

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 12 P 3:02

1. Minutes, City Council Meeting, September 25, 2017.
2. PUBLIC HEARING On the Proposed Zoning Map Amendment, Retirement Community Overlay District, Order No. 17-1006963B.
3. Communication from the Mayor re: Grant Acceptance from Funky Murphy's Restaurant to the Fire Department in the amount of \$1,796.50 to fund training.
4. Communication from the Mayor re: Grant Acceptance from Funky Murphy's Restaurant to the Police Department in the amount of \$1,796.50 to fund training.
5. Communication from the Mayor re: Proposed Order Releasing and Extinguishing Easement Taken at 87 East Main Street for roadway improvement project.
6. Communication from the Mayor re: Order of Taking by Eminent Domain of Easement at 493 Boston Post Road West & 505 Boston Post Road West for Route 20 roadway improvements.
7. Communication from the Mayor re: Appointment of William Dunbar to the Conservation Commission for a three-year term, replacing longtime member Lawrence Roy who has stepped down.
8. Communication from the Mayor re: Appointment of Councilor Michael Ossing to the Council on Aging Board for a four-year term.
9. Communication from City Solicitor, Donald Rider, re: Request for an Executive Session pertaining to a land use request involving a property off Boston Post Road.
10. Communication from City Solicitor, Donald Rider, re: Proposed Zoning Amendment for Brew Pubs, Breweries and Distilleries in proper legal form, Order No. 17-1006980A.
11. Communication from Assistant City Solicitor, Cynthia Panagore Griffin, re: Pedestrian Trail Easement at Apex Center in proper legal form, Order No. 16/17-1006443FF.
12. Communication from Assistant City Solicitor, Cynthia Panagore Griffin, re: Grant of Sewer Easement at Apex Center in proper legal form, Order No. 16/17-1006443FF.
13. Communication from Assistant City Solicitor, Cynthia Panagore Griffin, re: Expansion of the Hospitality and Recreation Mixed Use Overlay District (HRMUOD), in proper legal form, Order No. 16/17-1006443W.
14. Apex Sign Request, Dellaria Salon, 180 Boston Post Road West, Order No. 16/17-1006443.
15. Apex Sign Request, Apex Altitude Trampoline Park, 11-169 Apex Drive, Order No. 16/17-1006443.
16. Apex Sign Request, Protein House, 90 Apex Drive for three wall signs, Order No. 16/17-1006443.
17. Communication from Attorney Arthur Bergeron, on behalf of Williams Street Holdings, LLC, re: Special Permit Application for an Ancillary Residential Community to be built in conjunction with the Village at Crane Meadow, 615 Williams St.
18. Petition of AT & T to deploy four small cell sites which will be mounted on existing utility poles at 28 Concord Rd.
19. Minutes, Conservation Commission, September 7, 2017.
20. Minutes, Planning Board, September 11, 2017.

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.

21. Minutes, Board of Assessors, June 21, 2017.
22. Minutes, Library Board of Trustees, September 5, 2017.
23. CLAIMS:
 - a. Elizabeth Costa, 2 Shawmut Ave., #2 other property damage and or personal injury.
 - b. Alyssa Hansen, 181 West Hill Rd., pothole or other road defect.
 - c. David Soucy, 166 Cullinane Dr., pothole or other road defect.
 - d. Daniel Figueroa, PO Box 302, Ashland, pothole or other road defect.
 - e. Lauren Hickey, 104 Elm St., pothole or other road defect.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Urban Affairs Committee

24. **Order No. 17-1006980A - Brew Pubs, Wineries, Breweries and Distilleries – Proposed Amendment to Zoning Ordinance. Motion made by Councilor Elder, seconded by Chair, to approve as amended. The motion carried 5-0.**
Motion made by Councilor Delano to refer to City Solicitor to place in proper legal form.
25. **Order No. 16/17-1006443 - Proposed Amendment to the Apex Zoning Overlay to add to the overlay the parcels occupied by Wendy's and Bank of America, expressly excluding drive through facilities located on Map 78, Parcel 14A which facilities are existing and shall not require a Special Permit under this Section; Excluding so-called Dry-Cleaning drop stores where no dry cleaning is performed on premise which shall be permitted in the HRMUOD as of right.**
Motion made by Councilor Juaire, seconded by Chair, to approve as amended. The motion carried 4-1 (Elder opposed.)
Motion made by Councilor Delano to refer to City Solicitor to place in proper legal form for next agenda.

From City Council

26. 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 IN CHAPTER 468 "PEDDLING AND SOLICITING, "BY AMENDING ARTICLE II THEREOF, ENTITLED "DOOR-TO-DOOR SOLICITORS," AS FOLLOWS:

Section 468-17, entitled "issuance of license; fee," is hereby amended in subsection B thereof by deleting the words "The fee for such license shall be \$25" and inserting in place thereof the following: -- The fee for such license shall be #35.

Section 468-28, entitled "Violations and penalties," is hereby amended in subsection A thereof by deleting the words "Any person who solicits within the City of Marlborough without a license as described herein shall be fined not less than \$25" and inserting in place thereof the following: -- Any person who solicits within the City of Marlborough without a license as described herein shall be fined not less than \$35.

Proposed Ordinance was advertised on September 30, 2017.



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 11 P 3:27

**CITY OF MARLBOROUGH
OFFICE OF CITY CLERK**

Lisa M. Thomas
140 Main St.
Marlborough, MA 01752
(508) 460-3775 FAX (508) 460-3723

SEPTEMBER 25, 2017

Regular meeting of the City Council held on Monday, September 25, 2017 at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Clancy, Juaire, Oram, Ossing, Robey, Delano, Doucette, Elder, Tunnera, Irish and Landers. Meeting adjourned at 9:45 PM.

ORDERED: That the Minutes of the City Council meeting SEPTEMBER 11, 2017, **FILE**; adopted.

ORDERED: That the PUBLIC HEARING On the Petition of NGrid to relocate 3 solely owned electrical poles 54, 55, & 56-1 on Maple Street (Route 85), Order No. 17-1007004, all were heard who wish to be heard, hearing recessed at 8:07 PM.

Councilors Present: Delano, Doucette, Elder, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

ORDERED: That the PUBLIC HEARING On the Petition of NGrid to install 1 solely owned electrical pole on Framingham Road, Order No. 17-1007005, all were heard who wish to be heard, hearing recessed at 8:09 PM.

Councilors Present: Delano, Doucette, Elder, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

ORDERED: That the PUBLIC HEARING On the Petition of NGrid to relocate 1 solely owned pole to be made jointly owned poles 37-84 and relocate 17 jointly owned poles on Maple Street (Route 85), Order No. 17-1007006, all were heard who wish to be heard, hearing recessed at 8:10 PM.

Councilors Present: Delano, Doucette, Elder, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

ORDERED: That the PUBLIC HEARING On the Petition of NGrid to relocate 2 poles and associated facilities on Maple Street/Framingham Road, Order No. 17-1007007, all were heard wo wish to be heard, hearing recessed at 8:14 PM.

Councilors Present: Delano, Doucette, Elder, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

ORDERED: That the PUBLIC HEARING On the Proposed Zoning Amendment intended to better regulate self-storage facilities, Order No. 17-1007002, all were heard wo wish to be heard, hearing recessed at 8:26 PM.

Councilors Present: Delano, Doucette, Elder, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** two Grant Acceptances from the Executive Office of Public Safety & Security (EOPSS) to the Police Department in the amounts of \$69,746.68 & \$98,805.00 to fund training & personnel and offset personnel costs within the Public Safety Dispatching Center; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance from the Department of Conservation and Recreation to the City through the Conservation Commission in the amount of \$39,717.00 to fund signage, maps, publicity and 16 miles of trail creation; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance from Digital Federal Credit Union to the Police Department in the amount of \$7,500.00 to fund department programs; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance from Digital Federal Credit Union to the Fire Department in the amount of \$7,500.00 to fund information technology upgrades; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance from Bay Path Elder Services to the Council on Aging in the amount of \$5,040.00 to fund the transportation program and expand services; adopted.

Councilor Juairé abstained.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance from MA Department of Public Health to the Board of Health in the amount of \$5,000.00 to fund emergency preparedness supplies; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Gift Acceptance from Dianne Marcotte to the Police Department in the amount of \$415.00 to fund the K9 program; adopted.

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

1. Section 650-59.C(1 l), entitled "Extension of time for action; leave to withdraw," is hereby amended in subsection (a) by inserting at the end thereof the following:-- For purposes of administrative convenience, the Council hereby designates and authorizes its President or, in his or her absence or incapacity, its Vice-President, to sign the extension agreement on behalf of the Council, without the necessity of a formal vote being taken at a regular Council meeting.

Refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE PUBLIC HEARING FOR MONDAY OCTOBER 30, 2017;** adopted.

ORDERED: The City Clerk be and is hereby authorized and directed to warn and notify the voters of Ward 2 and its 2 precincts of the City of Marlborough, duly qualified to vote in the preliminary, to assemble in their respective polling place, as designated by the City Council as follows:

WARD TWO: Precinct 1 and 2 Francis J. Kane School, 520 Farm Road

On Tuesday, October 10, 2017 then and there, for the purpose of casting their votes in the Preliminary Municipal Election for the candidates for Ward 2 Councilor as follows:

**Richard G. Yurkus, 12 Helen Drive
David Doucette, 17 Arcadia Circle
Richard G. Jenkins, 40 Commonwealth Avenue
James M. Jumonville, 232 Phelps Street**

Please note that above Ward 2 candidates are listed in the order in which they pulled nomination papers. The drawing for name position on the Preliminary Municipal Election ballot scheduled for September 7th at 5:00 PM will define the candidate's name placement on the ballot.

It is further ordered that the polling place legally designated by the City Council be opened at 7:00 o'clock in the forenoon and be closed at 8:00 o'clock in the evening. The City Clerk be and hereby is authorized to cause notice to be given by publication of this Order in a local newspaper and by posting a copy of the same in a conspicuous place in the office of the City Clerk.

Edward J. Clancy
City Council President

FILE; adopted.

ORDERED: At a regular meeting of the Marlborough City Council held on Monday, SEPTEMBER 25, 2017 at 8:00 PM in the City Council Chambers, City Hall, the following proposed amendment to the Code of the City of Marlborough, was ORDERED ADVERTISED as follows:

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 IN CHAPTER 468 "PEDDLING AND SOLICITING," "BY AMENDING ARTICLE II THEREOF, ENTITLED "DOOR-TO-DOOR SOLICITORS," AS FOLLOWS:

1. Section 468-17, entitled "issuance of license; fee," is hereby amended in subsection B thereof by deleting the words "The fee for such license shall be \$25" and inserting in place thereof the following: -- The fee for such license shall be #35.
2. Section 468-28, entitled "Violations and penalties," is hereby amended in subsection A thereof by deleting the words "Any person who solicits within the City of Marlborough without a license as described herein shall be fined not less than \$25" and inserting in place thereof the following: -- Any person who solicits within the City of Marlborough without a license as described herein shall be fined not less than \$35.

ORDERED ADVERTISED; adopted.

ORDERED: That the Applicant, Goldfish Swim School, request for flat wall signage pursuant to Section 650-35H, **APPROVED;** adopted.

ORDERED: That the Communication from Attorney Cipriano on behalf of Tiger Cat Properties LLC, re: request to extend time limitations on Application for Special Permit to construct a multifamily dwelling at 487 Lincoln Street until 10:00 PM on December 19, 2017, **APPROVED;** adopted.

ORDERED: That the Communication from Pat Scorzelli on behalf of Mina Property Group LLC, re: request to extend time limitations on Application for Special Permit to construct a commercial automotive facility at 408 Maple Street, until 10:00 PM on December 19, 2017, **APPROVED;** adopted.

ORDERED: That the Petition of AT & T to deploy one small cell site which will be mounted on existing utility poles at 2 South Bolton Street Extension, **FILE & REQUEST APPLICANT TO RESUBMIT PETITION WITH A MORE CONCISE NARRATIVE AS TO THE LOCATION;** adopted.

ORDERED: That there being no objection thereto set **MONDAY NOVEMBER 13, 2017** as **DATE FOR PUBLIC HEARING** On the Petition of AT & T to deploy one small cell site which will be mounted on existing utility poles at 96 East Main Street, refer to **WIRELESS COMMUNICATION COMMITTEE;** adopted.

ORDERED: That there being no objection thereto set **MONDAY NOVEMBER 13, 2017** as **DATE FOR PUBLIC HEARING** On the Petition of AT & T to deploy one small cell site which will be mounted on existing utility poles at 319 East Main Street, refer to **WIRELESS COMMUNICATION COMMITTEE;** adopted.

- ORDERED: That the Petition of AT & T to deploy one small cell site which will be mounted on existing utility poles at 34 Boston Post Road East, **FILE & REQUEST APPLICANT TO RESUBMIT PETITION WITH A MORE CONCISE NARRATIVE AS TO THE LOCATION**; adopted.
- ORDERED: That the Communication from Attorney Ericksen, Walker Realty, LLC, Re: Apex Center Signage Approval Delegation, Order No. 16/17-1006443BB, **FILE**; adopted.
- ORDERED: That the proposed Pedestrian Trail Easement & Sewer Utility Easement, refer to **LEGISLATIVE AND LEGAL AFFAIRS COMMITTEE**; adopted.
- ORDERED: That the Application for Renewal of Junk Dealer's License, ecoATM, LLC, 601 Donald Lynch Boulevard, refer to **PUBLIC SERVICES COMMITTEE**; adopted.
- ORDERED: That the Minutes, Traffic Commission, July 25, 2017, **FILE**; adopted.
- ORDERED: That the Minutes, License Board, April 26, 2017 & July 26, 2017, **FILE**; adopted.
- ORDERED: That the Minutes, Library Board of Trustees, June 6, 2017, **FILE**; adopted.
- ORDERED: That the Minutes, Planning Board, August 28, 2017, **FILE**; adopted.
- ORDERED: That the Minutes, Conservation Commission, August 3, 2017, **FILE**; adopted.
- ORDERED: That the following CLAIMS, refer to the **LEGAL DEPARTMENT**; adopted.
- a. Bruce Leblanc, 208 Swanson Road, Boxboro, pothole or other road defect.
 - b. Bolton St. Tavern, 587 Bolton Street, other property damage and or personal injury.

Reports of Committees:

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

Meeting Name: City Council Urban Affairs Committee

Date: September 12, 2017

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

Convened: 5:31 PM – Adjourned: 7:14 PM

Present: Chairman Delano; Urban Affairs Committee Members Councilors Elder, Juairé, Tunnera and Landers; and Councilors Clancy, Doucette, Ossing and Robey; **Kevin Eriksen (Walker Realty LLC); Donald Rider (City Solicitor, City of Marlborough)**

Order No. 16/17-1006443: Proposed Amendment to the Apex Zoning Overlay to add to the overlay the parcels occupied by Wendy's and Bank of America, expressly excluding drive through facilities located on Map 78, Parcel 14A which facilities are existing and shall not require a Special Permit under this Section; Excluding so-called Dry-Cleaning drop stores where no dry cleaning is performed on premise which shall be permitted in the HRMUOD as of right.

The Urban Affairs Committee met with Attorney Kevin Eriksen representing Walker Realty, LLC for a discussion of the proposed zoning amendment to the Hospitality and Recreation Mixed Use Overlay District (HRMUOD), Section 650-35, to incorporate the following two properties, 176 Boston Post Road West (Map 78, Parcel 14A) and 190 Boston Post Road West (Map 78, Parcel 23), into the HRMUOD. The addition of those two parcels would necessitate modifying Section 650-35. A (2) from “43.6 acres” to “45.2 acres” to accurately reflect the size of the overlay district as well as noting their addition to Exhibit A of Section 650-35.

Much of the committee’s discussion centered on the fact as to whether these businesses would be required to conform to the regulations of the HRMUOD regarding signage and drive-through limits for the site or be considered as pre-existing, nonconforming uses subject to Section 650-12 (Nonconforming uses) of the City of Marlborough’s General Code. The committee agreed the drive-through facilities of the two parcels, being preexisting conditions, shall continue to be allowed, notwithstanding anything contained in the HRMUOD to the contrary, and shall remain subject to Section 650-12 by updating Section 650-35.E(1)(i.) and (j.) with those conditions. Also, those sites shall not require a Special Permit for the current businesses under Section 650-35.E(2)(a.) and (b.), but shall remain subject to Section 650-12. The current signage for those two parcels continue to be allowed and all changes to their signage, whether on or outside the buildings, including any freestanding signs, shall be approved by the City Council which is in conformity with other buildings in the zone.

The committee agreed to the addition of the language to the end of Section 650-35.E(2)(d.), “, excluding so-called Dry-Cleaning drop store where no dry cleaning is performed on premise, which shall be permitted in the HRMUOD as of right.”

Motion made by Councilor Juairé, seconded by Chair, to approve as amended. The motion carried 4-1 (Elder opposed.)

Reports of Committee Cont'd:

Motion made and seconded to adjourn. The motion carried 5-0. The meeting adjourned at 7:14 PM.

Motion made by Councilor Delano to refer to City Solicitor to place in proper legal form for next agenda.

Meeting Name: City Council Urban Affairs Committee

Date: September 19, 2017

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

Convened: 5:30 PM – Adjourned: 6:01 PM

Present: Chairman Delano; Urban Affairs Committee Members Councilors Elder, Juaira, Tunnera and Landers; and Councilors Clancy, Doucette, Oram (arrived 5:55 PM), Ossing and Robey; **Kevin Eriksen (Walker Realty LLC); Cynthia Panagore Griffin (Assistant City Solicitor, City of Marlborough); Meredith Harris (Executive Director, Marlborough Economic Development Corporation)**

Order No. 17-1006959A: Application for Special Permit from Walker Realty LLC for Proposed Veterinary Hospital use in the Hospitality and Recreation Mixed Use Overlay District (HRMUOD), 58 Apex Drive. The Urban Affairs Committee met with Attorney Kevin Eriksen representing Walker Realty, LLC for a review of the document, “Decision on a Special Permit City Council Order No. 17-1006959A, X16-1006633B”, to allow for a veterinary hospital use within the Hospitality and Recreation Mixed Use Overlay District (HRMUOD) located at 58 Apex Drive. There were no major changes to the proposed special permit decision, Councilor Elder requested a minor change to condition “6. Animal Waste” so that the last sentence read: “Pet waste bags and disposal boxes or suitable containers will be made available to customers and guests in the parking area.” During their discussion, several Councilors were still not sure if a veterinary clinic use was appropriate for a hospitality and recreation district. However, a majority of Councilors on the committee agreed to support the special permit application to allow for the full City Council to vote. The Urban Affairs Committee agreed to request a suspension of the rules at the September 25, 2017 City Council meeting to vote upon the application for special permit.

Motion made by Councilor Elder, seconded by Chair, to approve as amended. The motion carried 3-2 (Tunnera and Landers opposed.)

Reports of Committee Cont'd:

Order No. 17-1006980A: Brew Pubs, Wineries, Breweries and Distilleries – Proposed Amendment to Zoning Ordinance. The Urban Affairs Committee met with City Council President Edward Clancy and Meredith Harris, Executive Director of the Marlborough Economic Development Corporation (MEDC). President Clancy explained this proposed zoning amendment was presented to City Council because the City has been trying to attract businesses to Marlborough, more specifically a brew pub to the downtown area. The current ordinance as written does not adequately cover the requirements for a prospective brew pub as the language was too restrictive and did not meet the needs of the companies looking to open a facility in Marlborough. Chairman Delano further explained with the hospitality and recreation area as well as the downtown, the City was trying to appeal to the younger residents and employees who work in the City to provide entertainment and recreation opportunities within the City. Chairman Delano confirmed with Assistant City Solicitor Panagore Griffin, the proposed amendment to the zoning ordinance had been through the Legal Department and was already in proper form. Assistant City Solicitor Panagore Griffin did note a small typographical error on Part II. b. where the first word should be “By” not “by.” Also, Part I. b., sentence two was amended to “Any such facility may provide, wither for a fee or at no charge and limited in size as set forth in M.G.L. c. 18,”. The City Council will not vote on the proposed amendment until a recommendation is received from the Planning Board.

Motion made by Councilor Elder, seconded by Chair, to approve as amended. The motion carried 5-0.

Motion made and seconded to adjourn. The motion carried 5-0. The meeting adjourned at 6:01 PM.

Motion made by Councilor Delano to refer to City Solicitor to place in proper legal form for next agenda.

Suspension of the Rules requested – granted

ORDERED: That the Communication from City Solicitor Rider re; Application for Special Permit-Walker Realty LLC, Veterinary Hospital, 58 Apex Drive, in proper legal form, **ENTER INTO RECORD & FILE;** adopted.

Suspension of the Rules requested – granted

Councilor Oram opposed.

ORDERED: That the Application for Special Permit from Walker Realty LLC for a Veterinary Hospital in the Hospitality and Recreation Mixed Use Overlay District (HRMUOD), to be located at 58 Apex Drive; **DENIED**; adopted.

Yea: 6 – Nay: 5

Yea: Delano, Elder, Irish, Clancy, Ossing & Robey

Nay: Doucette, Tunnera, Landers, Juairé & Oram

ORDERED: That within 30 days Assabet Valley and/or DPW post hours on the new Assabet Valley track and field that lists daily hours of use for the public. It is Further Ordered that Mayor Vigeant work with AVRVS officials in furtherance of this request, refer to **OPERATIONS AND OVERSIGHT COMMITTEE, THE MAYOR AND PRESIDENT CLANCY WILL CONTACT ASSABET VALLEY REGIONAL VOCATIONAL SCHOOL**; adopted.

Councilor Robey opposed.

ORDERED: That the Mayor hire a full time and permanent Code Enforcement Officer for the City of Marlborough within 90 days of approval of this Order, refer to **OPERATIONS AND OVERSIGHT COMMITTEE**; adopted.

ORDERED: That the following Apex Sign requests as follows **APPROVED**; adopted.

Apex Center of New England, including the bowling pin shape light fixtures, 21 Apex Drive, Pit Stop Tavern, 21 Apex Drive, Breakout Games, 21 Apex Drive, Sports Clips Haircuts, 160 Apex Drive, Hot Table Panini, 160 Apex Drive.

ORDERED: That the Communication from Attorney Eriksen, Walker Realty LLC, on behalf of Walker Realty LLC, re: renderings of 21 Apex Drive, **APPROVED**; adopted.

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, SECTION 6, SALARY SCHEDULE AS FOLLOWS:

Position	Effective Date	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 yrs. of service	4 yrs. of service	5 yrs. of service
Principal Assessor	July 1, 2017	\$91,405.26	\$93,233.10	\$95,098.68	\$96,999.96	\$98,940.00	\$100,918.80	\$102,937.38

APPROVED; adopted.

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

ORDERED: There being no further business, the regular meeting of the City Council is herewith adjourned at 9:45 PM.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2017

ORDERED:

MOTION made by Councilor Delano to remove from Table – Carries.
Councilor Elder opposed.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING THE ZONING MAP ESTABLISHED BY CHAPTER 650 ZONING ARTICLE III ESTABLISHMENT OF DISTRICTS SECTION 650-8 "BOUNDARIES ESTABLISHED; ZONING MAP". SAID ZONING MAP IS AMENDED BY SUPERIMPOSING THE RETIREMENT COMMUNITY OVERLAY DISTRICT OVER ASSESSORS MAP 73, PARCELS 52 AND 53, AND ASSESSORS MAP 85, PARCELS 14 AND 15:

refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE PUBLIC HEARING FOR MONDAY OCTOBER 16, 2017.**

ADOPTED

ORDER NO. 17-1006963B



City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2017 OCT 12 4:11:04
Arthur G. Vigeant
MAYOR
Nicholas J. Milano
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Grant Acceptance – Marlborough Fire Department

Honorable President Clancy and Councilors:

I am pleased to submit for your acceptance a grant for the Marlborough Fire Department in the amount of \$1,796.50 from Funky Murphy's Restaurant on Main Street. This donation to the Marlborough Fire Department will be used to fund training.

We are grateful to Funky Murphy's owner Desmond McKane as well as Funky Murphy's employees and customers for their support of the Marlborough Fire Department through a charity golf tournament.

Please find enclosed a letter from Chief Breen, a notification of grant award form, and a copy of the check.

Sincerely,

Arthur G. Vigeant
Mayor



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

September 20, 2017

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



Dear Mayor Vigeant,

The Marlborough Fire Department has received a donation in the amount of \$1,796.50 from Funky Murphy's.

Attached is a completed Notification of Grant Award form, a copy of their correspondence and check. I respectfully request that this be forwarded to the City Council for approval.

Please let me know if you have any questions.

Sincerely,

Kevin J. Breen
Fire Chief

**CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD**

DEPARTMENT: Fire DATE: 9/20/2017

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Kevin J. Breen, Fire Chief

NAME OF GRANT: Donation

GRANTOR: Funky Murphy's

GRANT AMOUNT: \$1,796.50

GRANT PERIOD: _____

SCOPE OF GRANT/
ITEMS FUNDED training equipment

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: _____

**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**

31-35 MAIN STREET, LLC
33 MAIN STREET
MARLBOROUGH, MA 01752

Funk & Murphy's

1583

53-7102/2113
7

DATE 9/19/17

CHECK AMOUNT

PAY TO THE ORDER OF

Marlboro Fire Department

\$ 1796.50

One thousand seven hundred & ninety six

DOLLARS

Security Features on Back



FOR training equipment

David M. King MP

⑈001583⑈ ⑆211371023⑆0761374257⑈

Kevin Breen

From: DES MCKANE <mckane@townisp.com>
Sent: Thursday, August 10, 2017 11:13 AM
To: Kevin Breen
Subject: Donation From Funky Murphys

Dear Chief Breen,

I am following up on our conversation on Wednesday August 9th. As I explained, in June of this year Funky Murphys held its first annual golf tournament at Juniper Hills golf course in Northborough. Our goal this year was to be able to contribute to our local first responders (Marlborough Fire & Police). After our conversation I am now aware that certain protocols should be followed. Funky Murphys would like to present both the Fire & Police Departments with a Check for \$1796.50 each. Any help you can provide with the presentation of these checks would be much appreciated. If you have any questions please feel free to contact me anytime at (857) 204-7052.

Yours Sincerely

Desmond Mc Kane



City of Marlborough
Office of the Mayor

140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

RECEIVED *Arthur G. Vigeant*
 CITY CLERK'S OFFICE, MAYOR
 CITY OF MARLBOROUGH
 2017 OCT 12 A 11:05
Nicholas J. Milano
 EXECUTIVE AIDE

Patricia Bernard
 EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
 Marlborough City Council
 140 Main Street
 Marlborough, MA 01752

Re: Grant Acceptance – Marlborough Police Department

Honorable President Clancy and Councilors:

I am pleased to submit for your acceptance a grant for the Marlborough Police Department in the amount of \$1,796.50 from Funky Murphy's Restaurant on Main Street. This donation will be used to fund training.

As is the case for a similar donation to the Marlborough Fire Department, this donation was funded thanks to a charity golf tournament held by Funky Murphy's. We are grateful to Funky Murphy's owner Desmond McKane as well as Funky Murphy's employees and customers for their support of Marlborough's first responders.

Please find enclosed a letter from Chief Giorgi, a notification of grant award form, and a copy of the check.

Sincerely,

Arthur G. Vigeant
 Mayor



City of Marlborough

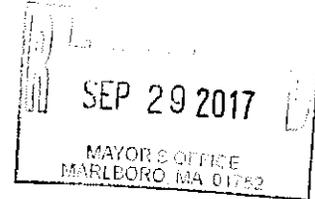
Police Department

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

David A. Giorgi
Chief of Police

September 27, 2017

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



Dear Mayor Vigeant:

The Marlborough Police Department has received a donation check in the amount of \$1,796.50 from the Funky Murphy's restaurant at 31 Main St. Marlborough. The donation has been offered to the police department as the result of a charity golf tournament in which the proceeds were split between the Marlborough Police Department and Marlborough Fire Department. The gift donation has been designated for "training equipment" by the owner of the business, Desmond McKane.

Attached is a copy of the Notice of Grant Award as well as copy of the check. I am requesting that the donation be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to call.

Sincerely,

David A. Giorgi
Chief of Police

CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD

DEPARTMENT: POLICE DATE: 26-Sep-17

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief David A. Giorgi

NAME OF GRANT: Funky Murphy's restaurant donation

GRANTOR: Funky Murphy's restaurant

GRANT AMOUNT: \$1,796.50

GRANT PERIOD: _____

SCOPE OF GRANT/
ITEMS FUNDED Designated for training equipment

IS A POSITION BEING
CREATED: N/A

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? _____

ARE MATCHING CITY
FUNDS REQUIRED? N/A

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

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

ANY OTHER EXPOSURE TO CITY?
N/A

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: N/A

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

31-35 MAIN STREET, LLC
33 MAIN STREET
MARLBOROUGH, MA 01752

Funky Murphys

1587

53-7102/2113
7

DATE 9/26/17

CHECK AMOUNT

PAY TO THE ORDER OF

Marlboro Police Department

\$ 1796.50

One thousand seven hundred & ninety six 50

DOLLARS



Security Features Details on Back



FOR intention was training equipment

Desmond [Signature]

⑈001587⑈ ⑆211371023⑆0761374257⑈



City of Marlborough Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2017 OCT 12 4 11 PM
Arthur G. Vigeant MAYOR
Nicholas J. Milano EXECUTIVE AIDE
Patricia Bernard EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

**Re: Proposed Order Releasing and Extinguishing Easement Taken at 87 East Main Street
for Roadway Improvement Project**

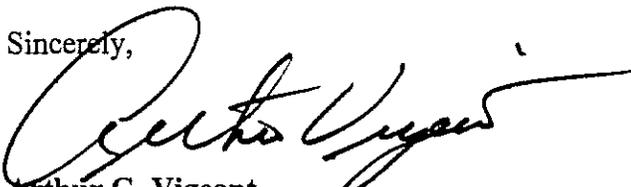
Honorable President Clancy and Councilors:

On behalf of the Department of Public Works, please find enclosed a proposed Order which would release and extinguish an easement taken for the East Main Street reconstruction project. Due to a change in the plan for the project, this easement is no longer necessary.

By the same order, the City Council would authorize me to sign the Release and Extinguishment of Permanent Easement, attached to the Order, which would be recorded in the Middlesex County South Registry of Deeds.

The Commissioner and/or Engineering will be available to answer any specific questions relative to the project.

Sincerely,


Arthur G. Vigeant
Mayor

Enclosures



CITY OF MARLBOROUGH
Department of Public Works
Office of the Commissioner
135 Neil Street
Marlborough, Massachusetts 01752
(508) 624-6910 Ext. 7200
Facsimile (508) 624-7699 TDD (508) 460-3610

October 12, 2017

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

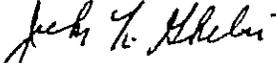
RE: Proposed Order Releasing and Extinguishing Easement Taken at 87 East Main Street for Roadway Improvement Project

Dear Mayor Vigeant:

I request that you send to the City Council, for their action, the attached proposed Order by which the City Council would release and extinguish an aerial easement taken at 87 East Main Street as part of the roadway construction project on East Main Street. The order would also authorize you to sign the attached release and extinguishment of easement which would be recorded at the Middlesex County South Registry of Deeds. The subject easement is no longer needed for the roadway reconstruction project.

I am available to answer any specific questions relative to the project.

Sincerely,


John L. Ghiloni
Commissioner of Public Works

Enclosures

cc: Thomas DiPersio, City Engineer
Cynthia Panagore Griffin, Assistant City Solicitor
Aldo Cipriano, Esq.

**CITY OF MARLBOROUGH
RELEASE AND EXTINGUISHMENT OF PERMANENT EASEMENT**

The City of Marlborough, as holder by its taking authority of a permanent easement for aerial utility purposes over certain real property of Fred R. Angier, Jr., located at 87 East Main Street, Marlborough, Massachusetts and consisting of four hundred and eleven (411) square feet, more or less, known and numbered as Map 57, Parcel 185 on the Assessors Maps of the City of Marlborough, said easement being more particularly described in the Order of Taking recorded in the Middlesex County South Registry of Deeds at Book 68882, Page 250 and shown as Parcel PUE-2 on sheets 3 and 4 of 6 on plans dated July 28, 2016 and entitled "Right-of-Way Plans East Main Street in the City of Marlborough, Middlesex County" recorded in the Middlesex County South Registry of Deeds as Plan 141 of 2017, the City Council of the City of Marlborough, hereby terminates, releases and extinguishes its exclusive right and easement taken, for good and valuable consideration, it being acknowledged that the original taking of said permanent aerial easement is no longer needed and any compensation ordered in relation to such easement is rescinded and otherwise revoked.

Witness the City Council vote and Order to be recorded herewith as Exhibit A.

Dated: _____, 2017

City of Marlborough
By and through its Mayor,

Arthur G. Vigeant, Mayor
Hereunto duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Arthur G. Vigeant, proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding/attached document in his official capacity as the Mayor of the City of Marlborough, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires

ORDERED:

That the permanent easement for aerial utility purposes previously taken by the City Council by its Eminent Domain Order of Taking, being Order No. 16/17-1006732A recorded in the Middlesex County South Registry of Deeds at Book 68882, Page 250, and shown as parcel PUE-2 on sheets 3 and 4 of 6 of plans entitled "Right-of-Way Plans East Main Street in the City of Marlborough Middlesex County, Massachusetts" recorded as Plan 141 of 2017, over and upon certain real property of Fred R. Angier, Jr., 87 East Main Street, be hereby released and extinguished in that there is no current public purpose for such permanent aerial easement.

Further, the damages awarded for this taking in the amount of \$567.00 be and are hereby revoked and rescinded.

And in furtherance of this Order, that the Mayor is hereby authorized to execute a Release and Extinguishment of Permanent Easement, a copy of which Release and Extinguishment of Permanent Easement is attached to this Order.

ADOPTED
In City Council
Order No. 17-

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:



City of Marlborough
Office of the Mayor

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH
 MAYOR

2017 OCT 12
 A 11:08
 Nicholas J. Milano
 EXECUTIVE AIDE

140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

Patricia Bernard
 EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
 Marlborough City Council
 140 Main Street
 Marlborough, MA 01752

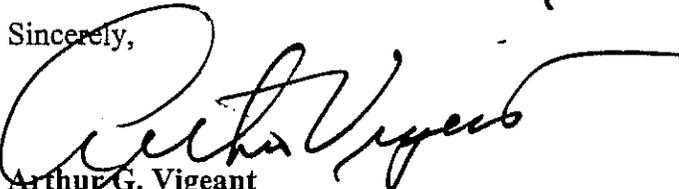
**Re: Order of Taking by Eminent Domain of Easement at 493 Boston Post Road West &
 505 Boston Post Road West - Route 20 Roadway Improvements**

Honorable President Clancy and Councilors:

On behalf of the Department of Public Works, please find enclosed a proposed Order of Taking By Eminent Domain concerning public safety roadway improvements on Boston Post Road West (Route 20). These takings are required as part of the project to widen the intersection at Boundary Street and Route 20.

The Commissioner and/or Engineering will be available to answer any specific questions relative to the project.

Sincerely,


 Arthur G. Vigeant
 Mayor

Enclosures



CITY OF MARLBOROUGH
Department of Public Works
 Office of the Commissioner
 135 Neil Street
 Marlborough, Massachusetts 01752
 (508) 624-6910 Ext. 33100
 Facsimile (508) 624-7699 TDD (508) 460-3610

October 12, 2017

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

**RE: Order of Taking by Eminent Domain Regarding 493 Boston Post Road &
 505 Boston Post Road – Route 20 Roadway Improvement Project**

Dear Mayor Vigeant:

I request that you send to the City Council, for their action, the attached Order of Taking by Eminent Domain.

By the proposed Order of Taking, the City would acquire a permanent easement interest in land located at 493 Boston Post Road West and 505 Boston Post Road West. The purpose of the takings, more fully described in the order, is related to public safety improvements on Boston Post Road West (Route 20).

I am available to answer any specific questions relative to the project.

Sincerely,

John L. Ghiloni
 Commissioner of Public Works

Enclosures

cc: Thomas DiPersio, City Engineer
 Cynthia Panagore Griffin, Assistant City Solicitor

ORDERED:**Eminent Domain Order of Taking**

WHEREAS, the City Council of the City of Marlborough has determined that the public welfare, safety, and common convenience require that legal interests in a certain portion of land located at 493 and 505 Boston Post Road West (Rte. 20), as more particularly described herein, be taken for the purpose of the reconstruction, construction, and maintenance of improvements to Boston Post Road West (Rte. 20), and for other municipal purposes, and that the taking by eminent domain is reasonable and necessary to carry out the aforementioned purposes; and,

WHEREAS, in order to promote the public welfare, safety, common convenience, and necessity, it is necessary to take by Eminent Domain the easement interests in the land for the purposes and duration described herein; and,

WHEREAS, all preliminary requirements of Massachusetts General Laws Chapter 79 having been complied with;

NOW, THEREFORE, IT IS HEREBY ORDERED that the City Council of the City of Marlborough, acting in accordance with the power and authority conferred by the City Charter, Division 1, Section 30, Massachusetts General Laws, Chapter 79 and every power and authority thereto enabling, and in the exercise of the power and authority conferred by said laws, does hereby take by Eminent Domain the permanent easement interest in the following described land, including all trees and other vegetation thereon.

DESCRIPTION OF LAND TAKEN

Street address: 493 Boston Post Road West and 505 Boston Post Road West (Rte. 20), Marlborough, MA 01752

Permanent easement for purposes of roadway reconstruction, construction, and maintenance of improvements, including but not limited to aerial wire purposes: Being an approximately 1,946 S.F. portion of the properties located at 493 Boston Post Road West and 505 Boston Post Road West (Rte. 20), Marlborough, MA 01752, known and numbered respectively as Map 88, Parcel 3 and Map 88, Parcel 3A on the Assessors' Map of the City of Marlborough and shown as Parcel E-01 on a plan attached herewith as Exhibit "A" entitled "Plan of Land in Marlborough, Massachusetts; Prepared For: City of Marlborough; Prepared By: VHB, Inc.; Scale: 1 inch = 20 Feet; Date: August 30, 2017."

OWNER: Dino Karalis, Trustee
Sparte II Realty Trust
34 Magnolia Street
Framingham, MA 01701

The ownership of said parcels is supposed to be as stated herein, but said easement is hereby taken whether the ownership is as stated herein or otherwise. We determine that the damages, set forth in the Table of Award below, has been sustained by the owner of said parcel upon which said easement, so taken, is located.

TABLE OF AWARD

The City Council hereby makes the following award for damages for the owner of record:

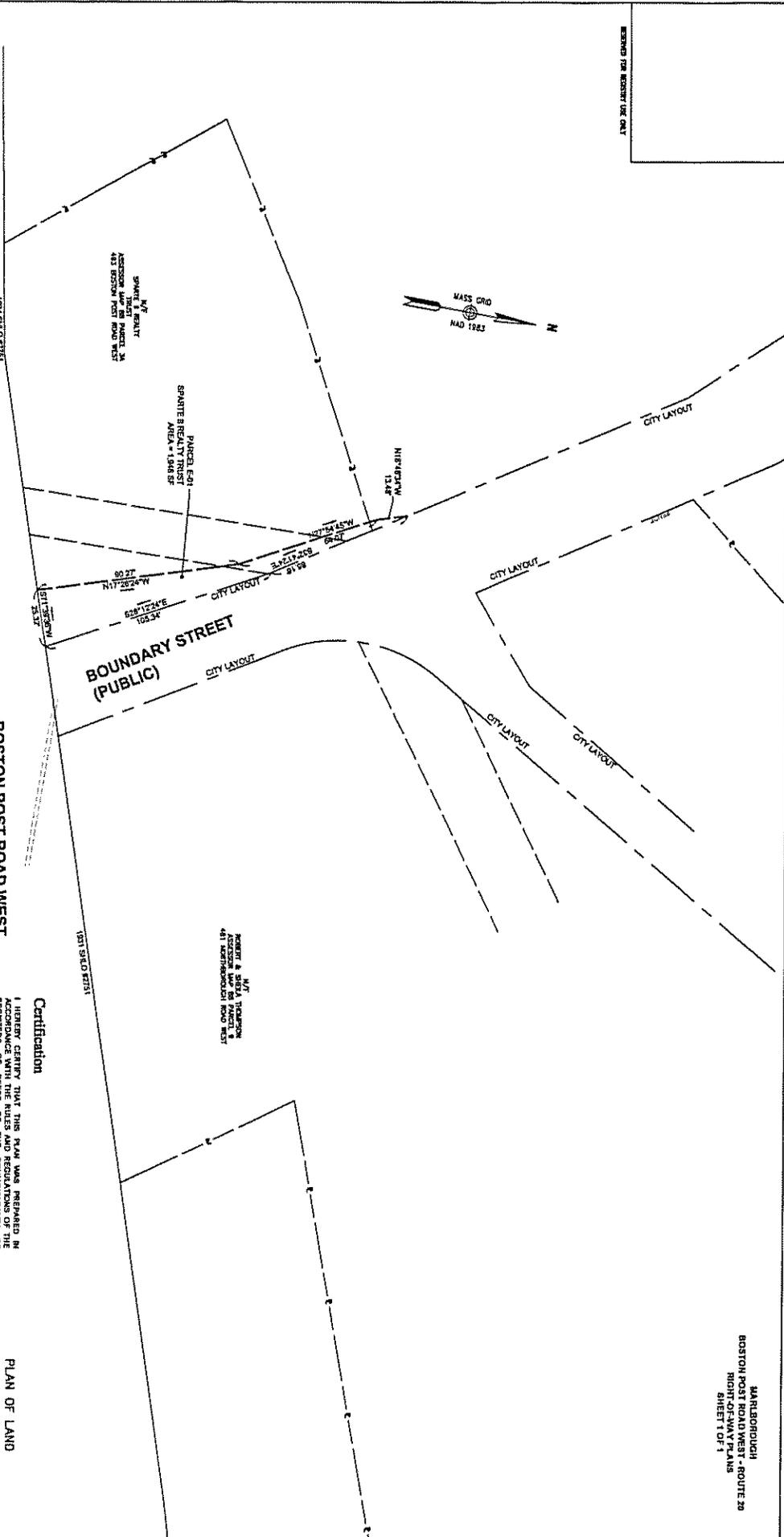
<u>OWNER</u>	<u>MARLBOROUGH ASSESSORS' MAP/PARCEL</u>	<u>AREA OF TAKING OF EASEMENT</u>	<u>AWARD</u>
Dino Karalis, Trustee Sparte II Realty Trust 34 Magnolia Street Framingham, MA 01701	88/3 and 88/3A	1,946 S.F. ±	\$12,649

ADOPTED
In City Council
Order No. 17-
Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST

RESERVED FOR RESERVATION ONLY



Checklist
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MASS. DIVISION OF CONSTRUCTION IN THE CITY OF MARLBOROUGH.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.

General Notes
 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACUTE FIELD MEASUREMENT OF THE PROPERTY LINES.
 2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACUTE FIELD MEASUREMENT OF THE PROPERTY LINES.
 3) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACUTE FIELD MEASUREMENT OF THE PROPERTY LINES.
 4) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACUTE FIELD MEASUREMENT OF THE PROPERTY LINES.

1931 SIELD 27351

BOSTON POST ROAD WEST
 (ROUTE 20) (PUBLIC)

Certification
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MASS. DIVISION OF CONSTRUCTION IN THE CITY OF MARLBOROUGH.
 I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE BASIS OF THE PROPERTY LINES AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACUTE FIELD MEASUREMENT OF THE PROPERTY LINES.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.
 I HEREBY CERTIFY THAT THE NUMBER OF LOTS OF THE COMMONWEALTH OF MASSACHUSETTS IS CORRECT.

DATE: _____
 PROFESSIONAL LAND SURVEYOR
 SCALE: 1" = 20'

PREPARED BY: W.B. The...
 SCALE: 1" = 20 FEET
 DATE: AUGUST 24, 2017

MARLBOROUGH
 MASSACHUSETTS

MARLBOROUGH
 BOSTON POST ROAD WEST - ROUTE 20
 NORTH PLANNING PLANS
 SHEET 1 OF 1

\\s1\proj\Drawings\1508251\work\plan\plan\plan\1508251.dwg - 10/10/17



City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2017 OCT 12
ARTHUR G. VIGEANT
MAYOR
NICHOLAS J. MILANO
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Appointment to the Conservation Commission

Honorable President Clancy and Councilors:

I am pleased to submit for your review and confirmation the appointment of William Dunbar to a three-year term on the Marlborough Conservation Commission to replace Lawrence Roy, whose term has expired.

After Conservation Officer Priscilla Ryder informed me that Lawrence Roy was interested in stepping down from the Commission, I called Larry to thank him for his many years of service to the Commission and I informed him of my plan to appoint Bill Dunbar. Our boards and commissions work best when volunteers like Larry dedicate their own time and energy to representing the City of Marlborough.

I believe that Mr. Dunbar will do a great job on the Commission. He is a nearly lifelong Marlborough resident who lives near Fort Meadow and has worked closely with Conservation Officer Ryder on numerous occasions. Mr. Dunbar is now retired and is an active outdoorsman.

Thank you for your consideration.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough Office of the Mayor

RECEIVED *Arthur G. Vigeant*
CITY CLERK'S OFFICE MAYOR
CITY OF MARLBOROUGH
2017 OCT 12 A 11:30
Nicholas J. Milano
EXECUTIVE AIDE

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

Patricia Bernard
EXECUTIVE SECRETARY

October 12, 2017

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Appointment to the Council on Aging

Honorable President Clancy and Councilors:

I am pleased to submit for your review and confirmation the appointment of Councilor Michael Ossing to a four-year term on the Marlborough Council on Aging.

Council on Aging Executive Director Trish Pope suggested to me that we include a member of the City Council on the Council on Aging, and I believe Councilor Ossing would be a strong representative.

Thank you for your consideration of this appointment.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
DONALD V. RIDER, JR.
CITY SOLICITOR

2017 OCT 12

CYNTHIA M. PANAGORE GRIFFIN
ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
PARALEGAL

October 12, 2017

Edward Clancy
President
Marlborough City Council

RE: Executive Session Request –
Land Use Request Involving a Property off Boston Post Road

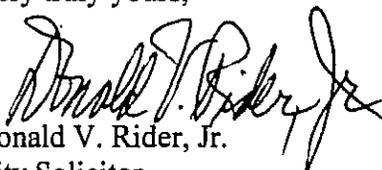
Dear President Clancy and Members:

I respectfully ask for an executive session with the Council on Monday evening to discuss a land use request involving a property off Boston Post Road.

I have enclosed a proposed motion, which includes re-convening in open session.

Thank you for your attention to this matter.

Very truly yours,


Donald V. Rider, Jr.
City Solicitor

Enclosure (Motion)

MOTION:

It is moved, in conformance with MGL c. 30A, § 21(a)(3), that the Marlborough City Council conduct an executive session for the purpose of discussing strategy in litigation which is demonstrably likely and which concerns a land use request involving a property off Boston Post Road, as an open meeting may have a detrimental effect on the litigating position of the City of Marlborough and the City Council, and the chair hereby declares that an open meeting may have that effect.

It is further moved and stated that the City Council will re-convene in open session after the executive session.



City of Marlborough
Legal Department

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

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

2017 OCT 12 A 9:43

DONALD V. RIDER, JR.
 CITY SOLICITOR

CYNTHIA M. PANAGORE GRIFFIN
 ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
 PARALEGAL

October 12, 2017

Edward Clancy
 President
 Marlborough City Council

RE: Brew Pubs, Wineries, Breweries and Distilleries
 Order No. 17-1006980A

Dear President Clancy and Members:

As voted by the Council at its September 25, 2017 meeting, I enclose the proposed zoning amendment that would make brew pubs, as well as wineries, breweries and distilleries – with a tasting room as an accessory use, allowable by right in 5 zoning districts: Marlborough Village, Business, Commercial/Automotive, Industrial and Limited Industrial.

The enclosed is in proper legal form for further action, as you await the Planning Board's recommendation on the proposed amendment.

Thank you for your attention to this matter.

Very truly yours,

Donald V. Rider, Jr.
 City Solicitor

Enclosure

ORDERED:

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

- I. Section 650-5, entitled “Definitions; word usage,” is hereby amended as follows:
- a. By deleting in subsection B the definition of “BREW PUB” in its entirety and inserting in place thereof the following definition:

BREW PUB

A facility which is licensed by the United States Alcohol and Tobacco Tax Trade Bureau and the Commonwealth of Massachusetts, under the relevant statutes including M.G.L. c. 138, § 19D, to manufacture malt beverages and which is also authorized by the City and the Commonwealth of Massachusetts to serve alcoholic beverages. The facility may have a restaurant or serve food prepared on site, but shall comply with all applicable Board of Health requirements for kitchens and common victualler licenses; provided, however, that in such a case only beer, spirit or wine products manufactured by the facility, and none by other manufacturers, may be sold, unless an on-premises pouring license has been obtained under M.G.L. c. 138, § 12. Nothing contained herein shall prohibit the facility from having a bring-your-own-food policy.

- b. By inserting in subsection B the following new definitions:

WINERY, BREWERY, OR DISTILLERY WITH TASTING ROOM

A facility licensed under, respectively, M.G.L. c. 138, §§ 19B, 19C and 19E and which is located in a building where the primary use is for the production and distribution of vinous, malt, or spirituous beverages, with the option of a tasting room. Any such facility may provide, either for a fee or at no charge and limited in size as set forth in M.G.L. c. 138, samples of beverages it manufactures on its premises and for this purpose shall have a Commonwealth of Massachusetts issued Farmer Series Pouring Permit. The facility may host marketing events, special events, and/or factory tours. The facility may only sell beverages produced by, and commercial goods branded by, the winery, brewery, or distillery. The facility may sell permitted beverages to consumers for consumption off-premises. The facility may have a restaurant or serve food prepared on site, but shall comply with all applicable Board of Health requirements for kitchens and common victualler licenses; provided, however, that in such a case only beer, spirit or wine products manufactured by the facility, and

none by other manufacturers, may be sold, unless an on-premises pouring license has been obtained under M.G.L. c. 138, § 12. Nothing contained herein shall prohibit the facility from having a bring-your-own-food policy.

TASTING ROOM

A room attached to either a winery, brewery, or distillery, and permitted as an accessory use thereto, that allows patrons to sample or consume wine, beer, and other alcoholic beverages that are produced on the premises in accordance with M.G.L. c. 138. A tasting room is not to exceed 25 percent of the gross square footage of the winery, brewery, or distillery.

II. Section 650-17, entitled "Table of Uses," is hereby amended as follows:

- a. By regulating business uses so as to allow, as of right, a brew pub in the Business (B), Commercial Automotive (CA), Limited Industrial (LI), Industrial (I) and Marlborough Village (MV) districts, as follows:

	RR	A1	A2	A3	RB	RC	RCR	B	CA	LI	I	MV
Brew pub	N	N	N	N	N	N	N	Y	Y	Y	Y	Y

and

- b. By regulating business uses so as to allow, as of right, a winery, brewery, or distillery with tasting room in the Business (B), Commercial Automotive (CA), Limited Industrial (LI), Industrial (I) and Marlborough Village (MV) districts, as follows:

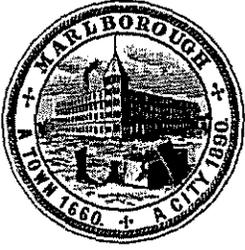
	RR	A1	A2	A3	RB	RC	RCR	B	CA	LI	I	MV
Winery, brewery, or distillery with tasting room	N	N	N	N	N	N	N	SP	SP	SP	SP	SP

ADOPTED

In City Council
Order No 17-1006980B
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 FACSIMILE (508) 460-3698 TDD (508)
 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH
 DONALD V. RIDER, JR.
 CITY SOLICITOR

2017 OCT 12 A 10:46
 CYNTHIA M. PANAGORE GRIFFIN
 ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
 PARALEGAL

October 12, 2017

Edward Clancy, President
 Marlborough City Council
 City Hall
 140 Main Street
 Marlborough, MA 01752

Re: Order No. 16/17-1006443FF-1 Amendments to Walking Trail Easements

Dear President Clancy and Members,

Please find the above-referenced Order concerning amendments to the walking trail easements at the Apex Center on Boston Post Road West, which amendments are attached to the Order.

Said order is in proper form for consideration by the City Council.

Very truly yours,

/s/ Cynthia Panagore Griffin

Cynthia Panagore Griffin
 Assistant City Solicitor

Enclosures

Cc: Kevin Eriksen, Esq.
 Priscilla Ryder, Commissioner, Conservation
 Thomas DiPersio, City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that the permanent walking trail easement in an approximately 85,506 S.F. portion of the land known as Lots 11, 12, and 13A as shown on a plan entitled "Subdivision Plan of Land in Marlborough, Massachusetts", prepared by VHB Inc., dated May 4, 2017, revised through June 14, 2017 and recorded at Middlesex County South Registry of Deeds as Plan 574 of 2017, be accepted as a municipal easement as shown on plan thereof and as hereinafter described:

DESCRIPTION

Plan entitled "Easement Plan of Land in Marlborough, Massachusetts; Prepared For: Walker Realty LLC; Prepared By: VHB, Inc., 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", said plan to be recorded at the Middlesex County South Registry of Deeds and attached here as Exhibit "A";

Title to the permanent walking trail easement as shown on said plan has been granted to the City of Marlborough in two separate documents, each entitled "Amendment to Public Walking Trail Easement Grant" from Walker Realty LLC and Marlboro Hospitality LLC, said two documents, each entitled "Amendment to Public Walking Trail Easement Grant," to be recorded in the Middlesex County South Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

The permanent walking trail easement in an approximately 85,506 S.F. portion of land located on the southerly side of Boston Post Road West and the northerly side of Glen Street and being a portion of the land known as Lots 11, 12, and 13A as shown on a plan entitled "Easement Plan of Land in Marlborough, Massachusetts; Prepared For: Walker Realty LLC; Prepared By: VHB, Inc., 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", to be recorded in the Middlesex County South Registry of Deeds, be accepted as a municipal easement in the City of Marlborough.

ADOPTED

In City Council

Order No. 16/17-1006443FF-1

Adopted

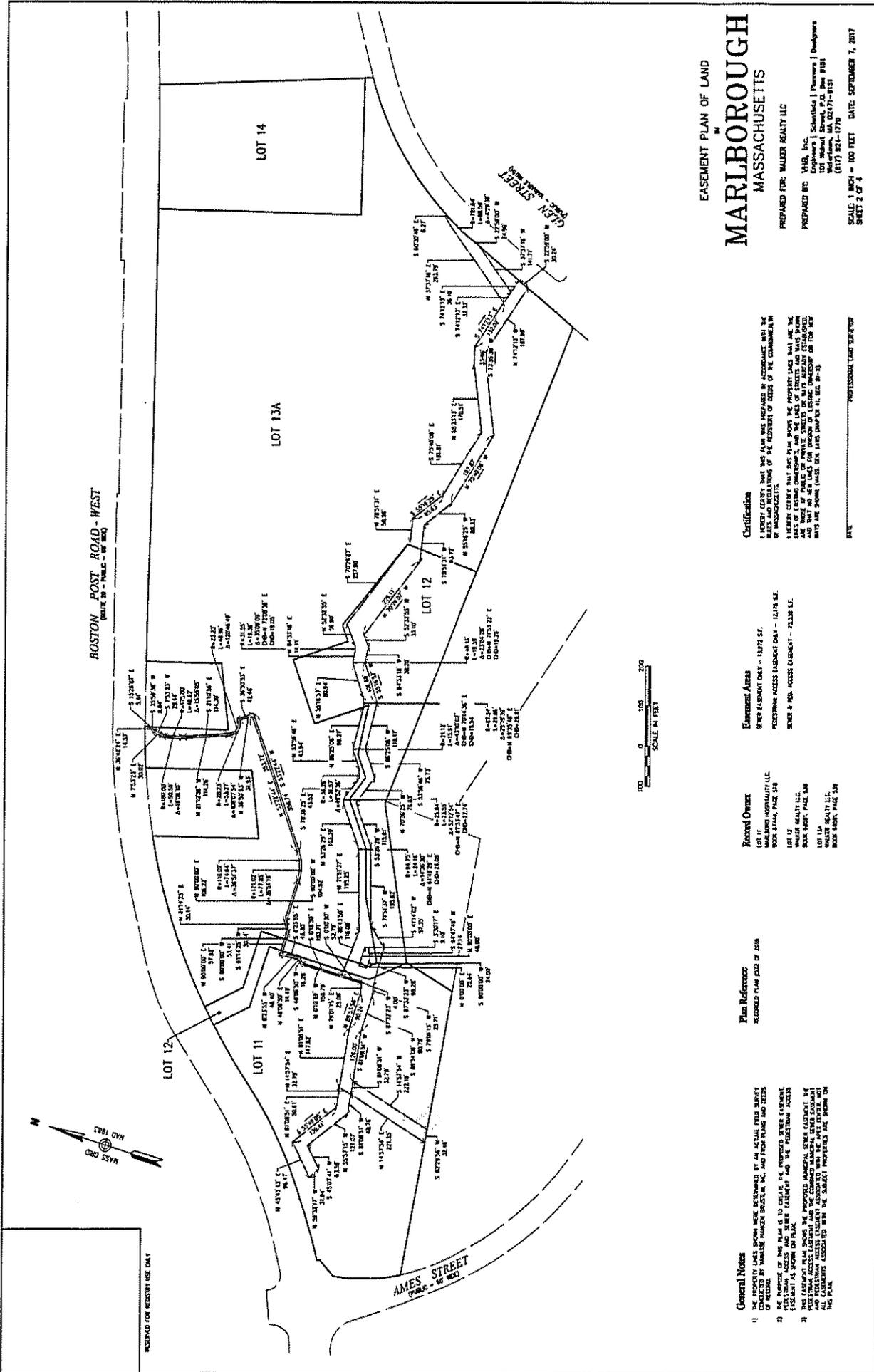
Approved by Mayor

Arthur G. Vigeant

Date:

A TRUE COPY

ATTEST:



EASEMENT PLAN OF LAND
IN
MARLBOROUGH
MASSACHUSETTS

PREPARED FOR: WALKER REALTY LLC

PREPARED BY: MARLBOURGH REALTY, LLC
107 Walnut Street, P.O. Box 8751
Marlborough, MA 01751-8751
(508) 254-1770

SCALE: 1" = 100' FEET DATE: SEPTEMBER 7, 2017
SHEET 2 OF 4

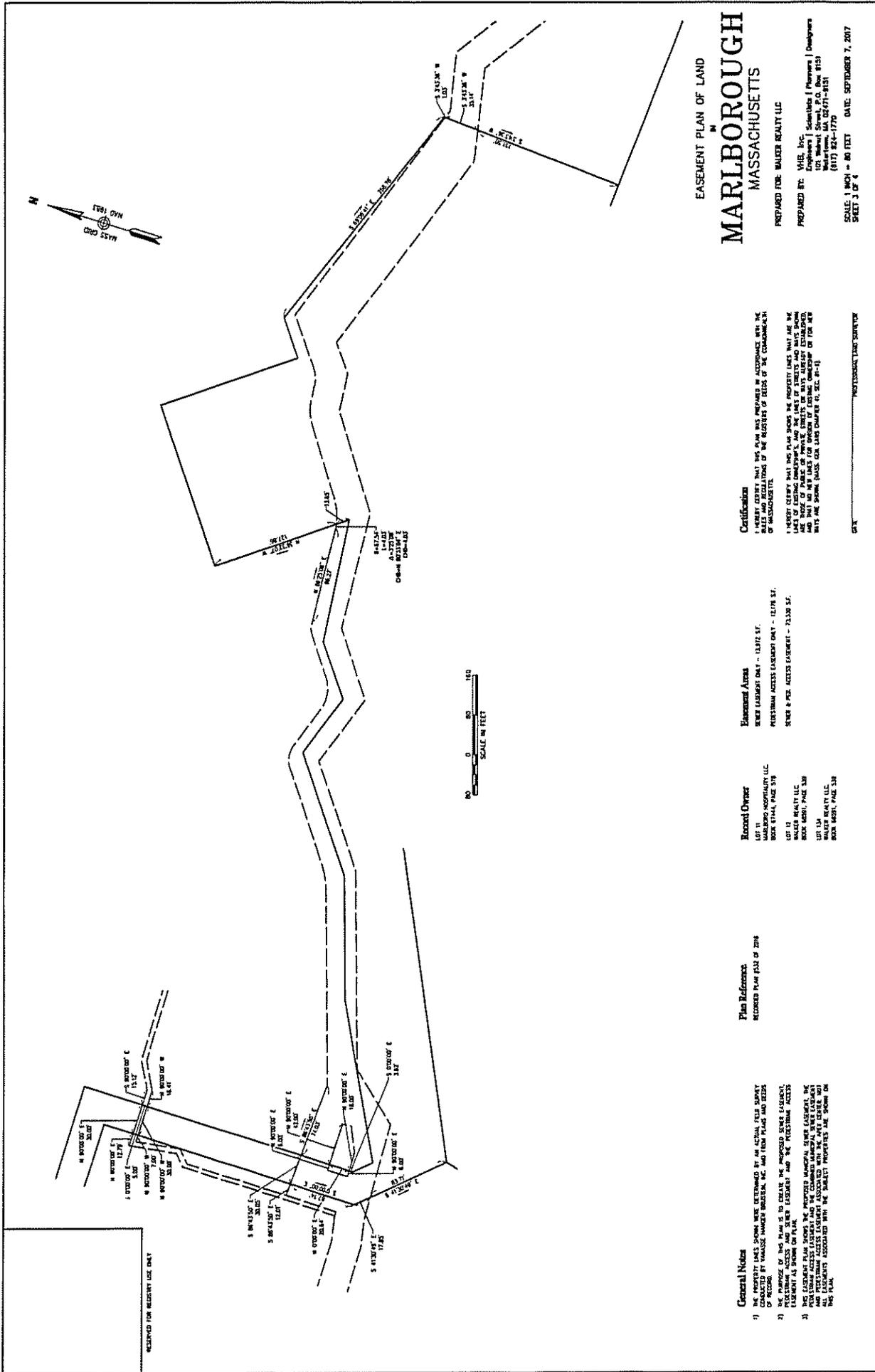
Professional Land Surveyor

Confirmation

I, JOHN C. BERRY, LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF MASSACHUSETTS.

I, JOHN C. BERRY, LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES, EASEMENT AREAS, EASEMENT ACCESS AREAS, EASEMENT RIGHTS AND EASEMENT ACCESS AREAS AND THAT THE SAME ARE IN ACCORDANCE WITH THE EASEMENT ACCESS AREAS AND EASEMENT RIGHTS AND EASEMENT ACCESS AREAS.

DATE: _____



General Notes

- 1) THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY MARSHALL HANCOCK ASSOCIATES, INC. AND THEIR PLANS AND RECORDS.
- 2) THE PURPOSE OF THIS PLAN IS TO DEFINE THE PROPOSED SEWER EASEMENT, EASEMENT ACCESS EASEMENT AND THE PERCEIVED ACCESS EASEMENT.
- 3) THIS EASEMENT PLAN SHOWS THE PROPOSED MANHOLE SEWER EASEMENT, THE PERCEIVED ACCESS EASEMENT AND THE CORNER ADJACENT TO LOT 112. ALL EASEMENTS ASSOCIATED WITH THE SUBJECT PROPERTIES ARE SHOWN ON THIS PLAN.

Plan Reference

RECORDED PLAN #33 OF 2016

Record Owner

- LOT 11
WALKERS OPPORTUNITY LLC
BOOK 1744, PAGE 339
- LOT 12
REARLY LLC
BOOK 1699, PAGE 339
- LOT 13
WALKER REALTY LLC
BOOK 1699, PAGE 339

Easement Areas

- SEWER EASEMENT ONLY - 13,172 SF.
- PERCEIVED ACCESS EASEMENT ONLY - 12,138 SF.
- SEWER & PER. ACCESS EASEMENT - 23,310 SF.

Certification

I, HENRY JERRY, BEING THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL SURVEYORS OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SEWER, PERCEIVED ACCESS EASEMENT AND PER. ACCESS EASEMENT ARE SHOWN AS SHOWN ON THIS PLAN.

DATE: _____

PROFESSIONAL TIME SURVEYOR

**EASEMENT PLAN OF LAND
IN
MARLBOROUGH
MASSACHUSETTS**

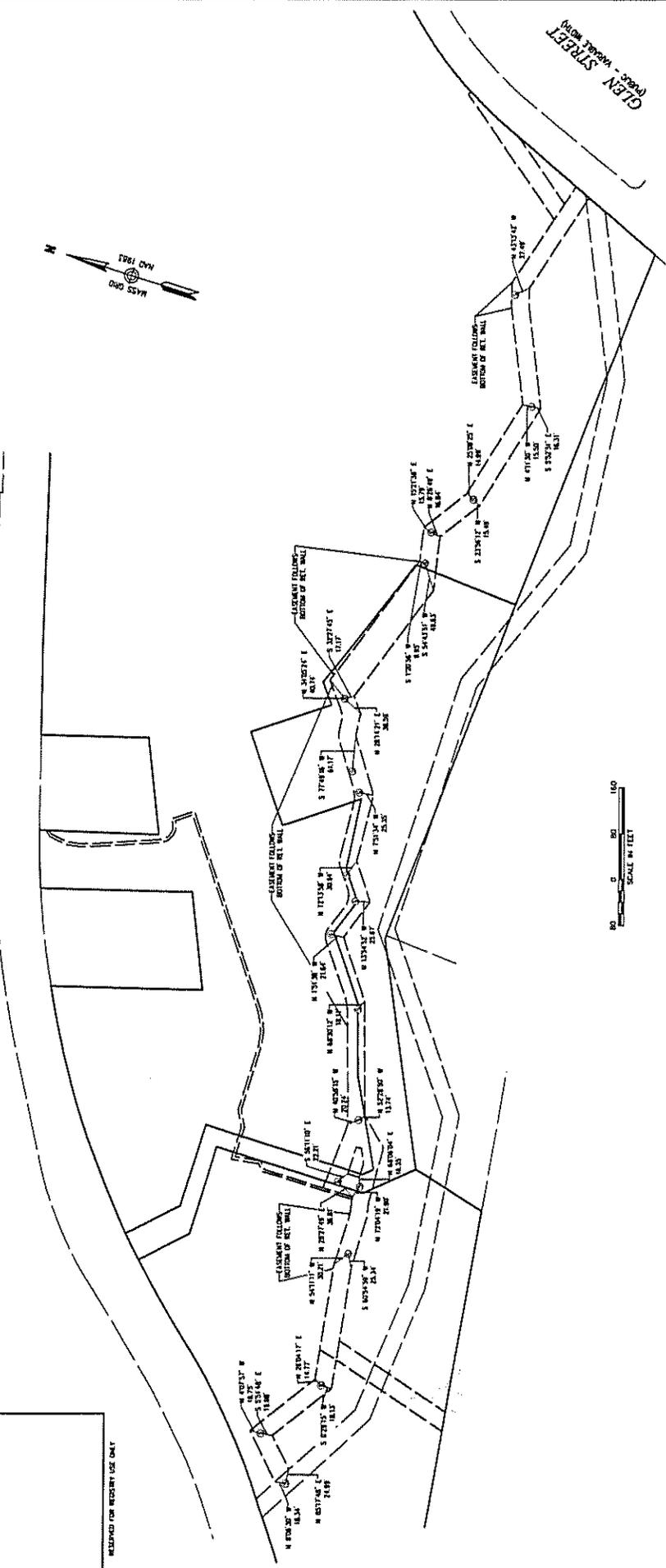
PREPARED FOR: WALKER REALTY LLC

PREPARED BY: VHE, Inc.
Engineers | Scientists | Planners | Designers
1000 North Main Street
Marlborough, MA 01751-1131
(978) 824-1770

SCALE: 1"=40' = 80 FEET DATE: SEPTEMBER 7, 2017
SHEET 3 OF 4

\\ms01\planning\13082017\proj\13082017\13082017\13082017.dwg

BOSTON POST ROAD - WEST
(ROUTE 20 - PUBLIC - OF MASS)



RESERVED FOR HISTORY USE ONLY

GLEN STREET
(Public - Walker Realty)

EASEMENT PLAN OF LAND
IN
MARLBOROUGH
MASSACHUSETTS

PREPARED FOR: WALKER REALTY LLC
PREPARED BY: MAR, Inc.
Date: 09/07/2017
101 Industrial Street, P.O. Box #151
Marlborough, MA 01757-0151
(978) 824-1770

SCALE: 1" = 80' FEET DATE: SEPTEMBER 7, 2017
SHEET 4 OF 4

Caveat
THIS PLAN WAS PREPARED BY AGREEMENT WITH THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MAR, INC. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO MAR, INC. AND THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS.

Recent Owner
LOT 11
WALKER REALTY LLC
BECK ROAD, PACE 578
LOT 12
WALKER REALTY LLC
BECK ROAD, PACE 578
LOT 13A
WALKER REALTY LLC
BECK ROAD, PACE 578

Plan References
RECORDED PLAN FILE OF 2016

General Notes
1) THE PROPERTY LINES SHOWN WERE ESTABLISHED BY THE LOCAL GOV. AND SHOULD BE CHECKED BY THE CLIENT BEFORE ANY CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MASSACHUSETTS.

PREPARED FOR: WALKER REALTY LLC

RECORDED PLAN FILE OF 2016

RECORDED PLAN FILE OF 2016

RECORDED PLAN FILE OF 2016

AMENDMENT TO PUBLIC WALKING TRAIL EASEMENT

This Amendment to Public Walking Trail Easement (“Amendment”) is entered into between the City of Marlborough, Massachusetts, having an address of 140 Main Street, Marlborough, Massachusetts 01752 (hereinafter “Grantee”) and Walker Realty, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, and Marlboro Hospitality, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, their respective successors and assigns (hereinafter collectively “Grantor”). Grantor and Grantee are collectively referred to as the “Parties.”

RECITALS

- A. Grantor is the owner of certain property located off Boston Post Road West, Marlborough, Massachusetts known as Lots 11, 12, and 13A as shown on a plan entitled “Subdivision Plan of Land in Marlborough, Massachusetts” prepared by VHB Inc., dated May 4, 2017, revised through June 14, 2017 and recorded at Middlesex County South Registry of Deeds at Plan Book 2017, Plan 574 (hereinafter “Grantor’s Property”).
- B. Grantor’s respective predecessor in title entered into that certain Public Walking Trail Easement (hereinafter “Original Easement”) dated June 25, 2015 and recorded at the Middlesex County South Registry of Deeds at Book 66892, Page 540.
- C. Pursuant to the terms of the Original Easement, Grantor, on behalf of Grantor and its successors and assigns, reserved the right to relocate the easement area (hereinafter the “Easement Area”), which area is defined in the Original Easement and shown on Exhibit A of the Original Easement.
- D. By this Amendment, the Parties desire to amend the Original Easement by relocating the Easement Area.
- E. For Grantor’s Title, with respect to Walker Realty, LLC see deed dated December 14, 2016 recorded at the Middlesex County South Registry of Deeds at Book 68591, Page 539, and with respect to Marlboro Hospitality, LLC, see deed dated June 16, 2016 recorded at the Middlesex County South Registry of Deeds at Book 67444, Page 578.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor and Grantee hereby amend the Easement Area to that area shown as "Proposed Pedestrian Access" on the plan entitled "Easement Plan of Land in Marlborough, Massachusetts, Prepared For: Walker Realty LLC, Prepared By: VHB, Inc. 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151, Scale: 1" = 100'; Date: September 7, 2017", which plan is attached hereto as Exhibit A.
2. All other terms and conditions of the Original Easement shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to Public Walking Trail Easement is executed this ____ day of October, 2017.

City of Marlborough

 Arthur G. Vigeant, Mayor,
 in his official capacity

Walker Realty LLC

 Robert A. Walker, Manager

Marlboro Hospitality, LLC

 Robert A. Walker, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Robert A. Walker, Manager, 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.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Arthur G. Vigeant, proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding/attached document in his official capacity as the Mayor of the City of Marlborough, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires

AMENDMENT TO PUBLIC WALKING TRAIL EASEMENT

This Amendment to Public Walking Trail Easement (“Amendment”) is entered into between the City of Marlborough, Massachusetts, having an address of 140 Main Street, Marlborough, Massachusetts 01752 (hereinafter “Grantee”) and Walker Realty, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, and Marlboro Hospitality, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, their respective successors and assigns (hereinafter collectively “Grantor”). Grantor and Grantee are collectively referred to as the “Parties.”

RECITALS

- A. Grantor is the owner of a certain property located off Boston Post Road West, Marlborough, Massachusetts known as Lots 11, 12, and 13A as shown on a plan entitled “Subdivision Plan of Land in Marlborough, Massachusetts” prepared by VHB Inc., dated May 4, 2017, revised through June 14, 2017 and recorded at Middlesex County South Registry of Deeds at Plan Book 2017, Plan 574 (hereinafter “Grantor’s Property”).
- B. Grantor’s respective predecessor in title entered into that certain Public Walking Trail Easement (hereinafter “Original Easement”) dated April 30, 2014 and recorded at the Middlesex County South Registry of Deeds at Book 63556, Page 554.
- C. Pursuant to the terms of the Original Easement, Grantor, on behalf of Grantor and its successors and assigns, reserved the right to relocate the easement area (hereinafter the “Easement Area”), which area is defined in the Original Easement and shown on Exhibit A of the Original Easement.
- D. By this Amendment, the Parties desire to amend the Original Easement by relocating the Easement Area.
- E. For Grantor’s Title, with respect to Walker Realty, LLC see deed dated December 14, 2016 recorded at the Middlesex County South Registry of Deeds at Book 68591, Page 539, and with respect to Marlboro Hospitality, LLC, see deed dated June 16, 2016 recorded at the Middlesex County South Registry of Deeds at Book 67444, Page 578.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor and Grantee hereby amend the Easement Area to that area shown as "Proposed Pedestrian Access" on the plan entitled "Easement Plan of Land in Marlborough, Massachusetts; Prepared for Walker Realty LLC; Prepared by VHB, Inc. 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", which plan is attached hereto as Exhibit A.
2. All other terms and conditions of the Original Easement shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment to Public Walking Trail Easement is executed this _____ day of October, 2017.

City of Marlborough

Walker Realty, LLC

 Arthur G. Vigeant, Mayor,
 in his official capacity

 Robert A. Walker, Manager

Marlboro Hospitality, LLC

 Robert A. Walker, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Robert A. Walker, Manager, 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.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Arthur G. Vigeant, proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding/attached document in his official capacity as the Mayor of the City of Marlborough, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires



City of Marlborough
Legal Department
 140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752
 TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508)
 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH
 DONALD V. RIDER, JR.
 CITY SOLICITOR

2017 OCT 12 A 10:46
 CYNTHIA M. PANAGORE GRIFFIN
 ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
 PARALEGAL

October 12, 2017

Edward Clancy, President
 Marlborough City Council
 City Hall
 140 Main Street
 Marlborough, MA 01752

Re: Order No. 16/17-1006443FF-2 Grant of Sewer Easement

Dear President Clancy and Members,

Please find the above-referenced Order and attached Grant of Sewer Easement concerning a grant of sewer easement at the Apex Center on Boston Post Road West.

Said order is in proper form for consideration by the City Council.

Very truly yours,

/s/ Cynthia Panagore Griffin

Cynthia Panagore Griffin
 Assistant City Solicitor

Enclosures

Cc: Kevin Eriksen, Esq.
 Priscilla Ryder, Commissioner, Conservation
 Thomas DiPersio, City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that the permanent sewer easement in an approximately 87,302 S.F. portion of the land, located on the southerly side of Boston Post Road West and the northerly side of Glen Street and being a portion of the land known as Lots 11, 12, and 13A shown on a plan entitled "Subdivision Plan of Land in Marlborough, Massachusetts", prepared by VHB Inc., dated May 4, 2017, revised through June 14, 2017 and recorded at the Middlesex County South Registry of Deeds as Plan 574 of 2017, be accepted as a municipal easement as shown on plan thereof and as hereinafter described:

DESCRIPTION

Plan entitled "Easement Plan of Land in Marlborough, Massachusetts; Prepared For: Walker Realty LLC; Prepared By: VHB, Inc., 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", said plan to be recorded at the Middlesex County South Registry of Deeds and attached here as Exhibit A;

Title to the permanent sewer easement as shown on said plan has been granted to the City of Marlborough in a Grant of Sewer Easement from Walker Realty LLC and Marlboro Hospitality LLC, said Grant of Sewer Easement to be recorded at the Middlesex County South Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

The permanent sewer easement in an approximately 87,302 S.F. portion of land located on the southerly side of Boston Post Road West and the northerly side of Glen Street and being a portion of the land known as Lots 11, 12, and 13A as shown on a plan "Easement Plan of Land in Marlborough, Massachusetts; Prepared For: Walker Realty LLC; Prepared By: VHB, Inc., 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", said plan to be recorded at the Middlesex County South Registry of Deeds, be accepted as a municipal easement in the City of Marlborough.

ADOPTED

In City Council

Order No. 16/17-1006443FF-2

Adopted

Approved by Mayor

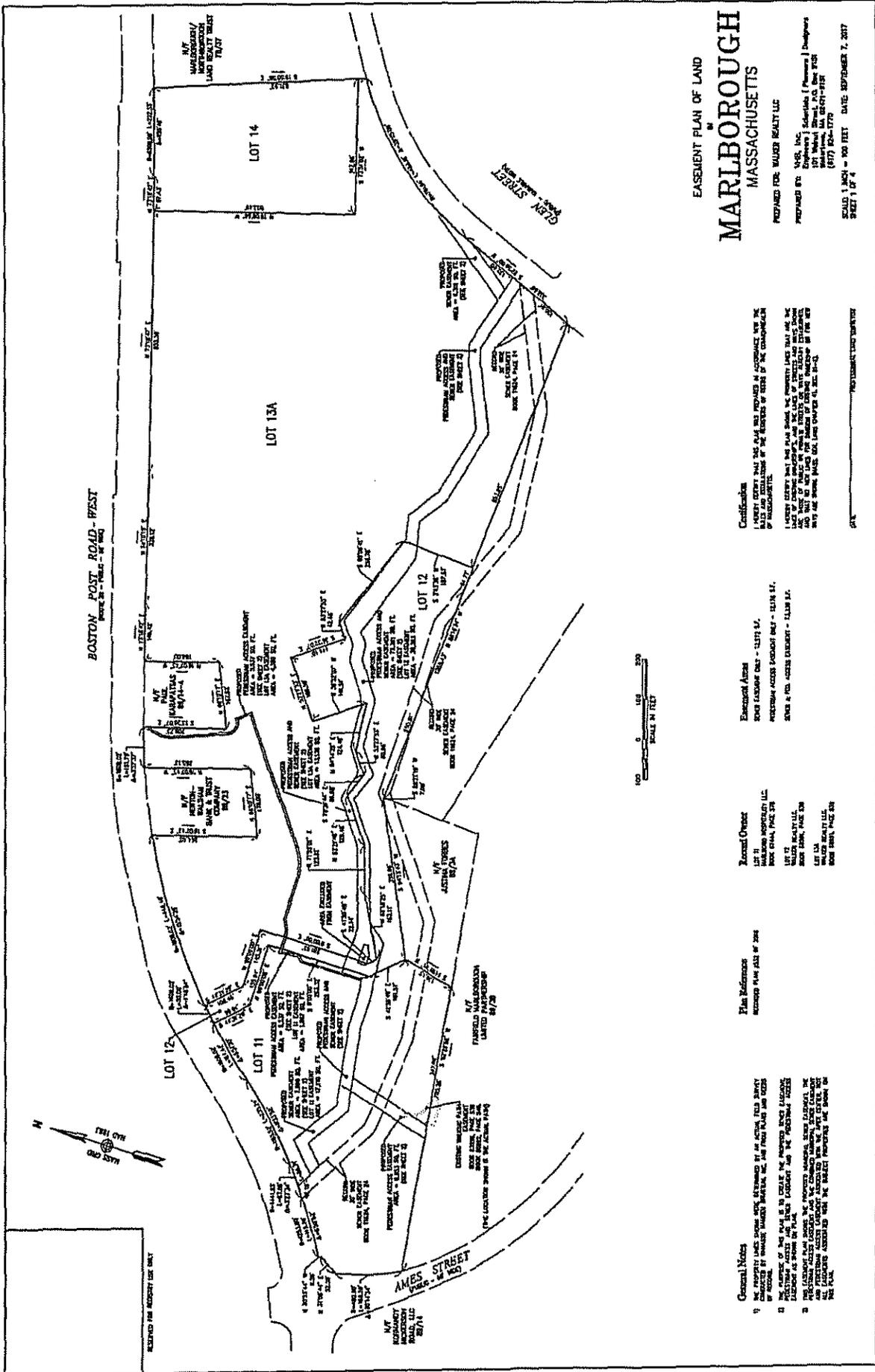
Arthur G. Vigeant

Date:

A TRUE COPY

ATTEST:

EXHIBIT A



EASEMENT PLAN OF LAND
 IN
MARLBOROUGH
 MASSACHUSETTS

PREPARED FOR: WALKER REALTY, LLC
 PREPARED BY: WRS, Inc.
 127 Walnut Street, P.O. Box 2020
 Marlborough, MA 01752
 (508) 252-1171
 SCALE: 1"=100' FEET DATE: SEPTEMBER 7, 2017
 SHEET 1 OF 4

Classification
 1. EASEMENT PLAN AND THE PLAN AND PROVISIONS IN ACCORDANCE HERETO WITH SHALL BE THE BASIS OF THE CONSTRUCTION OF THE EASEMENT PLAN.

Easement Areas
 SHOWS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

Record Owner
 LOT 11
 WALKER REALTY, LLC
 127 WALNUT STREET, P.O. BOX 2020
 MARLBOROUGH, MASSACHUSETTS 01752

Plan Reference
 RECORDED PLAN 248 OF 2015

General Notes
 1. THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY BY WALKER REALTY, LLC, AND ARE SHOWN AS SUCH.
 2. THE PURPOSE OF THIS PLAN IS TO CREATE THE PROPOSED EASEMENT AREAS AS SHOWN ON THIS PLAN.
 3. THIS EASEMENT PLAN SHOWS THE PROPOSED EASEMENT AREAS AS SHOWN ON THIS PLAN. THE PROPOSED EASEMENT AREAS ARE SHOWN AS SHOWN ON THIS PLAN.

PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

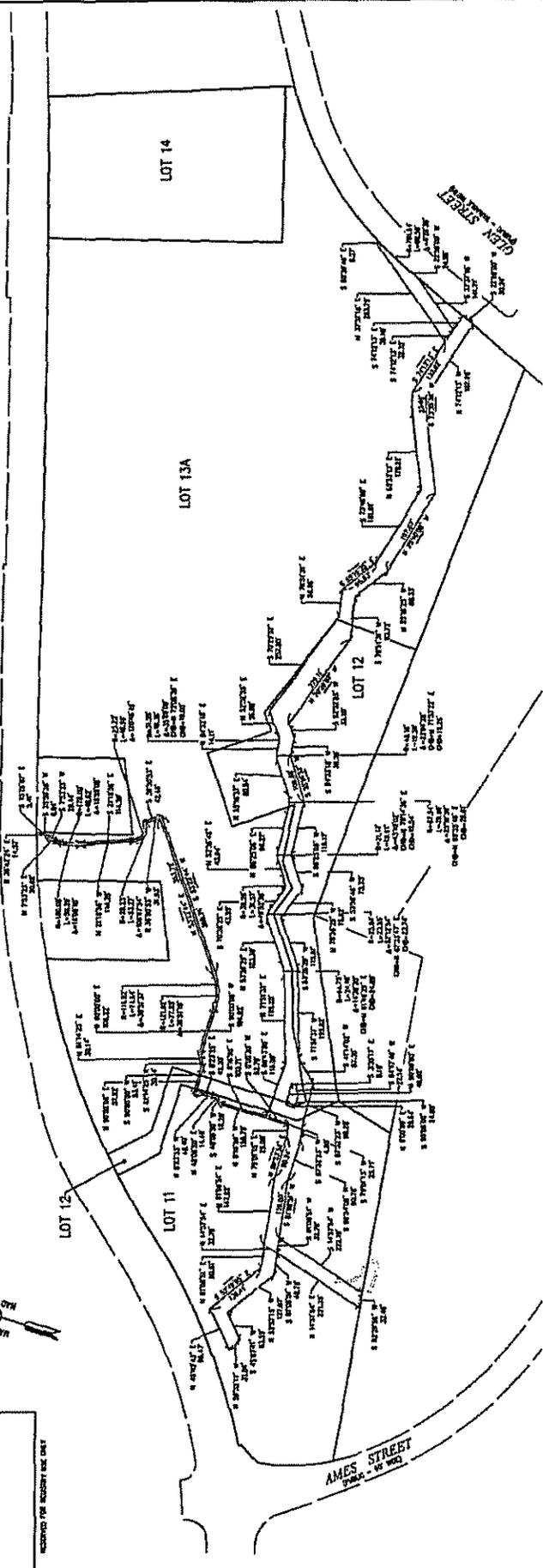
PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.
 PROPOSED ACCESS EASEMENT AREA - 12,171 S.F.

WALKER REALTY, LLC
 127 WALNUT STREET, P.O. BOX 2020
 MARLBOROUGH, MASSACHUSETTS 01752
 (508) 252-1171

BOSTON POST ROAD - WEST
PLATE 20 - PAGES 1 & 2



RECORDED FOR REFERENCE FILE 0487



EASEMENT PLAN OF LAND IN MARLBOROUGH MASSACHUSETTS

PREPARED FOR: WALKER REALTY LLC
PREPARED BY: W&E, Inc.
Engineers | Surveyors | Planners | Geographers
100 State Street, Suite 1200
Marlborough, MA 01501-1418
(977) 824-1770

SCALE: 1 INCH = 100 FEET
DATE: SEPTEMBER 7, 2017
SHEET 2 OF 4

Classification
1. CERTAIN EASEMENTS SHOWN HEREON ARE AS SHOWN AND APPROVED IN ACCORDANCE WITH THE RECORDS OF THE REGISTERED PLANS OF THE COMMONWEALTH OF MASSACHUSETTS.
2. UNLESS OTHERWISE NOTED, THE PROPERTY LINES SHOWN ARE THE PROPERTY LINES AS SHOWN ON THE RECORDS OF THE REGISTERED PLANS OF THE COMMONWEALTH OF MASSACHUSETTS.
3. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON.

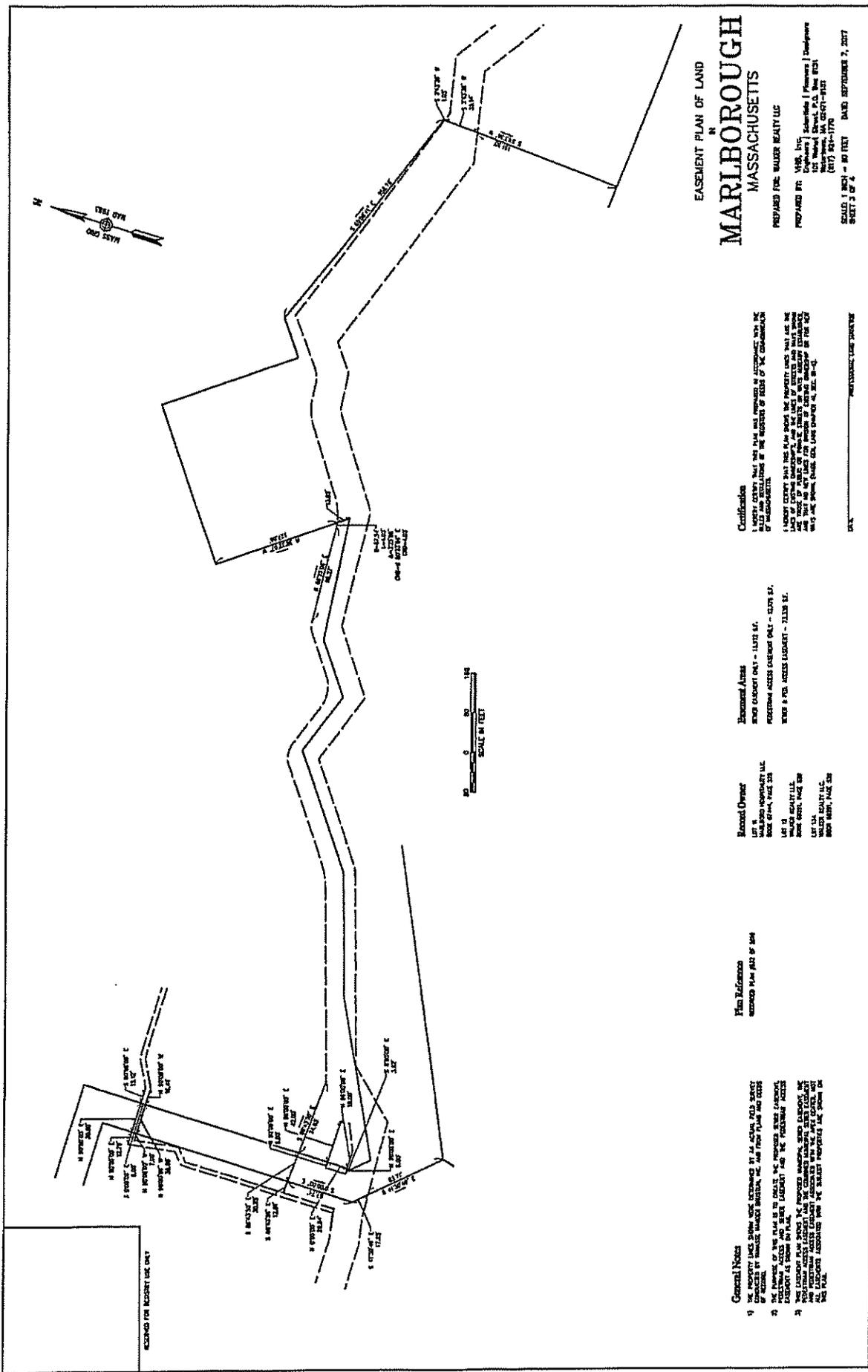
Easement Access
EASEMENT OVER - 14.5 FT.
EASEMENT ACCESS (EASEMENT ONLY) - 14.5 FT.
EASEMENT ACCESS (EASEMENT ONLY) - 14.5 FT.

Record Owner
LOT 11
WALKER REALTY LLC
MARLBOROUGH, MA 01501
LOT 12
WALKER REALTY LLC
MARLBOROUGH, MA 01501
LOT 13A
WALKER REALTY LLC
MARLBOROUGH, MA 01501
LOT 14
WALKER REALTY LLC
MARLBOROUGH, MA 01501

Plan Information
RECORDS FILE # 0487 OF 2017

General Notes
1) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
2) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
4) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
5) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
6) UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

W&E, Inc. 100 State Street, Suite 1200, Marlborough, MA 01501-1418



EASEMENT PLAN OF LAND
IN
MARLBOROUGH
MASSACHUSETTS

PREPARED FOR: WALDEN REALTY LLC

PREPARED BY: V&B, Inc.
Engineers | Surveyors | Planners | Designers
100 Commercial Street, Suite 100
Marlborough, MA 01501-1420
(978) 932-1770

SCALE: 1"=80' DATED: SEPTEMBER 7, 2017
SHEET 3 OF 4

Confirmation
I, WALDEN REALTY LLC, hereby confirm that the plan and easements herein were prepared by V&B, Inc., a duly licensed professional engineering firm, and that the same are in accordance with the provisions of the laws of the Commonwealth of Massachusetts.

Easement Areas
EASEMENT 1 - 11,000 S.F.
PROPOSED ACCESS EASEMENT - 12,000 S.F.
EASEMENT 2 - 11,000 S.F.

Record Owner
LOT 10
MARLBOROUGH MUNICIPALITY LLC
BLOCK 67-04, PAGE 20
LOT 10
MARLBOROUGH MUNICIPALITY LLC
BLOCK 67-04, PAGE 20
LOT 11
WALDEN REALTY LLC
BLOCK 67-04, PAGE 20

Plan References
RECORDED PLAN 8438 OF 200

General Notes
1) THE PROPERTY LINES SHOWN WERE DETERMINED BY A QUALIFIED SURVEYOR AND ARE SHOWN AS SUCH ON THE RECORD MAP 8438 OF 200.
2) THE PURPOSE OF THIS PLAN IS TO GRANT THE PROPOSED EASEMENTS, EASEMENT 1 THROUGH EASEMENT 18, AND THE PROPOSED ACCESS EASEMENT.
3) THIS EASEMENT PLAN SHOWS THE PROPOSED EASEMENTS, EASEMENT 1 THROUGH EASEMENT 18, AND THE PROPOSED ACCESS EASEMENT. THE PROPOSED EASEMENTS, EASEMENT 1 THROUGH EASEMENT 18, AND THE PROPOSED ACCESS EASEMENT ARE SHOWN ON THE RECORD MAP 8438 OF 200.

EXTENDING FOR RECORD USE ONLY

GRANT OF SEWER EASEMENT

WALKER REALTY, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, and MARLBORO HOSPITALITY, LLC, a Massachusetts limited liability company with a usual address of 4 Lan Drive, Westford, MA 01886, all in Middlesex County, Massachusetts, hereinafter known, collectively, as Grantor, in consideration of the payment of One Dollar (\$1.00), receipt of which is hereby acknowledged,

Hereby grant 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 Grantee, its successors and assigns forever, with quitclaim covenants, an exclusive and perpetual right and easement to operate, construct, maintain, replace, repair, inspect, and improve a sanitary sewer, a system of sewerage, and other appurtenances thereto to consisting of but not limited to pipes, conduits, manholes, vaults and castings on, through, over and under a portion of land located off of Boston Post Road West, Marlborough, Middlesex County, Massachusetts and being more particularly described as follows:

DESCRIPTION

The sewer easement varying in width from 30' to 35', more or less, shown as "Proposed Sewer Easement" on a plan of land entitled "Easement Plan of Land in Marlborough, Massachusetts; Prepared For: Walker Realty LLC; Prepared By: VHB, Inc., 100 Walnut Street, P.O. Box 9151, Watertown, MA 02471-9151; Scale: 1" = 100'; Date: September 7, 2017", which plan is attached hereto as Exhibit A.

Containing eighty-seven thousand three-hundred and two and 00/100 square feet (87,302S.F.), more or less, according to said plan.

Being portions of the property owned by the Grantor and described in deeds recorded in the Middlesex South District Registry of Deeds, with respect to WALKER REALTY, LLC in Book 68591, Page 539, and with respect to MARLBORO HOSPITALITY, LLC in Book 67444, Page 578.

The above granted rights being more particularly described as the right to lay, inspect, construct, reconstruct, relocate, operate, maintain, alter, renew, replace, add to and remove for a sanitary sewer and system of sewerage the necessary pipes, conduits, manholes, vaults, castings and/or other appurtenances that are or shall be required to install and operate a sewer line, on, over 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 Grantor, its successors and assigns, with people, equipment, supplies for access thereto for all of the above purposes.

And, for the same consideration aforesaid, the Grantor does hereby give, grant, transfer and deliver unto the Grantee and its successors and assigns forever sanitary sewer conduits, manholes, vaults, castings and/or other appurtenances thereto that are now or hereafter

constructed or installed in, through, or under the above described land by the Grantor or the Grantor's successors and assigns.

Also granted is the perpetual right and easement at any time and from time to time to clear and keep cleared that portion and areas of the premises wherein the utilities are located, of trees, roots, branches, shrubs, brush, bushes, structures, objects and surfaces as may, in the reasonable opinion of the Grantee, its successors and assigns, interfere with the safe and efficient operation and maintenance of said sanitary sewer and system of sewerage.

The Grantee, for itself, its successors and assigns, further agrees that it will promptly restore the surface disturbed by it in the exercise of the rights herein granted, in a good and workmanlike manner, substantially to the same condition as existed prior to its being disturbed.

Grantor, its successors and assigns may not place any building, shed or other permanent object or encroachment within the easement area which would materially or unreasonably affect and/or interfere with the purpose of the easement.

It is intended that this easement be conveyed by the Grantor to the City of Marlborough.

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.

In witness whereof, this Grant of Sewer Easement is executed under seal this ____ day of October, 2017.

Walker Realty, LLC

Robert A. Walker, Manager

Marlboro Hospitality, LLC

Robert A. Walker, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared Robert A. Walker, Manager, 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.

Notary Public
My Commission Expires:



City of Marlborough
Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 12 A 10:46

DONALD V. RIDER, JR.
CITY SOLICITOR

CYNTHIA M. PANAGORE GRIFFIN
ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
PARALEGAL

October 12, 2017

Edward Clancy, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: Order No. 16/17-1006443 Expansion of the Hospitality and Recreation Mixed Use
Overlay District (HRMUOD)

Dear President Clancy and Members,

Please find the above-referenced Order concerning the expansion of the Hospitality and
Recreation Mixed Use Overlay District (HRMUOD) at Apex Center on Boston Post Road West.

Said order is in proper form for consideration by the City Council.

Very truly yours,

/s/ Cynthia Panagore Griffin

Cynthia Panagore Griffin
Assistant City Solicitor

Enclosure

Cc: Kevin Eriksen, Esq.

ORDERED:

Be it ordained by the City Council of the City of Marlborough that the Code of the City of Marlborough, as most recently amended, be further amended as follows.

1. In Section 650-35 A.(2.), by deleting “43.6 acres” and replacing with “45.2 acres”.
2. By Amending Exhibit A of Section 650-35 to include the following additional parcels:

Assessors Map 78, Parcel 14A

Assessors Map 78, Parcel 23
3. In Section 650-35 E.(1)(i.), adding the following language to the end of the Section:

“, except that nothing in this Section shall be deemed to prohibit or limit the existing drive-through facility on Assessors Map 78, Parcel 23, nor to prohibit or limit the existing dedicated driveway with a curb cut onto a public way located on Assessors Map 78, Parcel 23, the same being preexisting conditions which shall continue to be allowed notwithstanding anything contained in the HRMUOD to the contrary, however said existing drive-through facility and existing dedicated driveway with a curb cut onto a public way shall remain subject to Section 650-12.”
4. In Section 650-35 E.(1)(j.), adding the following language to the end of the Section:

“, except that nothing in this Section shall be deemed to prohibit or limit the existing drive-through facility on Assessors Map 78, Parcel 14A, nor to prohibit or limit the existing dedicated driveway with a curb cut onto a public way located on Assessor Map 78, Parcel 14A, the same being preexisting conditions which shall continue to be allowed, notwithstanding anything contained in the HRMUOD to the contrary, however said existing drive-through facility and existing dedicated driveway with a curb cut onto a public way shall remain subject to Section 650-12.”
5. In Section 650-35 E.(2)(a.), adding the following language to the end of the Section:

“, expressly excluding drive-through facilities located on Assessors Map 78, Parcel 23, which facilities are existing and shall not require a Special Permit under this Section, however, said existing drive-through facilities shall remain subject to Section 650-12.
6. In Section 650-35 E.(2)(b.), adding the following language to the end of the Section:

“, expressly excluding drive-through facilities located on Assessors Map 78, Parcel 14A, which facilities are existing and shall not require a Special Permit under this Section, however said existing drive-through facilities shall remain subject to Section 650-12.”
7. In Section 650-35 E.(2)(d.), adding the following language to the end of the Section:

“, excluding so-called Dry Cleaning drop stores where no dry cleaning is performed on premise, which shall be permitted in the HRMUOD as of right.”

8. In Section 650-35 H., insert a new paragraph 9 as follows:

“Lawful signage which exists on the date of approval of this amendment to Section 650-35 H. at or on Assessor’s Map 78, Parcel 14A and Assessors Map 78, Parcel 23 shall continue to be allowed, notwithstanding anything contained in the HRMUOD to the contrary, however any changes or alterations to said existing signage, whether on or outside of the buildings located on said parcels, including any freestanding signs, shall be in conformity with Section 650-35 H. and subject to approval of the City Council.”

ADOPTED
In City Council
Order No. 16/17-1006443R

Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 10 A 10:25



City of Marlborough
BUILDING DEPARTMENT
140 Main Street
Marlborough, Massachusetts 01752

Date: 10 09 17 Permit No. _____

Address/Location of Sign 180 BOSTON POST RD

Name of Business DELLARIA SALON

Name of Owner of Business SAME Telephone _____

Type of Sign: (check off which applies)

Flat Wall Free Standing Awning Banner Projecting

Does this site have a Special Permit YES NO

Is this a replacement of a same size existing sign(s) YES NO

Dimensions Sign: See enclosed plans

Length 1' ^{2'2"} Width 5'5" ^{10' 11"} Height (Free Standing) _____ Area 29.16

Location of Sign on Bld. North South East West

Dimensions Façade:

Length 19'2" Width 30'2" Area 578 sf

Jenn Robichaud Signature of Responsible Party Telephone JENN ROBICHAUD 603 882 2638 X 333

Installer Company BARLO SIGNS Telephone 603 882 2638 X 333

jenn@barlosigns.com
Email

I hereby declare that I have the authority to request this permit and that the statements and information provided are true and accurate to the best of my knowledge and belief as well as to conform to the City's current Sign Ordinance and MA State Building Code, signed under the pains and penalties of perjury.

Jenn Robichaud Signature Date 10 09 17

Cost of Sign(s) 10,000 Permit Fee \$ _____



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3776 Facsimile (508) 624-6504

SIGN PERMIT APPLICATION

What is needed to be submitted:

Sign on the Façade:

1. A photo of the site which will show all existing signage; signs that are being removed; and sign(s) being installed.
2. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building.

Free Standing Sign:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, and how it is illuminated.
2. A site plan, to scale, which will show the location of the sign and the building for which it will serve. (526-9 C 1(c))
3. Address to be posted on the top of the sign (526-9 C 2(b))

All Other Signs:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building or on the land.

Further information about signs can be found on the City's website under "City of Marlborough City Code."

Please be aware that a Wiring Permit shall also be needed for the installation of any sign(s) which are to be illuminated. (527-CMR 12.00)

If you had applied to the Planning Board for a Variance, that recorded Variance must be submitted with this application.

CONTINUE ON BACK

Rev 8/16/13

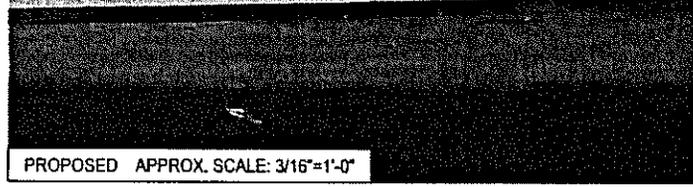
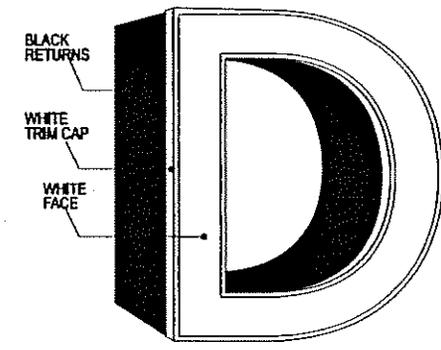
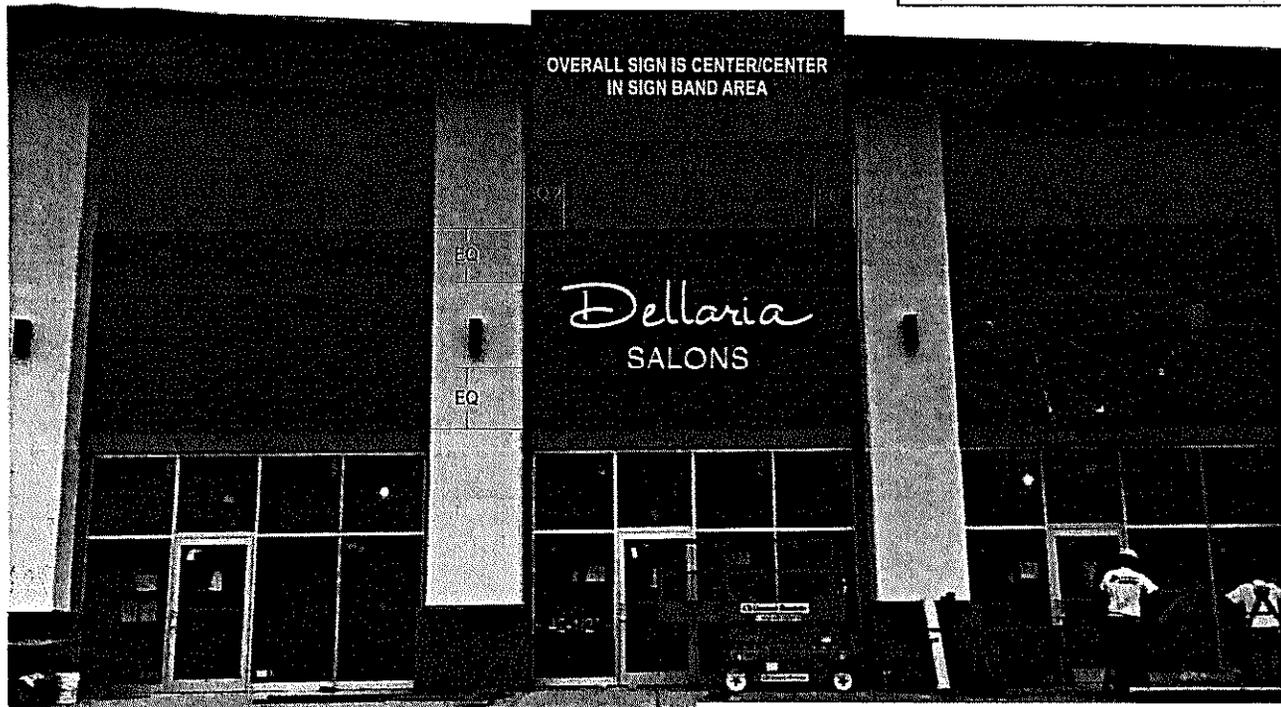
JOB#: _____

ITEM A - LED FACE-LIT CHANNEL LETTERS
 APPROX. SCALE: 3/16"=1'-0"

ARTWORK WAS CREATED BY BARLO
 AND MAY NOT BE ACCURATE TO
 CORPORATE STANDARDS
 CLIENT TO APPROVE ARTWORK AS IS OR SUPPLY
 VECTOR ARTWORK FOR PRODUCTION

Dellaria 23.74 SQ FT

SALONS 5.42 SQ FT

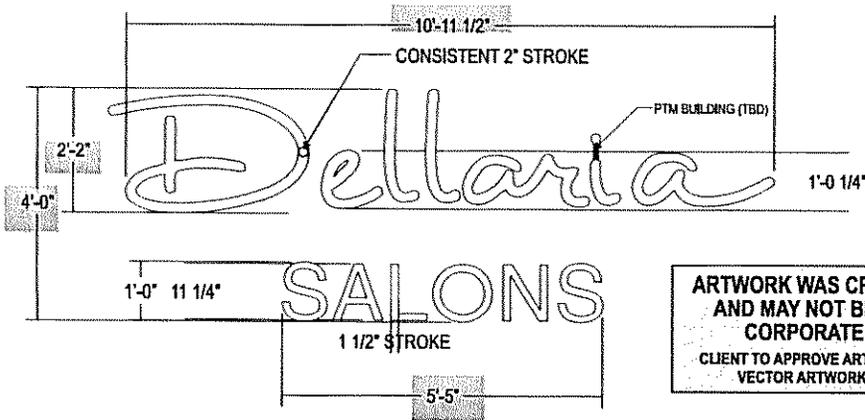


COLORS FABRICATION - LETTERS		COLORS COPY	
FACES: WHITE PLEX			
RETURNS: BLACK BEA			
TRIM/CAP: 1" WHITE			
BACKS: BLACK BEA			
RACEWAY: N/A			
Bldg Color: GRAY (CORRUGATED METAL)			
SCOPE OF WORK		Sign Area: 29.16' SQ. FT.	
M&I (1) SET OF LED FACE-LIT CHANNEL LETTERS. LETTERS ARE MOUNTED TO CORRUGATED METAL FAÇADE.			
SEE ABOVE FOR COLOR SPECIFICATIONS. SEE SHEET 1.1 FOR MANUFACTURING SPECIFICATIONS.			
Job Name: Dellaria Salon - Apex		<p>180 Country St., Marlborough, MA 01752 (508) 862-2639 Fax: (508) 862-7888 For Service: 866-222-8824</p>	
Location: 180 Boston Post Road Marlborough, MA 01752			
Designed By: LP			
Sales Rep: BARN			
Date: 09/21/17			
Client:			
Landlord:			
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Design:	Date:		
Engineering:	Date:		
Estimating:	Date:		
Sales:	Date:		
Production:	Date:	File Name: Dellaria Salon 170902970 J	
Installation:	Date:	B-17-09-02970 SHEET: 1.0	

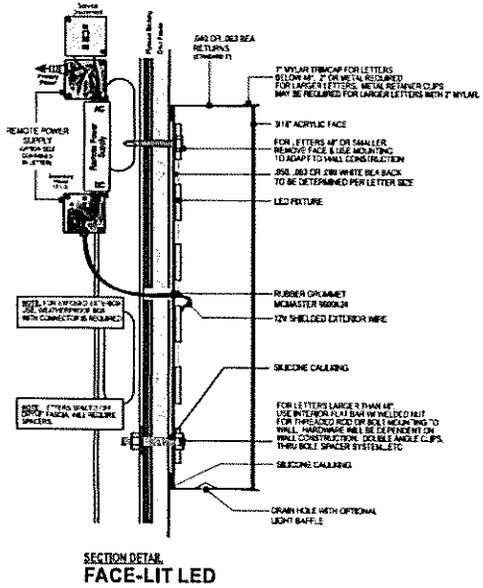
JOB#: _____

ITEM A - LED FACE-LIT CHANNEL LETTERS

SCALE: 1/2"=1'-0"



ARTWORK WAS CREATED BY BARLO AND MAY NOT BE ACCURATE TO CORPORATE STANDARDS
CLIENT TO APPROVE ARTWORK AS IS OR SUPPLY VECTOR ARTWORK FOR PRODUCTION



Job Name: Dellaria Salon - Apex		<p>156 Grand St., Hudson, NY 12534 800.863.2676 Fax: 518.533.882-7080 For Service: 800-227-2674</p>
Location: 180 Boston Post Road Marlborough, MA 01752		
Design Specifications Accepted By:	Drawn By: LP	
Client:	Sales Rep: BARN	
Landlord:	PI: KH	Date: 09/21/17
PROJECT APPROVAL: © COPYRIGHT 2017 THE BARLO GROUP THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DISPLAY RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS RESERVED FOR YOUR PERSONAL USE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.		
Design: _____ Date: _____	Engineering: _____ Date: _____	
Estimating: _____ Date: _____	Sales: _____ Date: _____	
Production: _____ Date: _____	Installation: _____ Date: _____	File Name: Dellaria Salon 170902970 J B-17-09-02970 SHEET: 1.1

Sara Corbin

From: Jenn Robichaud <Jennifer.Robichaud@Barlosigns.com>
Sent: Tuesday, October 10, 2017 9:23 AM
To: City Council; Sara Corbin; Pamela Wilderman; Douglas Scott
Subject: New Apex Wall Signs
Attachments: 2. DELLARIA SIGN PRINTS 10 09 17 jr.pdf; MARLBOROUGH MA SIGN.pdf

Hello,

Enclosed please find paperwork for Dellaria at Apex - City Council Review.

If you have any questions or concerns please let me know, thank you for your help!

Jenn Robichaud - Barlo Signs

jenn@barlosigns.com

PH - 800 227 5674 x 333

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 11 P 3:44



City of Marlborough
BUILDING DEPARTMENT
140 Main Street
Marlborough, Massachusetts 01752

Date: 10 09 17 Permit No. _____

Address/Location of Sign 11-169 APEX DRIVE

Name of Business APEX ALTITUDE TRAMPOLINE PARK

Name of Owner of Business SAME Telephone _____

Type of Sign: (check off which applies)

Flat Wall Free Standing Awning Banner Projecting

Does this site have a Special Permit YES NO

Is this a replacement of a same size existing sign(s) YES NO

Dimensions Sign: See enclosed plans

Length 5' 3'3" Width 7'5" 14' Height (Free Standing) _____ Area 84.62

Location of Sign on Bld. North South East West

Dimensions Façade:

Length _____ Width _____ Area _____

Jenn Robichaud Signature of Responsible Party Telephone JENN ROBICHAUD 603 882 2638 X 333

Installer Company BARLO SIGNS Telephone 603 882 2638 X 333

jenn@barlosigns.com Email

I hereby declare that I have the authority to request this permit and that the statements and information provided are true and accurate to the best of my knowledge and belief as well as to conform to the City's current Sign Ordinance and MA State Building Code, signed under the pains and penalties of perjury.

Jenn Robichaud Signature Date 10 09 17

Cost of Sign(s) 10,000 Permit Fee \$ _____



City of Marlborough
BUILDING DEPARTMENT
 140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3776 Facsimile (508) 624-6504

SIGN PERMIT APPLICATION

What is needed to be submitted:

Sign on the Façade:

1. A photo of the site which will show all existing signage; signs that are being removed; and sign(s) being installed.
2. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building.

Free Standing Sign:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, and how it is illuminated.
2. A site plan, to scale, which will show the location of the sign and the building for which it will serve. (526-9 C 1(c))
3. Address to be posted on the top of the sign (526-9 C 2(b))

All Other Signs:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building or on the land.

Further information about signs can be found on the City's website under "City of Marlborough City Code."

Please be aware that a Wiring Permit shall also be needed for the installation of any sign(s) which are to be illuminated. (527-CMR 12.00)

If you had applied to the Planning Board for a Variance, that recorded Variance must be submitted with this application.

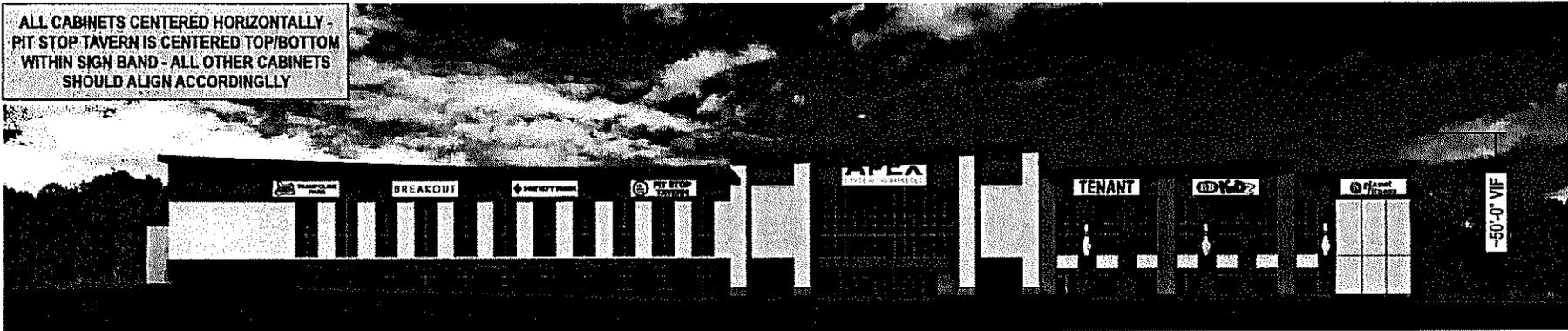
CONTINUE ON BACK

Rev 8/16/13

ELEVATIONS

SCALE: 1/32"=1'-0"

ALL CABINETS CENTERED HORIZONTALLY -
PIT STOP TAVERN IS CENTERED TOP/BOTTOM
WITHIN SIGN BAND - ALL OTHER CABINETS
SHOULD ALIGN ACCORDINGLY



SIMULATED NIGHT VIEW

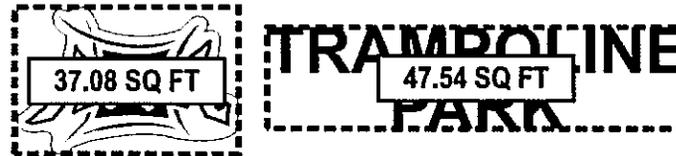
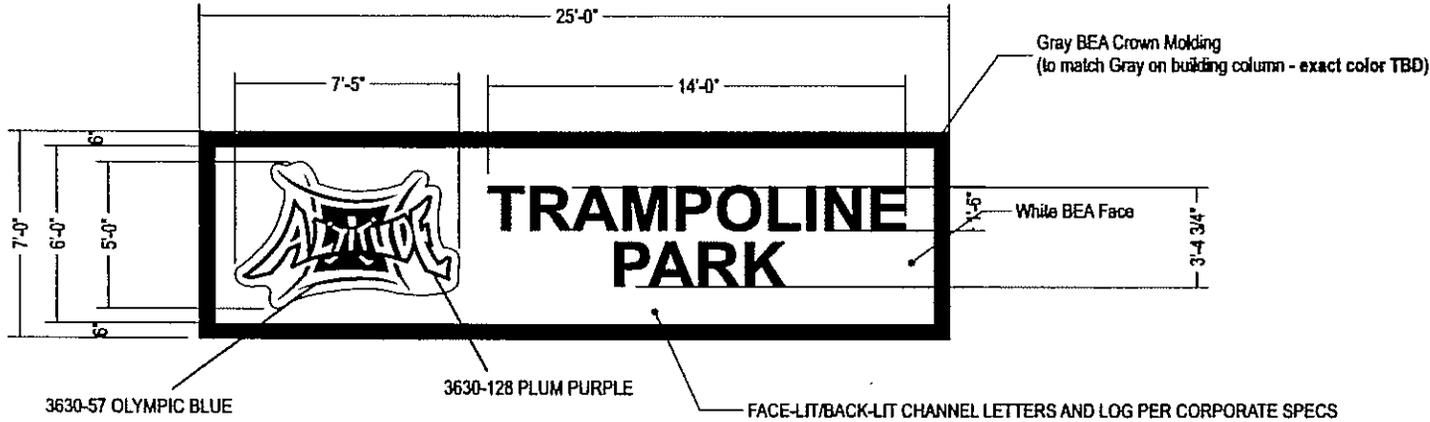
**SITE SURVEY REQUIRED
TO VERIFY ALL MEASUREMENTS, MOUNTING,
AND LOCATIONS.**

Job Name: Apex		BARLO SIGNS <small>220 Country St., Hudson, MA 01826 978-562-3226 / Fax 978-562-3228 For Service: 800-527-8824</small>
Location: Apex Drive, Marlborough, MA 01752		
Design Specifications Accepted By:	Drawn By: MGB / LP	
Client:	Sales Rep: PK	
Landlord:	PK HL	Date: 2/1/2017
PROJECT APPROVAL:		
Design:	Date:	<small>© COPYRIGHT 2014 THE BARLO GROUP THIS DOCUMENT IS THE PROPERTY OF THE BARLO GROUP. ALL PATENTS, TRADEMARKS AND LOGOS ARE RESERVED BY THE BARLO GROUP. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>
Engineering: GN	Date: 10-4	
Estimating:	Date:	
Sales:	Date:	
Production:	Date:	
Installation:	Date:	File Name: Apex Building Lighting TRAMPOLINE PARK 178201627C-3B (A) CD 10-4 B-17-02-01627 SHEET: 0.1

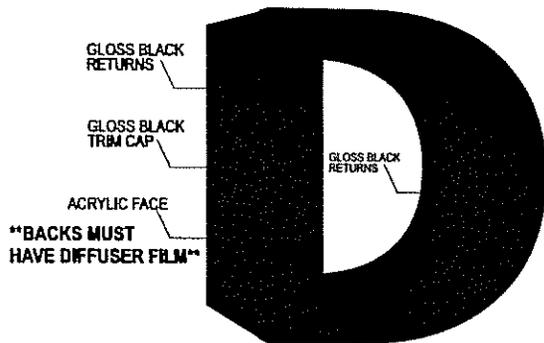
JOB#: 12617

ITEM D - FACE-LIT/ BACK-LIT LED CHANNEL LETTERS ON BACKER PAN

SCALE: 1/4"=1'-0"



84.62 TOTAL SQ FT



COLORS - FABRICATION - LETTERS	
FACES:	3/16" 2447 Milk White Acrylic W/ 3630-128 PLUM PURPLE Vinyl Overlay
RETURNS:	.040" GLOSS BLACK BEA 5" Deep
TRIMCAP:	1" BLACK
BACKS:	3/16" Clear Polycarbonate sanded

COLORS - FABRICATION - LOGO	
FACES:	3/16" 7328 White Acrylic or Sign grade Polycarbonate Where required w/ Vinyl Overlay
RETURNS:	.040" BLACK BEA 5" Deep
TRIMCAP:	1" BLACK with metal L-clips as required
RACKS:	3/16" Clear Polycarbonate sanded w/ white trans. v

COLORS - COPY	
COPY:	3630-128 PLUM PURPLE
	3630-57 OLYMPIC BLUE

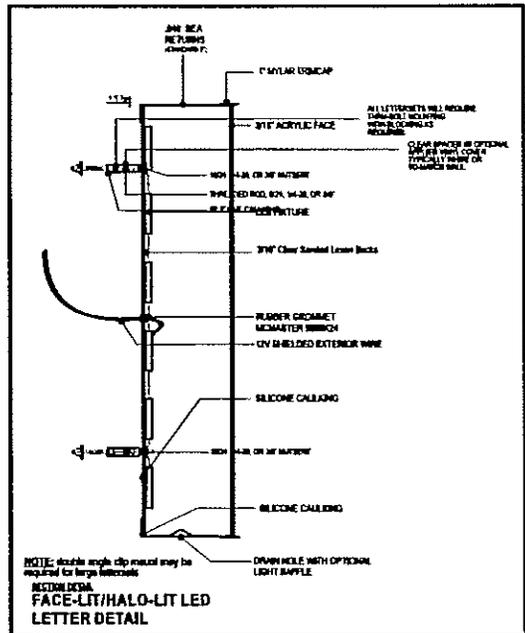
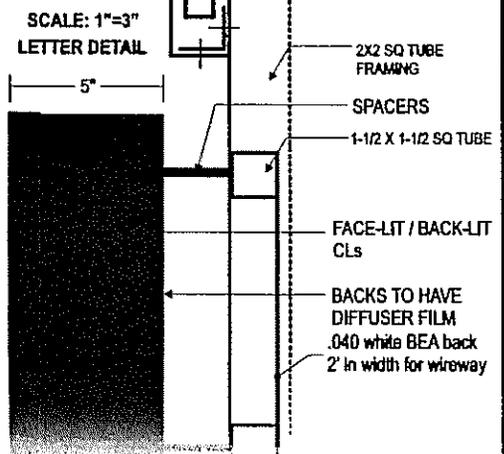
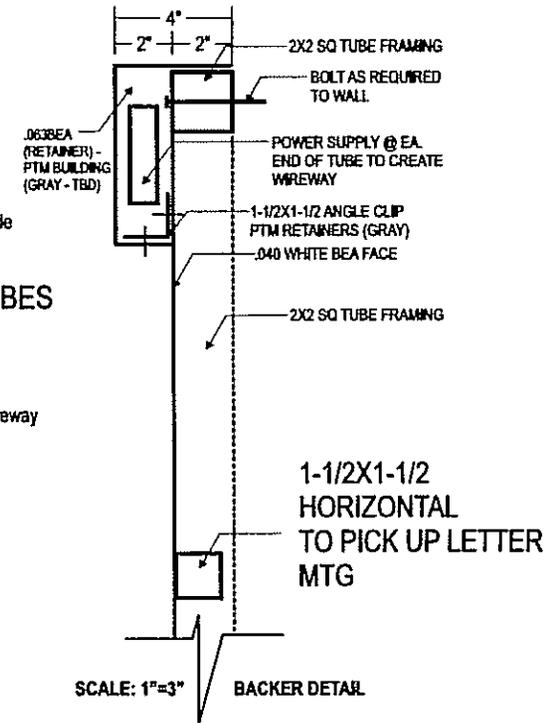
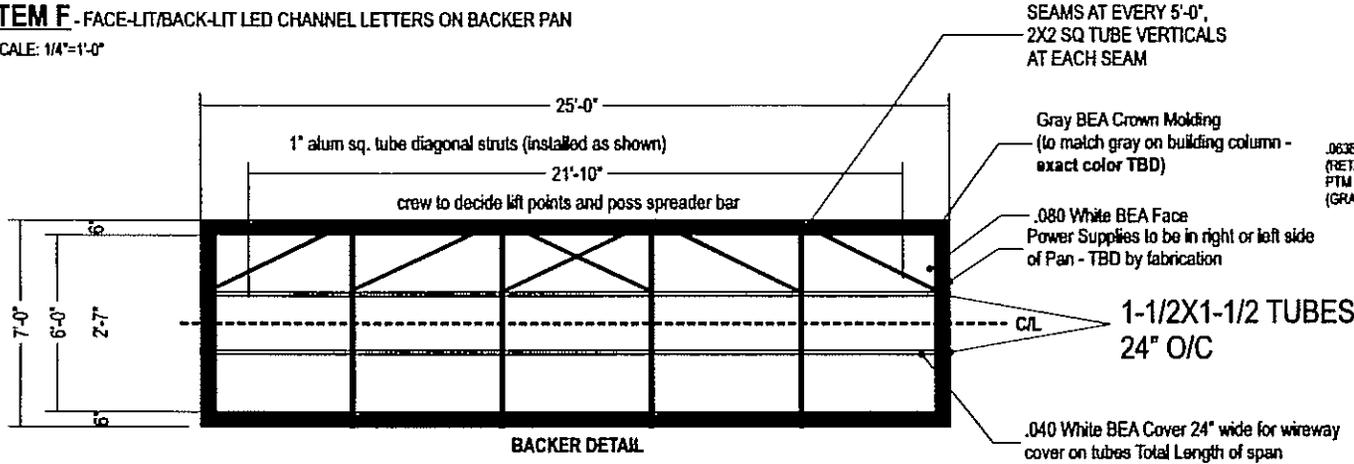
MANUFACTURE AND INSTALL (1) 7'-0" X 25'-0" WALL SIGN WITH ALUMINUM FACE AND FACE-LIT/BACK-LIT LED CHANNEL LETTERS INSTALLED ON THE SURFACE. POWER SUPPLIES TO BE SELF CONTAINED IN CABINET WITH ACCESS DOORS FOR SERVICING.	Sign Area: 84.62 SQ FT
SEE SHEET 4.1 FOR MANUFACTURING SPECIFICATIONS.	

Job Name: Apex	Location: Apex Drive, Marlborough, MA 01752	<p>226 Country St., Suite 101, Marlborough, MA 01752 Tel: 508-253-1100 Fax: 508-253-1100 For Service: 508-227-8224</p>
Designer: MGB / JLP	Drawn By: MGB / JLP	
Client:	Sales Rep: PK	
Landlord:	PM: JHL	
Date: 2/1/2017	Date: 2/1/2017	
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Design: Date: Engineering: GN Date: 10-4 Estimating: Date: Sales: Date: Production: Date: Installation: Date:	File Name: Apex Building Lighting TRAMPOLINE PARK 170201627C-3B (U) CO 10-4 B-17-02-01627	SHEET 4.0

JOB#: 12617

ITEM F - FACE-LIT/BACK-LIT LED CHANNEL LETTERS ON BACKER PAN

SCALE: 1/4"=1'-0"



***** ALL LEDs TO BE GE TETRA MAX *****
***** WHITE MODEL GEMX2471-W1 *****

Job Name: Apex		BARLO SIGNS 250 County St., Hudson, MA 01754 978-262-5278 / Fax 978-262-7999 Fax Service: 888-227-8524
Location: Apex Drive, Marlborough, MA 01752		
Design Specifications Accepted By:	Drawn By: MCB / LP	© COPYRIGHT 2014 THE BARLO GROUP ALL RIGHTS RESERVED. THE PROPERTY OF THE BARLO GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
Client:	Sales Rep: PK	
Landlord:	PM: HL	DATE: 2/17/2017
Design:	Date:	
Engineering: GN	Date: 10-4	
Estimating:	Date:	
Sales:	Date:	
Production:	Date:	
Installation:	Date:	File Name: Apex Building Lighting TRAMPOLINE PARK (70201627C-38 (A)) CO 10-4 B-17-02-01627 SHEET: 6.1



35 Lyman Street
Northboro, MA 01532

508 393-8200
508 393-4244 Fax
signs@ViewPointSign.com
www.ViewPointSign.com

**INTERIOR/EXTERIOR
SIGNAGE**

Electric
Architectural
Dimensional
Wayfinding
Channel Letters
LED/Neon
Electronic Message Centers
Digital Graphics

AWNINGS

Commercial
Backlit
Canvas
Retractable

SIGN SERVICE

**ARCHITECTURAL
METAL FABRICATION**

VEHICLE GRAPHICS

MEMBERS

Massachusetts Sign Association
Rhode Island Sign Association
International Sign Association
Northeast States Sign Association
North East Canvas Products
Association
Industrial Fabrics Association
International

October 6, 2017

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 11 P 4: 25

*City of Marlborough
City Council
Attn: Council President Edward Clancy
140 Main St.
Marlborough, MA 01752*

Re: Protein House (Apex) - 90 Apex Dr.

Dear Mr. Clancy and City Council Members -

*Attached please find drawings for three (3) new wall signs
located at the address specified above.*

*It is to our understanding that in order to obtain a sign
permit with the building department we must first get
approval from the City Council.*

*We understand that the demand for approvals may be
quite high, especially considering this and other businesses
within the Apex development are opening within the next
few weeks. We appreciate your time and request this to be
reviewed at your earliest convenience.*

*Please feel free to call me with any questions or issues. I
appreciate your help with this project - I look forward to
hearing from you!*

Best Regards,

*Lauren Cronin
Permit Manager
Viewpoint Sign and Awning
35 Lyman St
Northboro, Ma. 01532
508-393-8200 x21
LCronin@viewpointsign.com*



ViewPoint
SIGN AND AWNING

35 Lyman Street
Northboro, MA 01532

508 393-8200
508 393-4244 Fax
signs@ViewPointSign.com
www.ViewPointSign.com

**INTERIOR/EXTERIOR
SIGNAGE**

- Electric
- Architectural
- Dimensional
- Wayfinding
- Channel Letters
- LED/Neon
- Electronic Message Centers
- Digital Graphics

AWNINGS

- Commercial
- Backlit
- Canvas
- Retractable

SIGN SERVICE

**ARCHITECTURAL
METAL FABRICATION**

VEHICLE GRAPHICS

MEMBERS

- Massachusetts Sign Association
- Rhode Island Sign Association
- International Sign Association
- Northeast States Sign Association
- North East Canvas Products Association
- Industrial Fabrics Association International

UL LISTED FABRICATORS

Landlord Authorization

Account MGR: Scott Spaulding

Date: 10/9/17

To whom it may concern:

| Robert Walker

Owner of the property located at 90 Apex Drive

Marlborough, MA 01752

Do hereby consent to allow ViewPoint Sign and Awning and its Employees to act on my behalf pertaining to permitting and installation of signs and/or awnings for the property named above.

Sincerely,

Address 4 Lan Drive, Westford, MA 01886

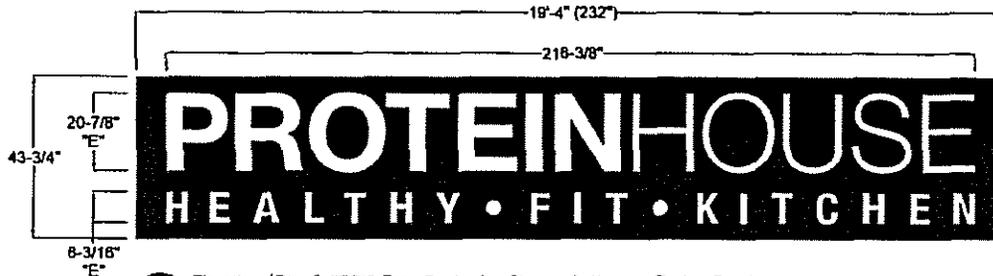
Telephone 978-692-9450

Email: JWHITE@RAVENTURES.NET

(Please print carefully)

Deeded name of property:

EAST ELEVATION

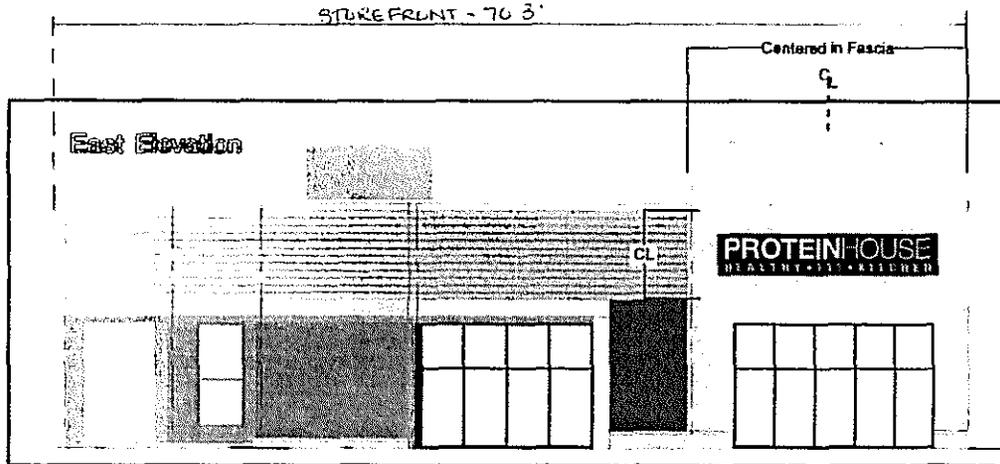


E1 Elevation: (Qty: 1) #8018 Face Illuminating Channel Letters on Backer Panel
 43-3/4" x 232" = 70.4 Sq. Ft.
 Location: East Elevation (Side)

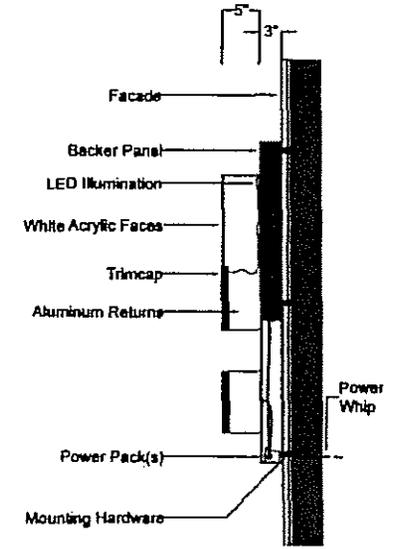
Description:
 (Qty: 1) Face Illuminating channel letters on backer panel.
Backer Panel:
 • Welded 3" aluminum angle frame
 • Aluminum face & returns
Channels:
 • Aluminum returns
 • White BG Acrylic faces with trimcap
 • LED illumination
Typeface/Logo:
 • Art Supplied by Customer

Colors:
 • Backer - Painted Black (face & returns)
 • Returns - Stock White
 • Faces - White Acrylic
 • Trimcap - Stock Black
 • LEDs - White

Installation:
 • By ViewPoint
 • Note: Power by Others
 • This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.



PE Plan Elevation View (Proposed)

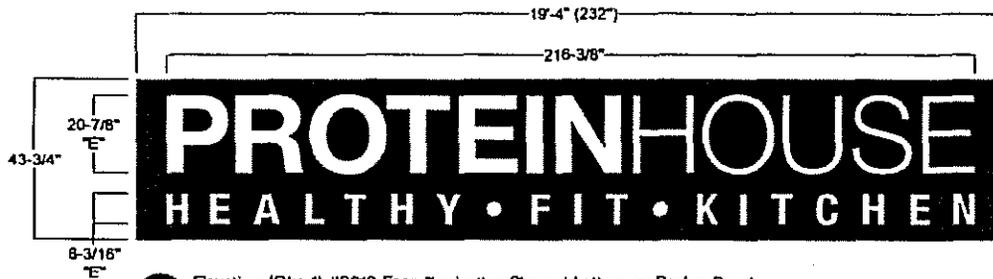


M1 Mounting Detail View

Job: Protein House	Account Manager: Scott Spaulding	Date: 09.26.17 D.25	Revisions:	Revisions:	ViewPoint SIGN AND AWNING	1.508.393.8200 FAX 1.508.393.4244	Customer Approval	Acct. Manager Approval	Production Approval
Location: 90 Apex Dr., Marlboro, MA	File: ProteinHouse Marlboro east channel.kap	Designer: Pete Rivera							

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

X NORTH ELEVATION



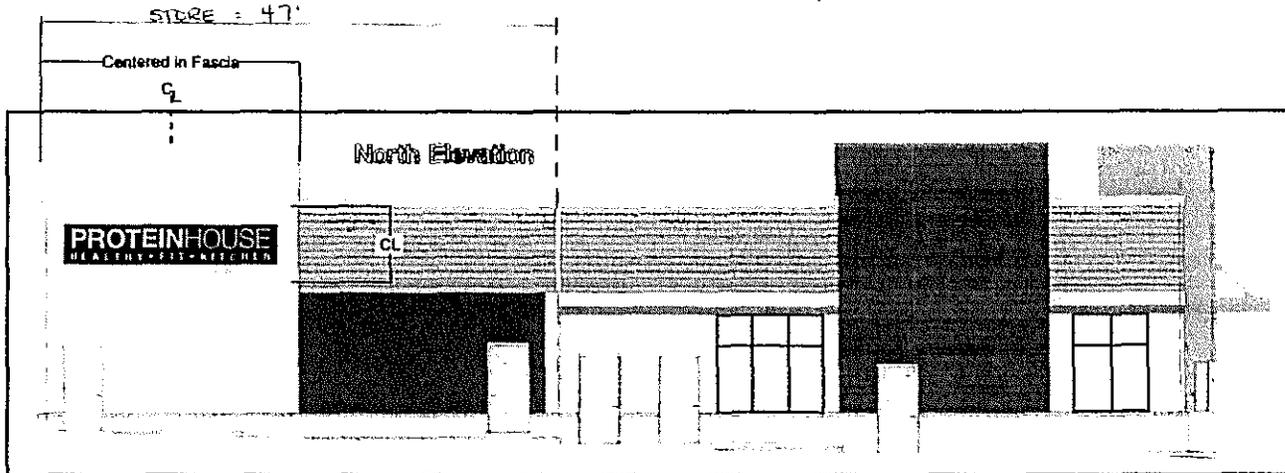
E1 Elevation: (Qty: 1) #B018 Face Illuminating Channel Letters on Backer Panel
 43-3/4" x 232" = 70.4 Sq. Ft.
 Location: North Elevation (Rear)

Description:
 (Qty: 1) Face Illuminating channel letters on backer panel
Backer Panel:
 • Welded 3" aluminum angle frame
 • Aluminum face & returns
Channels:
 • Aluminum returns
 • White SG Acrylic faces with trimcap
 • LED Illumination

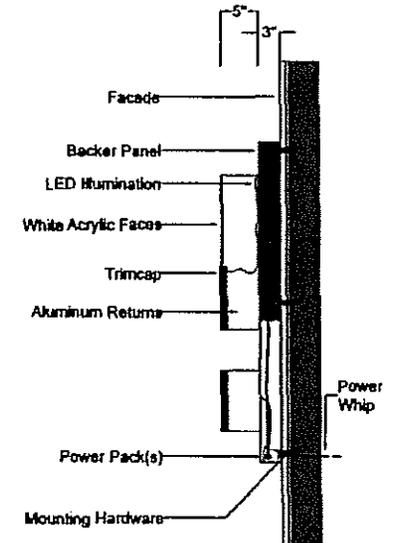
Typeface/Logo:
 • Art Supplied by Customer

Colors:
 • Backer - Painted Black (face & returns)
 • Returns - Stock White
 • Faces - White Acrylic
 • Trimcap - Stock Black
 • LEDs - White

Installation:
 • By ViewPoint
 • Note: Power by Others
 • This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.



PE Plan Elevation View (Proposed)



M1 Mounting Detail View

Job:
 Protein House
 Location:
 90 Apex Dr., Marlboro, MA

Account Manager:
 Scott Spaulding
 File:
 Proteinhouse Marlboro north channel sign

Date:
 09.26.17 R.25 DLS
 Designer:
 Pats Rivera

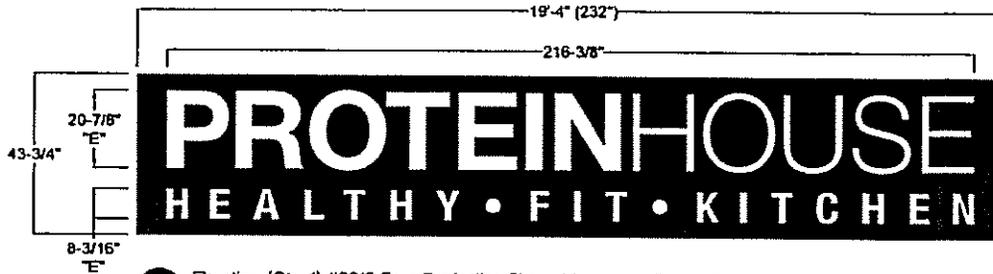
Revisions: Revisions:

ViewPoint
 SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

Customer Approved Acct. Manager Approved Production Approved

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

SOUTH ELEVATION

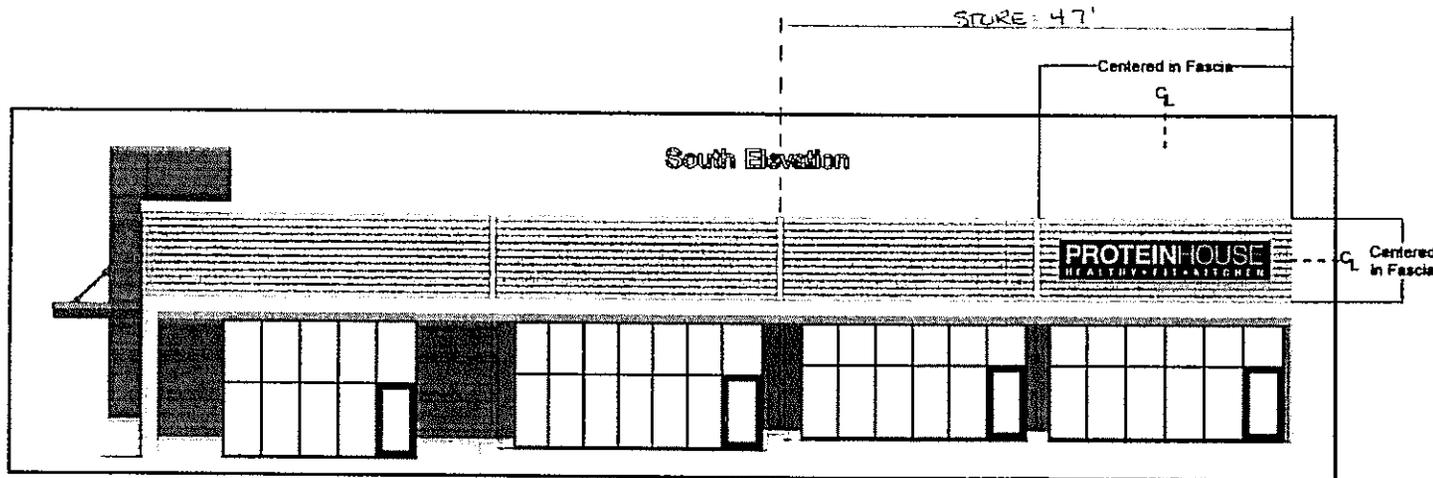


E1 Elevation (Qty: 1) #9018 Face Illuminating Channel Letters on Backer Panel
43-3/4" x 232" = 70.4 Sq. Ft.
Location: South Elevation (Front)

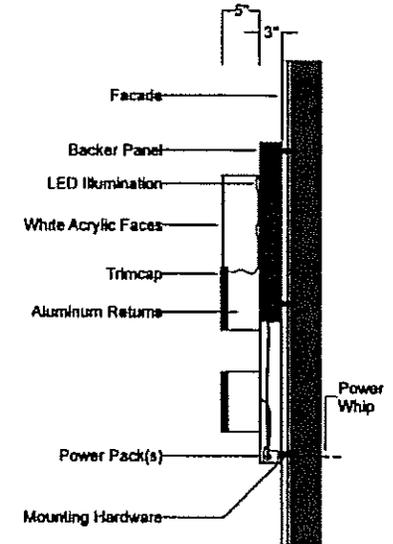
Description:
(Qty: 1) Face Illuminating channel letters on backer panel.
Backer Panel:
• Welded 2" aluminum angle frame
• Aluminum face & returns
Channels:
• Aluminum returns
• White SG Acrylic faces with trimcap
• LED Illumination
Typeface/Logo:
• Art Supplied by Customer

Colors:
• Backer - Painted Black (face & returns)
• Returns - Stock White
• Faces - White Acrylic
• Trimcap - Stock Black
• LEDs - White

Installation:
• By ViewPoint
• Note: Power by Others
• This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.



PE Plan Elevation View (Proposed)



M1 Mounting Detail View

Job: Protein House
Location: 90 Apex Dr., Marlboro, MA
Account Manager: Scott Spaulding
File: ProteinHouse Marlboro south elevation.kip
Date: 09.26.17 D.25
Designer: Pete Rivera

Revisions: Revisions:

ViewPoint SIGN AND AWNING
1.508.393.8200
FAX 1.508.393.4244

Customer Approval: Acct. Manager Approval: Production Approval:

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 OCT 12 A 11:25

Arthur P. Bergeron
Mirick O'Connell
1800 West Park Drive, Suite 400
Westborough, MA 01581-3926
abergeron@mirickoconnell.com
t 508.860.1470
f 508.463.1385

October 12, 2017

Councilor Edward Clancy, President
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: The Residences at Williams Street Crossing;
Special Permit Application for an Ancillary Residential Community

Dear Councilor Clancy:

I represent Williams Street Holdings, LLC, the owner of land located at 615 Williams Street, Assessors Map 113 Parcel 6. On behalf of Williams Street Holdings, I respectfully submit the enclosed application for a Special Permit for The Residences at Williams Street Crossing, an ancillary residential community to be built in conjunction with the Village at Crane Meadow retirement community.

Pursuant to City Council Order No. 91-3822A, I am notifying you that Mirick O'Connell is representing Williams Street Holdings, LLC in this matter before the City Council.

Very truly yours,



Arthur P. Bergeron

APB/

Encl.

cc: Client
Brian R. Falk, Esq.

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Williams Street Holdings, LLC, 2000 Commonwealth Avenue, Auburndale, MA 02466

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

615 Williams Street; Map 113, Parcel 6

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

Same

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

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

Article VI Section 650-22 Paragraph C Sub-paragraph 14

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

Limited Industrial Retirement Community Overlay (LI-RCO)

7. Specific reason(s) for seeking Special Permit

The applicant seeks to construct an Ancillary Residential Community in a single 28-unit building,

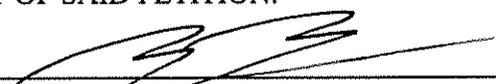
in conjunction with the Village at Crane Meadow retirement community approved by Special Permit

issued on April 6, 1999, Order No. 99-7967 recorded with the Middlesex District Registry of Deeds

in Book 30382, Page 193.

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.


Williams Street Holdings, LLC

By its Attorneys, Arthur P. Bergeron and Brian R. Falk

Address: Mirick, O'Connell, DeMallie & Lougee, LLP
1800 West Park Drive, Suite 400
Westborough, MA 01581

Telephone No. (508) 791-8500

Date: _____

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

Williams Street Holdings, LLC
(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

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Williams Street Holdings, LLC Address: 2000 Commonwealth Avenue, Auburndale,
 Project Name: Ancillary Residential Community Address: 615 Williams Street, Marlborough, MA MA 02466

1. PROPOSED USE: (describe) A 28-unit Ancillary Residential Community in a single building.

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 32,422 1st floor 13,110 all floors 45,334 (incl. garage)
 # buildings 1 # stories 2 1/2 lot area (s.f.) 2.6 acres

4. LOT COVERAGE: 32% %Landscaped area: 47 %

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

Normal: 50 Peak period: 75

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 28 Peak period: 56

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

Trash pick up once per week, landscaping service once per two weeks, and snow removal as needed.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Standard downward facing lighting with little to no light
leaving the property.

8. NOISE:

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

Same.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Delivery and service trucks during business hours.

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

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? None.

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

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

President and Members City Council

Date: October 11, 2017

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Williams Street Holdings, LLC

Project Use Summary: 28-unit Ancillary Residential Community

Project Street Address: 615 Williams Street, Marlborough

Plate: 113 Parcel: 6

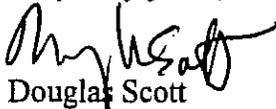
Applicant/Developer Name: Williams Street Holdings, LLC

Plan Date: 10-5-17 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,


Douglas Scott

Interim Building Commissioner

**Application Fee to submit to
City Clerk's office**

\$925

Base fee: \$300
25 units over
3 x \$25 : \$625
\$925

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
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.

- 3 SETS OFFICE OF THE CITY CLERK ✓
- 1 SET POLICE CHIEF ✓
- 1 SET FIRE CHIEF ✓
- 1 SET CITY ENGINEER ✓
- 1 SET CITY PLANNER ✓
- 1 SET CONSERVATION OFFICER (IF WETLANDS AFFECTED) ✓
- 1 SET BUILDING INSPECTOR ✓
- 12 SETS OFFICE OF THE CITY COUNCIL ✓



Signature

10/12/17

Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
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

Williams Street Holdings, LLC

Owner Name/Officer Name of LLC or Corporation

Gerald J. Carroll, Manager

Owner/Officer Complete Address and Telephone Number

2000 Commonwealth Avenue

Auburndale, MA 02466

Signature of Applicant

Attorney on behalf of Applicant, if applicable

By: 

Attorney Brian R. Falk

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



Tax Collector

Abutters List for 615 Williams St (113-6) 400 ft
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner-s Name	Co Owner-s Name	Address	City	ST Zip	Parcal Location
113	5			NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	WILLIAMS ST
113	6			WILLIAMS STREET HOLDINGS LLC		2000 COMMONWEALTH AVE	AUBURNDALE	MA 02466	615 WILLIAMS ST
113	7			GAY GEORGE H		P O BOX 405	SOUTHBOROUGH	MA 01772	WILLIAMS ST
113	8			JOHNSON JAMES B	C/O JOHNSON CAMPBELL REALTY INC	9 JERICHO HILL RD	SOUTHBOROUGH	MA 01772	WILLIAMS ST
113	11			NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	WILLIAMS ST
113	4A	1	1	COYNE-GREENLEAF ELAINE		51 HEATHERWOOD DR #1	MARLBOROUGH	MA 01752	51 HEATHERWOOD DR #1
113	4A	1	2	GOVE GEORGE W TR	JUDITH B GORDON TR	53 HEATHERWOOD DR #2	MARLBOROUGH	MA 01752	53 HEATHERWOOD DR #2
113	4A	1	3	GOULD SUSAN K		55 HEATHERWOOD DR #3	MARLBOROUGH	MA 01752	55 HEATHERWOOD DR #3
113	4A	1	4	LEHMAN BIRGITTA TR	MARTIN LEHMAN TR	57 HEATHERWOOD DR #4	MARLBOROUGH	MA 01752	57 HEATHERWOOD DR #4
113	4A	1	5	TULLY CAROL A LI EST	JAMES M TULLY LI EST	59 HEATHERWOOD DR #5	MARLBOROUGH	MA 01752	59 HEATHERWOOD DR #5
113	4A	1	6	PATEL SAROJ		61 HEATHERWOOD DR #6	MARLBOROUGH	MA 01752	61 HEATHERWOOD DR #6
113	4A	1	7	NISKI ALPHONSE E	CATHERINE NISKI	60 HEATHERWOOD DR #7	MARLBOROUGH	MA 01752	60 HEATHERWOOD DR #7
113	4A	1	8	CLYMAS GEORGE	ANITA G CLYMAS	58 HEATHERWOOD DR #8	MARLBOROUGH	MA 01752	58 HEATHERWOOD DR #8
113	4A	1	9	DUBOIS JEFFREY A	TERILEE S DUBOIS	56 HEATHERWOOD DR #9	MARLBOROUGH	MA 01752	56 HEATHERWOOD DR #9
113	4A	1	10	HAMBURGER CYNTHIA M		54 HEATHERWOOD DR #10	MARLBOROUGH	MA 01752	54 HEATHERWOOD DR #10
113	4A	1	11	ZINMAN NORMAN M	ANN L ZINMAN	52 HEATHERWOOD DR #11	MARLBOROUGH	MA 01752	52 HEATHERWOOD DR #11
113	4A	2	12	BEBCHICK PAUL H	MARJORY K BEBCHICK	18 HEATHERWOOD DR #12	MARLBOROUGH	MA 01752	18 HEATHERWOOD DR #12
113	4A	2	13	BROWN RICHARD J	JUDITH L BROWN	14 HEATHERWOOD DR #13	MARLBOROUGH	MA 01752	14 HEATHERWOOD DR #13
113	4A	2	14	KOULOPOULOS SHIRLEY J TR	SHIRLEY J KOULOPOULOS TRUST	10 HEATHERWOOD DR #14	MARLBOROUGH	MA 01752	10 HEATHERWOOD DR #14
113	4A	3	15	GRIDER KATHRYN L		11 HEATHERWOOD DR #15	MARLBOROUGH	MA 01752	11 HEATHERWOOD DR #15
113	4A	3	16	WHITTEMORE ROBERT S	PAULINE R WHITTEMORE	9 HEATHERWOOD DR #16	MARLBOROUGH	MA 01752	9 HEATHERWOOD DR #16
113	4A	3	17	DALEY CATHERINE E	WILLIAM E DALEY	7 HEATHERWOOD DR #17	MARLBOROUGH	MA 01752	7 HEATHERWOOD DR #17
113	4A	3	18	BECCUART PAUL R	DIANE M BECCUART	5 HEATHERWOOD DR #18	MARLBOROUGH	MA 01752	5 HEATHERWOOD DR #18
113	4A	3	19	CASH ADAM R TR	MATTHEW E & ETHAN P CASH TRS	3 HEATHERWOOD DR #19	MARLBOROUGH	MA 01752	3 HEATHERWOOD DR #19
113	4A	3	20	REILLY THOMAS	FRANCES REILLY	1 HEATHERWOOD DR #20	MARLBOROUGH	MA 01752	1 HEATHERWOOD DR #20
113	4A	4	21	YOUNG MARGARET A		2 WHISPERING BROOK RD #21	MARLBOROUGH	MA 01752	2 WHISPERING BROOK RD #21
113	4A	4	22	HURLEY CLAUDIA E		4 WHISPERING BROOK RD #22	MARLBOROUGH	MA 01752	4 WHISPERING BROOK RD #22
113	4A	4	23	MORUZZI ANGELA MARY TR	WHISPERING BROOK ROAD REALTY TRUST	6 WHISPERING BROOK RD #23	MARLBOROUGH	MA 01752	6 WHISPERING BROOK RD #23
113	4A	4	24	CARLMAN BARBARA L TR	CARLMAN REVOCABLE FAMILY TRUST	8 WHISPERING BROOK RD #24	MARLBOROUGH	MA 01752	8 WHISPERING BROOK RD #24
113	4A	4	25	DURAND ROBERT E LI EST	N/O BRIAN & ELAINE CHONT	10 WHISPERING BROOK RD #2	MARLBOROUGH	MA 01752	10 WHISPERING BROOK RD #25
113	4A	5	26	DENORSCIA RALPH F	MARY C DENORSCIA	12 WHISPERING BROOK RD #2	MARLBOROUGH	MA 01752	12 WHISPERING BROOK RD #26
113	4A	5	27	BANDES MICHAEL S TR	CONSTANCE H BANDES 2016 FAMILY IRRE	14 WHISPERING BROOK RD #2	MARLBOROUGH	MA 01752	14 WHISPERING BROOK RD #27
113	4A	5	28	SMITH WILLIAM C	KATHLEEN D SMITH	16 WHISPERING BROOK RD #2	MARLBOROUGH	MA 01752	16 WHISPERING BROOK RD #28
113	4A	5	29	MCGEE WILLIAM J TR	CAROL J MCGEE TR	18 WHISPERING BROOK RD #2	MARLBOROUGH	MA 01752	18 WHISPERING BROOK RD #29
113	4A	5	30	MERLINI JODY C	LOREENA A MERLINI	20 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	20 WHISPERING BROOK RD #30
113	4A	5	31	PRIOR LORETTA LI EST		22 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	22 WHISPERING BROOK RD #31
113	4A	5	32	BANNON F ELIZABETH		24 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	24 WHISPERING BROOK RD #32
113	4A	6	33	CHUNG CHUN N CHUNG	KWOK WAH CHUNG	40 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	40 WHISPERING BROOK RD #33
113	4A	6	34	TROMBETTA CHARLES P	ELLEEN H TROMBETTA	42 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	42 WHISPERING BROOK RD #34
113	4A	6	35	MCCOOK MARTHA M	WILLIAM M MCCOOK	44 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	44 WHISPERING BROOK RD #35
113	4A	6	36	WILLIAMS DAVID M JR TR	LORI A WARREN TR	46 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	46 WHISPERING BROOK RD #36
113	4A	6	37	DEJESUS MARILA L	CHRISTOPHER M CAMERON	48 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	48 WHISPERING BROOK RD #37
113	4A	7	38	ELKIND THEODORE	KATHRYN ELKIND	49 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	49 WHISPERING BROOK RD #38
113	4A	7	39	TURCOTE GERRARD O	EVELYN M TURCOTE	47 WHISPERING BROOK RD #3	MARLBOROUGH	MA 01752	47 WHISPERING BROOK RD #39
113	4A	7	40	BOURKE ROBERT J	MARYANN C BOURKE	45 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	45 WHISPERING BROOK RD #40
113	4A	7	41	LAPELLE NANCY R	SUSAN J FAHLUND	43 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	43 WHISPERING BROOK RD #41

Abutters List for 615 Williams St (113-6) 400 ft
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner-s Name	Co Owner-s Name	Address	City	ST Zip	Parcel Location
113	4A	7	42	LEVY JOANNE D TR	JOANNE D LEVY TRUST	41 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	41 WHISPERING BROOK RD #42
113	4A	8	43	BERGER ARLENE L		39 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	39 WHISPERING BROOK RD #43
113	4A	8	44	STROSCHEIN LEON L TR	KARA R STROSCHEIN TR	37 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	37 WHISPERING BROOK RD #44
113	4A	8	45	OVIAN ESTHER M		2060 SAPPHIRE VALLEY AVE	HENDERSON	NV 89074	35 WHISPERING BROOK RD #45
113	4A	8	46	BARRY BARBARA ANN TR	BARBARA ANN BARRY REVOCABLE TRUST	33 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	33 WHISPERING BROOK RD #46
113	4A	8	47	PAGLIA CAROL A TR	23 WALCOTT CIRCLE REALTY TRUST OF 2	31 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	31 WHISPERING BROOK RD #47
113	4A	8	48	LUFTIG BARRY	BARBARA FERRELL	29 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	29 WHISPERING BROOK RD #48
113	4A	8	49	TURCO DIANA	MICHAEL A TURCO	27 WHISPERING BROOK RD #4	MARLBOROUGH	MA 01752	27 WHISPERING BROOK RD #49
113	4A	8	50	KELLEY SHIRLEY J TR	YURICK TRUST	25 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	25 WHISPERING BROOK RD #50
113	4A	9	51	HERSON LAURENCE	GAIL HERSON	19 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	19 WHISPERING BROOK RD #51
113	4A	9	52	NARDI JOHN J TR	PRISCILLA A NARDI TR	17 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	17 WHISPERING BROOK RD #52
113	4A	9	53	PAINE ROBERT G III	ANDREA S PAINE	15 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	15 WHISPERING BROOK RD #53
113	4A	9	54	RICE JOEL S TR	SUSAN N RICE TR	13 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	13 WHISPERING BROOK RD #54
113	4A	9	55	HENNINGSON ALYCE M	N/O JANET AIKENS & DIAN KOHERE TRS	11 WHISPERING BROOK RD #5	MARLBOROUGH	MA 01752	11 WHISPERING BROOK RD #55
113	4A	9	56	PARIS LEONARD TR	BARBARA PARIS TR	9 WHISPERING BROOK RD #56	MARLBOROUGH	MA 01752	9 WHISPERING BROOK RD #56
113	4A	9	57	GINSBERG DANIEL	DIANE FINNEY GINSBERG	7 WHISPERING BROOK RD #57	MARLBOROUGH	MA 01752	7 WHISPERING BROOK RD #57
113	4A	9	58	ZODA LORRAINE P		5 WHISPERING BROOK RD #58	MARLBOROUGH	MA 01752	5 WHISPERING BROOK RD #58
113	4A	9	59	SHAPIRO BARBARA W TR	BERNARD H SHAPIRO FAMILY TRUST	3 WHISPERING BROOK RD #59	MARLBOROUGH	MA 01752	3 WHISPERING BROOK RD #59
113	4A	9	60	PRENTISS DANA K	ROBERT R DENONCOURT	1 WHISPERING BROOK RD #60	MARLBOROUGH	MA 01752	1 WHISPERING BROOK RD #60
113	4A	10	61	FITZGERALD MARCIA R		23 DEERFIELD RUN #61	MARLBOROUGH	MA 01752	23 DEERFIELD RUN #61
113	4A	10	62	LAFERRIERE RENE	BETSY LAFERRIERE	27 DEERFIELD RUN #62	MARLBOROUGH	MA 01752	27 DEERFIELD RUN #62
113	4A	10	63	KEENE JOHN W	DOROTHY H KEENE	31 DEERFIELD RUN #63	MARLBOROUGH	MA 01752	31 DEERFIELD RUN #63
113	4A	10	64	HATHERLY DAVID A	KATHERINE T HATHERLY	35 DEERFIELD RUN #64	MARLBOROUGH	MA 01752	35 DEERFIELD RUN #64
113	4A	10	65	PERRY WILLIAM H	CHERYL E PERRY	39 DEERFIELD RUN #65	MARLBOROUGH	MA 01752	39 DEERFIELD RUN #65
113	4A	10	66	COOPER BETSY R	KEITH W COOPER	41 DEERFIELD RUN #66	MARLBOROUGH	MA 01752	41 DEERFIELD RUN #66
113	4A	10	67	BELLEW MAXINE H TR	MAXINE FAMILY TRUST	45 DEERFIELD RUN #67	MARLBOROUGH	MA 01752	45 DEERFIELD RUN #67
113	4A	11	68	SCHUSTER ELAINE R		60 DEERFIELD RUN #68	MARLBOROUGH	MA 01752	60 DEERFIELD RUN #68
113	4A	11	69	YOUNG CATHERINE A		64 DEERFIELD RUN #69	MARLBOROUGH	MA 01752	64 DEERFIELD RUN #69
113	4A	11	70	SAKOWICH MILDRED E		68 DEERFIELD RUN #70	MARLBOROUGH	MA 01752	68 DEERFIELD RUN #70
113	4A	11	71	PROSS CHARLES M TR	GERALDINE O PROSS TR	72 DEERFIELD RUN #71	MARLBOROUGH	MA 01752	72 DEERFIELD RUN #71
113	4A	11	72	SWEET DONALD D TR	KATHY LAFRENIERE TR	76 DEERFIELD RUN #72	MARLBOROUGH	MA 01752	76 DEERFIELD RUN #72
113	4A	12	73	DONOVAN MICHAEL GERARD	MARY & WALTER & MARY-BETH DONOVAN	ATTN MICHAEL DONOVAN	WESTBOROUGH	MA 01581	81 DEERFIELD RUN #73
113	4A	12	74	LIOCE PATRICIA		79 DEERFIELD RUN #74	MARLBOROUGH	MA 01752	79 DEERFIELD RUN #74
113	4A	12	75	MAYER JANET		77 DEERFIELD RUN #75	MARLBOROUGH	MA 01752	77 DEERFIELD RUN #75
113	4A	12	76	BURKE SUSAN S LI EST		75 DEERFIELD RUN #76	MARLBOROUGH	MA 01752	75 DEERFIELD RUN #76
113	4A	12	77	LEVINS THOMAS P JR TR	KAREN M LEVINS TR	73 DEERFIELD RUN #77	MARLBOROUGH	MA 01752	73 DEERFIELD RUN #77
113	4A	12	78	VINCENSTEN SARAH J		71 DEERFIELD RUN #78	MARLBOROUGH	MA 01752	71 DEERFIELD RUN #78
113	4A	12	79	ROSALYN GOULD		69 DEERFIELD RUN #79	MARLBOROUGH	MA 01752	69 DEERFIELD RUN #79
113	4A	12	80	BATEMAN JUDITH		67 DEERFIELD RUN #80	MARLBOROUGH	MA 01752	67 DEERFIELD RUN #80
113	4A	12	81	HEALY LINDA A LI EST		65 DEERFIELD RUN #81	MARLBOROUGH	MA 01752	65 DEERFIELD RUN #81
113	4A	13	82	STEVENS DIANE L TR	DIANE L STEVENS REVOCABLE TRUST	15 CANTERBURY WAY #82	MARLBOROUGH	MA 01752	15 CANTERBURY WAY #82
113	4A	13	83	DAMERI B JOAN		17 CANTERBURY WAY #83	MARLBOROUGH	MA 01752	17 CANTERBURY WAY #83
113	4A	13	84	HESSION RICHARD E	IRENE A HESSION	19 CANTERBURY WAY #84	MARLBOROUGH	MA 01752	19 CANTERBURY WAY #84
113	4A	13	85	NILSSON CHRISTIANE N		21 CANTERBURY WAY #85	MARLBOROUGH	MA 01752	21 CANTERBURY WAY #85
113	4A	13	86	ARMSTRONG JANET K TR	JANET K ARMSTRONG REVOCABLE TRUST	23 CANTERBURY WAY #86	MARLBOROUGH	MA 01752	23 CANTERBURY WAY #86
113	4A	13	87	SUSSMAN EDITH J TR	EDITH J SUSSMAN 2002 REVOCABLE TRUS	25 CANTERBURY WAY #87	MARLBOROUGH	MA 01752	25 CANTERBURY WAY #87

Abutters List for 615 Williams St (113-6) 400 ft
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
113	4A	13	88	ARPIARIAN ROSE T		27 CANTERBURY WAY #88	MARLBOROUGH	MA 01752	27 CANTERBURY WAY #88
113	4A	13	89	MCCOIN CAROL A		29 CANTERBURY WAY #89	MARLBOROUGH	MA 01752	29 CANTERBURY WAY #89
113	4A	13	90	BUCKINGHAM SUSANNA		31 CANTERBURY WAY #90	MARLBOROUGH	MA 01752	31 CANTERBURY WAY #90
113	4A	13	91	SHULTZ BRADLEY P	MARGUERITE S SHULTZ	33 CANTERBURY WAY #91	MARLBOROUGH	MA 01752	33 CANTERBURY WAY #91
113	58			WHITTIER STEPHEN P	N/O KATHLEEN M WHITTIER	427 STEARNS RD	MARLBOROUGH	MA 01752	427 STEARNS RD
113	59			SCHLEHUBER STEVEN R	CATHERINE SCHLEHUBER	419 STEARNS RD	MARLBOROUGH	MA 01752	419 STEARNS RD
113	76			DAMORE ANDREW	PATRICE M GRANT	406 STEARNS RD	MARLBOROUGH	MA 01752	406 STEARNS RD
113	77			HEDIGER MARK E	THERESA L HEDIGER	418 STEARNS RD	MARLBOROUGH	MA 01752	418 STEARNS RD
113	78			LAMAN ROBERT E TR	DAWN M LAMAN TR	428 STEARNS RD	MARLBOROUGH	MA 01752	428 STEARNS RD

MARLBOROUGH ASSESSORS

Anthony C. Amadio
William J. Alvarado
David W. May Jr.

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH



2017 OCT -5 A 11: 58

October 5, 2017

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

RE: Petition of New Cingular Wireless PCS, LLC ("AT&T") for Grant of Location for Telecommunication Wires and Appurtenances: **Area5_87: 28 Concord Road, Marlborough, MA (42.352556, -71.529969) – NGRID Guyed Stub Pole**

Dear Members of the City Council:

Pursuant to Massachusetts General Laws Chapter 166 section 22, please find enclosed the petition of New Cingular Wireless PCS, LLC ("AT&T") for a grant of location for telecommunication wires and appurtenances to be attached to existing utility poles owned by National Grid within the City of Marlborough. Included with the petition are detailed plans that identify the locations where AT&T's proposed pole attachments will be placed. This includes an area map of all locations as well as the Utility pole profiles depicting the equipment attachment heights and specs.

AT&T requests that the City schedule a public hearing on this petition, subject to the requirements of Massachusetts General Laws, Section 22. Those requirements prescribe that the city provide written notice to all owners of real estate, abutting that part of each street upon or across which, wires appurtenances are proposed to be located. It is my understanding that the City will be able to produce this list, and I will work with the City Clerk to ensure the letters are sent per the requirements of the City.

For the convenience of the City Council, AT&T has provided a proposed form of order.

Should you have any questions, or would like any additional information prior to the public hearing please do not hesitate to contact me at (508) 821-6509 or dford@clinellc.com. I will be present at the public hearing to answer any questions you may have as well.

Thank you,



David Ford | Site Acquisition Lead - Manager
Mobile: 508.821.6509 | Fax: 508.819.3017
dford@clinellc.com | www.centerlinecommunications.com

PETITION FOR LOCATIONS FOR TELECOMMUNICATIONS WIRES AND APPURTENANCES

To the CITY COUNCIL OF THE CITY OF MARLBOROUGH, MASSACHUSETTS

Pursuant to Massachusetts General Laws, Chapter 166 and the City Ordinance of the City of Marlborough, Massachusetts, NEW CINGULAR WIRELESS PCS, LLC ("AT&T"), requests that it be granted locations for and permission to construct and maintain telecommunications wires and appurtenances, including fiber optic cable, remote nodes and pole top antennas; to be attached to existing National Grid utility poles, located upon and along the following public ways within the City of Marlborough, as indicated on the attached plans. In addition, the petitioner seeks permission to install conduit or direct bury cable as indicated in the attached plans.

Wherefore, Petitioner requests that, after due notice and hearing as provided by law, that it be granted locations for and permission to construct the telecommunications wires and appurtenances upon and along the public ways within the City of Marlborough, shown on the plan, filed herewith. AT&T also submitted additional information in support of this petition.

Respectfully submitted,

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")

By: David Ford
Project Manager – Small Cell
Centerline Communications, LLC

ORDER FOR LOCATION FOR TELECOMMUNICATIONS WIRES AND APPURTENANCES

By the City Council

Of the City of Marlborough, Massachusetts, _____, 2017

ORDERED:

That NEW CINGULAR WIRELESS PCS, LLC ("AT&T") is hereby granted locations for and permission to construct and maintain telecommunications wires and appurtenances, including fiber optic cable, remote nodes and pole top antennas, to be attached to existing National Grid utility poles, located upon and along the public ways within the City of Marlborough, as substantially shown on the plan filed with said petition. In addition, the petitioner is hereby granted permission to install conduit or direct bury fiber cable as indicated in the plans.

The forgoing permission is subject to the following conditions:

1. The telecommunications wires and appurtenances shall be of such material and construction and all work done in such manner as to be satisfactory to the City Council or to such municipal officers as may be appointed to the supervision of the work.
2. Said company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which the City 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.
3. Said Company shall comply with the requirements of existing City ordinances, as may be applicable and such as may hereafter be adopted governing the construction and maintenance of said telecommunications wires and appurtenances, so far as the same are not inconsistent with the laws of the Commonwealth of Massachusetts.

I hereby certify that the foregoing was adopted at a meeting of the City Council of the City of Marlborough, Massachusetts, held on the _____ day of _____, 2017.

City Clerk

APPROVED

We hereby certify that on _____, 2017, at _____, o'clock at _____, a public hearing was held on the Petition of NEW CINGULAR WIRELESS PCS, LLC ("AT&T") for permission to construct and maintain telecommunications wires and appurtenances, including fiber optic cable, remote nodes and pole top antennas, to be attached to existing utility poles, located upon and along the public ways within the City of Marlborough; and to install conduit or direct bury fiber cable as indicated in the plans described in the order herewith recorded, that we 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 telecommunications wires and appurtenances of said Company under said order, and that thereupon said order was duly adopted.

City Council of the City of Marlborough

CERTIFICATE

I hereby certify that the forgoing is a true copy of a grant of location order and certificate of hearing with notice adopted by the City Council of the City of Marlborough, Massachusetts, on the _____ day of _____, 2017, and recorded with records of location orders of said City, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of the Massachusetts General Laws, as amended.

Attest:

City Clerk

Applicable State Law

Municipal Approval of the Construction and Placement of AT&T's Wires and Related Pole Attachments is governed by Massachusetts General Laws Chapter 166, Sections 21-22. As a FCC regulated provider of intrastate telecommunications services, AT&T is authorized under Chapter 166, Section 21 to construct lines and other facilities upon, along, under and across the public ways. Such construction must not incommode the public use of public ways.

In order to obtain municipal permission to construct its telecommunications facilities in public ways, AT&T must file a written petition with the selectmen of a town or the board of alderman or like body of a city, such as the AT&T City Council, pursuant to Chapter 166, Section 22. This same process has been employed routinely by the City of Marlborough in the case of Verizon and Massachusetts Electric Company, in the case of poles, wires, conduits and related appurtenances. In carrying out the permit-granting authority conferred by the General Court, municipalities act as public officers under a delegation of power from the General Court and not as agents of the municipality. Municipalities may adopt reasonable regulations for the erection of facilities by telecommunications carriers having authority to place their facilities in or under public ways. AT&T stands ready, willing and able to comply with the reasonable requirements of the City under General Laws Chapter 166, Sections 21-22 and related requirements imposed by the City applicable to grants of location by the City Council.

Project Description

AT&T proposes to deploy (4) small cell sites in the City of Marlborough in order to deal with ongoing demand on the wireless network. All (4) will be mounted on existing National Grid utility poles located within the public right of way. The small cell sites will work in conjunction with the existing macro sites installed on city rooftops, towers and other structures. This petition specifically addresses the following location:

Area5_87: 28 Concord Road, Marlborough, MA – (42.352556, -71.529969) – NGRID Guyed Stub Pole

AT&T's radio frequency engineers targeted the proposed location due to the high traffic nature and data demand on the network. The existing macro cell sites are having difficulty providing adequate data capacity in the location due to a number of reasons relating to increased population, vehicle and foot traffic, multiple devices per person and other contributing factors. The small cell site will work to offload the demand on the macro sites and allow for increased LTE data capacity and speed within the immediate vicinity of the proposed site.

The network will be installed using typical and commercially accepted methods. Currently no new poles are proposed to be installed. All other poles in this development are existing poles, and are owned and maintained by National Grid through a Pole Attachment Agreement.

Installed telecommunication facilities will include fiber optic cable and small remote nodes for transmitting RF signal, with an unobtrusive pole top antenna on utility poles. Specifically, a small antenna on top of each pole measuring 24.7" x 10" along with an equipment cabinet mounted further down the pole. Attached please find design sketches at each site showing the proposed location, pole height, mounting height, equipment specifications and utility plan.

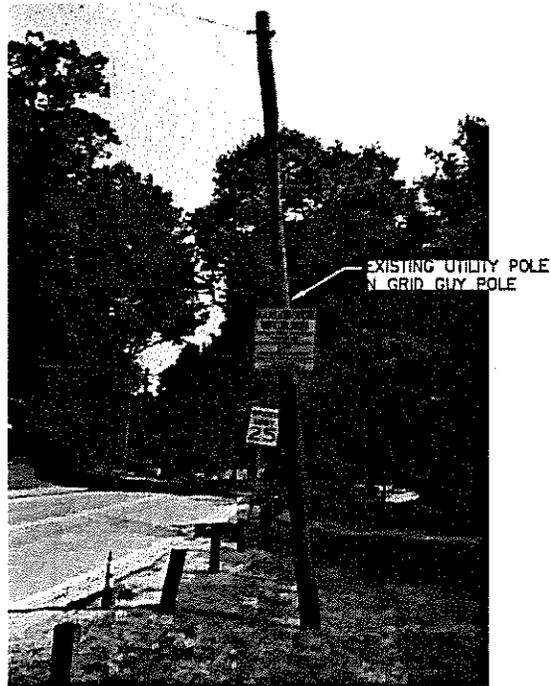
Abutters 28 Concord Rd NGRID Guyed S

Map	Map Cut	Block	Block Cut	Lot	Lot Cut	Unit	Unit Cut	Grantee	Co_grantee's Name
58		42						COMMONWEALTH CLUB LLC	ATTN MILES GILBERT
58		44						MELVIN SHAWNA	CHRIS MELVIN
58		123						MCLAUGHLIN BRIAN J	
58		124						DANGELO INC	C/O PROPERTY TAX DEPT #81
59		1						MARLBOROUGH COUNTRY CLUB INC	

Node: Area5_87

Target Site: NGRID Stub Pole

Coordinates: 42.3524864, -71.5306541



Node: Area5_87 Map

Target Site: NGRID Stub Pole

Coordinates: 42.3524864, -71.5306541



KATHREIN**840 10510 840 10511****Dual Band Omni Antenna with GPS**

	Antenna 1	Antenna 2
Dual Band (MHz)	698–894	1710–2180
Dual Polarization	X	X
HPBW	360°	360°

General specifications:

Frequency range	698–894 MHz 1710–2180 MHz
VSWR	<1.5:1
Impedance	50 ohms
Intermodulation (2x20w)	IM3: <-150 dBc
Polarization	+45° upper and lower band -45° upper and lower band
Connector	4 x 7-16 DIN female
Isolation	>30 dB intersystem >40 dB (698–894 // 1710–2180 MHz)
Radome color	Brown or grey
Weight	45 lb (20.4 kg)
Height	24 inches (609 mm)
Radome diameter	16 inches (407 mm)
Wind load	at 93 mph (150kph) Side 32 lbf (138 N)
Wind survival rating*	150 mph (241.4 kph)
Shipping dimensions	32 x 20 x 19 inches (813 x 508 x 483 mm)
Shipping weight	52 lb (23.6 kg)
Mounting	Designed to be mounted on top of a utility pole using a custom mounting bracket supplied by the customer.

See reverse for order information.

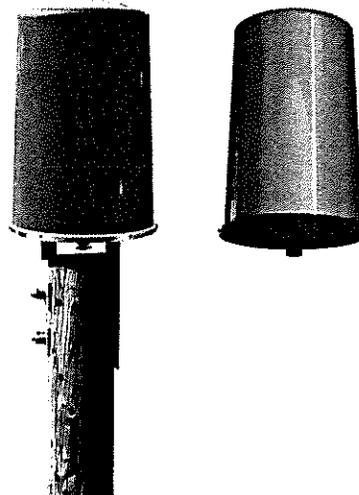
*Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

GPS specifications:

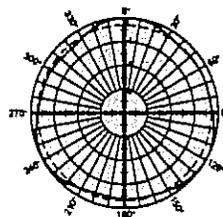
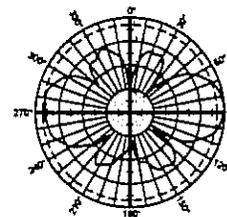
Frequency range	1575.42 ± 3 MHz
LNA gain	27 dB Typical
Pre-amp filter ing	-30 dB at ± 100 MHz
Polarization	Righthand circular
H-plane beamwidth	Omni
E-plane beamwidth	105 degrees (half-power)
Connector	N female
DC power	+3–5.5 Vdc, 22 mA ± 3 Through N output connector
Temperature range	-35° C to +70° C

Specifications:

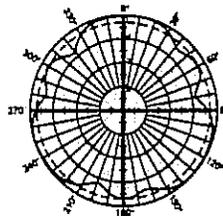
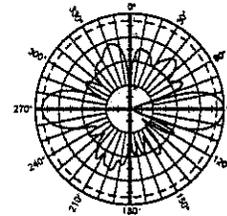
	698–808 MHz	808–894 MHz	1710–1880 MHz	1850–1990 MHz	1920–2180 MHz
Gain (typical)	4.5 dBi (with 1–4 dB nulls, typical)	6.5 dBi	9 dBi	9 dBi (with 6–10 dB nulls, typical)	8.5 dBi
Maximum input power	250 watts (at 50°C)	250 watts (at 50°C)	200 watts (at 50°C)	200 watts (at 50°C)	200 watts (at 50°C)
+45° and -45° polarization vertical beamwidth	37° (half-power)	30° (half-power)	19° (half-power)	17° (half-power)	17.5° (half-power)



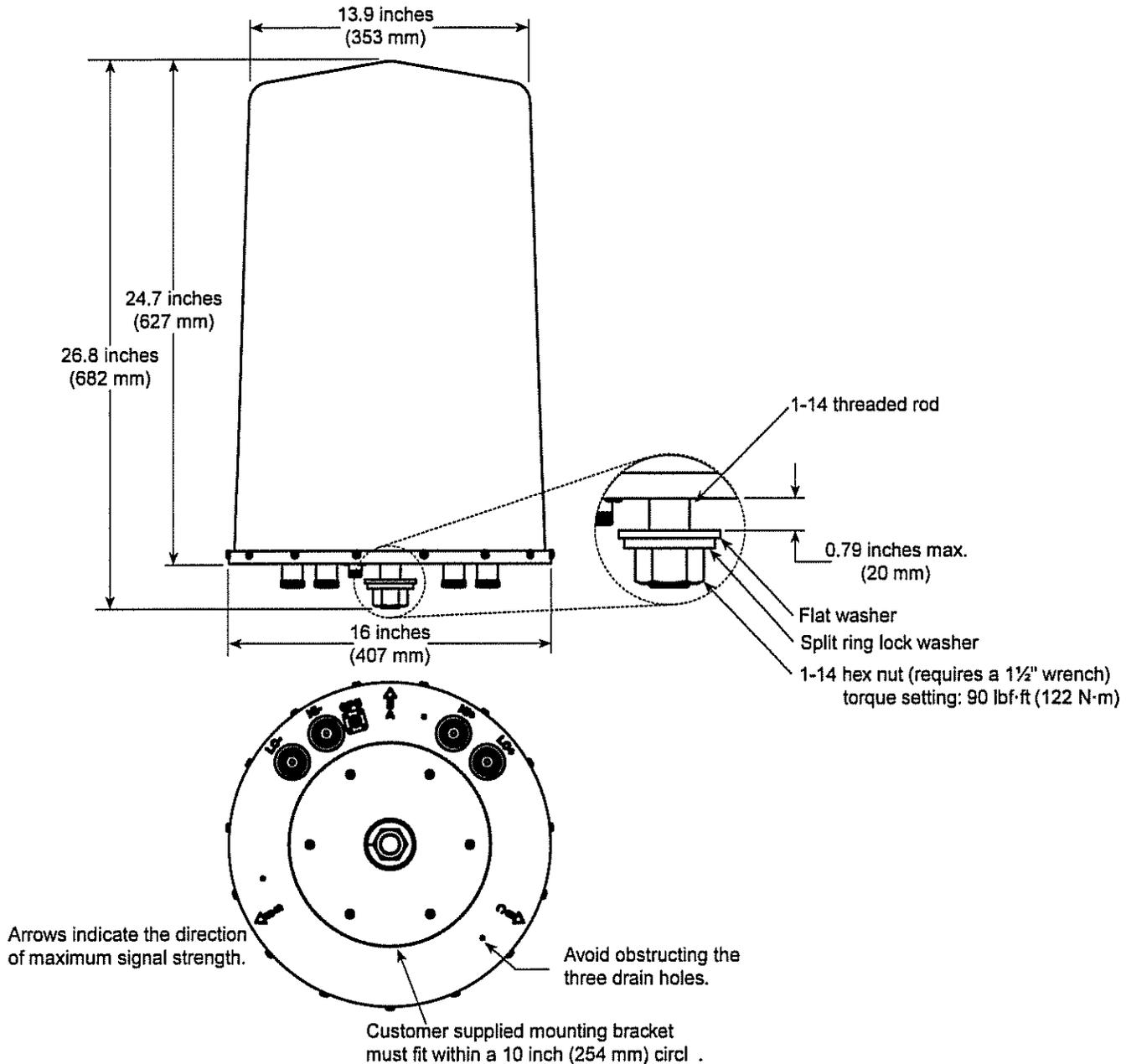
698–894 MHz

Horizontal pattern
±45°-polarizationVertical pattern
±45°-polarization

1710–2180 MHz

Horizontal pattern
±45°-polarizationVertical pattern
±45°-polarization

All specifications are subject to change without notice.
The latest specifications are available at www.kathreinusa.com

KATHREIN**840 10510 840 10511****Dual Band Omni Antenna with GPS****Order Information:**

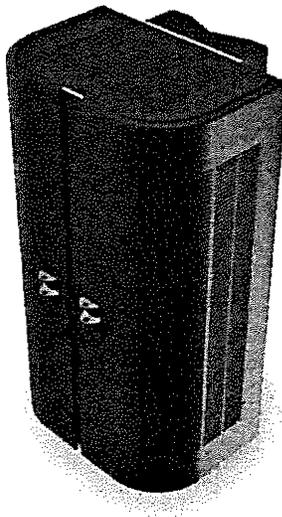
Model	Description
840 10510	Brown Dualband X-pol Omni Antenna
840 10511	Grey Dualband X-pol Omni Antenna

All specifications are subject to change without notice.
The latest specifications are available at www.kathreinusa.com



Curved Shroud

Technical Product Description



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**CITY OF MARLBOROUGH
CONSERVATION COMMISSION
Minutes**

**September 7, 2017 (Thursday)
Marlborough City Hall - 3rd Floor, Memorial Hall
7:00 PM**

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CITY OF MARLBOROUGH

2017 SEP 22 P 4: 06

Present: Edward Clancy-Chairman, John Skarin, Allan White, Karin Paquin, Lawrence Roy and Priscilla Ryder – Conservation Officer.

Absent: David Williams and Dennis Demers

Approval of Minutes – The minutes of August 3, 2017 were reviewed and unanimously approved 5-0.

Discussion:

- Ft. Meadow Commission Request – draw down of Ft. Meadow – Fall 2017
 - Lee Thomson, chairman of the Ft. Meadow Commission was present and asked that a winter 4' drawdown of the lake be done this year to allow for weed control and for wall repair. He also noted that since the city will be doing the Bolton St. culvert repair, the date of the drawdown should be coordinated with that work. The Commission voted 5-0 unanimously to allow the 4' drawdown with the date contingent on the culvert repair. (see below for date)
- Bolton Street culvert and road rehabilitation – Discussion with contractor to do the work as required by Order of Conditions – DEP 212-1168.
 - Tom DiPersio-City Engineer, Bill Lovenbury Sr. and Bill Leonard from Aqua Line Utility, Inc. were present to discuss the minor changes to the plans as originally approved. The three men explained that they will be adding a 2" thick slip-line to the culvert and will pump in concrete grout between the lining and the existing culvert. The concrete grout will fill the voids up into the street level as well to create a strong culvert. The dimensions and length of the pipe will be the same as the original plan, except the pipe will be round. The concrete grout can be put in anytime, temperature is not an issue. The Commission discussed the best timing for the lake drawdown to accommodate this project and residents wanting to do wall repairs. The Commission determined that a lake drawdown of 4' starting on October 2 would meet everyone's needs. The Commission asked the contractor about the construction sequencing and dewatering needed to get the headwall in. It was explained that large 1 ton sandbags will be used, similar to the Elm St. culvert, to keep the area dry as needed, but that they would be able to pump through the culvert slip-liner, so do not need to pump up into the street drainage as originally proposed. The abutters Alan and Denise Deamoicis from Blaiswood Ave. expressed concern with flooding and asked whether this would change any of that. Mr. DiPersio said they had studied the lake to see what effect the culvert has on water levels and analyzed the culvert pipe design to ensure that the new slip-liner would not cause any issues. They have observed the lake after the past few storms and the water level doesn't change much on both sides of the culvert. Therefore, the new design should have little change on current conditions. The abutters were satisfied. After further discussion, the Commission determined to accept the slip-line option as a minor change to the project and voted unanimously 5-0 to approve the changes as presented and allow the project to go forward

- Plan of Land – Subdivision plan review of 72 Hager St. and review of proposed conservation restriction.
 - The Commission reviewed the proposed subdivision plans for 72 Hager St. and the proposed Conservation Restriction (CR) for a 2.6-acre parcel of land to be created from this subdivision. Ms. Ryder summarized the plan and the CR and explained that she had discussed same with City Solicitor Rider and Building Commissioner Scott. It appears that the CR as written contains zoning items which are not permitted: i.e. livestock must be on 10 acres and this parcel only has 2.6; a barn must be accessory to a home in this zone, it cannot stand alone on its own lot. In addition, the plan does not depict where the barn would be located as well as any referenced driveways or rights of way. As written, it is too broad a scope to determine what the CR is protecting and what the public value is to the community to warrant holding a CR. After some discussion about the value of the property and wetlands that exist and comments from Barbara Fenby, Chairwomen of the Planning Board who was present in the audience and comments from Tom DiPersio, City Engineer, the Commission voted 5-0 to issue a letter to the Planning Board indicating that the CR was deficient for the reasons noted above and as noted by Chairman Clancy the Commission looks upon this subdivision as proposed with a jaundice eye. Ms. Ryder will send letter expressing same.

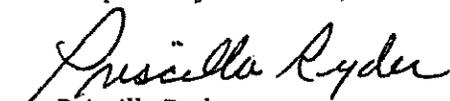
- Talia, aka Brookview Village – Ames St. - review trail connection option.
 - Ms. Ryder explained that the project on Ames St. is nearing completion. As part of the Comprehensive Permit requirement they are required to make a trail connection from Ames St. to the new bridge they just installed. Ms. Ryder has been in discussions with the developer who is hoping that the sidewalk connection along Ames St. to Rte. 20 satisfies this requirement, but Ms. Ryder noted that the requirement is for an easement through the Ames St. property to the now under construction Apex property as part of the Panther Trail design. The Commission discussed the various trail options, but strongly stated that the trail must cross through the property and go across the bridge, as that was the original intent of the trail recommendation. A retainer of a bond or other collateral must be obtained by the city to ensure the trail goes in. Ms. Ryder will follow up with the developer and be sure this is done.

Correspondence/Other Business:

- Hazardous Waste Day – September 30th.

Adjournment - There being no further business the meeting was adjourned at 8:20 PM.

Respectfully submitted,


 Priscilla Ryder
 Conservation Officer

1A

RECEIVED MINUTES
CITY CLERK'S OFFICE
MARLBOROUGH PLANNING BOARD
CITY OF MARLBOROUGH
MARLBOROUGH, MA 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Call to Order

2017 SEP 26 A 8:47

September 11, 2017: 47
2017 SEP 26 A 8:47

The Meeting of the Marlborough Planning Board was called to order at 7:04 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Philip Hodge, Colleen Hughes, Brian DuPont and George LaVenture. Also in attendance were City Engineer, Thomas DiPersio, City Solicitor, Don Rider and Planning Board Administrator, Krista Holmi.

1. Meeting Minutes:

A. August 28, 2017

On a motion made by Mr. Hodge, seconded by Mr. LaVenture, the Board voted to approve the Planning Board meeting minutes of August 28, 2017. Member Brian DuPont abstained. Motion carried.

2. Chair's Business:

A. Set Public Hearing Date for Proposed Zoning Amendment- Self-Service Storage Facilities

Public Hearing date set for Monday, October 16, 2017 – 7:30 p.m. Proponent- City Solicitor, Don Rider.

B. ANR – Hager St. (approval not required under the subdivision control law)

Solicitor Rider reviewed a matter regarding the Hager St. ANR. At the August 28 meeting of the Planning Board, members voted to endorse the Hager St. Approval Not Required Plan dated June 28, 2017. The applicant, however, did not present the Mylar to the Board for signature on August 28. (Mr. Bemis's intention to present the Mylar at the 8-28-17 meeting was detailed in his letter to the Board dated 8-7-17.) Solicitor Rider explained that since the plan spans both Framingham and Marlborough, Framingham must also sign the ANR. The Framingham Planning Board had requested changes to a notes section of the ANR plan and endorsed the plan with those changes at its meeting on September 7. Changes made to the plan, while not materially different, placed the Marlborough Planning Board in the position of signing a plan that was voted as approved on August 28, yet modified by the applicant on September 6 and, as modified, signed by Framingham on September 7. Mr. Bemis agreed to send a letter to the Marlborough Planning Board requesting their decision on the modified ANR at their meeting on September 25, 2017, and extending the time for that decision until September 26, 2017. On a motion by Mr. LaVenture, seconded by Ms. Hughes, the Board voted to allow for the requested extension until September 26, 2017, in anticipated receipt of Mr. Bemis's extension request. Motion carried.

3. Approval Not Required (None)

4. Public Hearings (None)

5. Pending Subdivision Plans: Updates and Discussion:

A. Engineer's Report –

City Engineer DiPersio indicated that the maintenance period of the Slocomb Lane Subdivision (Blackhorse Farms) is set to expire on November 14, 2017. A letter will be sent to the developer regarding the status of the subdivision along with any expectations of the Engineering Department.

B. Howes Landing:

Ms. Hughes read the 9-07-17 letter from Assistant City Engineer Collins to the developer regarding the approaching subdivision expiration date of December 1, 2017. Should the developer need additional time, the letter details the steps necessary to petition the Planning Board for an extension- A revised construction schedule, proof of current tax status, proof that the property is free from blight, and proof from the Surety stating the amount of the bond, as well as verification that the bond obligation has been extended for the time requested. On a motion by Ms. Hughes seconded by Mr. LaVenture, the Board voted to accept the letter and place on file. Motion carried.

B. Hager St. Mark Wambolt, Sr. and applicant representative, Peter Bemis, present.

Discussion centered on two primary areas: 1) The proposed **Conservation Restriction**
2) The requested **Waivers**

Conservation Restriction:

Ms. Hughes read a letter dated 9-11-17 from Conservation Officer, Priscilla Ryder, into the record. On a motion by Mr. DuPont and seconded by Mr. LaVenture, the Board voted to accept the letter and place on file. Motion carried. In the letter, Ms. Ryder informed the Planning Board that at its meeting on September 7, 2017, the Conservation Commission had reviewed the subdivision plan and draft Conservation Restriction (CR) for the project associated with the 72 Hager St. property. Key points from the letter include the following:

- a) While open space in and of itself has value to the environment, wildlife, natural functions and aesthetics, for the Commission to hold a CR, the Commission must define some public value in the land; therefore, the value of the CR must be more clearly defined.
 - b) As written, the CR is too broad and provides for too many activities. Proposed activities on the property must be allowed under current zoning regulations.
 - c) Any barn location and size and/or pathways must be defined and shown on a site plan made part of a CR.
 - d) An underlying owner of the open space and a management plan for the space must be defined.
- Conservation Commission Chair Edward Clancy and Mr. LaVenture echoed the sentiments of the letter.

Waivers:

There are ten requested waivers for the property. Chairperson Fenby lead the discussion seeking Board Member input. Initial debate centered on waivers 1-5 and the feedback from Fire Chief Breen. Chief Breen had previously expressed general concerns over the roadway width, turning radius into the development and maneuverability within the cul-de-sac. Ultimately, since several of the waivers deviate substantially from existing design requirements, it was suggested that the Mr. Bemis revisit those waivers with Fire Chief Breen. The Board felt that any vote on these waivers must be preceded by formal feedback from the Chief. The Board would welcome Engineering's participation in any meetings between the Chief and the applicant's representative.

Q: Mr. LaVenture seeking to understand the value to the City for the waivers requested – We have a standard... How much deviation may be considered?

Solicitor Rider reviewed the two elements to consider in the Planning Board's waiver votes:

- 1) Is the waiver in the public's interest?
- 2) Is the waiver not inconsistent with the intent and purpose of the subdivision control law?

Mr. Wambolt (the owner and applicant) expressed his feeling that he strongly desired to preserve the rural character of the property. In his opinion, the proposed design would do just that. He expressed his impression that when Planning Boards vote to reject waivers, developers take the easy

route - seeking to maximize profits by building out properties in full, while avoiding the time-consuming demands of waiver approvals. Chairperson Fenby addressed the applicant by reviewing the thoughtful consideration of this project by the Board. She stated the Board *does* value the open space, and for that precise reason, the Board has committed considerable time and effort working with the applicant. (Council President Clancy indicated that the moratorium on residential special permit applications is nearing its end, allowing the applicant to submit a "conventional open space design" if he so chooses.)

The discussion moved to waivers 6-10. Waiver 6 - The Board expressed its preference to avoid what Mr. Bemis referred to as "Country Drainage". A catch basin or other means to remove water from the road was deemed necessary. Waiver 7- Tree waiver was not met with opposition. Waiver 8 Monuments- City Engineer DiPersio felt that front monuments should be provided at minimum. 9 Street Signs and Names- Street Signage must be designed to allow adequate identification of households for safety purposes. 10 Street Lights – Preference for some means of lighting. Mr. Bemis indicated that lighting could easily be added at the end of driveways, but street lights for the private way are not desired.

Q: Where is the closest fire hydrant? Mr. Bemis indicated that the road is only 160 feet long and there is a hydrant at the beginning of the road on Hager St.

6. Preliminary/Open Space Submissions/Limited Development Subdivisions: None

7. Definitive Subdivision Submission: None

8. Signs: None

9. Unfinished Business: None

10. Informal Discussion: None

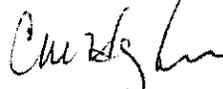
11. Correspondence: None

12. Public Notices of other Cities and Towns:

On a motion made by Ms. Hughes, seconded by Mr. Hodge, it was voted to accept and place on file. Motion carried.

Adjournment: On a motion made by Mr. LaVenture and seconded by Mr. DuPont it was voted to adjourn at 8:20 pm. Motion carried.

Respectfully submitted,



Colleen Hughes
Clerk

/kih

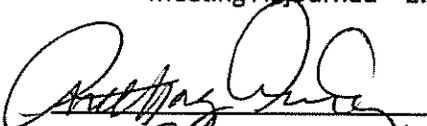
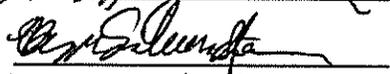
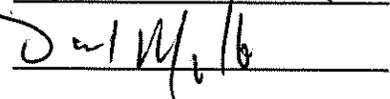
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CITY OF MARLBOROUGH BOARD OF ASSESSORS

2017 SEP 28 A 9 24

MEETING MINUTES: June 21, 2017

1. CALL TO ORDER: 2:10 pm
MEMBERS PRESENT: Anthony Arruda, Ellen Silverstein, David Manzello
Also in attendance: Paula Murphy, Head Clerk
2. MOTION TO ACCEPT: minutes of the May 23, 2017 meeting: Mr. Arruda, second Ms. Silverstein
Vote: 3-0
3. APPROVE AND SIGN: Motor Vehicle Abatements 5/20 through 6/16/17, Fiscal 2018 3ABC Filings for Property Held for Charitable Purposes
4. DISCUSSION AND VOTE: Real Estate Abatements for 0 Simarano Dr. (112-3), 1, 2 & 3 Tanner's Path units 144, 145 & 146
Motion to Grant: Mr. Arruda, second Ms. Silverstein
Vote: 3-0
5. Mr. Manzello informed the Board that the City would be moving forward with a new GIS program.
6. MOTION TO CONCLUDE – Mr. Arruda, second Ms. Silverstein
Meeting Adjourned – 2:25 pm

 9/27/17



Marlborough Public Library Board of Trustees
Meeting Minutes

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September 5, 2017

2017 OCT -5 A 7:54

Bigelow Auditorium, Marlborough Public Library

Meeting called to order by Rustin Kyle at 7:05pm

Board Members Present: Tom Abel, Karen Bento, Nena Bloomquist, William Brewin, Ray Hale, Ray Johnson, Rustin Kyle, Janice Merk, and Robyn Ripley

Also Present: Margaret Cardello, Library Director

Proceedings:

1. **Minutes:** *A motion to approve the meeting minutes from the June meeting was passed (Hale/Merck).*
2. **Trust Fund Reports:** *A motion was passed to approve the Trust Fund Reports for June, July, and August of 2017 (Bloomquist/Ripley).*
3. **Director's Report:** (see attached for more details)
 - The library has received approval to begin hiring temporary workers on its own from a small pool contracted workers. Dave Brumby was helpful in developing a contract to hire these temp workers directly which will allow our salary money to go further than using Bibliotemps which charges a healthy fee.
 - A new long range plan for the library is needed as our current one expires this year. A new plan needs to be filed with the MBLC in early October in order to stay eligible for the building grant. A draft will be ready for the trustees' review and approval at the October meeting.
 - The Children's Department participated in Project Bread's summer lunch program and it was a huge success. The first run of this type of program had 40 children participating.
4. **Committee Reports:**
 - Foundation:
 - A new printed "Case for Support" portfolio is completed.
 - The Administrative Assistant for the Foundation has left the position.
 - The Foundation will have a booth at the Heritage Festival to spread community awareness and promote fundraising efforts.

- Friends: (see attached report for detailed information)
 - The Book and Bake Sale will be Saturday, September 30th.

5. Old Business:

- None

6. New Business:

- A Lost & Found Policy has been drafted to deal with personal items that get left behind in the library. *A motion to approve the new Lost & Found Policy with slight modification was passed (Hale/Brewin).*
- The library would like to apply for a grant from the Brigham Family Trust that would allow the purchase of a new ScanPro 3000 Microfilm Scanner (\$8,655.00). *A motion to approve the grant application to the Brigham Family Trust was passed (Ripley/Bloomquist).*

7. Adjournment: *A motion to adjourn passed at 7:48 (Abel/Bento).*

Minutes submitted by Secretary Robyn Ripley.