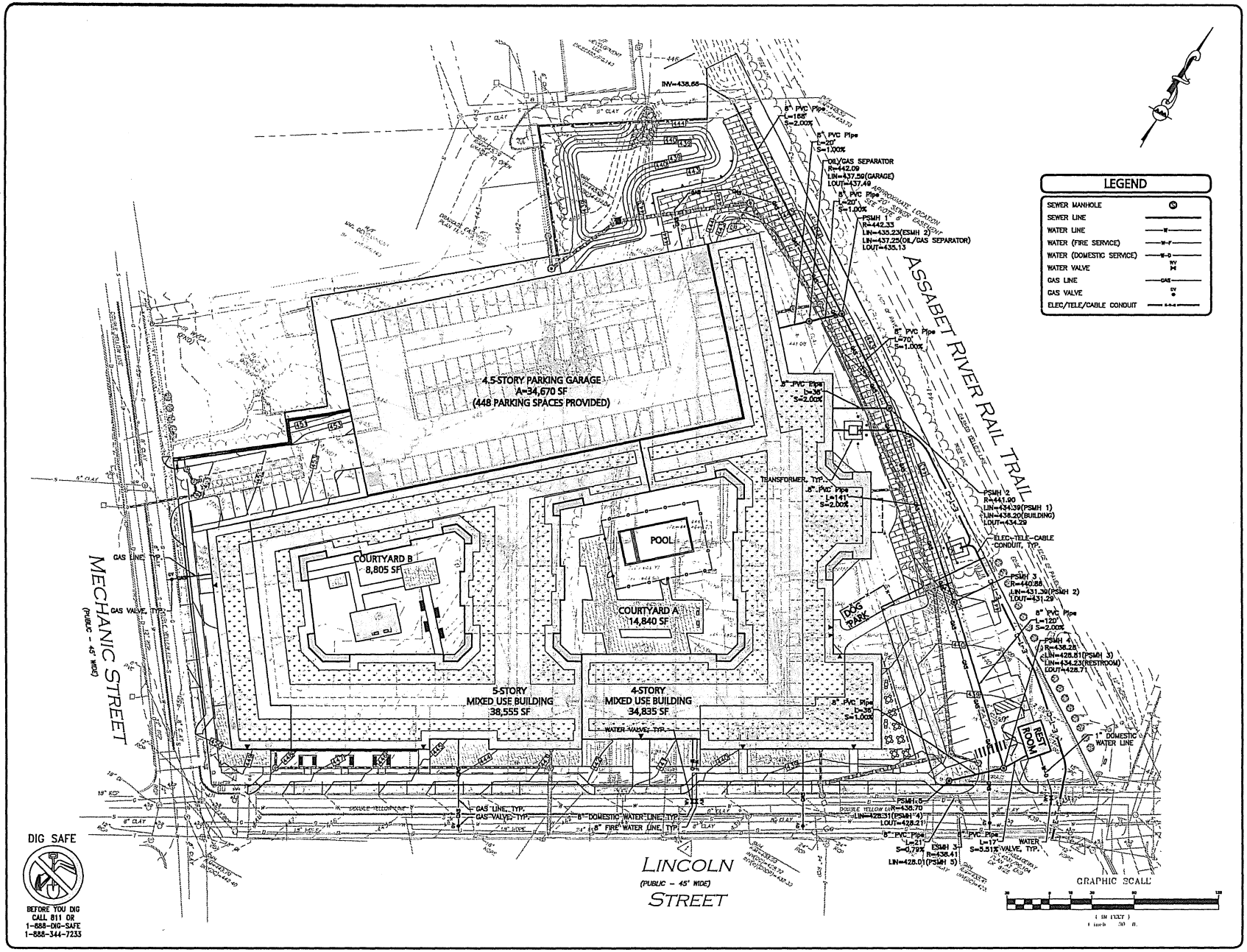
DRAWING TITLE: GRADING & DRAINAGE PLAN

SHEET No. C-103



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APRIL 1, 2022

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:

ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1" = 30'	DWG. NAME:	C1670-20
DESIGNED BY:	JPS/PGM	CHECKED BY:	PLC

PREPARED BY:

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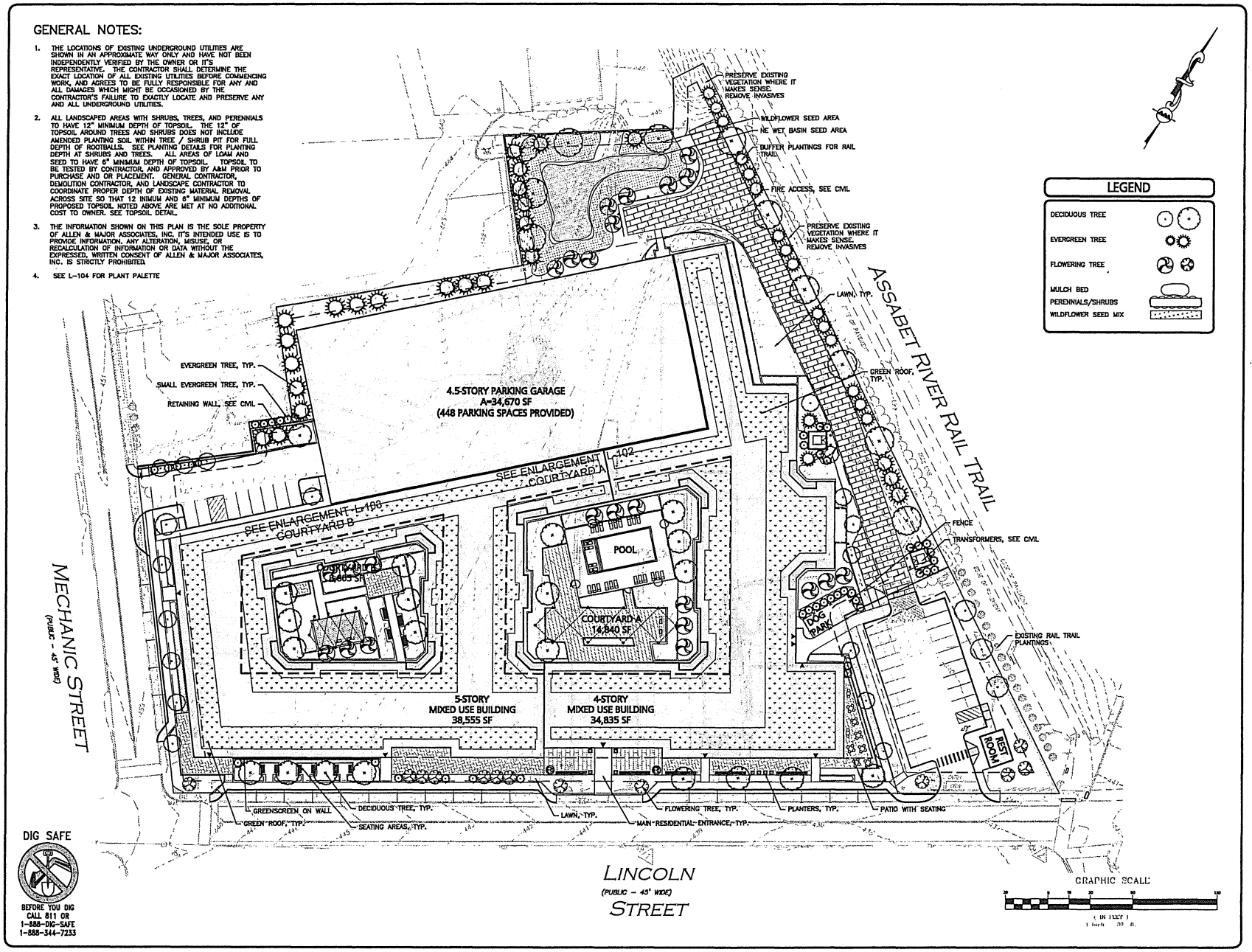
DRAWING TITLE: UTILITIES PLAN

SHEET No. C-104

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
4. SEE L-104 FOR PLANT PALETTE



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- MULCH BED
- PERENNIALS/SHRUBS
- WILDFLOWER SEED MIX

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT No. 4071 BETHANY C. DENNIS
4-1-22

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1"=30'	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:
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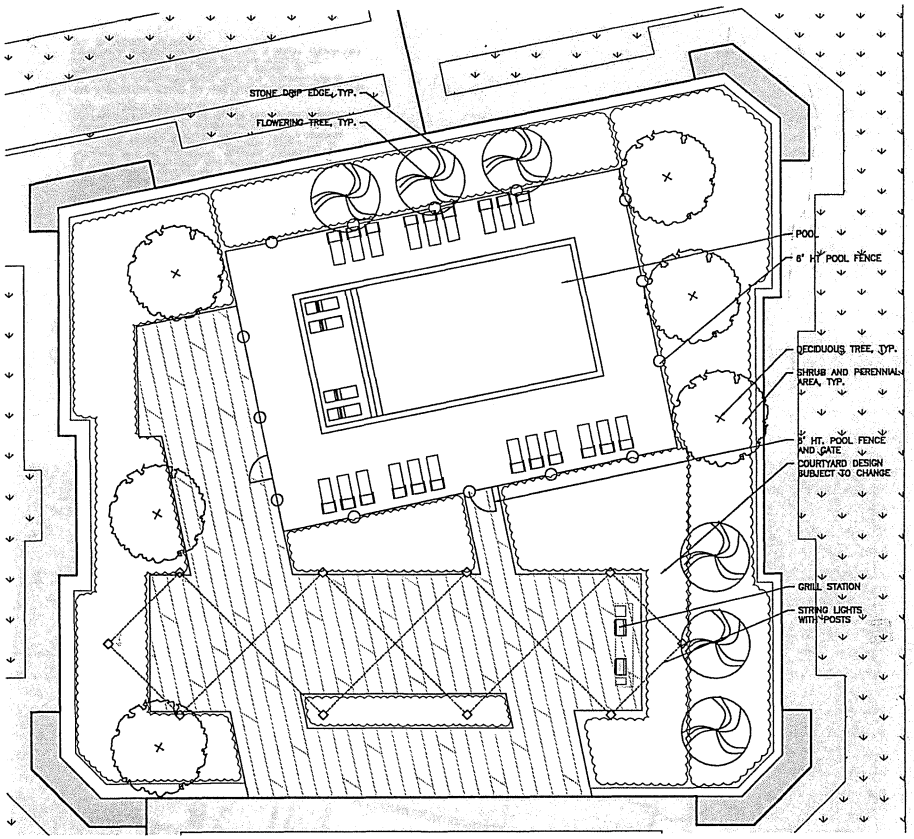
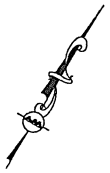
DRAWING TITLE: SCHEMATIC LANDSCAPE PLAN

SHEET No. L-101



1 COURTYARD "A" SCHEMATIC PLANTING PLAN



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- MULCH BED
- PERENNIALS/SHRUBS
- WILDFLOWER SEED MIX

COURTYARD PLANTINGS - PART SHADE PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	0	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5–3" CAL.	AS SHOWN	B&B
ARK	0	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	2.5–3" CAL.	AS SHOWN	B&B
CC	0	CORNUS FLORIDA 'APALACHIAN BLUSH'	APALACHIAN BLUSH DOGWOOD	2.5–3" CAL.	AS SHOWN	B&B
CK	0	CORNUS KOUSA 'WOLF EYES'	WOLF EYES VARIEGATED KOUSA DOGWOOD	2–2.5" CAL.	AS SHOWN	B&B–SPECIMEN
PS	0	PRUNUS SARGENTII COLUMNARIS	COLUMNAR SARGEANT CHERRY	2.5–3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
PG	0	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	3–4' HT.	AS SHOWN	B&B
TO	0	THUJA OCCIDENTALIS 'AMERICAN PILLAR'	AMERICAN PILLAR ARBORVITAE	6'–7' HT.	AS SHOWN	B&B
SHRUBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BG	0	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CS	0	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HY	0	HYDRANGEA PANICULATA 'RENHY' TREE FORM	VANILLA STRAWBERRY TREE FORM HYDRANGEA	4–5' HT.	AS SHOWN	B&B
IG	0	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5	AS SHOWN	POT
IM	0	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	#7	AS SHOWN	POT
PJM	0	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	18–24" HT.	AS SHOWN	B&B
RC	0	RHODODENDRON YAK. 'CRETE'	CRETE RHODODENDRON	2–3" HT.	AS SHOWN	B&B
RR	0	RHODODENDRON 'APRIL ROSE'	APRIL ROSE RHODODENDRON	18"–24" HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BR	0	BRUNNERA 'JACK FROST''	JACK FROST BRUNNERA	#2	24" O.C.	STAGGERED
AM	0	ALCHIMILLA MOLLIS	LADY'S MANTLE	#2	24" O.C.	STAGGERED
AP	0	ASTILBE 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	#2	24" O.C.	STAGGERED
AQ	0	AQUILEGIA 'BLUE JAY'	BLUE JAY COLUMBINE	#2	24" O.C.	STAGGERED
CP	0	CAREX PENSYLVANICA	PENSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
HM	0	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	#2	24" O.C.	STAGGERED
HG	0	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	#2	24" O.C.	STAGGERED
HO	0	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#2	24" O.C.	STAGGERED
LV	0	LIROPE MUSCAR 'VARIEGATA'	LILYTURF	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
VM	0	VINCA MINOR 'BOWLES'	PERWINKLE	FLAT OF 50	12"" O.C.	STAGGERED
RF	0	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED

GRAPHIC SCALE

(IN FEET)
1 inch = 16 ft

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT
BETHANY C. DEMOTT
No. 1071
9-1-22

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1"=10'	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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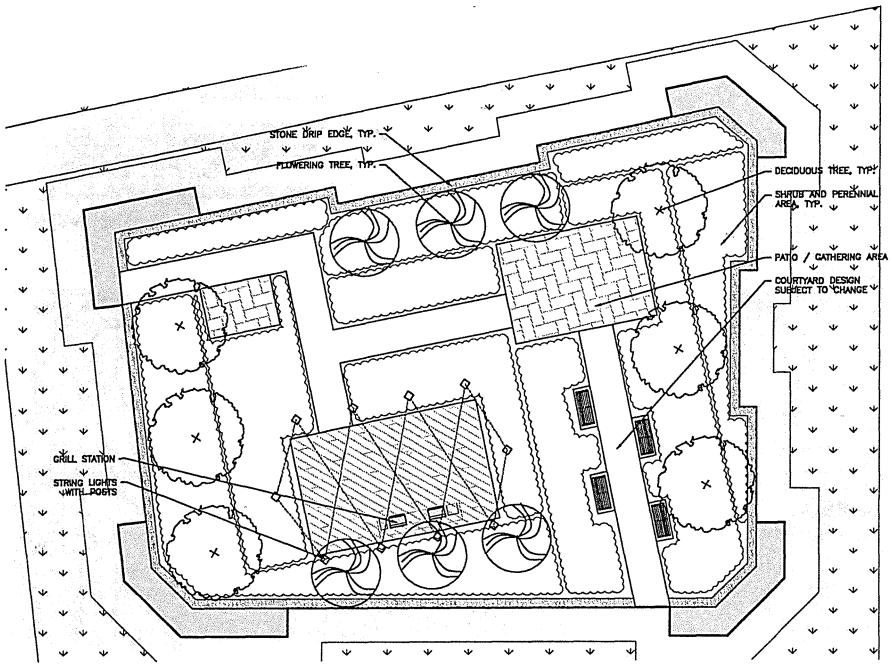
DRAWING TITLE: COURTYARD A LANDSCAPE PLAN

SHEET No. L-102



1 COURTYARD "B" SCHEMATIC PLANTING PLAN

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 MINIMUM AND 8" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
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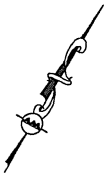
1-888-344-7233



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- MULCH BED
- PERENNIALS/SHRUBS
- WILDFLOWER SEED MIX

COURTYARD PLANTINGS - PART SHADE PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	0	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5–3" CAL.	AS SHOWN	B&B
ARK	0	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	2.5–3" CAL.	AS SHOWN	B&B
CC	0	CORNUS FLORIDA 'APALACHIAN BLUSH'	APALACHIAN BLUSH DOGWOOD	2.5–3" CAL.	AS SHOWN	B&B
CK	0	CORNUS KOUSA 'WOLF EYES'	WOLF EYES VARIEGATED KOUSA DOGWOOD	2–2.5" CAL.	AS SHOWN	B&B–SPECIMEN
PS	0	PRUNUS SARGENTII COLUMNARIS	COLUMNAR SARGEANT CHERRY	2.5–3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
PG	0	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	3–4' HT.	AS SHOWN	B&B
TO	0	THUJA OCCIDENTALIS 'AMERICAN PILLAR'	AMERICAN PILLAR ARBORVITAE	6'–7' HT.	AS SHOWN	B&B
SHRUBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BG	0	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CS	0	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HY	0	HYDRANGEA PANICULATA 'RENHY' TREE FORM	VANILLA STRAWBERRY TREE FORM HYDRANGEA	4–5' HT.	AS SHOWN	B&B
IG	0	LEX GLABRA 'SHAMROCK'	INKBERRY	#5	AS SHOWN	POT
IM	0	LEX CRENATA 'STEEDS'	STEEDS HOLLY	#7	AS SHOWN	POT
PJM	0	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	18–24" HT.	AS SHOWN	B&B
RC	0	RHODODENDRON YAK. 'CRETE'	CRETE RHODODENDRON	2–3" HT.	AS SHOWN	B&B
RR	0	RHODODENDRON 'APRIL ROSE'	APRIL ROSE RHODODENDRON	18"–24" HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BR	0	BRUNNERA 'JACK FROST''	JACK FROST BRUNNERA	#2	24" O.C.	STAGGERED
AM	0	ALCHIMILLA MOLLIS	LADY'S MANTLE	#2	24" O.C.	STAGGERED
AP	0	ASTILBE 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	#2	24" O.C.	STAGGERED
AQ	0	AQUILEGIA 'BLUE JAY'	BLUE JAY COLUMBINE	#2	24" O.C.	STAGGERED
CP	0	CAREX PENSYLVANICA	PENSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
HM	0	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	#2	24" O.C.	STAGGERED
HG	0	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	#2	24" O.C.	STAGGERED
HO	0	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#2	24" O.C.	STAGGERED
LV	0	LIRIOPE MUSCAR 'VARIEGATA'	LILYTURF	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
VM	0	VINCA MINOR 'BOWLES'	PERIWINKLE	FLAT OF 50	12"" O.C.	STAGGERED
RF	0	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT No. 4074 BETHANY C. DEZAGOO

4-1-22

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1"=10'	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:

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civil engineering • land surveying
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DRAWING TITLE:
COURTYARD B
LANDSCAPE PLAN

SHEET No.
L-103

SITE PLANTING PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AG	0	AMELANCHIER G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	12-14' HT.	AS SHOWN	B&B
AR	0	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	3-3.5" CAL.	AS SHOWN	B&B
ARK	0	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3-3.5" CAL.	AS SHOWN	B&B
BP	0	BETULA PAPYRIFERA	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B
CC	0	CERCIS CANADENSIS	EASTERN REDBUD	3-3.5" CAL.	AS SHOWN	B&B
PS	0	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR SARGEANT CHERRY	3-3.5" CAL.	AS SHOWN	B&B
QP	0	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
QG	0	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
TC	0	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3-3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AF	0	ABIES FRASERI	FRASER FIR	7-8' HT.	AS SHOWN	B&B
JV	0	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT.	AS SHOWN	B&B
PA	0	PICEA ABIES	NORWAY SPRUCE	10-12' HT.	AS SHOWN	B&B
SHRUBS/ GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
AZ	0	AZALEA 'DELAWARE WHITE'	DELAWARE WHITE AZALEA	#5	AS SHOWN	POT
BG	0	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CS	0	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#7	AS SHOWN	POT
HY	0	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL HYDRANGEA	#7	AS SHOWN	POT
IG	0	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	AS SHOWN	B&B
IV	0	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY WINTERBERRY	2'-2.5' HT.	AS SHOWN	B&B- 1 MALE POLLINATOR FOR EACH 7 PLANTS
PJM	0	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	2'-2.5' HT.	AS SHOWN	B&B
PV	0	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
RK	0	KNOCKOUT ROSE "DOUBLE"	CHERRY RED DOUBLE KNOCKOUT ROSE	#3	AS SHOWN	POT
RW	0	RHODODENDRON 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	18-24" HT.	AS SHOWN	B&B
RZ	0	RHODODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	2-2.5' HT.	AS SHOWN	B&B
VP	0	VIBURNUM P.P. 'POPCORN'	POPCORN SNOWBALL VIBURNUM	5-6' HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BA	0	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
EP	0	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
HR	0	HEMEROCALLIS 'ROSEY RETURNS'	ROSEY RETURNS DAYLILLY	#1	24" O.C.	STAGGERED
MD	0	MONARDA D. 'JACOB CLINE'	JACOB CLINE BEE BALM	#1	24" O.C.	STAGGERED
HB	0	HOSTA 'BLUE CADET'	BLUE CADET HOSTA	#1	24" O.C.	STAGGERED
RF	0	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

LANDSCAPE NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/TOWN OF MARLBOROUGH, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL IN WRITING NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
18. SEED MIX: SPREAD NEW ENGLAND SHOWY WILDFLOWER MIX ON AREAS NOTED ON THE PLAN. SPREAD AT A RATIO OF 1 LB PER 800 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA. 413-548-8000.

    SEEDED AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO TO OBTAIN SOIL STABILIZATION IN THE FALL.
19. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
20. A MINIMUM 18" WIDE BARRIER OF PEASTONE SHALL BE INSTALLED IN ALL PLANT BED WHICH ABUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE LATEST EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00).

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
SHOWY NEW ENGLAND WILDFLOWER MIX

SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
FESTUCA RUBRA	RED FESCUE	FACU
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER	UPL
COREOPSIS LANCEOLATA	LANCE LEAVED COREOPSIS	FACU
RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU
LIATRIS SPICATA, SPIKED GAYFEATHER/MARSH BLAZING STAR		FAC+
ASCLEPIAS SYRIACA	COMMON MILKWEED	FACU
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM NOVAE-ANGLIA NEW ENGLAND ASTER		FACW
EUPATORIUM PURPUREUM (EUTROCHIUM MACULATUM) PURPLE JOE PYE WEED		FAC
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
SOLIDAGO JUNCEA	EARLY GOLDENROD	
EUPATORIUM PERFOLIATUM	BONESET	FACW

THE NEW ENGLAND SHOWY WILDFLOWER MIX INCLUDES A SELECTION OF NATIVE WILDFLOWERS AND GRASSES THAT WILL MATURE INTO A COLORFUL AND VIBRANT NATIVE MEADOW. IT IS APPROPRIATE SEED MIX FOR ROADSIDES, COMMERCIAL LANDSCAPING, PARKS, GOLF COURSES, AND INDUSTRIAL SITES. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY MECHANICAL SPREADER, ON ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SEED TO SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE FALL DORMANT SEEDING. LATE SPRING AND EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DIREN THAN USUAL: WATERING MAY BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.
PRICE PER LB. $68.00 MIN. QUANTY 1 LBS. TOTAL: $68.00 APPLY: 23 LBS/ACRE
:1000 SQ FT/LB

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT No. 4021 BETHANY C. DUNCAN

4.1.22

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	AS SHOWN	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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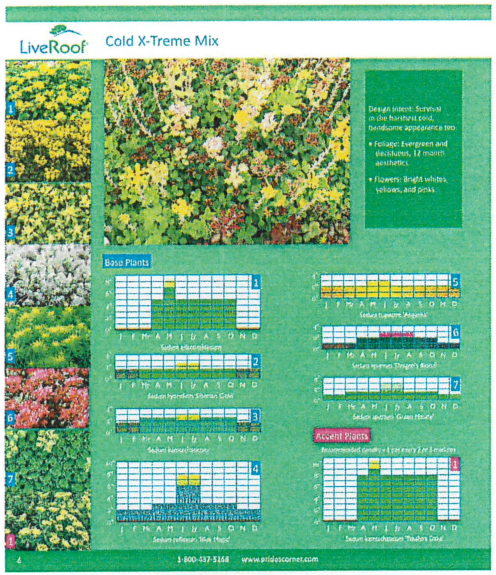
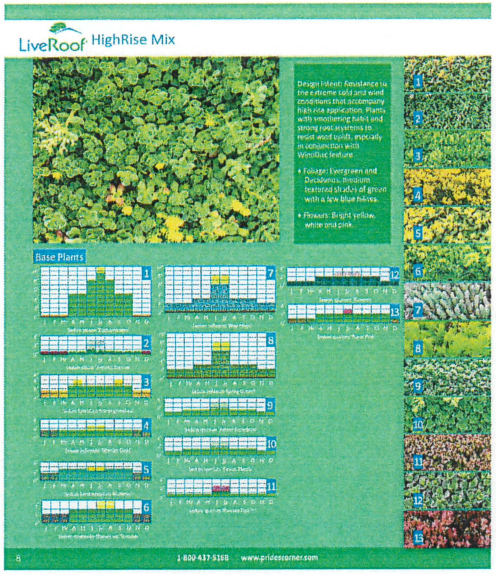
DRAWING TITLE: LANDSCAPE NOTES

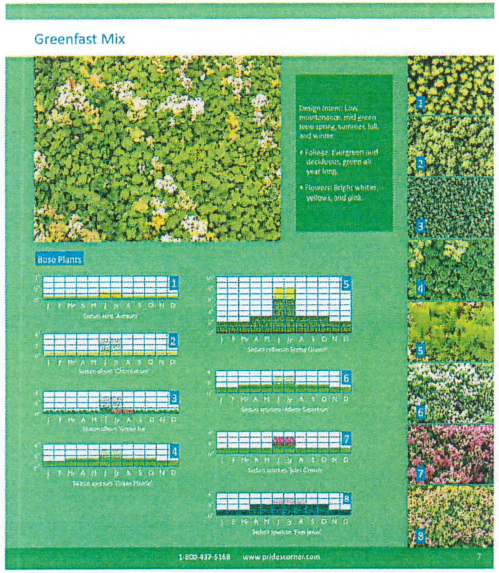
SHEET No. L-104



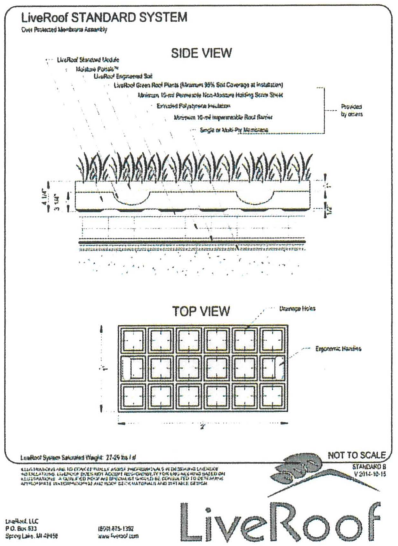
LIVE ROOF - COLD EXTREME PLANT MIX CUT SHEET (1)



LIVE ROOF - HIGH RISE PLANT MIX CUT SHEET (2)



LIVE ROOF - GREENFAST PLANT MIX CUT SHEET (3)



EXAMPLE LIVE ROOF PHOTO (4)

EXAMPLE LIVE ROOF INSTALL PHOTO (4)

NOTES:

1. LIVE ROOF PLANT MIXES TO BE ORDERED FROM PRIDE'S CORNER NURSERY OR EQUAL. TO BE CUSTUM GROWN IN THE LITE OR STANDARD MEDIA CELLS.
   WWW.PRIDESCORNER.COM
   WHOLESALE YARD – (860) 842–3974
   WHOLESALE@PRIDESCORNER.COM
   PHYSICAL ADDRESS
   PRIDES CORNER NURSERY
   122 WATERMAN ROAD
   LEBANON, CT 06249
2. ALL GREEN ROOF AREAS TO HAVE SPRAY IRRIGATION. SEE PRIDE'S CORNER CHECKLIST
3. ALL GREEN ROOF AREAS TO HAVE WIND DISC WIND RESTRAINT. SEE PRIDE'S CORNER CHECKLIST.

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT
BRYANT C. DRAKE
NO. 1021
9-1-22

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	AS SHOWN	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:
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civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6809
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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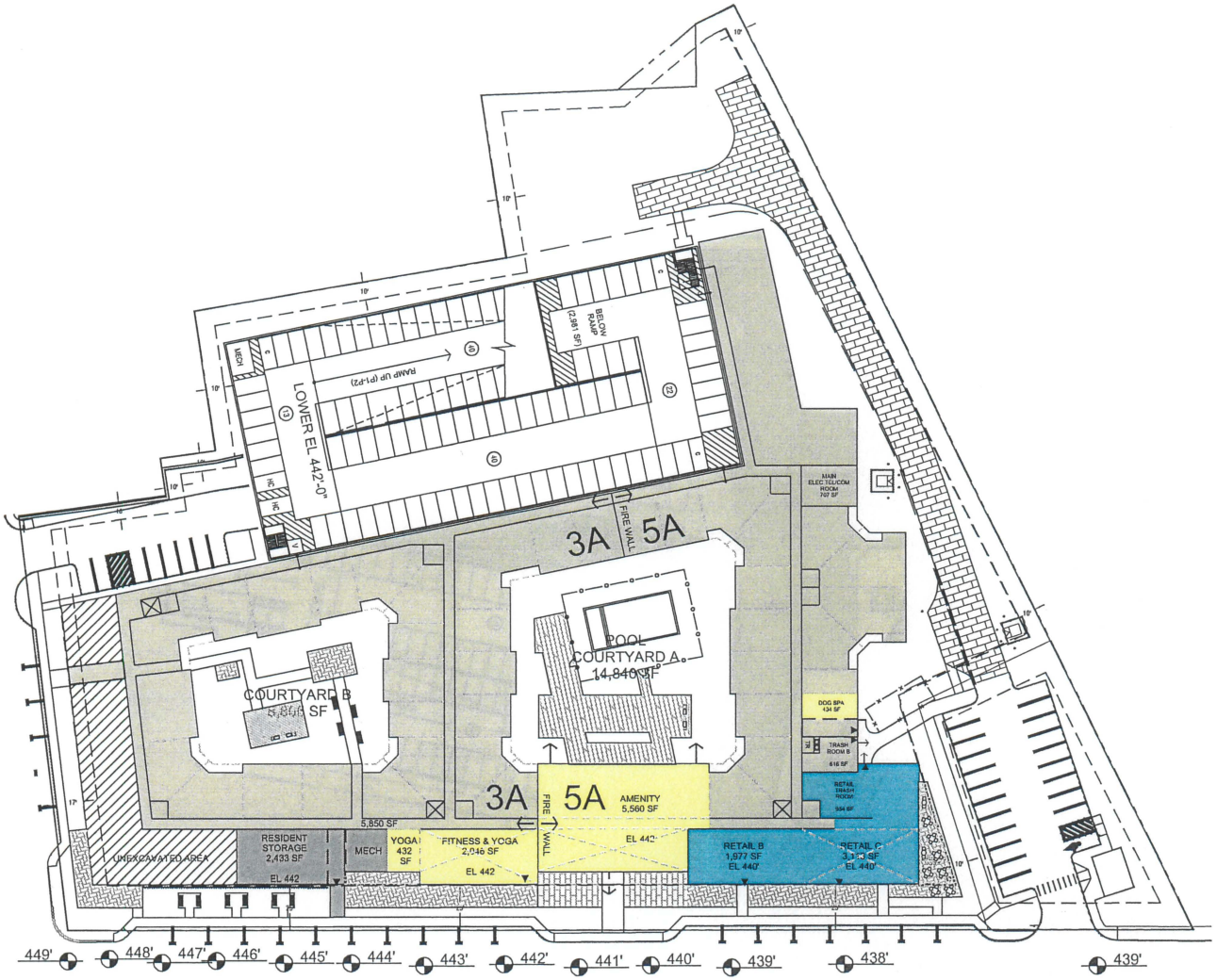
DRAWING TITLE: GREEN ROOF

SHEET No. L-105



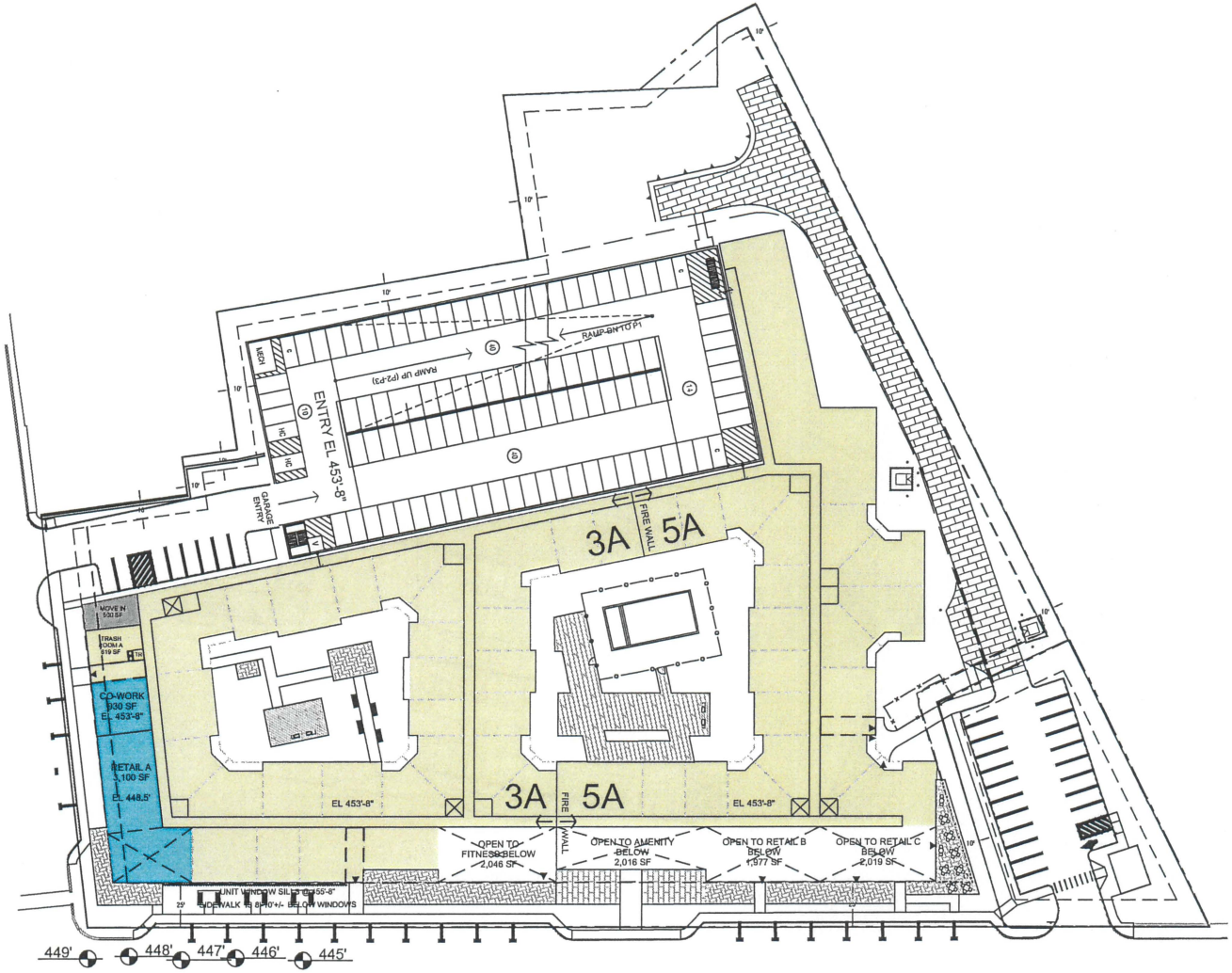
3A: 32,277 5A: 34,835

Alta Marlborough

Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

First Floor Plan

WOOD tat PARTNERS



3A: 38,551 5A: 34,710

Alta Marlborough

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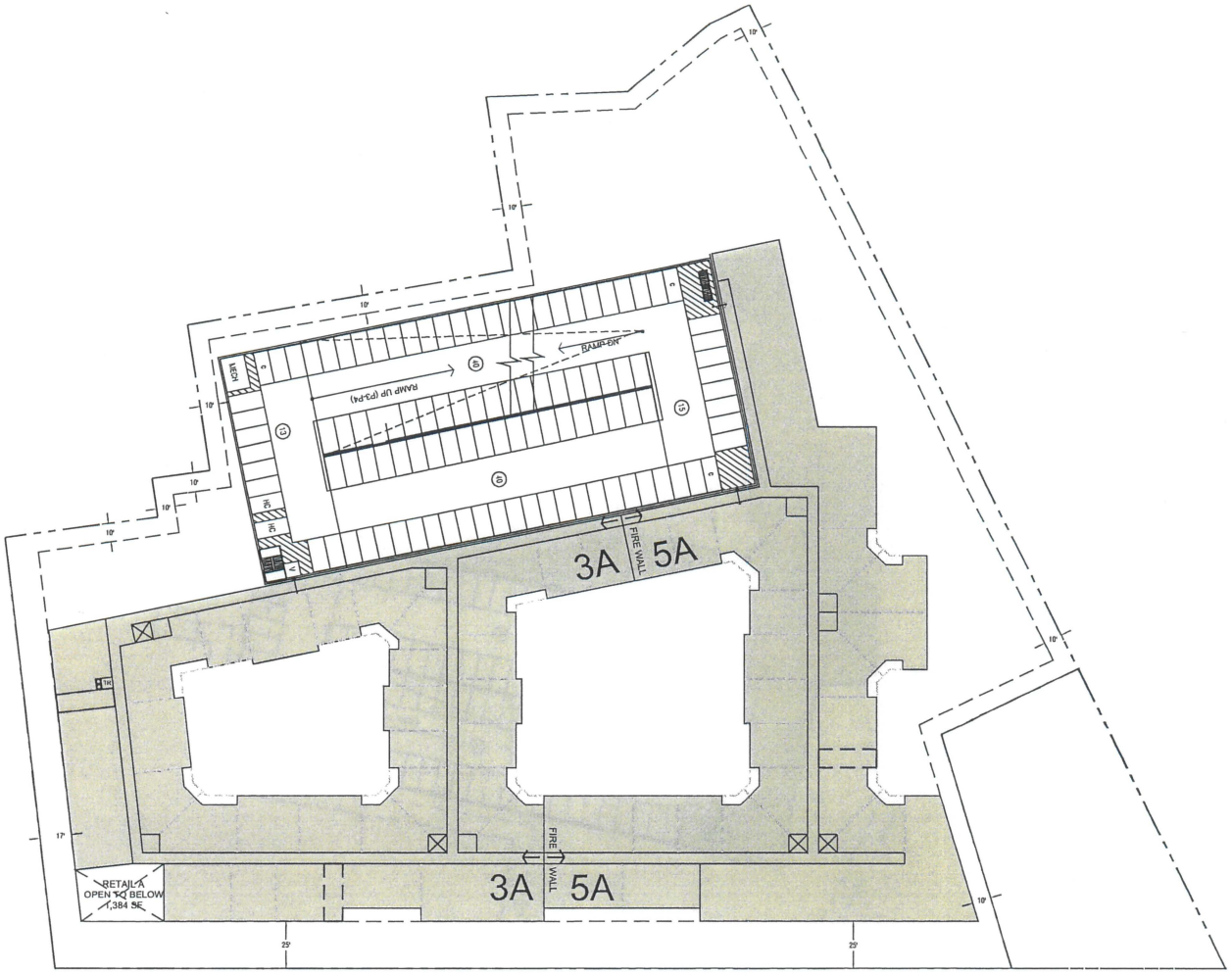
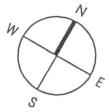
Second Floor Plan

WOOD tat PARTNERS



3A: 38,551 5A: 35,401

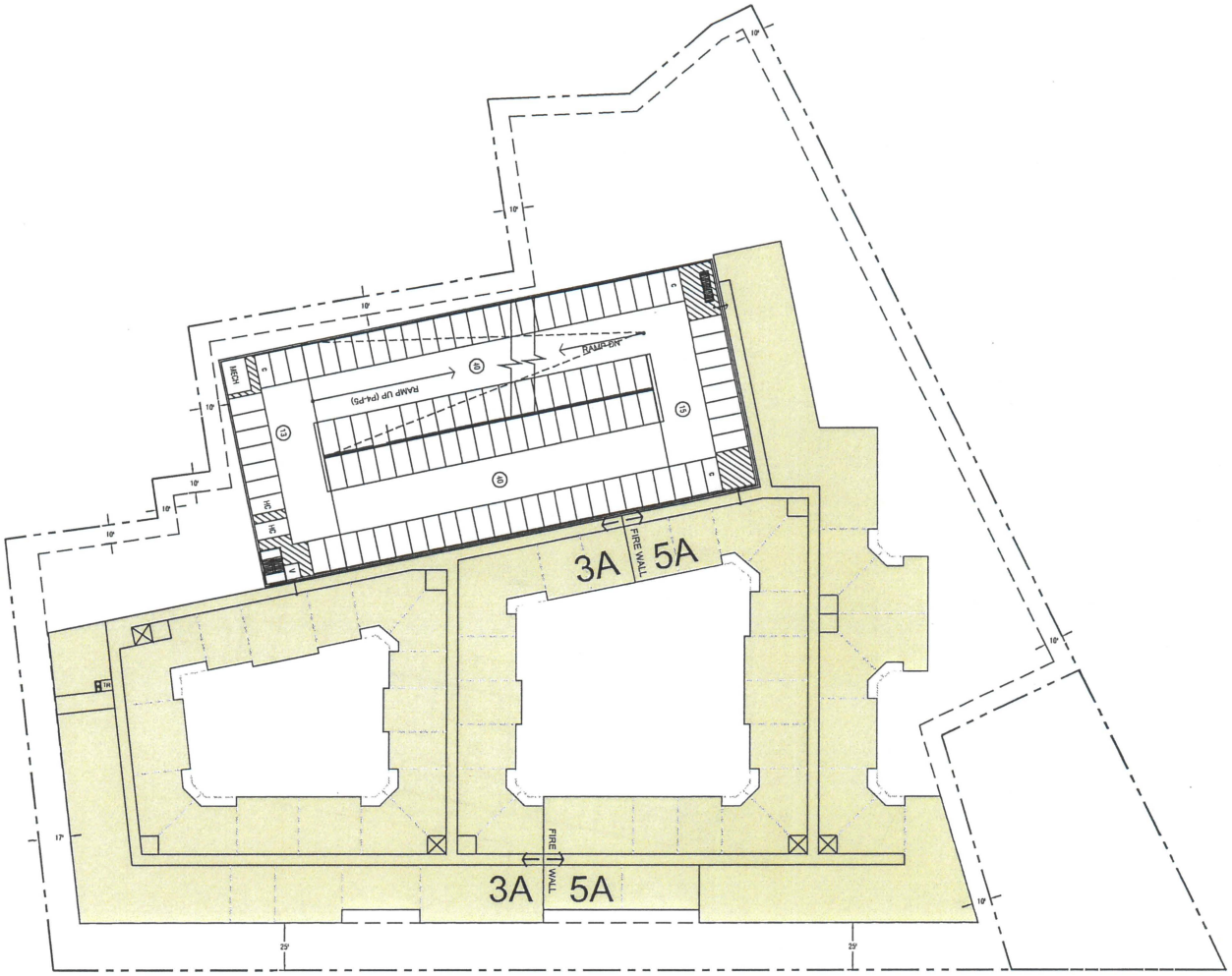


Alta Marlborough

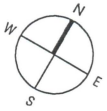
Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

Third Floor Plan

WOOD tat PARTNERS



3A: 38,551 5A: 35,401

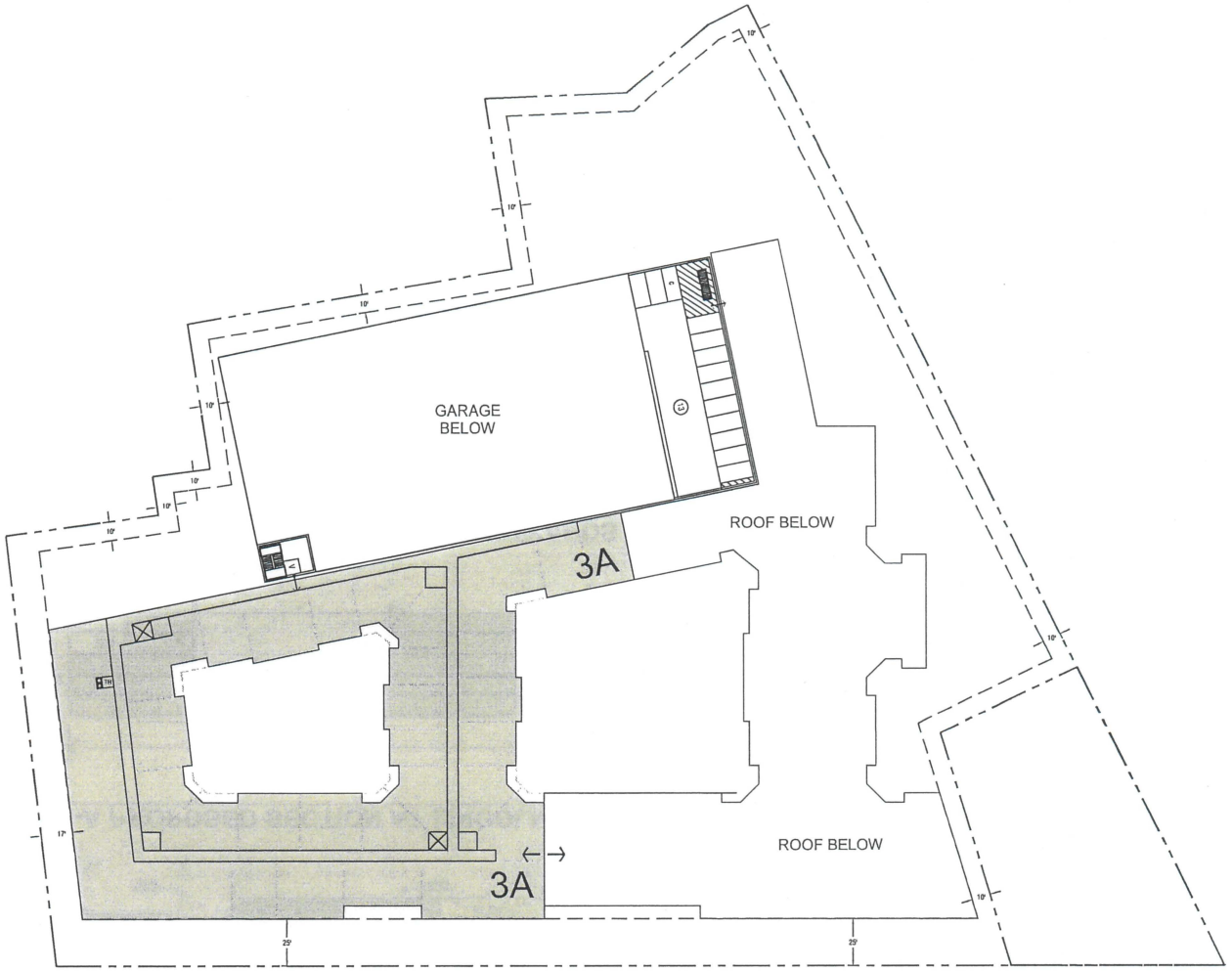


Alta Marlborough

Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

Fourth Floor Plan

WOOD tat PARTNERS



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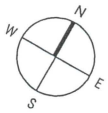
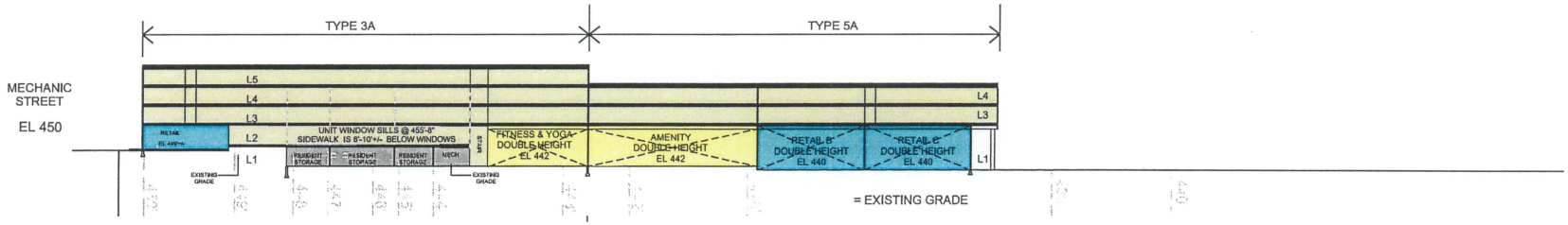


Alta Marlborough

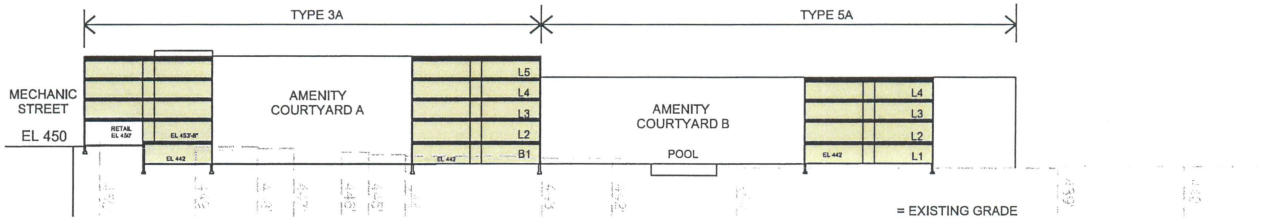
Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

Fifth Floor Plan

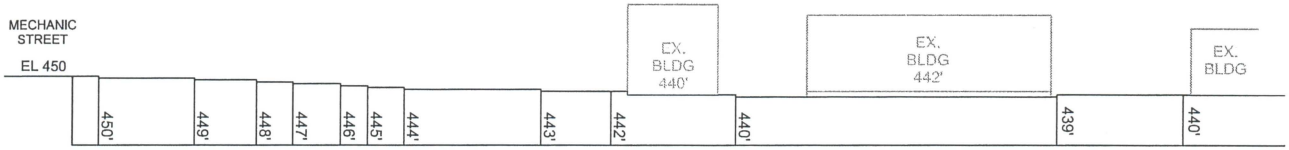
WOOD tat PARTNERS



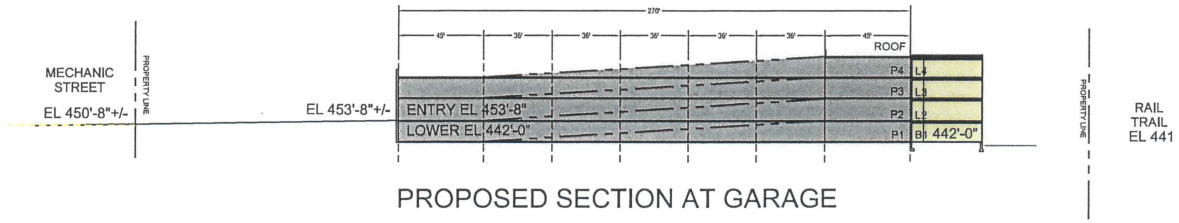
A-A PROPOSED SECTION AT LINCOLN STREET @ RETAIL/AMENITY



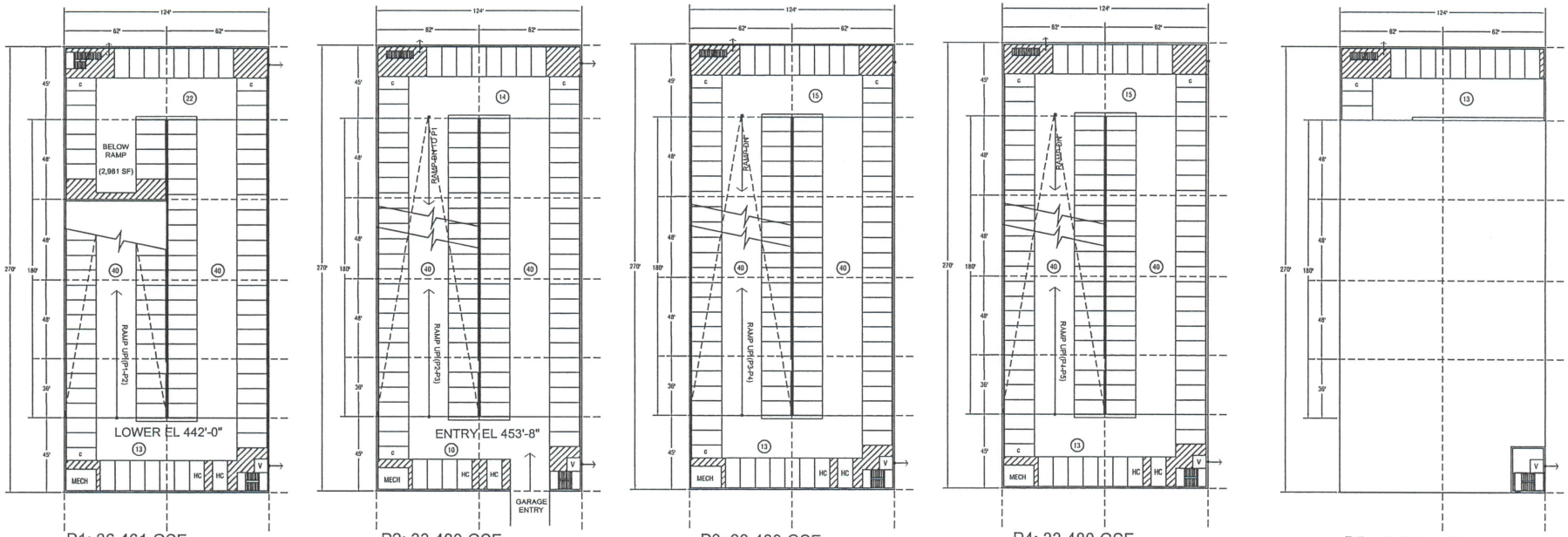
B-B PROPOSED SECTION AT COURTYARDS



EXISTING SECTION AT LINCOLN STREET



PROPOSED SECTION AT GARAGE



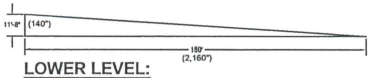
P1: 36,461 GSF
115 SPACES

P2: 33,480 GSF
104 SPACES

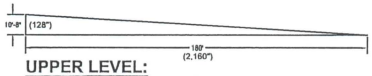
P3: 33,480 GSF
108 SPACES

P4: 33,480 GSF
108 SPACES

P5: : 5,580 GSF (ROOF)
13 SPACES

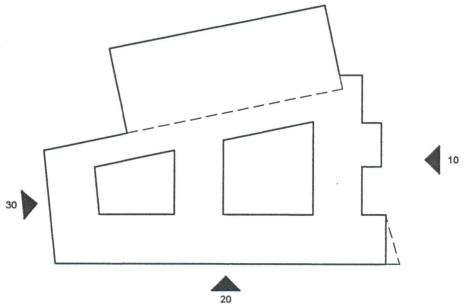


LOWER LEVEL:
140" / 2,160" = 0.064 x 100 = 6.4%



UPPER LEVEL:
128" / 2,160" = 0.059 x 100 = 5.9%

30 MECHANIC STREET ELEVATION
Scale: 1/16" = 1'-0"



20 LINCOLN STREET ELEVATION
Scale: 1/16" = 1'-0"

10 RAIL TRAIL ELEVATION
Scale: 1/16" = 1'-0"

ALTA MARLBOROUGH

MARLBOROUGH,MA | MARCH 31, 2022 | WOOD PARTNERS | 21086 | © The Architectural Team, Inc.

OVERALL ELEVATIONS

tat

Attachment B

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

I, Donald R. Landers, hereby do swear and certify under the pains and penalties of perjury as follows:

1. I am a member of the Marlborough City Council (council, board or commission).
2. I missed a single hearing session on the matter of the Order No. 22-1008572: Special Permit application of Alta Marlborough, LLC, Wood Partners to build a mixed-use project in the Neighborhood Business District on the corner of Lincoln and Mechanic Streets, which was held on May 9, 2022.
3. On 6/5/22 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

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

   b. ✓ official video recording of the missed hearing session; or

   c. _____ official transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 6th day of June 2022.

Signature of Member

Received as part of the record of the above matter:

Date: JUNE 6, 2022

IN CITY COUNCIL

Marlborough, Mass., JUNE 6, 2022

ORDERED:

Suspension of the Rules requested – granted.

That the Certification from Ward 7 Councilor Donald R. Landers, Sr., as required under MGL Chapter 39 §23D ("Mullin Rule"), regarding the Application for Special Permit of Alta Marlborough, LLC (Wood Partners), to build a mixed-use project in the Neighborhood Business District consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets, Order No 22-1008572, be and is herewith accepted and placed on **FILE**.

ADOPTED

ORDER NO. 22-1008572C

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 14 AM 10: 25

WARRANT FOR 2022 STATE PRIMARY

SS.
City of Marlborough

The City Clerk is hereby directed to notify and warn the inhabitants of the City of Marlborough who are qualified to vote in Primaries to assemble in the polling places, as designated by the City Council as follows:

WARD ONE: Precinct 1 and 2	Francis J. Kane School, 520 Farm Road
WARD TWO: Precinct 1 and 2	Francis J. Kane School, 520 Farm Road
WARD THREE: Precinct 1	Senior Center, 40 New Street
WARD THREE: Precinct 2	Raymond J. Richer School, 80 Foley Road
WARD FOUR: Precinct 1 and 2	Senior Center, 40 New Street
WARD FIVE: Precinct 1 and 2	Masonic Lodge, 8 Newton Street
WARD SIX: Precinct 1 and 2	1LT Charles W. Whitcomb School, 25 Union Street
WARD SEVEN: Precinct 1 and 2	Hildreth School, 85 Sawin Street

On **TUESDAY, SEPTEMBER 6, 2022,** then and there, for the purpose of casting their votes in the State Primary for candidates of political parties for the following offices:

GOVERNOR	**FOR THIS COMMONWEALTH**
LIEUTENANT GOVERNOR	**FOR THIS COMMONWEALTH**
ATTORNEY GENERAL	**FOR THIS COMMONWEALTH**
SECRETARY OF STATE	**FOR THIS COMMONWEALTH**
TREASURER	**FOR THIS COMMONWEALTH**
AUDITOR	**FOR THIS COMMONWEALTH**
REPRESENTATIVE IN CONGRESS	**THIRD DISTRICT**
COUNCILLOR	**THIRD DISTRICT**
SENATOR IN GENERAL COURT	**MIDDLESEX & WORCESTER DISTRICT**
REPRESENTATIVE IN GENERAL COURT	**FOURTH MIDDLESEX DISTRICT**
REPRESENTATIVE IN GENERAL COURT	**THIRTEENTH MIDDLESEX DISTIRCT**
DISTRICT ATTORNEY	**NORTHERN DISTRICT**
SHERIFF	**MIDDLESEX COUNTY**

It is further ordered that the polling places legally designated by the City Council be opened at 7:00 o'clock in the forenoon and be closed at 8:00 o'clock in the evening.

The City Clerk be and hereby is authorized to cause notice to be given by publication of this Order in a local newspaper and by posting a copy of the same in a conspicuous place in the office of the City Clerk.

Per Order of the City Council
Michael H. Ossing, President

Attest:

Steven W. Kerrigan
City Clerk

City of Marlborough
Office of the City Clerk
140 Main Street
Marlborough, Massachusetts 01752
Telephone (508) 460-3775 Facsimile (508) 460-3723

Steven W. Kerrigan
City Clerk

Wilson Chu
Assistant City Clerk

RECEIVED
CITY CLERK'S OFFICE
MARLBOROUGH
2022 JUL 21 A 7:30

July 20, 2022

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

Re: Update on Votes Act

Honorable President Ossing and Councilors:

As you are all aware the Votes Act (Chapter 92 of the Acts of 2022) was recently passed which made most of the changes to Election Laws during the pandemic permanent. The following is a summary of the changes:

VOTER REGISTRATION DEADLINE

- ✓ The deadline to register to vote for ANY election has been changed from 20-days prior to the election to 10-days. This will mean that for a Tuesday Election the last day to register to vote will fall on a Saturday. This will impact all state and local elections. The City Clerk's Office will be required to be open from 9:00 AM to 5:00 PM on the last day to register to vote.
- ✓ The Last Day to Register for the State Primary (09/06/2022) will be Saturday, August 27,2022.
- ✓ The Last Day to Register for the State Election (11/08/2022) will be Saturday, October 29, 2022.

VOTE BY MAIL

- ✓ Vote by mail MUST be available for all State Primaries, State Elections and Presidential Primaries.
- ✓ Vote by Mail is also REQUIRED for all Local Preliminaries/Primaries and Elections unless the City Council opts out. In order to opt out, the Council must hold a Public Hearing and then take a public roll call vote to opt out.
- ✓ Applications for State Primaries and State Elections will be mailed to all registered voters by the Secretary of State's Office prior to each Election.
- ✓ Family members are now allowed to file a Vote by Mail application on a voter's behalf.
- ✓ Any form of written communication requesting a ballot is sufficient.
- ✓ The Secretary of State's Office is required to set up an online portal for voters to apply online.
- ✓ The deadline to apply for either an Absentee or Vote by Mail ballot is now 5 business days prior to the Election.

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

BALLOT RETURN/PROCESSING

- ✓ For State Primaries ALL ballots MUST be returned to the City Clerk's Office prior to the close of the polls (8:00 PM).
- ✓ For State Elections ballots may be received up to 3-days AFTER the election as long as they are post-marked by Election Day.
- ✓ Advanced removal and processing of ballots will be allowed ahead of Election Day. As in 2020 all advanced removal or processing of ballots must be done in public sessions, and the Elections Division of the Secretary of State's Office will be issuing regulation.
- ✓ Ballots of voters who have died prior to Election Day may still be counted if they are received by the Clerk's Office (hand delivered, in a drop box or postmarked) prior to the voter's death.

IN-PERSON EARLY VOTING

- ✓ We are REQUIRED to have In-Person Early Voting for all State Primaries, State Elections and Presidential Primaries as well as any Special Elections to fill vacancies for Congress.
- ✓ For State Primaries and Presidential Primaries, Early Voting must begin on the 10th day prior to the Primary and end on the 4th day before the Primary. Early Voting for this year's State Primary will begin on Saturday, August 27, 2022, and end on Friday, September 2, 2022.
- ✓ For State Elections, Early Voting must begin on the 17th day prior to the Election and run through the 4th day before the Election. Early Voting for this year's State Election will begin on Saturday, October 22, 2022, and end on Friday, November 4, 2022.
- ✓ The local elections office is the default site for Early Voting. Changes can be made to locations by a vote of the Board of Registrars.
- ✓ The requirement is to publish notice of locations and the schedule for Early Voting at least 5 business days prior to the start of Early Voting. Notice does not need to be in a newspaper, but must be in the Clerk's Office, any other public building we consider necessary, on the city website and on the Secretary of State's website.
- ✓ Early Voting for Local Elections is an opt-in based on the recommendation of the Board of Registrars and a vote of the City Council.

There are several other changes that will not take effect until after the November 2022, State Election. Our office will monitor these changes and keep both the Council and the residents of Marlborough informed. Again, I would like to thank the staff in the Clerk's Office, Wilson Chu and Melissa Peltier for their dedication to the work that our office does!

I encourage residents to continue to check the city website and other social media outlets for updates as we approach the State Primary and State Election. Thank you for the opportunity to update the Council, and I am available for any questions.

Sincerely,

Steven W. Kerrigan
City Clerk

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 20 PM 2:15

MARLBOROUGH RETIREMENT BOARD
289 ELM STREET, SUITE 111
MARLBOROUGH, MASSACHUSETTS 01752
Phone (508) 460-3760
E-Mail: *BMatson@Marlborough-MA.gov*

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

June 28, 2022

Dear President and Members:

Due to the current economic climate, the Social Security Administration has provided a 5.9% Cost of Living Adjustment (COLA) to its members, without a regulated base. The retirees of the Marlborough Retirement System, at the discretion of the Board, are allotted a 3% COLA on a maximum base of $12,000.00. The most any retiree can receive on an annual COLA is $360.00 per year, which equates to $30.00 per month or $1.00 per day. It has been 24 years since Marlborough has increased the COLA base.

As a result of the recent inflation, the Marlborough Retirement Board voted to increase our (COLA) base from $12,000 to $15,000 in accordance with G.L. c.32, s.103(j). With your approval, this would allow for an additional $90.00 annually, or $7.50 monthly for our retirees. The additional cost to the annual payroll would be $35,459.95. (*Please see attachment #2)* The Board has made substantial progress in its funding plan increasing the assets $50,117.548.00 over the past 2 years, and we believe now is the time to give a little back to our retirees.

The System's funding ratio is 79% as of January 1, 2021. This is the percentage of assets that the System has on hand to pay for the benefits currently owed to all retirees and vested employees. Most experts view any System funded above 65-70% as being very well funded. The most recent funding schedule has Marlborough fully funded by the year 2028. (*Please see Attachment #3)* The impact to the appropriation is $750,000.00 for the next 5 years. *(Please see Attachment #4)*

The $12,000 COLA base was established by Chapter 17 of the Acts of 1997. In 2010, Chapter 188 of the Acts of 2010 allowed Boards, with the approval of their legislative bodies, to increase the COLA base in increments of $1,000. A $3,000 increase in the base provides a small increase to our retired members and places the Marlborough retirees in line with retirees throughout Massachusetts. *(Please see attachment #5)*

The Marlborough Retirement Board urges you to approve the Board's adoption of a $15,000 COLA base. If you have questions, please do not hesitate to contact me or any one of my colleagues on the Board.

Sincerely,

Gregory P. Brewster, Chairman
Marlborough Retirement Board

Attachment # 1

COLA Base Increase Bullet Points

- The fund has returned 13.8% for the year ending 12/31/2021. Since July of 1988, the fund has returned an average of 8.1% annually. The actuarial rate of return is 7.5 %.

- The market value of the assets of the Marlborough Retirement System as of December 31, 2021 was $237,555,143. The market value as of December 31, 2017 was $171,854,791. The market value as of January 1, 2015 was $144,721,255.

- As of January 1, 2021, the Marlborough Retirement System was 79% funded. Adoption of COLA base increase will not significantly change the funded ratio.

- Adoption of a $15,000 base will increase retiree payroll by approximately $ 2,955.00 per month or $35,459.95 per year.

- An increase in the COLA base of $3,000 will increase the annual appropriation by an average of $750,000 for the next five years.

- Past COLA base increases:

  1997 - $12,000
  1986 - $9,000
  1985 - $8,000
  1982 - $7,000

Comparison of COLA Increases

	$12K COLA Base	$13K COLA Base	$14K COLA Base	$15K COLA Base
Maximum Monthly Individual Retiree Benefit	$ 30.00	$ 32.50	$ 35.00	$ 37.50
Maximum Annual Individual Retiree Benefit	$ 360.00	$ 390.00	$ 420.00	$ 450.00
Yearly Cost of Benefit to the System	**163,783.94**	**176,173.89**	**188,203.89**	**199,243.89**
	Already Accepted	Additional Annual Cost	Additional Annual Cost	Additional Annual Cost
		$ 12,389.95	$ 24,419.95	$ 35,459.95

Attachment #2

Attachment #3

https://shermanactuary-my.sharepoint.com/personal/dan_shermanactuary_com/Documents/Recovered Data/Marlborough/Val21/[Marlb2021_Val 7_5.xlsm]Approp. Results

Appropriation Forecast

Fiscal Year Ending	Employee Contribution	Employer Normal Cost with Interest	Amortization Payments with Interest	Employer Total Cost with Interest	Employer Total Cost % of Payroll	Unfunded Liability	Funded Ratio %**
2022	$3,423,826	$1,214,346	$8,310,230	$9,524,576	25.0	$52,908,848	79.0
2023	$3,593,905	$1,228,574	$9,046,975	$10,275,549	26.0	$48,273,217	81.1
2024	$3,772,112	$1,241,997	$9,408,854	$10,650,851	25.9	$42,513,605	83.8
2025	$3,958,826	$1,254,529	$9,785,208	$11,039,737	25.8	$35,946,818	86.6
2026	$4,154,441	$1,266,076	$10,176,616	$11,442,692	25.7	$28,497,311	89.6
2027	$4,359,371	$1,276,539	$10,583,681	$11,860,220	25.6	$20,083,269	92.8
2028	$4,574,049	$1,285,814	$11,007,028	$12,292,842	25.5	$10,616,120	96.3
2029	$4,798,926	$1,293,788	$0	$1,293,788	2.6	($0)	100.0
2030	$5,034,474	$1,300,343	$0	$1,300,343	2.5	($0)	100.0
2031	$5,281,188	$1,305,352	$0	$1,305,352	2.4	($0)	100.0
2032	$5,539,584	$1,308,682	$0	$1,308,682	2.3	($0)	100.0
2033	$5,810,202	$1,310,189	$0	$1,310,189	2.2	($0)	100.0
2034	$6,093,606	$1,309,723	$0	$1,309,723	2.1	($0)	100.0
2035	$6,390,386	$1,307,123	$0	$1,307,123	2.1	($0)	100.0
2036	$6,701,159	$1,302,220	$0	$1,302,220	2.0	($0)	100.0
2037	$7,026,568	$1,294,833	$0	$1,294,833	1.9	($0)	100.0
2038	$7,367,289	$1,284,772	$0	$1,284,772	1.8	($0)	100.0
2039	$7,724,025	$1,271,834	$0	$1,271,834	1.7	($0)	100.0
2040	$8,097,512	$1,255,805	$0	$1,255,805	1.6	($0)	100.0
2041	$8,421,412	$1,306,037	$0	$1,306,037	1.6	($0)	100.0
2042	$8,758,269	$1,358,279	$0	$1,358,279	1.6	($0)	100.0
2043	$9,108,600	$1,412,610	$0	$1,412,610	1.6	($0)	100.0
2044	$9,472,944	$1,469,114	$0	$1,469,114	1.6	($0)	100.0
2045	$9,851,861	$1,527,879	$0	$1,527,879	1.6	($0)	100.0
2046	$10,245,936	$1,588,994	$0	$1,588,994	1.6	($0)	100.0
2047	$10,655,773	$1,652,554	$0	$1,652,554	1.6	($0)	100.0
2048	$11,082,004	$1,718,656	$0	$1,718,656	1.6	($0)	100.0
2049	$11,525,284	$1,787,402	$0	$1,787,402	1.6	($0)	100.0
2050	$11,986,296	$1,858,898	$0	$1,858,898	1.6	($0)	100.0
2051	$12,465,748	$1,933,254	$0	$1,933,254	1.6	($0)	100.0
2052	$12,964,378	$2,010,585	$0	$2,010,585	1.6	($0)	100.0
2053	$13,482,953	$2,091,008	$0	$2,091,008	1.6	($0)	100.0

** Beginning of Fiscal Year

Marlborough Retirement Board
1/2021 Actuarial Valuation
Summary - COLA Study

	Jan-21						
Interest Rate	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
COLA Base	12,000	13,000	14,000	15,000	16,000	17,000	18,000
COLA Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Normal Cost (NC)							
Employee	3,423,826	3,423,826	3,423,826	3,423,826	3,423,826	3,423,826	3,423,826
Employer	874,219	889,932	905,644	920,547	935,450	949,543	963,635
Admin Load	297,000	297,000	297,000	297,000	297,000	297,000	297,000
Total Employer NC	1,171,219	1,186,932	1,202,644	1,217,547	1,232,450	1,246,543	1,260,635
Difference ER NC		15,713	31,425	46,328	61,231	75,324	89,416
Accrued Liability	251,772,060	252,883,011	253,993,962	255,052,429	256,110,895	257,118,941	258,126,986
Assets	198,863,212	198,863,212	198,863,212	198,863,212	198,863,212	198,863,212	198,863,212
Unfunded Liability (UAL)	52,908,848	**54,019,799**	**55,130,750**	**56,189,217**	**57,247,683**	**58,255,729**	**59,263,774**
Funded Ratio	79.0%	**78.6%**	**78.3%**	**78.0%**	**77.6%**	**77.3%**	**77.0%**
Difference UAL		1,110,951	2,221,902	3,280,369	4,338,835	5,346,881	6,354,926
FYE 2023 Appropriation:							
2028	10,275,549	**10,520,891**	**10,766,234**	**10,999,900**	**11,233,566**	**11,455,972**	**11,678,378**
Difference/Incr from 2023 Val pmt		245,343	490,686	724,352	958,018	1,180,424	1,402,829
FYE 2024 Appropriation:							
2028	10,650,851	**10,906,007**	**11,161,164**	**11,404,177**	**11,647,189**	**11,878,491**	**12,109,793**
Difference/Incr from 2023 Val pmt		255,157	510,314	753,326	996,339	1,227,641	1,458,943

Attachment #4

Attachment # 4-A

Local Retirement Board	New Base	Fiscal Year Eff.
BARNSTABLE COUNTY	18,000	2018
BERKSHIRE COUNTY	14,000	2013
BRISTOL COUNTY	18,000	2016
DUKES COUNTY	14,000	2014
ESSEX COUNTY	14,000	2018
FRANKLIN COUNTY	17,000	2018
HAMPDEN COUNTY	18,000	2013
HAMPSHIRE COUNTY	13,000	2014
MIDDLESEX COUNTY	16,000	2020
NORFOLK COUNTY	18,000	2019
PLYMOUTH COUNTY	16,000	2019
WORCESTER COUNTY	16,000	2016
ADAMS	14,000	2014
AMESBURY	12,000	
ANDOVER	12,000	
ARLINGTON	15,000	2014
ATTLEBORO	13,000	2018
BELMONT	13,000	2019
BEVERLY	13,000	2923
BOSTON	14,000	2018
BLUE HILLS	16,000	2013
BRAINTREE	12,000	
BROCKTON	12,000	
BROOKLINE	13,000	2013
CAMBRIDGE	16,000	2019
CHELSEA	12,000	
CHICOPEE	15,000	2014
CLINTON	14,000	2013
CONCORD	14,000	2022
DANVERS	13,000	2017
DEDHAM	15,000	2016
EASTHAMPTON	16,000	2023
EVERETT	14,000	2013
FAIRHAVEN	14,000	2018
FALL RIVER	12,000	
FALMOUTH	14,000	2019
FITCHBURG	12,000	
FRAMINGHAM	12,000	
GARDNER	13,000	2013
GLOUCESTER	14,000	2013
GLSD	15,000	2020
GREENFIELD	14,000	2012
HAVERHILL	13,000	2020
HINGHAM	14,000	2021
HOLYOKE	14,000	2021

Base	# of Boards	Percentage
12000	20	20%
13000	17	17%
14000	32	31%
15000	14	14%
16000	9	9%
17000	4	4%
18000	6	6%
Total	102	

Average: $ 14,107.84

Average (Excluding 12k): $ 14,621.95

Attachment # 4B

HULL	17,000	2023
LAWRENCE	12,000	
LEOMINSTER	12,000	
LEXINGTON	14,000	2018
LOWELL	17,000	2018
LYNN	14,000	2014
MALDEN	14,000	2015
MARBLEHEAD	12,000	
MARLBORO	12,000	
MASSPORT	14,000	2018
MAYNARD	15,000	2013
MEDFORD	16,000	2014
MELROSE	12,000	
METHUEN	17,000	2020
MHFA	15,000	2020
MILFORD	13,000	2013
MILTON	15,000	2013
MINUTEMAN RSD	14,000	2023
MONTAGUE	18,000	2013
MWRA	15,000	2021
NATICK	13,000	2018
NEEDHAM	14,000	2016
NEW BEDFORD	12,000	
NEWBURYPORT	12,000	
NEWTON	12,000	
NORTH ADAMS	13,000	2013
NORTH ATTLEBORO	14,000	2014
NORTHAMPTON	13,000	2013
NORTHBRIDGE	14,000	2013
NORWOOD	14,000	2013
PEABODY	15,000	2021
PITTSFIELD	14,000	2013
PLYMOUTH	14,000	2013
QUINCY	15,000	2021
READING	14,000	2021
REVERE	13,000	2019
SALEM	15,000	2023
SAUGUS	14,000	2018
SHREWSBURY	12,000	
SOMERVILLE	14,000	2018
SOUTHBRIDGE	12,000	
SPRINGFIELD	13,000	2013
STONEHAM	15,000	2023
SWAMPSCOTT	13,000	2013
TAUNTON	15,000	2016
WAKEFIELD	14,000	2019
WALTHAM	14,000	2013

Attachment # 4C

WATERTOWN	14,000	2023
WEBSTER	16,000	2013
WELLESLEY	18,000	2021
WEST SPRINGFIELD	13,000	2014
WESTFIELD	13,000	2014
WEYMOUTH	12,000	
WINCHESTER	14,000	2021
WINTHROP	12,000	
WOBURN	15,000	2021
WORCESTER	16,000	2023 * increase will occur in 1k increments 22, 23, 24

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 12 AM 8:43

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

May 20, 2022

To the Board of Selectmen
of the Town of Marlborough, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY D/B/A NATINAL GRID and VERIZON NEW ENGLAND, INC. request permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Farm Rd

National Grid to install new P78 to relieve distance of new overhead lines from P75 to P79.

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 D/B/A NATIONAL GRID and VERIZON NEW ENGLAND, INC.**

Plan No. **30528999** Dated: **5/16/2022**

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 D/B/A NATIONAL GRID

By: Robert Leonida
Manager of Distribution Design

VERIZON NEW ENGLAND, INC.

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

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

May 20, 2022

By the Board of Selectmen
of the Town of Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: **that MASSACHUSETTS ELECTRIC COMPANY D/B/A NATIONAL GRID 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 **20th day of May**

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. **30528999** Dated: **5/16/2022**

There may be attached to said poles by **MASSACHUSETTS ELECTRIC COMPANY D/B/A NATIONAL GRID** and **VERIZON NEW ENGLAND, INC.** such wires, cables and fixtures as needed in their business, and all said wires and cables shall be placed at a height of not less than twenty 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: --

Farm Rd

National Grid to install new P78 to relieve distance of new overhead lines from P75 to P79.

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 Board of Selectmen of the Town of Marlborough, Massachusetts held on the _____ day of _____

_____
Clerk of Selectmen

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

Book: _____ Page:

_____
Town Clerk

We hereby certify that on _____, at _____o'clock, __ M. at_____ a public hearing was held on the petition of the **MASSACHUSETTS ELECTRIC COMPANY D/B/A NATIONAL GRID 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.

_____

_____

_____

_____

Selectmen of the Town of

Marlborough, Massachusetts

CERTIFICATE

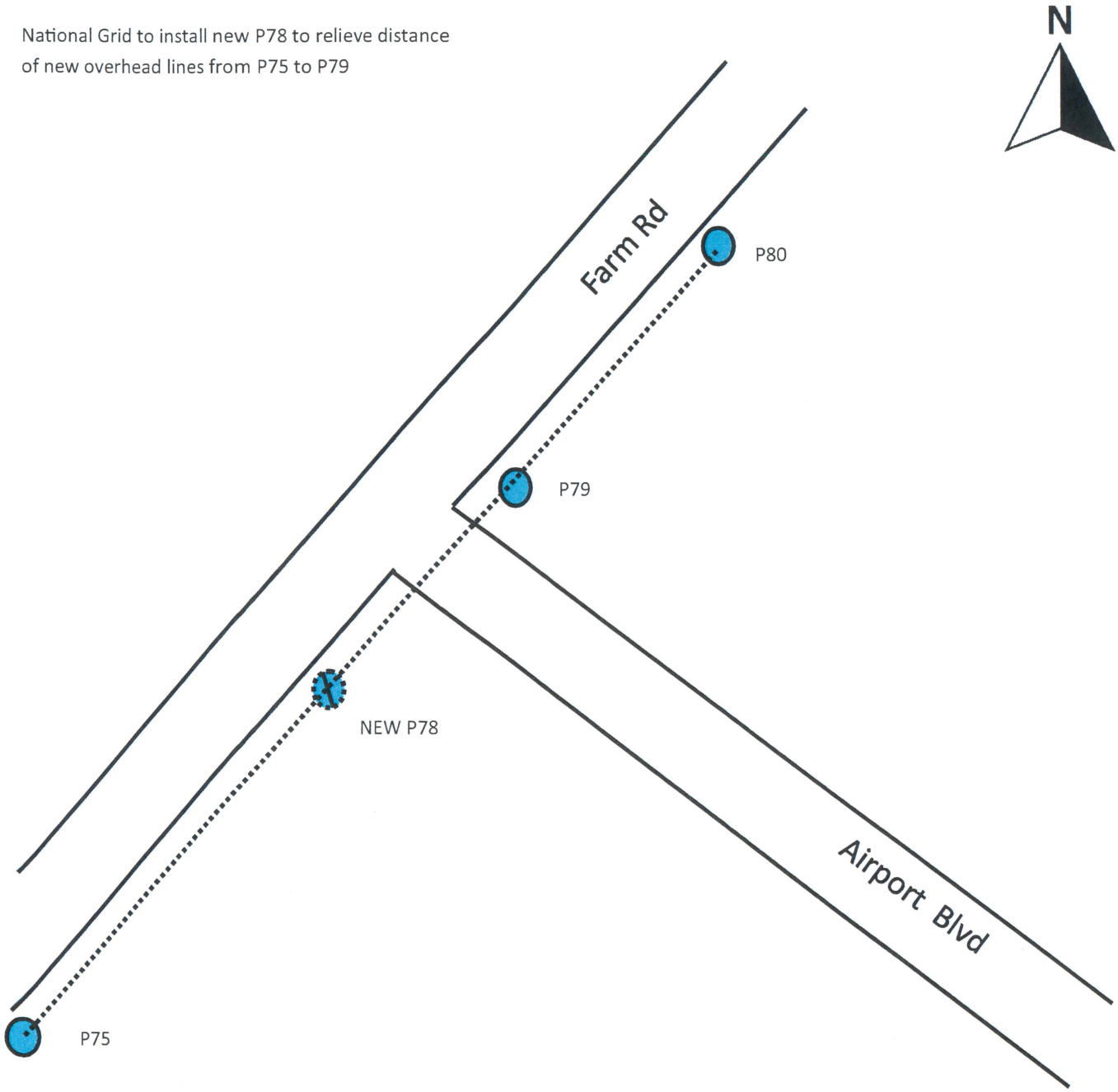
I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Marlborough, Massachusetts, on the_____ day of _____ recorded with the records of location orders of said Town, Book_____, Page _____ .

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

Attest: _____

Town Clerk

National Grid to install new P78 to relieve distance of new overhead lines from P75 to P79



LEGEND	City Of Marlborough Petition Sketch 685 Farm St Marlborough, MA	DATE: 5/16/22 DESIGNER: D.LARSON WR—30528999
Existing JO Pole Proposed New JO Pole Proposed Overhead Wire	Exhibit 'A' not to scale. The said facilities to be established by and upon the installation and erection of the facilities thereof.	nationalgrid

Sudbury Companies of Minute and Militia
Sudbury Massachusetts 01776

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL 12 PM 3:07

July 12, 2022

Hon. Steven W. Kerrigan
Marlborough City Hall
140 Main Street
Marlborough, MA 01752

Re: Temporary Sign for the 2022 Colonial Faire at the Wayside Inn

Dear Mr. Kerrigan,

The Sudbury Companies of Militia and Minute respectfully request permission to place a temporary sign on city property at the corner of U.S. Rt. 20 and Hagar Road at the Wayside Inn turn from Saturday, September 17, 2022, to Sunday, September 25, 2022.

The Sudbury Companies' petition for placement of the sign is to advertise and give directions to the 2022 Colonial Faire and Muster to be held on Saturday, September 24, 2022. As in years past, the sign will ease traffic flow through this area by providing directions to the event to be held at the Wayside Inn.

The Colonial Faire and Muster celebrates and honors our colonial heritage and patriotic past with several Fyfe and Drum Companies, living history demonstrators, re-enactments, children's games and crafts. The members of the Sudbury Companies, many of whom live in this area, freely give their time and treasure to keep the importance of our first struggle for liberty always before the citizenry through demonstrations, encampments and re-enactments of the events surrounding April, 1775.

Your assistance is very much appreciated. Should you have any questions, please do not hesitate to contact me by phone (925-915-9400) or email (joe.p.t@live.com).

On behalf of The Sudbury Companies of Militia and Minute, I am

Your Obedient Servant,

Joe Tyrrell
Faire Committee
75 Harness Lane
Sudbury, MA 01776

Enclosures: Picture of sign
Arial view of the proposed sign location

Sign Size: Length: 3' 4"

Width: 4'

Area: 13.33 square feet

X Proposed Location of Sign

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) 393-8492
www.cmmcp.org

COMMISSION CHAIRMAN
RICHARD DAY

EXECUTIVE DIRECTOR
TIMOTHY D. DESCHAMPS

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2022 JUN 23 PM 12: 10

June 9, 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 July:

July 7, 13, 20, 27

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 July 4th, as this schedule has been modified to ensure all communities are scheduled for service that week due to the Monday holiday.

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

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2022 JUL 18 AM 11:58

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

July 18, 2022

VIA EMAIL

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

Re: Alta Marlborough; Order No. 22-1008572;
Proposed Modifications to Condition #15 (Green Design)

Dear Councilor Ossing:

On behalf of my client Alta Marlborough, LLC (Wood Partners), I respectfully submit proposed modifications to Condition #15 of the draft special permit under consideration by the City Council for the Alta Marlborough mixed-use project.

Wood Partners' design team recently expressed concerns that it may not be feasible, given current technology and industry preferences, to have all-electric utilities in the non-residential areas of the project, as suggested by the original version of Condition #15. In particular, small restaurants may not be willing or able to have all-electric commercial kitchens.

We suggest a modification to Condition #15 that would require all-electric utilities in the 276 residential units (over 90% of the project), and require that Wood Partners use best efforts to provide all-electric utilities beyond the residential units, as follows:

> 15. Green Design. The ~~Use shall provide~~ **residential units shall have** all-electric utilities, including heat, air conditioning, and hot water**, and the Applicant shall use best efforts to provide all-electric utilities in the retail, commercial, and amenity portions of the Use**. The Use shall have a green roof, substantially as shown on the Plans.

Thank you for your time and attention to this matter.

Sincerely,

Brian R. Falk

BRF/

cc: Jason Grossfield, Esq., City Solicitor

Client

{Client Matter 32306/00001/A7887980.DOCX}

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2022 JUL 21 AM 9:45

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

July 20, 2022

VIA HAND DELIVERY

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

Re: Gulbankian Mobile Home Village;
Application to Amend Special Permit

Dear Councilor Ossing:

Enclosed please find a special permit application submitted on behalf of my client Levon Gulbankian to amend the 1991 special permit for the Gulbankian Mobile Home Village to authorize a new building lot and replace one mobile home with one single family home.

If the special permit amendment is granted, Mr. Gulbankian would also need an approval not required plan endorsement from the Planning Board and common driveway approval from the Site Plan Committee.

Thank you for your time and attention to this matter.

Sincerely,

Brian R. Falk

BRF/

Encl.

cc: Client

{Client Matter 31683/00001/A7895996.DOCX}

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

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2022 JUL 21 AM 9:45

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:
Levon Gulbankian, 1038 Broadmeadow Street, Marlborough, MA

2. Specific Location of property including Assessor's Plate and Parcel Number.
270 Broadmeadow Street; Parcels 86-1 and 86-1B

3. Name and address of owner of land if other than Petitioner or Applicant:
Levon Gulbankian and the Donald Gulbankian Family Trust, 1038 Broadmeadow Street

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

5. Specific Zoning Ordinance under which the Special Permit is sought:
650-17; 650-18A(5)
Article_____Section_____Paragraph_____Sub-paragraph_____

6. Zoning District in which property in question is located:
Rural Residence (RR)

7. Specific reason(s) for seeking Special Permit
The applicant seeks to amend the 1991 special permit for a mobile home community in order to create one new lot and replace one existing mobile home with a single family home.

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

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

Signature of Petitioner or Applicant

Address: Attorney Brian R. Falk
Mirick O'Connell
100 Front Street, Worcester, MA 01608

Telephone No. 508-929-1678

Date: 7/20/2022

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

Levon Gulbankian

(Name of Petitioner)

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

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

28 NJN LLC
21 APPIAN WAY
WELLESLEY, MA 01772

ABBE SARAH K
32 VIOLETWOOD CIR #290
MARLBOROUGH, MA 01752

ACHARYA ASHWIN R
SHEILA JOSHI-ACHARYA
58 AZALEA LN #247
MARLBOROUGH, MA 01752

AKENGA HAROLD
55 VIOLETWOOD CIR #316
MARLBOROUGH, MA 01752

ALI MOHAMMAD
SHEHER ALI SYED BOKHARI
12 MAGNOLIA LN #352
MARLBOROUGH, MA 01752

ALI MOHAMMED
AMNA ALI
18 VIOLETWOOD CIR #296
MARLBOROUGH, MA 01752

ALKHDHAIR HUSSA
11 AZALEA LN #186
MARLBOROUGH, MA 01752

AMIN ZIA UL
AYESHA YAQUB
43 VIOLETWOOD CIR #322
MARLBOROUGH, MA 01752

AMIRTHAM T DANIEL
DAMON CONSTANTINIDES
12 LILAC CIR #239
MARLBOROUGH, MA 01752

AYRES DAVID W
PATRICIA RYAN
31 MAGNOLIA LN #343
MARLBOROUGH, MA 01752

BARTH NEIL G
MAHINOUR M EL BADRAWI
61 VIOLETWOOD CIR #313
MARLBOROUGH, MA 01752

BAXTER HAAGENS JOHANNA RU
THE BAXTER 2019 TRUST
29 VIOLETWOOD CIR #329
MARLBOROUGH, MA 01752

BERGER KATHLEEN M
49 LILAC CIR #215
MARLBOROUGH, MA 01752

BHATTARAI BINOD
MANISHA K BHATTARAI
79 VIOLETWOOD CIR #306
MARLBOROUGH, MA 01752

BISHOP DONALD A
PATRICIA A BISHOP
100 VIOLETWOOD CIR #276
MARLBOROUGH, MA 01752

BISWAS MONALISA
RAGHAV SHARMA
8 ROSE POINTE #309
MARLBOROUGH, MA 01752

BLEAKNEY RONALD J JR
29 LILAC CIR #206
MARLBOROUGH, MA 01752

BOUDOUKARA MOURAD
JULIE BOUDOUKARA
12 ROSE POINTE #311
MARLBOROUGH, MA 01752

BOUDREAU EVAN
LAURA KING
37 LILAC CIR #210
MARLBOROUGH, MA 01752

BRITT ELIZABETH C
JEFFREY P STROBEL
52 AZALEA LN #248
MARLBOROUGH, MA 01752

BROWNE THOMAS R
21 VIOLETWOOD CIR #333
MARLBOROUGH, MA 01752

BUTAY MARIA C
PATRICIO V BUTAY
24 MAGNOLIA LN #349
MARLBOROUGH, MA 01752

CABAN-MOREAUX MARTHA M
149 DICENZO BLVD #260
MARLBOROUGH, MA 01752

CAIAZZI JAMES C
NANCY M CAIAZZI
61 AZALEA LN #203
MARLBOROUGH, MA 01752

CARDONA HIPOLITO L
SUZANNE M CARDONA
59 AZALEA LN #202
MARLBOROUGH, MA 01752

CARLSON BEN A
MEGHAN E HOGAN
63 VIOLETWOOD CIR #312
MARLBOROUGH, MA 01752

CARUCCI SANDRA B
C/O SANDRA BEALL
77 LILAC CIR #222
MARLBOROUGH, MA 01752

CARUSO DANIEL J
38 VIOLETWOOD CIR #287
MARLBOROUGH, MA 01752

CASSETTA CARL M
LEA D CASSETTA
101 VIOLETWOOD CIR #299
MARLBOROUGH, MA 01752

CASTRO HORACIO
DAYANA O CASTRO
25 MAGNOLIA LN #B340
MARLBOROUGH, MA 01752

CHAVES ALISSON
ERIKA MIRANDA
13 LILAC CIR #243
MARLBOROUGH, MA 01752

CHERUBINO IAN
TEHILA CHERUBINO
321 DICENZO BLVD #359
MARLBOROUGH, MA 01752

CHEUNG TAT SHING
WEN KUN SITU CHEUNG
6 LILAC CIR #241
MARLBOROUGH, MA 01752

CHILUKURI RAMESH
PALLAVI RAVI
169 DICENZO BLVD #265
MARLBOROUGH, MA 01752

CHRISTIANSEN GARY W
BARBARA J CHRISTIANSEN
49 VIOLETWOOD CIR #319
MARLBOROUGH, MA 01752

CISEWSKI DAWN
57 AZALEA LN #201
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

CLANCY LAUREN J
JOSHUA G CLANCY
36 AZALEA LN #253
MARLBOROUGH, MA 01752

CLEMENTS MICHAEL T
COURTNEY L CLEMENTS
45 VIOLETWOOD CIR #321
MARLBOROUGH, MA 01752

COCHRAN DAVID M
BONNIE L COCHRAN
24 VIOLETWOOD CIR #294
MARLBOROUGH, MA 01752

COELHO JOAO B
36 VIOLETWOOD CIR #288
MARLBOROUGH, MA 01752

COMMONWEALTH OF MASSACHUS
100 CAMBRIDGE ST STE 900
BOSTON, MA 02114

CONTRUCCI RICARDO
LILIAN CONTRUCCI
53 AZALEA LN #200
MARLBOROUGH, MA 01752

CORDOBA BEATIZ
JAIME CORDOBA
24 CLEARVIEW DRIVE
MARLBOROUGH, MA 01752

CRUZ RODNEY
CRUZ FABIANA
97 VIOLETWOOD CIR UNIT B-301
MARLBOROUGH, MA 01752

DALY PETER R
SUZANNE W DALY
67 LILAC CIR #220
MARLBOROUGH, MA 01752

DASILVA REALTY TRUST LLC
982 BOSTON POST RD EAST
MARLBOROUGH, MA 01752

DAUDELIN CHRISTINE
JEREMY S CROCKER
57 VIOLETWOOD CIR #315
MARLBOROUGH, MA 01752

DELANEY JUDITH TR
JUDITH M DELANEY TRUST
43 LILAC CIR #212
MARLBOROUGH, MA 01752

DESOUZA VIVIENNE L
9 AZALEA LN #185
MARLBOROUGH, MA 01752

DEXTRE YAMIR
CAROLINA DEXTRE
99 VIOLETWOOD CIR #300
MARLBOROUGH, MA 01752

DING WEN TR
WEN DING 2018 REVOCABLE T
701 BALTIC CIR #735
REDWOOD CITY, CA 94065

DO NASCIMENTO REGINALDO
38 AZALEA LN #252
MARLBOROUGH, MA 01752

DOSSANTOS SIDNEI C
KELY C DOSSANTOS
48 LILAC CIR #232
MARLBOROUGH, MA 01752

DOUCETTE PAUL
DIANNE M DOUCETTE
153 DICENZO BLVD #261
MARLBOROUGH, MA 01752

DUNTON SHIRLEY A
93 VIOLETWOOD CIR #302
MARLBOROUGH, MA 01752

DURKIN THERESA A TR
GEOFFREY S GROUTEN TR
19 MAGNOLIA LN #337
MARLBOROUGH, MA 01752

DUTRA LUCIO
14 MAGNOLIA LN #351
MARLBOROUGH, MA 01752

DUTRA PAULO
317 DICENZO BLVD #358
MARLBOROUGH, MA 01752

DUTTA APARAJITA
SAIKAT MANDAL
4 RUSH RD
WESTFORD, MA 01886-3200

ENAYATI BABAK
33 LILAC CIR #208
MARLBOROUGH, MA 01752

ESTABROOK SHARON
88 VIOLETWOOD CIR #280
MARLBOROUGH, MA 01752

EVANGELOUS THEODORE J TR
FARM ROAD REALTY TRUST
PO BOX 8
SOUTHBOROUGH, MA 01772

FERNANDES MARIANNA M
28 MAGNOLIA LN #347
MARLBOROUGH, MA 01752

FRYATT JANIE LOU
85 VIOLETWOOD CIR #304
MARLBOROUGH, MA 01752

FUNTANILLA MARIA FELIZA
8 AZALEA LN #259
MARLBOROUGH, MA 01752

GABANI SAGAR J
DHANANI DISHA
81 LILAC CIR #223
MARLBOROUGH, MA 01752

GASSEL REMY
9 VIOLETWOOD CIR #355
MARLBOROUGH, MA 01752

GEMAL JOAO
ROSEMARY DEFREITAS GEMAL
65 AZALEA LN #204
MARLBOROUGH, MA 01752

GIANGRANDE PAULA
27 AZALEA LN #192
MARLBOROUGH, MA 01752

GIBSON LINDA TR
FELCH FAMILY REALTY TRUST
743-B FARM RD
MARLBOROUGH, MA 01752

GIERSCHICK ROBERT H
68 LILAC CIR #228
MARLBOROUGH, MA 01752

GOMEZ MIRIAM
76 LILAC CIR #226
MARLBOROUGH, MA 01752

GRAZIANI CELITA
80 LILAC CIR #225
MARLBOROUGH, MA 01752

GREGORY JULIE
LAURA S GREGORY
157 DICENZO BLVD #262
MARLBOROUGH, MA 01752

GULBANKIAN LEVON ROBERT
230 BROADMEADOW ST
MARLBOROUGH, MA 01752

GULBANKIAN RICHARD
39 WALDEN DR
WALPOLE, MA 02081

GULBANKIAN SONIA
435 SCHOOL ST
BELMONT, MA 02478

GULBANKIAN SONIA
GULBANKIAN RICHARD
39 WALDEN DR
WALPOLE, MA 02081-5004

GUZMAN VICTOR H
KAREN L GUZMAN
35 LILAC CIR #209
MARLBOROUGH, MA 01752

HALE CAROLINE M TR
CAROLINE M HALE REVOCABL
21 AZALEA LN #190
MARLBOROUGH, MA 01752

HARRIS YOLANDA P TR
YOLANDA P HARRIS REVOCABL
42 AZALEA LN #251
MARLBOROUGH, MA 01752

HESSE VALERIE A
82 VIOLETWOOD CIR #282
MARLBOROUGH, MA 01752

HOME PROPERTIES MEADOWS M
C/O MEADOWS GARDEN LP
PO BOX 1114
HICKSVILLE, NY 11802

HOPKINS GAYLE S
61 LILAC CIR #219
MARLBOROUGH, MA 01752

HUERTA JOSE
ZARIS HUERTA
14 LILAC CIR #238
MARLBOROUGH, MA 01752

HUSSAIN MOHAMMAD S
ASHI S HUSSAIN
29 MAGNOLIA LN #342
MARLBOROUGH, MA 01752

ICHALKARANJE ANIL
SHARMILA ICHALKARANJE
75 VIOLETWOOD CIR #307
MARLBOROUGH, MA 01752

J & D LAND HOLDINGS LLC
804 BOSTON POST RD
SUDBURY, MA 01776

JACKSON TIMOTHY W
71 LILAC CIR #221
MARLBOROUGH, MA 01752

JEAN-CLAUSE STACY
BRICE EDITH
15 VIOLETWOOD CIR #353
MARLBOROUGH, MA 01752

JIA ZHIQIANG
90 VIOLETWOOD CIR #279
MARLBOROUGH, MA 01752

JOHNSON NIGEL A
JENNA L INGERSOLL
30 VIOLETWOOD CIR #291
MARLBOROUGH, MA 01752

JONES KATHY O
41 VIOLETWOOD CIR #323
MARLBOROUGH, MA 01752

JOWKAR SHAHIN
104 OLD SUDBURY RD
WAYLAND, MA 01778

JUPUDY RAMAMURTHY
10 WILDWOOD DR
BASKING RIDGE, NJ 07920-1012

KALANZI JOHN
94 VIOLETWOOD CIR #278
MARLBOROUGH, MA 01752

KAPLAN IGOR
ALA KAPLAN
83 LILAC CIR #224
MARLBOROUGH, MA 01752

KAPOOR RISHI K
NITI KAPOOR
55 GOODWIN ST
MARLBOROUGH, MA 01752

KAZERANI FARIBORZ
FATEMEH MOHSENI
108 VIOLETWOOD CIR #272
MARLBOROUGH, MA 01752

KHAN MOHAMMAD M A
HOMAYARA AKTER
57 BOWDITCH RD
SUDBURY, MA 01776

KNOWLES WILLIAM M
LINDA A KNOWLES
42 LILAC CIR #233
MARLBOROUGH, MA 01752

KOMM IGOR
SVETLANA MATS
473 GREAT PLAIN AVE
NEEDHAM, MA 02492

KRUSE DONNA
9 LILAC CIR #242
MARLBOROUGH, MA 01752

LEELOO SUZANNE KYAZZE
5 AZALEA LN #184
MARLBOROUGH, MA 01752

LEUNG ALBERT
NANCY LEUNG
18 LILAC CIR #237
MARLBOROUGH, MA 01752

LIMA CRUZ CASTA L
10 ROSE POINTE #310
MARLBOROUGH, MA 01752

LIN KEFENG
30 MAGNOLIA LN #346
MARLBOROUGH, MA 01752

LINCOLN RICHARD E
LAURIE J LINCOLN
36 LILAC CIR #234
MARLBOROUGH, MA 01752

LONGINOV VADIM
OXANA LONGINOVA
16 NOLAN WAY
MARLBOROUGH, MA 01752

LOPEZ FREDDY F
DINORA M LOPEZ
40 VIOLETWOOD CIR #286
MARLBOROUGH, MA 01752

MACDONNELL MARILYN K TR
98 VIOLETWOOD CIRCLE REAL
98 VIOLETWOOD CIR #277
MARLBOROUGH, MA 01752

MACHADO ILSON C
165 DICENZO BLVD #264
MARLBOROUGH, MA 01752

MAGAZINE MARK J TR
MATTHEW MAGAZINE TR
28 AZALEA LN #255
MARLBOROUGH, MA 01752

MAGUE RICHARD C
DOROTHY P MAGUE
71 AZALEA LN #205
MARLBOROUGH, MA 01752

MANSOUR ANDREW Y
SANDRA ZAKI
45 LILAC CIR #213
MARLBOROUGH, MA 01752

MARIA CLARA PROPERTIES LL
37 AIRPORT BOULEVARD UNIT 18
MARLBOROUGH, MA 01752

MARLBOROUGH INDUSTRIAL LL
259 TURNPIKE RD
STE 100
SOOUTHBOROUGH, MA 01772

MARLBOROUGH INDUSTRIAL LL
259 TURNPIKE RD
STE 100
SOUTHBOROUGH, MA 01772

MARLBOROUGH INSUSTRIAL LL
259 TURNPIKE RD
STE 100
SOUTHBOROUGH, MA 01772

MARQUES SUELLEN
LEANDRO F ALCANTARA
8 LILAC CIR #240
MARLBOROUGH, MA 01752

MARTINS GIANCARLO
39 VIOLETWOOD CIR #324
MARLBOROUGH, MA 01752

MATEVOSIAN TATEVOS
MARIANA KHANDOLISHVILI
59 LILAC CIR #218
MARLBOROUGH, MA 01752

MCCULLOUGH CATHERINE
315 DICENZO BLVD #357
MARLBOROUGH, MA 01752

MIDDLETON ROBERT
19 AZALEA LN #189
MARLBOROUGH, MA 01752

MILLER KELLEE L
19 VIOLETWOOD CIR #334
MARLBOROUGH, MA 01752

MONAHAN CASEY J
JANET THOMSON
48 AZALEA LN #249
MARLBOROUGH, MA 01752

MORGAN DAVID R
53 VIOLETWOOD CIR #317
MARLBOROUGH, MA 01752

MULLIGAN ANDREA
TIMOTHY B MULLIGAN
47 AZALEA LN #198
MARLBOROUGH, MA 01752

NAMIIRO IRENE
ROBERT MUWOOMYA
52 VIOLETWOOD CIR #285
MARLBOROUGH, MA 01752

NAVEZ MARC J
ILONA NAVEZ
26 MAGNOLIA LN #348
MARLBOROUGH, MA 01752

NETO PAULO TEIXEIRA
MAYTHANA T ALVES CAMPOS
64 AZALEA LN #245
MARLBOROUGH, MA 01752

NICOLAZZO NICHOLAS
VIVIAN NICOLAZZO
70 AZALEA LN #244
MARLBOROUGH, MA 01752

OLIVEIRA SARAH G
62 VIOLETWOOD CIR #284
MARLBOROUGH, MA 01752

OLIVEIRA SORAYA
60 AZALEA LN #246
MARLBOROUGH, MA 01752

PADHI SANKAR PRASAD
SARMISTA PADHI
41 LILAC CIR #211
MARLBOROUGH, MA 01752

PAGAN EVELIN
177 DICENZO BLVD #267
MARLBOROUGH, MA 01752

PARABICOLI SUSAN M
179 DICENZO BLVD #268
MARLBOROUGH, MA 01752

PASSARIELLO BARBARA A
LINDA J DENARO
23 VIOLETWOOD CIR #332
MARLBOROUGH, MA 01752

PATEL VISHNUBHAI J
NITA V PATEL
13 VIOLETWOOD CIR #354
MARLBOROUGH, MA 01752

PAWLUCZONEK KRISTA
86 VIOLETWOOD CIR #281
MARLBOROUGH, MA 01752

PENSEH RAMATU
JOSEPH JOHNFIAH
33 AZALEA LN #194
MARLBOROUGH, MA 01752

PITTS KENNETH T
161 DICENZO BLVD #263
MARLBOROUGH, MA 01752

POIRIER JAMES
TARA POIRIER
25 VIOLETWOOD CIR #331
MARLBOROUGH, MA 01752

PRIMMER SHERYL N
RICHARD A PRIMMER
15 MAGNOLIA LN #335
MARLBOROUGH, MA 01752

REILY SUZANNE A
14 VIOLETWOOD CIR #297
MARLBOROUGH, MA 01752

RIDOLFI JEANNE
81 VIOLETWOOD CIR #305
MARLBOROUGH, MA 01752

RODRIGUEZ LUIS RAMON VALL
EVA VANESSA SALEM PERDOMO
26 VIOLETWOOD CIR #293
MARLBOROUGH, MA 01752

ROSEN ROBERT A
MARITA K ROSEN
12 AZALEA LN #258
MARLBOROUGH, MA 01752

RUGG GERALD D TR
GERALD D RUGG REVOCABLE T
47 VIOLETWOOD CIR #320
MARLBOROUGH, MA 01752

RUSHER JOHN D III
JOHN D RUSHER IV
71 VIOLETWOOD CIR #308
MARLBOROUGH, MA 01752

SANTANA JOSELITO O
MARIA G SANTANA
34 VIOLETWOOD CIR #289
MARLBOROUGH, MA 01752

SAVARY LOUISE P
27 VIOLETWOOD CIR #330
MARLBOROUGH, MA 01752

SCHEEN PATRICK
DENISE SCHEEN
37 AZALEA LN #195
MARLBOROUGH, MA 01752

SEEDHOM MARY D
89 VIOLETWOOD CIR #303
MARLBOROUGH, MA 01752

SHAYAN SHAHRAM
SHAHIN JOWKAR
104 OLD SUDBURY RD
WAYLAND, MA 01778

SHEPARD KEVIN P
CHRISTINE R SHEPARD
106 VIOLETWOOD CIR #273
MARLBOROUGH, MA 01752

SHRIVASTAVA PARIDHI
37 VIOLETWOOD CIR #325
MARLBOROUGH, MA 01752

SIKES WILLIAM M
BARBARA L SIKES
17 MAGNOLIA LN #336
MARLBOROUGH, MA 01752

SILVER-MALTZMAN MARTIN R
32 AZALEA LN #254
MARLBOROUGH, MA 01752

SMALLS HARRY S JR
ANTOINETTE L SMALLS
24 LILAC CIR #236
MARLBOROUGH, MA 01752

SONDHI ASHISH
28 VIOLETWOOD CIR #292
MARLBOROUGH, MA 01752

STEINBERG SCOTT C
JESSICA M STEINBERG
51 VIOLETWOOD CIR #318
MARLBOROUGH, MA 01752

STROBEL JEFFREY P
ELIZABETH C BRITT
52 AZALEA LN #248
MARLBOROUGH, MA 01752

SUTHERLAND THERESA C TR
33 MAGNOLIA LN #344
MARLBOROUGH, MA 01752

SWANICK LYNN A
72 LILAC CIR #227
MARLBOROUGH, MA 01752

TAPPER NICHOLAS
33 VIOLETWOOD CIR #327
MARLBOROUGH, MA 01752

TASHJIAN ASBED A
53 LILAC CIR #216
MARLBOROUGH, MA 01752

TAVANA MAHIN
HOSSEIN OKASI
31 AZALEA LN #193
MARLBOROUGH, MA 01752

TAWADROUS NAEM
NAHID TAWADROS
21 MAGNOLIA LN #338
MARLBOROUGH, MA 01752

TEO VICTOR M GONZALEZ
CHAVARRIA ALBA GONZALEZ
23 AZALEA LN #191
MARLBOROUGH, MA 01752

THAKURTA ANUPAM GUHA
ANAUPAMA GUHA THAKURTA
313 DICENZO BLVD #356
MARLBOROUGH, MA 01752

THERIAULT KEVIN
LAUREEN SWANICK
46 AZALEA LN #250
MARLBOROUGH, MA 01752

TUCHAK MICHAEL R
104 VIOLETWOOD CIR #274
MARLBOROUGH, MA 01752

TYNDALL PAMELA A
52 LILAC CIR #231
MARLBOROUGH, MA 01752

VALCHUIS ANTHONY J TR
VALCHUIS REALTY TRUST
547 BOSTON POST RD EAST
MARLBOROUGH, MA 01752

VALCHUIS ROBERT TR
VALCHUIS REALTY TRUST
547 BOSTON POST D EAST STE 1
MARLBOROUGH, MA 01752

VARNEY RICHARD F
JESSICA A VARNEY
31 LILAC CIR #207
MARLBOROUGH, MA 01752

VERMA BIKASH K
SUJATA DASGUPTA VERMA
4 CHESTNUT LN
HOLBROOK, MA 02343

VON BRINCKEN MARIA M
47 LILAC CIR #214
MARLBOROUGH, MA 01752

VUONG NGA KHANH
39 AZALEA LN #196
MARLBOROUGH, MA 01752

VUPPALAPATI KOTI A
MADHAVI L SEGGAM
20 VIOLETWOOD CIR #295
MARLBOROUGH, MA 01752

VYAS RUSHIKESH
35 VIOLETWOOD CIR #326
MARLBOROUGH, MA 01752

WHITE JORDENN
MICHAEL COLLINS
183 DICENZO BLVD #269
MARLBOROUGH, MA 01752

WHITE PATRICK
KRISTEN WHITE
76 VIOLETWOOD CIR #283
MARLBOROUGH, MA 01752

WILLIAMS ALLAN M
10 VIOLETWOOD CIR #298
MARLBOROUGH, MA 01752

YANG YONG
XIAORONG WU
7 TAMMER LN
HOPKINTON, MA 01748-2600

YEN ADAM
ALISON M YEN
5 LILAC CIR #270
MARLBOROUGH, MA 01752

ZAMPROGNO ZELIA A
59 VIOLETWOOD CIR #314
MARLBOROUGH, MA 01752

ZEPF STEVEN M
55 LILAC CIR #217
MARLBOROUGH, MA 01752

ZHANG YULUN
28 LILAC CIR #235
MARLBOROUGH, MA 01752

ZLATKOS KYRIAKOS TR
DIMITRIOS ZLATKOS TR
15 AZALEA LN #187
MARLBOROUGH, MA 01752

ZUNIGA JENNIFER TR
SAGE WILLOW REALTY TRUST
219 HUNTERS RIDGE RD
CONCORD, MA 01742

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Levon Gulbankian Address: 1038 Broadmeadow Street, Marlborough

Project Name: Gulbankian Mobile Home Village Address: 270 Broadmeadow Street, Marlborough

1. PROPOSED USE: (describe) Single family home, replacing an existing mobile home

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 1,750 - 2,000 1st floor 1,750 - 2,000 all floors 3,500 - 4,000
buildings 1 # stories 2 lot area (s.f.) 3.7 acres

4. LOT COVERAGE: Less than 20 %Landscaped area: Greater than 80%

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 6 Peak period: 6

6. TRAFFIC:

(A) Number of vehicles parked on site:
During regular hours: 3 Peak period: 3

(B) How many service vehicles will service the development and on what schedule?
Typical for a single family home.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property?
Typical for a single family home.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.
Typical for a single family home.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation.
None.

9. AIR: What sources of potential air pollution will exist at the development?
None.

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

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

***Attach additional sheets if necessary**

CITY OF MARLBOROUGH

MARLBOROUGH, MASSACHUSETTS 01752

City Hall

140 Main St.

Marlborough, Massachusetts 01752

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

President and Members City Council Date: July 20, 2022

SPECIAL PERMIT APPLICATION

CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Gulbankian Mobile Home Village

Project Use Summary: Single Family Home

Project Street Address: 270 Broadmeadow Street

Plate: _____ Parcel: 86-1 and 86-1B

Applicant/Developer Name: Levon Gulbankian

Plan Date: March 10, 2021 Revision Date: _____

Dear President and Members:

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

Very truly yours,

Tin Htway
Acting Director of Planning

Application Fee to submit to City Clerk's office

$150

(50% of base fee)

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Steven W. Kerrigan
City Clerk

Dear Applicant,

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

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

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

Signature **Date** 7/21/2022

Thank you for your cooperation in this matter.

Sincerely,

Steven W. Kerrigan
City Clerk

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Steven W. Kerrigan
City Clerk

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

Company Name

Levon Gulbankian and the Donald Gulbankian Family Trust

Owner Name/Officer Name of LLC or Corporation

Owner/Officer Complete Address and Telephone Number

1038 Broadmeadow Street

Marlborough, MA

Signature of Applicant

Attorney on behalf of Applicant, if applicable

Attorney Brian R. Falk

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

Tax Collector

Marlborough, MA

1 inch = 2227 Feet

July 13, 2022

0 2227 4455 6683

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

JOSEPH J. CONNOLLY
ATTORNEY AT LAW
74 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752

OF COUNSEL
ANTHONY J. DIBUONO

TELEPHONE (508) 485-4488
FAX PHONE (508) 624-4110

RECEIVED
MAY 14 1991
CITY CLERK
MARLBOROUGH

May 13, 1991

Ms. Joanne Reynolds, City Clerk
City of Marlborough
City Hall
Marlborough, MA 01752

RE: Gulbankian Agreement for Judgment/Superior Court

Dear Ms. Reynolds:

Enclosed please find a copy of the Agreement for Judgment from the Superior Court on the Gulbankian Mobile Home Village.

Sincerely,

Joseph J. Connolly (LA)

Joseph J. Connolly

JJC/la
encs.

IN CITY COUNCIL

Marlborough, Mass., _____ 19

ORDERED:

A. FINDINGS OF FACT

1. The applicant has complied with the rules and regulations and the application is properly before the City Council.

2. The application has been reviewed by the Police Chief and Fire Chief and their comments have been incorporated into these findings noted below.

3. Notice of the public hearing was given in accordance the rules and all abutters were certified by the Assessor's Office and given proper notification.

4. Public hearings were held on June 26, 1989 and continued to July 10, 1989.

5. The property is identified as parcels 1 and 3A on plate 86 of the City Assessor's map. The property is located in zoning district "Rural Residential".

6. The property has been continuously used as a Mobile Home Park since 1971 when approval for such use was granted by the City Board of Health.

7. The applicant has brought this application pursuant to the demand of the City Board of Health that a Special Permit be sought for any units in the Gulbankian Mobile Home Village in excess of 150 units. Previous to the Board's decision the applicant had added 30 additional units, 29 of which are presently occupied.

8. The applicant has prepared plans in accordance with the requirements of the zoning ordinance and has submitted its request for a special permit for 68 units, designated as Phases II and III on said plans. Phase I consists of the original 150 units and is meant for informational purposes only. Phase II consists of the 30 units, 29 of which are presently occupied. Phase III consists of 38 units.

IN CITY COUNCIL

Marlborough, Mass., _____ 19

ORDERED:

B. REASONS FOR GRANTING PERMIT

1. The City of Marlborough has a need for elderly and affordable housing.

2. It will be a significant public benefit to provide housing by private construction rather than public contract.

3. The Gulbankian Trailer Park offers a good location and pleasant site for housing.

4. The public requirement for affordable housing will be reduced by the granting of the permit.

5. The granting of the permit will in no way detract from the general area nor from the intent and purpose of the zoning ordinance.

6. Applicant will provide certain concessions to the City and the Commonwealth which give greater access for the public desiring passive recreational use of adjacent Callahan State Park lands.

7. Applicant has agreed to provide occupants of his mobile park a greater period of occupancy in which to relocate should park operations terminate or be discontinued. This is a distinct benefit beyond requirements of Ch. 140 for all park residents and also ensures the City can rely upon meeting its affordable housing quota for a greater period than otherwise.

C. CONDITIONS FOR PHASE II

A special permit is hereby granted for Phase II subject to the following conditions:

1. That Phase II shall be limited to thirty (30) units as depicted on the plan entitled "Existing Condition Plan for Gulbankian Trailer Park."

IN CITY COUNCIL

Marlborough, Mass., _____ 19

ORDERED:

2. That all Mobile Homes/Trailers located in the petitioner's park be marked with a number clearly visible from the park roads. That signs shall be placed so as to give clear directions to all the numbered sections of the extended park. These requirements shall meet the specifications of the Police Chief.

3. That the Applicant shall participate and cooperate with the City of Marlborough and the Commonwealths' Department of Environmental Management (DEM) to develop a parking area and gate for Callahan State Park as follows:

   a) The applicant shall cooperate with the City and DEM in the detailed design, and implementation of the facilities listed hereafter, for the purpose of assuring improved public access in a safe and convenient manner to Callahan State Park.

   b) The applicant shall construct, at his expense, a gravel parking area to accommodate twenty-five (25) cars and one (1) bus, for use by patrons of Callahan State Park. The parking lot shall be built to the specifications of the City based on future discussions with DEM, and shall be located within Callahan State Park at a site to be defined by the City and DEM.

   c) The applicant shall construct, at his expense, a gate, required by the City and State DEM, across Broadmeadow Road for the purpose of controlling access to the State Park and to the parking lot within said Park. The gate shall be installed at the beginning of the gravel section of roadway, near the street light. The gate shall be built to the specification of the City, and the City or State shall maintain said gate. The gate shall be closed and opened by the applicant or his agent, except as may otherwise be agreed by the City and DEM, as follows: to be opened at 8 a.m. and closed no later than a half hour after sunset.

IN CITY COUNCIL

Marlborough, Mass., _____ 19

ORDERED:

d) The applicant shall regrade the gravel roadway, from the gate to the parking area, to provide a proper slope and an 18 foot width. No trees shall be removed along the roadway.

e) Subject to DEM timely agreement on the plan for the parking lot and gate, said gate and parking lot shall be constructed before occupancy of any more mobile home units in the Gulbankian Trailer Park, but in no case more than nine (9) months following the approval of this special permit by the City Council.

4. That a line shall be drawn East to West on the Applicant's plan entitled "Existing Condition Plan of Gulbankian Trailer Park" passing through the most southerly Mobile Home/Trailer shown on said plan. All land north of said line shown as open space shall remain open space. The Applicants Engineer shall draw said line, have it approved by the City Engineer and City Planner on behalf of the Council and file a copy in the City Assessor's Office and City Clerk's Office. The Applicant shall not construct or add any additional units above said line excepting the existing Phase I and any other units granted to the Applicant by this Special Permit.

5. That a natural buffer of trees, plants and bushes shall be forever retained around the Applicant's Mobile Home Park.

6. That the erosion problem at the Applicant's park, including the land abutting Valchius and Fafard, shall be corrected by the Applicant subject to approval of the City Engineer.

7. That the Applicant shall not construct, make or permit a vehicular road or way between his property and the Valchius and Fafard land.

IN CITY COUNCIL

Marlborough, Mass., _____ 19

ORDERED:

8. That the vacant trailer located in Phase II now being used as a Model, shall be designated as an affordable unit as defined in the City of Marlborough Code, Chapter 200, Section 4, Paragraph B, and as defined by Chapter 774 and the regulations to be promulgated in the future by the Executive Office of Communities and Development. Said unit shall be designated so as to count toward the Ten percent (10%) affordable housing stock of the City of Marlborough pursuant to MGL, Chapter 40 B, Section 20.

9. That in the event the Applicant seeks to discontinue the park or to change the use thereof, he shall comply with the relevant provision of MGL, Chapter 140. Notwithstanding all elderly, handicapped, low and moderate income residents of the entire park shall have five years to relocate.

10. That the Applicant shall participate in the cost of a survey to test the pumping capability of the Broadmeadow Road sewer pumping station and shall pay its pro-rated share of all costs of improvement to said Broadmeadow Road pumping station relative to the flow from the Applicant's site along Broadmeadow Road.

D. CONDITIONS FOR PHASE III

A Special Permit is hereby granted to the Applicant for Phase II subject to the following conditions:

1. That the total number of units in Phase III shall be twenty-five (25).

2. That twenty (20) units shall be designated as affordable units as defined in the Code of the City of Marlborough, Chapter 200, Section 4, Paragraph B, and the remaining 5 units shall be for sale at market rates. The affordable units shall be placed on the perimeter of the mobile park, so as to scatter the

IN CITY COUNCIL

Marlborough, Mass., OCTOBER 2, 19 89

ORDERED:

affordable units as shown on Applicant's plot plan "orange". The affordable units shall be of the same general exterior appearance as the other units in the park and the outside amenities provided by the park owner shall be identical to the other units developed in Phase III. A record of ownership of the affordable units shall be supplied annually to the Director of the Housing Division of the City of Marlborough Community Development Authority.

3. That a hydrant system in this area must be installed to meet the requirement of the City Engineer and Fire Chief. All smoke detectors in the trailers shall be ceiling mounts.

4. That the Applicant shall contribute their pro-rated share of sewer/water improvements in the area. No new construction shall be permitted in Phase III until this condition is satisfied.

5. That all the remaining and relevant conditions of Phase II shall also apply to Phase III.

6. That all conditions of Phase II shall be satisfied before commencing with Phase III other than the actions required the City and State, including testing and upgrading of the water and sewer system by the City and other than the implementation of the parking area for Callahan State Park.

ADOPTED
In City Council
Order No. 89/2851C
Adopted October 2, 1989

A TRUE COPY
ATTEST: John E. Reynolds
City Clerk

This Special Permit GRANTED IN ACCORDANCE WITH THE AGREEMENT FOR JUDGMENT FROM MASSACHUSETTS SUPERIOR COURT NO. 89-7140 AS ATTACHED AND MADE A PART HEREOF.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

SUPERIOR COURT DEPARRTMENT
NO. 89-7140

GULBANKIAN MOBILE HOME VILLAGE, INC.
Plaintiff

vs.

J. MICHAEL McGORTY, ET ALS
Defendant

JUDGMENT

The City of Marlborough special permit dated October 2, 1989 and issued in favor of Gulbankian Mobile Home Village, Inc., is hereby amended by striking therefrom paragraphs C & D entitled respectively Conditions for Phase II and Conditions for Phase III and substituting therefore the following:

C. CONDITIONS FOR PHASE II

A special permit is hereby granted for Phase II subject to the following conditions:

1. That Phase II shall be limited to thirty (30) units as depicted on the plan entitled "Existing Condition Plan for Gulbankian Trailer Park."

2. That all Mobile Homes/Trailers located in the petitioner's park be marked with a number clearly visible from the park roads. That signs shall be placed so as to give clear directions to all the numbered sections of the extended park. These requirements shall meet the reasonable specifications of the Police Chief.

3. That the Applicant shall participate and cooperate with the City of Marlborough and the Commonwealths' Department of Environmental Management (DEM) to develop a parking area and gate for Callahan State Park as follows:

   a) The applicant shall cooperate with the City and DEM in the detailed design, and implementation of the facilities listed hereafter, for the purpose of assuring improved public access in a safe and convenient manner to Callahan State Park.

   b) The applicant shall construct, at his expense, a gravel parking area to accommodate twenty-five (25) cars and one (1) bus, for use by patrons of Callahan State Park. The parking lot shall be built to the specifications of the City based on future discussions with DEM, and shall located within Callahan State park at a site to be defined by the City and DEM.

c) The applicant shall construct, at his expense, a gate, required by the City and State DEM, across Broadmeadow Road for the purpose of controlling access to the State Park and to the parking lot within said Park. The gate shall be installed at the beginning of the gravel section of roadway, near the street light. The gate shall be built to the specification of the City, and the City or State shall maintain said gate. The gate shall be closed and opened by the applicant or his agent, except as may otherwise be agreed by the City and DEM, as follows: to be opened at 8 a.m. and closed no later than a half hour after sunset.

d) The applicant shall regrade the gravel roadway, from the gate to the parking area, to provide a proper slope and an 18 foot width. No trees shall be removed along the roadway.

e) Gate and parking area to be completed by applicant in or within four months from receipt of DEM approval of site location and plans.

4. That a line shall be drawn on the Applicant's plan entitled "Existing Condition Plan of Gulbankian Trailer Park" passing through the most southerly Mobile Home/Trailer shown on said plan. All land north of said line shown as open space shall remain open space. The Applicants Engineer shall draw said line, and file a copy in the City Assessor's Office and City Clerk's Office. The Applicant shall not construct or add any additional units above said line excepting the existing Phase I and any other units granted to the Applicant by this Special Permit unless said permit is modified.

5. That a natural buffer of trees, plants and bushes shall be forever retained around the Applicant's Mobile Home Park.

6. That the erosion problem at the Applicant's park, including the land abutting Valchius and Fafard, shall be corrected by the Applicant subject to approval of the City Engineer on or before September 30, 1991.

7. That the Applicant shall not construct, make or permit a vehicular road or way between his property and the Valchius and Fafard land.

8. That in the event the Applicant seeks to discontinue the park or to change the use thereof, he shall comply with the relevant provision of MGL, Chapter 140. Notwithstanding all elderly, handicapped, low and moderate income residents of the entire park shall have

five years to relocate.

9. That the Applicant shall pay the sum of $25,000.00 toward the cost of a survey to test the pumping capability of the Broadmeadow Road sewer pumping station and the cost of improvement to said Broadmeadow Road pumping station. Said payment shall be made by "Gulbankian" immediately upon notification by the City Engineer that said payment is due.

D. CONDITIONS FOR PHASE III

A Special Permit is hereby granted to the Applicant for Phase III subject to the following conditions

1. That the total number of units in Phase III shall be twenty-five.

2. That six (6) units shall be designated as affordable units as defined in the Code of the City of Marlborough, Chapter 200, Section 4, Paragraph B, and the remaining nineteen (19) units shall be for sale at market rates. The affordable units shall be placed on the mobile park, so as to scatter the affordable units. The affordable units shall be of the same general exterior appearance as the other units in the park and the outside amenities provided by the park owner shall be identical to the other units developed in Phase III. A record of ownership of the affordable units shall be supplied annually to the Director of the Housing Division of the City of Marlborough Community Development Authority.

3. That a hydrant system in this area must be installed to meet the requirement of the City Engineer and Fire Chief. All smoke detectors in the trailers shall be ceiling mounts.

4. That all the remaining and relevant conditions of Phase II shall also apply to Phase III.

five years to relocate.

9. That the Applicant shall pay the sum of $25,000.00 toward the cost of a survey to test the pumping capability of the Broadmeadow Road sewer pumping station and the cost of improvement to said Broadmeadow Road pumping station. Said payment shall be made by "Gulbankian" immediately upon notification by the City Engineer that said payment is due.

D. CONDITIONS FOR PHASE III

A Special Permit is hereby granted to the Applicant for Phase III subject to the following conditions

1. That the total number of units in Phase III shall be twenty-five.

2. That six (6) units shall be designated as affordable units as defined in the Code of the City of Marlborough, Chapter 200, Section 4, Paragraph B, and the remaining nineteen (19) units shall be for sale at market rates. The affordable units shall be placed on the mobile park, so as to scatter the affordable units. The affordable units shall be of the same general exterior appearance as the other units in the park and the outside amenities provided by the park owner shall be identical to the other units developed in Phase III. A record of ownership of the affordable units shall be supplied annually to the Director of the Housing Division of the City of Marlborough Community Development Authority.

3. That a hydrant system in this area must be installed to meet the requirement of the City Engineer and Fire Chief. All smoke detectors in the trailers shall be ceiling mounts.

4. That all the remaining and relevant conditions of Phase II shall also apply to Phase III.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

SUPERIOR COURT DEPARRTMENT
NO. 89-7140

GULBANKIAN MOBILE HOME VILLAGE, INC.
Plaintiff

vs.

J. MICHAEL McGORTY, ET ALS
Defendant

10

AGREEMENT FOR JUDGMENT

It is hereby agreed that judgment may be entered in this action for the Plaintiff, Gulbankian Mobile Home Village, Inc., against J. Michael McGorty et als., defendants herein in accordance with the form of judgment attached hereto as Exhibit "A" without costs.

Joseph J. Connolly, Esq.
Attorney for Plaintiff
74 Main Street
Marlborough, MA 01752
(508) 485-4488

David G. Toone, Esq.
Attorney for Defendants
186 Main Street
Marlborough, MA 01752
(508) 485-1551

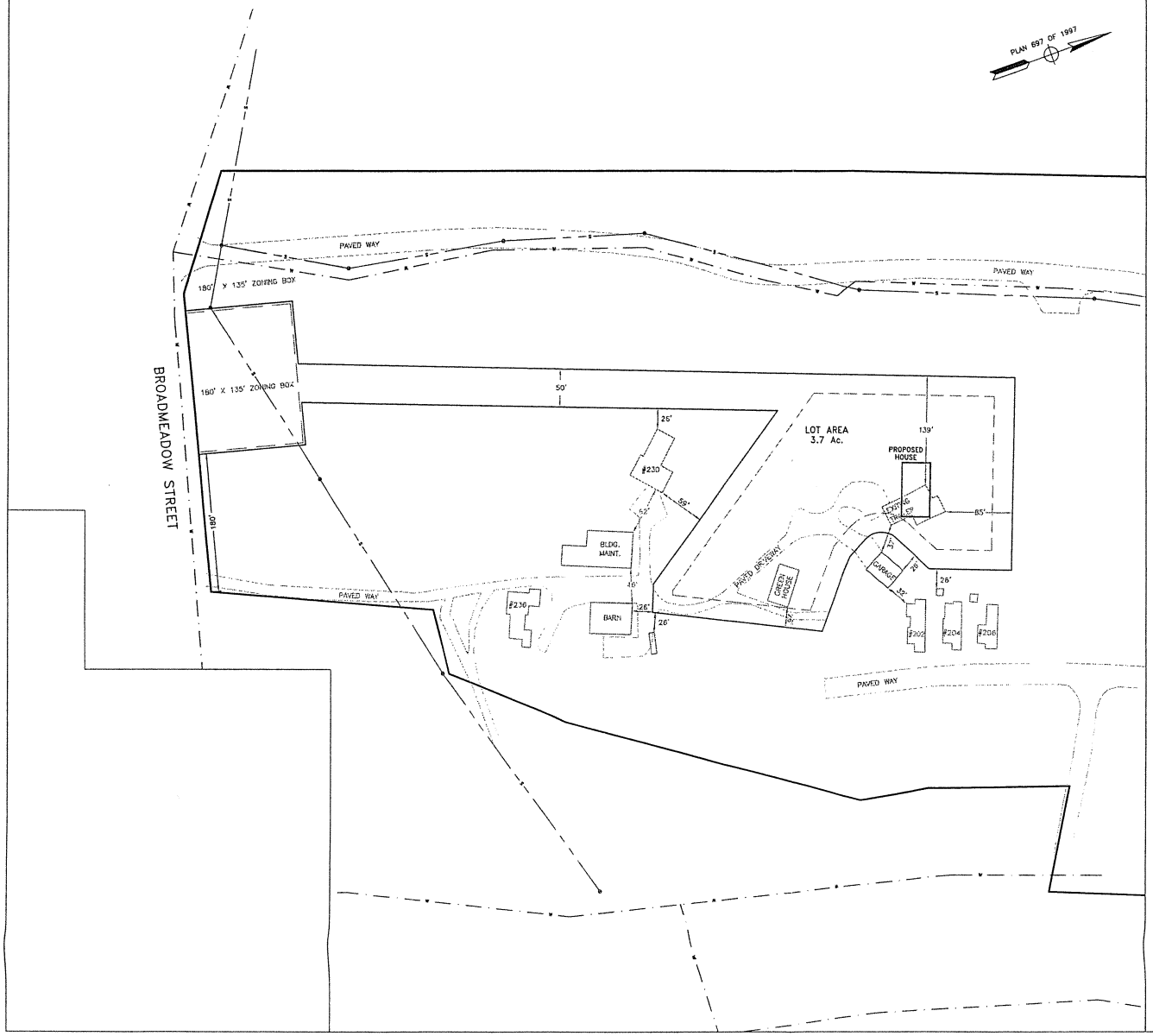
Middlesex, ss.

Commonwealth of Massachusetts
SUPERIOR COURT DEPARTMENT OF THE TRIAL COURT

In testimony that the foregoing is a true copy on file and of record made by photographic process, I hereunto set my hand and affix the seal of said Superior Court, this eighth day of May 1991

Deputy

Assistant Clerk



NOTES:

1.) THE LAND SHOWN IS LISTED AS ASSESSOR MAP 86, PACEL 1, LOCATED IN THE "RR" ZONE.

2.) OWNER DEED REFERENCE:
OWNERS: LEVON GULBANKIAN
DEED BK. 59934 PG. 449

3.) EXISTING BUILDINGS, PAVEMENT AND UTILITIES WERE TAKEN FROM RECORD AND GIS INFORMATION AND ARE APPROXIMATE ONLY.

4.) THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER REASON.

MARLBOROUGH, MA ZONING CHART

PARCEL 1 ON MAP 86 IN ZONE DISTRICT "RR"

ITEM	REQUIRED	PROPOSED
(MIN.) LOT AREA	1 ACRE	>1 ACRE
FRONTAGE	180 FT	180 FT
SIDE YARD	25 FT	>36 FT
FRONT YARD	40 FT	>40 T
REAR YARD	50 FT	>50 FT
BUILDING HEIGHT	2.5 STORIES	>2.5 STORIES
BUILDING COVERAGE	20% MAX.	<20%

CONCEPT 3

BROADMEADOW STREET
MARLBOROUGH, MA

PREPARED FOR:
LEVON GULBANKIAN,JR.
280 BROADMEADOW STREET
MARLBOROUGH, MA 01752

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

0 60 FEET 120 180
GRAPHIC SCALE

DATE: MARCH 10, 2021

FILE: 2859 C1.dwg

RIEMER | BRAUNSTEIN

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 JUL -1 PM 1:10

Dennis E. McKenna
dmckenna@riemerlaw.com
(617) 880-3454 direct
(617) 692-3454 fax
(617) 834-3454 cell

July 1, 2022

BY EMAIL CITYCLERK@MARLBOROUGH-MA.GOV
AND BY FIRST CLASS MAIL

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

Re: Waypoint Residential;
Special Permit Court Ordered Remand Regarding Special Permit Application for a Multi-Family Community
Revised Application.

Dear Councilor Ossing:

On behalf of my client, W.P. Marlborough MA Owner, LLC ("Waypoint Residential"), I respectfully submit the enclosed Remand Order, as well as a draft Decision consistent with the Settlement Agreement executed between Waypoint Residential and the Marlborough City Council which we submit consistent with the Remand Order and should be considered a Revised Application, along with the certified abutters' list received from the City of Marlborough.

Thank you for your time and attention to this matter.

Very truly yours,

/s/ Dennis E. McKenna

Dennis E. McKenna

DEM:cas
Enclosures

cc: Jason Grossfield, Esquire (by email jgrossfield@marlborough-ma.gov)

3265630.1

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

MIDDLESEX, ss. 21 MISC 000451 (JSDR)

WP MARLBOROUGH MA OWNER, LLC,

Plaintiff,

v.

MICHAEL H. OSSING, KATHLEEN D. ROBEY, MARK A. ORAM, SAMANTHA PERLMAN, LAURA J. WAGNER. DAVID DOUCETTE, J. CHRISTIAN DUMAIS, ROBERT J, TUNNERA, JOHN J. IRISH, SEAN A. NAVIN and DONALD R. LANDERS, SR., As They Are Members Of The CITY COUNCIL OF THE CITY OF MARLBOROUGH,

Defendants.

ORDER ON JOINT MOTION FOR REMAND

This action is an appeal pursuant to General Laws Chapter 40A, § 17, of an August 23, 2021 decision of the City Council of the city of Marlborough, as special permit granting authority, denying the Plaintiff's application for a special permit to construct a 140-unit multi-family dwelling residential project at 339 Boston Post Road East, Marlborough, Massachusetts (the "Project"). On May 26, 2022, the parties filed a Joint Motion To Remand And To Stay Proceedings. Having considered the motion, it is hereby ORDERED as follows:

1. This matter is remanded to the city of Marlborough City Council (the "SPGA") to conduct a public hearing for the purpose of considering the Plaintiff's revised special permit

application, taking public comments on the revisions, and deliberating on Plaintiff's revised special permit application.

2. Within twenty (20) days of issuance of this order, Plaintiff shall submit to the SPGA a request to grant a proposed decision on a special permit for the Project, including the form of the proposed decision, consistent with the settlement agreement between the parties, and the SPGA as then presently constituted may consider and determine whether to grant the proposed decision.

3. Remand of this matter requires re-opening of the prior public hearing in accordance with G. L. c. 40A. The hearing shall incorporate by reference all materials and testimony previously submitted to the SPGA during the SPGA's prior public hearing relating to Plaintiff's initial special permit application for the project.

4. The SPGA shall hold the public hearing on the revised special permit application by August 30, 2022. The remand public hearing shall be for the limited purpose of considering the changes to the previously contemplated draft decision to grant a special permit for the Project. The SPGA shall first publish and post notice of, and send notice to parties in interest, all in accordance with G. L. c. 40A, § 11. Plaintiff shall not be required to submit a filing fee, but Plaintiff shall reimburse the city for the cost of publication and mailing of notice of the re-opened remand public hearing.

5. The SPGA shall complete the public hearing, and file a written decision on remand with the Marlborough City Clerk's office within twenty-five (25) days of the close of the remand public hearing.

6. This Court hereby stays this action and retains jurisdiction of this matter. Within twenty (20) days after the filing of the SPGA's new decision with the City Clerk, the parties

shall either file a stipulation of dismissal with prejudice with the Court if the revised proposed decision is granted consistent with the settlement agreement, or if said decision is not granted, seek a lift of the stay in this matter.

SO ORDERED.

By the Court (Roberts, J.)

/s/ Jennifer S.D. Roberts

Attest:

/s/ Deborah J. Patterson

Deborah J. Patterson, Recorder

Dated: May 31, 2022.

_____ ____, 2022

NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

In City Council
Order No. # 20-1007995B

Application of:
WP Marlborough MA Owner, LLC (Waypoint Residential)

Locus:
339 Boston Post Road East, Marlborough, MA
Parcel 35 of Assessor Map 72, and Parcels 24, 26, 26A, and 28 on Assessors Map 73

DECISION
The City Council of the City of Marlborough hereby **GRANTS** the Application of WP Marlborough MA Owner, LLC, with a mailing address of 9 West Broad Street, Suite 800, Stamford, CT, as provided in the DECISION and subject to the Findings of Fact and Conditions contained 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

Application of:
WP Marlborough MA Owner, LLC (Waypoint Residential)

Locus:
339 Boston Post Road East, Marlborough, MA
Parcel 35 of Assessor Map 72, and Parcels 24, 26, 26A, and 28 on Assessors Map 73

DECISION ON A SPECIAL PERMIT
ORDER NO. 20-1007995B

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to WP Marlborough MA Owner, LLC (the "Applicant") to build and operate a 140-unit multifamily dwelling residential project at 339 Boston Post Road East, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, WP Marlborough MA Owner, LLC, is a Connecticut limited liability company with an address of 9 West Broad Street, Suite 800, Stamford, CT 06902.

2. The Applicant is the prospective owner of the property located at 339 Boston Post Road East, Marlborough, Massachusetts, being shown as Parcel 35 of Assessor Map 72, and Parcels 24, 26, 26A, and 28 on Assessors Map 73 (the "Site").

3. In accordance with Article V, Section 650-17 and Section 650-18(4), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to build and operate a 140-unit multifamily dwelling residential project at the Site, in three buildings, with 280 on-site parking spaces, open areas, walking paths, and residential amenities (the "Use" or "Project").

4. The Site is located in the Business and Residence A-2 Zoning Districts.

5. The Site has an area of 25.7 acres +/- as shown on the Plans referenced in paragraph 7 below.

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

7. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a Fiscal Impact Analysis dated January 3, 2019 by Fougere Planning & Development, Inc., a Transportation Impact Assessment dated January 12, 2019 by Vanasse & Associates, Inc., and the following plans: a detailed site plan entitled "Preliminary Site Development Plans for Walcott Heritage Farms" by Allen & Major Associates, Inc., comprised of Sheets 1 through 6 with the last revision date of December 16, 2020 (the "Plans"), attached hereto as **"Attachment A."**

8. By Notice of Decision dated August 23, 2021, and filed in the Office of the City Clerk of Marlborough on August 24, 2021, the Marlborough City Council denied the Applicant's Application.

9. On September 10, 2021, the Applicant filed an appeal of the Decision of the Marlborough City Council denying the Application in the action entitled *WP Marlborough MA Owner, LLC v. Marlborough City Council, et al.* (Land Court No. 21 MISC 000451) (the "Appeal"). During the Appeal, a settlement was reached between the Applicant and the Marlborough City Council which agreed upon a remand for the purposes of considering the Application subject to certain changes agreed upon between the Applicant and the Marlborough City Council, and pursuant to that Settlement Agreement, the Applicant and the Marlborough City Council filed a Joint Motion to Remand in the Appeal on or about May 26, 2022.

10. In the Appeal, the Massachusetts Land Court entered a certain Order on Joint Motion for Remand dated May 31, 2022 which remanded to the Marlborough City Council the matter which ordered the Marlborough City Council to conduct a public hearing for the purpose of considering the Applicant's revised special permit application (the "Remand Order").

11. Pursuant to the Remand Order, the Applicant submitted to the Marlborough City Council a request on July 1, 2022 that the Marlborough City Council grant the Application, as amended, consistent with the Settlement Agreement reached between the Applicant and the Marlborough City Council (collectively, the "Revised Application").

12. The Remand Order required the Marlborough City Council to hold the public hearing on the revised special permit application by August 30, 2022. The Remand Order required that the remanded public hearing process be for the limited purposes of considering the changes to the previously contemplated draft decision to grant a special permit for the Project.

13. During the remanded public hearing process, the Appeal has been stayed by the Remand Order.

14. The Application was certified by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, as having complied with Rule 7 of the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.

15. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, and pursuant to the Remand Order, the City Council established a date for a public hearing on the Revised Application and the City Clerk for the City of Marlborough caused notice of the same to advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.

16. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Revised Application on August 22, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. In accordance with the Remand Order, the public hearing incorporated by reference all materials and testimony previously submitted to the Marlborough City Council during the prior July 20, 2020 public hearing relating to the Application. The hearing was closed on August 22, 2022.

17. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic, pursuant to the Remand Order.

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

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

B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit to build and operate a 140-unit multifamily dwelling residential project as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts, and shall be built according to the Plans as may be amended during Site Plan Review.

2. 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.

3. 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, its successors and/or assigns, 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.

4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs, and other documentation provided by the Applicant as part of the Revised Application, 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. The final architectural design of the Site shall be reasonably consistent with the Plans submitted by the Applicant. The final exterior features of the Site, including landscaping, shall be maintained is good condition and shall be reasonably consistent with the Plans submitted and representations made to the City Council.

5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. The Applicant shall also hire an independent Erosion Control Expert, with credentials acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

6. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review process.

7. Affordable Units. Twenty percent (20%) of the dwelling units at the Site shall be made available as rental units at affordable prices to renters (whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development) in perpetuity or the longest period allowed by law (the "Affordable Housing Units"), in accordance with the provisions of Section 650-26 of the Zoning Ordinance and this condition. The Affordable Housing Units shall comply with all requirements for inclusion in the Subsidized Housing Inventory ("SHI") of the Commonwealth of Mass. Department of Housing and Community Development ("DHCD"). Prior to obtaining a certificate of occupancy for any unit within the Use, the Applicant, its

successors and/or assigns, in coordination with the City and its Community Development Authority, shall file all required submissions to DHCD for inclusion of the Affordable Housing Units on the SHI and shall diligently take all actions necessary to include the Affordable Housing Units on the SHI, including without limitation, preparing and executing a regulatory agreement and declaration of restrictive covenants and/or any other restrictive instrument necessary to ensure compliance with said Zoning Ordinance and this condition, a marketing plan, and all other required documentation. All costs associated with complying with this condition, including but not limited to, the DHCD process, recording of all documents with the registry of deeds, and the marketing plan for the Affordable Units shall be borne by the Applicant, its successors and/or assigns.

8. Site Access and Roadway Improvements.

a. The Use shall access Route 20 with a single driveway entrance located directly opposite Village Drive. The Applicant shall provide an emergency access driveway off of Route 20 on the western side of the Site, with an access or gating system approved during Site Plan Review.

b. The Applicant, its successors and/or assigns, shall coordinate with the City and the Massachusetts Department of Transportation to ensure that development of the Use does not conflict with planned improvements to Route 20 in the vicinity of the Site. The final design and configuration of the Site's access driveways shall incorporate the latest design of the planned MassDOT improvements to Route 20 and shall be approved by both MassDOT and the Engineering Division of the Department of Public Works.

c. In addition to the planned improvements to Route 20, the Applicant shall, in coordination with MassDOT and the Engineering Division of the Department of Public Works, make the following traffic calming improvements in the vicinity of the Site:

(i) A radar speed sign on the southern side of Route 20 to the west of Victoria Lane;

(ii) A radar speed sign on the northern side of Route 20 to the east of Village Drive; and

(iii) Rectangular rapid flashing beacons at the proposed crosswalks over Route 20 in the vicinity of the Site.

d. Prior to the issuance of a building permit, the Applicant, its successors and/or assigns, shall provide a payment to the City in the amount of $200,000 to be used by the City Council or its designee towards the study, design, and construction of a traffic signal at the intersection Route 20, Village Drive, and the Site's main entrance; provided however, that if the Massachusetts Department of Transportation does not authorize said traffic signal within three (3) years

following the issuance of a final certificate of occupancy for the Use, then the funds may be used by the City Council or its designee for the study, design, and construction of comparable transportation safety improvements in the vicinity of the Site, for beautification improvements along Route 20 in the vicinity of the Site, or another project designed to improve transportation and aesthetics along Route 20 in the vicinity of the Site.

e. Within six (6) months after the issuance of the final certificate of occupancy for the Project, the Applicant shall make a written request to MassDOT asking MassDOT to reconsider the traffic signal at the intersection of Route 20, Village Drive, and the Site's main entrance based upon traffic data reflecting the actual full occupancy of the Project.

f. Within six (6) months after the issuance of the final certificate of occupancy for the Project, the Applicant agrees to have its traffic engineer update its traffic analysis, and make and provide written recommendations to the Marlborough City Council as to the best use of the $200,000 paid pursuant to Condition 8D above for traffic safety and improvements in the area of the Site and Village Drive, taking into consideration the full occupancy of the Project and ongoing improvements in the area made by MassDOT.

9. Transportation Alternatives.

a. Prior to the issuance of a building permit, the Applicant, its successors and/or assigns, shall provide a payment to the City in the amount of $20,000 to be used by the City Council or its designee to study and/or fund shared transportation options, including but not limited to a shuttle service, to provide access between the Site and its neighboring residential properties and Downtown Marlborough.

b. Prior to applying for a building permit for the Use, the Applicant, its successors and/or assigns, shall submit a request to the MetroWest Regional Transit Authority to add a bus stop in the vicinity of the Site and its neighboring residential properties.

c. Prior to the issuance of a building permit, the Applicant, its successors and/or assigns, shall provide a written summary of a program sponsored for the Site's residents to encourage shared trips and carpooling to reduce vehicle trips to and from the Site, and shall submit an annual report on this program to the Building Commissioner on or before January 30th during each year that the Use remains in operation.

10. Open Space.

a. The Applicant, its successors and/or assigns, shall grant a conservation restriction to the City's Conservation Commission or its designee over areas of the Site identified as "CR Area 1", "CR Area 2", and "CR Area 3" (including any area

outlined in red) shown on the plan attached as **"Attachment B"** (the "Restricted Land"). The form of the conservation restriction over the Restricted Land shall be approved by the City Solicitor and the City Conservation Officer prior to the issuance of a building permit. The Conservation Restriction must be approved by the Conservation Commission, the City Council, and finally signed by the Mayor before being approved by the State Secretary of Energy and Environmental Affairs. The conservation restriction must be granted and recorded prior to the issuance of a certificate of occupancy for any unit within the Use, or at a later time agreed to in writing by the City Conservation Officer. The Conservation Restriction will allow for the mowing and management of portions of CR Area 1 to enhance wildlife habitat and meadows as approved by the Conservation Commission, and shall allow for the passive recreational use of CR Area 1 by the Site's residents.

b. Prior to the issuance of a building permit, the Applicant, its successors and/or assigns, shall provide a payment to the City in the amount of $20,000 to be used by the City Council or its designee to study and/or fund a recreational trail for pedestrians along the City-owned sewer land adjacent to the Site, to provide public access and connections between Route 20 and the Site's neighboring residential properties and Kane School.

11. Issuance of Building Permit. Construction of the project shall not begin until April 14, 2023. Issuance of a building permit shall be conditioned such that construction of the project may not begin until April 14, 2023.

12. Charging Station. The Applicant agrees to increase the number of charging stations at the Project from the original two (2) to four (4) charging stations.

13. Sewer Pump Station Improvements. Prior to the issuance of a building permit, the Applicant, its successors and/or assigns, shall provide a payment to the City for its Department of Public Works or its designee, not to exceed $35,000, to be used by the City for the installation of an in-line sewage grinder at the Boston Post Road pump station in the vicinity of the Site.

14. Snow Removal. Snow removed from driveways, parking areas, and walkways at the Site may not be stored in a manner that creates a shortage of on-site parking for residents. If on-site snow storage creates a shortage of on-site parking for residents, the Applicant, its successors and/or assigns, shall have stockpiled snow removed from the Site.

15. Other Approvals. The Applicant, its successors and/or assigns, shall comply with an order of conditions from the City's Conservation Commission and a floodplain special permit from the City's Zoning Board of Appeals.

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

no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea:_____ - Nay:_____ - Absent:_____

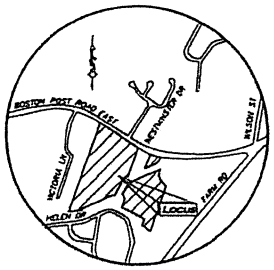
ADOPTED
In City Council
Order No. 20-1007995B

Adopted:_____ 2022

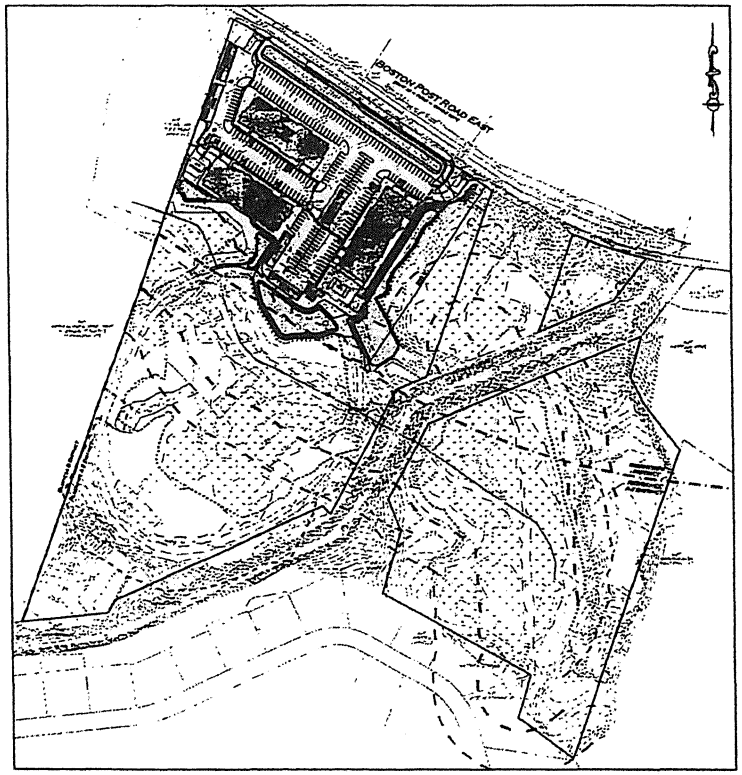
A TRUE COPY
ATTEST:_____ City Clerk
3253704.3

ATTACHMENT "A"

PRELIMINARY SITE DEVELOPMENT PLANS FOR
WALCOTT HERITAGE FARMS
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA



LOCUS MAP
NOT TO SCALE



LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
CIVIL DRAWINGS			
EXISTING CONDITIONS PLAN	V-101	01-16-2020	07-09-2020
LOCUS PLAN	C-001	12-16-2020	—
PRELIMINARY SITE PLAN	C-101	12-16-2020	—
PRELIMINARY UTILITY PLAN	C-102	12-16-2020	—
PRELIMINARY LANDSCAPE PLAN	L-101	12-16-2020	—
LANDSCAPE DETAILS	L-501	12-16-2020	—

APPLICANT:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902
203.210.2700

LAND SURVEYOR, SITE ENGINEER LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.935.6889

ARCHITECT:
PHILLIPS ARCHITECTURE
5901 PEACHTREE DUNWOODY ROAD, SUITE A450
ATLANTA, GA 30328.
770.394.1616

MECHANICAL, ELECTRICAL AND PLUMBING CONSULTANT:
ENGR3 CONSULTING ENGINEERS
100 NORTH POINT CENTER EAST, SUITE 200
ALPHARETTA, GA 30022

ENVIRONMENTAL CONSULTANT:
GODDARD CONSULTING, LLC
291 MAIN STREET SUITE #8
NORTHBOROUGH, MA 01532
508.393.3784

GRAPHIC SCALE

PREPARED BY:

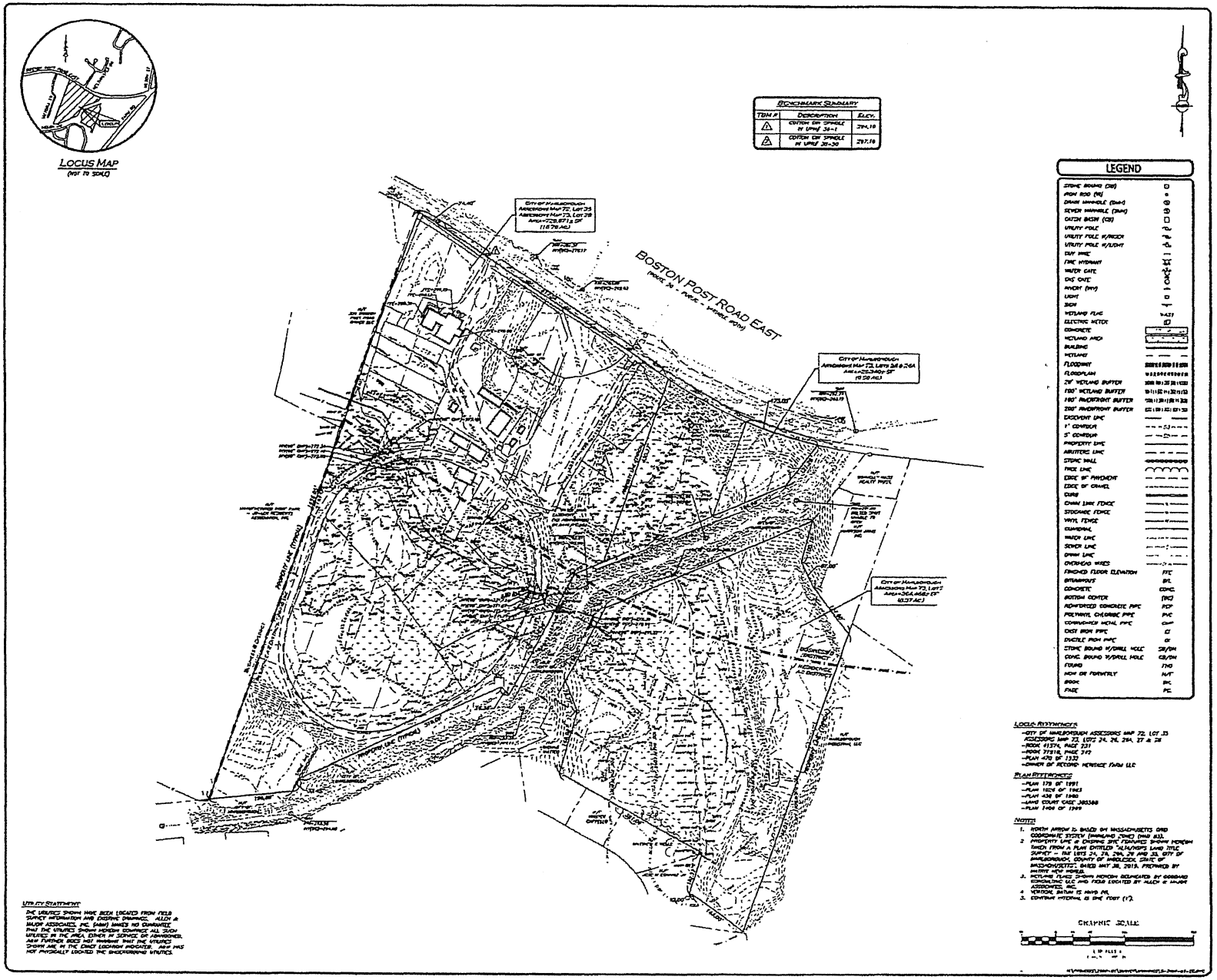
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801
SUITE 5
TEL: (781) 935-6889
FAX: (781) 935-5996
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

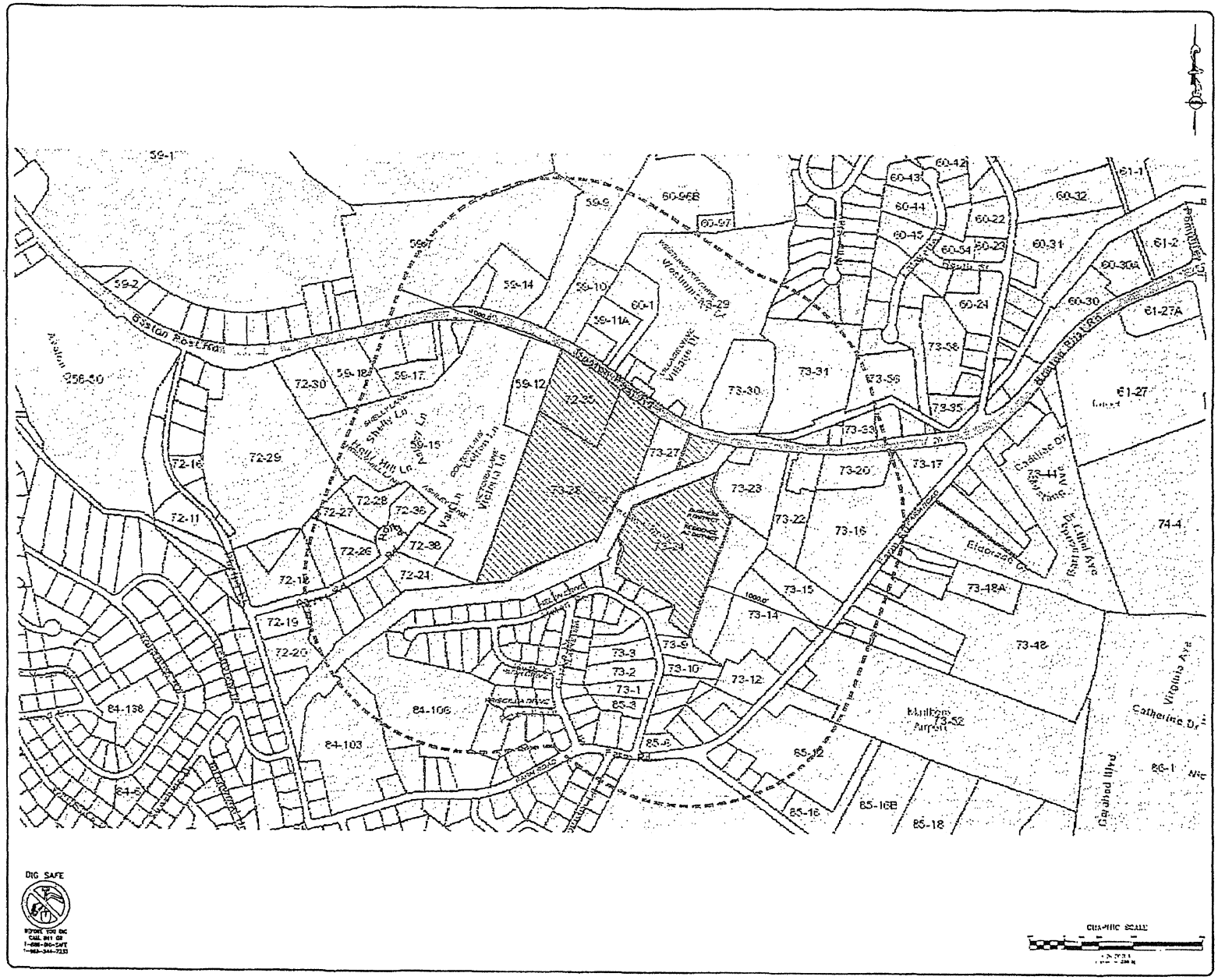
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR LOCAL APPROVAL: DECEMBER 20, 2019
RESUBMISSION FOR LOCAL APPROVAL: JANUARY 31, 2020
VARIOUS REVISIONS: FEBRUARY 3, 2020
VARIOUS REVISIONS: FEBRUARY 20, 2020
REVISED PER CITY COMMENTS: MAY 18, 2020
REVISED PER CITY COMMENTS: JULY 8, 2020
ISSUED TO CONSERVATION: AUGUST 12, 2020
REVISED PER CONSERVATION: AUGUST 26, 2020
REVISED FOR SITE PLAN REVIEW COMMITTEE: SEPTEMBER 11, 2020

REVISED FOR URBAN AFFAIRS SUBMISSION: DECEMBER 16, 2020

DIG SAFE


LOCUS MAP
(NOT TO SCALE)
BENCHMARK SUMMARY
TBM #
DESCRIPTION
ELEV.
BOSTON POST ROAD EAST
LEGEND
LOCUS ATTRIBUTES
PLAN REFERENCES
NOTES
GRAPHIC SCALE
UTILITY STATEMENT
ALLEN & MAJOR ASSOCIATES, INC.
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA
EXISTING CONDITIONS
V-101



PROFESSIONAL SEAL(S) OF ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
16	12-13-2021	REVISED FOR URBAN APARTS SUBMISSION
9	10-22-2020	REVISED PER SITE PLAN REVIEW COMMITTEE
8	08-24-20	REVISED FOR CONTEXT STUDY
7	08-12-20	REVISED PER CITY COMMENTS
6	07-01-20	REVISED PER CITY COMMENTS
5	06-19-20	REVISED PER CITY COMMENTS
4	05-08-20	VARIOUS REVISIONS
3	03-05-20	VARIOUS REVISIONS
2	01-13-20	RESUBMITTED FOR LOCAL APPROVAL
1	10-30-19	ISSUED FOR LOCAL APPROVAL

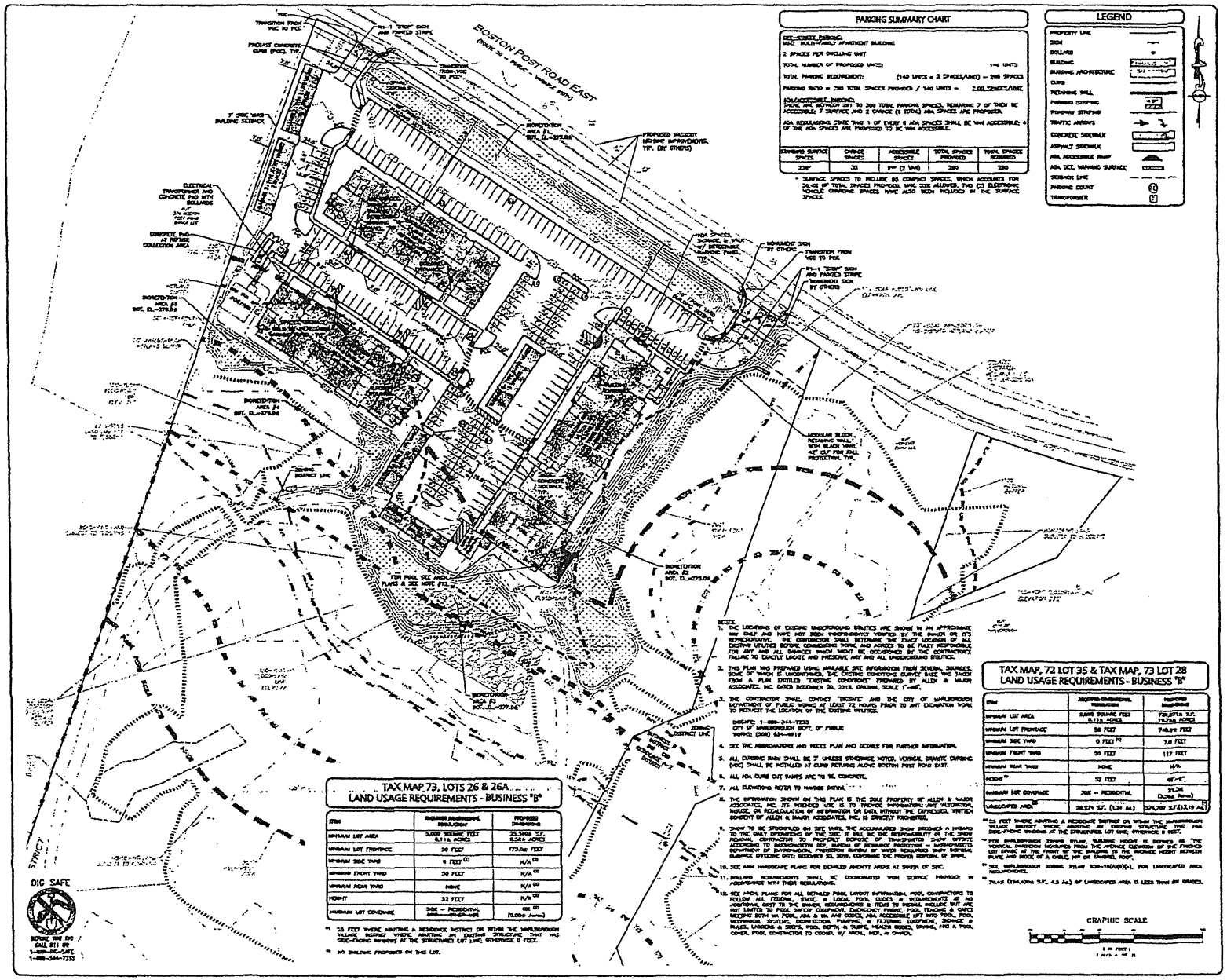
APPLICANT/OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO. 2019-07 DATE: 12-20-2019
SCALE: 1"=200' DWG. NAME: C3D2001
DESIGNED BY: DJ/DMA CHECKED BY: DJD

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineers • land surveyors
100 COMMERCE WAY, SUITE 2
WOBURN, MA 01801
TEL: (781) 935-6032
FAX: (781) 935-8018

DRAWING TITLE: LOCUS PLAN
SHEET NO.: C-001



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

NO	DATE	DESCRIPTION
10	03-14-2022	REVISED FOR PRELIMINARY SUBMISSION
9	02-24-2022	REVISED FOR SITE PLAN REVIEW COMMENTS
8	09-16-20	REVISED FOR CONSERVATION
7	05-13-20	REVISED PER CITY COMMENTS
6	04-03-20	REVISED PER CITY COMMENTS
5	03-10-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-21-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-06-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

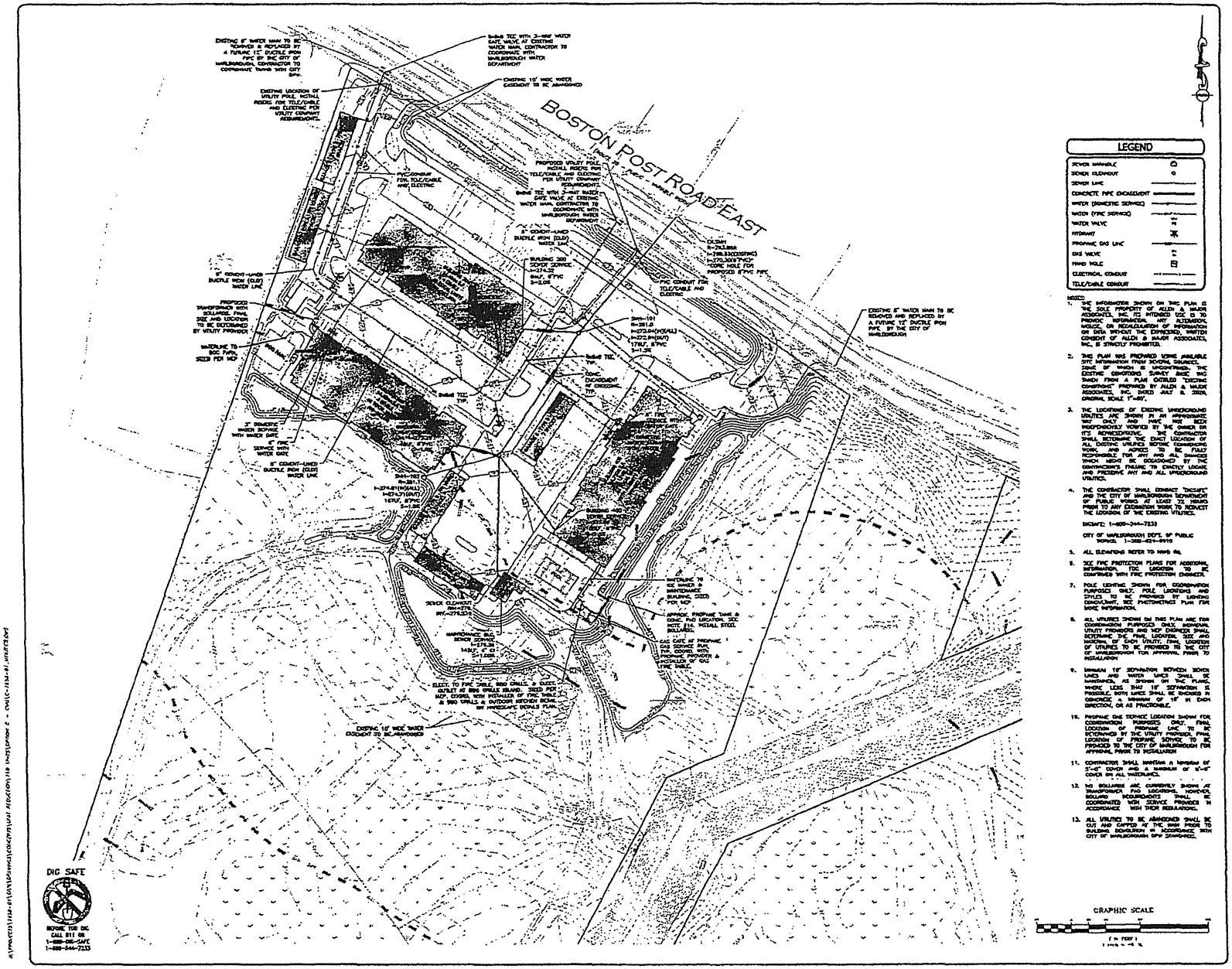
PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

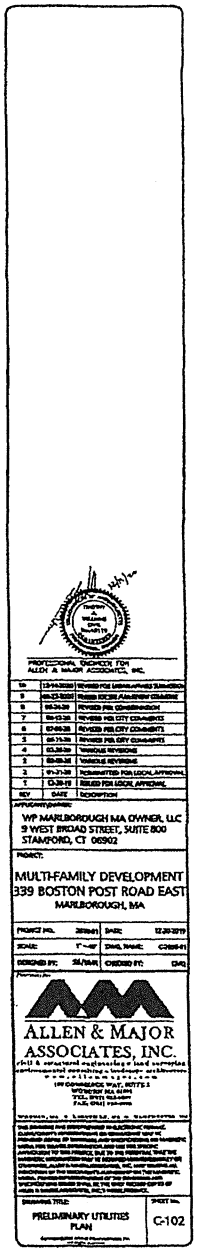
PROJECT NO.	2018-041
DATE:	03-28-2019
SCALE:	1"=40'
DWG. NAME:	C-2018-041
DESIGNED BY:	M.J.R.M.
CHECKED BY:	C.H.Q.

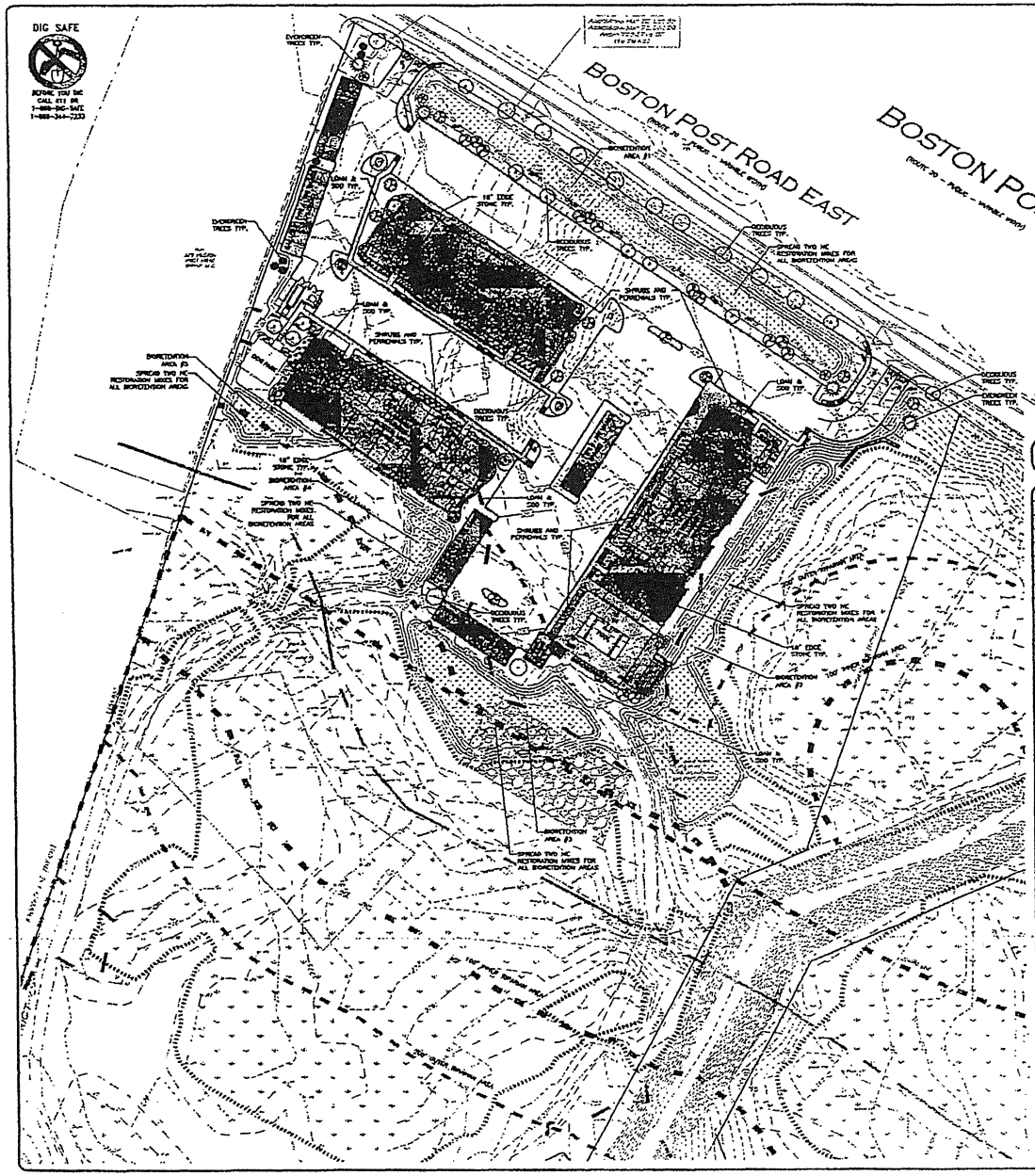
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 1
WOBURN, MA 01801
TEL: (781) 932-9004
FAX: (781) 932-9014

DRAWING TITLE: PRELIMINARY SITE PLAN

SHEET NO.: C-101


BOSTON POST ROAD EAST
LEGEND
SEWER MANHOLE
SEWER CLEANOUT
SEWER LINE
CONCRETE PIPE CHAMFERED
WATER (DOMESTIC SERVICE)
WATER (FIRE SERVICE)
WATER VALVE
HYDRANT
PROPANE GAS LINE
GAS VALVE
HAND HOLE
ELECTRICAL CONDUIT
TELE/CABLE CONDUIT
GRAPHIC SCALE
DIG SAFE
BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233


ALLEN & MAJOR ASSOCIATES, INC.
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA
PRELIMINARY UTILITIES PLAN
C-102



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING/ ORNAMENTAL TREE
- SHRUBS
- PERENNIALS/GROUNDCOVER

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, REUSE, OR RECALCULATION OF INFORMATION ON DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES. SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS, V-101" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED JULY, 2013, ORIGINAL SCALE 1"=40'.
3. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. EXCEPTION BIOMES OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE ANCHORED PLANTING SOIL MINIMUM SIZE / SHAPE PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH OF SHRUBS AND TREES. ALL AREAS OF LOAM AND SOD ON LOAM & SOD TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY AME PRIOR TO PURCHASE OR DELIVERY. GENERAL CONTRACTOR, SCHEDULE CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE. DO THIS 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE NOT AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
4. THIS PLAN IS A CONCEPTUAL PLAN ONLY, AND SUBJECT TO CHANGE AS PROJECT PROGRESSES.

PLANTING PALETTE - TREES, SHRUBS, & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	TBD	AMELANCHIER "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
AR	TBD	ACER RUBRUM "FRANKSRED"	FRANKSRED RED MAPLE	2.5-3" CAL.	AS SHOWN	B&B
BP	TBD	BETULA PAPYRIFERA	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B
CC	TBD	CERCIS CANADENSIS	EASTERN REDBUD	2.5-3" CAL.	AS SHOWN	B&B
PR	TBD	PRUNUS SERRULATA "KWANZAN"	KWANZAN JAPANESE CHERRY	2.5-3" CAL.	AS SHOWN	B&B
QP	TBD	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
JV	TBD	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT.	AS SHOWN	B&B
PA	TBD	PICEA ABIES	NORWAY SPRUCE	6'-7' HT.	AS SHOWN	B&B
PP	TBD	PICEA PUNGENS "FAT ALBERT"	FAT ALBERT BLUE SPRUCE	6'-7' HT.	AS SHOWN	B&B
TO	TBD	THUJA OCCIDENTALIS "NIGTWATCH"	NIGTWATCH ARBORVITAE	6'-7' HT.	AS SHOWN	B&B
SHRUBS/ ORNAMENTAL GRASSES						
CS	TBD	CLETHRA ALNIFOLIA "SWEET SPIRIT"	SWEET SPIRIT SUMMERSWEET	#3	AS SHOWN	POT
HV	TBD	HYDRANGEA ARBORESCENS "ANNABELLE"	ANNABELLE HYDRANGEA	#3	AS SHOWN	POT
HYT	TBD	HYDRANGEA PANICULATA "UNDERLIGHT"	UNDERLIGHT HYDRANGEA	3'-4'	AS SHOWN	B&B
IC	TBD	ILEX GLABRA "SHAMROCK"	INKBERRY	2'-2.5' HT.	AS SHOWN	POT
PV	TBD	PARTHENOCISSUS V. "SHENANDOAH"	SHENANDOAH SUMMER CREEPER	#3	AS SHOWN	POT
PJM	TBD	RHODODENDRON P.J.M. "CONCEAL CLEAR"	COMPACT PJM RHODODENDRON	#3	AS SHOWN	POT
RM	TBD	RHODODENDRON "BOULE DE NEIGE"	BOULE DE NEIGE RHODODENDRON	18"-24" HT.	AS SHOWN	POT
RK	TBD	ROSA KNOCKOUT PINK	PINK KNOCKOUT ROSE	2'-2.5' HT.	AS SHOWN	POT
SD	TBD	SALIX DISCOLOR	PUSSY WILLOW	3-4' HT.	AS SHOWN	POT
VO	TBD	VIBURNUM P.T. "SUMMER SHOWPLANE"	SUMMER SHOWPLANE VIBURNUM	#18	AS SHOWN	POT
PERENNIALS						
BA	TBD	BAPTISIA "PURPLE SMOKE"	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
CP	TBD	COMMACIA PURPUREA	PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
CS	TBD	CHAMAEC SAMOPHILIA "ALBINA"	WHITE PUSHPINS SEDUMAYA	#1	24" O.C.	STAGGERED
MO	TBD	MOSCH "BLUE ANGEL"	BLUE ANGEL MOSCH	#1	24" O.C.	STAGGERED
HS	TBD	HEMEROCALLIS "STRAIGHT SHOOTER"	STRAIGHT SHOOTER DAYLILY	#1	24" O.C.	STAGGERED
HI	TBD	HEMEROCALLIS HEMEROCALLIS "LITTLE GREEN"	LITTLE GREEN DAYLILY	#1	24" O.C.	STAGGERED
IS	TBD	IRIS SIBERICA "SNOW QUEEN"	SNOW QUEEN SIBERIAN IRIS	#1	24" O.C.	STAGGERED
MS	TBD	MISCANTHUS "MORNING LIGHT"	MORNING LIGHT MISCANTHUS GRASS	#1	24" O.C.	STAGGERED
RF	TBD	RUDBECKIA FULGIDA "GOLDSTURM"	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

GENERAL: CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCH. & OWNER FOR EXACT ANNUAL MIX IN PLANTERS DEPENDING ON SEASON OF PLANTING. FOR INITIAL PHASING ONLY UTILIZE FRENCH MARIGOLD NORTH SHORE MIX (SUPERNOVA, SUPERGOLD), QTY 50 IN 9 PLANTERS. LARGE PLANTERS RECEIVE 3 ROYAL VELVET AND 15 SUPERGOLD, SMALL PLANTERS RECEIVE 1 ROYAL VELVET AND 8 SUPERGOLD. 4.5" POTS. POTTING SOIL TO BE 50% COMPOST, 50% PRO-MIX OR EQUAL COMMERCIAL SOIL LESS WIN. ADDITIONAL ANNUALS TO FILL IN VOIDS IN AT VEHICULAR ENTRY AREA & AT LANDSCAPE NODES AT ARCHITECT BUILDING FOR SEASONAL INTEREST. — JGI

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
10	12-17-2020	REVISED PER PLANNING BOARD SUBMISSION
9	10-23-2020	REVISED PER DEPT. OF PUBLIC WORKS COMMENTS
8	10-20-20	REVISED PER CONSERVATION
7	09-03-20	REVISED PER CITY COMMENTS
6	07-06-20	REVISED PER CITY COMMENTS
5	05-19-20	REVISED PER CITY COMMENTS
4	10-30-19	VARIOUS REVISIONS
3	09-09-19	VARIOUS REVISIONS
2	11-11-14	RECUMBENT PER PER LOCAL APPROVAL
1	12-05-13	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:

WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 200
STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2013-0-1	DATE:	12-20-2013
SCALE:	1"=40'	DRAWN BY:	CJ/DM/JV
DESIGNED BY:	RB/TB	CHECKED BY:	CHG

ALLEN & MAJOR ASSOCIATES, INC.
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landscape architecture
www.allenmajor.com
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WORCESTER, MA • LAKEVILLE, MA • MANCHESTER, NH

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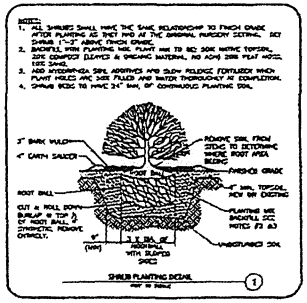
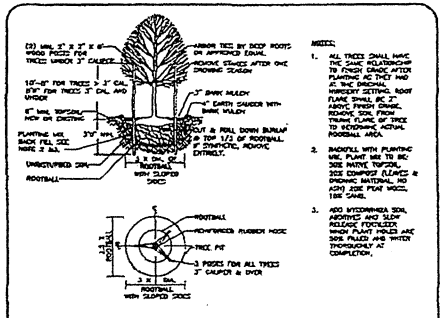
DRAWING TITLE: PRELIMINARY LANDSCAPE PLAN

SHEET NO. L-101

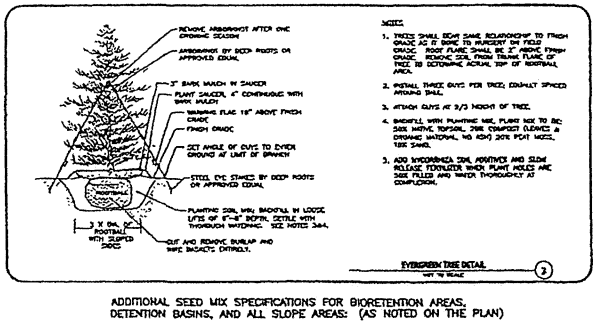


SHRUB PLANTING DETAIL — 1



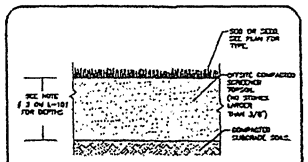
DECIDUOUS TREE PLANTING DETAIL — 2

NOTES:
1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUBS 1"-2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 25% COMPOST (LEAVES & ORGANIC MATERIAL, NO ADM) 25% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUBS BEDS TO HAVE 24" DIA. OF CONTINUOUS PLANTING SOIL.



EVERGREEN TREE DETAIL — 2

NOTES:
1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DIDIC TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS FOR TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 25% COMPOST (LEAVES & ORGANIC MATERIAL, NO ADM) 25% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

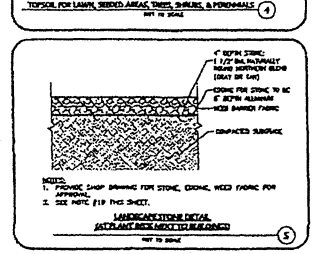


TOPSOIL CLASS	% OF TOTAL WEIGHT
SAND	45% – 80%
SILT	15% – 30%
CLAY	5% – 20%

SIEVE	% PASSING
3/8"	100
NO. 4	95–100
NO. 40	60–85
NO. 100	30–60
NO. 200	15–25
20 um	LESS THAN 5%

NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF ENGLEWOOD TOPSOILS OF THE LOCALITY. ALL TOPSOIL SHALL BE SUITABLE FOR THE ESTABLISHMENT OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADEQUATE, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM AN ON-SITE WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER UNACCEPTABLE, EXTRANEOUS MATTER OR BODIES FOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (PROFESSIONAL LABORATORY ANALYSIS OF TOPSOIL TEST RESULTS (PROFESSIONAL LABORATORY ANALYSIS OF TOPSOIL TESTING AND TEST APPROVAL PRIOR TO DELIVERING ANY TOPSOIL ON SITE. IF ANY TOPSOIL IS PURCHASED, THE PLANTED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT. IF AT CONTRACTORS RISK, AND IF CAN BE REMOVED AT NO ADDITIONAL COST TO OWNER. IF THE TOPSOIL DOES NOT COMPLY WITH THE REQUIRED ORGANIC ANALYSIS, FERTILITY, GLASS, GRAVEL CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE OR ALUMINUM SULFATE, TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. ALL TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, SEEDED AREAS, TREES, SHRUBS, & PERENNIALS — 4



NOTES:
1. PROVIDE SHOP DRAWING FOR STONE, EDGING, WEED FABRIC FOR APPROVAL.
2. SEE NOTE #19 THIS SHEET.

LANDSCAPE STONE DETAIL (AT PLANT BEDS NEXT TO BUILDINGS) — 5

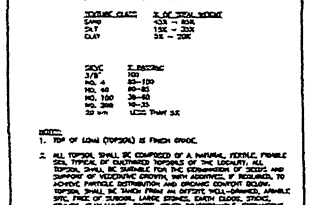
LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SOAL OF SELECTED SPECIMEN" SHALL BE TAGGED AND SCALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LOAMS WITH 3/4 OR GREATER (GRAVEL) SURFACE SHALL BE PROTECTED WITH JUTE EROSION CONTROL NETTING.
11. ANY FALL TRANSPLANTING WILDING PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, MAINTENANCE, FERTILIZING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL PARKING ISLANDS PLANTED WITH SHRUBS OR PERENNIALS SHALL HAVE 24" OF TOPSOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
19. AN MINIMUM 18" WIDE BARRIER OF 1 1/2" STONE (SEE DETAIL) SHALL BE INSTALLED IN ALL PLANT BEDS WHICH ABUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS FOR THE DEDICATED OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00). INSTALL 4" DEPTH STONE WITH WEED FABRIC BENEATH AND FIXED EDGING BETWEEN THE STONE AND ADJACENT MULCH BEDS. PROVIDE SHOP DRAWINGS TO AWM FOR APPROVAL PRIOR TO PURCHASE OF STONE. MINIMUM WEED FABRIC A STEEL EDGING. SEE DETAIL THIS SHEET.
20. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, PERENNIALS, AND ANNUALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL. TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING USE OF DRIP IRRIGATION FOR TREES, SHRUBS, AND PERENNIALS. IRRIGATION SYSTEM WITH HIGH-TO-HEAD COVERAGE. A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF REGIONS AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
21. PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
22. SEEDING OF BIORETENTION & DETENTION AREAS & OTHER SLOPE AREAS SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED. (E.G. IMPORTANT THAT THE BIORETENTION AREAS / DETENTION BASIN BE SEEDED AT THE BEGINNING OF THE PROJECT & PRIOR TO ANY PRIMARY RUNOFF DIRECTED TOWARDS THE BASIN). THE SEED AT DETENTION AREAS & OTHER SLOPED AREAS WILL NEED A MIN. OF 6 MONTHS TO REALLY ESTABLISH PRIOR TO THE DETENTION BASIN BEING UTILIZED SO THAT THERE IS NOT EROSION & SLOPE FAILURE. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEE SEED MIX DETAIL NOTES.

ALL SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. RE-ALL DISTURBED AREAS CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND GREATER. HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER, "FLUX TERRA HP-FGN SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). AT ANY SEASON DESIGNATED BY THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NOT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING WATERING, MOWING, ADDING FERTILIZING AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.

AFTER SEEDING, ALL AREAS TO BE LIGHTLY MULCHED WITH WEED FREE STRAW A CONTINUALLY WATERED EVERY DAY UNTIL SEED IS ESTABLISHED & APPROVED BY AWM LANDSCAPE ARCHITECT (LAC NO MAY) SO THAT SEED IS NOT MOST. FOR SPECIMENS OF THE SEED WITH DRY DETENTION BASINS, WATER LEVELS MAY BE LOWERED IN THE DETENTION AREAS BY HOLDING ON DRY SEASON AND ON DRY SPOTS; OR MAY BE ACCOMPLISHED THROUGH USE OF DETENTIONS MOWERS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ANY BIORETENTION METHODS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. WATER FROM ANY DETENTIONS OPERATION SHALL BE TREATED TO REDUCE TOTAL SUSPENDED SOLIDS AND BE IN COMPLIANCE WITH STATE AND FEDERAL STANDARDS.

SPRING THE NEW ENGLAND SEED MIXES AT AREAS SHOWN ON THE PLAN. SEE SEED MIX DETAIL NOTES. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT.



ADDITIONAL SEED MIX SPECIFICATIONS FOR BIORETENTION AREAS, DETENTION BASINS, AND ALL SLOPE AREAS: (AS NOTED ON THE PLAN)

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
FESTUCA RUBRA	RED FESCUE	FACU
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
PANICUM VIRGATUM	SWITCH GRASS	FAC
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
VERBENA HASTATA	BLUE VERVAIN	FACW
ASCLEPIAS PERENNIS	WHITE SWAMP MILKWEED	FACW
ROSA CAROLINA	CAROLINA SWAMP ROSE	FAC
EUPATORIUM PERFOLIATUM	HOLLOW-STEM JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONESET	FACW
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	FACW
SCIRPUS CYPERINUS	WOOL GRASS	FACW
AMORPHA FRUTICOSA	FALSE INDIGO	FACW

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO ENHANCE ECONOMICALLY MOIST, ACCIDENTALLY DISTURBED SITES WHERE SHORT SEGMENTS OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR OCCASIONALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER, MANY OF THE PLANTS IN THIS MIX TOLERATE INTERMITTENT INUNDATION, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDROSEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL OR GUESTMOW TO ENSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.
PRICE PER LB $34.00 MIN. QUANTITY 3 LBS. TOTAL: $102.00 APPLY: 700 SQ FT/1 LB

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

BOTANICAL NAME	COMMON NAME	WETLAND INDICATOR
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
FESTUCA RUBRA	RED FESCUE	FACU
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	
LOLIUM PERENNE	PERENNIAL RYEGRASS	
PANICUM VIRGATUM	SWITCH GRASS	FAC
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ASCLEPIAS PERENNIAS	UPLAND BONESAME	FACU

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES PROVIDES AN APPROPRIATE SELECTION OF NATIVE AND NATURALIZED GRASSES TO COVER THAT DRY AND RECENTLY DISTURBED SITES WILL BE QUICKLY REVEGETATED AND THE SOIL SURFACE STABILIZED. IT IS AN APPROPRIATE SEED MIX FOR ROAD CUTS, EMBANKMENTS, STEEPER SLOPES, AND AREAS REQUIRING QUICK COVER DURING THE ECOLOGICAL RESTORATION PROCESS. THE MIX MAY BE APPLIED BY HYDRO-SEEDER, BY MECHANICAL SPREADER, OR BY SMALL SPOTS IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT.
BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, MATERIAL WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.
PRICE PER LB $12.50 MIN. QUANTITY 5 LBS. TOTAL: $37.50
APPLY: 700 SQ FT/1 LB

LOAM AND SEEDING:

CONTRACTOR SHALL SOD AREAS NOTED ON THE PLANS OR AT ANY AREA DISTURBED BY CONSTRUCTION NOT NOTED TO BE ANOTHER MATERIAL.

SOD IS TO BE A BLEND OF FOUR TO FIVE DURHAM AND APPROVED HYBRID BLUEGRASS AND FESCUE MIXES APPROPRIATE FOR BOTH SUN-SHADED AND AREAS OF SUN.

HYBRIDS MAY INCLUDE: BLACKSTONE KENTUCKY BLUEGRASS, ARMAND KENTUCKY BLUEGRASS, CHALLENGER KENTUCKY BLUEGRASS, BLACKBURN & KENTUCKY BLUEGRASS OR COMPARABLE AND EQUAL BLUEGRASS HYBRIDS.

1. PROVIDE AWM A SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING OF SOD.
2. SOD SHALL BE HIGH QUALITY, NURSERY GROWN OR CULTIVATED WHOLESALE AGRICULTURAL SOILS. SOD SHALL BE MOWED, AND WATERED OUT AT A UNIFORM SIZE, SHALL BE NOT LESS THAN 1 1/2" IN THICKNESS OF LIVE GRASS "A" TO GUARANTEE THICKNESS SHALL INCLUDE TOP GROWTH AND THATCH. SOD SHALL BE FREE OF DISEASES, WEEDS, BARE SPOTS, OR PEDDLES.
3. SODDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. IF UNABLE TO SOD WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGN SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). AT ANY SEASON DESIGNATED BY THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NOT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING WATERING, MOWING, ADDING FERTILIZING AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
4. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM WORKING, ORGANIC SOURCES OF UNDERFOAL. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 50% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 98% WILL PASS THROUGH A 20 MESH SIEVE.
5. LAWN AREAS TO BE SODDED BY SODDING EXCEPT WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET.
6. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN FOR SPECIFICATIONS BELOW

BOTANICAL NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	97%	85%
POA PRATENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	98%	90%
FESTUCA RUBRA COMMUTATA "WILMA"	WILMA CHEWINGS	8%	95%	90%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGN SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). AT ANY SEASON DESIGNATED BY THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NOT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING WATERING, MOWING, ADDING FERTILIZING AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM WORKING, ORGANIC SOURCES OF UNDERFOAL. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 50% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 98% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SODDED BY SODDING EXCEPT WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
10	03-15-2022	REVISED PER LOCAL APPROVAL CONDITIONS
9	10-22-2021	REVISED PER SITE PLAN REVIEW COMMENTS
8	09-21-21	REVISED FOR CONSERVATION
7	09-10-21	REVISED PER CITY COMMENTS
6	07-08-21	REVISED PER CITY COMMENTS
5	05-18-21	REVISED PER CITY COMMENTS
4	03-29-21	WARRANT REVISIONS
3	03-05-21	WARRANT REVISIONS
2	01-21-21	RESUBMITTED FOR LOCAL APPROVAL
1	12-04-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2020-01
DATE	12-19-2019
SCALE	AS SHOWN
DRAWN BY	CHECKED BY

ALLEN & MAJOR ASSOCIATES, INC.
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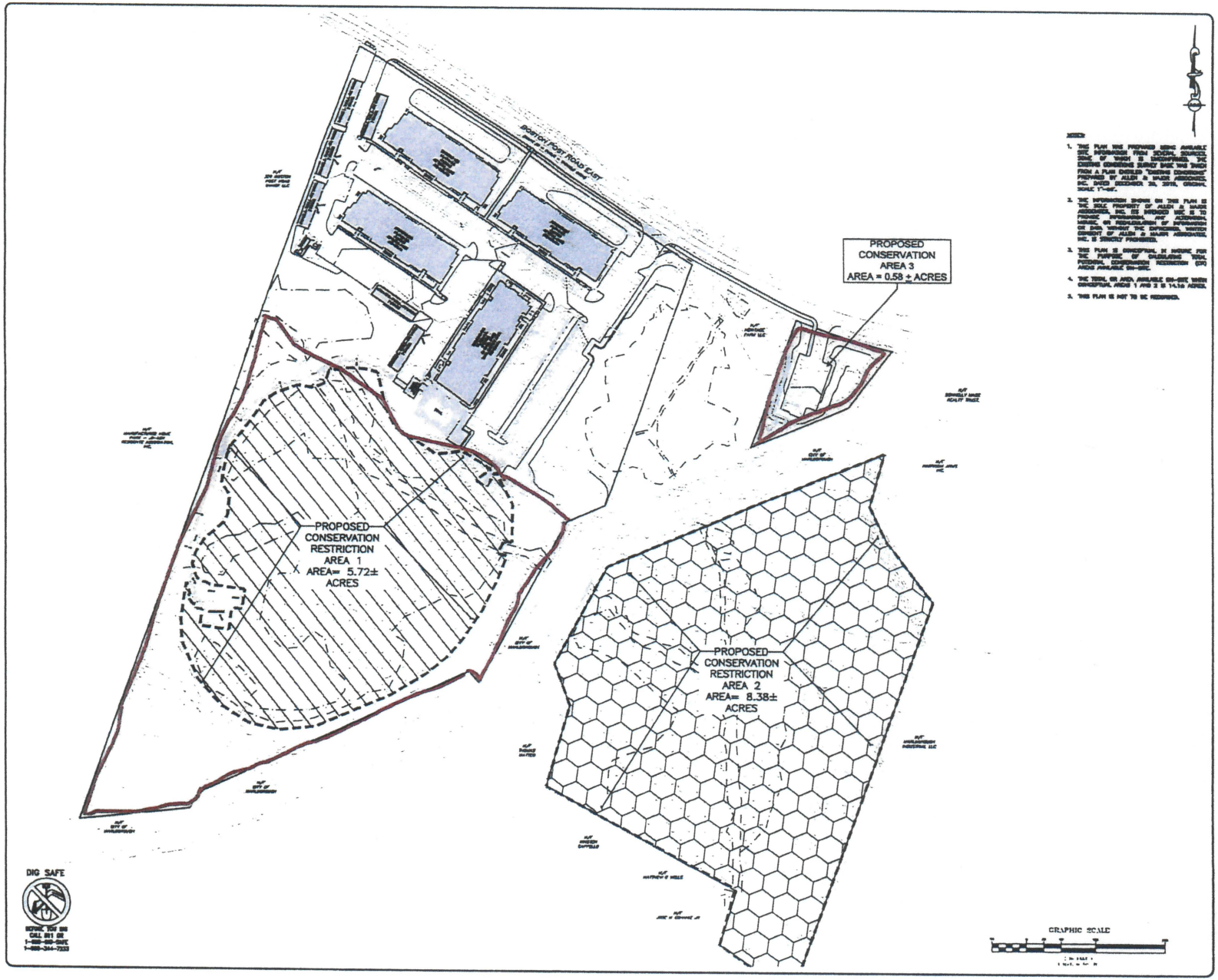
www.allenmajor.com
100 CROMBIE WAY, SUITE 2
WINCHESTER, MA 01890
TEL (781) 756-0097
FAX (781) 756-0096

DRAWING TITLE:
PRELIMINARY LANDSCAPE DETAILS

SHEET NO.
L-501

ATTACHMENT "B"



ISSUED FOR TEAM REVIEW

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
WP MARLBOROUGH MA OWNER, LLC
9 WEST BROAD STREET, SUITE 800
STAMFORD, CT 06902

PROJECT:
MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST
MARLBOROUGH, MA

PROJECT NO.	2020-[illegible]	DATE	2020-10-[illegible]
SCALE:	1"=50'	DWG. NAME:	CONSERV
DESIGNED BY:	[illegible]	CHECKED BY:	[illegible]

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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

CONCEPTUAL CONSERVATION RESTRICTION PLAN

SHEET NO. CR-CPT

ABUTTERS - 339 BOSTON POST RD. EAST, MARLBOROUGH, MA (72-35,73-24,73-26,73-26A,73-28) - 300 FT

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip	Use Code
59-10	M_198606_899925	59-10	330 BOSTON POST RD EAST	DLT FAMILY LIMITED PARTNERSHIP		5 FOX HOLLOW LN		SHARON	MA	02067	3260
59-11	M_198630_899848	59-11	342 BOSTON POST RD EAST	COLBEA ENTERPRISES LLC		2050 PLAINFIELD PIKE		CRANSTON	RI	02921	3340
59-11A	M_198689_899880	59-11A	344 BOSTON POST RD EAST	FOLAN ROBERT A TR	344 BOSTON POST RD EAST REALTY TRUST	344 BOSTON POST RD EAST		MARLBOROUGH	MA	01752	3160
59-12	M_198516_899775	59-12	329 BOSTON POST RD EAST	329 BOSTON POST ROAD OWNER LLC		130 RUMFORD AVE STE 116		AUBURNDALE	MA	02466	3160
59-9	M_198622_900099	59-9	BOSTON POST RD EAST	DONNELLY MASS REALTY TRUST		20880 STONE OAK PKWY	ATTN ACKERLEY OUTDOOR ADVERTIS	SAN ANTONIO	TX	78258	3910
60-1	M_198720_899920	60-1	362 BOSTON POST RD EAST	ISHKANIAN WILLIAM TR	ISHKANIAN NOMINEE TRUST	344 BOSTON POST RD EAST	ATTN WAYLAND MILLORKS	MARLBOROUGH	MA	01752	3160
72-24	M_198315_899435	72-24	71 ROYCE RD	NELSON LAURENCE		71 ROYCE RD		MARLBOROUGH	MA	01752	1010
72-31	M_198360_899667	72-31	BOSTON POST RD EAST	JO-LEN RESIDENTS ASSOCIATION INC		15 COLTON LN		MARLBOROUGH	MA	01752	3222
72-38	M_198327_899488	72-38	79 ROYCE RD	FIGUEROA FELIX TR	PAULINE T FIGUEROA TR	79 ROYCE RD		MARLBOROUGH	MA	01752	1010
72-41	M_198326_899357	72-41	12 HELEN DR	YURKUS RICHARD G		12 HELEN DR		MARLBOROUGH	MA	01752	1010
72-44	M_198379_899300	72-44	21 HELEN DR	CRUZ ANGELO O	RAFAELA L CRUZ	21 HELEN DR		MARLBOROUGH	MA	01752	1010
72-45	M_198358_899361	72-45	20 HELEN DR	PAREDES JOSE C	PATRICIA R MANGINI	20 HELEN DR		MARLBOROUGH	MA	01752	1010
72-46	M_198389_899364	72-46	26 HELEN DR	VIGEANT KENNETH A JR	IWONA M ALEKSANDROWICZ	26 HELEN DR		MARLBOROUGH	MA	01752	1010
72-47	M_198419_899367	72-47	34 HELEN DR	BROWN MICHAEL P	LINDSAY M SCOPETSKI	34 HELEN DR		MARLBOROUGH	MA	01752	1010
72-48	M_198407_899302	72-48	29 HELEN DR	SCOPETSKI KEVIN D	MARGUERITE VOSKANIAN	29 HELEN DR		MARLBOROUGH	MA	01752	1010
72-49	M_198432_899314	72-49	7 RUTH DR	BURGESS KATHLEEN TR	KATHLEEN BURGESS LIVING TRUST	7 RUTH DR		MARLBOROUGH	MA	01752	1010

73-12	M_198888_899243	73-12-66-12	666 FARM RD #12	SANTOS MARCELLA LIRA		666 FARM RD #12		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-2	666 FARM RD #2	OLIVIERA LALDISON A		666 FARM RD #2		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-3	666 FARM RD #3	BARTHELMES NICOLE R		666 FARM RD #3		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-34	666-676 FARM RD								995
73-12	M_198888_899243	73-12-66-4	666 FARM RD #4	SANTOS MIRANA L		44 EMER RD		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-5	666 FARM RD #5	BASTOS JOAO		666 FARM RD #5		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-6	666 FARM RD #6	DEALMEIDA IZABEL		30 TASSI DR		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-7	666 FARM RD #7	MURPHY THOMAS J	PAULA A MURPHY	36 OMALLEY RD		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-8	666 FARM RD #8	OLEARY ROBERT S		666 FARM RD #8		MARLBOROUGH	MA	01752	1020
73-12	M_198888_899243	73-12-66-9	666 FARM RD #9	CHASE ANITA L		666 FARM RD #9		MARLBOROUGH	MA	01752	1020
73-14	M_198921_899354	73-14	FARM RD	THE NEW ENGLAND CENTER FOR CHILDREN INC		33 TURNPIKE RD		SOUTHBOROUGH	MA	01772	9570
73-15	M_198991_899413	73-15-712-1	712 FARM RD #1	CHUTE NELSON H JR	BERNICE J CHUTE	712 FARM RD #1		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-714-2	714 FARM RD #2	WHITE PATRICIA M		714 FARM RD		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-716-3	716 FARM RD #3	MAUCH DOUGLAS D	SANDRA F MAUCH	716 FARM RD #3		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-718-4	718 FARM RD #4	HATHAWAY JOHN W		718 FARM RD #4		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-720-5	720 FARM RD #5	DEMEO DAVID S	CAROL A DEMEO	720 FARM RD #5		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-722-6	722 FARM RD #6	CAPPADONA ELEANOR I TR	JOHN S CAPPADONA TR	722 FARM RD #6		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-724-7	724 FARM RD #7	COTTON EDWARD	JANE COTTON	724 FARM RD #7		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-726-8	726 FARM RD #8	MAZZOCCHI RICHARD D SR	SHIRLEY J MAZZOCCHI	726 FARM RD #8		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-728-9	728 FARM RD #9	ALVINO CIRO	MARIA L ALVINO	728 FARM RD #9		MARLBOROUGH	MA	01752	1020
73-15	M_198991_899413	73-15-730-10	730 FARM RD #10	TOLAN JAMES E SR	MARIE ANN TOLAN	730 FARM RD #10		MARLBOROUGH	MA	01752	1020

73-29	M_198826_899918	73-29-11-61	116 WESTMINSTER DR #61	MCGILFRAY SUZANNE M TR	116 WESTMINSTER DRIVE NOMINEE TRUST	116 WESTMINSTER DR #61		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-11-62	114 WESTMINSTER DR #62	CHERISH ALAN W		114 WESTMINSTER DR #62		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-11-63	112 WESTMINSTER DR #63	QUINN MARILYN L		112 WESTMINSTER DR #63		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-11-64	110 WESTMINSTER DR #64	VAFIDES HENRY	IRENE G VAFIDES	110 WESTMINSTER DR #64		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-1-2	68 VILLAGE DR #2	MORGAN DAVID B		68 VILLAGE DR #2		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-53	113 WESTMINSTER DR #53	ASFAR FERIAL LEWIS TR	RAIED MATTI ALKASS TR	113 WESTMINSTER DR #53		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-54	115 WESTMINSTER DR #54	HARRIS ELEANOR S		115 WESTMINSTER DR #54		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-55	117 WESTMINSTER DR #55	KANE JOANNE B		117 WESTMINSTER DR #55		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-56	119 WESTMINSTER DR #56	WYNNE DONNA SOLARI TR	CHARLES AND JUDITH SOLARI IRREVOCABLE TR	119 WESTMINSTER DR #56		MARLBORUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-57	121 WESTMINSTER DR #57	SUTHERLAND DEAN M	TERRY A SUTHERLAND	121 WESTMINSTER DR #57		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-12-58	123 WESTMINSTER DR #58	PULICE RICHARD T	MAUREEN J PULICE	123 WESTMINSTER DR #58		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-1-3	66 VILLAGE DR #3	LEDUC MARIE E	ROBERT H LEDUC	101 EDINBORO ST		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-13-65	21 WESTMINSTER DR #65	VENTO RALPH P	JUNE A VENTO	21 WESTMINSTER DR #65		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-13-66	25 WESTMINSTER DR #66	GIUNTA PAUL W TR	PAMEL R GIUNTA TR	25 WESTMINSTER DR #66		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-13-67	29 WESTMINSTER DR #67	CHANG MELISSA R TR	CHANG FAMILY 2014 IRREVOCABLE TR	32 BEAVER POND RD		MILFORD	MA	01757	1020

73-29	M_198826_899918	73-29-17-86	32 WESTMINSTER DR #86	FAHERTY THOMAS E	KAREN A BALUKONIS	32 WESTMINSTER DR #86		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-17-87	30 WESTMINSTER DR #87	SUTTON RIVELLE E TR		30 WESTMINSTER DR #87		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-17-88	28 WESTMINSTER DR #88	LETENDRE MAUREEN		28 WESTMINSTER DR #88		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-17-89	26 WESTMINSTER DR #89	LONGO MARTIN J	NANCIE J LONGO	26 WESTMINSTER DR #89		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-80	46 WESTMINSTER DR #80	BATTAGLINO ELIZABETH B		46 WESTMINSTER DR #80		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-81	44 WESTMINSTER DR #81	GAZZA GEORGE E TR	VERA R GAZZA TR	44 WESTMINSTER DR #81		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-82	42 WESTMINSTER DR #82	YOUNG JOHN W	CAROLYN J YOUNG	42 WESTMINSTER DR #82		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-83	40 WESTMINSTER DR #83	MORRIS LAURA B TR	RENEE F MORRIS TR	40 WESTMINSTER DR #83		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-84	38 WESTMINSTER DR #84	BECKER KELLY A TR	TRACY L DURKIN TR	38 WESTMINSTER DR #84		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-18-85	36 WESTMINSTER DR #85	EL-BISI PENELOPE A TR	PENELOPE A EL-BISI 2009 IRREVOCABLE TR	36 WESTMINSTER DR #85		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-19-90	14 WESTMINSTER DR #90	WELLS LINDA SUE		5 LAUREL DR		HUDSON	MA	01749	1020
73-29	M_198826_899918	73-29-19-91	12 WESTMINSTER DR #91	KUTTICHERRY JAMES S	ALICE J KUTTICHERRY	12 WESTMINSTER DR #91		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-19-92	10 WESTMINSTER DR #92	SUTHERLAND ROBERT F	BARBARA L SUTHERLAND	10 WESTMINSTER DR #92		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-19-93	8 WESTMINSTER DR #93	ZAHKA STEPHEN A TR		FARRINGTON LN		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-20-94	1 WESTMINSTER DR #94	SULLIVAN JOAN		1 WESTMINSTER DR #94		MARLBOROUGH	MA	01752	1020

73-29	M_198826_899918	73-29-4-30	10 VILLAGE DR #30	LYDON JEAN D TR	JEAN D LYDON REVOCABLE TRUST	10 VILLAGE DR #30		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-4-31	8 VILLAGE DR #31	SARGENT MURRAY H TR	MARILYN W SARGENT TR	8 VILLAGE DR #31		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-4-32	6 VILLAGE DR #32	FUENTES MIRYAM	LUISA FUENTES	6 VILLAGE DR #32		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-4-33	4 VILLAGE DR #33	SAVAGE PATRICIA A		4 VILLAGE DR #33		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-19	37 VILLAGE DR #19	DIDUCCA ANTHONY P TR	DIDUCCA FAMILY REVOCABLE TRUST	37 VILLAGE DR #19		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-20	39 VILLAGE DR #20	ADELSON PAULA E		39 VILLAGE DR #20		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-21	41 VILLAGE DR #21	ALLEN AUDREY G TR	AUDREY G ALLEN TRUST	41 VILLAGE DR #21		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-22	43 VILLAGE DR #22	MORGELLO JOHN J TR	MARILYN SHERRANE TR	43 VILLAGE DR #22		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-23	45 VILLAGE DR #23	RICHARDSON WALTER W TR	JANICE B RICHARDSON TR	45 VILLAGE DR #23		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-5-24	47 VILLAGE DR #24	LEVINSON TODD E TR	LEVINSON FAMILY IRREVOCABLE TR	44 COLLIER AVE		CHERRY VALLEY	MA	01611	1020
73-29	M_198826_899918	73-29-6-13	23 VILLAGE DR #13	HOFFER NANCY J TR	NANCY J HOFFER REVOCABLE LIVING TRUST	23 VILLAGE DR #13		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-6-14	25 VILLAGE DR #14	FULCHINO MATTHEW		684 TREMONT ST UNIT#6		BOSTON	MA	02118	1020
73-29	M_198826_899918	73-29-6-15	27 VILLAGE DR #15	HAGOPIAN RONALD R TR	CHARLES R HAGOPIAN TR	30 SHAY RD		HUDSON	MA	01749	1020
73-29	M_198826_899918	73-29-6-16	29 VILLAGE DR #16	SAWICKI MICHAEL		29 VILLAGE DR #16		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-6-17	31 VILLAGE DR #17	SEYMOUR GERALD	MARLENE SEYMOUR	31 VILLAGE DR #17		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-6-18	33 VILLAGE DR #18	ROWE MARY E		33 VILLAGE DR #18		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-7-40	94 WESTMINSTER DR #40	SALAFIA LEONARD J	THERESA S SALAFIA	94 WESTMINSTER DR #40		MARLBOROUGH	MA	01752	1020
73-29	M_198826_899918	73-29-7-41	92 WESTMINSTER DR #41	HILLIARD LINDA		92 WESTMINSTER DR #41		MARLBOROUGH	MA	01752	1020

73-5	M_198647_899 341	73-5	115 HELEN DR	LEE KRISTEN DEMILLE TR	DEMILLE FAMILY TRUST	3261 ROYAL GARDENS AVE		FT MYERS	FL	33916	1010
73-54	M_198716_899 772	73-54	370 BOSTON POST RD EAST	ABL PROPERTIES LLC		17 MEADOW PKWY		FRANKLIN	MA	02038	3370
73-54A	M_198712_899 798	73-54A	388 BOSTON POST RD EAST	ABL PROPERTIES LLC		17 MEADOW PKWY		FRANKLIN	MA	02038	3260
73-6	M_198691_899 410	73-6	110 HELEN DR	CAPPELLO KRISTEN	LISA YOUNG MARK YOUNG	110 HELEN DR		MARLBOROUGH	MA	01752	1010
73-7	M_198729_899 391	73-7	118 HELEN DR	CARNEY MARY E		118 HELEN DR		MARLBOROUGH	MA	01752	1010
73-8	M_198762_899 341	73-8	126 HELEN DR	MATTHEW G WELLS		126 HELEN DR		MARLBOROUGH	MA	01752	1010
73-9	M_198786_899 304	73-9	134 HELEN DR	ECHANIZ JOSE M JR	STEPHANIE A ECHANIZ	134 HELEN DR		MARLBOROUGH	MA	01752	1010

John H. Valade

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Call to Order

June 14, 2022

1. Michelle Bodin-Hettinger called the regular meeting of the Marlborough School Committee to order at 7:32 p.m. at 17 Washington Street, Marlborough, MA. Members present included Daniel Caruso, Katherine Hennessy, Earl Geary, Heidi Matthews, and Denise Ryan. Also present were Superintendent Bergeron, Director of Finance and Operations, Douglas Dias, the Assistant Superintendent of Teaching and Learning, Mary Murphy, and the Assistant Superintendent of Student Services and Equity, Jody O'Brien. Additionally, MEA Representative Eileen Barry was present.

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

2. **Pledge of Allegiance:** Michelle Bodin-Hettinger led the Pledge of Allegiance.

3. **Presentation:**
   A. **1,000 Books Before Kindergarten**
   The School Committee recognized nine students who have read 1,000 books before kindergarten: Maya Rivera, Mrig Lothe, Megh Lothe, Luke Cato, Gianna Sinni, Vincenzo DeVito, Arina Rikhi, Drew DeSaulniers, and Victor Silva. Each student received a book to further encourage reading.

   B. **Eagle Scout Project at Richer School**
   Superintendent Bergeron shared that Jackson Clemons, a Junior at MHS, selected Richer School as the recipient of his community-based service project to earn the ranking of Eagle Scout. His project involved creating picnic tables for Richer School dedicated to the Kindergarten classes. Jackson spoke about his project.

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The committee moved up agenda item 9F.

Jackson Clemons – Eagle Scout project. Richer Elementary School received picnic tables from Jackson Clemons through his Eagle Scout project valued at approximately $1,200.00.
Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to approve this donation.
Motion passed 6-0-0.

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

5. **Communications:** None.

6. **Superintendent's Report:**
Superintendent Bergeron requested that the district hires an additional 1.0 FTE 1st grade teacher for Kane Elementary School. This would involve removing $69,602 from the FY23 salary reserve account. He included current enrollments and projections for next year for each elementary school as well. Mr. Bergeron asked the School Committee for permission to post this job listing. The budget transfer would then be voted on at the first meeting in the fall.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to suspend the rules to vote on this request.
Motion passed 6-0-0.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to allow the district to post this teacher position.
Motion passed 6-0-0.

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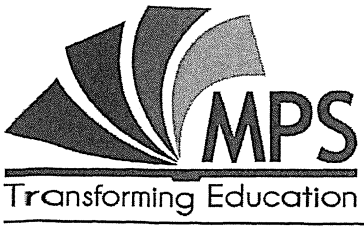

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Superintendent Bergeron stated that it is in the best interest of Goodnow and Richer Elementary School to open up five school choice seats in both Kindergarten and 1st grade (10 total); a few Goodnow students would be able to permanently attend Richer. If more than five students request this school choice option, then the committee would explore their options. Students would be able to take an existing Richer bus or be dropped off by their parent(s)/guardian(s). These school choice seats would enable families to sort out their childcare needs. He asked the committee for feedback on this matter.
Mrs. Matthews expressed her concern about the potential issues that could arise.
Superintendent Bergeron explained the communication process to Goodnow families.
Mrs. Ryan recommended that the word 'permanent' be replaced with a different phrase.
Mrs. Hennessy expressed her support for this idea.
Mr. Caruso questioned whether the district could project how many Goodnow families would request this switch.
Superintendent Bergeron explained that aside from childcare concerns, location is an incentive for families. Some neighborhoods are closer to Richer, but students were still placed at Goodnow.
Superintendent Bergeron mentioned the potential to use a lottery system if there was an abundance of applicants. He expressed the plan to target students entering 1st grade and Kindergarten.
The district will move forward with contacting Goodnow families about this opportunity and the Policy Sub-Committee will look at amending the school choice policy that is currently in effect.
The Superintendent reflected on the MHS Class of 2022 graduation. He thanked all of the individuals involved in the preparation and execution of the ceremony.
School Committee members shared their thoughts and feedback on graduation as well.
Superintendent Bergeron updated the committee on the Alumni Project. He outlined the graduate records that were entered into the MPS database as well as the remaining work to be done. Mr. Bergeron mentioned that GG+A (Grenzeback, Glier, and Associates) plans to meet with school and city officials to devise a giving plan moving forward. Mr. Bergeron is looking for two School Committee members to volunteer to Zoom with a GG+A representative. He thanked Olivia Taralli for her data entry work.

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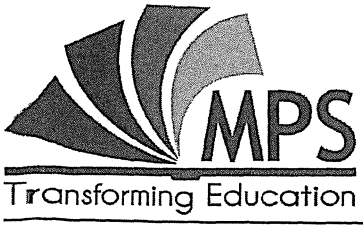

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A. Assistant Superintendent of Teaching & Learning

Mrs. Murphy, the Assistant Superintendent of Teaching and Learning, reported that the district will be surveying all students in grades 3-11 and all MPS employees through Panorama Surveys later this week. This new survey tool gathers and processes feedback in four areas: student voice, school climate, teacher and staff voice, and family and community engagement. Families will receive a survey to complete in July. The district leadership team will be trained by Panorama on July 20th.

Mrs. Murphy announced that Christopher Henry is the new Director of Instructional Technology.

Mr. Henry spoke about his appointment.

Mrs. Murphy introduced Mr. Turcotte, the Supervisor of Wellness, to address the committee about naming the Adventure Course "The Marlborough Public School's Kenneth Reynolds Adventure Course" to recognize the former MPS teacher and coach. Mr. Turcotte addressed the committee about this naming process and Mr. Reynolds. He requested that Mr. Reynolds be honored in the fall with a small ceremony and a plaque.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to suspend the rules.
Motion passed 6-0-0.

Motion made by Mrs. Hennessy, seconded by Mr. Caruso to name the Adventure Course "The Marlborough Public School's Kenneth Reynolds Adventure Course."
Motion passed 6-0-0.

7. Acceptance of Minutes:

A. Minutes of the May 24, 2022 School Committee Meeting

Mr. Caruso noted that his vote in the roll call to enter Executive Session should be excluded as he was absent.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to approve the minutes as amended.
Motion passed 7-0-0.

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8. Public Participation:

Mary Ellen Klein, an MHS English teacher and advisor for the Student Advisory Committee and Student Council, publicly acknowledged Hattie Parker's contributions as the Student Advisory Representative. Jessica Rosenzweig will be the new Student Advisory Representative for the upcoming school year.
Jessica spoke about this new responsibility.

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

9. Action Items/Reports

A. Festival of Music Trip

Jonathan Rosenthal, the K-12 Supervisor of Music, requested that the MHS Music Department attends Festivals of Music in Boston, MA in April of 2023 for either one or two nights, which will be decided later on. Fundraising projects would be organized to help finance the trip. The financial plan is outlined in this agenda item.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to approve this request.
Motion passed 6-0-0.

B. MHS Football Overnight Trip

Superintendent Bergeron requested that the MHS Football team spends Friday evening, August 26th, 2022 at the Eagle Hill School in Hardwick, MA to practice with the Wachusett Regional High School football team.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to approve the MHS Football overnight trip.
Motion passed 7-0-0.

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C. MHS Soccer Out of State Day Trip

Superintendent Bergeron requested that the MHS Varsity and Junior Varsity Soccer teams takes a day trip to scrimmage at Avon old Farms in Connecticut on September 3rd, 2022.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to approve the MHS Soccer out of state day trip.
Motion passed 6-0-0.

D. Student Advisory change of dates for meetings

Student Advisory Committee members requested to change the dates for their meetings for the FY23 school year. Mrs. Hennessy shared the two policies that address this issue. SAC members requested to start the meetings in October and hold them every other month but move the June meeting to May.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to send this request to the Policy Sub-Committee.
Motion passed 6-0-0.

E. Superintendent Evaluation

Mrs. Bodin-Hettinger shared that the Superintendent Evaluation is not yet complete.

Motion made by Mrs. Matthews, seconded by Mrs. Bodin-Hettinger to table the Superintendent Evaluation.
Motion passed 6-0-0.

Chairman Vigeant arrived at 8:15 pm.

F. Acceptance of Donations and Gifts

Blackbaud Giving Fund-Bose Corporation. Kane Elementary School received $30.00 from Blackbaud Giving Fund-Bose Corporation.
Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.
Motion passed 7-0-0.

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Shutterfly. Kane Elementary School received $804.85 from Shutterfly.
Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.
Motion passed 7-0-0.

Middlesex District Attorney. The MHS All-nighter received $500.00 from Middlesex District Attorney.
Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.
Motion passed 7-0-0.

10. Reports of School Committee Sub-Committees:

Mrs. Hennessy stated that there is a Policy Sub-Committee meeting on June 16th.
Mrs. Matthews shared that the district has reached an agreement with the cafeteria workers and the contracts will be brought back to the School Committee at the next meeting.

11. Members' Forum:

Mrs. Matthews has reviewed the warrant and will sign it.
Mrs. Matthews shared additional sentiments about graduation this year.
Mrs. Hennessy shared that she will not be here at the next meeting, so she thanked Superintendent Bergeron for his work in the district, community, and with the School Committee.
Mr. Caruso noted that he adjudicated the Middle School Ensemble Festival. He expressed his gratitude and highlighted some of the experience.
Ms. Barry acknowledged that Superintendent Bergeron did a great job pre-COVID.

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12. Adjournment:

Motion made by Mrs. Matthews seconded by Mrs. Bodin-Hettinger to adjourn at 8:34 p.m.
Motion passed 7-0-0.

Respectfully submitted,

Heidi Matthews
Secretary, Marlborough School Committee

HM/jm
Approved July 12, 2022

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Marlborough
Conservation Commission

Minutes
June 16, 2022 (Thursday)

Marlborough City Hall – 3rd Floor, Memorial Hall
7:00 PM

Present: Edward Clancy-Chairman, John Skarin; Allan White, David Williams, Karin Paquin, William Dunbar, and Dennis Demers. Priscilla Ryder - Conservation Officer was also present.

Absent: none

Approval of Minutes: The minutes of May 19, 2022, and June 2nd, 2022, were reviewed and on a motion by Mr. White second by Mr. Clancy, to approve. The Commission voted unanimously 7-0.

Public hearings:

Notice of Intent
192 Robin Hill St. - Hillside School

Chris Anderson from Hannigan Engineering was present representing Hillside School. He noted that based on the last meeting he has revised the plans. The changes include-modifications to the wetland line as discussed, details and operation and maintenance plan for the rain garden, updates to the plan based on the City Engineers and Fire Dept. review a SWPPP will be needed. The Commission noted that everything has been adequately addressed and there were no comments from the public, so the hearing was closed. The Commission reviewed a draft set of conditions and made some changes. On a motion by Mr. White, second by Mr. Clancy to approve the Order of Conditions as written and amended, the Commission voted unanimously 7-0 to approve.

Request for Determination of Applicability
878 Concord Rd. - Marcio Oliveria

Mr. Oliveria was present and explained that he had done some clearing in the yard, and he was unaware of the wetland until Ms. Ryder explained. He is filing for a permit now to level the back yard, staying away from the 30' no disturb wetland buffer zone and re-do the driveway making it slightly bigger than it is now. Ms. Ryder noted that she had walked the site and seen the wetland. The Commission noted they had no objections as long as the fill is clean, the 30' no disturb buffer zone is marked and the stumps in the 30' buffer zone are left in place. The other stumps can be removed as desired. There being no further questions or discussion the hearing was closed. On a motion by Mr. White second by Mr. Clancy to issue a negative determination with standard conditions and those noted above. The Commission voted unanimously to approve 7-0. The Commission also wanted to walk the site to understand better the lay of the land and agreed to do a site visit on Thursday June 23rd at 5:00 PM

Notice of Intent
Ken's Foods – I D'Angelo Dr.

Scott Goddard and Tom Schutz of Goddard Consulting, Dale MacKinnon of Guerriere and Halnon and Mark Shaye of Ken's Foods were present. Mr. Goddard went through a presentation showing the wetland resource areas including bordering vegetated wetlands, river front area and buffer zone. There will be some alteration to the buffer zone and riverfront area. He explained that they would like to split

the project up into two phases – Phase 1 would be the front parking lot expansion which includes a drainage cul-tech system expansion. A very small section of this work is within the buffer zone. Phase 2 would include the building expansion, and reconfiguration of the loading docks and expansion of the back parking lot. This work will impact the buffer zone and some of the 30' no disturb buffer zone as well. They outlined compliance with the river front area standards. Mr. MacKinnon explained the drainage design and changes and adjustments to the existing systems to accommodate the new impervious surfaces to be added. He discussed the infiltration system. He also noted that they received a variance for lot coverage from the Zoning Board of Appeals.

Mr. Shaye noted that business is very good for Ken's foods which is the reason expansion of this facility is necessary. They also need to bring the facility up to standards and upgrade clean rooms etc. They started this planning last year when the Commission had a 20' wetland set back and now have adjusted to the 30' wetland setback. Unfortunately, they were not able to stay out of the 30' no disturb buffer zone and are hoping the Commission can allow for this encroachment, and they are willing to discuss mitigation etc. The Commission asked about snow storage and no dumping in the wetlands, wall design, construction methods dewatering if needed, mitigation or restoration that could be provided to mitigate the impact to the 30' buffer zone. After some discussion the Commission noted they would like to do a site visit before making any decisions. A site visit was set for June 29th at 8:30 AM. Councilor Ossing asked that the Commission look favorably upon this project as Ken's foods provides big tax revenues to the city. The applicant asked if there was a way to advance phase 1 since that is easier, before finalizing phase 2. It was determined that if they filed for a Request for Determination for Phase 1 that could be permitted at the next meeting. Phase 2 will require several more meetings before it is finalized. It was agreed that a Request for Determination of Applicability (RDA) would be filed for the phase 1 work, to allow that to be permitted first. The hearing was continued to the July 7th meeting.

Request for Determination of Applicability – (continued from 6/2/2022 - review draft conditions)
55 Clinton St. – Carlos Costa

Mrs. Costa was present and explained they have removed a lot of trash already but there is still a lot left to remove. Once removed they will level the back yard and enlarge the end of the driveway for a turn around and basketball hoop. The Commission asked about the stumps of trees cut near house, which will be ground out and removed; whether walls will be needed since there are grade changes, no walls anticipated at this time. They noted that if fill is brought in it must be clean fill and that the 30' buffer zone will be marked when the project is complete. Erosion controls shall be added on the down slope section to prevent sediment from travelling into the wetland. Since specific details on the driveway are not ready, the Commission determined that as long as the driveway is outside the 30' buffer including all grading, and if it is staked out prior to constructed and reviewed by the Conservation Officer to ensure it is outside the 30' buffer and does not exceed lot coverage requirements. Invasive plant removal was discussed as well. There being no further comments or questions the hearing was closed. A motion was made to issue a Negative Determination with conditions as noted above, to stake driveway and allow for the project to be built in phases to include, deck, yard cleanup and regrading and driveway repaving. The Commission voted unanimously 7-0 to approve.

Request for Determination of Applicability (continued from 6/2/2022 – review draft conditions)
204 Farm Rd. – Rich Deals, LLC

Mr. David Dowd was present. He explained the planting plan provided and the Commission reviewed and discussed the results of the site visit and the slight deviation of the 30' no disturb buffer zone line which narrows where the existing driveway turnaround is located. There was discussion about this being marked in the field and shown on a plan and procedure. There being no further questions the

hearing was closed. The Commission reviewed a set of draft conditions and discussed changes and clarification, including that the arborvitaes need to be moved off the sewer easement. On a motion to issue a Negative Determination with conditions as reviewed and amended by Mr. White second by Mr. Clancy, the Commission voted unanimously 7-0 to approve.

Certificate of Compliance:

- DEP 212-1226 86 Roosevelt St.- Ms. Ryder noted that all conditions for this project have been met and the site inspected, a full Certificate of Compliance was recommended. On a motion to issue a full Certificate of Compliance by Mr. Skarin second by Mr. Clancy, the Commission voted unanimously 7-0 to approve.
- DEP 212-1211 293 Lakeshore Dr. - Ms. Ryder noted that she has inspected the site, all is stable and in order. She will hold the Certificate until the markers are in place but recommended a full certificate be issued. On a motion to issue a full Certificate of Compliance by Mr. Skarin second by Clancy, the Commission voted unanimously 7-0 to approve.
- DEP 212-1233 192 Reservoir St. - Ms. Ryder indicated that she has done a site inspection along with Mr. Dunbar. All conditions have been met, markers are in place, information about the invasive plants on site will be sent to the owners so they can manage them and keep what is native and good. On a motion to issue a full Certificate of Compliance by Mr. Skarin second by Clancy, the Commission voted unanimously 7-0 to approve.

Discussion:

- 541 Pleasant St. – violation discussion – Mr. Sampaio was not present. The Commission discussed this violation and the need for compliance. Mr. Sampaio had sent an e-mail noting that he had cut 27 large trees, the Commission discussed whether 27 trees was adequate to restore the wetland and buffer zone that have been impacted. After some discussion, it was determined that Mr. Skarin and Ms. Paquin would attend a site visit with Ms. Ryder and Mr. Sampaio to review what is re-growing and provide a recommendation for review at the next meeting.
- Ft. Meadow – Cattails removal at boat house for kayak dock - The Commission reviewed a request made by the Ft. Meadow Commission to remove some cattails that are growing next to the dock at the boathouse on Reservoir St. The Commission granted permission allowing for the cattails to be cut at the base under water (which should "drown" the plants). Ms. Ryder will convey
- The Grove – kayak dock - Ms. Ryder noted that the cost of putting in a handicapped friendly dock and kayak/ canoe cradle would be $11,000, and for a fully ADA accessible launch would be $20,000. After some discussion the commission suggested that only a short dock section be added and not the kayak cradle at this time. The expense is great, and we should wait to see how the other launch works over at the boathouse which the Recreation Department will be installing this summer. It was voted unanimously to just add the dock this year and wait on the launch until more information is known.
- Ft. Meadow – updated map from June 6th treatment - Ms. Ryder showed the Commission the actual treatment area maps for the lake which was more precise than the "treatment map" posted around the lake.
- 38 Vega Rd. - Violation – Ms. Ryder asked the Commission their recollection of the wetlands and drainage along Vega Rd. – the homeowner at 38 Vega Rd. has cleared their back yard that abuts a drainage easement/wetland area. The work is outside the 30' buffer zone but within the 100' buffer zone. The Commission asked that the owner be notified to file a Request for Determination of Applicability (RDA) and appear before the Commission.
- Summer Intern – Ms. Ryder noted that Brian O'Leary will be this summer's intern and will start work on June 27th.

Next Conservation Commission meetings: July 7th and July 21st, 2022

Adjournment
There being no further business, on a motion to adjourn by Mr. White second by Mr. Clancy, the Commission voted unanimously to adjourn at 9:36 PM

Respectfully submitted,
Priscilla Ryder
Priscilla Ryder
Conservation/Sustainability Officer

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Fort Meadow Commission

CITY OF MARLBOROUGH
Marlborough, Massachusetts 01752

TOWN OF HUDSON
Hudson, Massachusetts 01749

September 16, 2021
Fort Meadow Commission Meeting Minutes

7:00 PM - Meeting called to order at the Marlboro Town Hall

In attendance

- Marlborough Commissioners Lee Thomson, Paul Gould and agent Carl Blatchley
- Hudson Commissioner Gary Pelletier and agent JP Onate

Minutes

- Minutes from the August 19, 2021, meeting were reviewed and approved by Commissioners Lee Thomson, Gary Pelletier and Paul Gould as written

Incidents

- None

Boat Launch & Recreation Department

- The boat launch is now closed, the commission will begin removal of the buoys.
- The attendants have been providing a copy of the safety rules to those who launch boats. JP Onate suggested that these be translated into Spanish and Portuguese. JP will do this over the winter.

Buoys & Dock Supplies

- As buoys are removed and inspected the commission will assess the need for buoy replacement and dock supplies.

Water Level

- During August, the lake received a great deal of rain such that there are now 3-4 inches of water flowing over the spillway. The lake level remains ideal.

Jet skis and Wake boats

- No issues.

Algae and Weeds

- Solitron, the weed treatment contractor, completed a post treatment survey showing many weeds were missed during their June treatment. The contract calls for an early survey, treatment, post treatment survey and retreatment as needed. Solitron's post treatment survey was late this year, and no retreatment has been done. Lee Thomson will discuss options with them including

Fort Meadow Commission

CITY OF MARLBOROUGH
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retreatment this year and if not possible a financial credit. Lee will also discuss this at the upcoming Marlborough and Hudson Conservation Committee meetings.

Website

- Carl Blatchley, not having heard from Mark Gibbs the City of Marlborough IT Director about the material presented to him for the City of Marlborough's website, will follow up with him.

Drawdown

- A winter long drawdown of Fort Meadow Reservoir starting November 1 with a spillway closure March 1, 2022 was previously approved by the commission. Lee will take this recommendation to the upcoming Marlborough and Hudson Conservation Committee meetings.

2021 Remaining Meeting Schedule

- This meeting was the last scheduled meeting for this year.

7:43 PM - Meeting adjourned

Fort Meadow Commission

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April 14, 2022
Fort Meadow Commission Meeting Minutes

The Meeting was called to order at the Hudson Town Hall at 7:00 PM

In Attendance

- Marlborough Commissioners Lee Thomson, Paul Gould and agent Carl Blatchley
- Hudson Commissioner Gary Pelletier and agent JP Onate

Minutes

- Minutes from the September 16, 2021 meeting were reviewed and approved by the commissioners as written

Boat Launch & Recreation Department

- The launch will be open on April 23, 2022 in support of the early fisherman program. Water for the washing of boats will be turned on and the hose installed before that date.
- The commission will begin installation of the buoys in preparation of the launch opening.
- The material left from snow plowing has been removed from the ramp.

Jet skis and Wake boats

- The Commission is trying to determine if the small ponds on both sides of RT 85 are too small for jet skis. This topic needs more study and discussion by the members.

Algae and Weeds

- Solitron, the weed treatment contractor, will perform a survey and treatment this May before the beaches are open. Lee Thomson will discuss with the appropriate committees the potential for increased costs associated with a new evasive species found last year.

Buoys & Dock Supplies

- As buoys are inspected and installed the commission will assess the need for replacement and associated supplies. A new buoy will be added in the narrows.

Fort Meadow Commission

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Website

- Paul Gould will speak to Mark Gibbs, the City of Marlborough IT Director, in order to connect him with Carl Blatchley about the City of Marlborough's website.

Boating Class

- The state is offering a free boating safety class on May 25-26 and June 1-2, 2022. Registration is at https://www.mass.gov/forms/mep-boating-safety-course-online-enrollment-form. The class ID is 4766.

Slalom Course

- As last year, there is a slalom course located in the large pond.

Kayak Dock

- The City of Marlboro intends to install a kayak dock at the Grove in the small pond off RT85.

Additional Agent

- The commissioners voted to ask Joe DelGenio a to be an additional agent for the City of Marlboro.

Remaining Meeting Schedule

- At the Hudson Town Hall on: June 2, and August 4, 2022.
- At the City of Marlboro Town Hall: May 5, July 7, and September 1, 2022.

8:20 PM - Meeting adjourned

Fort Meadow Commission

CITY OF MARLBOROUGH
Marlborough, Massachusetts 01752

TOWN OF HUDSON
Hudson, Massachusetts 01749

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2022 JUN 27 AM 10: 42

May 5, 2022
Fort Meadow Commission Meeting Minutes

The Meeting was called to order at Marlborough City Hall at 7:04 PM

In Attendance

- Marlborough Commissioners Lee Thomson, Paul Gould and agent Joe Delgenio
- Hudson Commissioner Gary Pelletier and agent JP Onate

Minutes

- Minutes from the April 14, 2022 meeting were not available for review, action tabled until June 2 meeting.

Boat Launch

- Marlborough Recreation Department has requested assistance from the Fort Meadow Commission on adding a kayak dock to the Hixon boat ramp. The motion was passed and the dock proposal was reviewed and comments documented/provided back.

Jet skis and Wake boats

- It was reported that the Mass Environmental Police directed the small basin next to the Bolton St Tavern is too small for jet skis based upon The Commonwealth of Massachusetts General Laws, Part 1, Title XIV, Chapter 909B.

Algae and Weeds

- Solitude, the weed treatment contractor, recently performed a weed survey and will treat the lake for both Eurasian Milfoil and Fanwort on Monday, June 6th. The lake will be "closed" to all boating and swimming during this time.

Buoys & Dock Supplies

- Commissioner Paul Gould deployed the lake buoys – many thanks for his efforts
- The Commission is obtaining quotes for 5 additional buoys to replace the failed/damaged ones.

Fort Meadow Commission

CITY OF MARLBOROUGH
Marlborough, Massachusetts 01752

TOWN OF HUDSON
Hudson, Massachusetts 01749

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2022 JUN 28 PM 1:21

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

Call to Order **May 23, 2022**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Sean Fay, Phil Hodge, George LaVenture, Chris Russ, and William Fowler. Absent: Matthew Elder

1. **Draft Meeting Minutes**
   A. May 9, 2022
   On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the May 9, 2022, meeting minutes with minor revisions. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

2. **Chair's Business**
   A. Open Meeting Law Guidance
      i. Correspondence from Assistant City Solicitor, Jeremy McManus, Legal Department
      Mr. LaVenture read the May 3, 2022, correspondence from Mr. McManus into the record.
      On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the correspondence. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

      The Board determined they would continue to conduct their site visit walk throughs individually and or in groups of two.

3. **Approval Not Required (None)**

4. **Public Hearings**
   A. 7:05 PM Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.
      i. Legal Notice
      ii. Slide Presentation
      iii. Zoning standards for recommendation

      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:
      Brian Falk (Mirick O'Connell, 100 Front Street, Worcester, MA 01608) went over the slide presentation and explained the proposed amendment would authorize the City Council to modify by special permit the dimensional parking and landscape requirements for mix use development projects in the Neighborhood Business District. Giving City Council and property owners the flexibility to address issues that are unique to particular sites in this district and not having to go to the Zoning Board of Appeals for a variance. The language proposed is almost identical to language already existing in three of the City's existing overlay districts. For the project currently before the Council, the main basis for this is, the 25-foot setbacks along both Lincoln Street and Mechanic Street are difficult to accommodate and the current zoning ordinance prohibits parking in the front setback.

      Speaking in Favor:
      No one spoke in favor.

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

Speaking in Opposition:
No one spoke in opposition.
Dr. Fenby closed this portion of the Public Hearing.

Questions and Comments from the Planning Board:
Mr. Russ and Mr. Falk discussed the clarification on the term design.

City Council President, Michael Ossing (43 Varley Rd, Marlborough, MA 01752) explained City Council typically prefers these types of requirements under their jurisdiction, which allows the Council to tailor the special permit to benefit the City. Verse the Developer going through the Zoning Board of Appeals process.

Dr. Fenby closed the Public Hearing.

The Board went over the zoning standards for their recommendation. While reviewing the standard "Does the proposed change benefit the City or provide a use not permitted elsewhere?" Dr. Fenby expressed reservations and explained the Board prefers developers to not submit proposals like this.

Mr. Russ asked about what other projects would this proposed zoning amendment benefit. Mr. Fay explained sometimes it's hard to separate the proposed zoning amendment from the proposed project it is associated with and generally the Board doesn't want to decrease setbacks and allow for parking within a front setback, but this proposed zoning amendment for this proposed project has a significant benefit to the City.

The Board determined they have reservations on weather or not the proposed change is in keeping with the intent and purposed of the City's zoning by-laws and Mr. Fay argued this change is consistent with recent past changes to the City's Zoning By-Laws.

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.

5. **Subdivision Progress Reports (None)**

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

A. Beauchemin Estates, Preliminary Open Space Concept Plan
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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

i. Correspondence from City Engineer, Thomas DiPersio
Mr. LaVenture read the May 19, 2022, correspondence from Mr. DiPersio into the record.

ii. Correspondence from Daniel Koravos
Mr. LaVenture read the May 19, 2022, correspondence from Mr. Koravos into the record.

On a motion by Mr. LaVenture, seconded by Mr. Russ the Board voted to accept and file both correspondences. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion Carried. 6-0.

The Board determined they would like to see the draft special permit prior to its referral to the Legal Department.

7. **Definitive Subdivision**
   A. Colchester Drive, Definitive Subdivision Plan
   Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752
   Owner of Land: James & Rebecca Chaousis (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, 13th Floor, Boston, MA 02110)
   Deed Reference: Book: 9742 Page: 148
   i. Correspondence from Jason Lavoie
   Mr. LaVenture read the May 18, 2022, correspondence from Mr. Lavoie into the record.
   On a motion by Mr. Fowler, seconded by Mr. Russ, the board voted to accept and file the correspondence. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

8. **Signs (None)**

9. **Correspondence (None)**

10. **Unfinished Business**
    A. Working Group Discussion – Update
    Mr. LaVenture explained there are no updates.

11. **Calendar Updates** *(no discussion occurred regarding the two calendar updates)*
    A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.
    B. Beauchemin Estates, Preliminary Open Space Concept Plan, 90 Days is August 7, 2022, vote on Special Permit by **July 25, 2022,** meeting.

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

On a motion by Mr. Fowler, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

Respectfully submitted,

/kmm

George LaVenture/Clerk

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CITY OF MARLBOROUGH

2022 JUN 30 AM 9:00

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 Monday, May 2, 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). Members present: Chairman - Police Chief David Giorgi, Fire Chief Kevin Breen and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Ashley Miller also from the Engineering Department, Sgt. Ronnie Ney and Officer Andy Larose from the MPD Traffic Services Unit, City Councilor Katie Robey and local resident Maria Rivera.

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 30, 2022:

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

Chief Giorgi asked to take the New Business Items out of order as Maria Rivera was in attendance for 2b.

2 - New Business

2b) Request for flashing pedestrian crossing light & Dead-End sign on Gikas Lane.

Ms. Rivera explained that there are 10 houses on Gikas Lane with 17 children, many of whom are young. Families regularly use the crosswalks at the foot of Gikas Lane and Hudson Street to get their children off the school bus and to access the Rail Trail. She said that it is "a dangerous crossing point without additional safety" She is requesting 1)

repainting the crosswalks 2) a flashing light for pedestrians and 3) a Dead-End Street sign. She feels that a flashing light would be the best bet for safety. When cars are coming down Hudson Street from the hospital, it is a blind turn, and they are often going faster then the speed limit.

Officer Larose pulled up an aerial photo for reference. Tom DiPersio advised that when the subdivision was put in, they were supposed to cut back the vegetation on the turn. It may need to be done again. He also noted that there are no Advance Warning signs for the crosswalk, and there should be at this location. Mr. DiPersio explained that there is not enough volume to trigger the warrant for a flashing pedestrian light.

Ms. Rivera said that the morning bus comes down the hill from the hospital and the afternoon bus is on the other side. The road is divided so people are less likely to realize that they should still be stopping for the school bus. Kids could be running across the street and cars fly past the bus.

There are also protected wetlands on the corner. Mr. DiPersio said that they would work with the Conservation Commission on cutting back the vegetation to clear the corner for safety reasons and they will add the advance warning signs for the crosswalk. Officer Larose asked if there could be two advance warning signs coming from the hospital, one at the turn and one further down closer to Gikas. The crosswalk will also be repainted.

Ms. Rivera is also requesting a dead-end sign as people seem to come up Gikas Lane by mistake, maybe thinking it is Hudson Street. They come full speed without realizing it is a cul-de-sac.

Ms. Rivera also asked about the type of crosswalk, if there was a way to make it stand out more. Mr. DiPersio advised that the ladder style crosswalk is used based on volume. They will have to see if it fits here.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to repaint the crosswalks (in the format determined suitable for the area), clear the brush and install advance warning signs. They will also look at the request for the Dead-End sign.

2a) Review of Elm Street speed limits.

Councilor Robey had asked Engineering to look at the speed limits in this area as there are signs for 25 mph and 30 mph across from each other in the area of the 495 bridge and it is confusing. Ashley Miller looked into the regulated speed zones and advised as to the locations and that the signs appear to be correct.

It is 25 mph going up the hill toward Pleasant Street and 30 mph going down the hill. Ms. Miller advised that the speed regulation was created in 1974. It is not clear as to why it was created but the speed limit does go from 25 to 30 and back to 25 toward Boundary Street. The 25-mph section is from Mechanic St. to 367 Elm. Then it goes to 30 mph from 367 to 649 Elm and the remainder of Elm Street is 25 mph.

MOTION was made, seconded, duly VOTED to REFER to accept and place on file. No further action needed.

2c) Request for On Street Parking Permit @ 194 Chestnut St.

Chief Giorgi advised that he has spoken to the applicant. She is handicapped and lives on the third floor and parking is in the back of the house. She is requesting a spot in the front of the house. Mr. Kerrigan asked if there is room in the road. Ms. Miller brought up a photo of the area for reference. She also checked the regulation and confirmed that parking is allowed here. Mr. Kerrigan asked what happens during the winter parking ban. Chief Giorgi advised that there is a notice on the application regarding the winter parking ban. This is not an exemption, and the vehicle would have to be moved. Violators may be ticketed and/or towed.

MOTION was made, seconded, duly VOTED to APPROVE the parking spot.

3-Old Business

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

Update: Ms. Miller advised that she has sent a few emails to MADOT but has not received a reply yet. She will continue to follow up.

3b) Parking Issues on Cotting Ave.

Update: The Traffic Commission has already voted to remove the 30-minute parking area from Cotting Ave. Chief Giorgi advised that he needs the specific language from Engineering to create the regulation. He will get it from Ms. Miller and create the regulation for the next meeting.

3c) 30-minute parking regulation review.

Update: Chief Giorgi advised that he needs the specific language from Engineering to create the regulation. He will get it from Ms. Miller and create the regulation for the next meeting.

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

None noted.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:21 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 the Traffic Commission Meeting on Monday, May 2, 2022, including meeting agenda.

-Draft of Traffic Commission Minutes from Wednesday, March 30, 2022.

-Email chain between Councilor Robey and the Engineering Department, dated 3/31/22, re: Elm Street Speed Limits.

-Email from Maria Rivera to Chief Giorgi, dated 4/11/22, re: Traffic Requests (Flashing pedestrian crossing light & Dead-End sign on Gikas Lane.

-On-Street Parking Permit Application for 194 Chestnut Street.

Additional Handouts

-None