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CITY OF MARLBOROUGH

2022 NOV -3 PM 12:45

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

Monday, November 7, 2022  
8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting using the link under the Meeting Videos tab on the city website ([www.marlborough-ma.gov](http://www.marlborough-ma.gov)).

1. Minutes, City Council Meeting, October 17, 2022.
2. Communication from the Mayor, re: Grant Acceptance in the amount of \$2,000,000.00 from the Executive Office of Housing and Economic Development, Department of Housing and Community Development and Massachusetts Development Finance Agency through the FY23 Community One Stop for Growth program awarded to the Department of Public Works to be used to reconstruct a one-mile section of Cedar Hill Street.
3. Communication from the Mayor, re: Grant Acceptance in the amount of \$250,000.00 from MA Development's Taxi & Livery Partnership Program awarded to the Marlborough Economic Development Corporation (MEDC) to be used to continue funding of the commuter shuttle service.
4. Communication from the Mayor, re: Transfer Request in the amount of \$1,574.75 which moves funds from the Firefighter account to the Meal Allowance account to cover a deficit due to numerous emergency situations.
5. Communication from the Mayor, re: Proposed Order and Easement from the First Baptist Church granting the City of Marlborough access for necessary electric equipment and other site structures for the renovation project at the Public Library, 35 West Main Street.
6. Communication from City Solicitor, Jason Grossfield on behalf of Councilor Robey, re: Proposed Amendments to Chapter 650 "Zoning", relative to certain provisions concerning mixed-use and affordable housing.
7. Communication from City Solicitor Jason Grossfield, re: Proposed Salary Ordinance and Job Description for the Substance Use Prevention Coordinator and Intervention Specialist, within the Health Department, in proper legal form, Order No. 22-1008678.
8. Communication from Assistant City Solicitor Jeremy McManus, re: Application for Modification of Special Permit from Attorney Brian Falk on behalf of Vedi Naturals, LLC, d/b/a/ Kosa Dispensary, to amend condition #8 relative to the hours of operation for the adult use retail establishment located at 505 Boston Post Road West, in proper legal form, Order No. 19/22-1007881.

**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.**

9. Communication from Assistant City Solicitor Jeremy McManus, re: Application for Modification of Special Permit from Attorney Brian Falk, on behalf of Aubuchon Realty Company, Inc., to allow for a stand-alone Chipotle Restaurant with a drive-thru and eliminate the proposed bank and retail addition to the plaza located at 661 Boston Post Road East, in proper legal form, Order No 21/22-1008395.
10. Communication from Assistant City Solicitor Jeremy McManus, re: Application for Modification of Site Plan Approval from Aubuchon Realty Company, Inc., related to the retail plaza within the Wayside District, at 661 Boston Post Road East, in proper legal form, Order No. 21/22-1008418.
11. Petition of Verizon New England to lay and maintain underground conduits, with wires and cables to be placed therein under the public way, Desimone Drive.
12. Application for Special Permit from Marquel Frink and Divino Oliveira on behalf of All Fur Love, to operate a dog grooming business to be located at 75 Lincoln Street.
13. Application for a Sign Special Permit from Attorney Brian Falk, on behalf of Wayside Crossing, for a proposed EMC sign that will serve as an ordering board for the Starbucks drive-thru at 661 Boston Post Road East. In addition, pursuant to 650-37 I(1)(a) of the Code a Master Sign Plan for the Wayside Crossing Plaza at 661 Boston Post Road East.
14. Minutes of Boards, Commissions and Committees:
  - a) School Committee, October 11, 2022.
  - b) Planning Board, August 22, 2022 & September 12, 2022.
  - c) Traffic Commission, August 31, 2022.
15. CLAIMS:
  - a) Jane Goring, 184 Parkerville Road, Southborough, MA, pothole or other road defect.
  - b) Lily Luong, 79 Dewey Street, Worcester, MA, pothole or other road defect.
  - c) Guadalupe Quito, 87 Gaye Street, #1, Worcester, MA, pothole or other road defect.
  - d) David Wills, 124 Desimone Drive, pothole or other road defect.

#### REPORTS OF COMMITTEES:

#### UNFINISHED BUSINESS:

##### From Urban Affairs Committee

16. **Order No. 19/22-1007881: Application for Modification of Special Permit from Attorney Brian Falk on behalf of Vedi Naturals, LLC, d/b/a/ Kosa Dispensary, to amend condition #8 relative to the hours of operation for the adult use retail establishment located at 505 Boston Post Road West.**

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

Councilor Navin moved to approve the Decision on an Amendment to a Special Permit with the following amendment to #8. Hours to read: "The maximum hours of operation of the Use shall be Monday through Saturday, 9:00 AM to 10:00 PM, and Sunday from 10:00 AM to 8:00 PM." The motion was seconded and carried 4-0.

From City Council

17. **Order No. 22-1008678: Proposed Salary Ordinance pursuant to Chapter 125 "Personnel", §6 "Salary Schedule" to create a new position entitled, Substance Use Prevention Coordinator and Intervention Specialist, within the Health Department, with 7-step salary table, minimum of \$58,000.00 to maximum of \$65,317.42, for a 35-hour work week, together with the proposed Job Description pursuant to Chapter 125 "Personnel", §5 "Preparation of Classification Descriptions".**

**Recommendation of the Finance Committee is to APPROVE as amended. The matter was referred to the City Solicitor to be placed in proper legal form.**

**Councilors-at-Large**

Mark A. Oram  
Michael H. Ossing  
Samantha Perlman  
Kathleen D. Robey



**Ward Councilors**

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

**Council President**

Michael H. Ossing

**Council Vice-President**

Kathleen D. Robey

**CITY OF MARLBOROUGH  
CITY COUNCIL  
MEETING MINUTES  
MONDAY, OCTOBER 17, 2022**

The regular meeting of the City Council was held on Monday, October 17, 2022, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Perlman & Robey. Meeting adjourned at 8:45 PM.

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

ORDERED: That the Minutes of the City Council meeting, October 3, 2022, **FILE**; adopted.

That the PUBLIC HEARING on the Petition from Massachusetts Electric and Verizon New England, to install a new joint owned Pole (Pole 25-5) on Hayes Memorial Drive beginning at a point approximately 350' north/northwest of the centerline of the intersection of Nickerson Road for new commercial service, Order No. 22-1008696, all were heard who wish to be heard, hearing closed at 8:04 PM, adopted.

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

**Suspension of the Rules requested – 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 install a new joint owned Pole (Pole 25-5) on Hayes Memorial Drive beginning at a point approximately 350' north/northwest of the centerline of the intersection of Nickerson Road for new commercial service, **APPROVED WITH THE FOLLOWING CONDITIONS**; adopted.

1. As a condition of this new pole installation, the double pole #12, near 149 Hayes Memorial Drive must be eliminated.
2. The Engineering Division will issue a road opening permit for this work, which will include review and approval of exact pole and anchor locations prior to start of work.
3. Any necessary easements are to be obtained from affected property owners.
4. The contractor performing the work must obtain a street opening bond with the City of Marlborough.
5. The contractor shall provide the Engineering Division preconstruction photos of driveways, sidewalks, lawn areas, and roadway areas impacted by all construction activities.
6. 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.

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

That the PUBLIC HEARING on the Petition of Verizon Wireless for the installation of a small cell wireless facility to be located on Pole #34 within the layout of the public way near 385 Farm Road, Order No. 22-1008695, all were heard who wish to be heard, hearing closed at 8:22 PM; adopted.

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

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

ORDERED: That Tolling Agreement between Verizon Wireless (d/b/a Verizon) and the City of Marlborough to extend time limitations to February 23, 2023, for approval of a small cell wireless facility on Pole #34, 385 Farm Road, **APPROVED**; adopted.

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

ORDERED: That the Communication from the Mayor, re: Certification of Free Cash in the amount of \$7,507,831.00, **FILE**; adopted.

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

ORDERED: That the Transfer Request in the amount of \$750,783.10 which moves funds from Undesignated Fund (Free Cash) to OPEB Trust, pursuant to the financial policies of the city, **APPROVED**; adopted.

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Major				FISCAL YEAR:		2023			
Available Balance		FROM ACCOUNT:				TO ACCOUNT:				Available Balance	
Amount	Org Code	Object	Account Description		Amount	Org Code	Object	Account Description			
\$7,507,831.00	\$750,783.10	10000	35900	Undesignated Fund	\$750,783.10	87500	35900	OPEB Trust			\$15,777,853.79
	Reason:	Transfer funds to OPEB trust									
	\$750,783.10	Total			\$750,783.10	Total					

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

ORDERED: That the Transfer Request in the amount of \$750,783.10 which moves funds from Undesignated Fund (Free Cash) to Undesignated Stabilization, pursuant to the financial policies of the city, **APPROVED**; adopted.

CITY OF MARLBOROUGH BUDGET TRANSFERS –									
DEPT:		Mayor				FISCAL YEAR:		2023	
Available Balance		FROM ACCOUNT:				TO ACCOUNT:		Available Balance	
	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	
\$7,507,831.00	\$750,783.10	10000	35900	Undesignated Fund	\$750,783.10	83600	35900	Undesignated Stabilization	\$17,892,209.27
	Reason:	<u>To increase undesignated stabilization funds</u>							
	\$750,783.10	Total			\$750,783.10	Total			

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 \$180,000.00 from a Legislative earmark awarded to the Public Facilities Department, to be used for the repair of sprinklers at the Police Department and City Hall and garage door replacement at Fire Headquarters; 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 \$15,910.00 from the US Department of Justice awarded to the Police Department, to be used for the purchase of four (4) external defibrillators and related equipment, and Level IV rifle rated ballistic shield for active shooter events; 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 \$5,000.00 from Digital Federal Credit Union awarded to the Police Department, to be used for the MPD Youth Academy and the Christmas Heroes for Helpers Program; adopted.

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

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

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

ORDERED: That the Communication from ecoATM, re: Notice that they will not be renewing Junk Dealer/Secondhand Dealer License at 601 Donald Lynch Boulevard, **FILE**; adopted.

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

ORDERED: That there being no objection thereto set **MONDAY NOVEMBER 21, 2022**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Attorney Terrence Morris, on behalf of 272 Lincoln LLC, to build a 12-unit multi-family dwelling with accessory parking to be located at 272 Lincoln Street, referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**; adopted.

**Councilor Dumais Recused.**

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

ORDERED: That there being no objection thereto set **MONDAY NOVEMBER 21, 2022**, as the **DATE FOR PUBLIC HEARING**, on the Application for Modification of Special Permit from Brian Martinelli on behalf of Dish Wireless, to install three (3) new antennas on the existing cell tower along with a 5x7 platform, at 860 Boston Post Road East, referred to the **PUBLIC SERVICES COMMITTEE & ADVERTISE**; adopted.

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

ORDERED: That the Application for Renewal of Livery License, Eduard Zholudev, d/b/a Easy Airport Limo Services, 15 Indian Lane, referred to **PUBLIC SERVICES COMMITTEE**; adopted.

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

ORDERED: That the Communication from the Department of Public Utilities, re: Petition of Massachusetts Electric Company and Nantucket Electric Company d/b/a National Grid, for approval of an Alternative Basic Service Procurement Plan, **FILE**; adopted.

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

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

- a) School Committee, September 27, 2022.
- b) Conservation Commission, August 18, 2022, September 1, 2022 & September 15, 2022.
- c) Council on Aging, September 13, 2022.
- d) Library Trustees, June 7, 2022.
- e) Municipal Aggregation, October 4, 2022.
- f) Zoning Board of Appeals, September 13, 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) Rosemary Baker, 73 Stow Road, pothole or other road defect.
- b) Angelica Lee Christo, 16 Holly Hill Lane, pothole or other road defect.
- c) Mark Russo, 20 Jenks Lane, pothole or other road defect.

Reports of Committees:

Councilor Robey reported the following out of the Personnel Committee:

**City Council Urban Affairs Committee  
Thursday, October 13, 2022  
Minutes and Report**

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

Councilor Brown was also present. Present for the applicant was Attorney Brian Falk

**Order No. 19/22-1007881I: Application for Modification of Special Permit from Attorney Brian Falk on behalf of Vedi Naturals, LLC, d/b/a/ Kosa Dispensary, to amend condition #8 relative to the hours of operation for the adult use retail establishment located at 505 Boston Post Road West.**

The chair stated she reviewed the tape of the Public Hearing on October 3, 2022, suggesting that #13 of the Findings of Fact can be filled in with no members of public spoke in favor and no members of public spoke in opposition. The Council received emails from department heads, and no one had any concerns on the change of hours. Councilor Brown spoke as the Ward Councilor and said she had no opposition to the change of hours.

Councilor Navin asked if the applicant would be agreeable to having their hours be same as the amended hours of Garden Remedies and Attorney Falk didn't think they would object to those hours but would probably not be open for the hours allowed.

**Councilor Navin moved to approve the Decision on an Amendment to a Special Permit with the following amendment to 8. Hours to read:**

**The maximum hours of operation of the Use shall be Monday through Saturday, 9:00 AM to 10:00 PM, and Sunday from 10:00 AM to 8:00 PM. The motion was seconded and carried 4-0.**

The chair will ask for a Suspension at the October 17, 2022, meeting to refer this to solicitor to be in proper form for the November 7, 2022, agenda.

On a motion by Councilor Wagner, the meeting adjourned at 7:38 PM.

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

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

**ORDERED:** That the Application for Modification of Special Permit from Attorney Brian Falk on behalf of Vedi Naturals, LLC, d/b/a/ Kosa Dispensary, to amend condition #8 relative to the hours of operation for the adult use retail establishment located at 505 Boston Post Road West, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE NEXT CITY COUNCIL MEETING**; adopted.

Motion by Councilor Irsih, 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 BY AMENDING CHAPTER 125, ENTITLED “PERSONNEL,” AS FOLLOWS:

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

**HEAD ELECTRICIAN**  
(40 hours per week)

STEP/LEVEL	HOURLY RATE	DAILY RATE	PERIOD SALARY	ANNUAL SALARY
00	\$0	\$0	\$0	\$0
01	\$0	\$0	\$0	\$0
02	\$0	\$0	\$0	\$0
03	\$0	\$0	\$0	\$0
04	\$0	\$0	\$0	\$0
05	\$0	\$0	\$0	\$0
06	\$0	\$0	\$0	\$0
07	\$39.0788	\$312.6299	\$3,126.30	\$81,283.77

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

**APPROVED**; adopted.

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

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

ORDERED: That the Job Description pursuant to Chapter 125 “Personnel”, §5 “Preparation of Classification Descriptions” of the City Code, relative to the position of Head Electrician, **APPROVED**; adopted.

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

ORDERED: That the Proposed Amendment to the City Code, Chapter 125 “Personnel”, §6 “Salary Schedule” and a Proposed Job Description pursuant to Chapter 125 “Personnel” §5 “Preparation of Classification Descriptions” to create a new position of Substance Use Prevention Coordinator and Intervention Specialist within the Health Department as submitted by the Mayor, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE NEXT CITY COUNCIL MEETING**; adopted.

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

ORDERED: That the Appointment of David LaBossiere to the Disabilities Commission for a 3-year term to expire from date of Council confirmation, **APPROVED**; adopted.

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

ORDERED: That the Reappointment of Brendan Downey to the Historical Commission for a 3-year term to expire on March 25, 2025, **APPROVED**; adopted.

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

ORDERED: That the of Appointment of Stefanie Ferrecchia to the Historical Commission for a 3-year term from date of Council confirmation, **APPROVED**; adopted.

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

ORDERED: That the of Kathleen Newton to the Historical Commission for a 3-year term from date of Council confirmation, **APPROVED**; adopted.

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

ORDERED: That the of Kathy Faddoul to the Council on Aging for a 4-year term to expire on May 2, 2026, **APPROVED**; adopted.

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

ORDERED: That the of Appointment of Judith Benedetto to the Council on Aging for a 4-year term to expire on May 5, 2025, **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 8:45 PM; adopted.



*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 NOV -3 AM 11:25

*Arthur G. Vigeant*  
MAYOR

*Patricia M. Bernard*  
CHIEF OF STAFF

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

*Candace McGrath*  
EXECUTIVE ADMINISTRATOR

November 3, 2022

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

Honorable President Ossing and Councilors:

**Re: FY23 Community One Stop for Growth Grant acceptance**

Honorable President Ossing and Councilors:

Enclosed please find a grant in the amount of \$2 Million from the Executive Office of Housing and Economic Development, Department of Housing and Community Development and Massachusetts Development Finance Agency through the FY23 Community One Stop for Growth program.

The Marlborough Economic Development Corp (MEDC) applied for this MassWorks Infrastructure grant on behalf of the city to reconstruct a one-mile stretch of narrow roadway on Cedar Hill Street which serves as a mixed-use corridor and a regional conduit to the 495 interchanges. The funds will go towards much needed infrastructure upgrades including reconstructing and resurfacing Cedar Hill Street, improving drainage, and adding sidewalks and a shared-use bike lane for multimodal accommodations.

I would like to take this opportunity to thank the MEDC and Engineering department for their work in obtaining this available funding and the Baker-Polito administration for their continued support.

Please let me know if you have any questions.

Sincerely,

Arthur G. Vigeant  
Mayor

Enclosures



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF  
 HOUSING & ECONOMIC DEVELOPMENT**  
 One Ashburton Place, Room 2101, Boston, MA 02108

CHARLES D. BAKER  
 GOVERNOR

KARYN E. POLITO  
 LIEUTENANT GOVERNOR

MIKE KENNEALY  
 SECRETARY

TELEPHONE: (617) 788-3610  
[www.mass.gov/hed](http://www.mass.gov/hed)

October 17, 2022

RE: Application **FULL-FY23-Marlborough-Marlboroug-00448**

Arthur Vigeant, Mayor  
 Marlborough Economic Development Corp.  
 91 Main Street, Suite 204  
 Marlborough, MA 01752

Dear Mayor Vigeant:

Thank you for submitting this application to the FY2023 Community One Stop for Growth. The Executive Office of Housing and Economic Development, Department of Housing and Community Development, and Massachusetts Development Finance Agency (MassDevelopment) worked together to evaluate all eligible applications and recommended the most ready and highest-impact projects for a grant.

On behalf of the Baker-Polito Administration, I am pleased to inform the **Marlborough Economic Development Corp.** (Grantee) that a grant in the amount of **\$2,000,000** from the MassWorks Infrastructure Program has been approved to support the **Cedar Hill Mixed Use Corridor Improvement** project.

The grantee will be required to submit a completed Pre-Contract Form (to be provided by EOHD) no later than January 31, 2023, to begin the contracting process. A MassWorks team member will reach out directly to discuss any additional conditions or requirements, as well as next steps related to this grant award.

Please be advised that this letter does not constitute an agreement or contract with EOHD or the Commonwealth of Massachusetts, nor does it confer any rights onto the Grantee. Grantee is not authorized to proceed with any grant-related purchases or construction work, until a contract has been fully executed. This grant commitment is contingent upon the successful execution of a contract with EOHD no later than June 30, 2023, with a project scope/timeline confirming that the project can be completed by June 30, 2026. Grantees unable to meet these deadlines, will need to reapply in a future competitive round.

Finally, please note that public announcement of this award is embargoed until the Administration has had the opportunity to formally announce it through a local event and/or media release. Please refrain from sharing or publicizing news of this award outside of your organization until it is officially announced.

Sincerely,

Mike Kennealy  
 Secretary

**COMMUNITY  
 ONE STOP  
 FOR GROWTH**  
[mass.gov/onestop](http://mass.gov/onestop)



CITY OF MARLBOROUGH  
NOTICE OF GRANT AWARD

DEPARTMENT: Public Facilities/DPW DATE: 11/3/2022

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Sean Divoll

NAME OF GRANT: FY23 Community One Stop for Growth

GRANTOR: Exec. Office for Adm. & Finance, Dept of Housing & Economic Dev., Housing & Comr Development

GRANT AMOUNT: \$2 Million

GRANT PERIOD: 6/30/2023 - 6/30/2026

SCOPE OF GRANT/  
ITEMS FUNDED \$2M MassWorks Infrastructure Program to support Cedar Hill Mixed Use Corridor Improvement Project

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: 12/19/2022

**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**



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 NOV -3 AM 11:25

*Arthur G. Vigeant*  
MAYOR

*Patricia M. Bernard*  
CHIEF OF STAFF

*Candace McGrath*  
EXECUTIVE ADMINISTRATOR

City of Marlborough  
Office of the Mayor

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

November 3, 2022

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

Honorable President Ossing and Councilors:

**Re: Grant acceptance for Marlborough Economic Development Corp to fund complimentary shuttle transportation program**

Honorable President Ossing and Councilors:

On behalf of the Marlborough Economic Development Corp. (MEDC), enclosed please find a grant in the amount of \$250,000.00 from Mass Development's Taxi & Livery Partnership Program to continue funding the commuter shuttle service.

Ridership has steadily increased and is stronger than pre-covid days. These funds will enable us to continue to offer the complimentary shuttle service during morning and afternoon rush hours connecting local commuters between the MBTA Southborough train station, the Apex Center, and the "Marlborough Hills" business park located on Forest Street. This option provides free public transportation for those who take the train to and/or from Boston & Worcester. In addition, the shuttle is used during mid-day to transport seniors to and from the Senior Center for activities and grocery store runs.

I would like to take this opportunity to thank the MEDC for their diligence in procuring this available funding and Mass Development for their continued support.

Please let me know if you have any questions.

Sincerely,

*Arthur G. Vigeant*  
Arthur G. Vigeant  
Mayor

Enclosures

CITY OF MARLBOROUGH  
NOTICE OF GRANT AWARD

DEPARTMENT: MEDC DATE: 11/3/2022

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Meredith Harris

NAME OF GRANT: Taxi & Livery Partnership Program

GRANTOR: Mass Development

GRANT AMOUNT: \$250,000.00

GRANT PERIOD: 10/1/22 - 9/30/23

SCOPE OF GRANT/  
ITEMS FUNDED To continue commuter shuttle operations during am & pm rush hours, M-F  
12 passenger van completing 3 round trips in morning and 3 round trips in evening.  
Funds will also cover promoting program.

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: 10/17/2022

**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**



99 High Street  
Boston, MA 02110

Main: 617-330-2000  
Fax: 617-330-2001

massdevelopment.com

October 28, 2022

Miss Meredith Harris  
City of Marlborough  
91 Main Street, Suite 204  
Marlborough, MA 01752

Dear Miss Harris:

Thank you for applying to the Taxi & Livery Partnership Program (the "Program") administered by MassDevelopment. I am pleased to inform you that your application has been approved for up to \$250,000 from the Program subject to MassDevelopment's receipt of a signed Grant Agreement, including the completed exhibits described below and found in the enclosures.

Attached to this email is an electronic copy of the Grant Agreement (the "Agreement") that will govern disbursement of the funds. Please sign the Agreement (electronic signatures are acceptable), provide wire instructions on **Exhibit B** of the Agreement (attached), and email a copy of the signed Agreement with **Exhibit B** and confirming your purpose/description for the grant funds set forth in **Exhibit A**, to Corlis Melchoir at [cmelchoir@massdevelopment.com](mailto:cmelchoir@massdevelopment.com). MassDevelopment will return one fully executed Agreement to you via email.

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Mike Kennealy  
Chairman

Dan Rivera  
President and CEO

Funding will be disbursed to the Grantee only upon full execution of the Agreement and MassDevelopment's review and approval of all items **including Exhibits A and B**. **MassDevelopment shall use its best efforts to pay Grantee within thirty (30) days of full execution of the Agreement.** MassDevelopment shall either wire payment pursuant to the wire instructions provided in **Exhibit B** of the Agreement, or in the absence of wire transfer instructions, shall mail a check to the address listed for Grantee.

Grant agreements require grantees to report to MassDevelopment the results achieved versus the anticipated results outlined in the application within 12 months of the disbursement of the grant amount.

Congratulations on your award. Please feel free to contact Ms. Melchoir at the email address above with any questions about this award.

Sincerely,

*Sean C. Calnan*  
Sean C. Calnan  
Senior Vice President, Community Investment

Enclosures

## TAXI & LIVERY PARTNERSHIP PROGRAM GRANT AGREEMENT

[Transportation Infrastructure Enhancement Trust Fund]

By and Between

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

And

CITY OF MARLBOROUGH

THIS TAXI & LIVERY PARTNERSHIP GRANT PROGRAM AGREEMENT (the “Agreement”) is made as of \_\_\_\_\_, 2022 (the “Agreement”) by and between City of Marlborough, a Massachusetts Corporation, having its principal place of business at 91 Main Street, Suite 204, Marlborough, MA 01752 (the “Recipient”) and Massachusetts Development Finance Agency, a Massachusetts body politic and corporate established and existing under Chapter 23G of the Massachusetts General Laws, having its principal place of business at 99 High Street, Boston, MA 02110 (the “Agency” or “MassDevelopment”).

1. **Purpose of Agreement.** This Agreement is made by the parties hereto in connection with a grant being awarded to the Recipient by the Agency pursuant to its Taxi & Livery Business Partnership Grant Program for the purpose of supporting taxi/livery/hackney businesses (the “Grant”). The amount of the Grant award and a detailed description of purpose (the “Purpose”) are set forth in Exhibit A hereto, which is incorporated herein as part of this Agreement.

2. **The Recipient.** The Recipient represents and warrants that it is duly organized, validly existing, and in good standing under the laws of the Commonwealth of Massachusetts with the power and due authority to enter into and perform this Agreement. Recipient covenants that Grant funds will be used for the benefit Massachusetts taxi/livery/hackney companies not on Debarment Lists, performing services in Massachusetts.

3. **The Purpose.** The Recipient hereby acknowledges receipt of the Grant award and covenants and agrees to apply the moneys granted to it hereunder by MassDevelopment directly to the Purpose. Recipient covenants that it will comply, in all material respects, with all applicable laws, rules and regulations, including, without limitation, building, health and safety laws, rules and regulations (including with respect to COVID-19), and all applicable Grant requirements. The Recipient has provided, at Exhibit B, instructions that will enable the Agency to deliver the Grant award funds to the Recipient by a bank wire transfer.

4. **Indemnification.** To the extent permitted by law, the Recipient hereby agrees to indemnify, defend and hold harmless the Agency and its successors and assigns, and all of its officers, directors, lenders, shareholders, beneficial owners, affiliates, agents and employees (collectively “Agency Indemnitees”), from and against any and all claims, suits, actions, judgments, demands, losses, costs, attorney's fees, expenses, damages and liability to the extent caused by, resulting from, or arising out of the intentional acts, negligent acts, errors, omissions, or allegations thereof, of the Recipient, its employees, agents or representatives, sub-recipients, or

any other person, arising out of the Grant or any accident, injury or damage to any person occurring in the performance of any activities related in any way to this Agreement.

5. **Reporting.** In addition to providing MassDevelopment a report of the investments made and the results achieved toward the Purpose within 12 months of the Grant Award, the Recipient shall from time to time prepare and/or provide such reports concerning the Purpose or compliance with this Agreement as the Agency may reasonably request. Upon completion of the Purpose, the Recipient shall promptly notify the Agency and MassDevelopment in writing of such completion and will confirm that the funds were used for the Purpose described in the application. The Agency will only consider applications by the Grantee in any future rounds of funding if it has timely received the required notice of completion regarding the Purpose. Any Grant moneys remaining unspent upon completion of the Purpose shall be returned to the Agency. The Recipient agrees to allow the Agency to visit recipients/beneficiaries upon reasonable notice for the purpose of ensuring compliance with this Agreement.

6. **Contractor Policy.** The Recipient certifies that it has checked the debarment lists maintained by the Commonwealth of Massachusetts's Division of Capital Asset Management and Maintenance, the Department of Transportation, the Department of Industrial Accidents, the Office of the Attorney General and the Federal government (the "Debarment Lists") and that for costs that are to be funded by the Agency pursuant to this Agreement, the Recipient or its affiliates have not and will not contract with any contractor, vendor or service provider listed as debarred or suspended on the Debarment Lists.

Where applicable, Recipient also agrees that for costs funded by the Agency it will require its general contractor or construction manager (if one is engaged) to certify in its contract with the Recipient that (i) it will check the Debarment Lists before directly engaging a subcontractor or other vendor and (ii) has not and will not contract directly with a subcontractor or other vendor listed on a Debarment List. Such certification in the general contractor or construction manager contract shall further provide that general contractor or construction manager understands and acknowledges that noncompliance may result in debarment of the contractor from future MassDevelopment funded work for a period of one year from the date of written notification of noncompliance.

7. **Failure to Comply.** In the event the Recipient fails to comply with the terms and conditions of this Agreement, the Agency may, in its discretion, require that all or part of the moneys granted hereunder be repaid to the Agency, regardless of the extent to which the Grant moneys have already been expended. Any failure to comply with any provision of this Agreement may further result in the Recipient becoming ineligible to receive any future award of any grant offered by the Agency.

8. **Successors and Assigns.** The rights and obligations of the parties to this Agreement shall inure to their respective successors and permitted assigns. This Agreement is not assignable by Recipient without the prior written consent of the Agency.

9. **Agreement Not for the Benefit of Other Parties.** This Agreement is not intended for the benefit of, and shall not be construed to create rights in, parties other than the Recipient and its eligible Massachusetts members and the Agency.

10. **Counterparts.** This Agreement may be executed and delivered in any number of counterparts, each of which shall be deemed to be an original, but such counterparts together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “.pdf” signature page was an original thereof.

11. **Governing Law.** This Agreement shall be governed by the laws of the Commonwealth of Massachusetts.

12. **Entire Agreement.** This Agreement contains the entire understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, express or implied, oral or written, except as herein contained.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives as of the date first written above.

<Signatures to this Grant Agreement appear on the following pages.>

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

By: \_\_\_\_\_  
Name: Sean Calnan  
Title: Senior Vice President, Community Investment

[City of Marlborough Taxi & Livery Partnership Program Grant Agreement]

City of Marlborough

By   
Authorized Officer

Arthur Vigeant, Mayor  
Clearly print name and title

[City of Marlborough Taxi & Livery Partnership Program Grant Agreement]

**EXHIBIT A**

1. Name of Recipient: City of Marlborough
2. Grant Amount: \$250,000
3. Purpose/Description: To continue the shuttle program as an alternative for commuters to close the "last mile" gap.

**EXHIBIT B**

**GRANT PAYMENT INSTRUCTIONS**

(Recipient: Please provide the following information.)

**WIRE INSTRUCTIONS:**

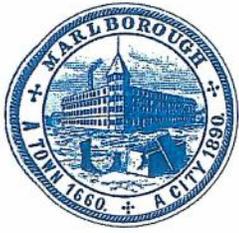
Bank Name:

Bank ABA/Routing Number:

Account Name:

Account Number:

**If Wire Instructions are not provided above, a check will be mailed to the grantee at the principal place of business listed on the first page of this agreement.**



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 NOV -3 AM 11:25

*City of Marlborough*  
*Office of the Mayor*

*Arthur G. Vigeant*  
MAYOR

*Patricia M. Bernard*  
CHIEF OF STAFF

140 Main Street  
Marlborough, Massachusetts 01752  
508.460.3770 Fax 508.460.3698 TDD 508.460.3610  
[www.marlborough-ma.gov](http://www.marlborough-ma.gov)

*Candace McGrath*  
EXECUTIVE ADMINISTRATOR

November 3, 2022

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

Honorable President Ossing and Councilors:

**Re: Transfer request for Marlborough Fire Department for meal allowance**

Honorable President Ossing and Councilors:

Enclosed please find a transfer request in the amount of \$1,574.75 from the Firefighter account to the Meal Allowance account to cover the deficit due to numerous emergency situations that our Fire Department responded to as noted in Fire Chief Breen's enclosed letter.

If you have any questions, please feel free to reach out to me or Fire Chief Kevin Breen.

Sincerely,

Arthur G. Vigeant  
Mayor

Enclosures



**City of Marlborough**  
**FIRE DEPARTMENT**  
**215 MAPLE STREET**  
**MARLBOROUGH, MASSACHUSETTS 01752**



**KEVIN J. BREEN**  
**FIRE CHIEF**

**PHONE: (508) 624-6986**  
**FAX: (508) 460-3795**

October 21, 2022

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

**REF: Transfer Request**

Dear Mayor Vigeant:

Please see the attached budget transfer request in the amount of \$1,574.75. Our request is related to a budget shortfall in account 1220006-51990 (Meal Allowance). You may recall we have had several emergency events this year prompting an increase in rehabilitation expenses. Most recently, we responded to both a protracted hazardous materials event and large-scale woodland fires requiring significant outside resources from local, state, and federal agencies. Y-T-D rehabilitation costs exceed our annual appropriation of \$2,500. We respectfully request a transfer from account 12200001-50450 (Firefighter) to cover the overage and add resources for the remainder of FY2023. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Kevin J. Breen  
Fire Chief

W/enclosures

Cc: Patrick Jones, Comptroller  
Diane Smith, Auditor

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: FIRE

FISCAL YEAR: 2023

FROM ACCOUNT:

TO ACCOUNT:

Available  
Balance

Amount

Org Code

Object

Account Description:

Amount

Org Code

Object

Account Description:

Available  
Balance

\$2,693,301.53

\$1,574.75

12200001

50450

Firefighter

\$1,574.75

12200006

51990

Meal Allowance

-\$74.75

Reason:

Vacant position

Two significant events created unexpected  
rehab expenditures from this account

Reason:

Reason:

Reason:

Reason:

\$1,574.75

Total

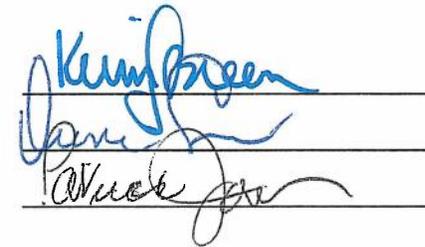
\$1,574.75

Total

Department Head signature:

Auditor signature:

Comptroller signature:





*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
NOV -3 AM 11:25

*Arthur G. Vigeant*  
MAYOR

*Patricia M. Bernard*  
CHIEF OF STAFF

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

*Candace McGrath*  
EXECUTIVE ADMINISTRATOR

November 3, 2022

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

Honorable President Ossing and Councilors:

**Re: Easement acceptance for Marlborough Public Library**

Honorable President Ossing and Councilors:

Enclosed please find an order and easement for your acceptance from the First Baptist Church granting the City of Marlborough access for necessary electric equipment installation and other site structures pertaining to the library renovation project.

City Engineer Tom DiPersio will be available for any questions that you may have.

I would like to take this opportunity to thank the First Baptist Church for their cooperation.

Thank you in advance for your consideration.

Sincerely,

Arthur G. Vigeant  
Mayor

Enclosures



*City of Marlborough*  
**Department of Public Works**

135 NEIL STREET  
 MARLBOROUGH, MASSACHUSETTS 01752  
 TEL. 508- 624-6910  
 \*TDD 508-460-3610

*SEAN M. DIVOLL, P.E.*  
 COMMISSIONER

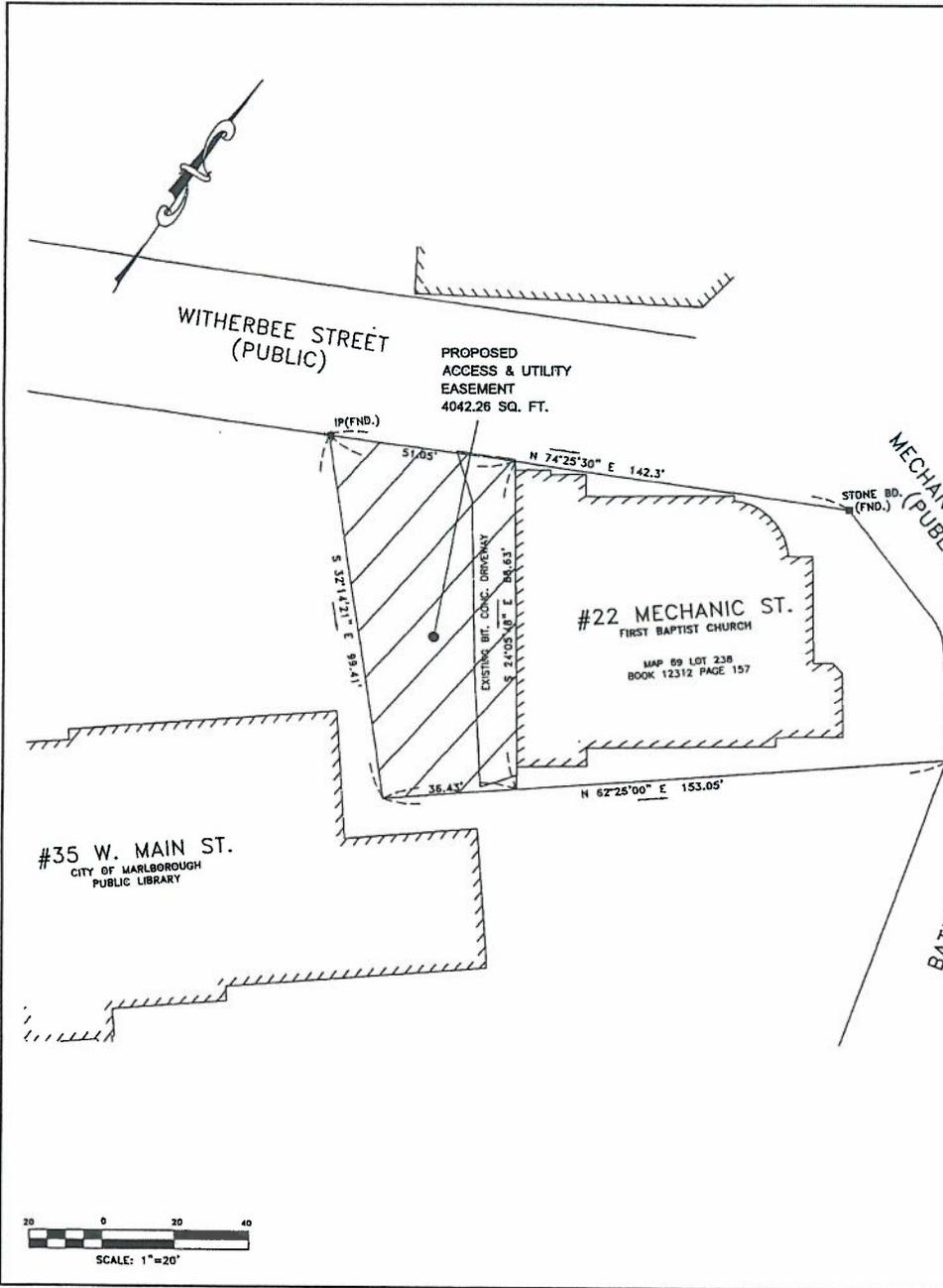
**Date:** October 20, 2022  
**To:** Mayor Vigeant  
**From:** Thomas DiPersio, Jr., City Engineer  
**Copy:** Sean Divoll, DPW Commissioner  
**Re:** Easement from First Baptist Church

---

In order to provide access to new electrical equipment and other site structures at the new library, the Baptist Church has agreed to grant the City an easement over a portion of their property at 22 Mechanic Street. I have attached the easement documents that were prepared by the Legal Department and have been executed by the Church. The documents include a plan by the Engineering Division showing the location and dimensions of the easement. Note that the church also provided National Grid an easement over this area, for the installation of the underground electric service for the library.

In addition to allowing the electric service to cross their property, the church has been very cooperative with the City during the library construction project by allowing construction vehicles to access the site over their property when needed. As part of the agreement to provide the City this permanent easement, the easement area that will be disturbed will be regraded and repaved as part of the library project.

I am respectfully requesting that this item be added to the City Council's agenda for November 7<sup>th</sup> for their consideration and acceptance. Please contact me with any questions, and I can be available at the City Council meeting as well to answer any questions the council may have.



Deed references:

- 69 / 238: Book 12312, Page 157
- 69 / 223: Book 75749, Page 47
- 69 / 237: Book 11111, Page 85

Plan Reference:

1. "Existing Conditions Plan of Land, Marlborough Public Library, 35 West Main Street, Marlborough, Massachusetts". Prepared by: Reed Land Surveying, Inc., dated November 11, 2016.

CITY OF MARLBOROUGH



DEPARTMENT OF  
PUBLIC  
WORKS

Engineering Division  
135 Neil Street  
Marlborough, MA 01752  
p. (508) 624-6910  
f. (508) 624-7699  
www.marlborough-ma.gov

REVISIONS

No.	Date	Description

Drawn By: Survey By: Checked By: Approved By:  
 ALM JH TP TP

For Registry Use:

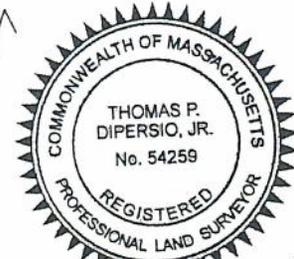
Project Title:

EASEMENT PLAN  
OF LAND IN  
MARLBOROUGH, MA

Owner:

BAPTIST CHURCH  
22 MECHANIC STREET  
MARLBOROUGH, MA

Comments: NONE	Sheet No.: 1
Date: March 21, 2022	
Scale: 1"=20'	

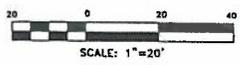


I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERS OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Thomas DiPersio  
PROFESSIONAL LAND SURVEYOR

3-21-22  
DATE



ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that the permanent access and utility easement described below be accepted as a municipal easement:

DESCRIPTION

The access and utility easement shown as "Proposed Access & Utility Easement", on a plan of land entitled "Easement Plan of Land in Marlborough, MA", Prepared by: City of Marlborough Dept. of Public Works, Engineering Division, 135 Neil Street, Marlborough, MA 01752, Date: March 21, 2022 (the "Plan"), said Plan to be recorded herewith. Easement containing 4,042.26+/- square feet (0.09 acres, more or less), according to the Plan. Being a portion of the property owned in Marlborough by the Grantor and described in a deed recorded in the Middlesex South District Registry of Deeds in Book 12312, Page 157 and Book 12312, Page 159.

IT IS THEREFORE ORDERED THAT:

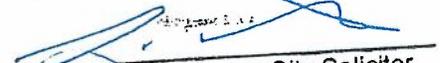
The access and utility easement shown as "Proposed Access & Utility Easement" on the Plan, constituting a portion of land located at 22 Mechanic Street, containing 4,042.26 square feet+/- (0.09 acres, more or less), being a portion of the property owned by First Baptist Church of Marlborough, a Massachusetts corporation having an address of 22 Mechanic Street, Marlborough, MA 01752 and described in a deed recorded in the Middlesex South District Registry of Deeds in Book 12312, Page 157 and Book 12312, Page 159, be accepted as a municipal easement in the City of Marlborough.

ADOPTED  
In City Council  
Order No. 22-  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:

APPROVED AS TO LEGAL FORM:

  
\_\_\_\_\_  
City Solicitor / Asst. City Solicitor

## GRANT OF ACCESS AND UTILITY EASEMENT

FIRST BAPTIST CHURCH OF MARLBOROUGH, a Massachusetts corporation located at 22 Mechanic Street, Marlborough, MA 01752, hereinafter known as the "Grantor", its successors, and assigns, in consideration of the payment of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants to the CITY OF MARLBOROUGH, a municipal corporation formed under the laws of the Commonwealth of Massachusetts, and having an address at 140 Main Street, Marlborough, MA 01752 in Middlesex County, hereinafter referred to as the "Grantee", its successors and assigns forever, with quitclaim covenants, a nonexclusive and perpetual right and easement to pass and repass over, and to operate, construct, maintain, replace, repair, inspect, and improve municipal utilities in and under a portion of land located at 22 Mechanic Street, Marlborough, Middlesex County, Massachusetts and being more particularly described as follows:

### DESCRIPTION

The access and utility easement shown as "Proposed Access & Utility Easement" on a plan of land entitled "Easement Plan of Land in Marlborough, MA", prepared by the City of Marlborough, Department of Public Works, Engineering Division., dated March 21, 2022 (the "Easement Plan"), said Easement Plan attached as Exhibit A and recorded herewith. Containing 4,042.26 square feet (the "Easement Area"), according to said Easement Plan.

Being a portion of the property owned in Marlborough by the Grantor and described in a deed recorded in the Middlesex South District Registry of Deeds in Book 12312, Page 157 and Book 12312, Page 159.

The above-granted rights being more particularly described as the nonexclusive and perpetual right and easement to lay, inspect, construct, reconstruct, relocate, operate, maintain, alter, renew, repair, replace, add to and remove municipal utilities including the necessary pipes, conduits, manholes, valves, fittings, vaults, castings and/or other appurtenances that are or shall be required to install and operate municipal utilities in, upon and under the Easement Area and to do all other acts incidental to the foregoing, including the right to pass and repass over the land of the Grantor, its successors and assigns, with people, equipment, and supplies for access thereto for all of the above purposes, or for access to utilities or equipment on Grantee's abutting land at 35 West Main Street.

Also granted is the perpetual right and easement at any time and from time to time to clear the Easement Area and to keep it cleared of snow, trees, roots, branches, shrubs, brush, bushes, structures, objects and surfaces as may, in the opinion of the Grantee, its successors and assigns, interfere with the safe and efficient operation and maintenance of said Municipal Utilities.

By acceptance of this easement, the Grantee, for itself, its successors and assigns, hereby agrees, now and in the future, to defend, indemnify, and hold the Grantor (including its successors, assigns,

employees, tenants, invitees, agents, and licensees) (the "Indemnified Parties") harmless from and against any and all claims, liabilities, losses, damages, actions, suits, costs, expenses, and reasonable attorneys' fees, including any for injury or death to persons or damage to property, occurring in the Easement Area arising from or in connection with the Grantee's use thereof, or arising from or in connection with the negligent exercise of any right or easement granted to the Grantee hereunder or the breach of any covenant, obligation or agreement of the Grantee hereunder, or otherwise arising from or in connection with any negligent act(s) or omission(s) by the Grantee, its employees, agents, tenants, invitees, guests, licenses, successors or assigns; provided, however, that the obligation to indemnify and hold harmless the Indemnified Parties shall exclude such liabilities, losses and damages that result solely from the negligence or misconduct of any of the Indemnified Parties who may otherwise be entitled to indemnity rights hereunder. The indemnifications provision shall survive conveyance of the dominant and servient estates and shall run in perpetuity for the benefit of the then-owner of the Grantor's property.

The Grantee, for itself, its successors and assigns, further agrees that, solely at its own cost, it will restore the surface disturbed by it in the exercise of the rights herein granted substantially to the same condition as existed prior to its being disturbed.

The Grantee further agrees it shall not impair or obstruct Grantor's access from Witherbee Street to the Grantor's property adjacent to the Easement Area shown on said Easement Plan, and the Grantor's egress to said Witherbee Street from said property, during the course of installation and maintenance of any Municipal Utilities. Grantee shall reconstruct and repave the driveway shown on the Easement Plan as "Existing Bit. Conc. Driveway" as shown within the Easement Area. Said reconstruction and repaving shall be as generally shown on a plan entitled "Proposed Driveway and Retaining Wall at First Baptist Church", prepared by the City of Marlborough, Department of Public Works, Engineering Division., dated February 23, 2022 (the "Construction Plan") a copy of which is in the possession of both Grantor and Grantee.

Any relocation of the Easement Area shall require the express written consent of Grantor, which shall be given at Grantor's sole and absolute discretion.

The Grantor, its successors and assigns, agrees to refrain from placing any building or other permanent object or encroachment within the Easement Area which would affect and/or interfere with the purpose of the easement granted herein. Notwithstanding the foregoing, Grantor, its successors and assigns, reserves the right to use the surface of the Easement Area for any purpose not inconsistent with the rights hereby conveyed, including but not limited to installation and maintenance of signage, landscaping, paving, curbing, walkways, parking areas and access drives provided the same does not unreasonably interfere with the rights herein granted. The Grantor, its successors and assigns may grant to others, including utility companies, a right and easement to install utilities within the Easement Area provided same does not interfere with Grantee's rights or use of the Easement Area.

The grant of easement is and shall be binding upon the Grantor, its successors and/or assigns, and inure to the benefit of the Grantee. Grantor warrants that it has good title to transfer the same, and that it will defend the same against claims of all persons. Grantor warrants that the undersigned individual is the authorized signatory and is empowered to grant this easement on the terms and conditions stated herein.

In witness whereof, this Grant of Access and Utility Easement is executed under seal this 12<sup>th</sup> day of Oct, 2022.

FIRST BABPTIST CHURCH,

Leander Anderson  
By: Leander Anderson  
Title: Property Manager  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12<sup>th</sup> day of OCTOBER, 2022, before me, the undersigned notary public, personally appeared LEANDER A ANDERSON (insert name/title), proved to me through satisfactory evidence of identification, which was Personal Knowledge to be the person whose name is signed on the preceding/attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Bilal



**BILAL MUNIR**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 9, 2029

Notary Public

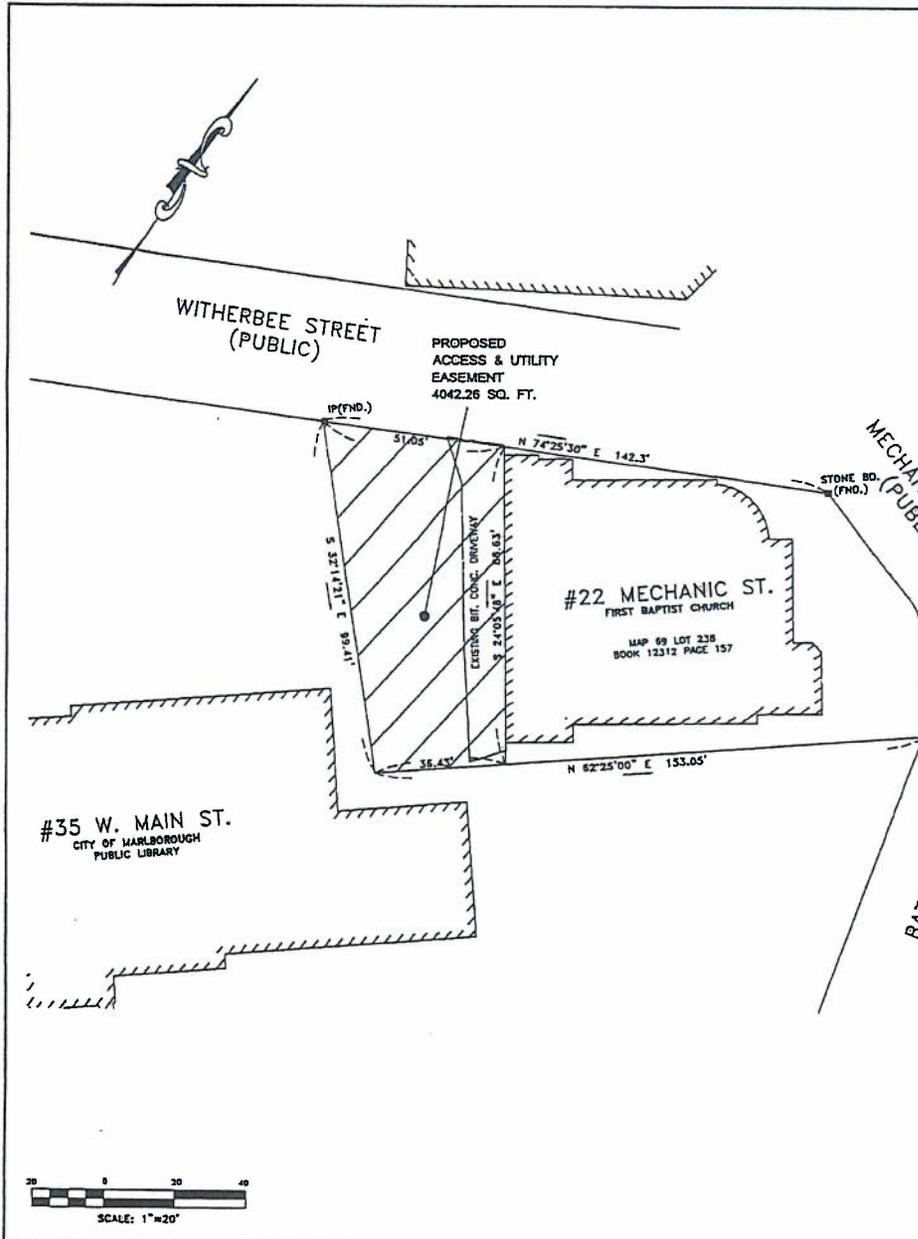
My Commission Expires: 02/09/2029

✓

EXHIBIT A (Easement Plan)

27 21

Vertical line of text on the right edge of the page.

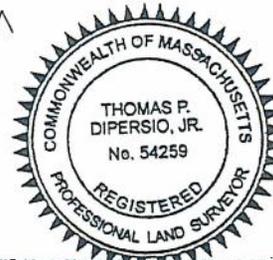


Deed References:

- 69 / 238: Book 12312, Page 157
- 69 / 232: Book 75749, Page 47
- 69 / 237: Book 11111, Page 85

Plan Reference:

1. "Existing Conditions Plan of Land, Marlborough Public Library, 35 West Main Street, Marlborough, Massachusetts", Prepared by: Reed Land Surveying, Inc., dated November 11, 2016.



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERS OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Thomas P. Dipersio, Jr.*  
PROFESSIONAL LAND SURVEYOR

3-21-22  
DATE

CITY OF MARLBOROUGH



DEPARTMENT OF PUBLIC WORKS

Engineering Division  
135 Neil Street  
Marlborough, MA 01752  
p. (508) 624-6910  
f. (508) 624-7699  
www.marlbrough.ma.gov

REVISIONS

No.	Date	Description

Drawn By: Survey By: Checked By: Approved By:  
 ALM JP TD

For Registry Use:

Project Title:

EASEMENT PLAN OF LAND IN MARLBOROUGH, MA

Owner:

BAPTIST CHURCH  
22 MECHANIC STREET  
MARLBOROUGH, MA

Contract No:

NONE

Date:

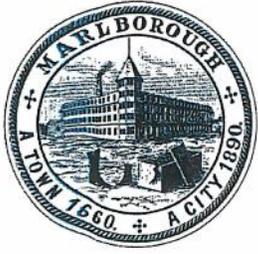
March 21, 2022

Scale:

1"=20'

Sheet No.:

1



# City of Marlborough

## Legal Department

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

RECEIVED  
 CITY CLERK'S OFFICE  
 CITY OF MARLBOROUGH  
 JASON D. GROSSFIELD  
 CITY SOLICITOR  
 2022 NOV -2 PM 4:49  
 JEREMY P. MCMANUS  
 ASSISTANT CITY SOLICITOR

November 2, 2022

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

Re: Proposed Zoning Ordinance Amendments re: Mixed Use; Affordable Housing

Dear Honorable President Ossing and Councilors:

At the request of Councilor Robey, enclosed please find proposed zoning ordinance amendments relative to certain provisions concerning mixed-use and affordable housing.

I have reviewed the proposed amendments and they are in proper legal form. Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield  
 City Solicitor

Enclosure

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

**ORDERED:**

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

I. By amending Chapter 650 (Zoning), Section 650-5 (Definitions; word usage), Subsection B, "Mixed Use" definition, by deleting the definition in its entirety and replacing it with the following:

MIXED USE

(1) A combination of permitted (Y) or special permit (SP) residential/business uses as listed in § 650-17, Table of Use Regulations, for a particular zoning district, located on the same lot and arranged vertically in multiple stories of a structure or horizontally adjacent to one another in one or more buildings.

(2) To achieve a mix of residential to business uses, such as retail or restaurant, that is balanced and compatible, ground floors of buildings fronting streets or public accessways shall be restricted to nonresidential uses, except as specified below:

(a) Dwelling units shall be allowed on ground floors of a building that is set behind a mixed-use building that has business uses on the ground floor and residential on other floors so long as the building set behind does not face a public way.

II. By amending Chapter 650 (Zoning), Section 650-26 (Affordable Housing), to read as follows: (new text shown as underlined, deleted text shown as ~~strikethrough~~):

§ 650-26. Affordable housing.

A. All site plan approvals granted for multifamily dwellings as part of a mixed-use development, and all special permits granted to applicants to construct multifamily dwellings thereby increasing the number or density of residential dwellings to a number or level greater than that allowable as a matter of right under the zoning classification for the subject parcel shall require the following.

(1) ~~Developments of 20 or more units.~~

(a) Number of affordable units. The development shall ~~i) provide that at least 15% of the dwelling units to be constructed for homeownership or rental purposes will be made available at affordable prices to home buyers or renters, or ii) if authorized by a majority of the City Council, provide a sum not less than \$50,000 per affordable dwelling unit that would have been required in Item i) above to be deposited as directed by the City Council into the fund for economic~~

~~development created by Chapter 126 of the Acts of 2011 or into another fund designated by the City Council.~~

(b) Local preference. The development plan shall provide that all legally permissible efforts shall be made to provide 70% of the affordable dwelling units to eligible residents of the City of Marlborough.

(c) Distribution of affordable units. Dwelling units to be sold or rented at affordable prices shall be integrated into the overall development to prevent physical segregation of such units.

(d) Appearance. The exterior of the affordable units shall be designed to be compatible with and as nearly indistinguishable from the market rate units as possible.

(e) Minimum and maximum floor areas. Affordable housing units shall have a gross floor area not less than the minimum required by the State Department of Housing and Community Development under the regulations created under the authority of MGL Chapter 40B.

(f) Period of affordability. Limitations and safeguards shall be imposed to ensure the continued availability of the designated affordable units for a minimum of 99 years or in perpetuity. Such limitations and safeguards may be in the form of deed restrictions, resale monitoring, requirements for income verification of purchasers and/or tenants, rent level controls and the like.

(g) Limitation on change in affordability. In no event shall any change in affordability occur if the minimum percentage of affordable units required in the entire City under MGL Chapter 40B has either not been met at that time or such change in affordability would cause the City to fall below that percentage.

(h) Staging of affordable and market-rate units. No more than 50% of the building permits for the market-rate units shall be issued until construction has commenced on 30% of the affordable units. No more than 50% of the occupancy permits for the market-rate units shall be issued until 30% of the occupancy permits for the affordable units have been issued. The City Council may modify this provision for developments under 50 units.

~~(i) Alternate site. The City Council may allow the developer to build some or all of the affordable housing required by Subsection A(1)(a) on an alternate site within the City, provided that the City Council determines that this is in the best interest of the City and orders that this specific condition be attached to the special permit. The location of the alternate site shall either be specified at the time of approval for the special permit or selected within six months of said application and shall then be subject to approval by the Housing Partnership Committee or its successor, by the City Council if otherwise required by this Zoning Ordinance and by any other proper authority as may be required by law. The development of the alternate site shall comply with Subsection A(1)(b), (c), (d), (e), (f), (g), (h) and (j) of this section, and the staging of development on the alternate site shall be governed by Subsection A(1)(h) applied to all units on both the main and alternate sites.~~

(j) Guaranty of performance. The City Council shall require security in a form satisfactory to the City Council and City Solicitor to guarantee performance, including preservation of affordability, under this subsection, and no building permit shall be issued until and unless said security has been provided.

~~(2) Developments of 19 or fewer units. All provisions of Subsection A(1) above applicable to 20 or more units may also be applied to developments of 19 or fewer units as the City Council finds practical.~~

(3) The provisions of this section shall not apply to a special permit for an existing retirement community ~~or the expansion of an existing retirement community~~ as governed by §§ 650-21 and 650-22, but shall apply to any new retirement community or expansion of an existing retirement community. This subsection will be effective pursuant to the applicable provisions of Chapter 40A of the General Laws.

~~(4) The provisions of this section shall not apply to projects which are granted special permits within the Marlborough Village District.~~

III. By amending Chapter 650 (Zoning), Section 650-37 (Special Provisions Applicable to the Wayside Zoning District), Subsection H(4)(A), entitled "Mixed Uses", by inserting the following sentence at the end of the existing subsection: Floor usage in a mixed-use development shall conform to subsection (2) of the definition of "Mixed Use" set forth in Section 650-5(B).

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

ADOPTED  
In City Council  
Order No. 22-

Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:



# 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

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CITY OF MARLBOROUGH  
2022 OCT 31 PM 12:33

JASON D. GROSSFIELD  
CITY SOLICITOR

JEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR

October 31, 2022

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

Re: Order No. 22-1008678: Proposed Ordinance Amendment and Job Description for Substance Use Prevention Coordinator and Intervention Specialist

Dear Honorable President Ossing and Councilors:

In connection with the above-referenced item, enclosed please find: (1) the proposed ordinance amendment, and (2) a proposed order and job description, in proper legal form, as recommended by the Finance Committee at its September 19, 2022 meeting.

The Human Resources Department has incorporated the two job description changes into the "Education and Experience" and "Essential Job Functions" sections, respectively.

Please contact me if you have any questions.

Respectfully,

Jason D. Grossfield  
City Solicitor

Enclosures

cc: Arthur G. Vigeant, Mayor  
Christine Purple, Human Resources Director  
John Garside, Director of Public Health

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 BY AMENDING CHAPTER 125, ENTITLED "PERSONNEL," AS FOLLOWS:

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

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
	Start	6 months of service	1 year of service	2 years of service	3 years of service	4 years of service	5 years of service
Substance Use Prevention Coordinator and Intervention Specialist (35 hours per week)	\$58,000.00	\$59,160.00	\$60,343.20	\$61,550.06	\$62,781.07	\$64,036.69	\$65,317.42

Within two (2) years after the start date of the Substance Use Prevention Coordinator and Intervention Specialist, the Board of Health and the Director of Public Health shall undertake a review of the overall benefits and accomplishments of the newly created position, to present to the City Council.

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

ADOPTED  
In City Council  
Order No. 22-1008678  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:

ORDERED:

That pursuant to City Code Chapter 125 (Personnel), Section 125-5 (Preparation of Classification Descriptions), the job description for the new position of Substance Use Prevention Coordinator and Intervention Specialist (attached hereto), BE AND IS HEREWITH APPROVED.

ADOPTED  
In City Council  
Order No. 22-1008678  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:

**CITY OF MARLBOROUGH**  
**BOARD OF HEALTH**  
**SUBSTANCE USE PREVENTION COORDINATOR AND INTERVENTION SPECIALIST**

**POSITION PURPOSE**

The Substance Use Prevention Coordinator and Intervention Specialist will oversee and implement citywide programs to reduce substance use amongst all Marlborough populations through education, prevention programs, direct interventions and counseling as well as collaborate with and be actively involved with all Marlborough Alliance for Prevention (MAP) activities.

**ESSENTIAL JOB FUNCTIONS**

*(The essential functions or duties listed below are intended only as illustrations of the various type of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.)*

- Coordinates a city-wide program to reduce substance abuse through education, prevention programs, direct interventions, and counseling;
- Compiles and evaluates data on youth substance risk issues including but not limited to MetroWest Adolescent Youth survey; uses data to plan and implement substance abuse prevention plans;
- Collaborates with school personnel in the implementation of alcohol, tobacco and other prevention curricula and violence prevention curricula;
- Collaborates with school administration and employees to develop and update school policies and procedures concerning tobacco, substance abuse and violence related issues for students;
- Plans and facilitates the utilization of speakers, presentations, assemblies, and other community education;
- Plans and implements workshops utilizing evidence-based data empowering youth and families to make healthy decisions and avoid substances, alcohol, tobacco, drugs;
- Engages with youth and other community members in prevention through the use of social media;
- Consults with individuals, families and groups to achieve behavioral adjustments in regards to social, school or family situations;
- Promotes substance abuse programs to families and individuals; develops and maintains relationships with other professionals, schools, institutions, and agencies in order to make the proper referrals for the intervention of drug and other family crisis scenarios;
- Provides assessments, consultations, intervention referrals and individual group and family counseling to youths, their families, and serves as a resource for school employees for substance abuse issues;
- Provides support to Marlborough's Post Overdose Response team as needed;
- Represents City of Marlborough in MassCALL grant initiative meetings;
- Actively pursues grant opportunities;
- Engages new partners to ensure local coalitions are inclusive, culturally competent and reflect the populations they serve;
- Performs all other duties as required.

**SUPERVISION RECEIVED**

Under the direction of the Director of Public Health, the employee plans and prioritizes the majority of work independently, in accordance with state statutes and professional standards. The Employee is expected to solve most problems of detail or unusual situations by adapting methods or interpreting

instructions accordingly. Instructions for new assignments or special projects usually consist of statements of desired objectives, deadlines and priorities. Technical and policy problems or changes in procedures are discussed with supervisor.

#### **ACCOUNTABILITY**

The nature of the work means that errors in administrative work are not easily detected. Consequences of errors, including inaccurate information, could impact other departments and result in monetary loss, interruption of service and poor internal or external customer service.

#### **JUDGMENT**

The work requires examining, analyzing, and evaluating facts and circumstances surrounding individual problems, situations or transactions, and determining actions to be taken within the limits of standard or accepted practices. Guidelines include a large body of policies, practices and precedents which may be complex or conflicting, at times. Judgment is used in analyzing specific situations to determine appropriate actions. Employee is expected to weigh efficiency and relative priorities in conjunction with procedural concerns in decision making. Requires understanding, interpreting, and applying federal, state and local regulations.

#### **COMPLEXITY**

The work consists of the practical application of a variety of concepts, practices and specialized techniques relating to a professional or technical field. Assignments typically involve evaluation and interpretation of factors, conditions or unusual circumstances; inspecting, testing or evaluating compliance with established standards or criteria; gathering, analyzing and evaluating facts or data using specialized fact-finding techniques; or determining the methods to accomplish the work.

#### **NATURE AND PURPOSE OF CONTACTS**

Relationships are constantly with co-workers, the public, youth, their families, community organizations, case workers, doctors, regional and state agencies, and human service providers, groups and/or individuals such as peers from other organizations, and representatives of professional organizations. The employee serves as a spokesperson or recognized authority of the organization in matters of substance or considerable importance, including departmental practices, procedures, regulations, or guidelines. May be required to discuss controversial matters where tact is required to avoid friction and obtain cooperation.

#### **CONFIDENTIALITY**

Employee has access to limited sensitive and confidential information in the performance of their duties

#### **WORK ENVIRONMENT**

The work is performed in an office environment. Noise or physical surroundings may be distracting.

#### **EDUCATION AND EXPERIENCE**

Bachelor's degree in Public Health, behavioral science, or a related field, with at least two (2) years of experience in public health or related field required, or any equivalent combination of education and experience. Certification as an addiction counselor preferred. Experience in social work preferred. Experience with individual/family and behavioral rehabilitation counseling. Experienced in working with youth (6-18 years old). Grant fiscal management experience and experience working with community coalitions. Driver's License Required. Bilingual language preferred.

#### **KNOWLEDGE, ABILITY, AND SKILLS**

Knowledge: Knowledge of public health, federal, state, and local laws. Practical knowledge of the customer service best practices and general computer applications.

Abilities: Ability to communicate effectively with people, young and old, from diverse backgrounds as well as a range of other organizational personnel in a courteous and professional manner. Ability to work independently. Ability to communicate effectively in written and oral form. Ability to assess individual and public health needs and issues. Ability to establish and maintain harmonious relationships with City officials, public health officials and the general public; ability to manage multiple tasks in a detailed and timely manner. Ability to effectively handle problems in the field and during emergencies.

Skills: Skills in conducting field inspections and communicating effectively in writing and orally, including public speaking. Skills and experience in writing reports, grant applications, and related documents preferred. Intermediate or higher-level skills in Microsoft Office applications.

#### **PHYSICAL, MOTOR, AND VISUAL SKILLS**

Physical Skills: Administrative work is performed in an office setting requiring sitting, standing, walking. When in the field, may require some agility and physical strength, such as moving in or about construction sites or over rough terrain, or standing or walking most of the work period. Occasionally, work may require lifting heavy objects and carrying them (up to 50 lbs.). There may be need to stretch and reach to retrieve materials.

Motor Skills: Duties are largely mental rather than physical, but the job may occasionally require minimal motor skills for activities such as moving objects, using office equipment, including but not limited to telephones, personal computers, handheld technology, and other office equipment.

Visual Skills: Visual demands require routinely reading documents for general understanding and analytical purposes.

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**City of Marlborough**  
**Legal Department**

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

**JASON D. GROSSFIELD**  
CITY SOLICITOR

**JEREMY P. MCMANUS**  
ASSISTANT CITY SOLICITOR

November 3, 2022

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

Re: City Council Order No. 19/22-1007881  
Amendment to Special Permit Decision, Vedi Naturals LLC  
505 Boston Post Road West, Marlborough

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-59C(13) of the Marlborough Zoning Ordinance, I provide this letter as to the legal form of the City Council's proposed findings on the above-referenced application for an amendment to the existing special permit. Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus  
Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor  
Tin Htway, Building Commissioner  
Jason Grossfield, City Solicitor

**DECISION FOR SPECIAL PERMIT  
IN CITY COUNCIL**

**NOTICE OF DECISION  
GRANT OF AMENDMENT TO SPECIAL PERMIT**

Special Permit Application of:  
Vedi Naturals LLC  
Order No. 19/22-1007881

Locus:  
505 Boston Post Road West  
Marlborough, MA 01752  
Assessors Map 88, Parcel 3

**DECISION**

The City Council of the City of Marlborough hereby **GRANTS** the Application for an Amendment to an existing Special Permit originally granted by the City Council on August 24, 2020 to Vedi Naturals LLC, with a mailing address of 505 Boston Post Road West 01752, as provided in this Decision and subject to the following Findings of Fact and Conditions.

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.**

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

Given at Marlborough this \_\_\_\_\_ day of \_\_\_\_\_, **2022.**

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

A TRUE COPY  
ATTEST

City Clerk

**ORDERED:**

**IN CITY COUNCIL**

---

**DECISION ON AN AMENDMENT TO A SPECIAL PERMIT**

Special Permit Application of:  
Vedi Naturals LLC

Locus:  
505 Boston Post Road West  
Marlborough, MA 01752  
Assessors Map 88, Parcel 3

**DECISION ON AN AMENDMENT TO A SPECIAL PERMIT  
ORDER NO. 19/22-1007881I**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Vedi Naturals LLC (the “Applicant”) to amend an existing special permit to build and operate an Adult Use Marijuana Retail Establishment at 505 Boston Post Road West, as provided in this Decision and subject to the following Findings of Fact and Conditions.

**FINDINGS OF FACT**

1. The Applicant is a duly organized and existing limited liability company having a business address of 505 Boston Post Road West, Marlborough, Massachusetts 01752.
2. The Applicant is the tenant of a commercial retail unit located at 505 Boston Post Road West, Marlborough, Massachusetts, as shown on Marlborough Assessors Map 88 as Parcel 3 (the “Site”). The Site’s owner is Sparte II Realty Trust, Eleni Karalis McGrail and Christofile Tsiantoulas, co-Trustees, with a business address of 160 Edgell Road, Framingham, MA 01701.
3. On August 24, 2020, the City Council of the City of Marlborough voted to grant a special permit authorizing the Applicant to build and operate an Adult Use Marijuana Retail Establishment at the Site (the “Use”) in accordance with Article VI, § 650-17, § 650-18(46), and § 650-32 of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), as further described in a document recorded at the Middlesex South District Registry of Deeds in Book 75722, Page 351 (the “Original Special Permit”).
4. The Site is located in the Business Zoning District with frontage on Boston Post Road West (Route 20).
5. The overall Site has an area of 87,555.6 +/- square feet.

6. The Use occupies an existing retail unit at the Site with an area of 2,350 +/- square feet.

7. On September 8, 2022, the Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough an application to modify Condition No. 8 of the Original Special Permit in order to change the maximum hours of operation of the Use, under the provisions of M.G.L. c. 40A, § 9 and the Marlborough Zoning Ordinance (the "Application").

8. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and existing site plans for the Site.

9. 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.

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 be 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, October 3, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on October 3, 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, no members of the public spoke in favor of the Use and no members of the public spoke in opposition to the Use.

14. The Procedural Findings of Fact specified above supplement those made in the Original Special Permit, which are expressly incorporated in this Decision by reference.

**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, with the modified operating hours set forth in the conditions below, 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 in this Decision and in the Original Special Permit. 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 in this Decision and in the Original Special Permit.

C. The City Council incorporates by reference Finding C in the Original Special Permit.

D. The City Council incorporates by reference Finding D in the Original Special Permit, except as modified in this Decision.

E. 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 an amendment to modify Condition No. 8 of the Original Special Permit, as follows:

1. By deleting Condition No. 8 in its entirety and inserting in its place the following:

8. Hours. The maximum hours of operation of the Use shall be Monday through Saturday, 9:00 a.m. to 10:00 p.m., and Sunday from 10:00 a.m. to 8:00 p.m.

All other conditions of the Original Special Permit shall continue in full force and effect, and are incorporated by reference as part of this Decision.

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

Yea: \_\_\_\_ - Nay: \_\_\_\_ - Absent - \_\_\_\_

Yea:

Nay:

Absent:

\_\_\_\_\_  
Signed by City Council President  
Michael H. Ossing

ADOPTED  
In City Council  
19/22-1007881

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CITY OF MARLBOROUGH

2022 NOV -3 AM 10:36

JASON D. GROSSFIELD  
CITY SOLICITORJEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR

# City of Marlborough

## Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610

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

November 3, 2022

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

Re: City Council Order No. 21/22-1008395  
Amendment to Special Permit Decision, Aubuchon Realty Company, Inc.  
661 Boston Post Rd. East, Marlborough

Dear Honorable President Ossing and Councilors:

In accordance with Chapter 650-59C(13) of the Marlborough Zoning Ordinance, I provide this letter as to the legal form of the City Council's proposed findings on the above-referenced application for an amendment to the existing special permit. Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus  
Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor  
Tin Htway, Building Commissioner  
Jason Grossfield, City Solicitor

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

**NOTICE OF DECISION  
GRANT OF AMENDMENT TO SPECIAL PERMIT**

In City Council  
Order No. 21/22-1008395

Application of:  
Aubuchon Realty Company, Inc.

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

**DECISION**

The City Council of the City of Marlborough hereby **GRANTS** the Application for an Amendment to an existing Special Permit, originally granted by the City Council on November 8, 2021, to Aubuchon Realty Company, Inc., with a mailing address of 73 Junction Square Drive, Concord, MA 01742, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: \_\_\_\_\_, 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.

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

Given at Marlborough this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

A TRUE COPY  
ATTEST

City Clerk

**ORDERED:**

**IN CITY COUNCIL**

---

**DECISION ON AN AMENDMENT TO A SPECIAL PERMIT**

Application of:  
Aubuchon Realty Company, Inc.

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

**DECISION ON AN AMENDMENT TO A SPECIAL PERMIT  
ORDER NO. 21/22-1008395F**

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

**FINDINGS OF FACT**

1. The Applicant, Aubuchon Realty Company, Inc., is a Massachusetts corporation with an address of 73 Junction Square Drive, Concord, MA 01742.
2. The Applicant is the owner of the property located at 661 Boston Post Road East, Marlborough, Massachusetts, being shown as Parcel 27A on Assessors Map 61 (the "Site").
3. On November 8, 2021, the City Council of the City of Marlborough voted to grant a special permit authorizing the Applicant to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, in accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), as further described in a document recorded at the Middlesex South District Registry of Deeds in Book 79297, Page 499 (the "Original Special Permit").

4. In accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance, the Applicant seeks approval for the Use at the Site, replacing the approved drive-thru facility for a bank with a drive-thru facility for a restaurant, as shown on the Plans referenced in paragraph 6 below.

5. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for an Amendment to an existing Special Permit (“Application”) for the Use.

6. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled “Proposed Site Plan Documents” by Bohler Engineering, with the last revision date of September 7, 2022, (the “Plans”) attached hereto as **“Attachment A.”**

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 Wayside Zoning District.

9. The Site has an area of 91,824 square feet +/- 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 be 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, October 3, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on October 3, 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, no members of the public spoke in opposition to the Use.

14. The Procedural Findings of Fact specified above supplement those made in the Original Special Permit, which are expressly incorporated in this Decision by reference.

**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, with the replacement of the approved drive-thru facility for a bank with a drive-thru facility for a restaurant, and as amended by the Plans for this purpose, is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

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

D. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant an Amendment to an existing Special Permit to build and operate a drive-thru facility for a restaurant, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Remote Ordering. The drive-thru facility for the restaurant shall not have an ordering menu and customers using the drive-thru facility for the restaurant shall be required to place orders in advance, remotely, and use the drive-thru facility only to pick up orders. This condition shall not apply to the previously-approved coffee shop restaurant at the Site.

2. Signs. The Applicant shall install wayfinding signs within the Site to alert customers using the drive-thru facility for the restaurant that orders must be placed in advance, remotely, and that the drive-thru facility may only be used to pick up orders. This condition shall not apply to the previously-approved coffee shop restaurant at the Site.

3. Traffic Circulation. The City's Site Plan Committee may require modifications to the Site's internal traffic circulation design if it is determined by the Police Chief that said design causes an excessive number of vehicular or pedestrian accidents.

4. Trash Removal. The Applicant shall ensure that any trash removal from the Site takes place between 7:00 a.m. and 7:00 p.m. and at times that do not conflict with peak customer activity.

5. Prior Conditions. Except as modified by this Decision, all conditions of the Original Special Permit shall continue in full force and effect, and are incorporated by reference as part of this Decision.

6. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its

expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: \_\_\_ - Nay: \_\_\_ -Absent - \_\_\_

Yea: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

Nay: \_\_\_\_\_, \_\_\_\_\_,

Absent: \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
Signed by City Council President  
Michael H. Ossing

ADOPTED  
In City Council  
Order No. 21/22-1008395

**Attachment A**

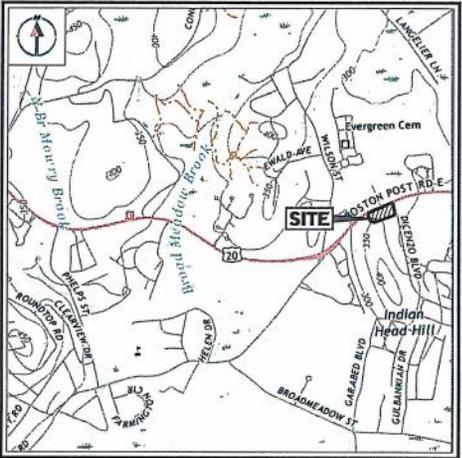
# PROPOSED SITE PLAN DOCUMENTS

FOR

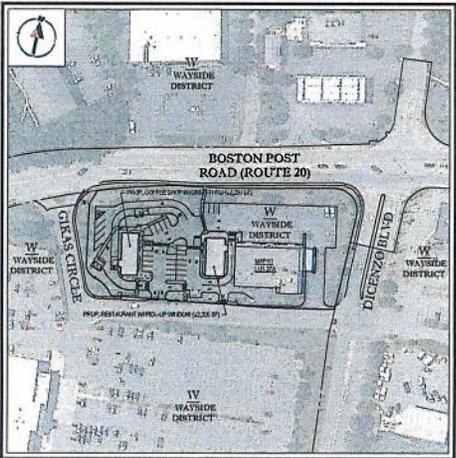


**AUBUCHON REALTY COMPANY, INC.**  
 PROPOSED  
**WAYSIDE CROSSING SHOPPING PLAZA IMPROVEMENTS**

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



**USGS MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: MARLBOROUGH MASSACHUSETTS USGS CHAORANGLE



**SITE MAP**  
 SCALE: 1" = 100'  
 SOURCE: GOOGLE AERIAL

**DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-602
DETAIL SHEET	C-603
DETAIL SHEET	C-804
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 OF 1



**REVISIONS**

REV	DATE	COMMENT	BY
1	10/20/17	PER SITE PLAN SUBMISSION	JMB
2	11/01/17	DRAINAGE UTILITY ADJUSTMENTS	JMB
3	11/02/17	PER ENGINEERING COMMENTS	JMB
4	3/10/18	PER COURSE WE ARCHITECT & TRAFFIC	JMB
5	7/26/2012	UTILITY MODIFICATIONS	JMB
6	8/17/2017	MODIFICATION TO RESTAURANT USE	JMB



**PERMIT SET**

PROJECT NO.: W011927  
 DRAWING BY: CFB  
 CHECKED BY: MFB  
 DATE: 08/20/19  
 CAD LAYOUT: W011927-DWG-3

**PROPOSED SITE PLAN DOCUMENTS**

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



SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-101**  
 REVISION 6 - 8/17/2022

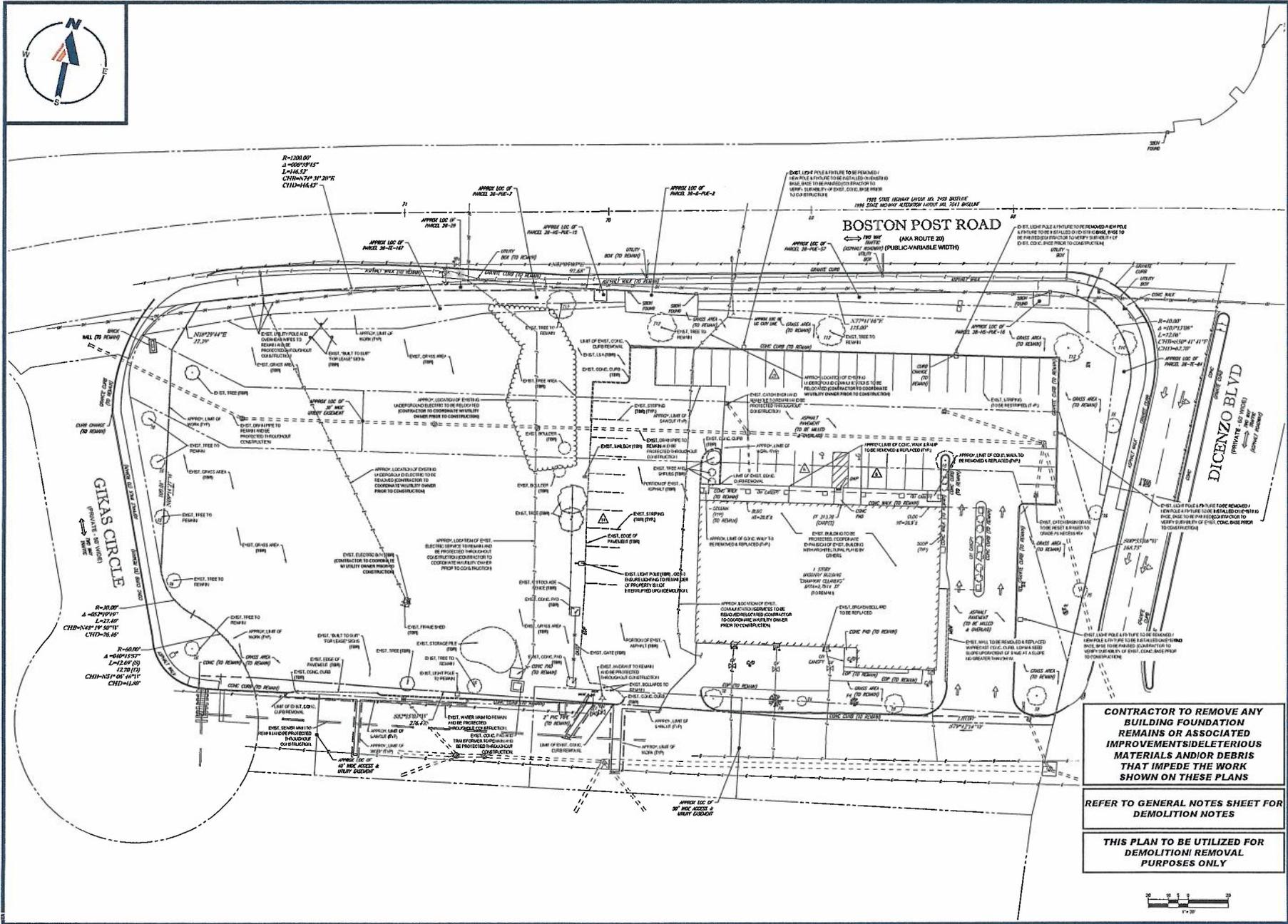
**APPROVAL BLOCK**

CITY COUNCIL APPROVAL  
 APPROVED BY THE CITY COUNCIL, PRESIDENT OF THE CITY OF MARLBOROUGH, MASSACHUSETTS.

DATE: \_\_\_\_\_

PREPARED BY  
**BOHLER //**





**CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS MATERIALS AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS**

**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY**

**BOHLER**  
 SITE CIVIL, LANDSCAPE ARCHITECTURE, ENGINEERING  
 PROGRAM MANAGEMENT  
 LAND SURVEYING  
 URBAN PLANNING  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY
1	05/01	PER SITE PLAN DEMOLITION	SKB
2	10/02	DRAINAGE & UTILITY MODIFICATIONS	JAL
3	10/03	PER ENGINEERING	SKB
4	3/02	PER COORD. W/ ARCHITECT & TOWN	JAL
5	7/01/07	UTILITY MODIFICATION	JAL
6	02/07/07	MODIFICATION TO RESTAURANT USE	SKB

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**PERMIT SET**

This document is submitted for recording and/or recording with an existing plan. It is subject to the provisions of the Massachusetts Recording Act, Chapter 266A, Section 10B.

PROJECT NO.: 1021937  
 DRAWING NO.: 1021937-01  
 CHECKED BY: JAL  
 DATE: 02/22/07  
 CAD L.D.: 1021937-01-01

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT  
 MAP #61, LOT #2A  
 661 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**

332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 486-0000  
 www.BohlerEngineering.com



SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

REVISION 8 - 9/07/2022



- HERE:
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL ORDINANCES OF THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS.
  2. THE CITY OF BOSTON HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE PROVISIONS OF THE CITY OF BOSTON'S ZONING ORDINANCE.
  3. THE CITY OF BOSTON HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE PROVISIONS OF THE CITY OF BOSTON'S ZONING ORDINANCE.
  4. ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING ORDINANCE.
  5. ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING ORDINANCE.

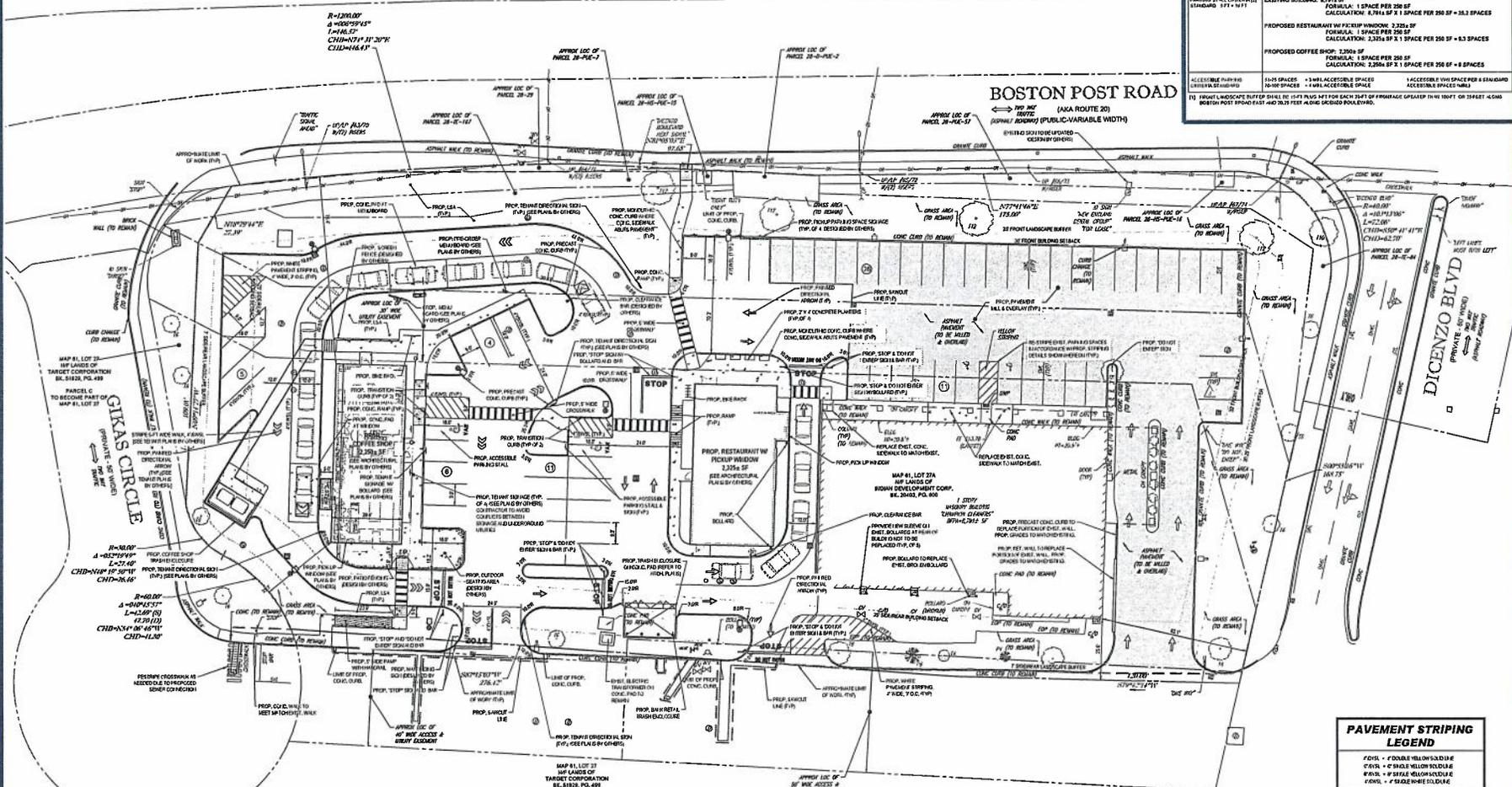
**SITE INFORMATION**

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

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	OVERLAY DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING	PROPOSED
RS-1	None	None	None	None	None
Lot Front Setback	30 FT	30 FT	30 FT	30 FT	30 FT
Lot Side Setback	30 FT	30 FT	30 FT	30 FT	30 FT
Lot Rear Setback	30 FT	30 FT	30 FT	30 FT	30 FT
Lot Front Buffer	5 FT	5 FT	5 FT	5 FT	5 FT
Lot Side Buffer	5 FT	5 FT	5 FT	5 FT	5 FT
Lot Rear Buffer	5 FT	5 FT	5 FT	5 FT	5 FT
Lot Area	10,000	10,000	10,000	10,000	10,000
Lot Coverage	10%	10%	10%	10%	10%
Parking Spaces	54 SPACES	54 SPACES	54 SPACES	54 SPACES	54 SPACES
Accessories	3 SPACES	3 SPACES	3 SPACES	3 SPACES	3 SPACES
Signage	1 FT x 1 FT	1 FT x 1 FT	1 FT x 1 FT	1 FT x 1 FT	1 FT x 1 FT

**BOHLER**  
CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES



**REVISIONS**

REV	DATE	COMMENT	ISSUED
1	10/20/21	FOR SITE PLAN SUBMISSION	JAK
2	11/02/21	DRAINAGE & UTILITY MODIFICATIONS	JAK
3	12/02/21	PER CITY COMMENTS	JAK
4	01/02/22	PER CITY COMMENTS	JAK
5	02/02/22	ARCHITECT & TENANT COMMENTS	JAK
6	03/02/22	ARCHITECT & TENANT COMMENTS	JAK
7	04/02/22	ARCHITECT & TENANT COMMENTS	JAK
8	05/02/22	ARCHITECT & TENANT COMMENTS	JAK

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**PERMIT SET**

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

PROJECT NO: W01877  
DATE: 10/20/21  
DRAWN BY: JAK  
CHECKED BY: JAK  
SCALE: AS SHOWN  
CADD ID: W01877-01-3

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

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

**BOHLER**

332 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 449-9900  
www.BohlerEngineering.com



SHEET TITLE: **SITE LAYOUT PLAN**

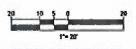
SHEET NUMBER: **C-301**

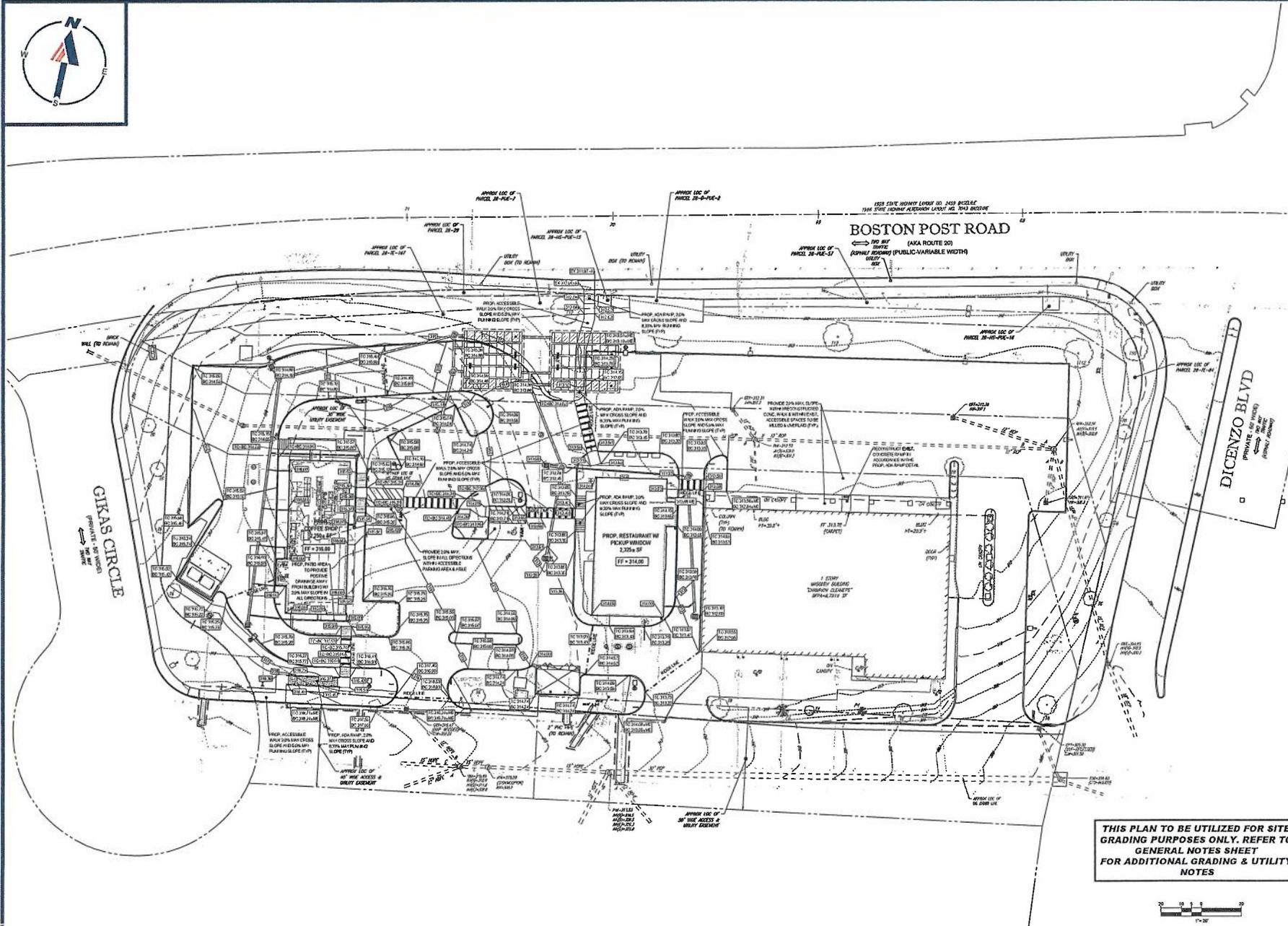
REVISION 6 - 9/07/2022

**PAVEMENT STRIPING LEGEND**

FOR: 4' DOUBLE YELLOW SOLID  
FOR: 4' SINGLE YELLOW SOLID  
FOR: 4' SINGLE YELLOW SOLID  
FOR: 4' SINGLE YELLOW SOLID

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**





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

REVISIONS			
REV	DATE	COMMENT	ISSUED BY
1	8/20/21	PER SITE PLAN	JAE
2	10/18/21	DRAINAGE & UTILITY	JAE
3	10/18/21	PER ENGINEERING COMMENTS	JAE
4	11/03/21	PER COUNTY ARCHITECT & TERNANT	JAE
5	12/28/22	MODIFICATIONS	ZPT
6	06/27/23	MODIFICATIONS TO RESTAURANT USE	JAE

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**PERMIT SET**  
 THIS DOCUMENT IS PREPARED FOR PERMITTING PURPOSES ONLY. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.  
 PROJECT No.: W011927  
 DRAWN BY: JAE  
 CHECKED BY: WER  
 DATE: 08/20/21  
 CAP No.: W011927-CV-2

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

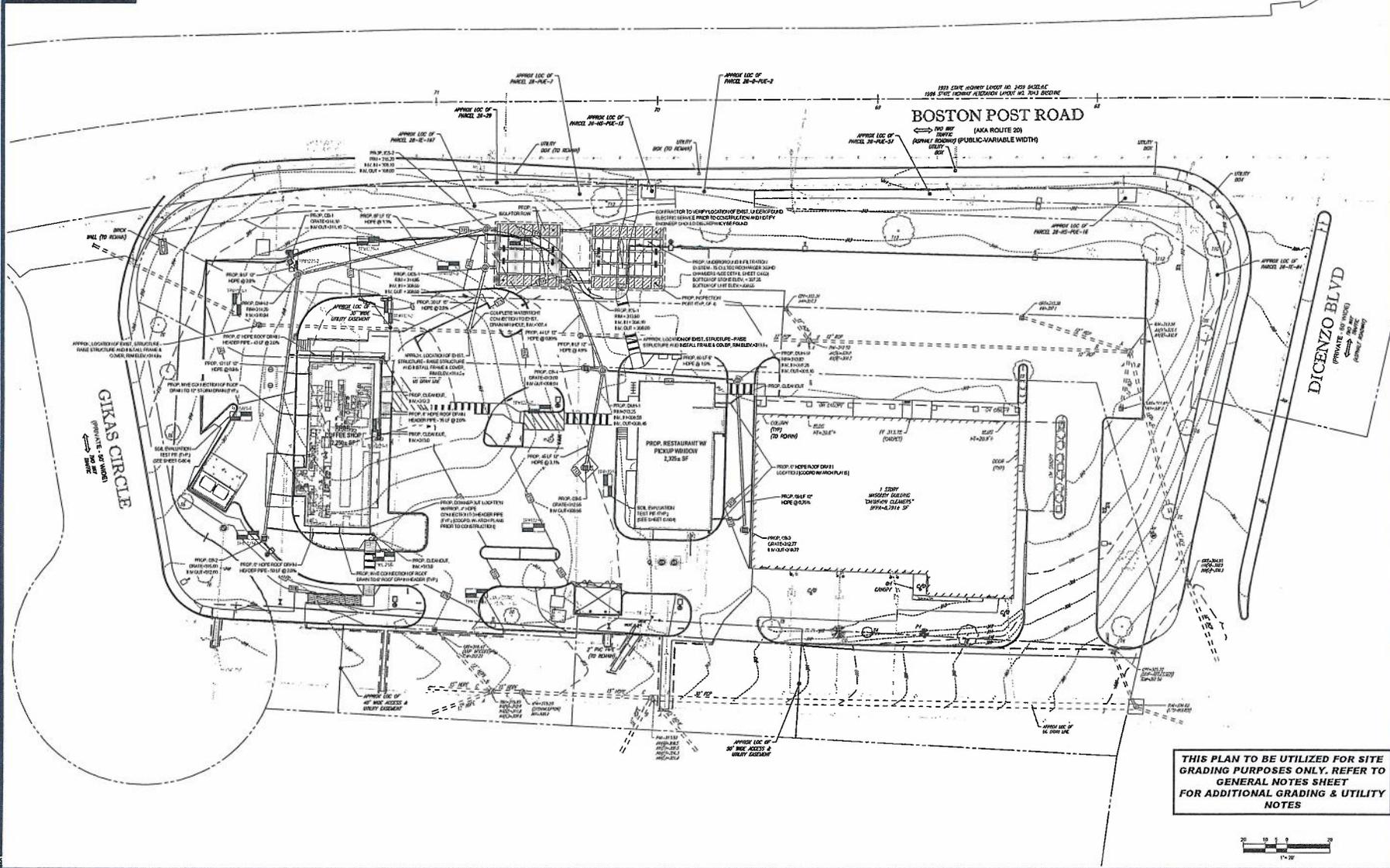
**BOHLER**  
 322 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 444-8800  
 www.BohlerEngineering.com



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**  
 SHEET NUMBER:  
**C-401**  
 REVISION 8 - 8/27/2022



**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

**BOHLER**  
 SITE CIVIL AND COMMUNITY ENGINEERING  
 PROGRAM MANAGEMENT  
 LAND SURVEYING  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

REV	DATE	COMMENT	BY	CHECKED
1	8/20/21	FOR SITE PLAN SUBMISSION	JAK	JAK
2	11/07/21	DRAINAGE & UTILITY MODIFICATION	JAK	JAK
3	10/07/21	FOR ENGINEERING COMMENTS	JAK	JAK
4	3/07/22	FOR DOCUMENT ARCHITECT & TRUST	JAK	JAK
5	7/20/22	UTILITY MODIFICATIONS	JAK	JAK
6	9/17/22	MODIFICATION TO RESTAURANT USE	JAK	JAK

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**PERMIT SET**  
 THE PERMIT SET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE PERMIT SET IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 PROJECT: W011827  
 DRAWN BY: JAK  
 CHECKED BY: JAK  
 DATE: 08/20/21  
 CAD LVL: W011827-CIV-3

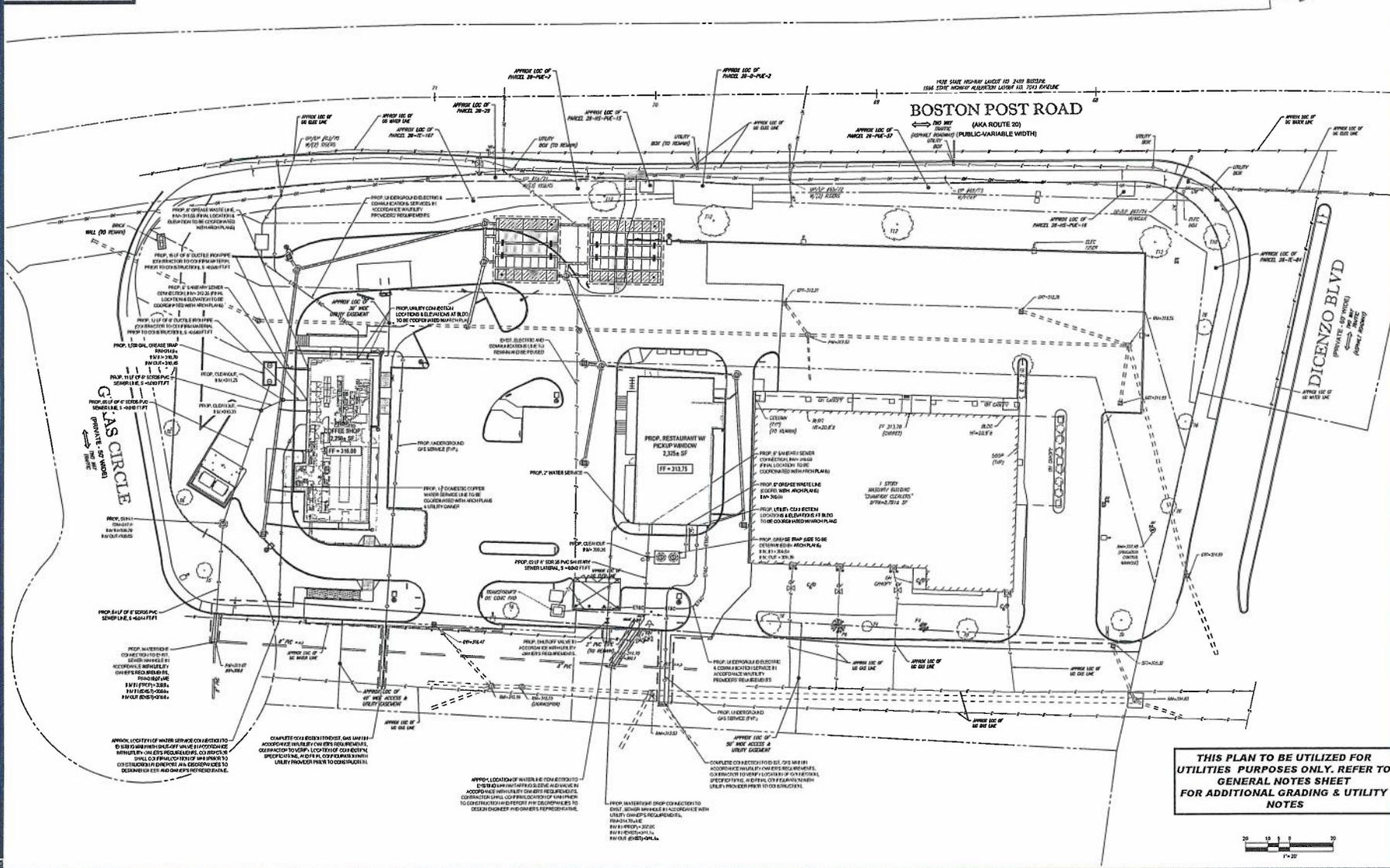
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #61, LOT #27A  
 661 BOSTON POST ROAD EAST  
 CITY OF NAIN, BOURBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**  
 332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 455-9900  
 www.BohlerEngineering.com

SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**  
 SHEET NUMBER:  
**C-402**  
 REVISION 6 - 9/07/2022



- NOTES
- SEE TURNPIKE STREET OPENING PERMIT FOR TO AND FROM STRUCTURE WITH THE CITY FROM JULY 2011.
  - ALL WATER AND SEWER UTILITIES IN CONSTRUCTION TO CONFORM TO THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING STANDARDS AND SPECIFICATIONS.
  - ALL WATER AND SEWER CONSTRUCTION TO BE INSPECTED BY THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. A MANUAL OF STANDARDS FOR THE FIELD AREA APPLICABLE.



**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

**BOHLER**  
 CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED
1	8/08/21	PER SITE PLAN	MS	MS
2	11/02/21	DRAINAGE & UTILITY MODIFICATIONS	MS	MS
3	10/03/21	PER ENGINEERING COMMENTS	MS	MS
4	11/02/21	PER CIVIL ARCHITECT & TENTATIVE UTILITY MODIFICATIONS	MS	MS
5	10/20/21	UTILITY MODIFICATIONS TO RESTAURANT USE	MS	MS
6	09/07/21		MS	MS

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**PERMIT SET**

The Designer is prepared for ALL NECESSARY PERMITS TO BE OBTAINED BY THE CLIENT OR SUBMITTER.

PROJECT No.: 190210577  
 DRAWN BY: CTG  
 CHECKED BY: MSB  
 DATE: 08/20/21  
 CAD ID: 10218272013

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER**

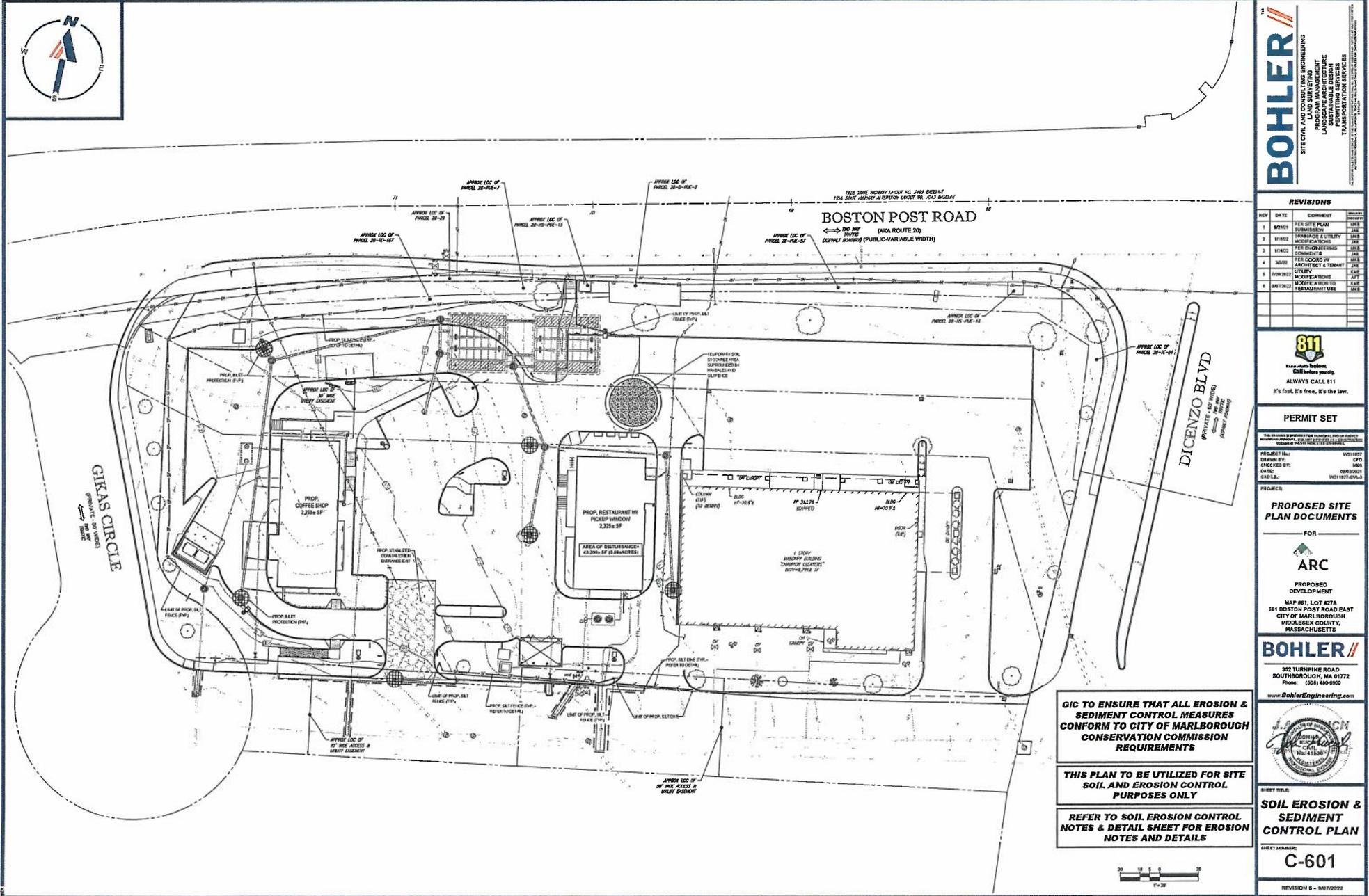
382 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 454-8900  
 www.BohlerEngineering.com



SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

REVISION 8 - 9/07/2022



**BOHLER**  
 SITE CIVIL AND CONSTRUCTION ENGINEERING  
 PROGRAM MANAGEMENT  
 LAND SURVEYING  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT
1	07/20/11	PER SITE PLAN SUBMISSION
2	07/20/11	TRAFFIC & UTILITY MODIFICATIONS
3	07/20/11	PER ENVIRONMENTAL COMMENT #1
4	07/20/11	PER FOODSERVICE ARCHITECT & TENANT
5	07/20/11	UTILITY MODIFICATIONS
6	07/20/11	RESTAURANT USE

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**PERMIT SET**  
 This document is intended for use as a permit set. It is not to be used for any other purpose.  
 PROJECT NO.: 1011927  
 DRAWING NO.: 1011927-01  
 CHECKED BY: [Signature]  
 DATE: 08/22/11  
 CAD: [Signature]

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

**BOHLER**  
 302 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 450-8900  
 www.BohlerEngineering.com

**GIC TO ENSURE THAT ALL EROSION & SEDIMENT CONTROL MEASURES CONFORM TO CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS**

**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

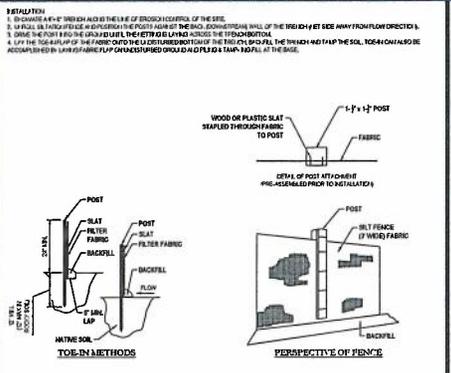
**SOIL EROSION & SEDIMENT CONTROL PLAN**  
 SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**  
 SHEET NUMBER:  
**C-601**  
 REVISION 8 - 08/12/2012

**EROSION AND SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNTRIPPED OR UNPROTECTED CONDITION FOR A MINIMUM OF 30 DAYS PRIOR TO THE START OF CONSTRUCTION. THE AREA SHALL BE STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 15 DAYS OF POND TO ANY STREAM FLOW (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTAINING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 15%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE OF FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE 6.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOOWMELT OR WINDS OF LOWER VELOCITY. REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF OCCURRENCE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH SUCH EVENT. THEY MUST BE REMOVED WITHIN 24 HOURS OF OCCURRENCE. ONE (1) INCH OF MULCH SHALL BE MAINTAINED OVER THE BARRIERS. EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSTREAM ARE STABILIZED BY TYP.
6. NO SLOPES OTHER PERMANENT OR TEMPORARY SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SLOPES OF THE DISTURBED AREA IS NOT COMPLETED 45 DAYS FROM THE FIRST STABILIZATION, USE TEMPORARY MULCH (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT SEASON'S SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED INTO OPEN AREAS. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SLOPED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND TIGHTENED TO UNIFORM SURFACE.
  - 10.2. APPLY 1 LB PER 1000 SQ FT OF FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIME IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 10 LBS PER ACRE OR 1/4 LBS PER 1000 SQ FT OF DISTURBED SOIL. APPLY COMPOST AMMONIUM NITROGEN AT 10% CALCULATED PLUS UNDECOMPOSED AT A RATE OF 3 TONS PER ACRE (OR 1/4 LBS PER 1000 SQ FT).
  - 10.3. FOLLOWING SEEDING AND PREPARATION OF DISTURBED AREAS SLOPES WILL BE SEEDED TO A MINIMUM OF 40% COVERING RED FESCUE, PN REDTOP, AND 40% TALL FESCUE. THE LOAM AREA WILL BE SEEDED TO A MINIMUM TYPICAL MIXTURE OF 40% PERENNIAL BLUEGRASS, A SUITABLE BINDER SUCH AS CURACUL OR BAW PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
  - 10.4. A STRAW MULCH AT THE RATE OF 1000 LBS PER 1000 SQ FT OF A HYDROAPPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURACUL OR BAW PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED BY STRAW, COMPOST, ANCHOR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND ON THE EXPOSURE OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 30 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

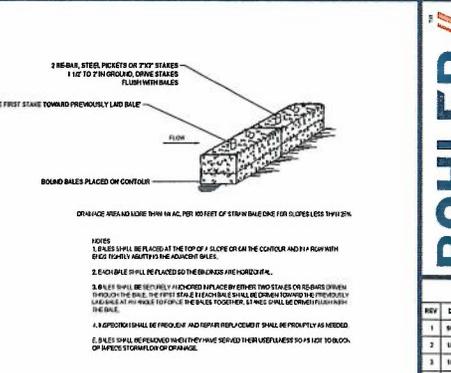
**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

1. WRITER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WRITER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. COFFERATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA RENOVATED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 3 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LBS PER 1000 SQUARE FEET WITH OR WITHOUT SEEDING OR DOMINANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE RECLAIMED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH THAT AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND IF THE EXPOSED AREA HAS BEEN RECLAIMED, FINAL GRADES AND IS SLOPED, THEN THE AREA MAY BE DOMINANT SEEDING AT A RATE OF 20% - 30% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM DRIBBLES BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF MORE SUBSEQUENT FREEZING BY THE ABOVE MANNER. UNTIL SUCH THAT AS WEATHER CONDITIONS ALLOW SEEDING TO BE PERFORMED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STORAGE COUSE IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
  - 7.1. BETWEEN THE DATES OF NOVEMBER 15 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LIME, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE GREATER THAN 15% AND FOR ALL OTHER SLOPES GREATER THAN 15%.
  - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 15, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 15%.
  - 7.4. AFTER NOVEMBER 15, THE CONTRACTOR SHALL APPLY DOMINANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
8. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
9. STOCKPILING OF MATERIALS (SILT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY SMOKE PROBLEMS THAT MAY OCCUR WITH ASBESTOS PREPARATION AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
10. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

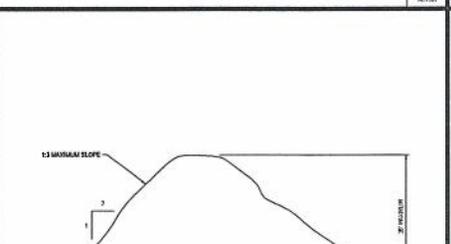


**TYP. SILTATION FENCE DETAIL** N.T.S.

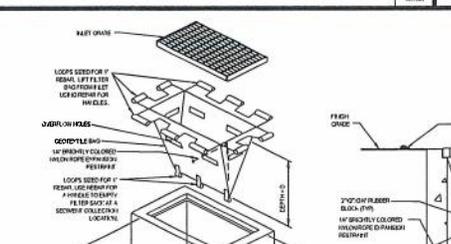
**TREE PROTECTION DURING CONSTRUCTION** N.T.S.



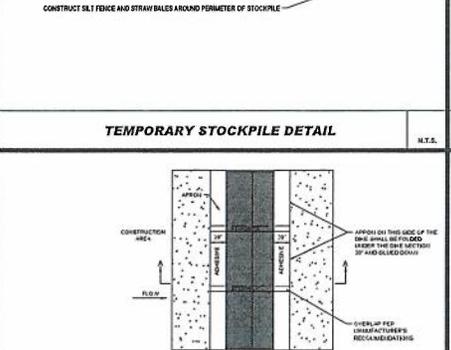
**STRAW BALE DETAIL** N.T.S.



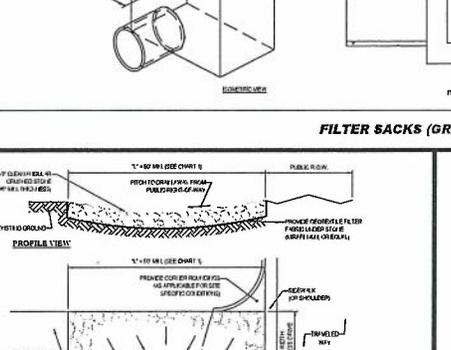
**TEMPORARY STOCKPILE DETAIL** N.T.S.



**FILTER SACKS (GRADED INLETS)** N.T.S.



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



**STABILIZED CONSTRUCTION EXIT** N.T.S.

LOCATION	SOIL TYPE	DATE (PERCENT)
WINDY AREA	SHRUBBED OR CHOPPED CONIFERALS	150-275 POUNDS
Moderate to High Velocity Areas or Steep Slopes Greater than 3:1	ATE MESH OR EXCELLEN MATT	AS REQUIRED

LOAM TO HEAVY CLAY SOILS	HEAVY CLAY SOILS
GRAVITABLE EROSION	15% TO 20%
GRAVITABLE EROSION	20% TO 25%
MATERIALS	25% TO 30%
MATERIALS	30% TO 35%
MATERIALS	35% TO 40%
MATERIALS	40% TO 45%
MATERIALS	45% TO 50%
MATERIALS	50% TO 55%
MATERIALS	55% TO 60%
MATERIALS	60% TO 65%
MATERIALS	65% TO 70%
MATERIALS	70% TO 75%
MATERIALS	75% TO 80%
MATERIALS	80% TO 85%
MATERIALS	85% TO 90%
MATERIALS	90% TO 95%
MATERIALS	95% TO 100%

**CONSTRUCTION SEQUENCE** N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

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

**CONSTRUCTION SEQUENCE** N.T.S.

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 WWW.BOHLERENGINEERING.COM

**REVISIONS**

REV	DATE	COMMENT	BY	CHKD
1	09/20/11	PER SITE PLAN	WLB	WLB
2	11/03/11	DRAINAGE UTILITY	WLB	WLB
3	11/03/11	PER ENGINEERING COMMENTS	WLB	WLB
4	11/03/11	PER GEOTECHNICAL COMMENTS	WLB	WLB
5	12/26/11	MODIFIED ARCHITECT	WLB	WLB
6	06/07/12	MODIFICATION TO RESTAURANT USE	WLB	WLB

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PROJECT NO: 1021187  
 DRAWN BY: WLB  
 CHECKED BY: WLB  
 DATE: 06/07/12  
 VECT: 1021-CAL-3

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER ENGINEERING**

322 TURNPIKE ROAD  
 BOSTON, MA 02116  
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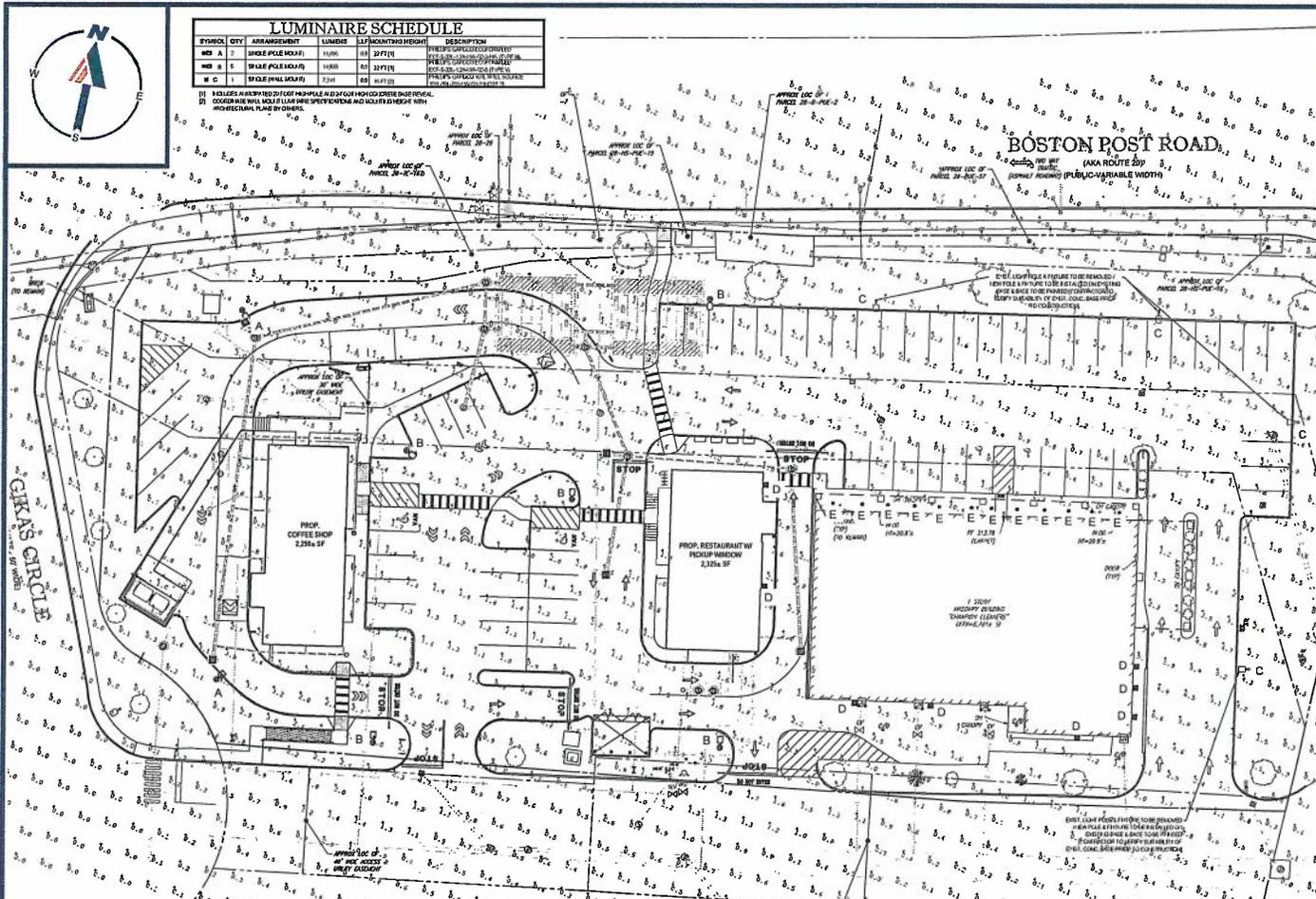
**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**

SHEET NUMBER: **C-602**

REVISION 8 - 9/07/2022







**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	L.F. MOUNTING HEIGHT	DESCRIPTION
M-A	7	SPKLE POLE MOUNT	11000	8'0"	22 FT(1)
M-B	5	SPKLE POLE MOUNT	14000	8'0"	22 FT(1)
M-C	7	SPKLE POLE MOUNT	22000	8'0"	22 FT(1)

**GARDCO** by @lightify

Site & Area  
Lighting

Contractor shall coordinate with the utility company to ensure proper placement of all lighting fixtures. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The contractor shall ensure that all lighting fixtures are properly installed and maintained in accordance with the manufacturer's instructions and applicable codes. The contractor shall also ensure that all lighting fixtures are properly labeled and identified for future maintenance.

**REVISIONS**

REV	DATE	COMMENT	BY	CHKD
1	9/20/21	PER SITE PLAN SUBMISSION	JAB	JAB
2	9/20/21	PER OWNER UTILITY MODIFICATIONS	JAB	JAB
3	10/01/21	PER ENGINEERING COMMENTS	JAB	JAB
4	3/2/22	PER OWNER ARCHITECT A TENDANT	JAB	JAB
5	7/27/22	MODIFICATIONS TO RESTAURANT USE	JAB	JAB
6	10/20/22	MODIFICATIONS TO RESTAURANT USE	JAB	JAB

**LUMINAIRE SCHEDULE**

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M-E	12	SPKLE POLE MOUNT	2800	8'0"	22 FT(1)

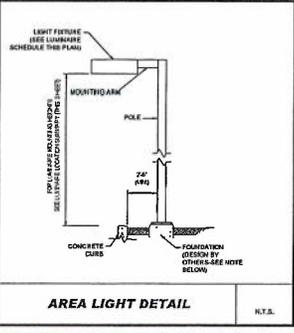
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- LIGHTING NOTES**
- THE LIGHTING PLAN IS A SUMMARY OF THE LIGHTING SYSTEM. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY INFORMATION FROM THE UTILITY COMPANIES.
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**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**

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



**NOTE:** THIS DETAIL IS FOR INFO AND INDICATIVE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY INFORMATION FROM THE UTILITY COMPANIES.

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PROPOSED SITE PLAN DOCUMENTS

**ARC**

PROPOSED DEVELOPMENT  
MAP #1, LOT #27A  
881 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

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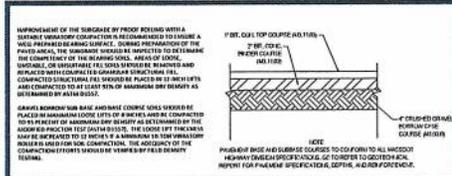
**Professional Engineer Seal**

Professional Engineer  
State of Massachusetts  
No. 41830  
Exp. 12/31/2023

**LIGHTING PLAN**

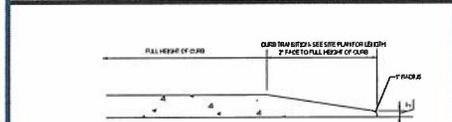
SHEET NUMBER:  
**C-703**

REVISION 9 - 9/17/2022



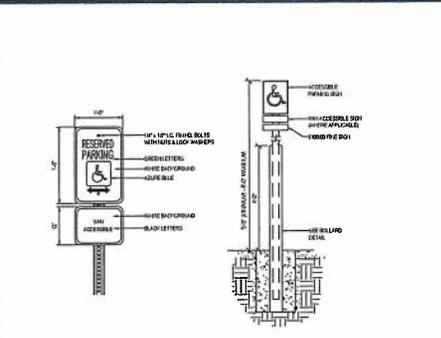
**ASPHALT PAVEMENT SECTION**

N.T.S.



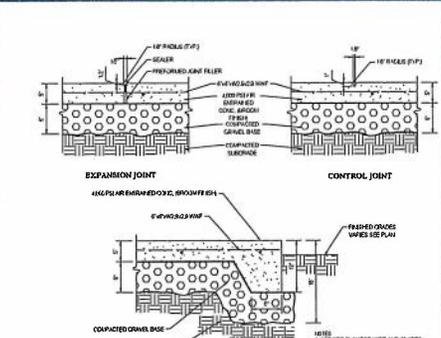
**TRANSITION CURB DETAIL**

N.T.S.



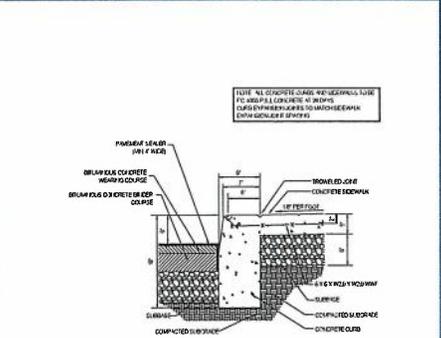
**ACCESSIBLE PARKING SIGN W/ BOLLARD**

N.T.S.



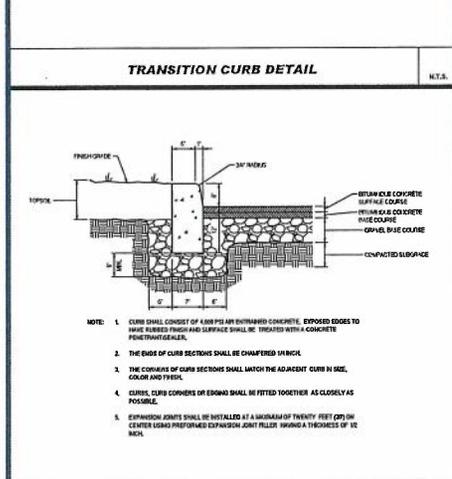
**MONOLITHIC CONC. SIDEWALK DETAILS**

N.T.S.



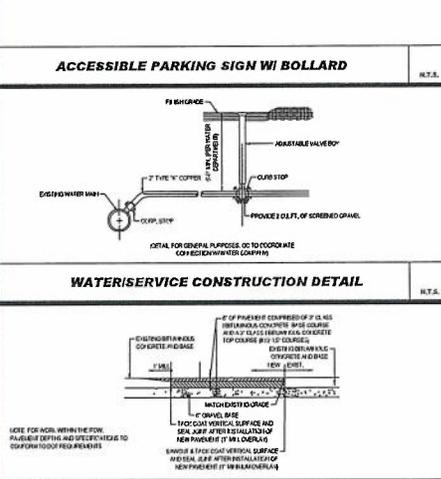
**CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE**

N.T.S.



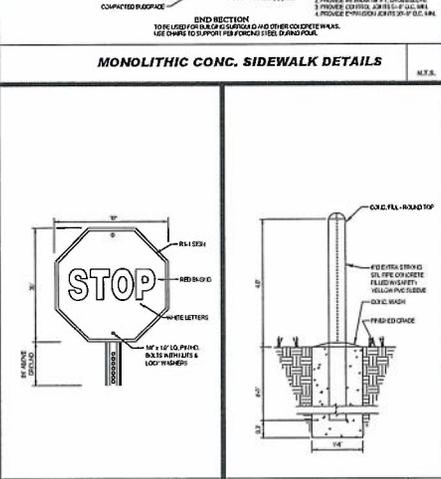
**PRE-CAST CONCRETE CURBING**

N.T.S.



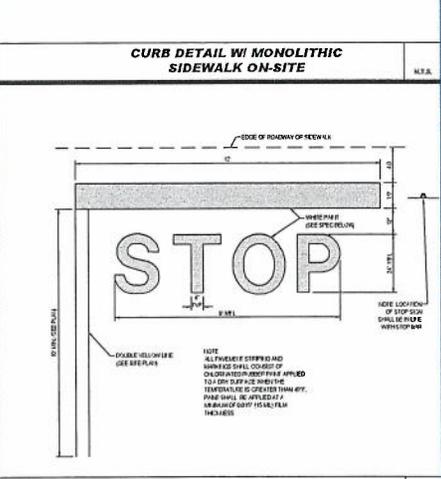
**ROADWAY PATCHING DETAIL**

N.T.S.



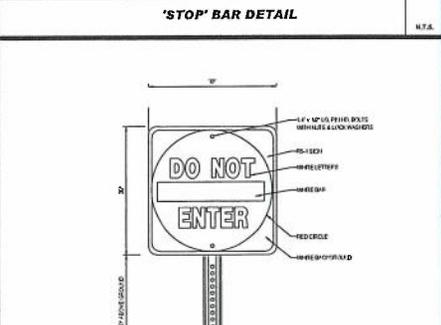
**'STOP' SIGN**

N.T.S.



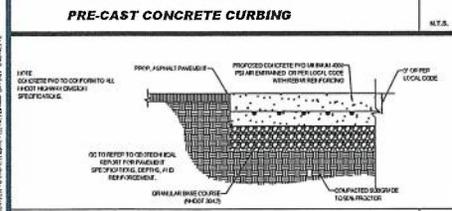
**BOLLARD DETAIL**

N.T.S.



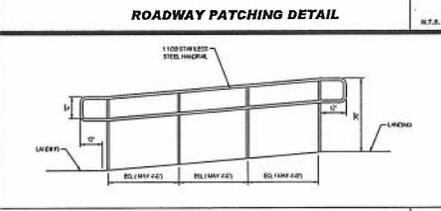
**'STOP' BAR DETAIL**

N.T.S.



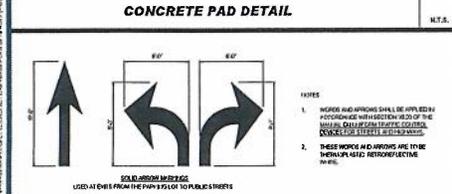
**CONCRETE PAD DETAIL**

N.T.S.



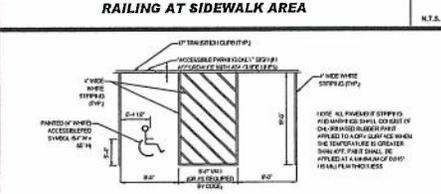
**RAILING AT SIDEWALK AREA**

N.T.S.



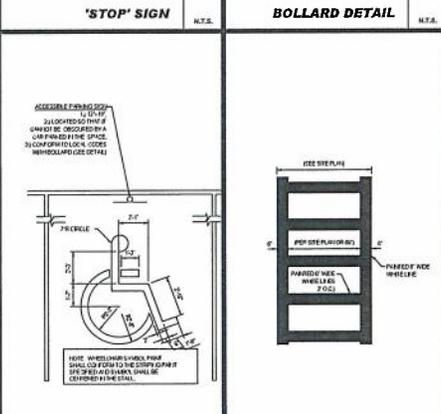
**PAVEMENT MARKINGS DETAIL**

N.T.S.



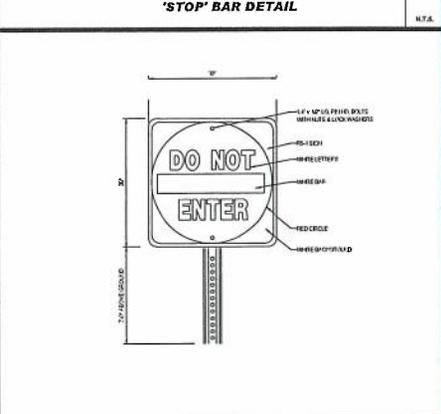
**ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL**

N.T.S.



**ACCESSIBLE PARKING STALL PAINTING DETAIL**

N.T.S.



**CROSSWALK DETAIL**

N.T.S.



**'DO NOT ENTER' SIGN**

N.T.S.

**BOHLER**  
 CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REV	DATE	COMMENT	BY
1	08/11/2011	FOR SITE PLAN	SKB
2	08/11/2011	FOR SIGNAGE & UTILITY	SKB
3	08/11/2011	FOR ENGINEERING	SKB
4	08/11/2011	FOR CONCRETE	SKB
5	08/11/2011	FOR ARCHITECT & TERRACE	SKB
6	08/11/2011	FOR SIGNAGE	SKB
7	08/11/2011	FOR SIGNAGE	SKB
8	08/11/2011	FOR SIGNAGE	SKB

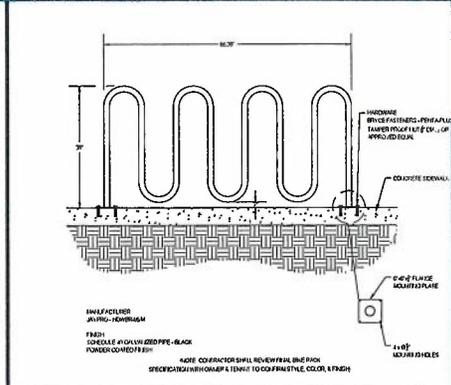
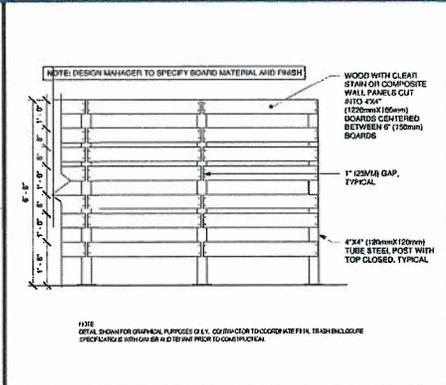
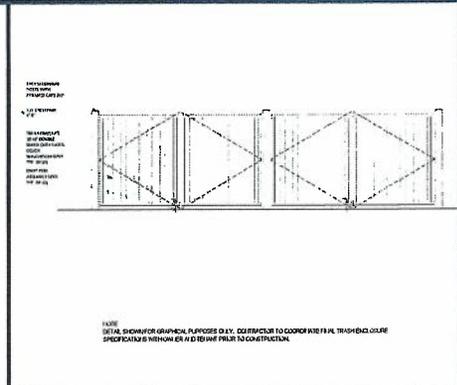
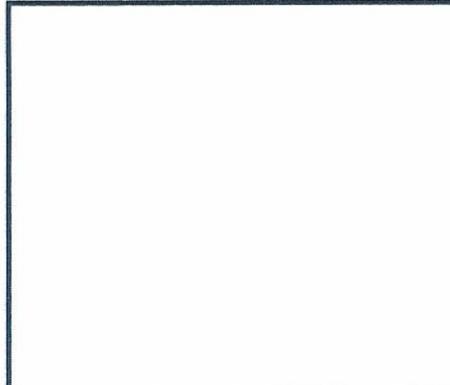
**811**  
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**PERMIT SET**  
 PROJECT NO.: 1011027  
 SHEET NO.: C901  
 CHECKED BY: SKB  
 DATE: 08/20/11  
 CAD LAYOUT: 1011027-C901

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP NO. LOT #27A  
 661 BOSTON POST ROAD EAST  
 CITY OF HANLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

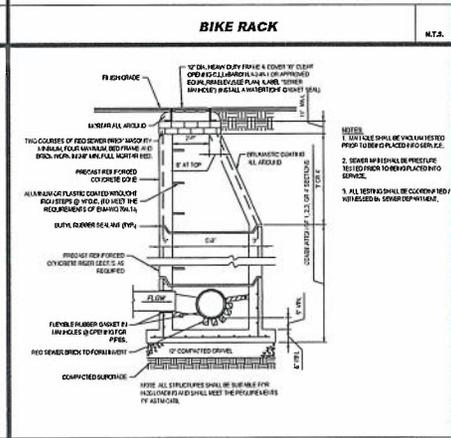
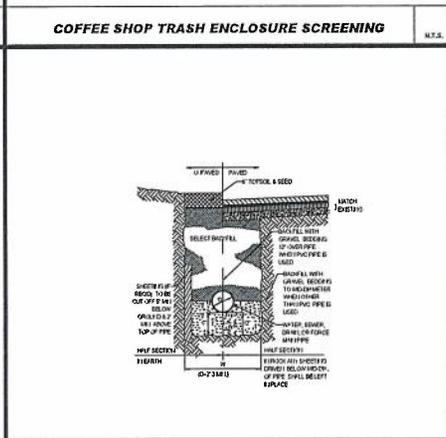
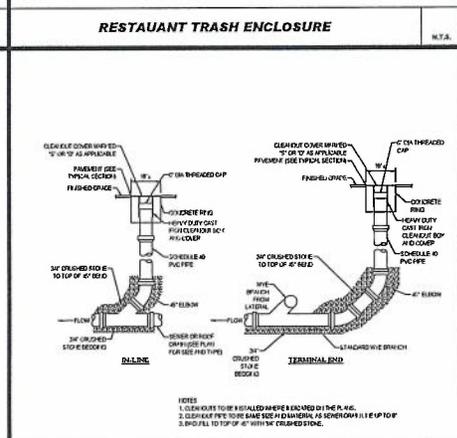
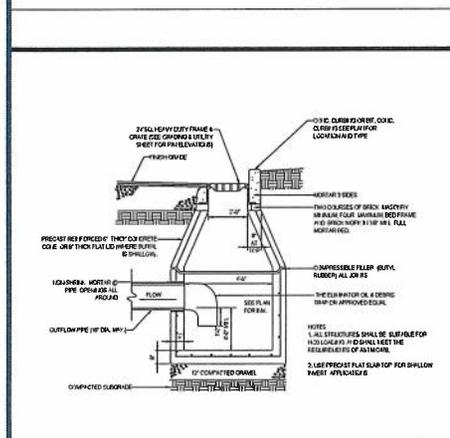
**BOHLER**  
 332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 488-9909  
 www.BohlerEngineering.com

**DETAIL SHEET**  
 SHEET NUMBER:  
**C-901**  
 REVISION 6 - 9/17/2012



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGER  
LANDSCAPE ARCHITECTURE  
PRELIMINARY DESIGN  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	APPROVED
1	10/20/21	PER SITE PLAN DIMENSION	JAE
2	10/20/21	CHANGE & UTILITY MODIFICATIONS	JAE
3	10/20/21	PER ENGINEERING COMMENTS	JAE
4	10/20/21	PER ARCHITECT & TENANT COMMENTS	JAE
5	10/20/21	MODIFICATIONS TO RESTAURANT USE	JAE
6	10/20/21	MODIFICATIONS TO RESTAURANT USE	JAE



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**PERMIT SET**

PROPOSED SITE PLAN DOCUMENTS

FOR

**ARC**

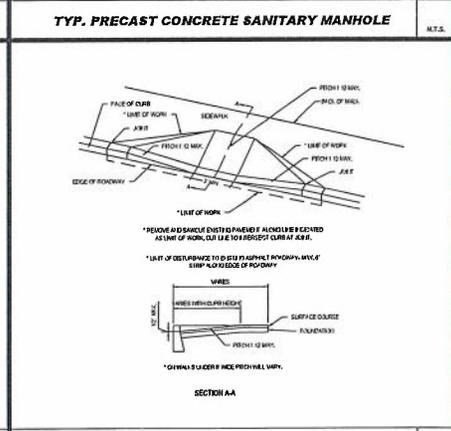
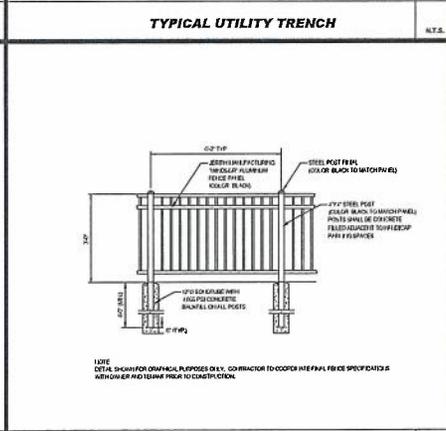
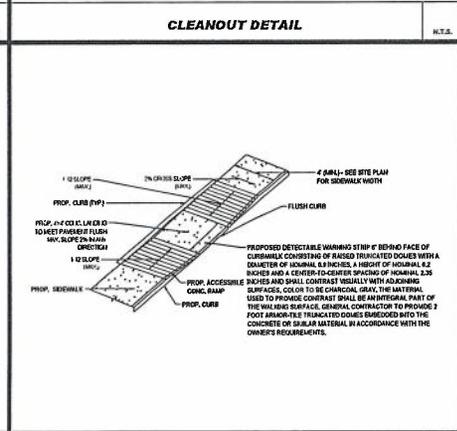
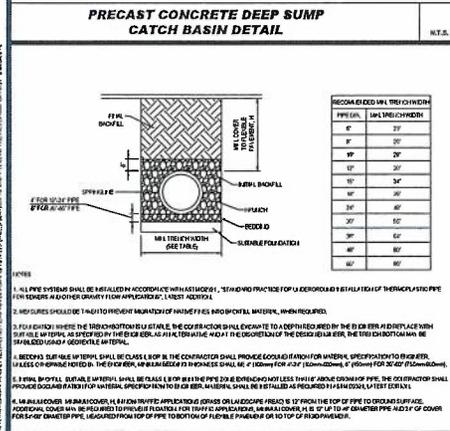
PROPOSED DEVELOPMENT  
MAP 161, LOT #27A  
681 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

**BOHLER**  
332 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
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**DETAIL SHEET**

SHEET NUMBER: **C-902**

REVISION 6 - 9/17/2022

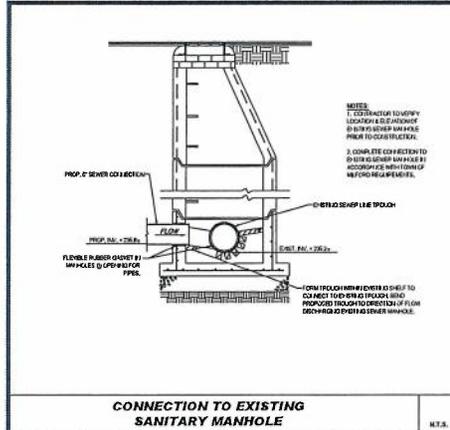


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332 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

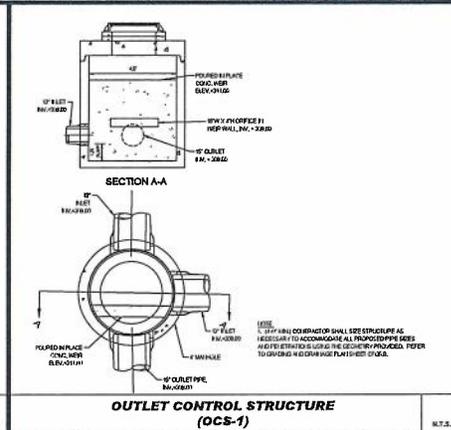
**DETAIL SHEET**

SHEET NUMBER: **C-902**

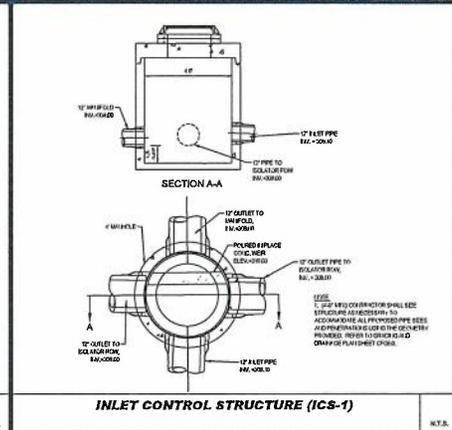
REVISION 6 - 9/17/2022



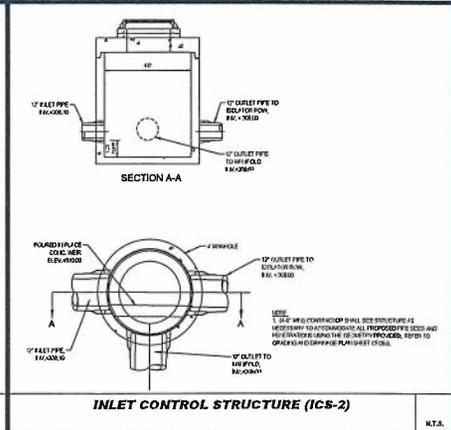
CONNECTION TO EXISTING SANITARY MANHOLE



OUTLET CONTROL STRUCTURE (OCS-1)



INLET CONTROL STRUCTURE (ICS-1)



INLET CONTROL STRUCTURE (ICS-2)

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROJECT MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PLANNING SERVICES  
TRANSPORTATION SERVICES

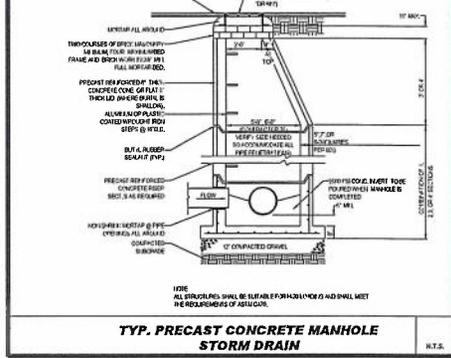
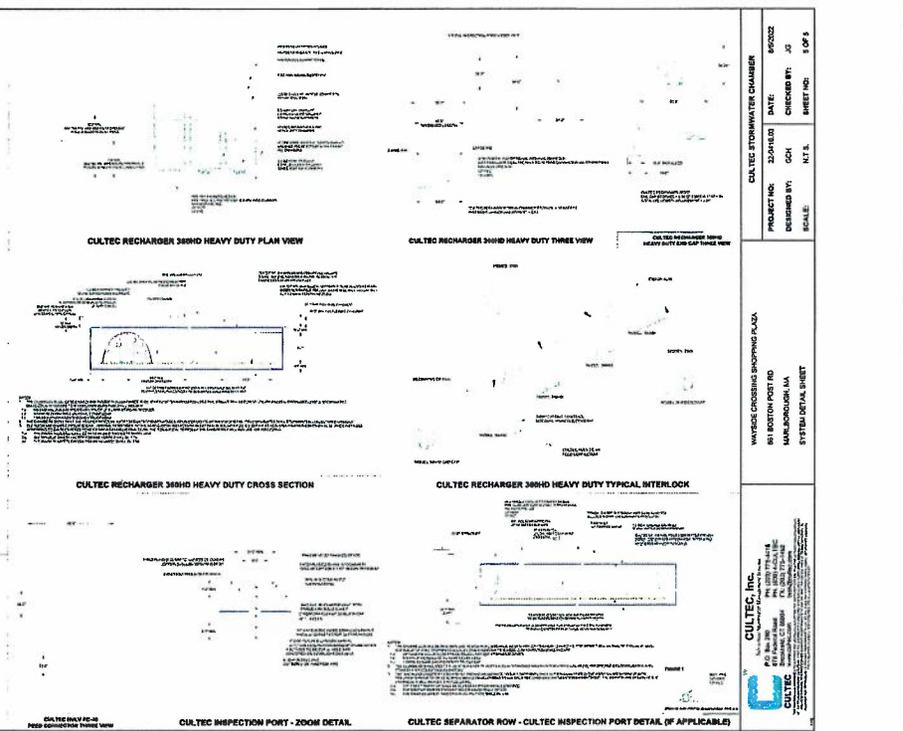
REVISIONS		
REV	DATE	COMMENT
1	03/01/17	FOR SITE PLAN SUBMISSION
2	04/02/17	FOR ENGINEERING MODIFICATIONS
3	04/02/17	FOR ENGINEERING COMMENTS
4	04/02/17	FOR CIVIL ARCHITECT & TENDR
5	07/08/17	FOR ENGINEERING MODIFICATIONS
6	08/02/17	FOR SUBMITTAL TO RESTAURANT USE

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
2. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
4. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
6. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
8. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
10. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
12. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
14. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
15. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
16. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
18. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.
19. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING SANITARY MANHOLES PRIOR TO CONSTRUCTION.
20. COMPLETE CONNECTION TO EXISTING SANITARY MANHOLE IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS.

PIPE	A	B
12" DIA.	12" DIA.	12" DIA.
15" DIA.	15" DIA.	15" DIA.
18" DIA.	18" DIA.	18" DIA.
24" DIA.	24" DIA.	24" DIA.
30" DIA.	30" DIA.	30" DIA.
36" DIA.	36" DIA.	36" DIA.
42" DIA.	42" DIA.	42" DIA.
48" DIA.	48" DIA.	48" DIA.
54" DIA.	54" DIA.	54" DIA.
60" DIA.	60" DIA.	60" DIA.
72" DIA.	72" DIA.	72" DIA.
84" DIA.	84" DIA.	84" DIA.
96" DIA.	96" DIA.	96" DIA.
108" DIA.	108" DIA.	108" DIA.
120" DIA.	120" DIA.	120" DIA.

**CULTREC RECHARGER 380HD TYPICAL PIPE INVERTS**



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

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**PERMIT SET**

PROJECT NO.: 170187  
DATE: 08/02/17  
SCALE: 1/8" = 1'-0"

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**

PROPOSED DEVELOPMENT  
MAP 861, LOT #27A  
661 BOSTON ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

**BOHLER**

332 TURNPIKE ROAD  
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**DETAIL SHEET**

SHEET TITLE:  
**C-903**

REVISION 6 - 9/07/2022

**TEST PIT LOGS**

DATE: NOVEMBER 3, 2011  
BY: MATTHEW BOMBAEL BOHLER

**TEST PIT #1121-1**

0" - 4" FILL LAYER  
LOOSEY SAND  
GRAVEL, FRAGILE

8" - 12" C LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, FRACTURED FRAGILE

\*APPARENT LEDGE AT 100" ON NORTH SIDE OF HOLE AND AT 48" ON SOUTH SIDE OF HOLE

DEPTH: 118" LEADS: 88"-107"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-2**

0" - 4" FILL LAYER  
LOOSEY SAND  
GRAVEL, FRAGILE

4" - 8" A LAYER  
SANDY LOAM  
GRAVEL, FRAGILE

8" - 12" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

12" - 16" C LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, BK GRAVEL

\*APPARENT LEDGE AT 80"

DEPTH: 107" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-3**

0" - 4" A LAYER  
SANDY LOAM  
GRAVEL, FRAGILE

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, BK GRAVEL, BOLDERS THROUGHOUT

\*APPARENT LEDGE AT 80"

DEPTH: 105" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-4**

0" - 4" A LAYER  
SANDY LOAM  
GRAVEL, FRAGILE

4" - 8" B LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, BK GRAVEL, BOLDERS ABOVE LEDGE

\*APPARENT LEDGE AT 110"

DEPTH: 110" LEADS: 81"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-5**

0" - 4" FILL LAYER  
LOOSEY SAND  
FRAGILE

4" - 8" C LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, BK GRAVEL, BOLDERS THROUGHOUT

\*APPARENT LEDGE AT 80"

DEPTH: 105" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-6**

0" - 4" FILL LAYER  
FRACTURED ROCK THROUGHOUT WITH LOOSEY SAND MATERIAL

\*APPARENT LEDGE AT 165"

DEPTH: 118" LEADS: 118"  
WEAPING NONE STANDING WATER NONE

**TEST PIT LOGS**

DATE: NOVEMBER 3, 2011  
BY: MATTHEW BOMBAEL BOHLER

**TEST PIT #1121-1**

0" - 4" A LAYER  
FINE SANDY LOAM  
GRAVEL, FRAGILE, BK GRAVEL

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SANDY, FRAGILE, BK GRAVEL, 1/8" COBBLES

\*POSSIBLE LEDGE ON SOUTH SIDE OF HOLE, APPROXIMATE 10' TO 12' FROM LOCATION OF EXISTING DRAIN LINE

DEPTH: 105" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-2**

0" - 4" A LAYER  
FINE SANDY LOAM  
GRAVEL, FRAGILE, BK GRAVEL

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SANDY, FRAGILE, BK GRAVEL, 1/8" COBBLES, BOLDERS

\*APPARENT LEDGE AT 80"

DEPTH: 107" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-3**

0" - 4" A LAYER  
FINE SANDY LOAM  
GRAVEL, FRAGILE, BK GRAVEL

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SINGLE GRAIN, LOOSE, BK GRAVEL, 3/8" GRAVEL

\*INDICATED STONES LOCATED JUST ABOVE LEDGE

DEPTH: 105" LEADS: 78"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-4**

0" - 4" FILL LAYER  
SANDY SAND MATERIAL MIXED W/ ORGANIC MATERIAL/TOPSOIL

4" - 8" C LAYER  
SANDY SAND  
SANDY, FRAGILE, BK GRAVEL, 1/8" COBBLES

\*APPARENT LEDGE AT 110"

DEPTH: 105" LEADS: 80"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-5**

0" - 4" FILL LAYER  
SANDY SAND FILL MIXED W/ ORGANIC MATERIAL & TOPSOIL, FRACTURED COBBLES AND BOLDERS THROUGHOUT

\*LEDGE OFFSHOULDER BETWEEN 38" AND 48" NORTH SIDE

DEPTH: 105" LEADS: 38"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-6**

0" - 4" A LAYER  
FINE SANDY LOAM  
GRAVEL, FRAGILE, BK GRAVEL

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SINGLE GRAIN, FRAGILE, BK GRAVEL

\*APPARENT LEDGE AT 165"

DEPTH: 105" LEADS: 48"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-7**

0" - 4" FILL LAYER  
LOOSEY SAND FILL MIXED W/ ORGANIC MATERIAL & TOPSOIL

\*POSSIBLE BRICK/FIRE LINE CHARACTERIZED AT 68"

DEPTH: 105" LEADS: 68"  
WEAPING NONE STANDING WATER NONE

**TEST PIT #1121-8**

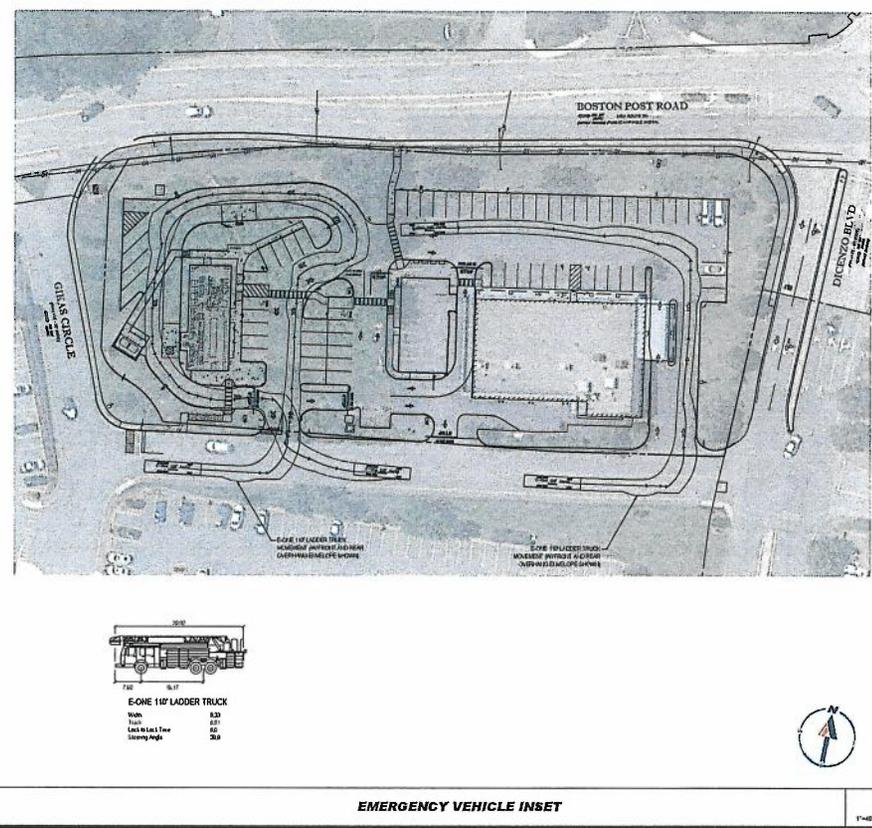
0" - 4" A LAYER  
FINE SANDY LOAM  
GRAVEL, FRAGILE, BK GRAVEL

4" - 8" B LAYER  
LOOSEY SAND  
SANDY, FRAGILE, BK GRAVEL

8" - 12" C LAYER  
SANDY SAND  
SINGLE GRAIN, FRAGILE, BK GRAVEL, 1/8" COBBLES, BOLDERS

\*APPARENT LEDGE AT 110"

DEPTH: 105" LEADS: 80"  
WEAPING NONE STANDING WATER NONE



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PHOTOGRAPHY & VIDEO  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY
1	10/01/11	PER SITE PLAN SUBMISSION	JAK
2	10/02/11	REVISIONS TO UTILITY NOTIFICATIONS	JAK
3	10/04/11	PER OWNER COMMENTS	JAK
4	10/22/11	PER OWNER COMMENTS	JAK
5	10/26/11	UTILITY NOTIFICATIONS	JAK
6	08/10/2012	MODIFICATION TO RESTAURANT USE	JAK

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**PERMIT SET**

PROJECT NO:	1001007
DRAWN BY:	CFD
CHECKED BY:	MEB
DATE:	08/20/2011
CAD FILE:	1001007.DWG

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT  
MAP NO. LOT #27A  
661 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

**BOHLER**

332 THURGOOD ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-8908  
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**DETAIL SHEET**

SHEET NUMBER:  
**C-904**

**LEGEND**

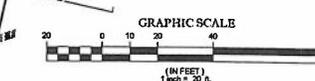
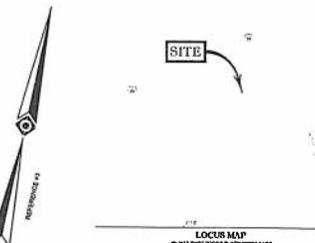
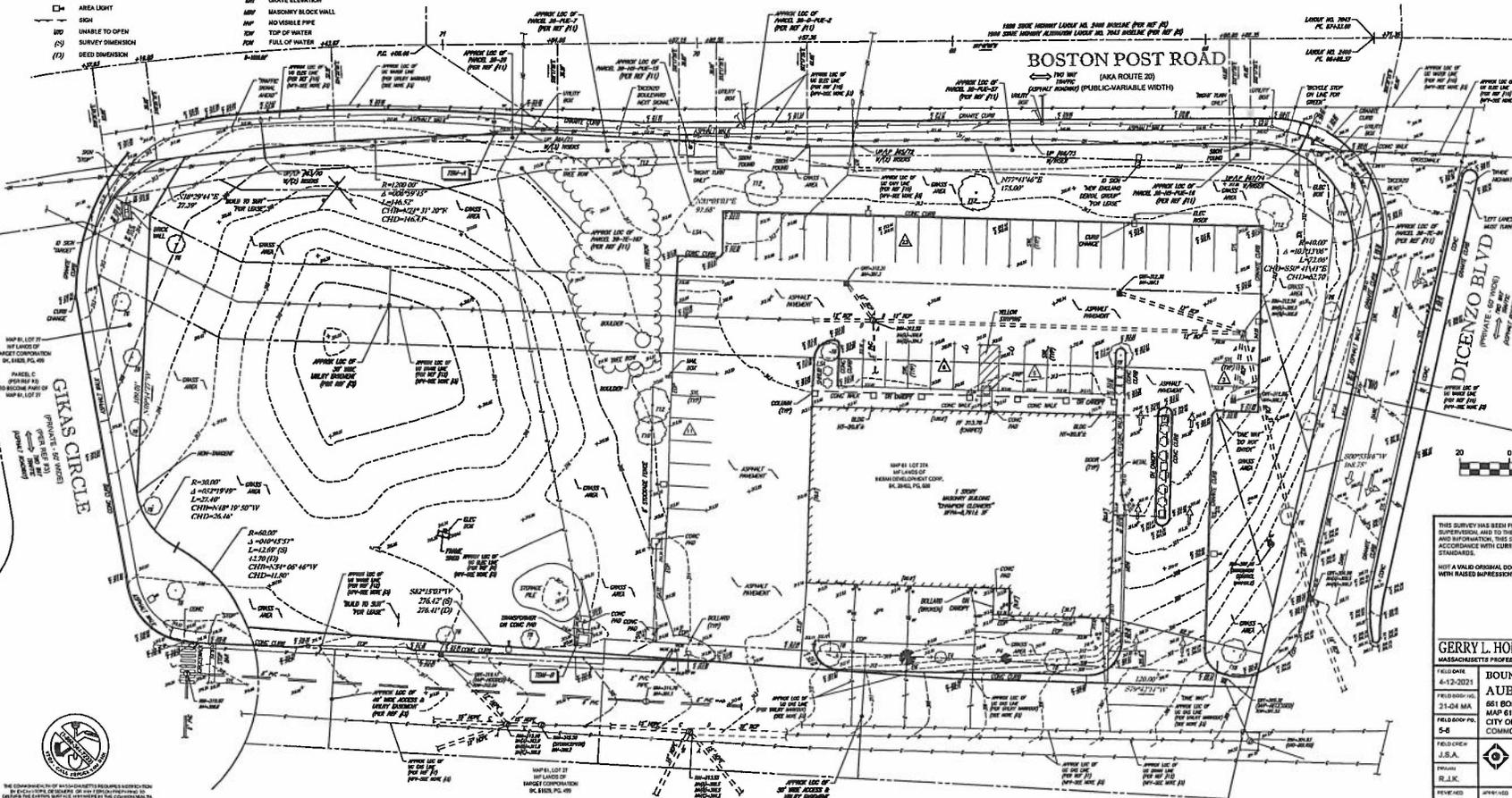
---	EXISTING CONTOUR	---	MANHOLE
---	EXISTING SPOT ELEVATION	---	BOLLARD
X X X X X	EXISTING TOP OF CURB ELEVATION	---	EDGE OF CONCRETE
X X X X X	EXISTING TOP OF PAVEMENT ELEVATION	---	EDGE OF PAVEMENT
X X X X X	EXISTING TOP OF WALL ELEVATION	---	LANDSCAPED AREA
X X X X X	EXISTING BOTTOM OF WALL ELEVATION	---	TYPICAL
X X X X X	EXISTING FINISHED FLOOR ELEVATION	---	ORANGE/STORM MANHOLE
---	HYDRANT	---	SHAWTS/SEWER MANHOLE
---	WATER VALVE	---	CATCH BASIN OR INLET
---	IRRIGATION CONTROL VALVE	---	TREE & TRUNK SIZE
---	UNDERDRAIN VALVE	---	CONCRETE TREE & TRUNK SIZE
---	GAS VALVE	---	SHRUBS
---	GAS METER	---	PARKING SPACE COUNT
---	ELECTRIC METER	---	DETECTABLE WARNING PAD
---	OVERHEAD WIRES	---	SOLID WHITE LINE
---	APPROX. LOC. UNDERGROUND GAS LINE	---	SOLID YELLOW LINE
---	APPROX. LOC. UNDERGROUND WATER LINE	---	HT HEIGHT
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE	---	SHRUBS
---	APPROX. LOC. UNDERGROUND CABLE LINE	---	SHRUBS
---	APPROX. LOC. UNDERGROUND DRAIN LINE	---	SHRUBS
---	UTILITY POLE	---	SHRUBS
---	UTILITY POLE/ARM POLE	---	SHRUBS
---	GUY WIRE	---	SHRUBS
---	TRAFFIC SIGNAL	---	SHRUBS
---	AREA LIGHT	---	SHRUBS
---	SEA	---	SHRUBS
---	UNABLE TO OPEN	---	SHRUBS
(S)	SURVEY DIMENSION	---	SHRUBS
(D)	DEED DIMENSION	---	SHRUBS

**REFERENCES:**

1. THE TAX ASSESSORS MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP #61.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, ALL AREAS, EFFECTIVE DATE APRIL 1, 2006, MAP NUMBER 501706E1, MAP REVISED JULY 7, 2014.
3. MAP ENTITLED "PLAN OF LOTS IN MARLBOROUGH, MA, OWNER: BEAN DEVELOPMENT CORP., PREPARED BY GERRIE H. HANSON, INC. DATED APRIL 4, 2004, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 81 OF 2004.
4. MAP ENTITLED "LANDSCAPE ARCHITECTURE PLAN, 'WINDY HILL, PART' SUBDIVISION OF LAND IN MARLBOROUGH, MASS., PREPARED BY MACCARTHY & SULLIVAN ENGINEERS, INC. DATED JULY 25, 1981, LAST REVISED FEBRUARY 1, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 91 OF 1982.
5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED AUGUST 14, 1986, LAYOUT NO. 294.
6. MAP ENTITLED "BOUNDARY TOPOGRAPHIC UTILITY SURVEY, GLOBAL MONTELEONE CORP. 856 BOSTON POST ROAD, MAP #1, LOT 2, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED OCTOBER 1, 2000, LAST REVISED OCTOBER 14, 2003.
7. UNDERGROUND GAS FACILITY MAPS PROVIDED BY EVERSOURCE GAS.
8. UNDERGROUND GAS FACILITY MAPS PROVIDED BY NATIONAL GRID ELECTRIC.
9. THE DATA PROVIDED BY THE CITY OF MARLBOROUGH WATER & SEWER DEPARTMENT.
10. MAP ENTITLED "UTILITY PLAN, MARLBOROUGH, BOSTON POST ROAD (ROUTE 20) PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, PROJECT NO. 80447, LAYOUT NO. 291, SHEETS 18 & 19 OF 23.
11. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY ROAD INTERNATIONAL AFFILIATES, INC. DATED MARCH 17, 2001, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 209 OF 2001, SHEETS 18 & 19 OF 23.
12. UNDERGROUND DRAINAGE AND WATER FACILITY MAPS OBTAINED FROM CITY OF MARLBOROUGH ONLINE GEOGRAPHIC INFORMATION SYSTEM.

**NOTES:**

1. PROPERTY SHOWN AS LOT 2A AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 61.
  2. AREA = 11,204 SQUARE FEET OR 3.18 ACRES
  3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS, DIGITALLY ACQUIRED RECORDS THAT HAVE BEEN ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKING DOES NOT GUARANTEE ACCURACY OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
  6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-SHARDED (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ADJUSTED, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE NETWORK (KEYNET) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY ERECTION MARKS SET:  
 TBM#1: 3" CUT IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT ON SOUTHERLY SIDE OF BOSTON POST ROAD, ELEVATION = 314.22'  
 TBM#2: 3" CUT IN CONCRETE CORNER OF TRANSFORMER PAD, ELEVATION = 316.47'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS ERECTION HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CORRECTIVE MEASURES SHOULD BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.



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

HOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH MY RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

<b>GERRY L. HOLDRIGHT, PLS</b>		6-14-2021
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #2011		DATE
PROJECT DATE:	4-12-2021	
PROJECT NAME:	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY	
PROJECT NO.:	AUBUCHON REALTY, CO.	
PROJECT DATE:	21-04 MA	
PROJECT NO.:	861 BOSTON POST ROAD EAST	
PROJECT NO.:	MAP #1, LOT 27A	
PROJECT NO.:	CITY OF MARLBOROUGH, MIDDLESEX COUNTY	
PROJECT NO.:	COMMONWEALTH OF MASSACHUSETTS	
PROJECT NO.:	5-6	
PROJECT NO.:	<b>CONTROL POINT</b>	
PROJECT NO.:	ASSOCIATES, INC.	
PROJECT NO.:	633 TURNPIKE ROAD	GLASTONBURY, CT 06033-1000
PROJECT NO.:	1000 TURNPIKE ROAD	WINDHAM, VT 05791-0001
PROJECT NO.:	111 LAUREL ST	MASSACHUSETTS 01901-0001
PROJECT NO.:	PHONE: 860-336-3000	
PROJECT NO.:	FAX: 860-336-3000	
PROJECT NO.:	WWW.CPINC.COM	
PROJECT NO.:	DATE:	SCALE:
PROJECT NO.:	6-14-2021	1"=20'
PROJECT NO.:	DATE:	SCALE:
PROJECT NO.:	6-14-2021	1"=20'
PROJECT NO.:	DATE:	SCALE:
PROJECT NO.:	6-14-2021	1"=20'
PROJECT NO.:	DATE:	SCALE:
PROJECT NO.:	6-14-2021	1"=20'



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 NOV -3 AM 10:36

JASON D. GROSSFIELD  
CITY SOLICITOR

JEREMY P. MCMANUS  
ASSISTANT CITY SOLICITOR



**City of Marlborough**  
**Legal Department**

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

November 3, 2022

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

Re: City Council Order No. 21/22-1008418  
Site Plan Approval, 661 Boston Post Rd. East, Marlborough

Dear Honorable President Ossing and Councilors:

Enclosed is a proposed order, in proper legal form, for approval of site plan with conditions in relation to the above-referenced project.

Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus  
Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor  
Tin Htway, Building Commissioner  
Jason Grossfield, City Solicitor

**ORDERED:**

That the City Council of the City of Marlborough does hereby approve the Site Plan Permit (attached hereto), which sets forth an Approval with conditions of the amended site plans submitted by Aubuchon Realty Company, Inc., to expand and upgrade the retail plaza at 661 Boston Post Road East, Marlborough.

ADOPTED

In City Council

Order No. 21/22-1008418

Approved by Mayor

Arthur G. Vigeant

Date:

A TRUE COPY

ATTEST:

City Clerk

**Site Plan Permit # 2022-1 (Amended)  
Amended Site Plan Approval with Conditions**

**Applicant:** Aubuchon Realty Company, Inc.

**Property Owner:** Aubuchon Realty Company, Inc.

**Location:** 661 Boston Post Road East (the "Site") being shown as Parcel 27A on Assessors Map 61.

**Zoning District:** Wayside District

**Other Permits:** City Council Special Permit Order No. 21/22-1008395

**Plans:** The following Site Plan Approval Final Conditions are based on a set of plans entitled "Proposed Site Plan Documents", prepared and stamped by John Kucich, P.E. of Bohler Engineering, with a last revision date of September 7, 2022 (the "Site Plan" attached hereto as "Exhibit A").

**SITE PLAN APPROVAL FINAL CONDITIONS (Amended):**

1. A temporary certificate of occupancy may be issued for either the new coffee shop structure or the new restaurant structure while site work required by the Special Permit and this Decision remain incomplete, subject to a phasing plan approved by the Site Plan Committee.
2. All other conditions of Site Plan Permit 2022-1 shall continue in full force and effect and are incorporated by reference as part of this Decision.

**EXHIBIT A**

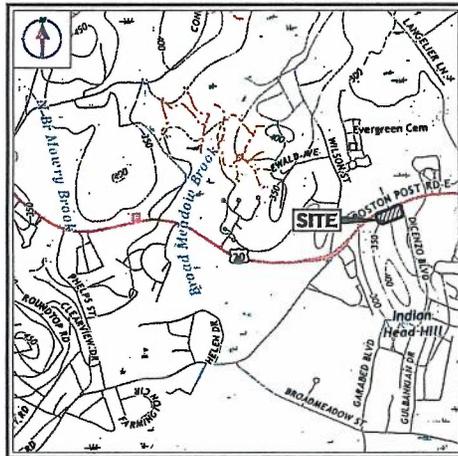
# PROPOSED SITE PLAN DOCUMENTS

FOR



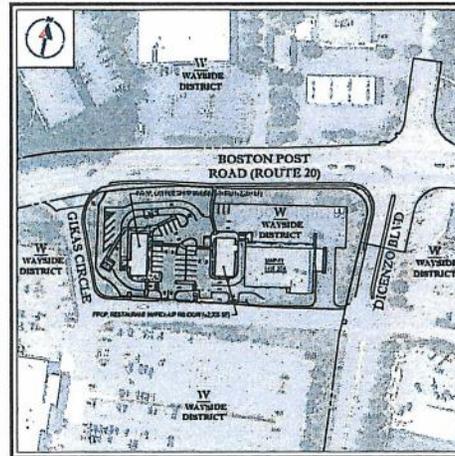
**AUBUCHON REALTY COMPANY, INC.**  
 PROPOSED  
**WAYSIDE CROSSING SHOPPING PLAZA IMPROVEMENTS**

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



**USGS MAP**

SCALE: 1" = 1,000'  
 SOURCE: MARLBOROUGH MASSACHUSETTS USGS QUADRANGLE



**SITE MAP**

SCALE: 1" = 100'  
 SOURCE: GOOGLE AERIAL

**DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-501
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-802
DETAIL SHEET	C-903
DETAIL SHEET	C-904
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 OF 1

**APPROVAL BLOCK**

CITY COUNCIL APPROVAL  
 APPROVED BY THE CITY COUNCIL, PRESIDENT OF THE CITY OF MARLBOROUGH, MASSACHUSETTS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY

**BOHLER //**

**BOHLER //**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY
1	05/01/21	PER SITE PLAN SUBMITTAL	JAK
2	05/02/21	SHADE & UTILITY MODIFICATIONS	JAK
3	05/02/21	PER ENGINEERING COMMENTS	JAK
4	05/03/21	PER COORDINATING ARCHITECT & TENANT	JAK
5	05/03/21	UTILITY MODIFICATIONS	JZF
6	05/07/21	MODIFY LIGHT TO RESTAURANT USE	JZF

**811**  
 Massachusetts  
 Call before you dig.  
 ALWAYS CALL 811  
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**PERMIT SET**  
 This drawing is intended for use in obtaining a permit from the appropriate authority. It is not to be used for any other purpose without the written consent of BOHLER ENGINEERING.

PROJECT NO: W2102  
 DRAWN BY: JZF  
 CHECKED BY: JZF  
 DATE: 05/07/21  
 CAD LAYOUT: W2102-01-CV-2

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

**BOHLER //**  
 392 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 486-9300  
 www.BohlerEngineering.com



SHEET TITLE:  
**COVER SHEET**

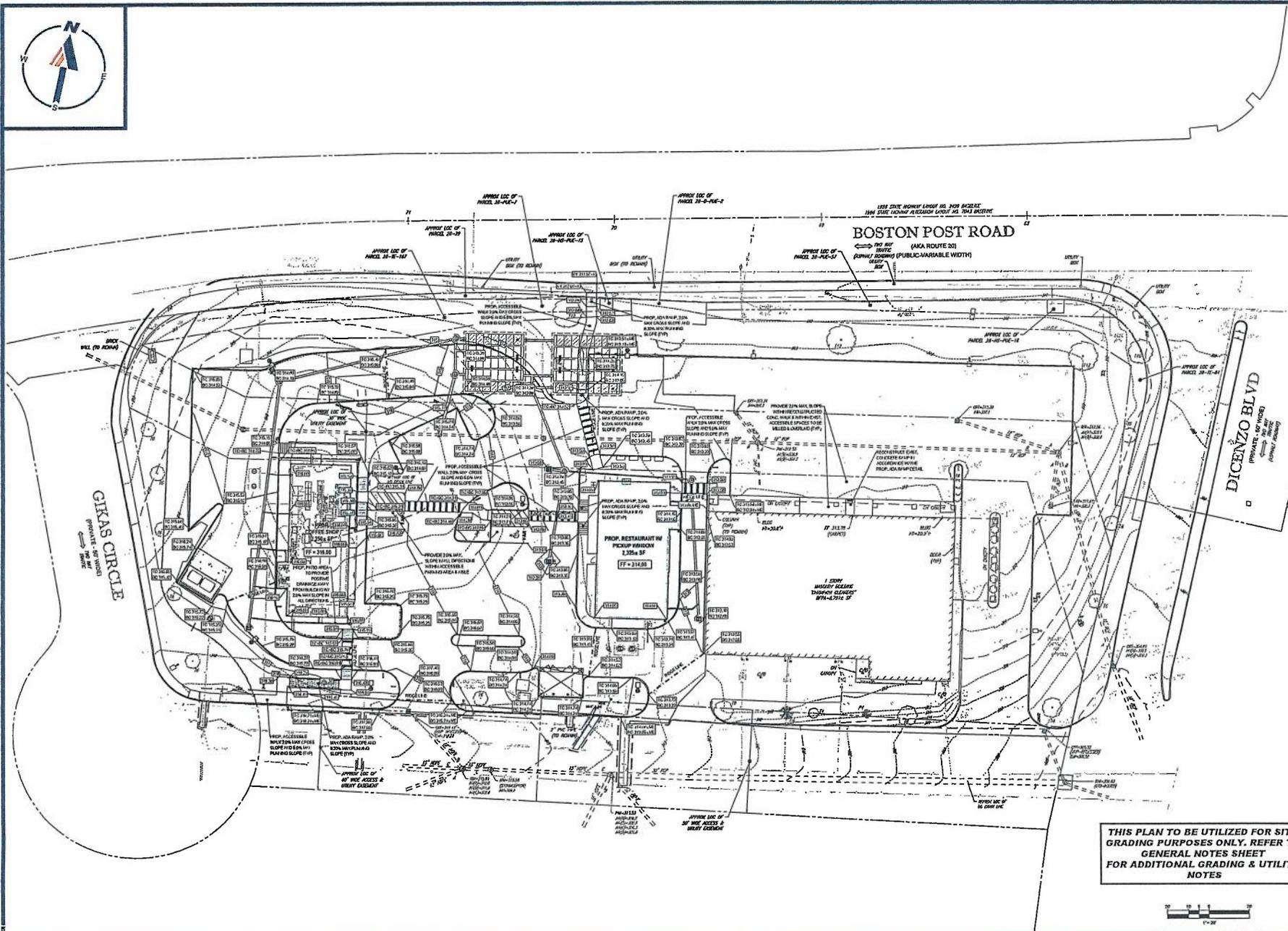
SHEET NUMBER:  
**C-101**

REVISION 6 - 5/07/2021









**BOSTON POST ROAD**  
(AKA ROUTE 20)  
PUBLIC VARIABLE WIDTH

**D'ENCENZO BLVD**  
PRIVATE (NO HOV'S)  
(FORMER ROUTE 1A)

**GIRAS CIRCLE**  
PRIVATE (NO HOV'S)

**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



**BOHLER**  
SITE CIVIL AND LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
LAND SURVEYING  
ARCHITECTURE & DESIGN  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED
1	07/20/11	PER SITE PLAN SUBMISSION	JAL	JAL
2	11/02/12	DRAINAGE EXISTENCE MODIFICATION	JAL	JAL
3	12/04/12	PER ENGINEERING COMMENT	JAL	JAL
4	3/27/13	PER COORDINATOR ARCHITECT & TENANT	JAL	JAL
5	7/09/13	UTILITY MODIFICATION	JAL	JAL
6	04/23/13	MODIFICATION TO RESTAURANT USE	JAL	JAL

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**PERMIT SET**

PROJECT NO.	1011017
DRAWN BY:	CFD
CHECKED BY:	MB
DATE:	08/20/13
SCALE:	1/8"=1'-0"

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER**

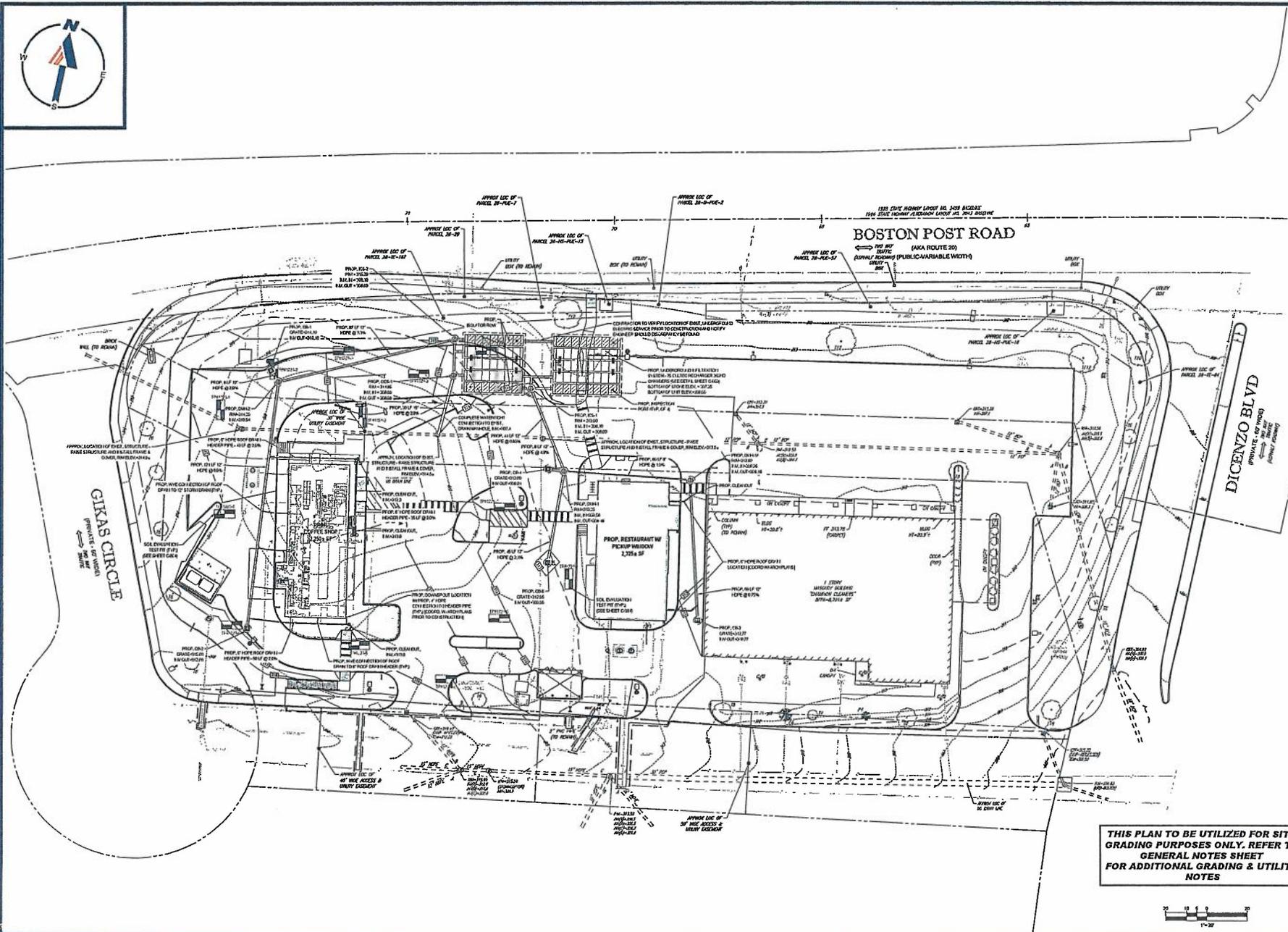
351 TURNPIKE ROAD  
SOUTH BURLINGTON, MA 01772  
Phone: (508) 480-9300  
www.BohlerEngineering.com



**GRADING AND DRAINAGE PLAN**

**C-401**

REVISION # - 007/2022



**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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

**REVISIONS**

REV	DATE	COMMENT	BY
1	09/01	PER SITE PLAN SUBMITTAL	JLT
2	10/02	DRAINAGE & UTILITY MODIFICATION	JLT
3	10/02	PER ENGINEERING COMMENT	JLT
4	3/02	PER COMMENTS ARCHITECT & TENANT	JLT
5	7/20/02	UTILITY MODIFICATION	JLT
6	04/02/02	MODIFICATION TO RESTAURANT USE	JLT

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**PERMIT SET**

PROJECT NO.: 101157  
 DRAWN BY: CPD  
 CHECKED BY: JLT  
 DATE: 08/20/11  
 SCALE: 1/8"=1'-0"

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 450-9900

www.BohlerEngineering.com



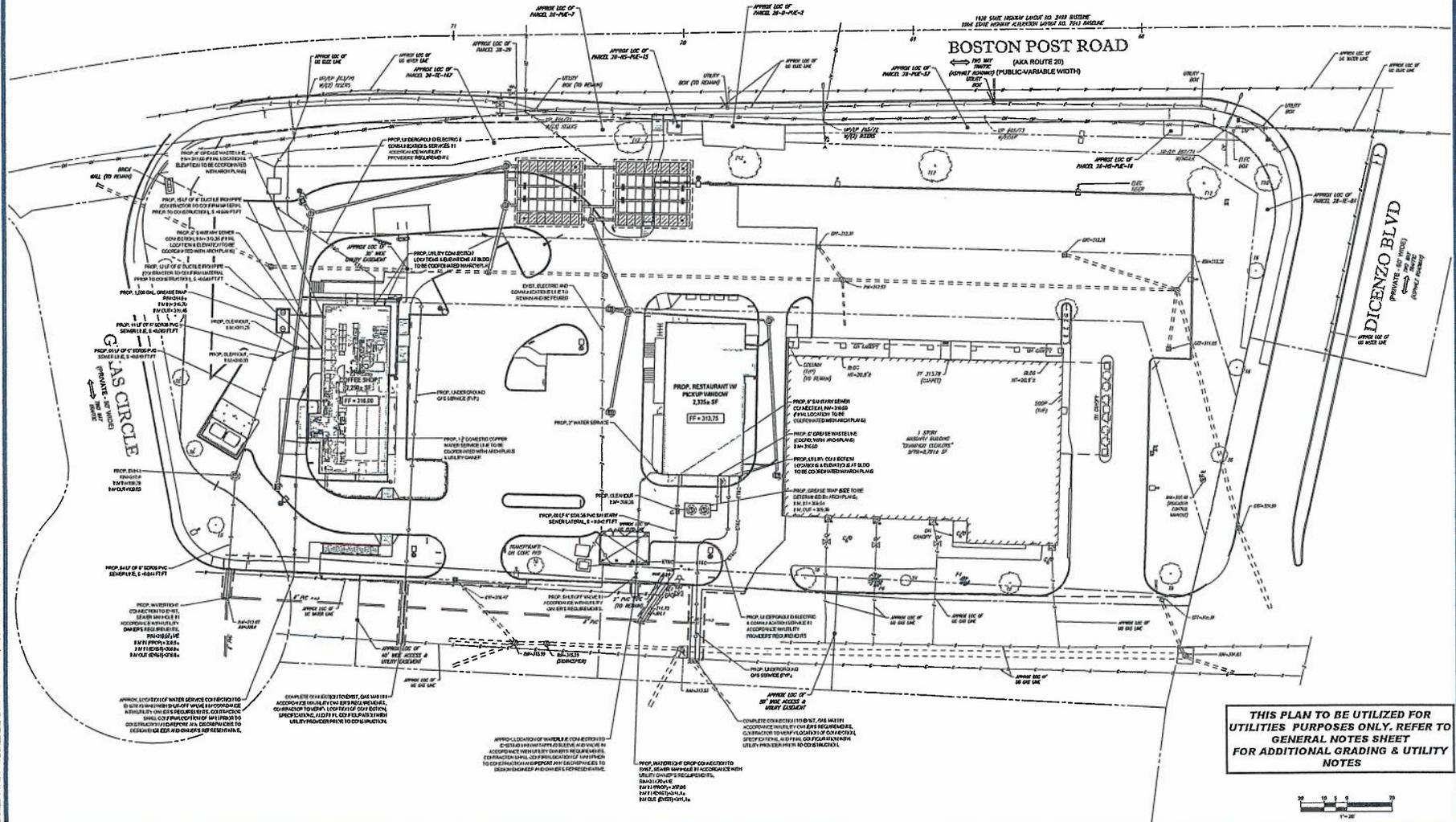
SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-402**

REVISION 6 - 007/2012



- NOTES
1. GO TO PERMITS SECTION OF PERMITS TO CONSTRUCT FOR THE CITY OF BOSTON.
  2. ALL WORK IS TO BE CONSTRUCTED TO CONFORM TO THE CITY OF BOSTON REGULATIONS.
  3. ALL WORK IS TO BE CONSTRUCTED TO BE INSPECTED BY THE CITY OF BOSTON INSPECTOR. ALL WORK IS TO BE COMPLETED WITHIN THE REQUIRED TIME FRAME.



**BOHLER**  
 BOHLER ENGINEERING  
 352 TURNPIKE ROAD  
 SOUTHBROOK, MA 01772  
 Phone: (508) 486-9900  
 www.BohlerEngineering.com

**REVISIONS**

REV	DATE	COMMENT	BY
1	09/21	PER SITE PLAN	MLB
2	10/01	CHANGING UTILITY	MLB
3	10/02	PER ENGINEERING	MLB
4	10/02	PER COORDINATE	MLB
5	10/02	PER ARCHITECT & TOWN	MLB
6	10/02	UTILITY	MLB
7	10/02	MODIFICATION TO	MLB
8	10/02	RESTAURANT USE	MLB

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**PERMIT SET**

PROJECT NO.	9071003
DRAWN BY:	MLB
CHECKED BY:	MLB
DATE:	08/03/2011
CADIAN:	W01032413

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

MAP #61, LOT #27A  
 651 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MA 01501

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBROOK, MA 01772  
 Phone: (508) 486-9900  
 www.BohlerEngineering.com



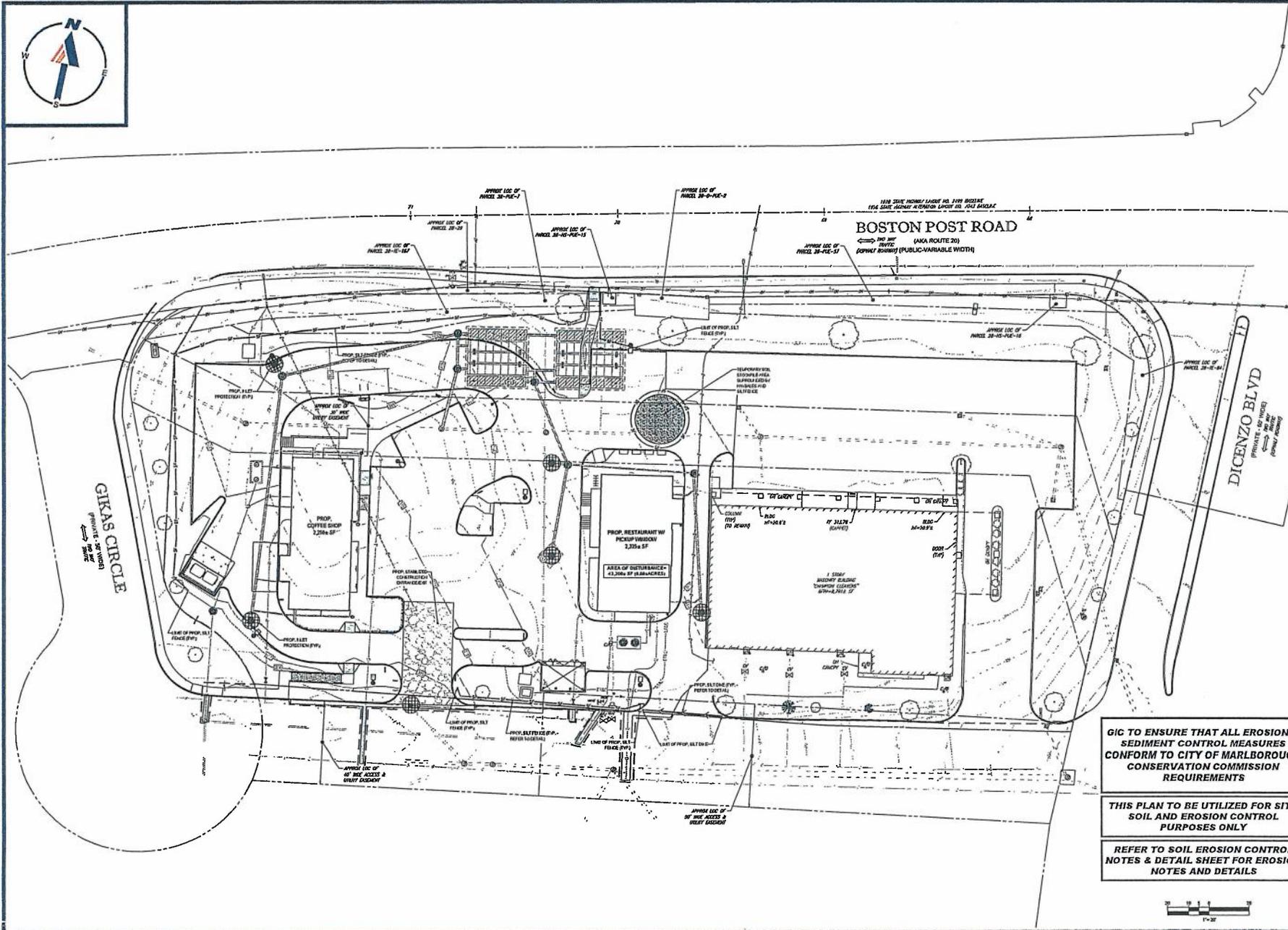
**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

REVISION 6 - 9/07/2022



**BOHLER**  
 SITE CIVIL AND LANDSCAPE ARCHITECTURE  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY
1	08/01	PER SITE PLAN	WJL
2	10/02	DRAINAGE & UTILITY MODIFICATIONS	WJL
3	10/03	COMMENTS	WJL
4	3/02	PER ENGINEERING	WJL
5	7/20/11	ARCHITECT & TENANT	WJL
6	06/20/12	MODIFICATIONS TO RESTAURANT USE	WJL

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 Massachusetts  
 Call before you dig.  
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**PERMIT SET**

PROJECT NO: W011007  
 DRAWN BY: CFO  
 CHECKED BY: WJL  
 DATE: 08/03/12  
 CAD LSP: W01027-003

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT  
 MAP 861, LOT #27A  
 661 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 440-9300  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



**GIC TO ENSURE THAT ALL EROSION & SEDIMENT CONTROL MEASURES CONFORM TO CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS**

**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**

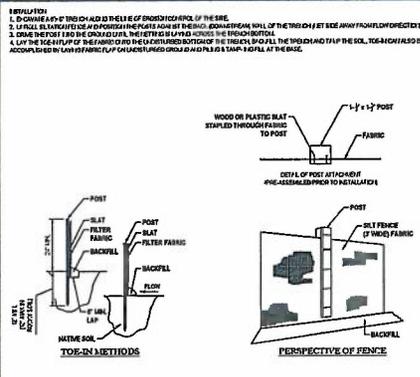
SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C-601**

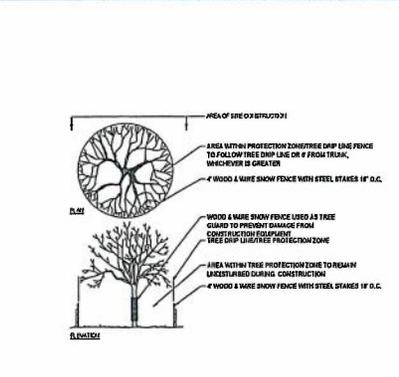
REVISION 6 - 09/27/2022

**EROSION AND SEDIMENT CONTROL NOTES**

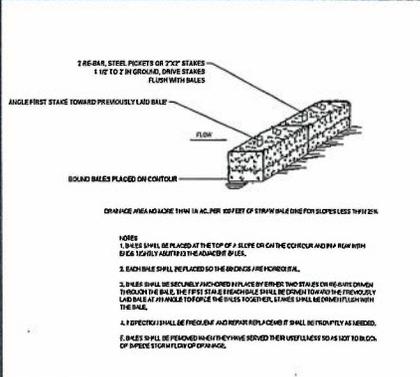
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE EROSION AND SEDIMENT CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNDISTURBED OR UNDEVELOPED CONDITION FOR A MINIMUM OF 30 DAYS. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF FINAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OF WORK TO ANY STREAM OR POND. THIS WOULD INCLUDE WEEDS.
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTIGUOUS UNGRADED AREA ABOVE THE BARRIERS. BARRIERS SHALL BE STAKED TO ANCHOR INTO ALL AREAS WITH SLOPES GREATER THAN 1% AT 100 FEET INTERVALS. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 1%.
4. INSTALL SILTATION BARRIERS AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIERS SHALL BE MAINTAINED AS FOLLOWS:
  1. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR OTHER WEATHER CONDITIONS UNDESIRABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REPAIRS WITHIN 24 HOURS. REPAIRS SHOULD BE APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS ABOVE ARE STABILIZED BY TURF.
  2. NO SLOPE, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
  3. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST RAINFALL, USE TEMPORARY MULCH (DOMINANT SPECIES MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
  4. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST RAINFALL FROST TO PROTECT FROM SPRING EROSION PROBLEMS.
  5. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREA.
  6. REVEGETATION MEASURES SHALL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED SHALL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    1. SEE NOTES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE OR SMALL OR VARIABLE SITES, OR WHERE THERE IS NO SOIL TEST, FERTILIZER MAY BE APPLIED AT THE RATE OF 10 LBS PER 1000 SF (50% OF 1000 SF) OF 100% OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM SULFATE MAGNESIUM DRETS) AT A RATE OF 3 TONS PER ACRE (1000 SF).
    3. FILL HOLLOW SPOTS AND PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDING TO A MINIMUM OF 4% CREOSOTE RED FESCUE, IN REDTOP, AND 4% PRAIRIE BLUEGRASS. THE LAWN AREAS WILL BE SEEDING TO A PRAIRIE TURF MIXTURE OF 4% COUNTRY BLUEGRASS, 4% COUNTRY REDTOP, AND 10% PERennial. REGRASSING SEEDING RATE IS 10 LBS PER 1000 SF OF LAWN MIXTURE TO BE SUBSTITUTED FOR SEED.
    4. STRAW MULCH AT THE RATE OF 300 LBS PER 1000 SF OF AVOID APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BRUSH SUCH AS CORKBARK OR TURF PINE WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. VEGETATION SHALL BE PERMITTED TO STRAY OUTSIDE OF THE BOUNDARY OF THE WETLAND OR THE BOUNDARY OF THE WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKING.



**TYP. SILTATION FENCE DETAIL**

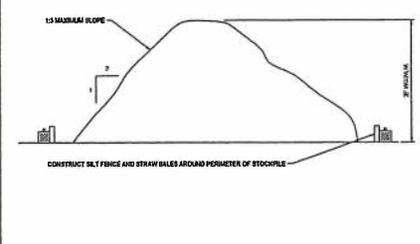


**TREE PROTECTION DURING CONSTRUCTION**

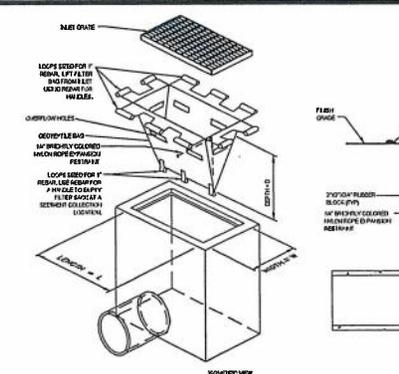


**STRAW BALE DETAIL**

- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**
1. WRITER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
  2. WRITER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
  3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MOVED IN ONE DAY PRIOR TO ANY SHOW UPD.
  4. CONTINUATION OF EARTHWORK OPERATION ON ADJACENT AREAS SHALL NOT BEEN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 3 ABOVE.
  5. ALL AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STAKED AT A RATE OF 100 LB PER 1000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DOMINANT SEED, MULCHED AND ACCURATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
  6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED MULCH WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE PAVE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND THE EXPOSED AREA HAS BEEN MULCHED, FRESH GRASS AND IS SMOOTH, THEN THE AREA MAY BE DOMINANT SEEDED AT A RATE OF 20 LBS PER 1000 SQUARE FEET FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR IN ANY OTHER EXTENDED TIME OF WORK. SUSPENSION MUST BE TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW OTHERS TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

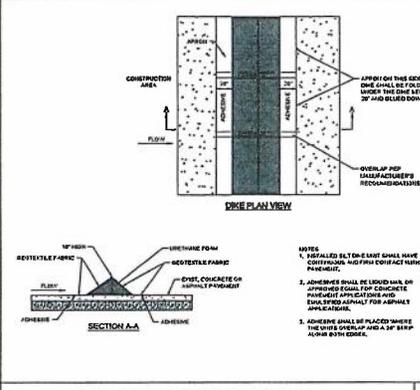


**TEMPORARY STOCKPILE DETAIL**

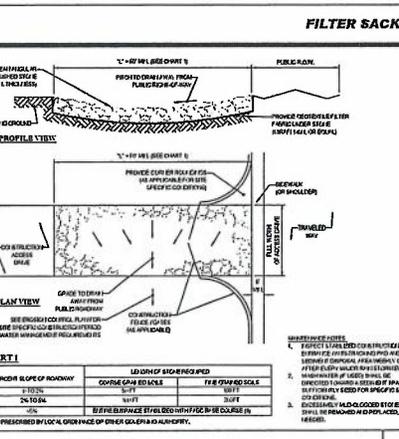


**FILTER SACKS (GRATED INLETS)**

- MULCHING REQUIREMENTS:**
- 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PER LINE, MULCH BATTEN OR WOOD CELLULOSE FIBER.
  - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL GRADABLEWAYS WITH A SLOPE GREATER THAN 2% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 1%.
  - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 15TH THE SAME APPLIES FOR ALL SLOPES GREATER THAN 1%.
  - 7.4. AFTER NOVEMBER 15TH THE CONTRACTOR SHALL APPLY DOMINANT SEEDING ON MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
  - 7.5. DURING THE WINTER CONSTRUCTION PERIOD ALL MULCH SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
  - 7.6. STOCKPILING OF MATERIALS (WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO AVOID ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
  - 7.7. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



**SILT DIKE (IN EXISTING PAVEMENT)**



**STABILIZED CONSTRUCTION EXIT**

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIERS (STRAW BALES AND SILT FENCES AS SHOWN)
  - INSTALLATION OF SILET PROTECTION IN STREET (AS SHOWN)
  - COMPLETION OF EXISTING SITE STRUCTURES (SEE DEVELOPMENT PLAN)
  - COMPLETION OF EXISTING SITE PAVEMENT AND ANCHORES (SEE DEVELOPMENT PLAN)
  - CLEAN UP AND GRUBBING
  - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
  - EARTHWORK AND EXCAVATION AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBS AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - SPREAD TOPSOIL ON ALL SLOPED AREAS
  - FINAL GRASSING OF ALL SLOPED AREAS
  - PLANT TOPSOIL ON SLOPES AFTER FINAL GRASSING COMPLETED. FERTILIZER, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS NECESSARY.
  - REMOVAL OF THE TEMPORARY SEDIMENT BARRIERS
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

**CONSTRUCTION SEQUENCE**

**BOHLER ENGINEERING**  
 CIVIL ENGINEERING  
 332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 PHONE: (508) 490-3000  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

REV#	DATE	COMMENT	BY	CHECKED BY
1	5/20/21	PER SITE PLAN	...	...
2	11/02/21	CHANGED UTILITY	...	...
3	10/02/21	PER ENGINEERING	...	...
4	3/22/22	PER COORD UP	...	...
5	7/20/22	UTILITY	...	...
6	8/27/22	ADJUSTMENT TO	...	...

**811**  
 Massachusetts  
 CALL before you dig.  
 Always call 811  
 It's fast, it's free, it's the law.

**PERMIT SET**  
 PROJECT NO: W01937  
 DRAWN BY: CJD  
 CHECKED BY: CJD  
 DATE: 08/25/21  
 SCALE: W/12\"/>

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #61, LOT #27A  
 851 BOSTON POST ROAD EAST  
 CITY OF HARLBOROUGH  
 HILLSBORO COUNTY,  
 MASSACHUSETTS

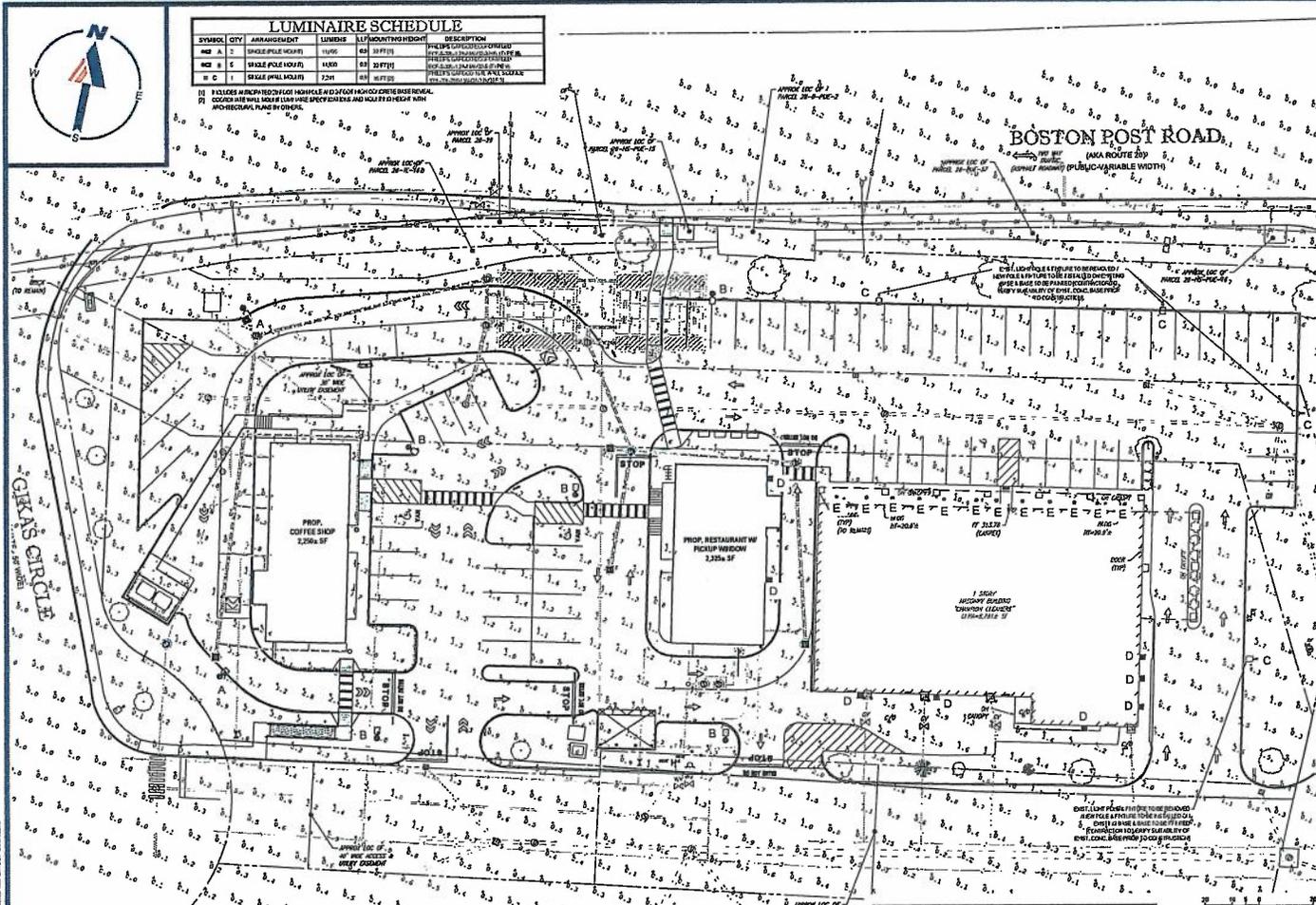
**BOHLER ENGINEERING**  
 332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 PHONE: (508) 490-3000  
 WWW.BOHLERENGINEERING.COM

**MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER**  
 No. 10123  
 BOHLER ENGINEERING

**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**  
 SHEET NUMBER:  
**C-602**  
 REVISION # - 8/27/22







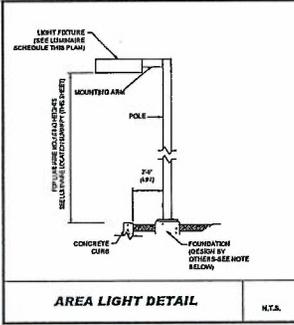
**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LF MOUNTING HEIGHT	DESCRIPTION
MC A 2	1	SINGLE POLE MOUNT	11295	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC B 1	1	SINGLE POLE MOUNT	14339	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC C 1	1	SINGLE POLE MOUNT	12241	80' (20 FT)	PER SPECIFICATIONS AND NOTES

- LIGHTING NOTES**
- THE LUMINAIRE PLAN IS PROVIDED AS AN ILLUSTRATION ONLY. THE ACTUAL LUMINAIRE SPECIFICATIONS, INCLUDING THE LUMEN OUTPUT, SHALL BE DETERMINED BY THE CONTRACTOR IN CONFORMANCE WITH THE SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**

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



NOTE: THIS DETAIL IS FOR INFO AND BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

• SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.

• THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, AS WELL AS THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO: CAMERAS, SIGNAGE, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**GARDCO** Site & Area

by **BOHLER**

Site & Area

Site & Area

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED
1	03/01/21	PER SITE PLAN	JAC	JAC
2	03/02/21	DRAINAGE & UTILITY MODIFICATIONS	JAC	JAC
3	03/03/21	PER LIGHTING PLAN COMMENT	JAC	JAC
4	03/04/21	PER CODED W/ ARCHITECT & SIGNART	JAC	JAC
5	03/05/21	UTILITY MODIFICATIONS	JAC	JAC
6	03/06/21	MODIFICATION TO RESTAURANT USE	JAC	JAC

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LF MOUNTING HEIGHT	DESCRIPTION
MC A 2	1	SINGLE POLE MOUNT	11295	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC B 1	1	SINGLE POLE MOUNT	14339	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC C 1	1	SINGLE POLE MOUNT	12241	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC D 1	1	SINGLE POLE MOUNT	2246	80' (20 FT)	PER SPECIFICATIONS AND NOTES
MC E 1	1	SINGLE POLE MOUNT	2246	80' (20 FT)	PER SPECIFICATIONS AND NOTES

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

**REVISIONS**

**PERMIT SET**

PROPOSED SITE PLAN DOCUMENTS

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER**

332 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900

www.BohlerEngineering.com

**AREA LIGHT DETAIL**

**LIGHTING PLAN**

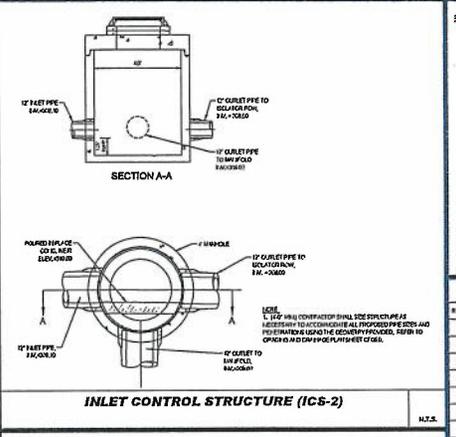
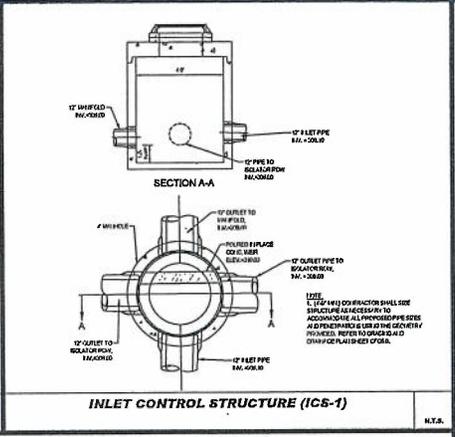
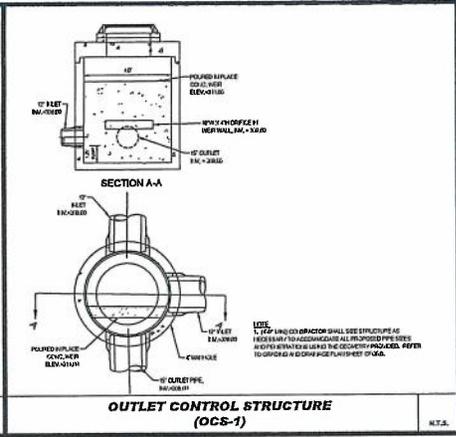
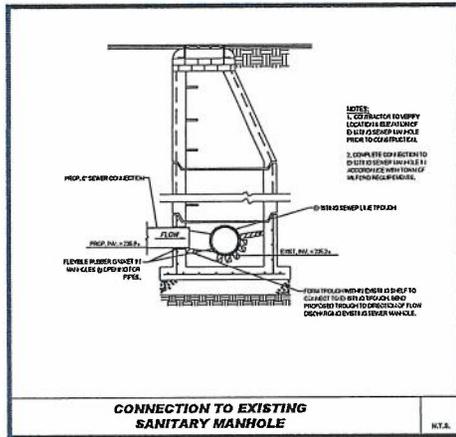
SHEET NUMBER:

**C-703**

REVISION 6 - 3/07/2022







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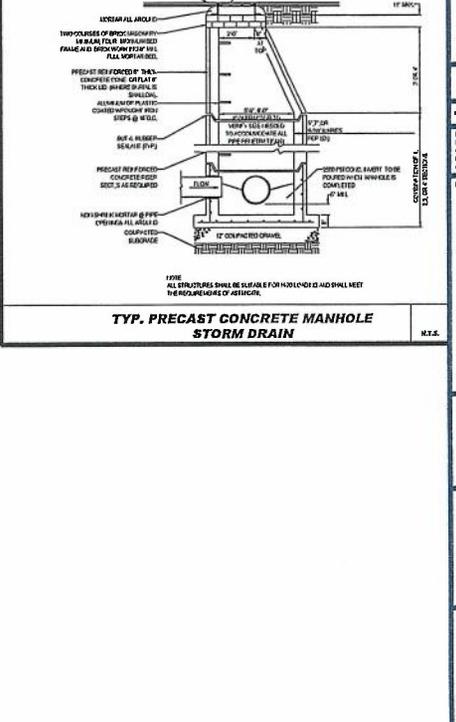
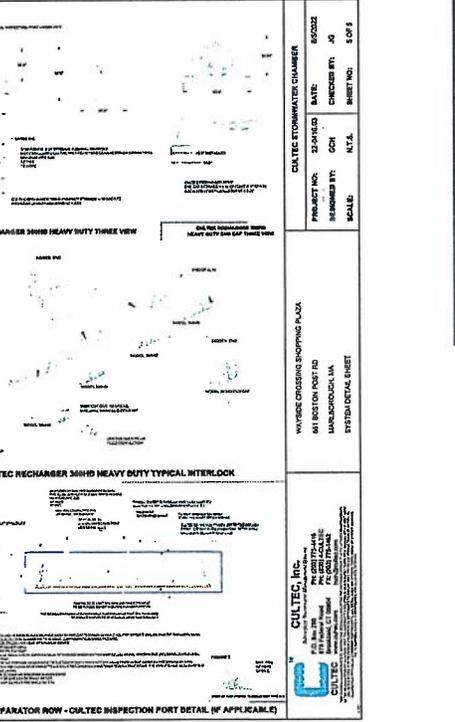
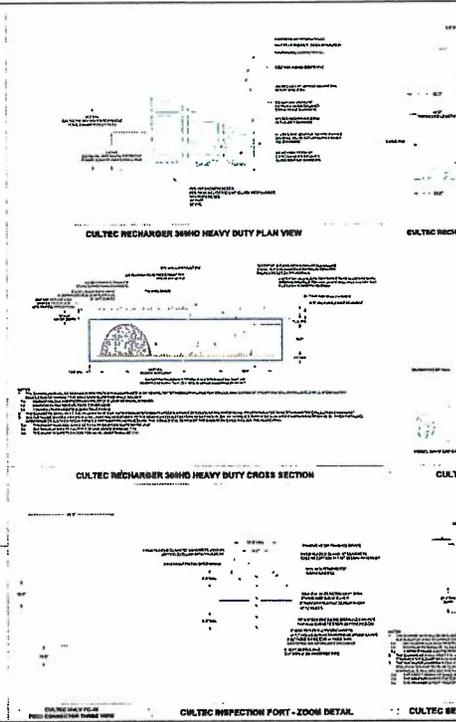
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**GENERAL NOTES**

1. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MARLBOROUGH SPECIFICATIONS FOR SANITARY SEWER STRUCTURES.
2. ALL STRUCTURES SHALL BE CONSTRUCTED ON A CONCRETE PAD.
3. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF COVER.
4. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF WALL THICKNESS.
5. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF JOINT THICKNESS.
6. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF REINFORCEMENT.
7. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF CURB THICKNESS.
8. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF FINISH THICKNESS.
9. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF FINISH THICKNESS.
10. ALL STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF FINISH THICKNESS.

PIPE	A	B
12" DIA. 12' SPAN	12" DIA. 12' SPAN	12" DIA. 12' SPAN
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**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 312 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9300  
 www.BohlerEngineering.com

**REVISIONS**

REV	DATE	COMMENT
1	09/01	PER SITE PLAN SUBMISSION
2	10/02	DRAINAGE & UTILITY
3	10/02	PER ENGINEERING COMMENTS
4	3/12	PER LOCAL W/ REVIEW COMMENTS & TYPICAL
5	7/20/22	UTILITY INTERFERENCE INSPECTION TO RETAIN WALL USE
6	10/20/22	

**811**  
 Dig Safe  
 Call before you dig.  
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**PERMIT SET**

PROJECT No: W19102  
 DRAWN BY: CFB  
 CHECKED BY: HRS  
 DATE: 09/01/2022  
 CADD: WJL

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #1, LOT #27A  
 161 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**  
 312 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9300  
 www.BohlerEngineering.com

**MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER**  
 No. 10123  
 BOHLER, JAMES W.

**DETAIL SHEET**

SHEET NUMBER:  
**C-903**  
 REVISION # - 10/27/2022

**TEST PIT LOGS**

DATE: NOVEMBER 2, 2011  
BY: MATTHEW BOHLER/BOHLER

**TEST PIT #1121-1**

0" FULL LAYER LEADY SAND GRANULAR, FRAGILE

8" C LAYER MEDIUM SAND SINGLE GRAIN, LOOSE, FRACTURED ROCK

APPROXIMATE LEAD AT 10" ON NORTH SIDE OF HOLE AND AT 14" ON SOUTH SIDE OF HOLE

DEPTH: 10" LEADS: 4" - 10"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-2**

0" FULL LAYER LEADY SAND GRANULAR, FRAGILE

4" A LAYER LEADY SAND GRANULAR, FRAGILE

4" B LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL

8" C LAYER MEDIUM SAND SINGLE GRAIN, LOOSE, 1/2" GRAVEL

APPROXIMATE LEAD AT 8"

DEPTH: 14" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-3**

0" FULL LAYER LEADY SAND GRANULAR, FRAGILE

10" C LAYER FINE SAND SINGLE GRAIN, LOOSE, 1/2" GRAVEL, BOUNDRY THROUGHOUT

APPROXIMATE LEAD AT 8"

DEPTH: 14" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-4**

0" FULL LAYER LEADY SAND GRANULAR, FRAGILE

10" C LAYER FINE SAND SINGLE GRAIN, LOOSE, 1/2" GRAVEL, BOUNDRY ABOVE LEAD

APPROXIMATE LEAD AT 10"

DEPTH: 11" LEADS: 11"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-5**

0" FULL LAYER LEADY SAND MEDIUM, FRAGILE

4" C LAYER FINE SAND SINGLE GRAIN, LOOSE, 1/2" GRAVEL, BOUNDRY THROUGHOUT

APPROXIMATE LEAD AT 8"

DEPTH: 14" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-6**

0" FULL LAYER LEADY SAND MEDIUM, FRAGILE

4" C LAYER FINE SAND SINGLE GRAIN, LOOSE, 1/2" GRAVEL, BOUNDRY THROUGHOUT

APPROXIMATE LEAD AT 10"

DEPTH: 11" LEADS: 11"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT LOGS**

DATE: DECEMBER 14, 2011  
BY: MATTHEW BOHLER/BOHLER

**TEST PIT #1121-1**

0" A LAYER FINE SANDY LEADY GRANULAR, FRAGILE, 1/2" GRAVEL

4" B LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL, 1/2" COBBLES

APPROXIMATE LEAD ON SOUTH SIDE OF HOLE, APPROXIMATE 1/2" ON WESTERN CORNER OF EXISTING DRUM HOLE

DEPTH: 14" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-2**

0" A LAYER FINE SANDY LEADY GRANULAR, FRAGILE, 1/2" GRAVEL

4" B LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL

17" C LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL, 1/2" COBBLES, BOUNDRY

APPROXIMATE LEAD AT 14"

DEPTH: 14" LEADS: 4"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-3**

0" A LAYER FINE SANDY LEADY GRANULAR, FRAGILE, 1/2" GRAVEL

7" B LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL

18" C LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL

PROXIMATE STONES LOCATED JUST ABOVE LEAD

DEPTH: 14" LEADS: 7"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-4**

0" FULL LAYER LEADY SAND MEDIUM, USED W/ ORGANIC MATERIALS, TOPSOIL

17" C LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL, 1/2" COBBLES

APPROXIMATE LEAD AT 11"

DEPTH: 11" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-5**

0" FULL LAYER LEADY SAND FILL MIXED W/ ORGANIC MATERIALS, 1/2" TOPSOIL, FRACTURED COBBLES AND BOUNDRY THROUGHOUT

APPROXIMATE LEAD BETWEEN 34" AND 48" FROM HOLE

DEPTH: 14" LEADS: 34"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-6**

0" FULL LAYER LEADY SAND SINGLE GRAIN, FRAGILE, 1/2" GRAVEL

APPROXIMATE LEAD AT 14"

DEPTH: 14" LEADS: 14"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-7**

0" FULL LAYER LEADY SAND FILL MIXED W/ ORGANIC MATERIALS, 1/2" TOPSOIL

APPROXIMATE LEAD ON SOUTH SIDE OF HOLE, APPROXIMATE 1/2" ON WESTERN CORNER OF EXISTING DRUM HOLE

DEPTH: 14" LEADS: 8"  
REFLECTOR NONE STANDING WATER NONE

**TEST PIT #1121-8**

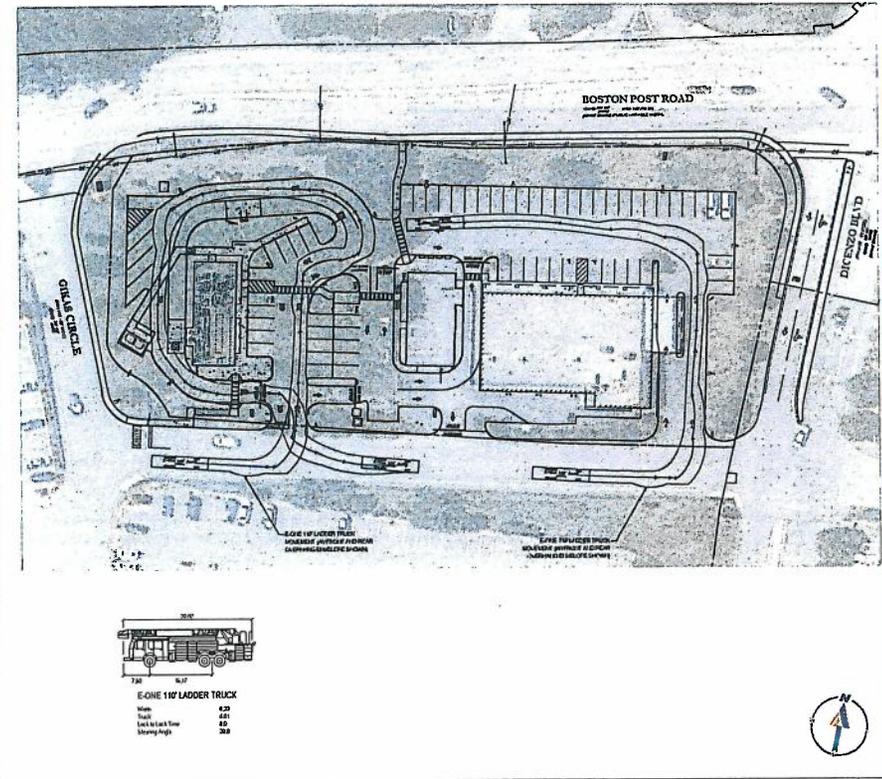
0" A LAYER FINE SANDY LEADY GRANULAR, FRAGILE, 1/2" GRAVEL

11" B LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL

37" C LAYER LEADY SAND MEDIUM, FRAGILE, 1/2" GRAVEL, 1/2" COBBLES, BOUNDRY

APPROXIMATE LEAD AT 11"

DEPTH: 11" LEADS: 37"  
REFLECTOR NONE STANDING WATER NONE



**BOHLER**

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

**REVISIONS**

REV	DATE	COMMENT	BY
1	07/20/11	PER SITE PLAN SUBMISSION	JWB
2	08/22/11	ORGANIZE & UTILITY MODIFICATIONS	JWB
3	10/10/11	PER EIGHTH REV	JWB
4	10/20/11	CONVERTED TO PER EIGHTH REV	JWB
5	10/20/11	ARCHITECT & UTILITY	JWB
6	10/20/11	MODIFICATION TO RESTAURANT USE	JWB

**811**

Before you dig, Call before you dig.

ALWAYS CALL 811

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

**PERMIT SET**

PROJECT NO: 1011031  
DRAWN BY: CFS  
CHECKED BY: MEB  
DATE: 08/20/11  
CADD: WY11031-04-1

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

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

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 483-9900

www.BohlerEngineering.com



**DETAIL SHEET**

SHEET NUMBER: **C-904**

REVISION: 6 - 10/17/2012

LEGEND

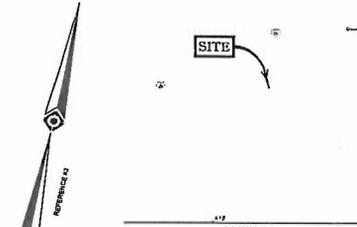
---	EXISTING CONTOUR	⊖	MAX. SLOPE
---	EXISTING SPOT ELEVATION	⊕	SCALLAD
X 16 122.0	EXISTING TOP OF CURB ELEVATION	---	EDGE OF CONCRETE
X 16 122.0	EXISTING TOP OF WALL ELEVATION	---	EDGE OF CONCRETE
X 16 122.0	EXISTING BOTTOM OF WALL ELEVATION	---	LANDSCAPE AREA
X 16 122.0	EXISTING FINISHED FLOOR ELEVATION	---	TYPICAL
---	HYDRANT	⊖	DRAMA/DISTORTION MANHOLE
---	WATER VALVE	⊖	BATHYMETRY MANHOLE
---	IRIGATION CONTROL VALVE	⊖	CATCH BASIN OR INLET
---	UNKNOWN VALVE	⊖	TREE & TRUNK SIZE
---	GAS VALVE	⊖	CONIFEROUS TREE & TRUNK SIZE
---	GAS METER	⊖	SHRUBS
---	ELECTRIC METER	⊖	PARKING SPACE COUNT
---	OVERHEAD WIRES	---	DETECTABLE WARNING PAD
---	APPROX. LOC. UNDERGROUND GAS LINE	---	SOLID WHITE LINE
---	APPROX. LOC. UNDERGROUND WATER LINE	---	SOLID YELLOW LINE
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE	---	DASHED YELLOW LINE
---	APPROX. LOC. UNDERGROUND CABLE LINE	---	DASHED WHITE LINE
---	UTILITY POLE	---	BUILDING
---	UTILITY POLE/LEAD LINE	---	BUILDING FOOTPRINT AREA
---	UTILITY POLE/LEAD LINE	---	HIGH DENSITY POLYETHYLENE PIPE
---	UTILITY POLE/LEAD LINE	---	TRAFFIC SIGNAL
---	UTILITY POLE/LEAD LINE	---	AREA LIGHT
---	UTILITY POLE/LEAD LINE	---	SEMI
---	UTILITY POLE/LEAD LINE	---	UNABLE TO OPEN
---	UTILITY POLE/LEAD LINE	---	SURVEY DIMENSION
---	UTILITY POLE/LEAD LINE	---	DEEP DIMENSION

REFERENCES:

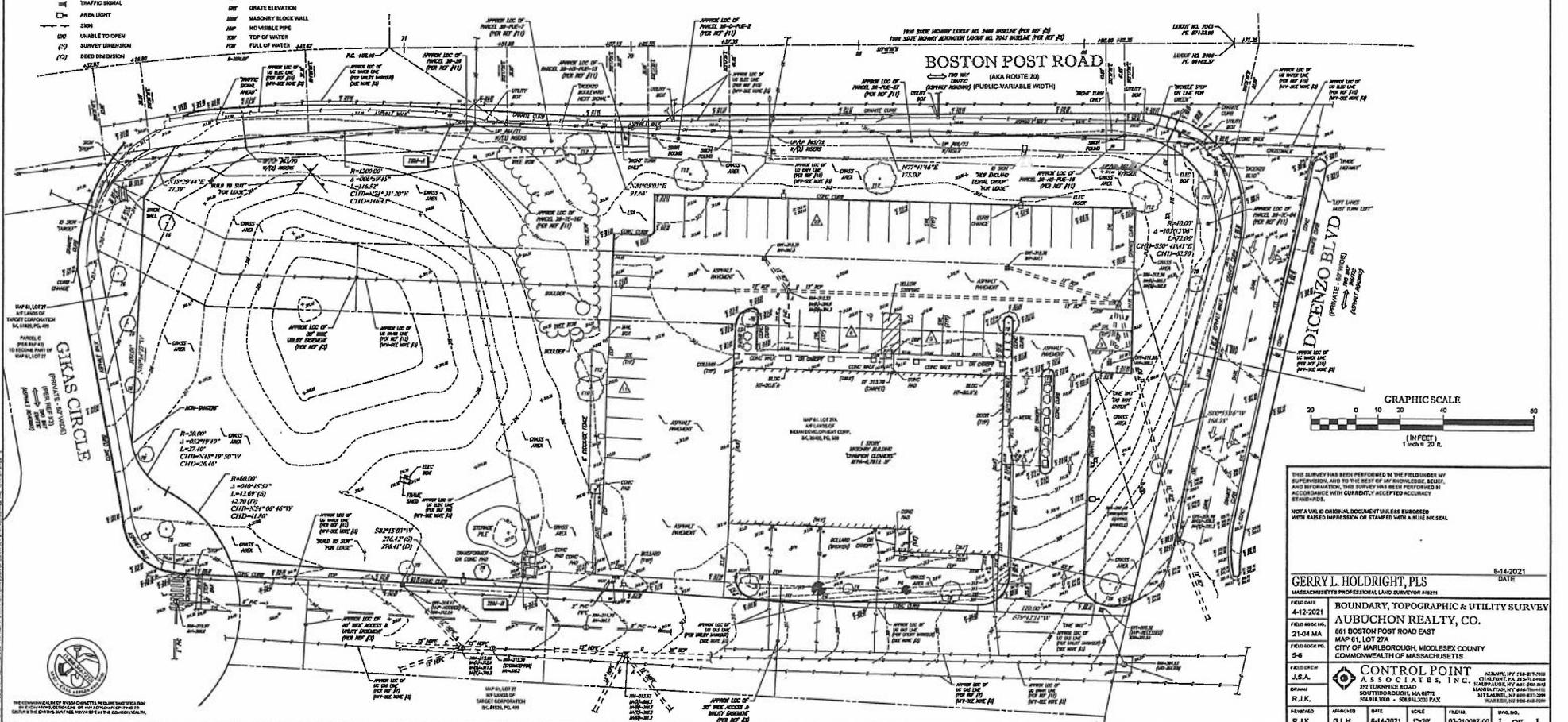
1. THE TAX ASSESSORS' MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP #61.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL SUBDIVISIONS) PANEL #4 OF #5" MAP NUMBER 38107D04E, MAP RECORDED JULY 28, 2004.
3. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MA, OWNER: HOMER DEVELOPMENT CORP., PREPARED BY SUBERRIVE & HANSON, INC., DATED APRIL 4, 2006, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 24 OF 2006.
4. MAP ENTITLED "AMENDED DEFINITIVE PLAN, 'ROCKWELL MILL FARM' SUBDIVISION OF LAND IN MARLBOROUGH, MASS., PREPARED BY MACCARTHY & SULLIVAN ENGINEERS, INC., DATED JULY 25, 1984, LAST REVISION FEBRUARY 2, 1990, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 94 OF 1980.
5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED AUGUST 14, 1934, LAYOUT NO. 1043.
6. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, GLOBAL MONTELEO GROUP CORP., 188 BOSTON POST ROAD, MAP #1, LOT 3, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 1, 2009, LAST REVISION OCTOBER 14, 2009.
7. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
8. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID ELECTRIC.
9. THE CARDS PROVIDED BY THE CITY OF MARLBOROUGH WATER & SEWER DEPARTMENT.
10. MAP ENTITLED "UTILITY PLANS, MARLBOROUGH, BOSTON POST ROAD (ROUTE 20)," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, PROJECT NO. 60447, LAYOUT NO. 1883, SHEETS 6 & 14 OF 20.
11. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY OMBUDS - PREPARED BY GREEN INTERNATIONAL PLANNERS, INC., DATED MARCH 17, 2011, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 207 OF 2011, SHEETS 18 & 19 OF 20.
12. UNDERGROUND UTILITY AND WATER FACILITY MAPPING OBTAINED FROM CITY OF MARLBOROUGH ONLINE GEOGRAPHIC INFORMATION SYSTEM.

NOTES:

1. PROPERTY SHOWN AS LOT 27A AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 61.
  2. AREA = 91261 SQUARE FEET OR 2.08 ACRES
  3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION AND SIZES ARE BASED ON UTILITY MANHOLE, ABOVE GROUND STRUCTURES THAT WERE VISUAL & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY "AS-BUILT" DOCS ARE ESSENTIAL WORKPAGES OF ALL UNDERGROUND UTILITIES AND STRUCTURES. LOCATION AND SIZES AND TYPE BY THE PROPER UTILITY COMPANIES, CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COINCIDE WITH SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCED MATERIAL AS LISTED HEREON.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
  6. BY GRAPHIC FLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE EXHIBITED AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN FOR FIRM #2.
  7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (RENYNET) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:  
 TBM#1: 3" CUT IN BOLT OVER 4" DIAMETER OF FIRE HYDRANT ON SOUTHERLY SIDE OF BOSTON POST ROAD, ELEVATION = 114.77  
 TBM#2: 3" CUT IN CONCRETE CORNER OF TRANSFORMER PAD, ELEVATION = 116.47
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- ALL OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUTANT, ETC.



LOCUS MAP  
 DOES NOT SHOW STREET MAPS  
 NOT TO SCALE



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

NOTE: THIS IS ORIGINAL DOCUMENT WITH BLUE INK SEAL.

8-14-2021  
 DATE

**GERRY L. HOLDRIGHT, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #81211

4-12-2021  
 FIELD DATE

21-04 MA  
 FIELD NUMBER

5-6  
 FIELD SHEET

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY  
**AUBUCHON REALTY, CO.**  
 661 BOSTON POST ROAD EAST  
 MAP #1, LOT 27A  
 CITY OF MARLBOROUGH, MIDDLESEX COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.  
 315 TERRACE ROAD  
 SOUTH BOROUGHS, MA 01772  
 TEL: 978.365.1111 FAX: 978.365.1112  
 WEBSITE: CPASURVEY.COM

PREPARED BY	J.S.A.	DATE	8-14-2021	SCALE	1"=20'	SHEET	03-210087-00	DWG. NO.	1 OF 1
DRAWN BY	R.L.K.	APPROVED	G.L.H.						

Albert E. Bessette  
Right of Way Manager

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 NOV -1 AM 11:42

verizon

365 State Street  
Springfield, MA 01105

Phone 413 787-0310  
Cell 413 441-3612  
Fax 413 734-9123  
albert.e.Bessette.jr@verizon.com

October 27, 2022

Marlborough City Council  
Marlborough City Hall  
140 Main Street, 2<sup>nd</sup> Floor  
Marlborough, MA 01752

**RE: Petition for Verizon job # 1A5Z7BL  
Desimone Drive, Marlborough, MA**

Dear Honorable City Council Members:

Enclosed find the following items in support of the above-referenced project:

1. Petition;
2. Petition Plan;
3. Order.

A Public Hearing and notice to abutters are required. A Verizon representative will attend the Public Hearing. Should any questions or comments arise concerning this matter prior to the hearing, please contact me at 413-787-0310. Your assistance is greatly appreciated.

Sincerely,

*Albert E. Bessette, Jr.*

Albert E. Bessette, Jr.  
Right of Way Manager

Enc

**PETITION FOR CONDUIT LOCATION**

Marlborough, Massachusetts, dated October 26, 2022  
To the City Council of the City of Marlborough, Massachusetts

**VERIZON NEW ENGLAND INC.** requests permission to lay and maintain underground conduits, with the wires and cables to be placed therein, under the surface of the following public way or ways:

**DESIMONE DRIVE:** Place one (1) conduit on Desimone Drive beginning at hand hole 13A, located on the northwest side of Desimone Drive at a point approximately four hundred thirty-two (432) feet northeasterly from the centerline of Brigham Street, and running in an easterly direction across Desimone Drive a distance of approximately fifty-five (55) feet to a point; and then continuing in a northeasterly direction along the southeasterly side of Desimone Drive a distance of approximately seventy (70) feet to hand hole 13, located on the southeast side of Desimone Drive.

**Reason:** Place conduit to provide service to the new home at 333 Desimone Drive, and for the distribution of intelligence and telecommunications.

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

Plan marked - Verizon No. **1A5Z7BL**, dated October 26, 2022, showing location of conduit to be constructed is filed herewith.

**VERIZON NEW ENGLAND INC.**

By:   
\_\_\_\_\_  
Albert E. Bessette, Jr.  
Manager-Right of Way

# PETITION PLAN



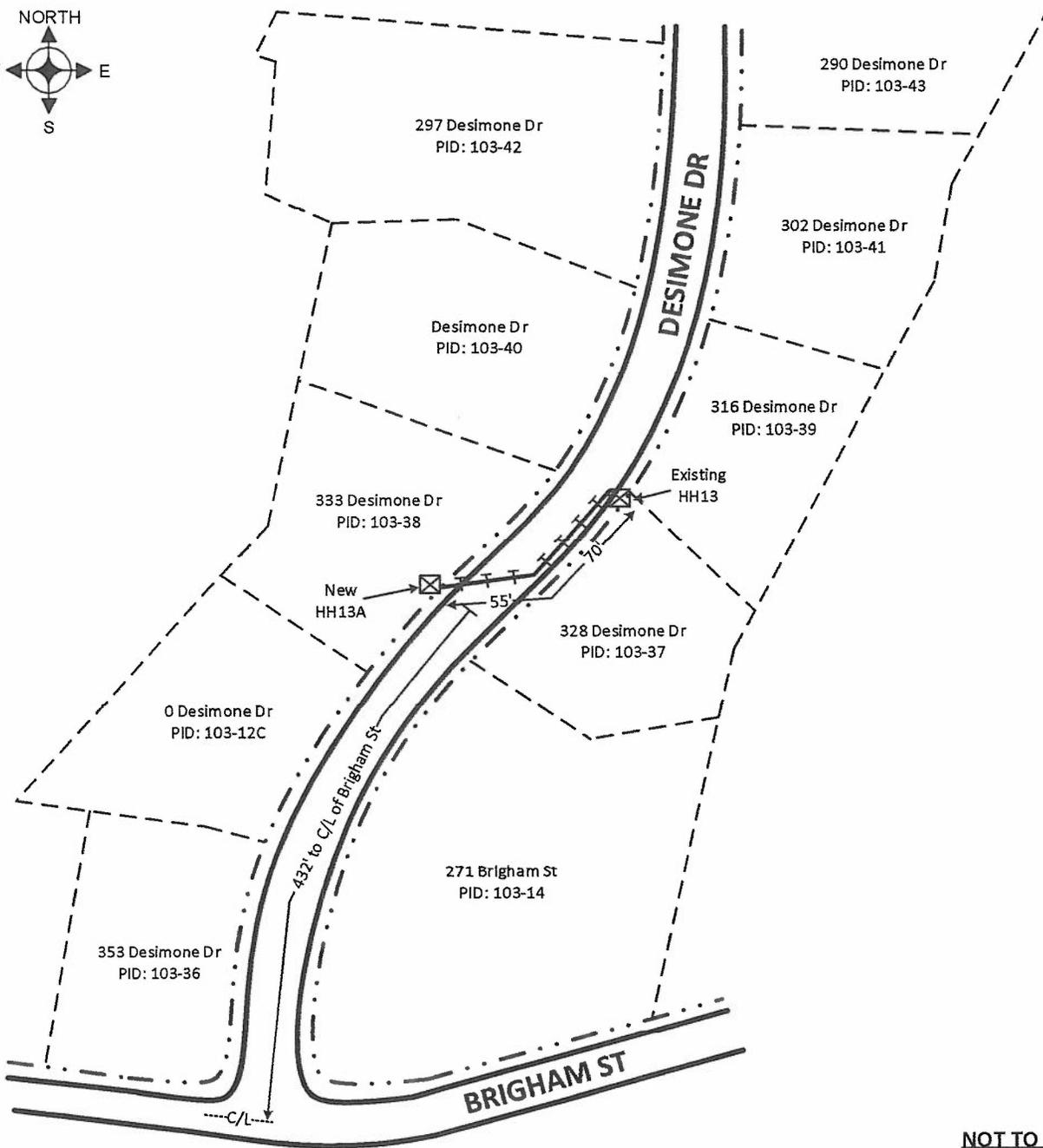
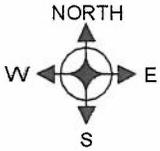
MUNICIPALITY MARLBOROUGH

NO. 1A5Z7BL

VERIZON NEW ENGLAND INC.

DATE: October 26, 2022

SHOWING PROPOSED CONDUIT ON DESIMONE DRIVE



**NOT TO SCALE**

## LEGEND



PROPERTY LINE



PROPOSED UG FIBER CONDUIT



EDGE OF PAVEMENT



EXISTING HAND HOLE

## ORDER FOR CONDUIT LOCATION

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 permission be and hereby is granted to **VERIZON NEW ENGLAND INC.**

to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in Petition of said Company dated the 26<sup>th</sup> day of October 2022.

**DESIMONE DRIVE:** Place one (1) conduit on Desimone Drive beginning at hand hole 13A, located on the northwest side of Desimone Drive at a point approximately four hundred thirty-two (432) feet northeasterly from the centerline of Brigham Street, and running in an easterly direction across Desimone Drive a distance of approximately fifty-five (55) feet to a point; and then continuing in a northeasterly direction along the southeasterly side of Desimone Drive a distance of approximately seventy (70) feet to hand hole 13, located on the southeast side of Desimone Drive.

**Reason:** Place conduit to provide service to the new home at 333 Desimone Drive, and for the distribution of intelligence and telecommunications.

Substantially as shown on plan marked - Verizon No. **1A5Z7BL**, dated October 26, 2022, filed with said petition.

Also that permission be and hereby is granted said **VERIZON NEW ENGLAND INC.** to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connection with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be such material and construction and all work done in such manner as to be satisfactory to such municipal officers as may be appointed to the supervision of the work.
2. In every underground main line conduit constructed by said Company hereunder, one duct not less than three inches in diameter shall be reserved and maintained free of charge for the use of the fire and police telephone and telegraph signal wires belonging to the City and used by it exclusively for municipal purposes.
3. Said Company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which it may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
4. Said Company shall comply with the requirements of existing ordinances and such as May hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the order was adopted at a meeting of the City Council of the City of Marlborough, Massachusetts held on \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

I hereby certify that on \_\_\_\_\_ 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at \_\_\_\_\_  
\_\_\_\_\_ a public hearing was held on the  
petition of:

**VERIZON NEW ENGLAND INC.**

for permission to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, 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 lines of said Company under said order. And that thereupon said order was duly adopted.

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

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

## ORDER FOR CONDUIT LOCATION

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:

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to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in Petition of said Company dated the 26<sup>th</sup> day of October 2022.

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**Reason:** Place conduit to provide service to the new home at 333 Desimone Drive, and for the distribution of intelligence and telecommunications.

Substantially as shown on plan marked - Verizon No. **1A5Z7BL**, dated October 26, 2022, filed with said petition.

Also that permission be and hereby is granted said **VERIZON NEW ENGLAND INC.** to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connection with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be such material and construction and all work done in such manner as to be satisfactory to such municipal officers as may be appointed to the supervision of the work.
2. In every underground main line conduit constructed by said Company hereunder, one duct not less than three inches in diameter shall be reserved and maintained free of charge for the use of the fire and police telephone and telegraph signal wires belonging to the City and used by it exclusively for municipal purposes.
3. Said Company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which it may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
4. Said Company shall comply with the requirements of existing ordinances and such as May hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the order was adopted at a meeting of the City Council of the City of Marlborough, Massachusetts held on \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

I hereby certify that on \_\_\_\_\_ 2022, at \_\_\_\_\_ o'clock \_\_\_\_ M., at \_\_\_\_\_  
\_\_\_\_\_ a public hearing was held on the  
petition of:

**VERIZON NEW ENGLAND INC.**

for permission to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, 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 lines of said Company under said order. And that thereupon said order was duly adopted.

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

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

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 OCT -3 PM 2:25

**All Fur Love**

**126 Main St**

**Medway, Ma 02053**

**(508)533-6228**

To whom it may concern,

We are very excited to be working with you on our prospective purchase of 75 Lincoln St.

We would like to operate a small grooming shop at this location. All Fur Love has been in business for close to twenty years. Our current location is located in Medway Ma. We truly love what we do and feel it shows. The property at 75 Lincoln St is a perfect location for a second grooming shop for us. If you have any questions, please reach out to us.

We look forward to becoming part of the Marlborough community.

Thank you

Marquel Frink

Divino Oliveira

Email: [Allfurlove@hotmail.com](mailto:Allfurlove@hotmail.com)

Cell: 508-254-2956

Website: [allfurlovepetgrooming.com](http://allfurlovepetgrooming.com)

CITY OF MARLBOROUGH  
OFFICE OF THE CITY CLERK

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

2022 OCT 3 PM 2:25

1. Name and address of Petitioner or Applicant:

Divino Oliveira & Marquel Frink 126 Main St Medway, Ma 02053

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

75 Lincoln St Marlborough, Ma 01752

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

Michael Pando

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

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

Article \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_ Sub-paragraph \_\_\_\_\_ Chapter 650-12B

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

RB Residential B

7. Specific reason(s) for seeking Special Permit

75 Lincoln st is currently a mixed use property. We would like to open a dog grooming business at location. We have a shop currently in Medway ma in a residential area for close to twenty years.

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: 126 Main St

Medway, Ma 02053

Telephone No. 508-254-2956

Date: 09/16/2022

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

All Fur Love

---

(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**)

BENEVELLI WILLIAM F  
P O BOX 898  
MARLBOROUGH, MA 01752

COSBY REBECCA L  
64 FRANCIS ST  
MARLBOROUGH, MA 01752

AHERN MATTHEW C  
MARK J AHERN  
107 CHANDLER ST  
MARLBOROUGH, MA 01752

BIALONCZYK DAMIAN  
245 MOOSEHILL ROAD  
E WALPOLE, MA 02032

CROSSROADS COMMUNITY CHUR  
1341 EDGELL RD  
FRAMINGHAM, MA 01701

ALDRICH RICHARD A  
117 BOLTON ST  
MARLBOROUGH, MA 01752

BONIFACIO CLEONIR  
71 CHANDLER ST  
MARLBOROUGH, MA 01752

CRUZ JOSE D  
73 BOLTON ST  
MARLBOROUGH, MA 01752

AMATO PETER M  
GRACE P AMATO  
41 FRANCIS ST  
MARLBOROUGH, MA 01752

BRISSETTE DAVID A  
ADELIA R BRISETTE  
95 LINCOLN ST  
MARLBOROUGH, MA 01752

DAMATA NADYSON  
TATIANA DAMATA  
70 CHANDLER ST  
MARLBOROUGH, MA 01752

ARMOUR MATTHEW  
ASHLEY ARMOUR  
52 CHANDLER ST  
MARLBOROUGH, MA 01752

BRUNO LANCE  
69-A FRANCIS ST  
MARLBOROUGH, MA 01752

DAVIS NICOLE  
STEVEN DAVIS  
58 STATE ST  
MARLBOROUGH, MA 01752

ARTZI SHAY  
NATALIE ARTZI  
C/O JORDAN PROPERTY  
SOLUTIONS  
27 MAIN ST  
MARLBOROUGH, MA 01752

CABRERA ALEJANDRO  
57 CHANDLER ST  
MARLBOROUGH, MA 01752

DELANO JANET K  
SUSAN WELCH  
81 FRANCIS ST  
MARLBOROUGH, MA 01752

BAHERY MICHAEL A  
VINCENT GALLIANIAS  
96 LINCOLN ST  
MARLBOROUGH, MA 01752

CAUBERG ANN MARIE TR  
89 FRANCIS ST  
MARLBOROUGH, MA 01752

DEMERS ROBERT J  
10 BIRCHWOOD DR  
MARLBOROUGH, MA 01752

BARRERA TERESA  
OSCAR E BARRERA JR  
42 LINCOLN ST  
MARLBOROUGH, MA 01752

CHEN HUAIMO  
KAJIA WANG  
30 DANFORTH LN  
BOLTON, MA 01740

DEPAULA WANDERLEY H JR  
68 LINCOLN ST  
MARLBOROUGH, MA 01752

BELMORE DOLORES A TRUSTEE  
76 CHANDLER STREET REALTY  
76 CHANDLER STREET  
MARLBOROUGH, MA 01752

CHENG COREY I  
MAGALY ROJAS CHENG  
1 LAVELLE LANE  
FRAMINGHAM, MA 01701

DERECH CAROL A  
68 CHANDLER ST  
MARLBOROUGH, MA 01752

BENESH JUDITH A TR  
JUDITH A BENESH TRUST  
80 STATE ST  
MARLBOROUGH, MA 01752

CHILDERS SUZANNAH L  
37 FRANCIS ST  
MARLBOROUGH, MA 01752

DICKSON JOHN S  
EILEEN M DICKSON  
76 FRANCIS ST  
MARLBOROUGH, MA 01752

EMOND PAULINE H LI EST  
63 LINCOLN ST  
MARLBOROUGH, MA 01752

HANNON REAL ESTATE LLC  
ATTN TERRYNA RENAUD  
79 EAST MAIN ST  
NORTHBOROUGH, MA 01532

MARTINEZ RAISA  
90 STATE ST  
MARLBOROUGH, MA 01752

FELICIANO DAVID  
GUADALUPE FITTE  
108 CHANDLER ST  
MARLBOROUGH, MA 01752

JONES GLENDA  
HOWARD O JONES  
66 CHANDLER ST  
MARLBOROUGH, MA 01752

MCDEVITT RICHARD T  
91 CHANDLER ST  
MARLBOROUGH, MA 01752

FONTES PAULO  
91 BOLTON ST APT#A  
MARLBOROUGH, MA 01752

KABUGO SARAH N  
96 LINCOLN ST #B  
MARLBOROUGH, MA 01752

MCWALTER STACY  
90 LINCOLN ST  
MARLBOROUGH, MA 01752

GAMEZ ALVARO GUARDADO  
56 FRANCIS ST  
MARLBOROUGH, MA 01752

KOTSFTIS ELIAS  
CONSTANCE KOTSFTIS  
29-A FRANCIS ST  
MARLBOROUGH, MA 01752

MOFFA PETER A III  
33 FRANCIS ST  
MARLBOROUGH, MA 01752

GAULIN NORMAN P  
SHIRLEY M GAULIN  
103 CHANDLER ST  
MARLBOROUGH, MA 01752

LIVELY BRUCE C  
41 LINCOLN ST  
MARLBOROUGH, MA 01752

MONZON RAMON  
AMELIA MONZON  
86 LINCOLN ST  
MARLBOROUGH, MA 01752

GAUTHIER MARIJANE TR  
REVOCABLE LIVING TRUST AG  
2721 WILSON CIR APT 1353  
LUTZ, FL 33548

LOMAX CHARLES H  
LOMAX EDNA  
46 CHANDLER ST  
MARLBOROUGH, MA 01752

MURILLO JACKELINE TR  
51 CONRAD RD  
MARLBOROUGH, MA 01752

GIRARDI RICHARD C  
JULIET BOWLER  
59 FRANCIS ST  
MARLBOROUGH, MA 01752

LUBSEN RAYMOND G  
SHIRLEY P LUBSEN  
73 FRANCIS ST  
MARLBOROUGH, MA 01752

ONEILL STEVEN  
BIANCO PATRICIA  
68 FRANCIS ST  
MARLBOROUGH, MA 01752

GONZALEZ ELMER BLADIMIR  
ISMELDA MARISELA LOPEZ  
52 LINCOLN ST  
MARLBOROUGH, MA 01752

MACHARIA GRACE  
48 FRANCIS ST #2  
MARLBOROUGH, MA 01752

OSBORN THOMAS E  
116 CHANDLER ST  
MARLBOROUGH, MA 01752

GONZALEZ LEONIDAS B  
BLANCA BARRERA & LEONARDO  
37 LINCOLN ST  
MARLBOROUGH, MA 01752

MANSIA MARVIN DAVID PAZ  
85 FRANCIS ST  
MARLBOROUGH, MA 01752

PAQUETTE RICHARD  
JENNIFER HUBBARD  
83 LINCOLN ST  
MARLBOROUGH, MA 01752

HAMILTON MARGARET B  
45 FRANCIS ST  
MARLBOROUGH, MA 01752

MARONEY DENNIS J JR  
SHELLEY A MARONEY STRIKER  
91 LINCOLN ST  
MARLBOROUGH, MA 01752

PETROW MICHAEL  
79 CHANDLER ST  
MARLBOROUGH, MA 01752

PETROW MICHAEL  
CHANDLER ST  
MARLBOROUGH, MA 01752

SHEA RAYMOND J  
KATHLEEN A SHEA  
84 STATE ST  
MARLBOROUGH, MA 01752

YOYO DONALD  
YVETTE YOYO  
96 LINCOLN ST #A  
MARLBOROUGH, MA 01752

PINTO CHRISTIAN A  
CHALANA SILVA  
51 GREENLEAF CIR  
FRAMINGHAM, MA 01702

SILVA DARLAN S  
67 CHANDLER ST  
MARLBOROUGH, MA 01752

RABELO MILTES A BARBOSA  
105 LINCOLN ST  
MARLBOROUGH, MA 01752

SMITH JULIE A TR  
JULIE A SMITH FAMILY TRUS  
48 LINCOLN ST  
MARLBOROUGH, MA 01752

REID KATIE M  
63 FRANCIS ST  
MARLBOROUGH, MA 01752

SPERA LUCILLE ANN  
51 FRANCIS ST  
MARLBOROUGH, MA 01752

REYES DIEGO  
MARIA DEL CARMEN VALENCIA  
55 CHANDLER ST  
MARLBOROUGH, MA 01752

TOMPKINS STEVEN  
EFFIE A TOMPKINS  
38 FRANCIS ST  
MARLBOROUGH, MA 01752

RIBEIRO FRANCINARIA  
244 CROSBY RD  
BERLIN, MA 01503

TORRES VALTEIR F  
MARIA APARECIDA MARQUES D  
86 CHANDLER ST  
MARLBOROUGH, MA 01752

ROCHA ANDRESSA  
WAGNER MEDEIROS DA SILVA  
44 FRANCIS ST #1  
MARLBOROUGH, MA 01752

TOWER DIANE M  
77 FRANCIS ST  
MARLBOROUGH, MA 01752

ROJAS SAN JUAN  
BRIGIDA ROJAS  
74 LINCOLN ST  
MARLBOROUGH, MA 01752

WHALEN JESSICA  
62 STATE ST  
MARLBOROUGH, MA 01752

RYAN PAUL D  
AMY B RYAN  
96 CHANDLER ST  
MARLBOROUGH, MA 01752

WILLIAMS MICHAEL E  
PATRICE C WILLIAMS  
98 STATE ST  
MARLBOROUGH, MA 01752

SALZILLO JOSEPH  
48 LEXINGTON ST  
WEST NEWTON, MA 02465

WINSKE DAVID TR  
DELRAY REALTY TRUST  
181 BOSTON POST ROAD EAST  
SUITE #2  
MARLBOROUGH, MA 01752

### SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Marquel Frink Divino Oliveira Address: 126 Main St Medway, Ma 02053

Project Name: All Fur Love Address: 75 Lincoln St

1. PROPOSED USE: (describe) We would use the space for grooming.  
If allowed, we would love to have a small daycare area. We would have pets in the shop from 7am to 6pm.

2. EXPANSION OR NEW: Existing

3. SIZE: floor area sq. ft. \_\_\_\_\_ 1<sup>st</sup> floor \_\_\_\_\_ all floors \_\_\_\_\_

# buildings 1 # stories 2 lot area (s.f.) 10,714 s.f.

4. LOT COVERAGE: \_\_\_\_\_ %Landscaped area: \_\_\_\_\_ %

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

Normal: 3 Peak period: 6

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 4 Peak period: 6

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

N/A

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

Regular outdoor lighting for safety.

8. NOISE:

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

All services would be performed inside. No change in noise level.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Business hours would be 7am to 6pm.

Clients would drop off pet and pick up two hours later.

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

N/A

10. WATER AND SEWER: Describe any unusual generation of waste. \_\_\_\_\_

N/A

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? N/A

**\*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: 10/3/2022

**SPECIAL PERMIT APPLICATION**  
**CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: All Fur Love

Project Use Summary: Grooming

Project Street Address: 75 Lincoln St

Plate: \_\_\_\_\_ Parcel: 57-249 A

Applicant/Developer Name: Marquel Frink & Divino Oliveira

Plan Date: \_\_\_\_\_ 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**

\$500.00

**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) PK
- 1 SET BUILDING COMMISSIONER W
- 12 SETS OFFICE OF THE CITY COUNCIL \_\_\_\_\_
- 3 SETS OFFICE OF THE CITY CLERK \_\_\_\_\_ **(MUST be Original & 2 Complete Sets)**

Margaret [Signature]  
Signature

10/3/22  
Date

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**

All Fur Love

**Owner Name/Officer Name of LLC or Corporation**

Marquel Frink & Divino Oliveira

**Owner/Officer Complete Address and Telephone Number**

126 Main St

Medway , Ma 02053

(508)533-6228

**Signature of Applicant**

*Marquel Frink* *Divino Oliveira*

**Attorney on behalf of Applicant, if applicable**

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

*[Signature]*

**Tax Collector**



*City of Marlborough*  
**CODE ENFORCEMENT**

140 MAIN STREET  
MARLBOROUGH, MA 01752  
TEL. (508) 460-3776 FACSIMILE (508) 460-3736  
BUILDING\_DEPT@MARLBOROUGH-MA.GOV

TIN HTWAY  
BUILDING COMMISSIONER

PAMELA WILDERMAN  
CHIEF CODE ENFORCEMENT  
OFFICER

October 19, 2022

Marlene Serrano

Please be advised that your intentions to use the property at 75 Lincoln Street (Marlborough Assessor's map 57, parcel 249A) for a dog grooming salon with two apartments upstairs, is denied.

While the non-conforming commercial use has existed for a number of years, we find that the requested use is more substantial and therefore not allowed.

As always, you have the right to appeal this decision as outlined by Chapter 650-12B of the City of Marlborough General Code.

Sincerely,

Pamela A. Wilderman  
Chief Code Enforcement Officer

Cc: File

---

# MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 NOV -2 PM 4: 35

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

November 2, 2022

**VIA HAND DELIVERY**

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

Re: Wayside Crossing, 661 Boston Post Road East;  
EMC Sign Special Permit Application and Master Sign Plan

Dear Councilor Ossing:

On behalf of my client Aubuchon Realty Company, Inc., I submit the enclosed application for a sign special permit for a proposed electronic messaging center (EMC) sign. This EMC sign will serve as an ordering board for the Starbucks drive-thru at 661 Boston Post Road East, which was approved by the City Council in 2021. Please take the necessary steps to hold a public hearing on this application, as required by the Council's sign special permit application instructions.

In addition, in accordance with the provisions of the Wayside Zoning District, Section 650-37.I(1)(a) of the Zoning Ordinance, I submit for the City Council's review and approval a Master Sign Plan for the Wayside Crossing plaza at 661 Boston Post Road East.

Thank you for your time and attention to this matter.

Sincerely,



Brian R. Falk

BRF/

cc: Client



City of Marlborough

RECEIVED CITY CLERK'S OFFICE CITY OF MARLBOROUGH

2022 NOV -2 PM 4: 35

MARLBOROUGH CITY COUNCIL

ELECTRONIC MESSAGE CENTER SIGNS AND DIGITAL DISPLAY SIGNS SIGN PERMIT APPLICATION TO MARLBOROUGH CITY COUNCIL

SIGN SPECIAL PERMIT

INSTRUCTIONS: This application must be completed and submitted to the City Council. Applicant must attach to this application a copy of the Building Commissioner's decision detailing the requirements and reason for City Council action. This application form must be signed by the applicant or authorized agent (and the owner of the property if the owner is not the applicant) prior to submittal to the City Council.

- 1. Location of the property where sign is located (street and number): 661 Boston Post Road East (Wayside Crossing)
2. What other signs exist on the property (type, size, location): Please see attached Master Sign Plan.
3. Are there other signs on the property of similar type to what is requested in the Sign Permit Application? If so, please state size and location: Please see attached Master Sign Plan.
4. Names of business or activity applying for sign: Starbucks
5. Applicant: Aubuchon Realty Company, Inc.
Street/City/Zip Code: 73 Junction Square Drive, Concord, MA 01742

6. Building Owner:

Aubuchon Realty Company, Inc.  
Street/City/Zip Code:  
73 Junction Square Drive, Concord, MA 01742

7. Contact Information. Please provide an E-mail address as well as Business and Mobile telephone numbers.

Building Owner.  
E-mail: emoran@arc1932.com Business: (978) 669-4028 Mobile: same  
Agent/Owner of Business where sign will be located.  
E-mail: same Business: same Mobile: same  
Applicant.  
E-mail: same Business: same Mobile: same

8. Applicant is (please check).

Business Owner:  Tenant:  Other (describe):

**Required Attachments**

Description of Sign and Plan: Please include letter from Building Commissioner noted above together with plans and renderings to assist the City Council in its deliberations on the application for a Sign Special Permit. Other pertinent information may be submitted with this application and may be required by the City Council.

The City Council will hold a Public Hearing on the Sign Special Permit Application. Applicant shall pay for advertising of Hearing. Applicant shall obtain a certified abutters' list from the Assessors' Office to attach to this application. Applicant shall notify abutters of Hearing and provide proof of mailing prior to the Hearing.

After the close of the Public Hearing, Applicant shall submit a draft Sign Special Permit Decision to the City Council, through the appropriate City Council Committee. A sample decision will be provided to Applicant upon request.

 Attorney Brian R. Falk, on behalf of Applicant 10/20/2022  
Applicant Signature Date  
 Attorney Brian R. Falk, on behalf of Owner 10/20/2022  
Property Owner Signature Date

**NOTE: New Electronic Message Center Signs or Digital Display Signs may not be erected until the City Council Sign Special Permit has been granted and building permit has been issued by the Building Department.**



*City of Marlborough*  
**CODE ENFORCEMENT**

140 MAIN STREET  
MARLBOROUGH, MA 01752  
TEL. (508) 460-3776 FACSIMILE (508) 460-3736  
BUILDING\_DEPT@MARLBOROUGH-MA.GOV

TIN HTWAY  
BUILDING COMMISSIONER

PAMELA WILDERMAN  
CHIEF CODE ENFORCEMENT  
OFFICER

November 2, 2022

Brian R. Falk, Partner  
Mirick, O'Connell, Demalle & Lougee, LLP  
100 Front Street  
Worcester, MA 01608-1477

RE: Master Sign Package  
661 Boston Post Rd East  
Marlborough, MA 01752

Attorney Falk:

Ms. Wilderman of my staff has reviewed the master sign package that you forwarded on October 31, 2022.

As I'm sure you know, those signs that are strictly directional in nature, will not require permits, although I appreciate that they are included in the package. And, of course, the EMC signs will require a sign special permit from the Marlborough City Council.

A review of the other signs show that all would meet the requirements of both Chapter 526, the sign ordinance, and Chapter 650.37.1 (signs in the Wayside District).

As always, feel free to contact this office if you have any questions or if we can be of any further assistance to you.

Sincerely,

Tin Htway, C.B.O.  
Marlborough Building Commissioner

Cc: File

## ABUTTERS - 661 BOSTON POST RD EAST, MARLBOROUGH, MA (61-27A) - 400 FT

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip	Use Code
60-30	M_199434_899 865	60-30-586-1	586 BOSTON POST RD EAST #1	CHO CHONG		236 OLD LANCASTER RD		SUDBURY	MA	01776	1020
60-30	M_199434_899 865	60-30-586-10	586 BOSTON POST RD EAST #10	LIBERATORE RICHARD H LI EST		586 BOSTON POST RD EAST #10		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-11	586 BOSTON POST RD EAST #11	CRUZ FABIANA A	RODNEY A CRUZ	586 BOSTON POST RD EAST #11		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-12	586 BOSTON POST RD EAST #12	LAM PATRICK	JENNIFER LAM	32 ADAMS RD		SUDBURY	MA	01776	1020
60-30	M_199434_899 865	60-30-586-2	586 BOSTON POST RD EAST #2	SILVA MARINETE		C/O MARINETE LUNA	89 WILSON ST #1	MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-3	586 BOSTON POST RD EAST #3	AZEREDO ELIANA F	ROBSON LUIZ PFEFFER	586 BOSTON POST RD EAST #3		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-4	586 BOSTON POST RD EAST #4	GONCALVES DUILIO		19 RUTH DR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-5	586 BOSTON POST RD EAST #5	PAULA RONNE		586 BOSTON POST RD EAST #5		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-6	586 BOSTON POST RD EAST #6	DIDIO JACQUIE A		43 POPE ST		HUDSON	MA	01749	1020
60-30	M_199434_899 865	60-30-586-7	586 BOSTON POST RD EAST #7	OLIVEIRA NELIO	TARCILLA D OLIVEIRA	14 GATELY DR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-8	586 BOSTON POST RD EAST #8	SANDRI MARLENE		631 ELM ST		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-586-9	586 BOSTON POST RD EAST #9	CHAMBERLAIN THOMAS E JR		586 BOSTON POST RD EAST #9		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-1	596 BOSTON POST RD EAST #1	TAVARES FERNANDA	LUCIANO ALVES	23 BALCOM RD		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-10	596 BOSTON POST RD EAST #10	ALVES LUCIANO	FERNANDA TAVARES	23 BALCOM RD		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-596-11	596 BOSTON POST RD EAST #11	BLEAKLEY JAMES R TR	ELENA T BLEAKLEY TR	20 LIBERTY AVE		LEXINGTON	MA	02420-3445	1020
60-30	M_199434_899 865	60-30-596-12	596 BOSTON POST RD EAST #12	OMALLEY SANDRA		15 MEETINGHOUSE LN		SOUTH EASTON	MA	02375	1020
60-30	M_199434_899 865	60-30-596-13	596 BOSTON POST RD EAST #13	PRG LJS LLC		60 LEO BIRMINGHAM PKWY		BRIGHTON	MA	02135	1020
60-30	M_199434_899 865	60-30-596-14	596 BOSTON POST RD EAST #14	DIANA MICHAEL A		4 VOYAGERS LN		ASHLAND	MA	01721	1020
60-30	M_199434_899 865	60-30-596-15	596 BOSTON POST RD EAST #15	OLIVEIRA MARCILENE S	RUTINALDO H OLIVEIRA	596 BOSTON POST RD EAST #15		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-16	596 BOSTON POST RD EAST #16	MILJOLI JULIANO		596 BOSTON POST ROAD UNIT 23		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-17	596 BOSTON POST RD EAST #17	BASSETTI JACIMAR T	ELIANA BASSETTI	15 DICKENSON WAY #82L		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-18	596 BOSTON POST RD EAST #18	DAROS MARIA D	RONALDO P LIMA	596 BOSTON POST RD EAST #18		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-19	596 BOSTON POST RD EAST #19	PAGE MICHAEL		50 PAGE RD		WESTON	MA	02193	1020
60-30	M_199434_899 865	60-30-596-2	596 BOSTON POST RD EAST #2	TAVARES FERNANDA A	LUCIANO ALVES	23 BALCOM RD		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-20	596 BOSTON POST RD EAST #20	MARIA MARTIN TR	MARIA MAURA TR M&M REALTY TRUST	PO BOX 272		WESTBOROUGH	MA	01581	1020
60-30	M_199434_899 865	60-30-596-21	596 BOSTON POST RD EAST #21	CHEN YINGXUE		103 CANTERBURY HILL RD		ACTON	MA	01720	1020
60-30	M_199434_899 865	60-30-596-22	596 BOSTON POST RD EAST #22	OSMAN JEFFREY L		596 BOSTON POST RD EAST #22		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-23	596 BOSTON POST RD EAST #23	MILJOLI JULIANO		596 BOSTON POST RD EAST #23		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-24	596 BOSTON POST RD EAST #24	THORNTON JOHN P	ALZIRA M THORNTON	596 BOSTON POST RD EAST #24		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-596-3	596 BOSTON POST RD EAST #3	RICHARDSON CLIFFORD D		12 KILLEEN RD		E WALPOLE	MA	02032	1020
60-30	M_199434_899 865	60-30-596-5	596 BOSTON POST RD EAST #5	HEFFERNAN WILLIAM F JR		30A LACKEY ST		WESTBORO	MA	01581	1020
60-30	M_199434_899 865	60-30-596-6	596 BOSTON POST RD EAST #6	LAGUNA FLAVIO M		596 BOSTON POST RD EAST #6		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-7	596 BOSTON POST RD EAST #7	HEFFERNAN KAREN A TR	596 BOSTON POST RD REALTY TRUST	30A LACKEY ST		WESTBORO	MA	01581	1020
60-30	M_199434_899 865	60-30-596-8	596 BOSTON POST RD EAST #8	TAVARES FERNANDA A	LUCIANO F ALVES	23 BALCOM RD		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-596-9	596 BOSTON POST RD EAST #9	TRINDADE MARCO A	JUZIANE A DAROS TRINDADE	596 BOSTON POST RD EAST #18		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-1	608 BOSTON POST RD EAST #1	POLICARPO ROGERIO P TRUSTEE	608 BOSTON POST ROAD UNIT 1 REAL ESTATE TRUST	226 AZURA POINT		SAINT JOHNS	FL	32259	1020
60-30	M_199434_899 865	60-30-608-10	608 BOSTON POST RD EAST #10	BABBAR NAVEEN TR	BOSTON ROAD REALTY TRUST	105 CANTERBURY HILL RD		ACTON	MA	01720	1020
60-30	M_199434_899 865	60-30-608-11	608 BOSTON POST RD EAST #11	PRG LJS LLC	ATTN LEONARD J SAMIA	60 LEO BIRMINGHAM PKWY	3RD FLOOR	BRIGHTON	MA	02135	1020
60-30	M_199434_899 865	60-30-608-12	608 BOSTON POST RD EAST #12	BAUER JAMES TR	NORMA BAUER- LOSTAUNAU TR	41 OAKVALE RD		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-608-13	608 BOSTON POST RD EAST #13	TEIXEIRA BRIAN L		608 BOSTON POST RD EAST #13		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-14	608 BOSTON POST RD EAST #14	BLEAKLEY JAMES R TR	ELENA T BLEAKLEY TR	20 LIBERTY AVE		LEXINGTON	MA	02420	1020
60-30	M_199434_899 865	60-30-608-15	608 BOSTON POST RD EAST #15	SONI AMIT		1249 ELM ST		CONCORD	MA	01742	1020
60-30	M_199434_899 865	60-30-608-16	608 BOSTON POST RD EAST #16	ALCANTARA LEANDRO F		8 LILAC CIR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-17	608 BOSTON POST RD EAST #17	DEAZEREDO ALAOR FLORES		608 BOSTON POST RD EAST #17		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-608-18	608 BOSTON POST RD EAST #18	ZULAWNIK LEILA R		15 LAKESHORE DR		HUDSON	MA	01749	1020
60-30	M_199434_899 865	60-30-608-19	608 BOSTON POST RD EAST #19	LI LI		PO BOX 52635		BOSTON	MA	02205	1020
60-30	M_199434_899 865	60-30-608-2	608 BOSTON POST RD EAST #2	OLIVEIRA DIVINO P		54 HOSMER ST		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-20	608 BOSTON POST RD EAST #20	LEVY DAVID J	DEBRA LEVY	42 DAVIS FARM RD		ASHLAND	MA	01721	1020
60-30	M_199434_899 865	60-30-608-21	608 BOSTON POST RD EAST #21	LEVY DAVID J	DEBRA LEVY	42 DAVIS FARM RD		ASHLAND	MA	01721	1020
60-30	M_199434_899 865	60-30-608-22	608 BOSTON POST RD EAST #22	SRE PROPERTIES 3 LLC		98 BISHOPS FOREST DR		WALTHAM	MA	02452	1020
60-30	M_199434_899 865	60-30-608-23	608 BOSTON POST RD EAST #23	LEWIS MEAGHAN A	NIGEL D LEWIS	608 BOSTON POST RD EAST #23		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-24	608 BOSTON POST RD EAST #24	LAMPILA STEPHANIE		608 BOSTON POST RD EAST #24		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-25	608 BOSTON POST RD EAST #25	WELLS FARGO BANK NA TRUSTEE SOUNDVIEW HOME LOAN TR		1 MORTGAGE WAY	MAIL STOP SV- 22	MOUNT LAUREL	NJ	08054	1020
60-30	M_199434_899 865	60-30-608-4	608 BOSTON POST RD EAST #4	BAUER JAMES TR	NORMA BAUER- LOSTAUNAU TR	41 OAKVALE RD		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-608-5	608 BOSTON POST RD EAST #5	HAWILLA SAMMY		608 BOSTON POST RD EAST #5		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-6	608 BOSTON POST RD EAST #6	SRE PROPERTIES 3 LLC		98 BISHOPS FOREST DR		WALTHAM	MA	02452	1020
60-30	M_199434_899 865	60-30-608-7	608 BOSTON POST RD EAST #7	JIANG ZHAOQUAN	KANG XIAOWEN	22 ENDIBORO ST		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-608-8	608 BOSTON POST RD EAST #8	TAVARES FERNANDO	LUCIANO F ALVES	23 BALCOM RD		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-608-9	608 BOSTON POST RD EAST #9	MARTINS MARGARIDA TR	MARTINS REALTY TRUST	608 BOSTON POST RD EAST #9		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-1	616 BOSTON POST RD EAST #1	GROSSI WILLIAM		36 LONGEDGE RD		CLINTON	MA	01510	1020
60-30	M_199434_899 865	60-30-616-10	616 BOSTON POST RD EAST #10	BOAVENTURA GILMAR M		62 GREENWOOD ST		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-11	616 BOSTON POST RD EAST #11	KAY GISELE		688 BOSTON POST RD EAST #122		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-12	616 BOSTON POST RD EAST #12	MEHTA MEENA A	APURVA MEHTA	45 EWALD AVE		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-13	616 BOSTON POST RD EAST #13	CONCALVES DANIELA		19 RUTH DR		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-14	616 BOSTON POST RD EAST #14	PAREENE DANIEL M		555 CHESTNUT ST		ASHLAND	MA	01724	1020
60-30	M_199434_899 865	60-30-616-15	616 BOSTON POST RD EAST #15	NICHOLAS PAUL	JANET NICHOLAS	21 ADAMS DR		STOW	MA	01775	1020
60-30	M_199434_899 865	60-30-616-16	616 BOSTON POST RD EAST #16	SLATKAVITZ ALAN E		616 BOSTON POST RD EAST #16		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-17	616 BOSTON POST RD EAST #17	JAMBA NICHOLAS	BLYTH JAMBA	49 FORT POND LN		LANCASTER	MA	01523-3231	1020
60-30	M_199434_899 865	60-30-616-18	616 BOSTON POST RD EAST #18	BOAVENTURA GILMAR M		62 GREENWOOD ST #2		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-19	616 BOSTON POST RD EAST #19	LANES HARLEN		38 LEOLEIS DR		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-2	616 BOSTON POST RD EAST #2	ELLIS LORI A		616 BOSTON POST RD EAST #2		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-20	616 BOSTON POST RD EAST #20	BOAVENTURA GILMAR M	BOAVENTURA EDIRLAINE L	62 GREENWOOD ST #2		MARLBOROUGH H	MA	01752	1020
60-30	M_199434_899 865	60-30-616-21	616 BOSTON POST RD EAST #21	SILVA ZILDA		616 BOSTON POST RD EAST #21		MARLBOROUGH H	MA	01752	1020

60-30	M_199434_899 865	60-30-616-22	616 BOSTON POST RD EAST #22	BURKE GREGORY		51 MAIDEN LN		WAYLAND	MA	01778	1020
60-30	M_199434_899 865	60-30-616-23	616 BOSTON POST RD EAST #23	DEFREITAS BLAINE J		ONE PLEASANT ST		MAYNARD	MA	01754	1020
60-30	M_199434_899 865	60-30-616-24	616 BOSTON POST RD EAST #24	LANE CHRISTINE E	DAVID L ZAGWYN	30 MYRICK ST		AYER	MA	01432	1020
60-30	M_199434_899 865	60-30-616-25	616 BOSTON POST RD EAST #25	GONCALVES DUILIO		19 RUTH DR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-616-26	616 BOSTON POST RD EAST #26	BLEAKLEY ELENA TR	JAMES BLEAKLEY TR	20 LIBERTY AVE		LEXINGTON	MA	02420-3445	1020
60-30	M_199434_899 865	60-30-616-27	616 BOSTON POST RD EAST #27	DESCHENEAU X WEI YANG	ROGER PAUL DESCHENEAU	163 PLEASANT ST		UPTON	MA	01568	1020
60-30	M_199434_899 865	60-30-616-28	616 BOSTON POST RD EAST #28	MARIA MARTIN TR	MAURA MARIA TR	PO BOX 272		WESTBOROUGH	MA	01581	1020
60-30	M_199434_899 865	60-30-616-29	616 BOSTON POST RD EAST #29	NYLAND FERNANDA		616 BOSTON POST RD EAST #29		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-616-3	616 BOSTON POST RD EAST #3	ZIZZA CHRISTOPHE R	HEIDI ZIZZA	616 BOSTON POST RD EAST #3		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-616-30	616 BOSTON POST RD EAST #30	FREEDMAN EDWARD		616 BOSTON POST RD EAST #30	UNIT 30	MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-616-4	616 BOSTON POST RD EAST #4	ZAHID BRAHIM		215 HARVARD ST UNIT #15		MEDFORD	MA	02155	1020
60-30	M_199434_899 865	60-30-616-5	616 BOSTON POST RD EAST #5	BAUER JAMES TR	NORMA BAUER- LOSTAUNAU TR	41 OAKVALE RD		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-616-7	616 BOSTON POST RD EAST #7	WEENER STEVEN	BRENDA WEENER	17 WAYSIDE AVE		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-616-8	616 BOSTON POST RD EAST #8	BAKER KENNETH H		131 LEOLEIS DR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-616-9	616 BOSTON POST RD EAST #9	ABU DAVID L TR	DAVID L ABU LIVING TRUST	200 PACIFIC COAST HIGHWAY #408		HUNTINGTON BEACH	CA	92648	1020

60-30	M_199434_899 865	60-30-624-1	624 BOSTON POST RD EAST #1	CHO CHONG M		236 OLD LANCASTER RD		SUDBURY	MA	01776	1020
60-30	M_199434_899 865	60-30-624-10	624 BOSTON POST RD EAST #10	CHEN CHIU YANG		35 CHURCH ST		GRAFTON	MA	01519	1020
60-30	M_199434_899 865	60-30-624-11	624 BOSTON POST RD EAST #11	LAM JERRY		8 NINTH ST	UNIT # 403	MEDFORD	MA	02155	1020
60-30	M_199434_899 865	60-30-624-12	624 BOSTON POST RD EAST #12	CAMAROTA HEATHER A		624 BOSTON POST RD EAST #12		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-13	624 BOSTON POST RD EAST #13	FALLER WILLIAM M		624 BOSTON POST RD EAST #13		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-14	624 BOSTON POST RD EAST #14	DACOSTA LAURO JONATHAN SILVA		20 AUTUMN LN		BOLTON	MA	01740	1020
60-30	M_199434_899 865	60-30-624-15	624 BOSTON POST RD EAST #15	GEBSCO REALTY CORPORATIO N		410 BOSTON POST RD STE #28		SUDBURY	MA	01776	1020
60-30	M_199434_899 865	60-30-624-16	624 BOSTON POST RD EAST #16	COUTO VARONIL P				HUDSON	MA	01749	1020
60-30	M_199434_899 865	60-30-624-17	624 BOSTON POST RD EAST #17	TRUMBLE STEVEN		C/O JAMES W CURRIE JR	5 LAUREL DRIVE	HUDSON	MA	01749	1020
60-30	M_199434_899 865	60-30-624-18	624 BOSTON POST RD EAST #18	OLIVERIA PAUL J		624 BOSTON POST RD EAST #18		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-19	624 BOSTON POST RD EAST #19	BENWAY JASON D TR	ELIZABETH MORICH TR	25 FLAGG RD		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-2	624 BOSTON POST RD EAST #2	WAITE MARY JANE TR	ANDREW GELLER TR	3080 GRAND BAY BLVD UNIT #536		LONGBOAT KEY	FL	34228	1020
60-30	M_199434_899 865	60-30-624-20	624 BOSTON POST RD EAST #20	BAUER JAMES TR	NORMA BAUER- LOSTAUNAU TR	41 OAKVALE RD		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-624-21	624 BOSTON POST RD EAST #21	MORAIS LUCIANO		624 BOSTON POST RD EAST #21		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-624-22	624 BOSTON POST RD EAST #22	GONCALVES DUILJO		19 RUTH DR		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-23	624 BOSTON POST RD EAST #23	JAMBA NICHOLAS N	BLYTHE L JAMBA	49 FORT POND INN RD		LANCASTER	MA	01523	1020
60-30	M_199434_899 865	60-30-624-24	624 BOSTON POST RD EAST #24	MEHTA APURVA	MEENA MEHTA	45 EWALD AVE		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-25	624 BOSTON POST RD EAST #25	FOSS JAMES TR	JAMES FOSS REVOCABLE TRUST OF 2017	7 DYER CT	APT 4B	DANVERS	MA	01923	1020
60-30	M_199434_899 865	60-30-624-26	624 BOSTON POST RD EAST #26	DJ&Z MANAGEMENT GROUP LLC	C/O FANG JUN DING	101 GRANT AVE		NEWTON	MA	02459	1020
60-30	M_199434_899 865	60-30-624-27	624 BOSTON POST RD EAST #27	FOX QUINN WONG TR	CHUN-LIN FOX TR	20 JERICHO HILL RD		SOUTHBOROUGH	MA	01772	1020
60-30	M_199434_899 865	60-30-624-28	624 BOSTON POST RD EAST #28	MURPHY DAVID J TR	MAO-HWA MURPHY TR	C/O JORDAN PROPERTY SOLUTIONS	27 MAIN ST	MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-29	624 BOSTON POST RD EAST #29	CHUNG KENNETH TR	MAK K CHO TR	19 ELSBETH RD		SUDBURY	MA	01776	1020
60-30	M_199434_899 865	60-30-624-3	624 BOSTON POST RD EAST #3	VAGHELA LAXMI	RANJIT VAGHELA	624 BOSTON POST RD EAST #3		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-30	624 BOSTON POST RD EAST #30	CHAN WILLIAM Y		624 BOSTON POST RD EAST #30		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-31	624 BOSTON POST RD EAST #31	BOUZAN RYAN T		30 HAMILTON STREET		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-624-32	624 BOSTON POST RD EAST #32	GLEASON CYNTHIA		32 KNIGHT RD		FRAMINGHAM	MA	01701	1020
60-30	M_199434_899 865	60-30-624-33	624 BOSTON POST RD EAST #33	DUCHARME LUCIENE M	KENNETH R DUCHARME	39 NEPTUNE DR		SHREWSBURY	MA	01545	1020
60-30	M_199434_899 865	60-30-624-34	624 BOSTON POST RD EAST #34	GELLER ANDREW		3080 GRAND BAY BLVD #536		LONGBOAT KEY	FL	34228	1020
60-30	M_199434_899 865	60-30-624-35	624 BOSTON POST RD EAST #35	OHALLORAN JOHN F		624 BOSTON POST RD EAST #35		MARLBOROUGH	MA	01752	1020

60-30	M_199434_899 865	60-30-624-36	624 BOSTON POST RD EAST #36	MARTEL FRANCINE P TR		29 BERLIN ST #108		CLINTON	MA	01510	1020
60-30	M_199434_899 865	60-30-624-4	624 BOSTON POST RD EAST #4	BRISBOIS ELENI		624 BOSTON POST RD EAST #4		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-5	624 BOSTON POST RD EAST #5	BOWLES JAMES S		624 BOSTON POST RD EAST #5		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-6	624 BOSTON POST RD EAST #6	HURST MICHAEL		624 BOSTON POST RD EAST #6		MARLBOROUGH	MA	01752	1020
60-30	M_199434_899 865	60-30-624-7	624 BOSTON POST RD EAST #7	PRG LJS LLC		60 LEO BIRMINGHAM PKWY		BRIGHTON	MA	02135	1020
60-30	M_199434_899 865	60-30-624-8	624 BOSTON POST RD EAST #8	FIRAT BAHTIYAR	FIRAT POPI	11 LANTERN LN		MEDFIELD	MA	02052	1020
60-30	M_199434_899 865	60-30-624-9	624 BOSTON POST RD EAST #9	MCGOVERN STEPHEN		624 BOSTON POST RD EAST #9		MARLBOROUGH	MA	01752	1020
60-30A	M_199568_899 993	60-30A	630-650 BOSTON POST RD EAST	650 BPR LLC		18 WASHINGTON ST	UNIT# 116	CANTON	MA	02021	3220
60-31	M_199452_900 030	60-31-77-1	77 WILSON ST #1	HALEY MICHAEL J		77 WILSON ST #1		MARLBOROUGH	MA	01752	1020
60-31	M_199452_900 030	60-31-77-10	77 WILSON ST #10	STREISAND ALEXANDER J	STREISAND SAMUEL	77 WILSON ST #10		MARLBOROUGH	MA	01752	1020
60-31	M_199452_900 030	60-31-77-2	77 WILSON ST #2	JOLLES BRIAN		77 WILSON ST #2C		MARLBOROUGH	MA	01752	995
60-31	M_199452_900 030	60-31-77-2	77-93 WILSON ST								995
60-31	M_199452_900 030	60-31-77-2	77 WILSON ST #2	JOLLES BRIAN		77 WILSON ST #2C		MARLBOROUGH	MA	01752	1020
60-31	M_199452_900 030	60-31-77-2	77-93 WILSON ST								1020
60-31	M_199452_900 030	60-31-77-3	77 WILSON ST #3	SZE CHO F		77 WILSON ST #3		MARLBOROUGH	MA	01752	1020
60-31	M_199452_900 030	60-31-77-4	77 WILSON ST #4	DOHERTY CHRISTOPHE R J		77 WILSON ST #4		MARLBOROUGH	MA	01752	1020
60-31	M_199452_900 030	60-31-77-5	77 WILSON ST #5	LANTIGUA LAJJA	OSCAR LANTIGUA	94 SWAN ST		METHUEN	MA	01844	1020
60-31	M_199452_900 030	60-31-77-6	77 WILSON ST #6	GUPTA PRANJAL		77 WILSON ST #6		MARLBOROUGH	MA	01752	1020

60-31	M_199452_900 030	60-31-77-7	77 WILSON ST #7	LIVENGOOD JOHN D	STEVEN M SANTISI	77 WILSON ST #7		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-77-8	77 WILSON ST #8	WRIGHT RICHARD E		77 WILSON ST #8		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-77-9	77 WILSON ST #9	MARKS SHERWIN J TR	MARSHA MARKS TR	6 FOOTHILL RD		FRAMINGHAM	MA	01701	1020
60-31	M_199452_900 030	60-31-89-1	89 WILSON ST #1	LUNA MARINETE L	MARCOS F LUNA	89 WILSON ST #1		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-10	89 WILSON ST #10	KAMBOSOS DEMETRIOS	ATHANASIOS KAMBOSOS	3 TURNER RIDGE RD		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-2	89 WILSON ST #2	LOPES ZIMAR J	FERNANDA Q LOPES	89 WILSON ST #2		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-3	89 WILSON ST #3	KAMBOSOS DEMETRIOS		3 TURNER RIDGE RD		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-4	89 WILSON ST #4	TROIANI LEDA		74 MAIN ST		WALTHAM	MA	02453	1020
60-31	M_199452_900 030	60-31-89-5	89 WILSON ST #5	PIERRE ETHMA		89 WILSON ST #5		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-6	89 WILSON ST #6	MORALES CESAR		89 WILSON ST #6		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-89-7	89 WILSON ST #7	MOEDER CHARLES W		13 MARTHAS LN		HARWICH	MA	02645	1020
60-31	M_199452_900 030	60-31-89-8	89 WILSON ST #8	89 WILSON STREET LLC		74 MAIN ST		WALTHAM	MA	02453	1020
60-31	M_199452_900 030	60-31-89-9	89 WILSON ST #9	JOWKAR HOSSEIN	MARTA REDJAE	10 CRESTVIEW DR		SUDBURY	MA	01776	1020
60-31	M_199452_900 030	60-31-93-1	93 WILSON ST #1	MYERS MATTHEW WAYNE TR	SHIRENE AMAN- KARIM TR	93 WILSON ST #1		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-93-2	93 WILSON ST #2	VARANO DENISE M		93 WILSON ST #2		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-93-3	93 WILSON ST #3	VAZ JR WALTER R	VAZ CRISTIANE MARTINS DE OLIVEIRA	93 WILSON ST #3		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-93-4	93 WILSON ST #4	KAMBOSOS DEMETRIOS		3 TURNER RIDGE RD		MARLBOROUGH H	MA	01752	1020
60-31	M_199452_900 030	60-31-93-5	93 WILSON ST #5	KAMBOSOS ATHANASIOS		1 SHAWMUT ST		WORCESTER	MA	01609-3423	1020
60-31	M_199452_900 030	60-31-93-6	93 WILSON ST #6	SILVA ALEXANDRA SOUSA	MARILDO J SILVA	93 WILSON ST #6		MARLBOROUGH H	MA	01752	1020
61-2	M_199648_900 038	61-2	656 BOSTON POST RD EAST	GLOBAL MONTELLO GROUP CORP		15 NORTHEAST INDUSTRIAL RD	ATTN ALLIANCE ENERGY LLC	BRANFORD	CT	06405	3340

61-25	M_199835_899 884	61-25	701 BOSTON POST RD EAST	ROUTE 20 MARLBORO BB LLC	C/O HOME DEPOT TAX DEPT #2607	P O BOX 105842		ATLANTA	GA	30348-5842	3220
61-25B	M_199739_899 971	61-25B	681 BOSTON POST RD EAST	ROUTE 20 MARLBORO PROPERTIES LLC		50 CABOT STREET STE 200	ATTN K CENTERS	NEEDHAM	MA	02494	3260
61-27	M_199587_899 780	61-27	605 BOSTON POST RD EAST	TARGET CORPORATIO N		P O BOX 9456	ATTN PROP TAX DEPT T- 2570	MINNEAPOLIS	MN	55440-9456	3220
61-34	M_199595_900 039	61-34	BOSTON POST RD EAST	CITY OF MARLBOROUGH		140 MAIN ST		MARLBOROUGH	MA	01752	9300
61-5	M_199735_900 061	61-5-1-100	688 BOSTON POST RD EAST #100	PRG LJS LLC		60 LEO BIRMINGHAM PKWY		BRIGHTON	MA	02135	1020
61-5	M_199735_900 061	61-5-1-101	688 BOSTON POST RD EAST #101	ALVES NILMA		688 BOSTON POST RD EAST #101		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-102	688 BOSTON POST RD EAST #102	WHIPPLE NATHAN		22 MARLBORO ST		HUDSON	MA	01749	1020
61-5	M_199735_900 061	61-5-1-103	688 BOSTON POST RD EAST #103	FOX QUINN WONG	CHUN-LIN FOX	20 JERICHO HILL RD		SOUTHBOROUGH	MA	01772	1020
61-5	M_199735_900 061	61-5-1-104	688 BOSTON POST RD EAST #104	KEENEY WILLIAM F	LAUREN E KEENEY	1 STONYBROOK RD		NORTH GRAFTON	MA	01536-2203	1020
61-5	M_199735_900 061	61-5-1-105	688 BOSTON POST RD EAST #105	PAYES CARLOS		688 BOSTON POST RD EAST #105		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-106	688 BOSTON POST RD EAST #106	DEFREITAS RONALDO	MARCIONETE B DEFREITAS	477 WEST MAIN ST		NORTHBOROUGH	MA	01532	1020
61-5	M_199735_900 061	61-5-1-108	688 BOSTON POST RD EAST #108	SCIMONE DAVID F		44 GLEN RD		HOPKINTON	MA	01748	1020
61-5	M_199735_900 061	61-5-1-109	688 BOSTON POST RD EAST #109	VALADARES JULIO CESAR FARIA		688 BOSTON POST RD EAST #109		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-110	688 BOSTON POST RD EAST #110	MENEZES MARCELO	FABIANA FERNANDES MENEZES	186 RESERVOIR ST		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-120	688 BOSTON POST RD EAST #120	MENEZES FABIANA	MARCELO MENEZES	186 RESERVOIR ST		MARLBOROUGH	MA	01752	1020

61-5	M_199735_900 061	61-5-1-121	688 BOSTON POST RD EAST #121	KADEHJIAN ERIC C		688 BOSTON POST RD EAST #121		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-122	688 BOSTON POST RD EAST #122	KAY GISELE L		688 BOSTON POST RD EAST #122		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-123	688 BOSTON POST RD EAST #123	STRIVE CAPITAL LLC		495 BROOK ST	ATTN SUSAN & DAVID ELLIS	FRAMINGHAM	MA	01701	1020
61-5	M_199735_900 061	61-5-1-124	688 BOSTON POST RD EAST #124	PAGE THOMAS M	JUDITH E PAGE	50 PAGE RD		WESTON	MA	02193	1020
61-5	M_199735_900 061	61-5-1-125	688 BOSTON POST RD EAST #125	PEREIRA FLORIZA G		688 BOSTON POST RD EAST #125		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-126	688 BOSTON POST RD EAST #126	CULLEN LORRAINE A TR	LORRAINE CULLEN REVOCABLE TRUST	688 BOSTON POST RD EAST #126		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-127	688 BOSTON POST RD EAST #127	COMERATO JOHN J III		121 MAPLEWOOD AVE		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-128	688 BOSTON POST RD EAST #128	MALEKMADAN I SAFIEH		688 BOSTON POST RD EAST #128		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-200	688 BOSTON POST RD EAST #200	CHANG INNJEN	WILLY CHANG	47 WOODROW ST		HUDSON	MA	01749	1020
61-5	M_199735_900 061	61-5-1-201	688 BOSTON POST RD EAST #201	VARGAS FRIDA CARINA		688 BOSTON POST RD EAST #201		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-202	688 BOSTON POST RD EAST #202	PRG LJS LLC		60 LEO BIRMINGHAM PKWY		BRIGHTON	MA	02135	1020
61-5	M_199735_900 061	61-5-1-203	688 BOSTON POST RD EAST #203	GENEROSO MARCELO	MARCELLE S SILVA	16 COLBURN ST		NORTHBORO UGH	MA	01532	1020
61-5	M_199735_900 061	61-5-1-204	688 BOSTON POST RD EAST #204	MENEZES FABIANA	MARCELO MENEZES	186 RESERVOIR ST		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-205	688 BOSTON POST RD EAST #205	BIAGIO FABIO	ROSA MARINA FIGUEROA MARTINEZ	573 BROAD ST #333		EAST WEYMOUTH	MA	02189	1020
61-5	M_199735_900 061	61-5-1-206	688 BOSTON POST RD EAST #206	MIRANDA MARLI		688 BOSTON POST RD EAST #206		MARLBOROUGH H	MA	01752	1020

61-5	M_199735_900 061	61-5-1-207	688 BOSTON POST RD EAST #207	MENEZES MARCELO	FABIANA F MENEZES	271 BOSTON POST RD EAST #7		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-208	688 BOSTON POST RD EAST #208	ROJAS MARITZA		36 WALNUT ST		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-209	688 BOSTON POST RD EAST #209	TINOCO LUIS H		688 BOSTON POST RD EAST #209		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-210	688 BOSTON POST RD EAST #210	ZAHID BRAHIM		215 HARVARD ST UNIT #15		MEDFORD	MA	02155	1020
61-5	M_199735_900 061	61-5-1-211	688 BOSTON POST RD EAST #211	WILBER CARL J		688 BOSTON POST RD EAST #211		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-220	688 BOSTON POST RD EAST #220	CHEN XIAOPU		688 BOSTON POST RD EAST #220		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-221	688 BOSTON POST RD EAST #221	DE SOUZA LAVINIA S	REGINALDO OLIVEIRA DOS SANTOS	688 BOSTON POST RD EAST #221		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-222	688 BOSTON POST RD EAST #222	GIANG YUNG		401 DAVIS ST		NORTHBORO UGH	MA	01532-2421	1020
61-5	M_199735_900 061	61-5-1-223	688 BOSTON POST RD EAST #223	GIANG YUNG	JANE GIANG	401 DAVIS ST		NORTHBORO UGH	MA	01532	1020
61-5	M_199735_900 061	61-5-1-224	688 BOSTON POST RD EAST #224	BOAVENTURA JOSE L	VILMA L BOAVENTURA	688 BOSTON POST RD EAST #224		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-225	688 BOSTON POST RD EAST #225	DEOLIVERIA HELIO	IVA DEOLIVERIA	688 BOSTON POST RD EAST #225		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-226	688 BOSTON POST RD EAST #226	MENEZES MARCELO	FABIANA F MENEZES	186 RESERVOIR RD		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-227	688 BOSTON POST RD EAST #227	PASQUANTON IO LORRAINE M		688 BOSTON POST RD EAST #227		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-228	688 BOSTON POST RD EAST #228	COVIELLO VICTORIA		688 BOSTON POST RD EAST #228		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-300	688 BOSTON POST RD EAST #300.	MENEZES MAURICIO	WANUSA LOBO MENEZES	578 BIGELOW ST		MARLBOROUGH H	MA	01752	1020

61-5	M_199735_900 061	61-5-1-301	688 BOSTON POST RD EAST #301	AHUJA VARSHA	RAVI RAMRAKHYANI	5785 OWL HILL AVE		SANTA ROSA	CA	95409-4364	1020
61-5	M_199735_900 061	61-5-1-302	688 BOSTON POST RD EAST #302	WINSKE ERNEST J TR	SEMM REALTY TRUST	860 CONCORD RD		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-303	688 BOSTON POST RD EAST #303	MOREIRA RICARDO	STEPHANIE BASTOS MOREIRA	688 BOSTON POST RD EAST #303		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-304	688 BOSTON POST RD EAST #304	PRG LJS LLC		60 LEO BIRMINGHAM PKWY		BRIGHTON	MA	02135	1020
61-5	M_199735_900 061	61-5-1-305	688 BOSTON POST RD EAST #305	DEALMEIDA GERSON C		85 BRIMSMEAD ST		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-306	688 BOSTON POST RD EAST #306	ANDRADE MONICA SABINO FERREIRA		688 BOSTON POST RD EAST #306		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-307	688 BOSTON POST RD EAST #307	LADEIRA PEDRO L	HENRIQUETA LADEIRA	688 BOSTON POST RD EAST #307		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-308	688 BOSTON POST RD EAST #308	CODSIDE LLC		109 CORTLAND LN		BOXBOROUGH	MA	01719	1020
61-5	M_199735_900 061	61-5-1-309	688 BOSTON POST RD EAST #309	AMIRHOSSEIN I FARIBORZ KHALAJ	KHADIJEH KHALAJ	13 BRADFORD RD		NATICK	MA	01760	1020
61-5	M_199735_900 061	61-5-1-310	688 BOSTON POST RD EAST #310	OLIVEIRA ARTHUR LUCAS SOUSA		688 BOSTON POST RD EAST #310		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-311	688 BOSTON POST RD EAST #311	WOOD JOHN M		688 BOSTON POST RD EAST #311		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-320	688 BOSTON POST RD EAST #320	SCHNAIBLE LAURA L		688 BOSTON POST RD EAST #320		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-321	688 BOSTON POST RD EAST #321	OLIVEIRA ARTHUR LUCAS SOUSA		688 BOSTON POST RD EAST #321		MARLBOROUGH	MA	01752	1020
61-5	M_199735_900 061	61-5-1-322	688 BOSTON POST RD EAST #322	SHAHEEN NORMAN M		688 BOSTON POST RD EAST #322		MARLBOROUGH	MA	01752	1020

61-5	M_199735_900 061	61-5-1-323	688 BOSTON POST RD EAST #323	WONG ERIC F		688 BOSTON POST RD EAST #323		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-324	688 BOSTON POST RD EAST #324	KEENEY WILLIAM F		1 STONYBROOK RD		NORTH GRAFTON	MA	01536-2203	1020
61-5	M_199735_900 061	61-5-1-325	688 BOSTON POST RD EAST #325	MCATEE FABIANA F	MARCELO MENEZES	271 BOSTON POST RD EAST #7		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-326	688 BOSTON POST RD EAST #326	MENEZES MARCELO		186 RESERVOIR ST		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-327	688 BOSTON POST RD EAST #327	VOSTRIAKOV VICTOR		688 BOSTON POST RD EAST #327		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-328	688 BOSTON POST RD EAST #328	AKHOULI YOUNES		688 BOSTON POST RD EAST #328		MARLBOROUGH H	MA	01752	1020
61-5	M_199735_900 061	61-5-1-44	688-688 BOSTON POST RD EAST								995
61-6	M_199803_900 061	61-6	700 BOSTON POST RD EAST	MARIE ESTHER HEALTH CENTER INC		720 BOSTON POST RD EAST		MARLBOROUGH H	MA	01752	9510

*John H. Valade*



October 20, 2022

Councilor Michael Ossing, President  
 Marlborough City Council  
 140 Main Street – 2<sup>nd</sup> Floor  
 Marlborough, MA 01752

RE: Wayside Crossing – Master Sign Package Submission

Dear Council Ossing:

Thank you for the Council's work to date on the permitting of our redevelopment of Wayside Crossing, 661 Boston Post Road East. Enclosed please find our master sign package, submitted for City Council review and approval, in accordance with Section 650-37.1((1)(a) of the Wayside District Zoning Ordinance.

The signage on the existing building will be removed and replaced upon completion of the façade upgrade. We will be refacing and resetting the existing pylon sign with the upgrades shown in the sign package. We are not proposing changes to the size (sq. ft.) or type (illuminated vs. non) for the existing building signs.

For the proposed Chipotle building, we have included proposed signage along with an architectural elevation of the building. The Starbucks master signage plan includes all building and site signs, along with a plan showing the location of each sign. Finally, we included a wayfinding sign to be located by the westerly curb cut near the Starbucks drive-thru exit, as indicated on the site plan in red.

This master sign package is submitted for the Council's review and approval of the plaza's overall approach to signage, as required by the Zoning Ordinance. We understand that individual signs are subject to review and approval by the Department of Inspectional Services, and may require additional permitting by our tenants.

Should you have any questions, please do not hesitate to contact me at the e-mail below, or our attorney Brian Falk who represents us on this project.

Sincerely –

Eamon D. Moran  
 ARC

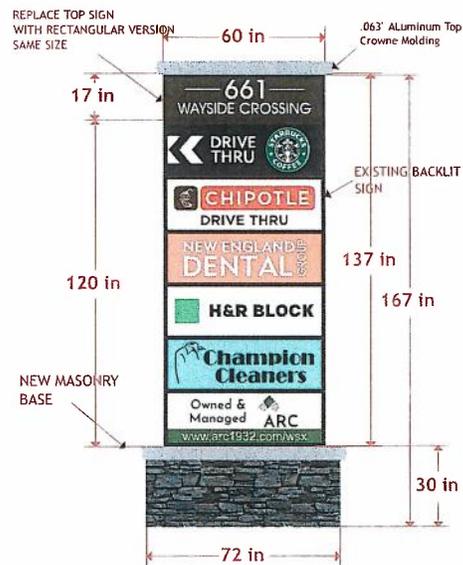
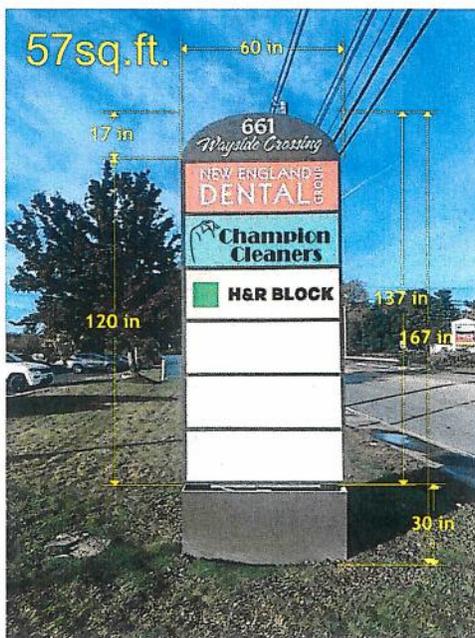
Cc. Brian R. Falk  
 Cc. Matthew Bombaci

**ARC** Aubuchon Realty Company, Inc.

**661 Boston Post Rd.  
MARLBOROUGH, MA**

MAP ID: 61/27A/ //  
LOT: LI  
PARCEL ID: M\_199637\_899914

**FREESTANDING SIGNAGE  
UPDATE EXISTING PYLON SIGN**



Authorized Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



**ADD-A-SIGN LLC**  
136 Pond Street  
Leominster, MA 01453  
978.466.9000 Fax: 978.537.0095  
www.addasign.com

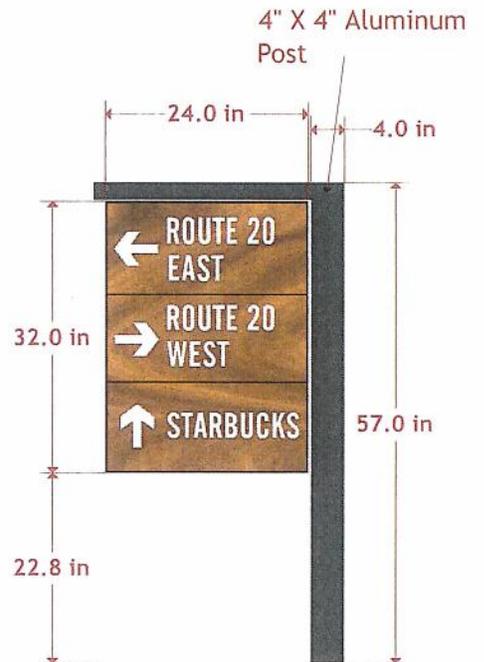
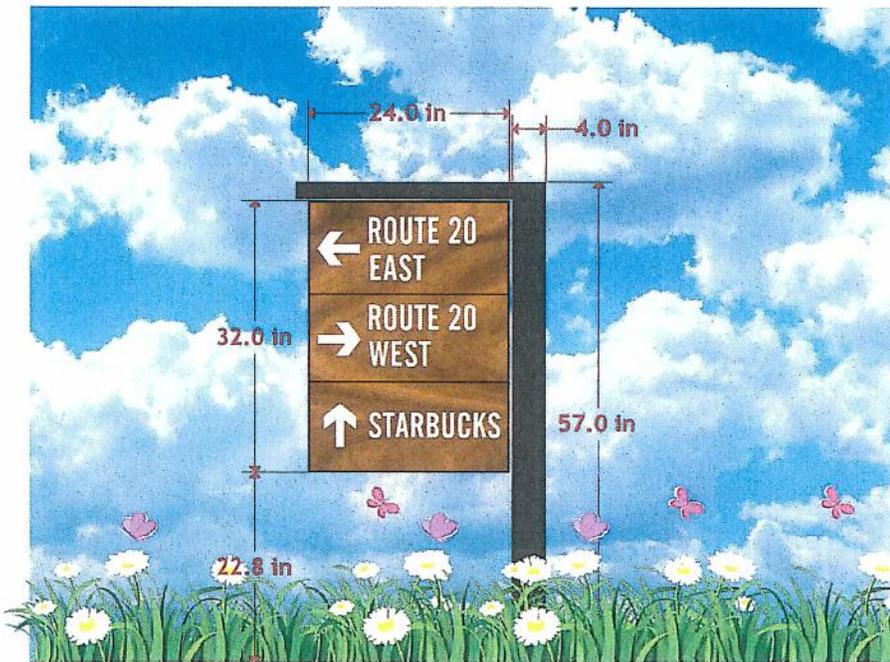
Scope of Work: *Replace Aluminum Composite base wrap with masonry base same height. Replace top curved sign with same sized flat sign with crown molding. Replace bottom 3 sign faces with new.*

**Artwork Disclaimer:** Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

 **ARC** Aubuchon Realty Company, Inc.

**661 Boston Post Rd.  
MARLBOROUGH, MA**

**WAYFINDING SIGNAGE  
INSTALL NEW 2-SIDED WAYFINDING SIGN**



Authorized Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

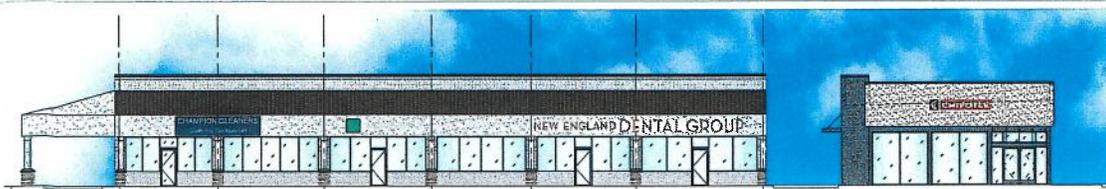


**ADD-A-SIGN LLC**  
136 Pond Street  
Leominster, MA 01453  
978.466.9000 Fax: 978.537.0095  
www.addasign.com

Scope of Work: *Install a 24" W X 32" H Double Sided Wayfinding sign with Aluminum 4" X 4" Post vis direct burial. Arrows will be raised 1/2" PVC.*

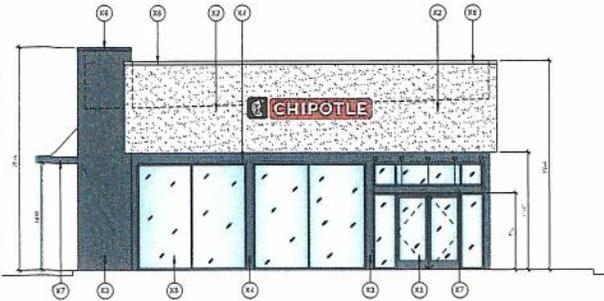
**Artwork Disclaimer:** Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

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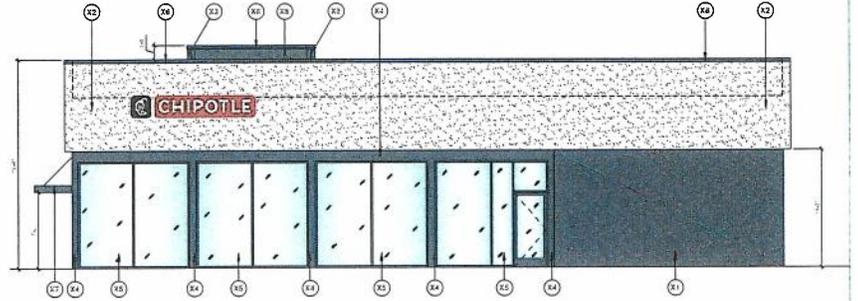


EXTERIOR FINISH SCHEDULE				
NO.	DESCRIPTION	FINISH	SCALE	NOTES
01	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
02	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
03	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
04	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
05	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
06	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
07	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
08	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
09	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
10	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
11	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
12	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
13	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
14	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
15	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
16	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
17	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
18	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
19	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
20	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
21	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
22	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
23	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
24	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
25	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
26	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
27	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
28	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
29	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
30	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
31	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
32	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
33	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
34	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
35	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
36	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
37	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
38	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
39	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
40	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
41	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
42	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
43	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
44	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
45	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
46	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
47	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
48	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
49	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
50	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
51	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
52	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
53	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
54	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
55	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
56	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
57	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
58	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
59	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
60	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
61	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
62	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
63	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
64	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
65	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
66	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
67	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
68	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
69	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
70	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
71	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
72	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
73	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
74	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
75	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
76	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
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80	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
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82	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
83	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
84	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
85	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
86	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
87	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
88	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
89	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
90	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
91	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
92	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
93	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
94	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
95	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
96	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
97	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
98	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
99	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH
100	EIFS	EIFS SYSTEM	1/4"=1'-0"	PAINTED/PRE-FINISH

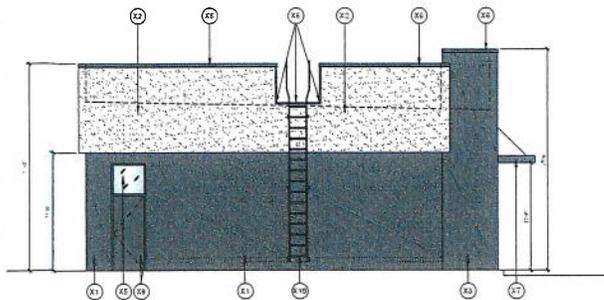
1 PROPOSED OVERALL ELEVATIONS (PLAZA & CHIPOTLE)  
SCALE: 3/8"=1'-0"



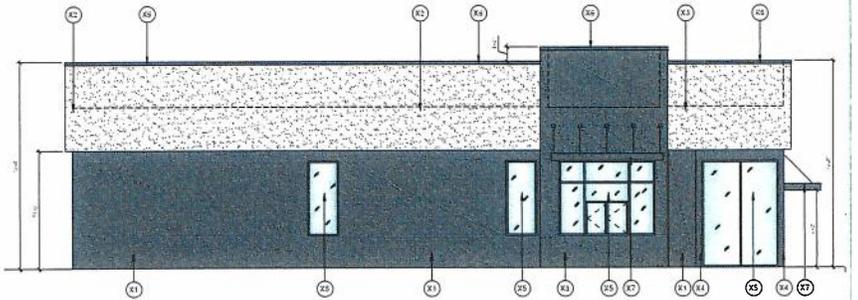
2 PROPOSED FRONT ELEVATION (Boston Post Rd.)  
SCALE: 1/4"=1'-0"



3 PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"



4 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

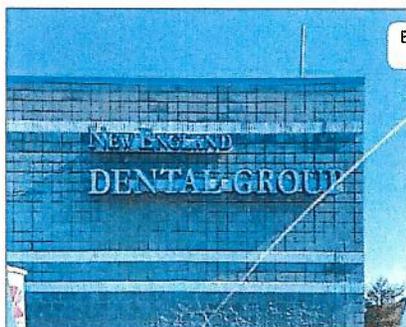


5 PROPOSED SIDE ELEVATION (DRIVE-THRU)  
SCALE: 1/4"=1'-0"

Conceptual Elevations



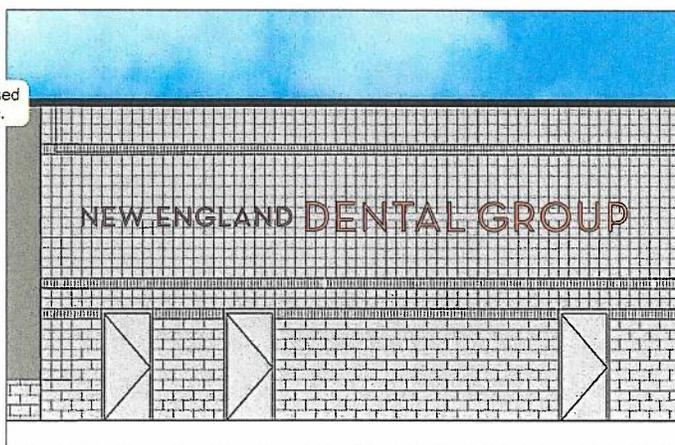
Rear Channel Letters



Existing:

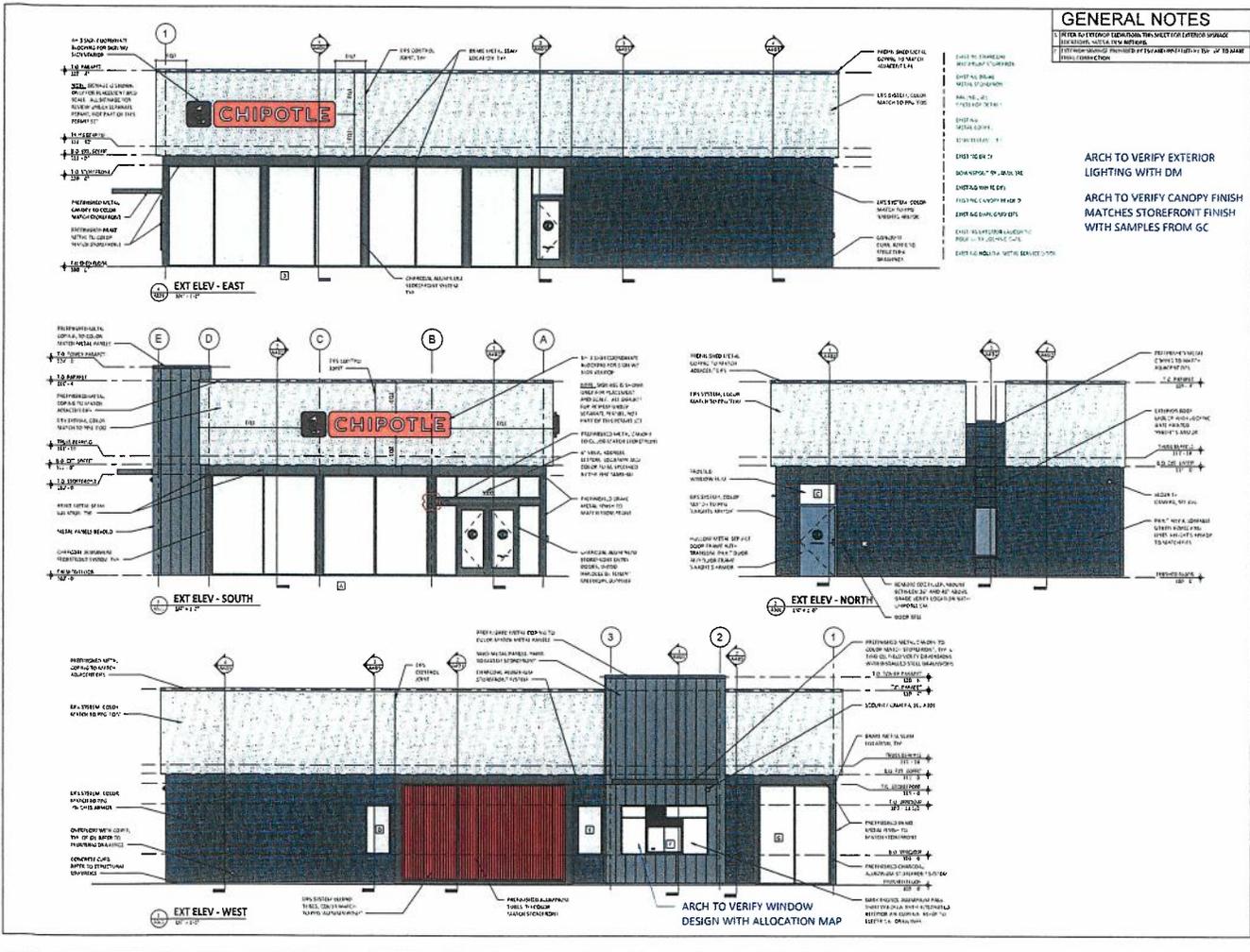
Existing Face-lit Channel Letters On Raceway  
 Square Footage 48 1/2" x 202" = 68 sf

Existing and proposed are in same scale.



Proposed:

Proposed Face-lit Channel Letters On Raceway  
 Square Footage 23" x 425 1/8" = 68 sf



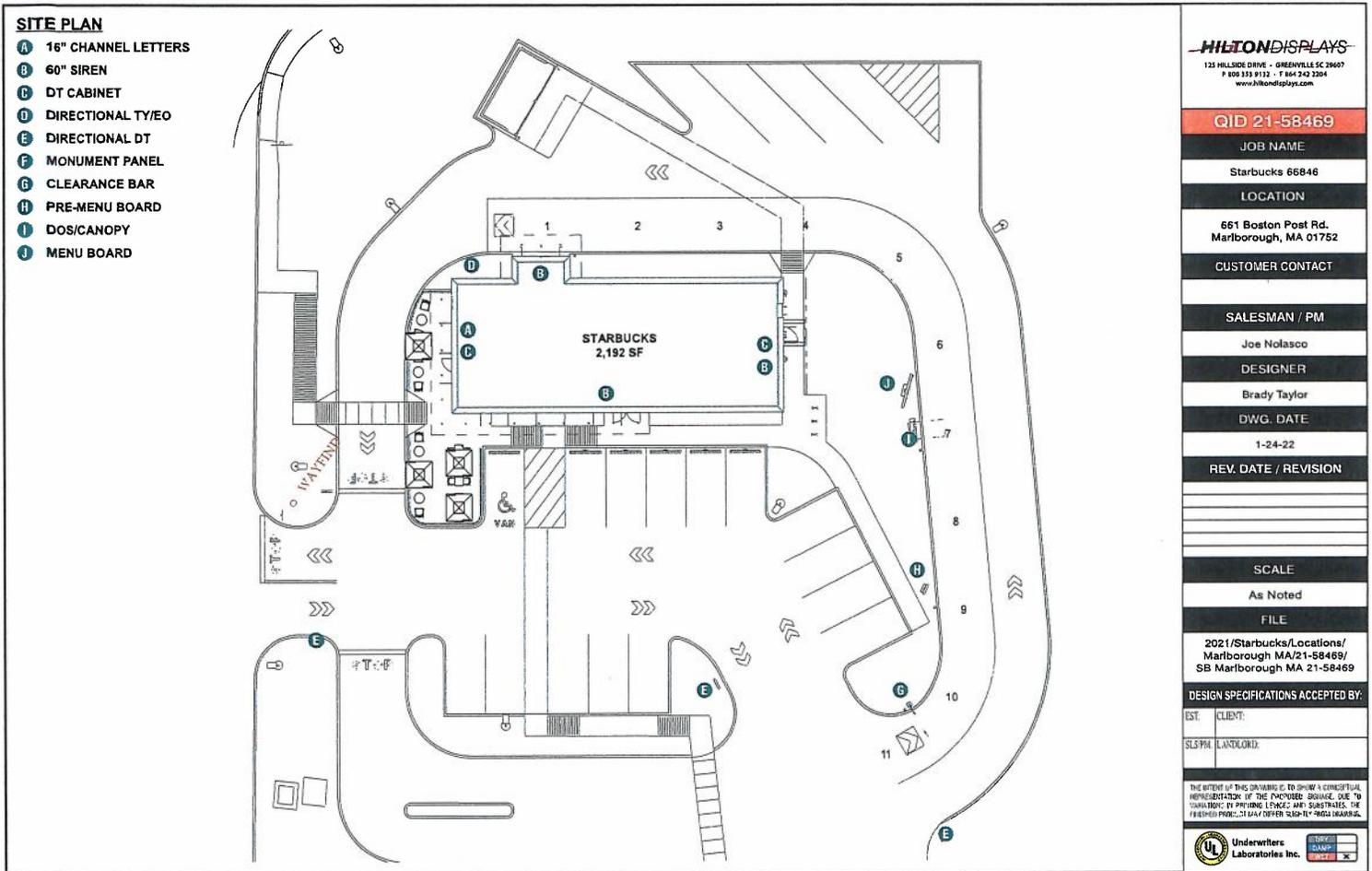
STARBUCKS COFFEE #66846  
661 BOSTON POST RD  
MARLBOROUGH, MA 01752



21-58469

**HILTONDISPLAYS**

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
[www.hiltondisplays.com](http://www.hiltondisplays.com)



**ELEVATION**

- A** 16" CHANNEL LETTERS
- B** 60" SIREN
- C** DT CABINET
- D** DIRECTIONAL TY/EO
- E** DIRECTIONAL DT
- F** MONUMENT PANEL
- G** CLEARANCE BAR
- H** PRE-MENU BOARD
- I** DOS/CANOPY
- J** MENU BOARD



NORTHWEST PERSPECTIVE

**HILTON DISPLAYS**  
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**QID 21-58469**

JOB NAME

Starbucks 66846

LOCATION

661 Boston Post Rd.  
Marlborough, MA 01752

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/  
Marlborough MA/21-58469/  
SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

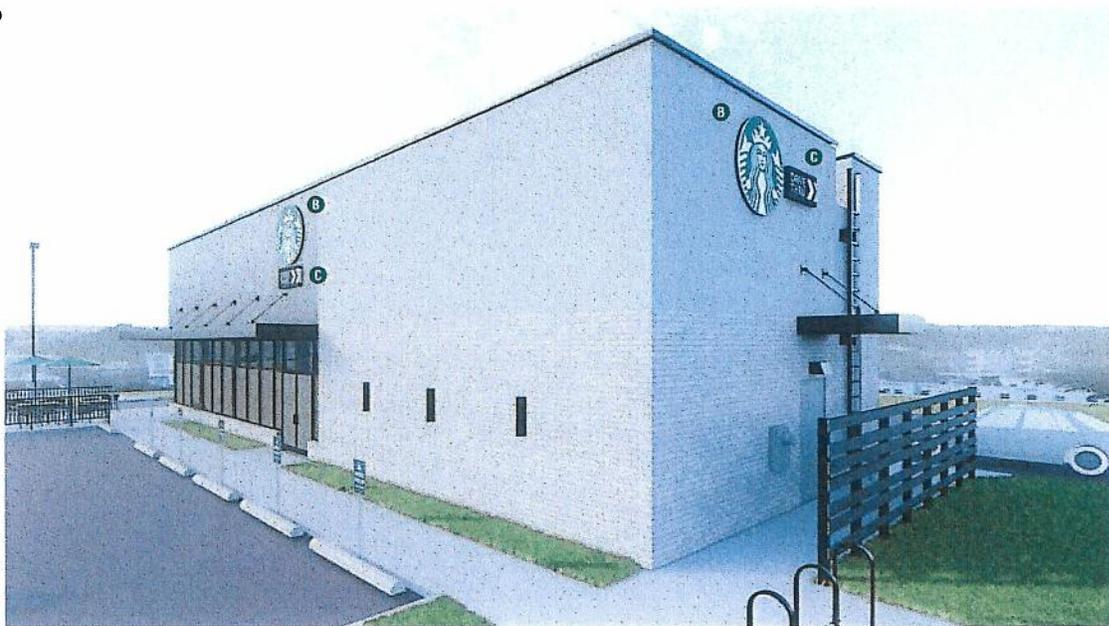
SUPPLIER/LANDLORD:

THE intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing process and substrates, the finished product may differ slightly from this drawing.



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SOUTHEAST PERSPECTIVE

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LOCATION

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Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/  
 Marlborough MA/21-58469/  
 SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:  
 SLS/PAL LANDLORD:

THE EXTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING TECHNIQUES AND SUBSTRATES, THE FINISHED PROJECT MAY DIFFER SLIGHTLY FROM THIS DRAWING.



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SOUTHWEST PERSPECTIVE

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 Marlborough MA/21-58469/  
 SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SLS/PM, LANDLORD.

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**ELEVATION**

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- E** DIRECTIONAL DT
- F** MONUMENT PANEL
- G** CLEARANCE BAR
- H** PRE-MENU BOARD
- I** DOS/CANOPY
- J** MENU BOARD



NORTHEAST PERSPECTIVE

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 www.hiltondisplays.com

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LOCATION

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 Marlborough, MA 01752

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SALESMAN / PM

Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

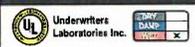
FILE

2021/Starbucks/Locations/  
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 SB Marlborough MA 21-58469

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EST	CLIENT:
SLSPM	LANDLORD:

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**16" CHANNEL LETTERS - REMOTE**

SBC-S18496-SB-W-SL

Qty: 1

A



1 Front View

Scale: 1/2" = 1' (11x17 Paper)

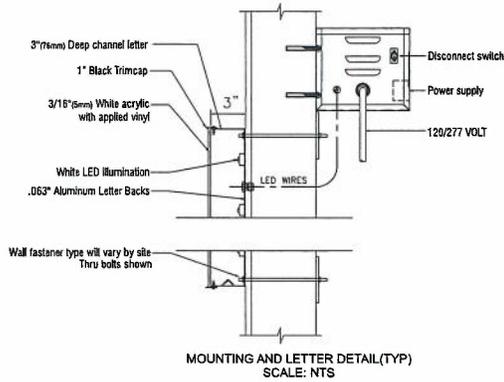
17.18 SF



2 Side View

**SPECIFICATIONS**

- A Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finished Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B Faces to be 3/16" White acrylic with 1" Black trimcap  
Faces to be first surface 3M Scotchcal #3630-76 Holly Green vinyl with white acrylic portions to show through white.
- C Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D Letters to be installed flush to wall.



COLOR LEGEND	
PMS PAINT	3M VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-02
PMS WHITE	3M 3630-20/7125-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

**HILTON DISPLAYS**  
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www.hiltondisplays.com

**QID 21-58469**

JOB NAME

Starbucks 66846

LOCATION

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Marlborough, MA 01752

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

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REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/  
Marlborough MA/21-58469/  
SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST.	CLIENT:
SLS/PN	LAN/LORD:

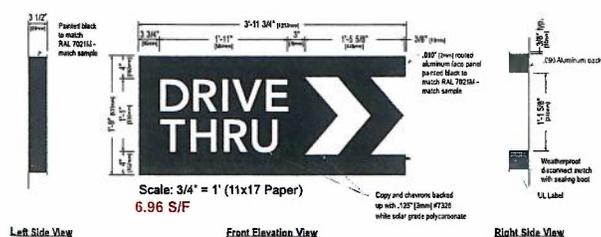
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN MATERIALS, DIMENSIONS AND SUBSTITUTES, THE PHYSICAL MODEL, IF ANY, SUPERSEDES THIS DRAWING.





**48" DT WALL SIGN-RH**

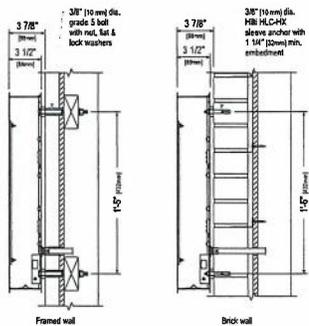
Qty. 3 SBC-S14099-SL



Left Side View

Front Elevation View

Right Side View



Service Position View  
NOT TO SCALE

Section View at Installation Detail  
NOT TO SCALE

COLOR LEGEND	
	PMS PAINT
	VINYL
	PMS 3425 C
	3M 3630-76
	RAL 7021M
	3M 3630-22
	PMS WHITE
	3M 3630-20/7725-10
	PMS 369 C
	NA
	REFL. WHITE
	3M 880-10

**Sign Specifications:**

**Cabinet:**

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
- Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using Sloan Prism Enlighten LEDs. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

**Regulatory:**

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
  - As per NEC 600.6, sign is equipped with a service disconnect switch.
  - Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

Size	Sq. Ft. <sup>1</sup>	Sq. Ft. <sup>2</sup>	Volts	Amps
24"	4.52	6.56	120/277	0.85

1: Figured as illuminated center part  
2: Figured as complete signage

**HILTON DISPLAYS**  
115 HILLSIDE DRIVE - GREENVILLE SC 29607  
P 803 335 9132 - F 804 242 2204  
www.hiltondisplays.com

**QID 21-58469**

JOB NAME

Starbucks 66846

LOCATION

661 Boston Post Rd.  
Marlborough, MA 01752

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

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2021/Starbucks/Locations/  
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SB Marlborough MA 21-58469

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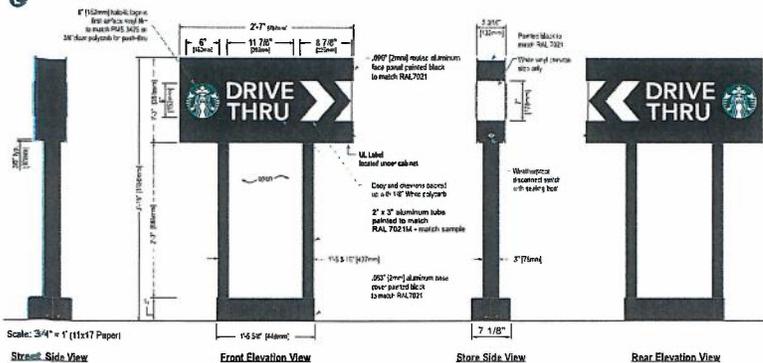
SLS/PAL LANDLORD:

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Underwriters Laboratories Inc.



**46" ILLUMINATED DIRECTIONAL <DT / DT>**  
 Qty. 3  
**SBC-S14104-DT-SL**



**Sign Specifications:**

Fabricated .080" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate. Siren logo is 6" dia., 3/8" clear polycarbonate routed push thru aluminum face. Logo decorated with 1st surface applied vinyl film to match PMS 3425. All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

**Support:**

Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021. Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



6" dia. halo W logo has 3M 3630-76 Holly Green and 3630-20 White translucent vinyl film applied first surface to 3/8" Clear polycarbonate push thru with 3M 3735-60 White diffuser applied to second surface.

COLOR LEGEND	
FINISH	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-02
PMS WHITE	3M 3630-01 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

Size	Sq. Ft. 1	Sq. Ft. 2	Volts	Amps
46" (1168mm)	3.23	9.90	120	0.85

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 133 HILLSIDE DRIVE • GREENVILLE SC 29607  
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 www.hiltondisplays.com

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Brady Taylor

DWG. DATE

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SCALE

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### REVOLUTION CLEARANCE BAR

SBC-S22544-SHB-C-10

Qty. 1

**End Section View**

**Front View @ Placard - Graphic Details**

**Bottom View @ Placard**

COLOR LEGEND	
PAINT	WALL
PMS 568 C	NA
PMS 689	3M 2630-22
SATIN BLACK	3M 680-19
REFL. WHITE	3M 680-19

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
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QID 21-58469

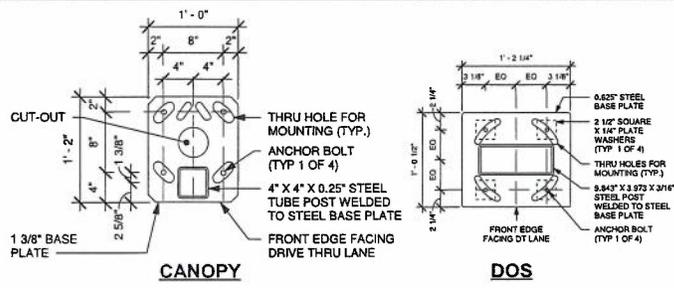
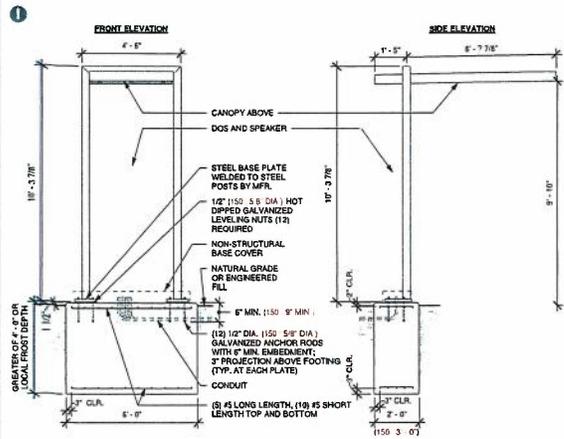
JOB NAME	Starbucks 66846
LOCATION	661 Boston Post Rd. Marlborough, MA 01752
CUSTOMER CONTACT	
SALESMAN / PM	Joe Nolasco
DESIGNER	Brady Taylor
DWG. DATE	1-24-22
REV. DATE / REVISION	
SCALE	As Noted
FILE	2021/Starbucks/Locations/ Marlborough MA/21-58469/ SB Marlborough MA 21-58469
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EST:	CLIENT:
SLS PM:	LANDLORD:

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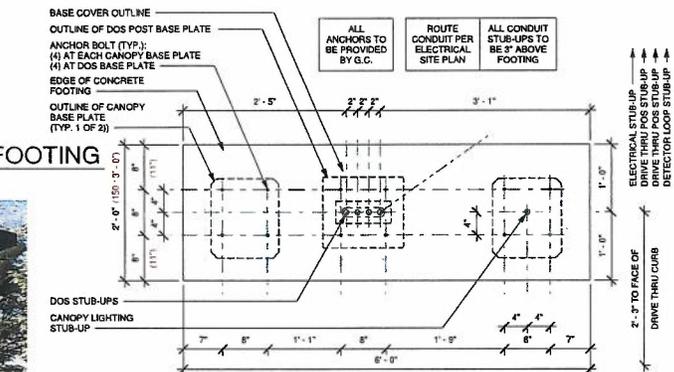
**CANOPY - INSTALL ONLY**

Qty. 1



**BASE PLATE**

Scale: 1" = 1'-0"



**BOLT PATTERN (TOP VIEW)**

scale: 3/4" = 1'

**DT DIGITAL ORDER SCREEN CANOPY GROUND FOOTING**

scale: 1/4" = 1'



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DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

FILE

2021/Starbucks/Locations/  
Marlborough MA/21-58469/  
SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SLS/PM LANDLORD:

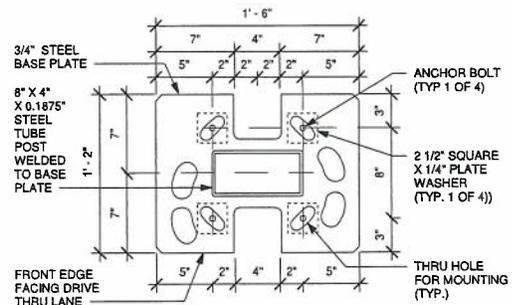
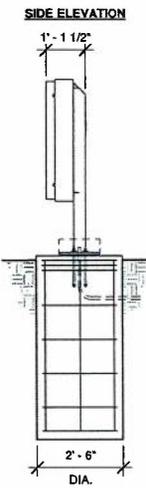
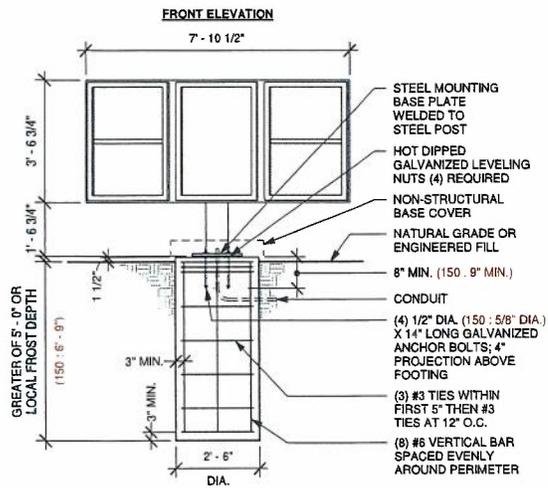
THE INTENT OF THIS DRAWING IS TO SHOW A CONSTRUCTIVE REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING, PAPER, AND SUBSTRATES, THE FURNISHED PRINTED FILE MAY DIFFER SLIGHTLY FROM THIS DRAWING.





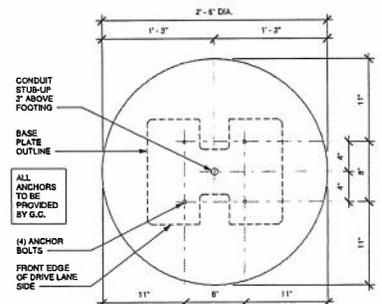
**MENU BOARD - INSTALL ONLY** Note: - All steel shall be A36 Galvanized or A304 Stainless Steel

Qty. 1



**BASE PLATE**

scale: 1 1/2" = 1'



**BOLT PATTERN (TOP VIEW)**

scale: 1" = 1'



**HILTONDISPLAYS**  
135 HILLSIDE DRIVE - GREENVILLE SC 29607  
P 803 333 9133 - F 864 242 2266  
www.hiltondisplays.com

**QID 21-58469**

JOB NAME

Starbucks 66846

LOCATION

661 Boston Post Rd.  
Marlborough, MA 01752

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brady Taylor

DWG. DATE

1-24-22

REV. DATE / REVISION

SCALE

As Noted

FILE

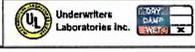
2021/Starbucks/Locations/  
Marlborough MA/21-58469/  
SB Marlborough MA 21-58469

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SLS/PM LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING COLORS AND SUBSTRATES, THE RENDERED COLORS MAY DIFFER SLIGHTLY FROM PHOTOS.





2022 OCT 26 AM 9:19

# Marlborough Public Schools

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

## Call to Order

October 11, 2022

1. Michelle Bodin-Hettinger called the regular meeting of the Marlborough School Committee to order at 7:30 p.m. at 17 Washington Street, Marlborough, MA. Members present included Daniel Caruso, Katherine Hennessy, Earl Geary, and Denise Ryan. Heidi Matthews joined the meeting remotely. Also present were Superintendent Mary Murphy, Assistant Superintendent of Teaching and Learning, Robert Skaza, Assistant Superintendent of Student Services and Equity, Jody O'Brien, and Director of Finance and Operations, Douglas Dias. Additionally, MEA Representative Brendan St. George and Student Advisory Representative Jessica Rosenzweig were present.

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

2. **Pledge of Allegiance:** Mrs. Bodin-Hettinger led the Pledge of Allegiance.

3. **Presentation:**

- A. **MHS Student Advisory Committee**

Jessica Rosenzweig presented on behalf of the senior class representative, Rachel Scooler, regarding collaboration between MHS student leaders. The first ever Student Leadership meeting was held this past Thursday where student leaders from each grade discussed upcoming events.

The junior class representative, Risha Khanderia, spoke about the proposal for a community garden at MHS. This project was taken on by the Peer Leadership and Mentoring Club to combat food insecurity in the community and assist underprivileged families.

The sophomore class representative, Sarah Garner, described the steps taken to improve student participation in extracurricular activities for the Class of 2024. One step taken involved students handing out flyers with info about extracurricular options. Sarah has noted an increase in student participation since these outreach efforts commenced.

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# Marlborough Public Schools

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The freshman class representative, Atul Modur, discussed the student perspective on the transition into high school. He described the shift from being the oldest in school to the youngest now. Atul mentioned the different high school events, such as Spirit Week and football games; he also touched upon the high school mindset that students have embraced.

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

**5. Communications:** None.

**6. Superintendent's Report:**

Superintendent Murphy requested that the School Committee approves her goals later this evening.

The Superintendent and Dr. Riley recognized Alexandre Banos and Eduardo Castro as the Class of 2023 recipients of the Massachusetts Association of School Superintendents' (MASS) Award for Academic Excellence.

The Superintendent and Dr. Riley also recognized Julia Charlwood and Samantha Nie as the Class of 2023 recipients of the National School Development Council (NSDC) Award for Academic Growth and Student Leadership in Learning.

Superintendent Murphy introduced Dr. Riley to update the committee on the modified graduation requirements for the Class of 2023.

Dr. Riley highlighted these MHS graduation requirement updates.

**A. Assistant Superintendent of Teacher & Learning Report**

Dr. Skaza, the Assistant Superintendent of Teacher and Learning, shared that the amount of Marlborough students being homeschooled has dropped since last school year from 72 to 60 students.

Dr. Skaza reported that about 300 staff members have been trained in Tier 1 of Restorative Practices thus far.

Dr. Skaza provided a curriculum resource update; this is the final year that Houghton Mifflin Harcourt will have the Journeys program available, so he and Mr. Sanborn are discussing next steps. Mr. Sanborn will join the next School Committee meeting to provide an update on this matter.

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# Marlborough Public Schools

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**School Committee**  
*District Education Center*  
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Dr. Skaza congratulated many Class of 2022 and 2023 AP students on their AP Scholar Awards on behalf of MPS and Dr. Riley. The list of students and their awards is detailed in his report.

## 7. Acceptance of Minutes:

### A. Minutes of the September 27, 2022 School Committee Meeting

Motion made by Mrs. Ryan, seconded by Mrs. Bodin-Hettinger to approve these minutes.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

## 8. Public Participation:

Kevin Maccioli, who lives at 58 Ridge Road, gave a suggestion for future Restorative Justice updates. He then spoke about the topic of bullying and the district's bullying policy.

It should be noted that members of the public may provide comment via email before the meeting to [superintendent@mps-edu.org](mailto: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. FY23 Superintendent's Goals

Superintendent Murphy requested that the School Committee approves her goals, which are attached to this agenda item.

Motion made by Mrs. Ryan, seconded by Mrs. Bodin-Hettinger to approve the FY23 Superintendent's Goals.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

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# Marlborough Public Schools

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**School Committee**  
*District Education Center*  
 25 Union Street, Marlborough, MA 01752  
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## **B. MASC Delegate**

Mrs. Bodin-Hettinger explained both the MASC conference and the delegate position.

Motion made by Mrs. Ryan, seconded by Mrs. Bodin-Hettinger to appoint Mrs. Hennessy as the MASC Delegate and Mr. Caruso as the alternate.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

## **C. MASC Resolutions**

Mrs. Hennessy read each of the six MASC resolutions, which are attached to this agenda item in detail.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 1: Regarding Sanctuary Laws for Transgender Students.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 2: To Increase the Maximum Balance Allowed by the Special Education Reserve Fund.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 3: Membership of the Board of Elementary and Secondary Education.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 4: Preserving Local Governance of Massachusetts Schools.

Motion passed 5-1-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Hennessy, Matthews, and Ryan. No: Geary.

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# Marlborough Public Schools

**School Committee**  
 District Education Center  
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Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 5: Personal Financial Literacy Education.

Motion did not pass 1-5-0. Roll call vote was taken. Yes: Bodin-Hettinger. No: Caruso, Geary, Hennessy, Matthews, and Ryan.

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to approve Resolution 6: Establishment of a Regional School Assessment Reserve Fund.

Motion passed 4-2-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Matthews, and Ryan. No: Geary and Hennessy.

Mrs. Hennessy was granted permission to change any vote based on new information at the MASC conference.

## **D. Acceptance of Donations and Gifts**

**TJX Corporation.** MPS received \$1,000.00 worth of office supplies from TJX Corporation.

Motion made by Mrs. Ryan, seconded by Mrs. Bodin-Hettinger to approve this donation.

Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

## **10. Reports of School Committee Sub-Committees: None.**

## **11. Members' Forum:**

Mrs. Matthews has reviewed the warrant and asked another member to sign it.

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# Marlborough Public Schools

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**School Committee**  
District Education Center  
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## 12. Adjournment:

Motion made by Mrs. Hennessy, seconded by Mrs. Bodin-Hettinger to adjourn at 9:29 p.m.  
Motion passed 6-0-0. Roll call vote was taken. Yes: Bodin-Hettinger, Caruso, Geary, Hennessy, Matthews, and Ryan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Heidi Matthews', with a long horizontal flourish extending to the right.

Heidi Matthews  
Secretary, Marlborough School Committee

HM/jm

Approved October 25, 2022

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MINUTES  
MARBOROUGH PLANNING BOARD  
MARBOROUGH, MA 01752

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 OCT 20 AM 9:30

1A
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**Call to Order**

**August 22, 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, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio and City Solicitor, Jason Grossfield.

**1. Draft Meeting Minutes**

A. July 25, 2022

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the July 25, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**2. Chair's Business**

A. September 26, 2022, meeting update

Dr. Fenby notified the Board that the September 26<sup>th</sup> meeting falls within Rosh Hashanah.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to cancel the September 26, 2022, Planning Board Meeting. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**3. Approval Not Required**

A. 34 Stevens Street, Map 57, Parcel 235, 236 and 237, Marlborough MA 01752

Owner of Land: Thirty Four Stevens Street Realty Trust

Name of Surveyor: Robert Parente (328 Desimone Drive, Marlborough, MA 01752)

Deed Reference:      Book: 25304      Page: 455  
                                  Book: 25304      Page: 456  
                                  Book: 25304      Page: 457

i. Form A

ii. ANR, Plan of Land                      Dated: 8/15/22

Robert Parente (328 Desimone Drive, Marlborough, MA 01752) spoke on behalf of David Williams (Thirty Four Stevens Street Realty Trust). Mr. Parente explained this piece of land is at the corner of Chandler Street and Stevens Street. David Williams is looking to combine the lots totaling 21,622 sq-ft and to sell the property.

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to refer the Plan of the Land dated August 15, 2022, to Engineering for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**4. Public Hearings (None)**

**5. Subdivision Progress Reports**

A. 342 Sudbury Street Update

Mr. LaVenture read the August 2, 2022, correspondence from Kevin O'Malley into the record.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file correspondence. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

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

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

**A. Informal Discussion**

547 Stow Road Sketch Plan of Land Open Space Development

Name of Engineer: Vito Colonna, Connorstone Engineering (59 Granite Lane, Chester, NH 03036)

i. Correspondence from Thomas DiPersio, City Engineer

Mr. LaVenture read the August 18, 2022, correspondence from Thomas DiPersio into the record.

ii. Concept Plans

Vito Colonna, Connorstone Engineering (59 Granite Lane, Chester, NH 03036) spoke on behalf of 547 Stow Road. Mr. Colonna explained the ANR lots could be reconfigured to allow room for street widening, however, the stone wall would need to be moved.

Mr. DiPersio explained the City right-of-way on this portion of Stow Road is from the stonewall to the stonewall and if the Board decides the road needs to be widened for this project, it would need to be done by takings of private land because there is not enough room within the City right-of-way. Mr. Russ addressed concerns regarding time restrictions the developer could be under due the City's plans to repave Stow Road. Mr. DiPersio explained there is a one-year moratorium of no cutting and between one and five years the City can require special paving requirements.

The Board addressed concerns over the roadway width, safety of traffic and the placement of the detention basin. Mr. DiPersio suggested the applicant provide a map of the roadway width north and south of property. The Board reviewed the conventional plan. – See attached.

Dr. Fenby asked Mr. Colonna to consult Priscilla Ryder, Conservation Officer regarding the trail that runs through the property.

On a motion by Mr. Russ, second by Mr. LaVenture, the Board voted to accept and file the August 18, 2022, correspondence from Thomas DiPersio. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**7. Definitive Subdivision**

**A. Commonwealth Heights Subdivision Expiration**

i. 7/20/20 Vote correspondence

The Board discussed whether they wanted to send a letter to the City Clerk and or applicant regarding the expiration of the approval on the Commonwealth Heights definitive subdivision.

Mr. Fay requested the covenant be provided at the next meeting for review.

On a motion by Mr. Fay, seconded by Mr. Elder, the board voted to refer the Commonwealth Heights subdivision expiration to the Legal Department to determine if the Board needs to file/record correspondence with the applicant and Clerks Dept. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

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

**B. Pettes 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, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

i. Correspondence from Jason Grossfield, City Solicitor

Mr. LaVenture read the August 18, 2022, correspondence from Jason Grossfield into the record.

ii. Correspondence from Thomas DiPersio, City Engineer

Mr. LaVenture read the August 18, 2022, correspondence from Thomas DiPersio into the record.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file both correspondences.

Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

iii. Revised plans

Dated: July 21, 2022

The Board determined an additional public hearing is not required and requested the applicant put in an extension request to the October 17, 2022, meeting. Mr. DiPersio suggested the applicant draft the certificate of vote and covenant and the administrator agreed to provide examples.

**8. Signs**

The Board discussed a current sign violation within the City. – See attached.

**A. 141 Boston Post Road West (Raising Canes)**

i. Correspondence from Michael Brangwynne, Fletcher Tilton, (12 Post Office Square, 6<sup>th</sup> FL, Boston, MA 02109)

ii. Brand book – proposed sign locations

Mr. Fay spoke in favor of the variance and asked for permission from the applicant to go back to the original proposal presented at the July 25, 2022, meeting prior to discussing the compromised proposal. He argued at the July 25, 2022, meeting there was not a full Board in attendance, and it was a tie vote.

Michael Brangwynne, Fletcher Tilton, (12 Post Office Square, 6<sup>th</sup> Floor, Boston, MA 02109) and Adam Caracci, Raising Cane's Chicken Fingers (6800 Bishop Road, Plano, TX 75024) spoke on behalf of this sign variance application and discussed the brand book dated June 21, 2022.

Mr. Brangwynne went over the two signs seeking relief for total square footage allowed for flat wall signage.

Current approved flat wall signage: 146 sq-ft (150 sq-ft maximum allowed)

Dog with hat and glasses: 32 sq-ft – see attached

Heart Dog: 67.52 sq-ft – see attached

Total square footage seeking relief : 95.52 sq-ft (+/-)

Mr. Brangwynne went over the circumstances on why he believes the variance should be granted for this building:

- The building is visible from all four sides of the building
- The building has a proposed drive-thru
- The building is set back from route 20 because of parking
- The visibility lines from the road are limited
- Speed of travelers on route 20 make it difficult to see the signs

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

Mr. LaVenture spoke against the variance and went over City Code Chapter 526-12 C.(2) – Variances.

Mr. Brangwynne argued the circumstances listed above are unusual and are not contemplated by the sign ordinances. He explained if there are circumstances that apply to a building that aren't typical to the normal retail establishment within the City, the Board has the discretion to grant a variance if the variance doesn't derogate from the character of the neighborhood.

Mr. Elder and Mr. Russ spoke in favor of the variance.  
Mr. Fowler spoke against the variance.

On a motion by Mr. Fay, seconded by Mr. Elder the Board voted to approve the variance for sign D and E in the brand book provided with the application dated 6/21/22. Yea: Elder, Fay, Hodge, and Russ. Nay: Fenby, Fowler, and LaVenture. Motion carried. 4-3.

**9. Correspondence (None)**

**10. Unfinished Business**

**A. Working Group**

- i. Memo – waiver standards
- ii. Memo – zoning standards

Mr. LaVenture went over the two memos and Mr. Fay suggested a change to read "In addition to Massachusetts law the Marlborough Planning Board uses..." and agreed to rework some wording for the next meeting.

The administrator agreed to draft an open space memo for the next meeting.

- iii. City of Marlborough 2018 City map photos displaying private roadways.

The Board reviewed the photos and City Solicitor, Jason Grossfield went over the home rule petition option for accepting these private ways as public ways and its history within the City. He explained it is a mechanism to expedite the ability to acquire the rights to accept the roadway as public.

Mr. LaVenture argued we are losing Chapter 90 funding because these roadways are not accepted as public ways. Mr. Grossfield questioned if the City would want to accept these roadways as public ways and addressed concerns regarding their current condition and what the cost would be to bring them up to public way standards. Mr. DiPersio explained there are roadways within the City that the City wouldn't want to accept, however the City is already maintaining them.

Mr. DiPersio went over some examples on why he believes some of these subdivision developers fell short and never completed the acceptance process. He explained some of these developers may still be around where we can pursue them to complete the process prior to the home rule petition avenue.

Mr. Grossfield went over issues the City may face throughout the process of accepting a roadway as public, including going over the bonds, deposits, condition of the roadway, reaching out to the developer and the abutters, and securing the rights to the property.

Dr. Fenby asked for a list of streets be compiled describing their status within the acceptance process.

MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752

**11. Calendar Updates**

- A. Pettes Drive/Colchester Drive (0 Stevens Street), Definitive Subdivision Plan, 135 days is Sunday July 24, 2022. Extension granted, vote by **September 12, 2022**, meeting.

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

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

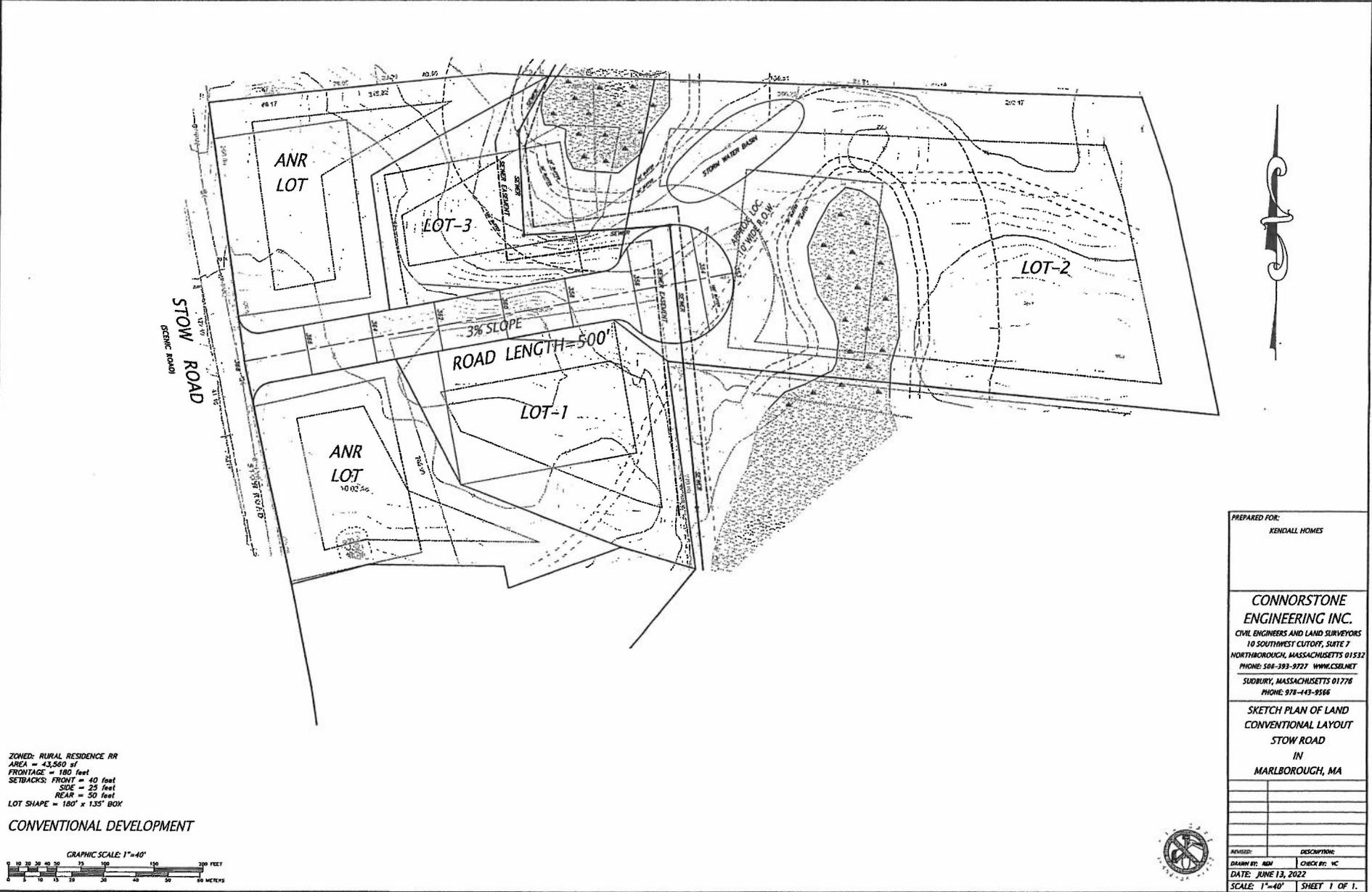
Respectfully submitted,



George LaVenture/Clerk

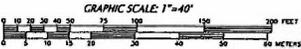
/kmm





ZONED: RURAL RESIDENCE RR  
 AREA = 43,560 sf  
 FRONTAGE = 180 feet  
 SETBACKS: FRONT = 40 feet  
 SIDE = 25 feet  
 REAR = 50 feet  
 LOT SHAPE = 150' x 135' BOX

CONVENTIONAL DEVELOPMENT



PREPARED FOR: KENDALL HOMES	
<b>CONNORSTONE ENGINEERING INC.</b> CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 WWW.CSBL.NET SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566	
SKETCH PLAN OF LAND CONVENTIONAL LAYOUT STOW ROAD IN MARLBOROUGH, MA	
REVISION:	DISCUSSION:
DRAWN BY: RM	CHECK BY: VC
DATE: JUNE 13, 2022	
SCALE: 1"=40'	SHEET 1 OF 1.



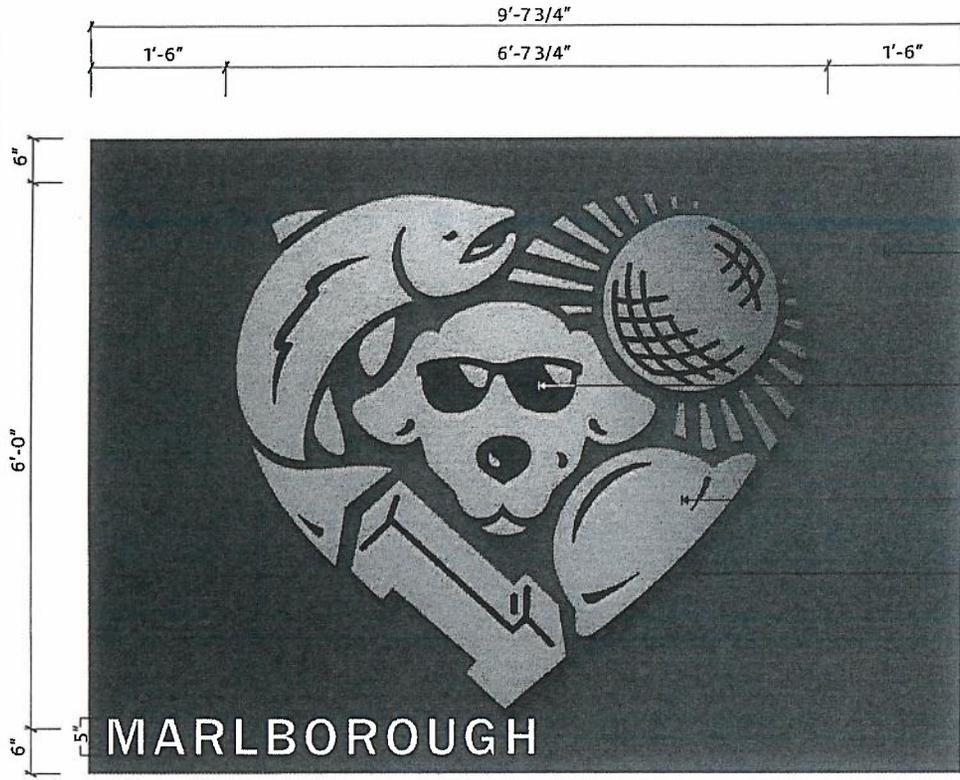
141 Boston Post Rd W/RC0622  
 Marlborough, MA 01752  
 06/21/2022

DRAWING REVISIONS		
DATE	PM	CHANGE
9/15/20	SH	Updated siteplan & elevations, removed speaker post
9/15/20	SH	Updated siteplan
4/27/21	SH	Updated to monument
7/26/21	SH	Updated elevations
1/11/22	SH	Updated siteplan & added speaker posts
2/23/22	SH	Changed to red dog
6/21/22	SH	Changed to OLH

**CUTSHEET**

One Love Heart on Substrate  
 SUBJECT TO REVIEW  
 CANNOT BE DIRECTLY ON WALL

**D**



ALUMINUM PANEL IS PAINTED 'RED' (CLIENT TO SPECIFY COLOR)

DETAIL IS SURFACE APPLIED OPAQUE VINYL 'BLACK' (CLIENT TO SPECIFY COLOR)

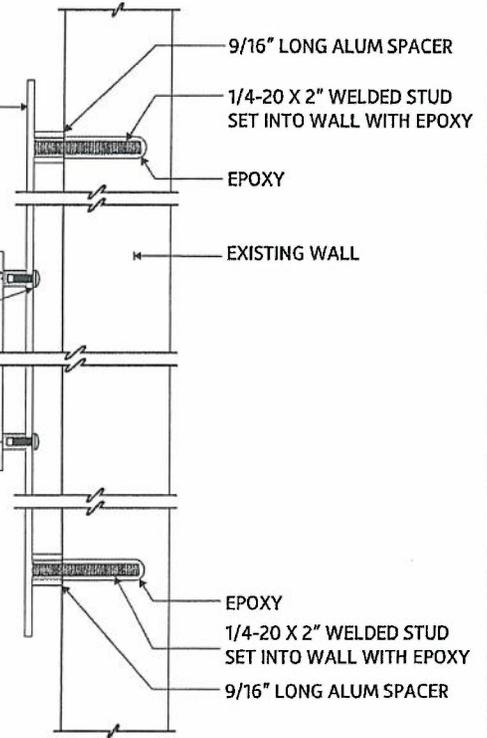
MAP BRUSHED ALUM.

1/8" PRECISION ROUTED ALUM.

1/8" ALUM PANEL

3/16" Ø TAP PAD  
 #8 S.S.P.H. MACHINE SCREW

1/8" ROUTED ALUM GRAPHIC VERSA-LOK TO BACKER



ONE LOVE HEART MOUNTED ON ALUMINUM SUBSTRATE

SECTION VIEW



Location: Marlborough, MA	AGI Rep: S. Holmes
Site ID: RC0622	AGI PM: Scott Rogers
Date: 08/25/2020	Drawn by: M. Folden

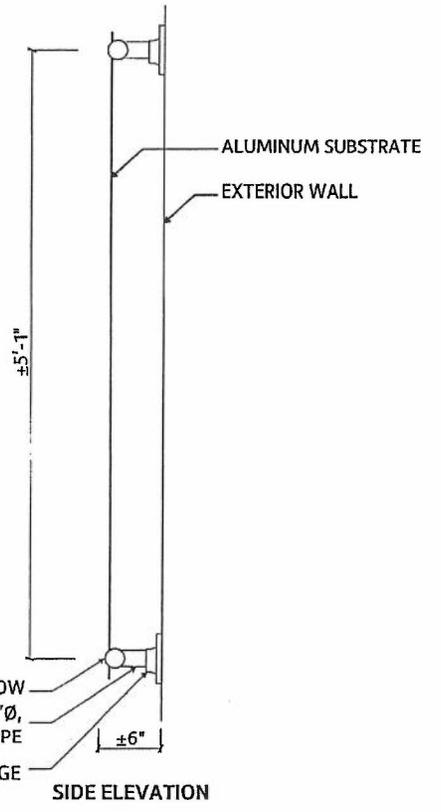
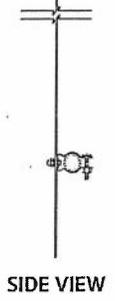
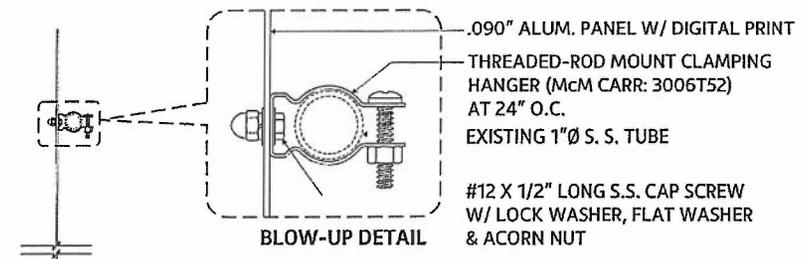
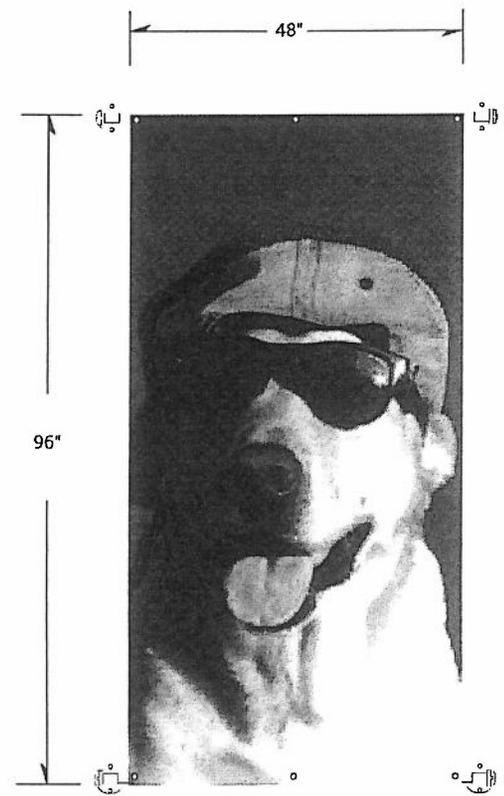
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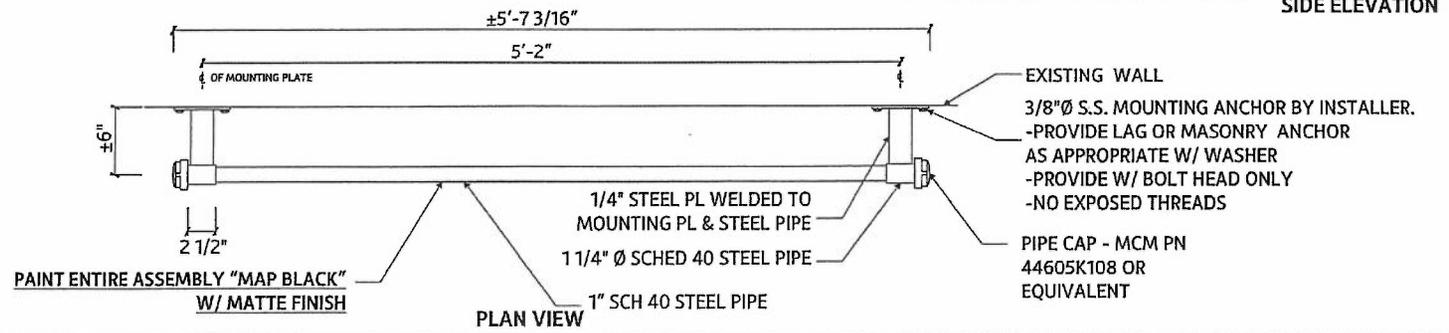
E

# CUTSHEET

Red Dog on Substrate  
SUBJECT TO REVIEW AS ART



THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.



Location: Marlborough, MA  
Site ID: RC0622  
Date: 08/25/2020

AGI Rep: S. Holmes  
AGI PM: Scott Rogers  
Drawn by: M. Folden

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

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

1B

2022 OCT 20 AM 9:30

**Call to Order**

**September 12, 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, and George LaVenture. Members Absent: Chris Russ, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes (None)**

**2. Chair's Business**

**A. Status of old subdivisions list**

Mr. DiPersio went over the list and explained these roadways were created as part of subdivisions and for various reason the developers never finished the acceptance process. These roadways are treated as public ways but haven't officially been accepted as public ways by the City. He agreed to gather information on the subdivisions where the acceptance plan has been recorded.

**B. Code Enforcement correspondence**

i. 655 Farm Road Dated: 9/29/22

ii. 740 Boston Post Road E Dated: 9/23/22

iii. 31 Main Street Dated: 9/23/22

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file all three correspondences. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**3. Approval Not Required**

**A. 34 Stevens Street, Map 57, Parcel 235, 236 and 237, Marlborough, MA 01752**

Owner of Land: Thirty Four Stevens Street Realty Trust

Name of Surveyor: Robert Parente (328 Desimone Drive, Marlborough, MA 01752)

Deed Reference: Book: 25304 Page: 455

Book: 25304 Page: 456

Book: 25304 Page: 457

**i. Engineering Review – Correspondence from City Engineer, Thomas DiPersio**

Mr. LaVenture read the September 8, 2022, correspondence into the record.

**ii. Form A**

**iii. ANR, Plan of Land Dated: 8/15/22**

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and to endorse the above referenced Plan of Land, dated August 15, 2022, as Approval Not Required under the Subdivision Control Law. Yea: Fay, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried. 4-0.

Dr. Fenby explained the Board may want to investigate how multiple lots within the City are combining to make room for bigger houses.

**B. 36 Jefferson Street, Map 56, Parcel 153, Marlborough, MA 01752**

Owner of Land: Ramundo Neto

Name of Surveyor: William Tirrell, Chappell Engineering (201 Boston Post Road W, Marlborough, MA 01752)

Deed Reference: Book: 65099 Page: 275

**i. Form A**

**ii. Request for extension on decision**

**MINUTES  
MARLBOROUGH PLANNING BOARD  
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- iii. ANR, Plan of Land Dated: 7/7/22
- iv. Correspondence from Pamela Wilder, Chief Code Enforcement Officer – see attached  
Mr. LaVenture read the September 12, 2022, correspondence into the record.

William Tirrell spoke on behalf of the 36 Jefferson Street ANR Plan.

The Board discussed the zoning change and determined it was changed to Residence B (RB).

Mr. Fay explained there is no process in the Marlborough Planning Board Rules and Regulations for extending the time for the decision on an ANR. He suggested the applicant withdraw the ANR submission without prejudice and address the issues presented in the correspondence from Ms. Wilderman.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the September 12, 2022, correspondence from Pamela Wilderman, and to accept the request to withdraw the above referenced ANR Plan dated July 7, 2022, from William Tirrell on behalf of the Applicant, Raimundo Coelho Araujo Neto, without prejudice. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**4. Public Hearings (None)**

**5. Subdivision Progress Reports**

- A. 342 Sudbury Street Update  
Mr. LaVenture read the August 29, 2022, correspondence from Kevin O'Malley into the record.

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

- A. *Informal Discussion*  
547 Stow Road Sketch Plan of Land Open Space Development  
Name of Engineer: Vito Colonna, Connorstone Engineering (59 Granite Lane, Chester, NH 03036)
  - i. Correspondence from Vito Colonna, PE  
Mr. LaVenture read the September 8, 2022, correspondence into the record.
  - ii. Locus/Roadway Widths Plan Dated: 9/8/22
  - iii. Open Space Concept Plan Dated: 6/13/22 Revised: 9/8/22
  - iv. Conventional Plan Dated: 6/13/22
  - v. Turn Radius Plan – see attached.

Vito Colonna spoke on behalf of 547 Stow Road and went over the open space concept plan displaying the lot reconfiguration to include the detention basin in Lot 2. Leaving 2.86 acres in the open space parcel. He went over the locus/roadway width plan and explained the roadway width is 17 feet wide in front of the property.

Mr. Colonna displayed and went over a sketch plan showing the turn radius in and out of the site. – See attached. He explained they used WB-40 trailer truck based on the subdivision control regulations. They flared the pavement with larger radius than normal. On the south side the curb radius is 45' and on the northside the curb radius is 35' with a non-tangent section that runs along the edge.

The Board discussed the roadway width on Stow Road and the reconfiguration of the ANR lots to widen the road. The Board agreed if the roadway was to be widened, they felt more comfortable with the idea of the subdivision, but made it clear, this was not the Board saying yes or no to the subdivision and that this was the first step in the process. Mr. Colonna explained with City repaving Stow Road, the street widening would have to occur during the subdivision build process. Mr. Fay explained a scenic road public hearing would be required to move the stonewall.

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

Mr. Colonna and the Board discussed waivers and Mr. Colonna explained he doesn't believe there will be many waiver requests.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence from Mr. Colonna. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**7. Definitive Subdivision**

**A. Commonwealth Heights Subdivision Expiration**

- i. Correspondence from City Solicitor, Jason Grossfield  
Mr. LaVenture read the September 9, 2022, correspondence into the record.
- ii. 8/24/20 Covenant
- iii. 7/20/20 Vote correspondence

The Board determined they wanted to send a letter to the developer. Mr. Fay went over a draft letter he had prepared, reading "Please be advised that on September 12, 2022, the Planning Board met and discussed the status of the Commonwealth Heights Subdivision. Paragraph 13 of the recorded Covenant states the following: "failure to so complete or to obtain an extension shall automatically rescind approval of the Plan as to lots not yet released from this Covenant..." No lots have been released from the Covenant, and construction of all ways and installation of municipal services has not been completed within two years from the Plan approval date.

As such, you are hereby notified that approval of the Commonwealth Heights Subdivision has been automatically rescinded. In addition, the Board has requested that Inspectional Services conduct a review of the property to determine if any blight or unsafe conditions exist."

On a motion by Mr. LaVenture, second by Mr. Hodge, the Board voted to send a letter to the developer as read above. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**B. Pettes 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, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

**i. Request for extension on decision**

Mr. LaVenture read the August 29, 2022, correspondence from Jason Lavoie into the record.

On a motion by Mr. LaVenture, seconded by Mr. Fay, the Board voted accept and file the correspondence and to grant the extension for the decision on the definitive subdivision submission for (0 Stevens Street) to October 17, 2022. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**ii. Draft Covenant**

**iii. Draft Certificate of Vote**

**iv. Revised plans** Dated: July 21, 2022

Charles Bourque and Michael Carney spoke on behalf of the Pettes Drive subdivision. Mr. Bourque explained the plans are being revised now by Carol Denison, WSP.

**MINUTES  
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MARLBOROUGH, MA 01752**

Mr. Fay requested the developer to fill in the missing dates on the certificate of vote and the covenant and determined the documents should be sent to legal for review once the missing information has been filled in.

On a motion by Mr. LaVenture, second by Mr. Fay, the Board voted to refer the certificate of vote and Covenant to legal for review. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business**

**A. Working Group**

**i. Memo – Special Permits**

Mr. Fay suggest the following changes:

- "In addition to Massachusetts Law the Marlborough Planning Board considers the following objectives when evaluating special permits for open space developments"
- "The development is not inconsistent with the above-listed objectives"

**ii. Memo – waiver standards**

- "In addition to Massachusetts Law the Marlborough Planning Board considers the following factors"

**iii. Memo – zoning standards**

- "In addition to Massachusetts Law the Marlborough Planning Board considers the following factors"

**11. Calendar Updates**

- A. Pettes Drive/Colchester Drive (0 Stevens Street), Definitive Subdivision Plan, 135 days is Sunday July 24, 2022. Extension granted, vote by **October 17, 2022**, meeting.**

**12. Public Notices of other Cities & Towns**

- A. (2) Town of Southborough – Public Hearing Notices**

On a motion by Mr. LaVenture, second by Mr. Hodge, the Board voted to accept and file all the correspondence within 10. Unfinished Business, 11. Calendar Updates, and 12. Public Notices of other Cities & Towns. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

**7. Definitive Subdivision**

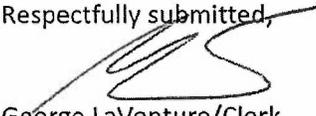
**B. Pettes Drive, Definitive Subdivision Plan (Continued)**

On a motion by Mr. LaVenture, second by Mr. Fay, the Board voted to refer the Certificate of Vote and Covenant for Pettes Drive (0 Stevens St) to legal for review. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

Mr. Fay endorsed the ANR Plan dated August 15, 2022, for 34 Steven Street, Marlborough, MA 01752.

On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted to adjourn the meeting. Yea: Fay, Hodge, LaVenture and Fenby. Nay: 0. Motion carried. 4-0.

Respectfully submitted,

  
George LaVenture/Clerk

/kmm

**Katlyn Miller**

---

**From:** Pamela Wilderman  
**Sent:** Monday, September 12, 2022 1:20 PM  
**To:** Katlyn Miller  
**Cc:** Patricia Bernard; Tin Htway  
**Subject:** 36 Jefferson St ANR

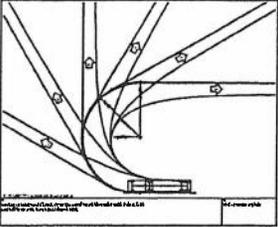
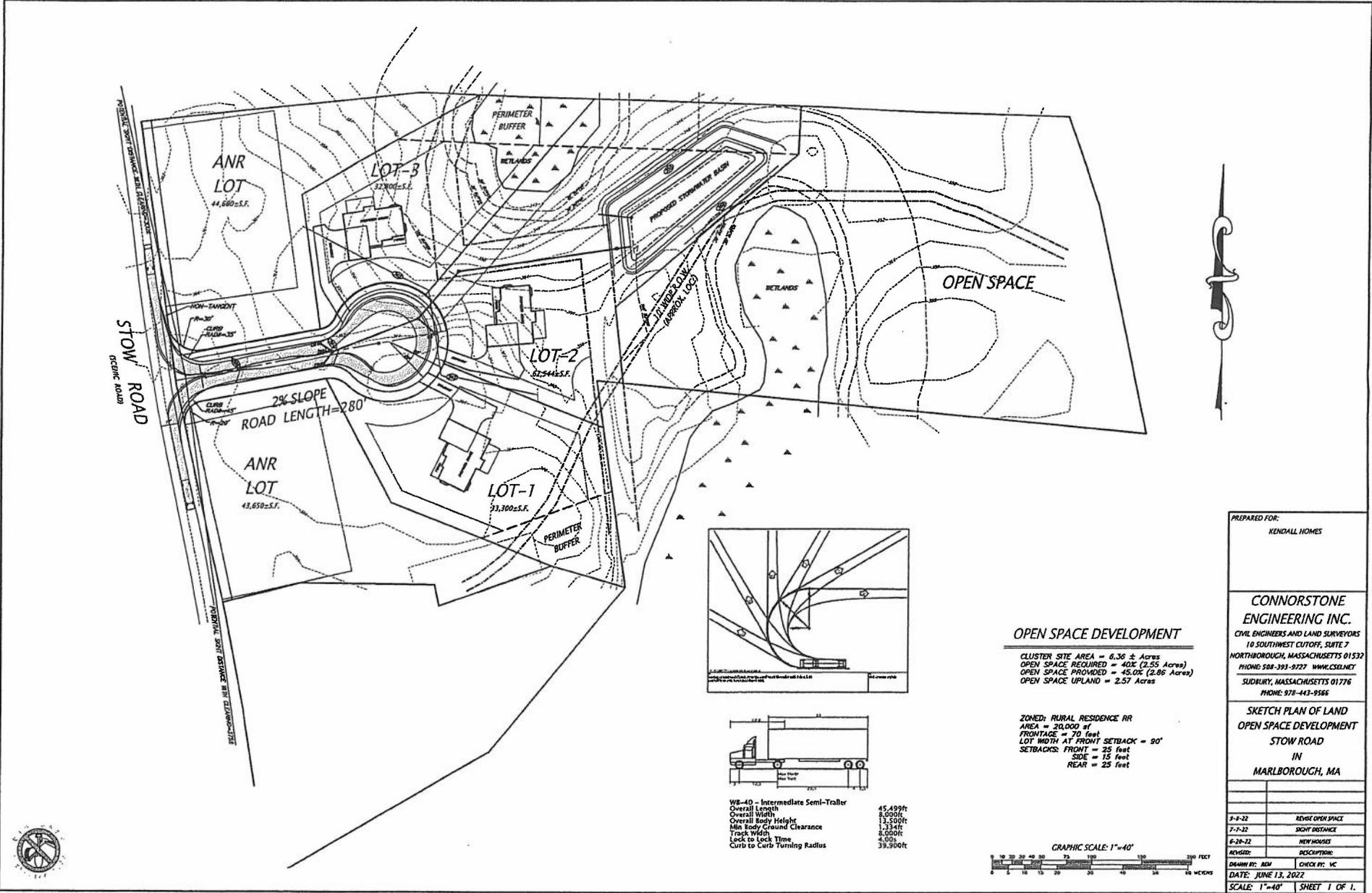
Good afternoon Katlyn:

I note on the Planning Board agenda that 36 Jefferson Street is looking to extend the time for approval on the ANR plan for 36 Jefferson. I would suggest that there are several issues involved in this matter....I show the property located within the commercial automotive (CA) zone. While the use of a landscapers contractor yard or contractor yard is allowed in a CA zone, there are other requirements that preclude the continued use:

- There is a requirement for a one (1) acre lot. At a total of 27328 square feet, the lot is already undersized and would require both a zoning variance and a special permit for the city council
- There is also a requirement that there not be any residential use on the property. The purpose of the ANR may be to eliminate the residential use, but even with that removed the lot is undersized for the use.
- There is also a requirement that no contractors yard be located within 200 feet of a residential property. In addition to the residential use on the existing property, there are other residential properties within that guideline.

Please understand that this was all explained to the property owner when we first started doing enforcement on the use. At this stage, enforcement will start again.

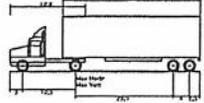
Pamela A. Wilderman  
Chief Code Enforcement Officer  
City of Marlborough  
140 Main Street  
Marlborough, MA 01752  
508 460-3776



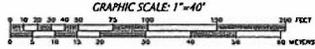
**OPEN SPACE DEVELOPMENT**

CLUSTER SITE AREA = 6.36 ± Acres  
 OPEN SPACE REQUIRED = 40% (2.55 Acres)  
 OPEN SPACE PROVIDED = 45.0% (2.86 Acres)  
 OPEN SPACE UPLAND = 2.57 Acres

ZONED: RURAL RESIDENCE RR  
 AREA = 20,000 sq ft  
 FRONTAGE = 70 feet  
 LOT WIDTH AT FRONT SETBACK = 90'  
 SETBACKS: FRONT = 25 feet  
 SIDE = 15 feet  
 REAR = 25 feet



WB-40 - Intermediate Semi-Trailer  
 Overall Length 45.400ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.31ft  
 Track Width 8.000ft  
 Lock to Lock Time 4.05s  
 Curb to Curb Turning Radius 39.900ft



PREPARED FOR: KENDALL HOMES	
<b>CONNORSTONE ENGINEERING INC.</b> CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9272 WWW.CONNET.NET SUDBURY, MASSACHUSETTS 01776 PHONE: 978-443-9566	
SKETCH PLAN OF LAND OPEN SPACE DEVELOPMENT STOW ROAD IN MARLBOROUGH, MA	
3-4-22	REVISE OPEN SPACE
7-7-22	SHOW DISTANCE
6-29-22	NEW HOUSES
REVISED:	DESCRIPTION:
DRAWN BY: ADW	CHECK BY: VC
DATE: JUNE 13, 2022	
SCALE: 1"=40'	SHEET 1 OF 1.

August 31, 2022  
RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 NOV -2 AM 6:55



**CITY OF MARLBOROUGH  
OFFICE OF TRAFFIC COMMISSION  
140 MAIN STREET  
MARLBOROUGH, MASSACHUSETTS 01752**

**Traffic Commission Minutes**

The Regular Meeting of the Traffic Commission was held on Wednesday, August 31, 2022, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website ([www.marlbrough-ma.gov](http://www.marlbrough-ma.gov)). Members present: Chairman - Police Chief David Giorgi, Commissioner of Public Works Sean Divoll and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller, Sgt. Ron Ney and Officer Andy Larose from the MPD Traffic Services Unit, City Councilor David Doucette, City Councilor Katie Robey, City Councilor Samantha Perlman, City Councilor Christian Dumais, City, Rob Veneziano and many residents of the Church Street area (specifically named below when speaking). Also present, Gary Brown, resident of Newton St. and Stefanie Ferrecchia, resident of Shawmut Ave., and Priyanka Joshi from Kiddie Time Educational Child Care and Caroline Booker and Devan Tonelli from NE Academy of Gymnastics.

Minutes taken by Karen Lambert, MPD - Public Safety Administrative Assistant.

Chief Giorgi started recording the meeting at 10:03 a.m. and began by welcoming everyone and making introductions.

**1- Minutes**

The minutes of the Traffic Commission meeting of Wednesday, June 29, 2022:

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

**2 - New Business**

**2a) Sight distance issues at the intersection of Elm St. and Boundary St.**

This issue was brought up by Pam Wilderman from Code Enforcement. She is asking the Traffic Commission to review the area and give a recommendation so she can follow up with enforcement. Officer Larose brought up a google maps photo of the intersection for

reference. Gary Brown, from 105 Newton Street, said that you can't see to the right when turning at lower Elm Street due to the trees blocking the view and that twice he has had close calls. Chief Giorgi assumes the trees belong to the property owner on the corner.

Tom DiPersio, City Engineer, explained that there is a City Ordinance regarding the Site Triangle that needs to be clear of obstruction. It was noted that the homeowner has passed away and that there is no one currently living here.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to take measurements and provide them to Pam Wilderman so that she can follow-up on enforcement of the City Ordinance.

**2b) Speed concerns on Church Street.**

Chief Giorgi received an email from Rob Veneziano, a longtime resident of Church Street. He explained that speeding continues to get worse, especially since the road has been repaved. It's also a popular cut through street and accidents are getting worse. He was in attendance along with many residents from the Church Street area. All were there to express their concerns in person. Mr. Veneziano circulated a letter to area residents, knocked on many doors and got resident feedback and has a petition with 125 signatures. All agree that the speed on Church Street is a major concern, and that GPS now sends traffic this was as the quickest way to get around town. Some residents ended up putting up their own "Please Slow Down" signs on their property. They feel there are not enough speed limit signs and that after the traffic lights there are no signs at all. Mr. Veneziano mentioned an accident there with a police car recently and that he has seen 4 to 5 accidents near his home alone. The number of accidents is growing. The top of Harvard Street is the most popular way to come to Church Street and there are no speed limit signs at all on Harvard Street. Cars "fly" in this area. He also said that there used to be a stop sign at the top of Harvard Street, but it's not there anymore. He's seen the speed sign with the wheels there, but he's also seen kids drive even faster to see how high they can get the speed to read. He's briefly seen officers there but knows they can't always be there and it's a temporary fix. He can guarantee that cars are traveling at least 35 mph and that speeds are out of control. The neighborhood has gone through phases and there are lots of children living here now.

Several other residents wanted to voice their concerns as well:

**Helen Downey, 185 Church Street**, said they desperately need help. Sitting on her front porch she saw a car attempt to pass a car that was going the right speed, then realized there was a car coming in the opposite direction. Church Street is not a street you can pass on! She admits that she "speaks loudly" when cars speed by. Sometimes they gun their cars faster. One time when she yelled "25 mph" a car stopped and came back and confronted her arguing "just because my car is loud doesn't mean I'm speeding." Mr. Veneziano also mentioned cars drag racing on Church Street.

**Bill Downey, 185 Church Street**, said that people give them the finger and yell. Something needs to be done. Now that school is starting, there are busses 3 x per day with 2 bus stops at almost every intersection on Church Street. Something needs to be

done to deal with the health and safety of these young children. There are many new young families in the area, people walk here and have pets.

**Pete Langelier, 191 Church Street** – he’s lived here for 47 years. He used to park on Church Street at the corner. Now he’s afraid to even open the door of his truck on Church Street so he tries to park on Shawmut Ave. or in his own driveway. It’s a cut through street now. He would love to see a couple more stop signs on Church Street.

Helen Downey also had a letter from Steve LeDuc with all the same concerns. He agrees that speed bumps would help to slow traffic and blinking stop signs. She stated that his letter has some good suggestions.

**Barbara Sharkey, 252 Church Street** - She has been a resident for 30 years. She has also received the “universal salute” even when she is just trying to pull out of her driveway. She invited anyone to come sit on her porch to observe as she thinks Rob has underestimated the speed.

**John Slatum, 149 Church Street** – He seconds all of this. He has a 2-month-old baby and a dog. He wants to know what can be done. His neighbor’s trailer was hit.

**City Councilor David Doucette (Ward 2)** said the issue is more about the “outliers”, those that are going the fastest. He mentioned speed tables. There is a street in Sudbury that has this every couple of miles. If Sudbury can do this, so can we. It would slow people down and possibly make them avoid Church St. altogether.

**Bill Judy, 3106 Mayflower Circle**, his son lives at 149 Church Street. He would like to echo his serious concerns. His family is newer to the area, and he is out working in the garden on the corner of Church and Shawmut almost every day. He sees cars zooming by with kids there.

Councilor Robey said she sent an email to the Chief this morning. She has always opposed speed humps and speed bumps but is interested in painting on the roadway to look like speed bumps. Officer Larose said that he has seen studies showing this can actually cause more accidents with people slamming on their breaks and then getting rear ended. Councilor Robey invited Chief Giorgi to come to the Safety Committee with Councilor Brown. Officer Larose showed a video with an example of a 3D painted crosswalk. This example was extreme, and you could see how it would cause people to slam on their brakes. Chief Giorgi agreed that he can see the benefit but also agreed with Officer Larose’s observation. It was also discussed that once regular travelers learn that they are there, they are no longer effective.

**Councilor Pearlman**, lives off Church St. She agrees that it is scary here and that lack of visibility is also an issue in the hills, along with the width of the street when vehicles are parked on the sides. She feels that a more proactive approach is needed. She had also brought up the discussion of 3D crosswalks in the past regarding Brigham St. This is a serious issue throughout the City and the City Council would be happy to help.

Mr. Downey agreed that it is not only a Church Street issue. It also effects Shawmut Ave. and Essex St. and other surrounding streets. All are requesting speed bumps. Chief Giorgi said he understands, however, there are pluses and minuses. He would need to

refer to Engineering. The Traffic Commission has discussed this area in the past and “No Parking” regulations were made for areas that were dangerous. There could also be some signs that are missing.

It was discussed that the road has been made narrower and that it was actually safer before when they had the wide corner. There were people that parked there because they didn’t have driveways. Additional stop signs were also requested. There was discussion about the stop signs on Bigelow Street. These signs were installed when the mall went in as an attempt to slow traffic. It has been determined that these stop signs were added incorrectly and that they do not meet the warrants for stop signs. The same situation would probably occur with Church Street. Mr. Veneziano was suggesting stop signs at Essex St., Greenwood St. and Edinboro St.

Tom DiPersio explained that the Federal Highway Administration has specific requirements or criteria that they look at to see if a stop sign or traffic signal is allowed (i.e. warranted) at a specific location. The idea being that stop signs are not meant to be used to control speed. If they are used incorrectly, people may start to disrespect stop signs in general.

Chief Giorgi said that we can look at the schedule in the City Code to see if any signs are missing. There was also discussion about speed limit signs. If there is no speed regulation for the area you can’t have a speed limit sign. Officer Larose explained “thickly settled” zones and that the speed limit is automatically 30 mph by law. Church Street has a specific speed regulation which is why it is posted at 25 mph. If there is a specific regulation, yes there can be more signs.

Farm Road also has a speed limit of 25 mph. Residents had wanted a speed study done. It was explained that if the state came in and conducted a speed study and found that the majority of vehicles were traveling at 30-35mph, it could cause the speed limit to actually be increased. For this reason, the Chief was not suggesting a speed study. Councilor Robey said that she remembers the City Council approving the ability for the city to change “thickly settled” from 35 mph to 25 mph in certain areas.

Chief Giorgi said that the electronic speed signs have been out there for a week. They may look dead, but the speeds are still being recorded even though the speed is not reflected. Officer Larose pulled up the speed summary. On Church @ Greenwood SB on 8/23/22, it showed an average speed of 22 mph with the 85<sup>th</sup> percentile traveling at 27 mph. He scrolled through to show the different speeds and times of day. The max speed for the week was 44 mph. On Church near Warren NB, on 8/22/22, it showed an average of 20 mph with the 85<sup>th</sup> percentile at 27 mph. The NB car volume is definitely higher at 2,500 cars per day. The SB volume was 800 per day. Mr. Veneziano’s issue though is that when the speed signs are put up, people do slow down, but they aren’t there all the time. The permanent speed signs on Farm Road were brought up, however, these are “dummy signs”. They show speed but do not record and collect data so you can’t see what effect they are having. The 85th percentile here on Church Street is reasonable, however, all agree that it is the “outliers” that are the problem. Chief Giorgi said that this is the hard part for the Police Department to control. Sometimes perception is also the issue, where someone is traveling at 30 mph, but it looks like 45 mph.

Officer Larose does agree that the Downey's house is in a bad spot. There's a bend in the road and you can't see cars coming and the sandwich shop is also there with cars parked all over.

With regard to the request for stop signs on Church Street, Ashley Miller, explained that one of the warrants is an average of 300 cars per hour for any 8 hours per day on the major street approach. They also look at the minor street approach which requires 200 cars per hour. Councilor Doucette said that this may be true at Essex Street and maybe Commonwealth Ave., where apps are sending people, but not others. Officer Larose said that with 800 vehicles per day, southbound, it would never reach the 300 per hour threshold. Mr. Downey mentioned the possibility of one-way streets and again stressed speed bumps.

Councilor Pearlman said that we are really talking about 2 separate issues: 1) how to decrease the number of vehicles and 2) how to decrease speeds. What about regulations regarding turns at certain times to keep busy times quieter? One of the Chief's fears is that something like this would then cause residents and businesses to complain. Tom DiPersio said, for example, if there was a restricted left turn from Rte. 20 onto Church Street residents would not like this. Also, this may cut down on the number of cars going on Church St., but would just send traffic to other areas like Curtis Ave.

Chief Giorgi agrees with Councilor Pearlman that there are really two separate issues, speed and volume, and that the volume is very difficult to control. Directional apps send you to Stevens Street, State Street and Chandler Street. Officer Larose commented that GPS is a "godsend when you need it" but is not the same for neighborhoods. One of the residents asked what is the best practice for reducing speed. The Chief said that the best thing is enforcement but that you would need someone there all the time, and he just does not have the staff to do this. The electronic speed signs do also work, people see them and slow down.

Officer Larose said that he has spent hours and hours in this area in an unmarked car and that residents don't know that he is there. The chance of him being there at the time of the speeder is the problem. Speed bumps are something that would need to be discussed with the DPW and Engineering. The Chief said he knows there are types of speed bumps and tables that are removable but that we don't have any at the moment. Residents have seen them in Framingham, Hudson and Sudbury and are asking, why can't we have them? Chief Giorgi said that this is all new ground for Marlborough. Commissioner Divoll said that he has also seen temporary and permanent speed bumps and that they do provide some amount of compliance in the Spring, Summer and Fall and then are removed in the winter. If we were to go down this route, a very specific policy would be needed first. What is effective on one street would not necessarily be effective on other streets, but people would still want them. A policy would need to be established for the whole City and we would need to be ahead of this with specific guidelines. He knows the Church Street area is looking for immediate relief, but this is not a quick process. Mr. Veneziano asked if digital signs would be an option in the meantime. Officer Larose explained that cost is a problem for the Police Department. The electronic speed signs are \$5,000 each and then \$1,200 each for the software. Mr. Downey said that the concept of a citywide policy is great, but he is not willing to wait a long time. On a side note, he said that it took 70 years to get a sidewalk near his house. A few residents mentioned some repeat offenders, a specific red car and another red truck. Zit was suggested by the

Commission that if they recognize specific speeding cars, it can help the Police Department to identify and locate them.

Councilor Doucette said he appreciates all this discussion, but he doesn't want to see stalling to address the Church Street issue. All the surrounding towns have speed tables, and he would like to see Church Street used as a "test case" in the meantime. Chief Giorgi said that, at the moment, it falls on the Police Department and he can have other officers, outside of the Traffic Unit, be assigned there at night. The data from the speed summary will show when the best time is to do this. The high volume isn't necessarily the high-speed time. We will keep this on the agenda for the meeting next month and see what we come up with.

MOTION was made, seconded, duly VOTED to REFER to the POLICE DEPARTMENT for enforcement and to ENGINEERING to look into the temporary speed bumps/tables.

**2c) Request for 15-minutes parking at Sugar Heaven – update to prior agenda item.**

Update: Sgt. Ney advised that this business is now closed. The issue was regarding specific short-term parking for customers. The owner ended up being able to park her car in the back. The temporary short term parking sign on Lincoln St. near the corner was removed when the permanent sign went up near the building. Councilor Dumais said that his parents own that building and he knows that another business will still be there. The current business owner is still in discussions with them. It will not be vacant.

Councilor Robey asked if this permanent spot would be an issue with the construction across the street. No, it was only a temporary 15- minute spot.

**2d) Traffic Concerns at intersection of Maple St. & Shawmut Ave.**

Stefanie Ferrecchia sent an email to Chief Giorgi and was present for the meeting. She said that cars continue to park too close to the intersection. The employees at VMA are parking right up to the corner and it's very difficult to see if it is safe to pull out of Shawmut to cross Maple Street. She is asking if it's possible to install a "no parking here to corner sign" on Shawmut Ave. to remind people not to park so close to the intersection.

Steve Kerrigan asked if we could paint this area yellow. Officer Larose pulled up a photo of the area for reference. There is a little silver truck that parks on Shawmut right up to the intersection. Right at the edge of the guardrail there is usually a line of cars that goes up the hill. Ms. Ferrecchia said she knows that they have to park somewhere but it's just really dangerous. Chief Giorgi advised that the Police Department can talk to the business and pick up enforcement and progress to signage if necessary.

MOTION was made, seconded, duly VOTED to REFER to the POLICE DEPARTMENT for enforcement.

**2e) Request for "Slow Down" sign at Hosmer Street (Kiddie Time Educational Child Care).**

Priyanka Joshi, from Kiddie Time Educational Child Care, sent an email on this issue and was in attendance for the meeting. She is speaking for at least 50 families and explained how difficult it is to turn in and out of their school driveway. Their driveway exits onto Hosmer Street and a lot of times people are driving way too fast for families and teachers trying to get in and out safely. She said there was a bad accident involving one of their teachers 2 weeks ago and she had her baby in the car. There have been multiple accidents here including flipped cars. It is very difficult to see what is coming from the left and there is also a bus stop for Jaworek School on the corner. Teachers stand up at the top of the driveway to watch for the bus and cars drive too fast and the driveway is hidden and it's hard to see the crosswalk. Officer Larose brought up a photo of the area for reference.

Chief Giorgi asked if we could put up something to indicate that the crosswalk was there. An advance warning sign is definitely needed. Commissioner Divoll said this is a midblock crosswalk and should have the ladder style painting. Tom DiPersio asked Priyanka, what is blocking their view? She said there are trees on the left going down the street. It is not their property. The trees have grown out from what we can see in Officer Larose's google maps photo.

MOTION was made, seconded, duly VOTED to REFER to CODE ENFORCEMENT for the shrubs and site distance issue and to the DPW for Advance Warning Signs and crosswalk painting (the style is up to the Commissioner). Chief Giorgi asked Ms. Joshi to be patient as it won't all happen next week.

**2f) Traffic Pattern Concern at Rte. 20, Boston Post Road E & entrance to Raytheon.**

Battalion Chief MacEwen from the Fire Department sent an email to Chief Giorgi and Caroline Booker, owner of New England Academy of Gymnastics, and Devan Tonelli, were also in attendance for this same issue. Chief MacEwen explained in his email that there are two lanes here, the right is marked for traveling straight while the left is marked for left turns only into Raytheon. He said that the left turn lane is being used by traffic to speed up and travel straight through the intersection. He said in his email, "The issue with this is that traffic travelling east bound and who are attempting to turn left at this intersection into the access road to the businesses on the North side of Rt. 20 are being put into danger of these vehicles who are not properly following the traffic pattern and using the WB Left Turn Lane as an opportunity to speed past other WB traffic." He also said there is a blind spot for those pulling out of these businesses onto Rte. 20.

Ms. Booker said that 2 of her staff members have been in major accidents here. She said that EB, the left lane into the facility goes from a single lane to a double lane. Cars pass in the left but don't turn. People are turning into her facility, but others think they are going into Raytheon. People go around thinking they are both turning, and this results in a T-bone accident. You cannot see the cars coming straight and have to pull out inch by inch into their driveway. She is asking if the light can be signalized to help them.

Tom DiPersio advised that there is a project in the works where the intersection will be reconfigured, but it won't actually start until next year at the earliest. This is a state-owned road and they will be making exclusive left turn lanes from the east and west. The

resident of 849 Boston Post Road East asked if something could be painted on the road that says "Only" rather than just the arrows. Tom DiPersio said that yes, they could try something like that for now. It's very confusing the way it is now and the turns for the two businesses need to be separate. The Chief said that the left into Raytheon is the problem lane. There is no left turn signal for those coming East Bound.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to see what can be done now to make it clear that it is a left turn only. Mr. DiPersio will contact the DOT and discuss it with them.

**2g) Intersection concerns, West Main St. & Winthrop/Orchard Street.**

Councilor Dumais sent an email to Chief Giorgi on this issue and was in attendance for the meeting. A constituent has brought to his attention the backlog of traffic from South Street which causes some concerns crossing both lanes. He is asking if it's possible to have blinking lights like on Granger Blvd. when pedestrians want / need to cross. It is a busy area with the library, funeral home, and Ward Park.

Officer Larose advised that after the tragic pedestrian accident, warning signs were put up for the crosswalk. Chief Giorgi said he noticed that a tree is covering the sign. Officer Larose brought up a photo for reference. The Chief asked if this is the only crosswalk in the area. Yes, it is, and traffic gets backed up down to the library because of the traffic light. With the combination of speed, the traffic light and the backlog, you don't know that someone is crossing. Also, when there is a wake at the funeral home, pedestrians are coming from all different directions, and it is very dangerous. They don't always have a police detail.

Steve Kerrigan asked if this crosswalk could be painted with the ladder style since it is a midblock crosswalk? Commissioner Divoll advised that yes it can. Sgt. Ney also said that after 3:00 pm he has seen it backed up to Water Street. The push button crosswalk with the light that people can see would help. There are also flashing signs like the stops signs on Hudson Street. Officer Larose advised that these are LED frames that attach to the sign. They can be purchased for stop signs or pedestrian crosswalks. Sgt. Ney said the problem with these types of signs is that they flash all the time, and it means nothing to people, especially if they travel the road frequently.

Chief Giorgi agrees that this would be an area for further discussion about a signalized crosswalk. It's the only crosswalk in the area and he agrees that it is dangerous all around and it is something to look into.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING for further review and recommendation.

**3-Old Business**

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

**Update:** No update at this time. Still pending.

**3b) Request for permanent speed limit sign & other signage on Lincoln St.**

Update: Ashley Miller advised that the “Thickly Settled” sign was put up. She provided photos of the speed signs on East Main St. near the traffic lights, one for 25 mph and the other for “End Speed Zone”. Officer Larose advised that he has had the electronic speed signs there again. Eastbound was not bad but at 73 Lincoln Street, WB, the 85<sup>th</sup> percentile was 30 mph. The traffic light slows the traffic but the resident is more east, toward Lincoln Court. With the installation of the “Thickly Settled” sign this issue is satisfied.

**3c) Request to revise start time noted on permanent “No Beach Parking” signs around Memorial Beach from June 15<sup>th</sup> to May 15<sup>th</sup>.**

Update: This is now all set. Chief Giorgi created the revised regulation to change the start time to May 15th. All in favor, approved. Remove from agenda.

**3d) Stop sign concern on Bigelow Street.**

Update: It was reviewed that at the last meeting there was a concern that people weren’t stopping at the stop sign on Bigelow Street at the intersection of Evelina Drive. There was further discussion about whether the stop signs at this location, and at Nashoba, are warranted. Ashley Miller conducted a Warrant Analysis and presented a detailed Memorandum to City Engineer Tom DiPersio with her findings. (See attached for the detailed report.) In conclusion, Bigelow Street does not meet the warrants for any of the criteria. She looked at such things as accident history and minimum volumes from the major and minor street approaches.

She noted in her conclusion, “The unwarranted stop signs can be unexpected to drivers on Bigelow, which can lead to sudden breaking, or not stopping. This could give drivers on Evelina and Nashoba a false sense of security in entering Bigelow when it may not be safe to do so.”

The question now for the Traffic Commission is to decide whether the remaining stop signs should be taken down. The residents of the area would need to be advised before this was done. There was further discussion that tickets can’t be enforced with unwarranted stop signs, taking them down will increase the speeds on Bigelow, people are rolling through the stop signs or just going straight through them. It probably is time for them to come down. The 2 electronic speed signs that were installed, at Shea Drive and Flagg Road, were put up when the other stop signs had been removed. Those signs did not record data, they only reflected speeds. They were solar powered and appear to have been taken down as they were not working.

Sgt. Ney said that currently, if someone is pulling of Evelina Drive, and an accident occurs with the person coming down Bigelow Street, the person pulling out is at fault. They are expecting the person on Bigelow Street to stop, however, technically they don’t have to stop.

Steve Kerrigan advised that we would have to repeal the regulation first. The stop signs were regulated even though they weren’t warranted. Commissioner Divoll made a

motion to remove the stop signs at Evelina and Nashoba but also to find better placement for the two speed signs and use the ones that record. Further discussion followed as to the best way to inform residents of the area. Chief Giorgi advised that he would at least inform the Ward Councilors. The case can be made, as discussed above, that it is not safe to have unwarranted stop signs. It could actually cause accidents. No action will be taken until the Ward Councilors are notified. A repeal will be set to take place at the next meeting in September. The Traffic Commission needs to be fair and equitable to everyone and we just explained to the Church Street residents why they can't have stop signs.

A vote was taken to 1) repeal the regulations and remove the stop signs and 2) to give notice to the Ward Councilors and 3) to come up with possible mitigation with the use of speed signs. All in favor.

**Update on issue no longer on Agenda**

**Intersection of Bolton Street and Reservoir Street.**

**Update:** Chief Giorgi prepared the revised regulation to repeal the yield regulation for the traffic coming onto Reservoir from Bolton and to add a required right turn regulation for traffic traveling north turning onto Reservoir from Bolton. APPROVED – All in favor.

**3e) Speed management concerns on Kings Grant Road.**

**Update:** Table until the next meeting on 9/28/22.

**3f) Traffic concerns in the State/Chandler Street neighborhood.**

**Update:** Table until the next meeting on 9/28/22.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 12:08 pm.

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 Wednesday, August 31, 2022, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, June 29, 2022

-Email from Pam Wilderman (Code Enforcement) to Chief Giorgi, dated 6/30/22, re: Elm and Boundary.

-Email from Rob Veneziano to Chief Giorgi, dated 7/18/22, re: Traffic concerns on Church Street, including correspondence from other residents.

-Email from Stefanie Ferrecchia to City Council, dated 8/11/22 re: Maple/Shawmut intersection. (Forwarded by Karen Boule to Chief Giorgi on 8/1/22).

-Email from Priyanka Joshi to Meredith Harris, dated 8/22/22, re: Slow Down – Sign Request. (Forwarded by Tom DiPersio to Chief Giorgi on 8/22/22).

-Email from Kenneth MacEwen to Chief Giorgi & Chief Breen dated 7/25/22, re: Traffic Pattern Concern.

-Email from Councilor Dumais to Chief Giorgi, dated 8/3/22, re: Intersection concerns.

-Email from Donna B. to Councilor Brown, dated 8/22/22, re: 31 Lincoln Street (Forwarded by Councilor Brown to Chief Giorgi on 8/22/22).

### **Additional Handouts**

-Revised regulation to amend the dates and add specific language for Ch. 586, Section 44, Schedule X: “Parking Prohibited Certain Hours” around the Memorial Beach area.

-Revised regulation to amend Ch. 586, Section 50.2, Schedule VIB: “Yield Intersections” to REPEAL the Yield sign at Reservoir Street and Bolton Street.

-Revised regulation to amend Ch. 586, Section 47, Schedule III: “Required Turns” to ADD the right turn at Bolton St. at Reservoir St.

-Google street view photos of the 25-mph speed sign and end of speed zone sign on East Main St. as it approaches the intersection with Lincoln St.

-Memo from Ashley Miller to Tom DiPersio, dated 8/30/22, re: Warrant Analysis

– Multi-way Stop Bigelow Street at Evelina Drive, Bigelow Street at Nashoba Drive.

-Petition signed by Church Street Residents.