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2023 OCT 19 PM 1:00

CITY OF MARLBOROUGH
City Council Agenda

Monday, October 23, 2023
8:00 PM

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

1. Minutes, Special City Council Meeting, September 29, 2023
2. Minutes, City Council Meeting, October 2, 2023.
3. Communication from Jenn Robichaud of Barlo Signs on behalf of Kennedys Restaurant and Market, re: Request to withdraw without prejudice the Application for installation of a Free-Standing EMC Sign at 247 Maple Street, Order No. 23-1008963.
4. PUBLIC HEARING on the Application from Barlo Signs on behalf of Kennedys Restaurant and Market for installation of a Free-Standing EMC Sign at 247 Maple Street, Order No. 23-1008963.
5. RESCHEDULED PUBLIC HEARING on the Application for Special Permit from Attorney Brian Falk, on behalf of Somar Landscape, Inc., to construct and operate a Landscaper's Yard at the Airport Industrial Park, 59 Airport Boulevard, Unit 16, Order No. 23-1008965A.
6. PUBLIC HEARING on the Proposed Zoning Amendment to Chapter 650 "Zoning" to amend §22 "Retirement Community Overlay Districts" to include Map 39, Parcels 5 and 26B located on Robin Hill Street currently located in the LI District to accommodate an over 55 community combining both townhouse and multifamily components for a new condominium ownership neighborhood, Order No. 23-1008964.
7. CONTINUED PUBLIC HEARING on the Proposed Zoning Amendment to Chapter 650 "Zoning" of the Code to add a new section to create the "Red Spring Road Overlay District" (RSR), Order No. 23-1008951A.
 - a) Petition from various Marlborough and Hudson residents in support of the Proposed Zoning Amendment to Chapter 650 "Zoning" to add a new section to create the "Red Spring Road Overlay District (RSROD), Order No. 23-1008951A.
8. Communication from Councilors Ossing & Wagner, re: Municipal Aggregation – September 2023 Update.
9. Communication from the Mayor, re: Gift Acceptance of a metal bench from the friends of Robert F. Kays, which has been placed at Memorial Beach.
10. Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of David R. Williams as Comptroller/Treasurer effective October 4, 2023, for a 60-day term to expire December 3, 2023.

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

11. Communication from the Mayor, re: Notification of Extension of Temporary Appointment pursuant to MGL Chapter 41 §61A of Theodore L. Scott as Interim Commissioner of the Department of Public Works for an additional 60-day term to expire December 20, 2023.
12. Communication from Assistant City Solicitor Jeremy McManus, re: Application for Special Permit from Attorney Brian Falk on behalf of Post Road Realty, LLC to construct a multifamily and commercial (retail/restaurant/other commercial use) project in the Executive Residential Overlay (EROD) District which will consist of 475 residential units, 4800 sf of commercial space at Simarano Drive and Cedar Hill Street, in proper legal form, Order No. 23-1008952B.
13. Communication from City Clerk Steven Kerrigan, re: Municipal Election Call.
14. Communication from the Board of Registrars of Voters, re: Request to authorize In-Person Early Voting for the Municipal Election pursuant to Chapter 92 of the Acts of 2022.
15. Communication from the Town of Northborough, re: Notification of a hearing of the Zoning Board of Appeals relative to a project at 440 West Main Street, Northborough.
16. Minutes of Boards, Commissions and Committees:
 - a) Commission on Disabilities, April 3, 2023.
 - b) Conservation Commission, September 21, 2023.
 - c) Historical Commission, July 20, 2023.
 - d) Library Trustees, May 2, 2023, June 6, 2023 & August 8, 2023.
 - e) Municipal Aggregation Committee, August 10, 2023, August 15, 2023 & October 16, 2023.
17. CLAIMS:
 - a) Randa Azab, 123 Robert Road, pothole or other road defect.
 - b) Chris Belli, 24 Country Lane, pothole or other road defect.
 - c) Duniya Kajang, 565 Sherman Farm Road, Burrillville, RI, pothole or other road defect.
 - d) Donald LaCouture, 517 Farm Road, other property damage and/or personal injury.
 - e) Augusto Mourao, 47 Gay Street, pothole or other road defect.
 - f) Mark Nawrocki, 337 Brigham Street, other property damage and/or personal injury.
 - g) Jonathan Paolillo, 6 Merifield Lane, Natick, pothole or other road defect.
 - h) Verizon, 86 Hosmer Street, other property damage and/or personal injury.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Public Services Committee

18. **Order No. 23-1008950B: Petition of Mass Electric and Verizon to install new joint owned pole on High Street approximately 300' east of the centerline of the intersection of High Street and Bolton Street and to install a new manhole and underground conduit from new pole to new manhole and to existing transformer 1-2 on Exchange Street.**

Recommendation of the Public Services Committee is to APPROVE.

On a Motion by Councilor Irish, seconded by the Chair, the Public Services Committee recommends approval of the petition from Mass Electric and Verizon New England to install a new joint owned pole on High Street approximately 300' east of the centerline of the intersection of High Street and Bolton Street and to install a new manhole and underground conduit from the new pole to the new manhole and to existing transformer 1-2 on Exchange Street. Vote 3-0.

From Urban Affairs Committee

19. **Order No. 23-1008952B: Application for Special Permit from Attorney Brian Falk on behalf of Post Road Realty, LLC to construct a multifamily and commercial (retail/ restaurant/other commercial use) project in the Executive Residential Overlay (EROD) District which will consist of 475 residential units, 4800 sf of commercial space, 754 parking spaces, open space, landscaping and walking trails at Simarano Drive, Cedar Hill Street and Green District Boulevard.**

Recommendation of the Urban Affairs Committee is to APPROVE.

Councilor Doucette moved to recommend approval of the Draft Decision on a Special Permit as amended, the motion was seconded and carried 4-0.

Councilors-at-Large

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



Ward Councilors

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

Council President

Michael H. Ossing

Council Vice-President

Kathleen D. Robey

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
FRIDAY, SEPTEMBER 29, 2023**

The special meeting of the City Council was held on Friday, September 29, 2023, at 7:00 AM in City Council Chambers, City Hall. City Councilors Present: Ossing, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Perlman & Robey. Absent: Wagner. Meeting adjourned at 7:02 AM.

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

ORDERED:

PUBLIC SAFETY EQUIPMENT BOND

That the sum of \$4,925,000.00 (four million nine hundred twenty-five thousand dollars) be and is hereby appropriated for emergency communication systems and public safety equipment.

That to meet said appropriations, the Finance Director/Treasurer, with the approval of the Mayor, is hereby authorized to borrow the sum of \$4,925,000.00 under and pursuant to the provisions of Chapter 44, Section 7(1) of the Massachusetts General Laws, as amended and supplemented, or any other enabling authority, and to issue bonds or notes of the City of Marlborough (the “City”) therefor; that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project.

Any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

APPROVED; adopted.

Yea: 10 – Nay: 0 – Absent: 1

Yea: Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.

Absent: Wagner.

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

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 7:02 AM; adopted.

Councilors-at-Large

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



RECEIVED
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MARLBOROUGH
OCT 4 AM 8:20

Ward Councilors

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

Council President

Michael H. Ossing

Council Vice-President

Kathleen D. Robey

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, OCTOBER 2, 2023**

The regular meeting of the City Council was held on Monday, October 2, 2023, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Perlman & Robey. Meeting adjourned at 8:14 PM.

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

ORDERED: That the Minutes of the City Council meeting, September 18, 2023, **FILE**; adopted.

That the PUBLIC HEARING on the Proposed Zoning Amendment to Chapter 650 “Zoning” of the Code to add a new section to create the “Red Spring Road Overlay District” (RSR), Order No. 23-1008951, **CONTINUED UNTIL OCTOBER 23, 2023, AT 8:00 PM**; adopted.

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

Councilor Oram Recused.

That the PUBLIC HEARING on the Application for Special Permit from Attorney Brian Falk, on behalf of Somar Landscape, Inc., to construct and operate a Landscaper’s Yard at the Airport Industrial Park, 59 Airport Boulevard, Unit 16, Order No. 23-1008965, be and is herewith **RESCHEDULED TO OCTOBER 23, 2023, AT 8:00 PM**; adopted.

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

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

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

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

ORDERED: That the Request for Approval of a Master Sign Plan for various internally illuminated wall and free-standing signs for Green Gold Group at 910 Boston Post Road East within the Wayside District, referred to **URBAN AFFAIRS COMMITTEE**; adopted.

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

ORDERED: That the Communication from the Department of Environmental Protection, re: Adoption of new regulations relating to reporting requirements for large entity vehicle fleet owners, referred to **MAYOR, DEPARTMENT OF PUBLIC WORKS, CONSERVATION OFFICER AND FILE**; adopted.

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

ORDERED: That the Communication from Ambri Incorporated, re: Notification of upcoming layoff of employees pursuant to the Worker Adjustment and Retraining Notification Act of 1988 (WARN) at 53 Brigham Street, **FILE**; adopted.

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

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

- a) School Committee, September 12, 2023.
- b) Conservation Commission, September 7, 2023.
- c) Planning Board, August 21, 2023.
- d) Traffic Commission, June 28, 2023.

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

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

- a) Brenda Stacey, 132 Meetinghouse Road, Hingdale, NH, pothole or other road defect.
- b) Nicholas Schiappa, 59 Minehan Lane, other property damage and/or personal injury.

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

**City Council Public Services Committee
September 26, 2023
Minutes and Report**

This meeting convened at 7:15 PM in the City Council Chamber and was open to the public. The meeting was televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) and available for viewing using the link under the Meeting Videos tab on the city’s website, home page (www.marlborough-ma.gov).

Voting members present: Chair Landers, Councilor Irish and Councilor Brown.
Also present were: Councilors Ossing and Robey.

Al Galvin from National Grid addressed the petition.

Order No. 23-1008950: Petition of Mass Electric and Verizon to install new joint owned pole on High Street approximately 300’ east of the centerline of the intersection of High Street and Bolton Street and to install a new manhole and underground conduit from new pole to new manhole and to existing transformer 1-2 on Exchange Street.

Public Hearing opened on September 11, 2023; continued without input to September 18, 2023.

Reports of Committee Continued:

Chair Landers read the input from City Engineer DiPersio, dated September 26, 2023, stating the work is being proposed in response to a request related to the proposed apartment building project at 57 Main Street. Regardless of the possibility of that project moving forward, putting the electrical utilities underground would be acceptable to the DPW/Engineering Division. Mr. DiPersio added that the Engineering Division will approval the final location of the underground conduit in the field prior to the start of construction and that the attached standard conditions should also apply.

Chair Landers read the standard conditions into the record.

On a Motion by Councilor Irish, seconded by the Chair, the Public Services Committee recommends approval of the petition from Mass Electric and Verizon New England to install a new joint owned pole on High Street approximately 300' east of the centerline of the intersection of High Street and Bolton Street and to install a new manhole and underground conduit from the new pole to the new manhole and to existing transformer 1-2 on Exchange Street. Vote 3-0

On a motion made by Councilor Irish and seconded, the meeting adjourned at 7:23 PM.

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

**City Council Urban Affairs Committee
Tuesday, September 26, 2023
Minutes and Report**

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

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

Present for the applicant were Attorney Brian Falk, Andrew Montelli and John McFadyen, Post Road Realty, LLC.

Order No. 23-1008952: Application for Special Permit from Attorney Brian Falk on behalf of Post Road Realty, LLC to construct a multifamily and commercial (retail/restaurant/other commercial use) project in the Executive Residential Overlay (EROD) District which will consist of 475 residential units, 4800 s.f. of commercial space, 754 parking spaces, open space, landscaping and walking trails at Simarano Drive, Cedar Hill Street and Green District Boulevard.

The chair opened the meeting and Attorney Falk reviewed the economic positives for city reviewing the current project's value and discussing potential value with new project.

The chair reviewed the comments from city department managers-Police Chief Giorgi commented on the impact of vehicle congestion will be minimal with most traffic moving to and from Rt. 495 as well as potential increase for service that comes from adding more residential units. Fire Chief Breen commented on need to confirm fire apparatus movement and emergency access to buildings in new phase but these can be discussed at site plan. City Engineer DiPersio offered several comments with proposals for additional conditions/modifying conditions as specified below:

Reports of Committee Continued:

- The applicant is proposing a significant relocation of Green District Boulevard through the 'Phase 3' site. This will necessitate the relocation of utility lines and the existing stormwater management facilities for 'Phases 1 and 2'. It also will necessitate substantial wetland buffer zone impacts. This extent of this relocation warrants further consideration. I recommend a condition that the applicant evaluate the use of parking decks for 'Phase 3', as they are proposing on 'Phase 4', in order to reduce the overall parking footprint so that the entire site can be moved to the southeast away from the wetlands.
- The following should be added to Condition 6 – Crosswalk Installation: The crosswalk work shall include proper wheelchair ramps, and pedestrian signals which are integrated into the existing traffic signal equipment.
- I request an additional condition that the applicant shall incorporate an assessment of existing drainage issues along the property line between 'Phase 4' and Cedar Hill Street into their overall site stormwater management design.
- Finally, the applicant should share up-to-date parking data from the Phase 1 site (number of units currently occupied vs average number of parking spaces being utilized per day). This could be helpful information for the Council, and also to be used during the future review of the Phase 3 and 4 site designs.

Attorney Falk provided a revised Decision on a Special Permit incorporating the comments. The chair began reviewing the draft. The City Council is Site Plan Issuing Authority but will incorporate comments from the Site Plan Review Committee but unlike Phase 1 & 2 where the special permit and site plans were reviewed together, the site plans will come before the City Council at a later date.

The chair asked for discussion on #5 Affordable Units where the applicant requests to buy out 5% of the affordable housing units. After input from the developer, and reminder this project is grandfathered for current zoning, all agreed to keep the buyout. Councilor Ossing had suggested a change to this section to strike "and shall be payable to a fund or funds designated by the City Council prior to submission of each payment" and replace with **and shall be deposited into the West Side Fire Station Stabilization Account 83600-32900**; it was agreed by committee to make change.

A new #6-Green District Boulevard Relocation had been added to convey request from engineering.

#7 Crosswalk Installation had a new sentence regarding crosswalk work including ADA-compliant wheelchair ramps and pedestrian signals integrated into existing traffic signal equipment.

A new #8-Drainage Assessment was added to convey request by engineering.

A new #9-Green Design was added by developer's attorney stating they would utilize best practices to design energy-efficient buildings, design buildings/accessory structures to accommodate solar energy facilities and use best efforts to provide all-electric utilities contingent on utility company committing to having such service available during construction timeline. Councilor Doucette offered an amendment to add "and/or other technology" at end of first sentence re solar energy facilities; committee agreed to add this.

Councilor Doucette moved to recommend approval of the Draft Decision on a Special Permit as amended, the motion was seconded and carried 4-0.

The chair will as for a Suspension of Rules at Monday, October 2, 2023 meeting to refer to Solicitor to be put in proper form for a future agenda.

Reports of Committee Continued:

Councilor Wagner moved to adjourn; it was seconded and carried 4-0. The meeting adjourned at 8:44 PM.

Suspension of the Rules requested – granted.

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

ORDERED: That the Application for Special Permit from Attorney Brian Falk on behalf of Post Road Realty, LLC to construct a mixed-use, multi-family residential and commercial (retail/restaurant/other commercial use) project in the Executive Residential Overlay District (EROD) which will consist of 475 residential units at the corner of Simarano Drive and Cedar Hill Street, referred to the **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE OCTOBER 23, 2023, COUNCIL MEETING;** adopted.

Suspension of the Rules requested – granted.

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

ORDERED: That the Proposed Amendment to the City Code, Chapter 125 “Personnel”, §6 “Salary Schedule” relative to the positions of Head of Adult Services and Technology, Programming and Outreach Librarian, Library Page, Houseworker, and Plumber as submitted by the Mayor (Order No. 23-1008938), be **ADVERTISED;** adopted.

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

ORDERED: That the Transfer Request in the amount of \$4,925,000.00 from Undesignated Fund (Free Cash) to Public Safety Equipment, for Public Safety Communication upgrades, **FILE;** adopted.

CITY OF MARLBOROUGH									
BUDGET TRANSFERS –									
DEPT:		Fire/Police				FISCAL YEAR:		2024	
FROM ACCOUNT:					TO ACCOUNT:				
Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$12,003,558.00	\$4,925,000.00	10000	35900	Undesignated Fund	\$4,925,000.00	19300006	57160	Public Safety Equipment	\$0.00
Reason:		For emergency communications systems and public safety equipment							
\$4,925,000.00	Total				\$4,925,000.00	Total			

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

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 8:14 PM; adopted.



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2023 OCT -5 AM 9:22
Electronic Message Centers

Sign Advertising

Town of Marlborough
Steven Kerrigan City Clerk
140 Main Street
Marlborough MA 01752

October 5, 2023

Steven,

At this time, I would like to withdraw my application for Sign Special Permit before the Marlborough City Council for Kennedy's. We are still working on the rate of change piece with our client. I will be in touch with Karen Boule for a future date.

Thanks for all your help with this process!!

Barlo Signs
Jenn Robichaud

CORPORATE OFFICE: 158 Greeley Street, Hudson, NH 03051-3422 (603) 882-2638 or 800-227-5674
FAX (603) 882-7680 Email: your_image@barlosigns.com Website: www.barlosigns.com





IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

ORDERED:

That there being no objection thereto set **MONDAY OCTOBER 23, 2023**, as the **DATE FOR PUBLIC HEARING**, on the Application from Barlo Signs on behalf of Kennedys Restaurant and Market for installation of a Free-Standing EMC Sign at 247 Maple Street, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

ADOPTED

ORDER NO. 23-1008963



IN CITY COUNCIL

Marlborough, Mass., OCTOBER 2, 2023

ORDERED:

That the PUBLIC HEARING on the Application for Special Permit from Attorney Brian Falk, on behalf of Somar Landscape, Inc., to construct and operate a Landscaper's Yard at the Airport Industrial Park, 59 Airport Boulevard, Unit 16, Order No. 23-1008965, be and is herewith **RESCHEDULED TO OCTOBER 23, 2023, AT 8:00 PM.**

ADOPTED

ORDER NO. 23-1008965A



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

ORDERED:

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That the Communication from Attorney Brian Falk on behalf of New England LLC, re: Proposed Zoning Amendment to Chapter 650 "Zoning" to amend §22 "Retirement Community Overlay Districts" to include Map 39, Parcels 5 and 26B located on Robin Hill Street currently located in the LI District to accommodate an over 55 community combining both townhouse and multifamily components for a new condominium ownership neighborhood, be and is herewith referred to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, OCTOBER 23, 2023.**

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

1. By amending the Zoning Map established by Section 650-8, "Boundaries Established; Zoning Map", by superimposing the Retirement Community Overlay District, RCO-D/T and RCO-MF, over Assessors Map 39, Parcels 5 and 26B; and
2. By amending certain provisions of Section 650-22, "Retirement Community Overlay Districts", as follows (new text underlined, deleted text in ~~strikethrough~~):

§ 650-22. Retirement Community Overlay Districts.

- A. Purpose. The purpose of the Retirement Community Overlay District shall be to advance the public health, safety and welfare by providing for the development of retirement communities that provide housing choices for persons aged 55 or over on sites which are otherwise zoned for other purposes but which, because of the size of the parcel being developed and its proximity to other residential neighborhoods and/or residential amenities and supportive services, will provide an appropriate environment for a retirement community.
[Amended 4-8-2019 by Ord. No. 18/19-1007452G]
- B. Location. For the purposes of this section, a Retirement Community Overlay District shall be considered superimposed on the other districts existing at the time that any land in any said underlying district is also included in the Retirement Community Overlay District. The rezoning of any or all of the land included in the Retirement Community Overlay District from one underlying zoning classification to another shall not affect its inclusion in the Retirement Community Overlay District, unless said land is specifically removed from the said Retirement Community Overlay District.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

ORDERED:

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- C. Permitted uses. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein **or as otherwise approved by the City Council as part of the Special Permit process.** In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with § 650-59, permit a retirement community-detached and townhomes ~~or~~ **and** a retirement community-multifamily, as defined in § 650-5 **except as otherwise set forth herein,** consistent with the following provisions: [Amended 3-10-2003 by Ord. No. 03-9944B; 4-25-2011 by Ord. No. 11-1002806-1A; 4-8-2019 by Ord. No. 18/19-1007452G]

- (1) Retirement community - detached and townhomes (RCO-D/T).
 - (a) No building in an RCO-D/T community shall be more than 2 1/2 stories in height.
 - (b) Each building in an RCO-D/T community shall face either upon an existing street or upon a public or private way constructed within said RCO-D/T community and shall have a minimum front yard of no less than 20 feet from the edge of the paved way to the closest point of the structure and a side yard of not less than 10 feet from the edge of the paved way to the closest point of the structure. Each building, whether principal or accessory, shall be at least 10 feet distant from any other building by airline distance between the nearest points of the buildings.
 - (c) No dwelling in an RCO-D/T community shall contain less than 1,000 square feet of living area or more than 2,400 square feet of living area.
 - (d) All dwelling units in an RCO-D/T community shall be detached from the others or attached only along side walls in the so-called "townhouse" style.
 - (e) The lot or lots on which an RCO-D/T community is located shall contain, on a consolidated basis, at least 7,000 square feet per housing unit.
 - (f) No part of any principal building in an RCO-D/T community shall be less than 25 feet from any exterior lot line or less than 50 feet from the side of any public way.
 - (g) Each dwelling unit in an RCO-D/T community shall have its own attached yard area.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

ORDERED:

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- (h) Required off-street parking for each dwelling unit in an RCO-D/T community shall be adjacent thereto. Each unit shall be required to provide at least one parking space inside a garage and an additional space in front of a garage, said garage to be attached to said unit. The City Council may, as a condition of its special permit, require additional off-street parking areas to be used in common by dwelling unit owners and their invitees. In addition, the City Council may, as a condition of the special permit, require the adoption of legally enforceable condominium bylaws or other similar regulations to limit or prohibit the presence in an RCO-D/T community, either entirely or except in designated locations, of boats, boat trailers, campers, or other recreational vehicles.
- (i) Maximum combined lot coverage in an RCO-D/T community shall not exceed 40% of the total lot size.
- (j) Each lot or contiguous lots upon which an RCO-D/T community is located shall have total frontage on an existing public way of at least 250 feet. Each lot or combination of lots shall have a total size of not less than 10 acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial.
- (k) The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-D/T community regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in an RCO-D/T community and limiting or prohibiting the presence in a RCO-D/T community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.
- (l) The City Council may, as a permit condition, require that a proposed RCO-D/T community be constructed entirely on one lot, and that, from and after the date of the issuance of the building permit for said community or any portion thereof, no subdivision of said lot shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.
- (m) No unit in an RCO-D/T community shall have more than three bedrooms.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

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ORDERED:

(n) If an RCO/DT community is proposed which contains at least 30 acres of land, the following provisions shall supersede those found elsewhere in § 650-22:

- [1] The lot or lots on which an RCO/DT community is located shall contain at least 5,000 square feet per unit in the RCO/DT community;
- [2] Maximum lot coverage in the RCO/DT community shall not exceed 50% of the total lot size, excluding from the lot size any land which, prior to development of the site as a RCO/DT community, would be defined as a "resource area," as that term is defined in MGL c. 131, § 40.
- [3] Each lot or contiguous set of lots upon which a RCO/DT community is located shall have total frontage on an existing public way, or on a private way laid out by the City Council pursuant to MGL c. 82, § 21, of at least 250 feet; provided, however, that said frontage need not be continuous.

(2) Retirement Community - Multifamily (RCO-MF).

- (a) The total area of the tract of contiguous parcels to be developed as an RCO-MF shall not be less than 10 acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial and be located: **(i)** within the area that lies within the perimeter of the following roadways: commencing at the Fitchburg Street intersection at the Route 85/290 Connector Road; then west along the Route 85/290 Connector Road to the intersection of Route 495; then south along Route 495 to where it passes over the intersection with Berlin Road; then southeasterly along Berlin Road to the intersection with West Hill Road; then easterly along West Hill Road to the intersection with Pleasant Street; then north along Pleasant Street to the intersection with Fitchburg Street; then north along Fitchburg Street to the intersection with the Route 85/290 Connector Road, all of said land being in reasonable proximity to the UMass Memorial Marlborough Hospital and the interstate highway intersection of Route 495 and Route 290; **or (ii) within an area designated by the City Council through an amendment to the Zoning Map.**
- (b) An RCO-MF may contain one- and two-bedroom units and studio units for independent living persons, and may include services and amenities for its residents, including but not limited to, dining facilities, in-unit kitchens, common rooms, activity rooms, exercise rooms, theater, chapel, library, pharmacy/gift shop/convenience store, beauty salon, barbershop, personal banking services, offices and accessory uses or structures, concierge and valet services, third-party vendor services, and recreation facilities.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

PAGE 5

ORDERED:

- (c) No building in an RCO-MF shall be more than ~~three~~ **four** stories in height. **Subsurface parking levels shall not be considered a story, and there shall be no limitation on building height beyond the maximum of four stories.**
- (d) The total number of **multifamily** dwelling units in an RCO-MF shall be limited to 12 units per acre, **which may be located in multiple multifamily buildings within an RCO-MF and on a single parcel.**
- (e) No part of any principal building in an RCO-MF shall be less than 50 feet from any exterior lot line or less than 100 feet from any **municipal** public way.
- (f) Maximum combined lot coverage in an RCO-MF, including any permitted accessory structures, shall not exceed 40% of the tract or contiguous parcels.
- (g) The tract or contiguous parcels upon which an RCO-MF is located shall have a minimum total frontage on an existing public or private way of at least 200 feet.
- (h) The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding RCO-MF regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a retirement community and limiting or prohibiting the presence in a retirement community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.
- (i) The City Council may, as a permit condition, require that a proposed RCO-MF be constructed entirely on one tract and that, from and after the date of the issuance of the building permit for said community no subdivision of said tract shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.
- (j) A minimum of 1.0 parking space per dwelling unit shall be provided in an RCO-MF. Attached and detached garages shall count toward this parking requirement.
- (k) No dwelling unit in **a multifamily building with three or more stories in** an RCO-MF shall contain less than 500 square feet of living area or more than ~~1,300~~ **1,600** square feet of living area.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 11, 2023

PAGE 6

ORDERED:

- (l) No building in an RCO-MF need be located or placed further from the exterior line of any street or public way than the average distance from such street or way line of the dwellings or other principal buildings located on the lots adjacent thereto on either side. In determining such average, a vacant side lot having a frontage of 50 feet or more shall be considered as though occupied by a building having the required setback, and a lot separated from the lot in question only by a vacant lot having a frontage of less than 50 feet shall be deemed an adjacent lot. The point of measurement of the average distance shall be from the closest point of the principal building to the street or public way regardless of parcel ownership.
- (m) In an RCO-MF, there shall be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas, such as
 - (n) vegetated areas, woodlands, wetlands and floodplain areas.
- (3) **Retirement Community – Combined RCO-D/T and RCO-MF.**
 - (a) **The City Council may, by special permit, authorize a retirement community development with combined RCO-D/T and RCO-MF components on a single parcel or more than one contiguous parcel.**
 - (b) **The City Council may, by special permit, elect to vary the dimensional, parking, design, open space, and landscaping requirements applicable to a combined RCO-D/T and RCO-MF retirement community development upon finding that such change shall result in an improved design and will not nullify or substantially derogate from the intent or purpose of this section (§650-22 et seq.). This authority continues subsequent to occupancy.**

ADOPTED

ORDER NO. 23-1008964



IN CITY COUNCIL

Marlborough, Mass., OCTOBER 2, 2023

ORDERED:

That the PUBLIC HEARING on the Proposed Zoning Amendment to Chapter 650 "Zoning" of the Code to add a new section to create the "Red Spring Road Overlay District" (RSR), Order No. 23-1008951, be and is herewith **CONTINUED UNTIL OCTOBER 23, 2023, AT 8:00 PM.**

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

Councilor Oram recused.

The hearing was opened with no testimony from the public being heard.

ADOPTED

ORDER NO. 23-1008951A

229 Signatures in Support

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

7-2
1.

Red Spring Road Homeowner's Association

2023 OCT 19 AM 11:50

October 3rd, 2023

Dear Members of the Marlborough City Council and Marlborough Planning Board,

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We believe the Overlay District will put into compliance the preexisting and nonconforming uses on Red Spring Rd that currently exist. The Overlay District will formalize and legalize the process for additions, sheds, garages, porches and decks.

It was the City of Marlborough's Building Dept. who urged RSRHA to resolve the nonconforming preexisting conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the lakefront than exists today.

Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
-----------	------	---------

	Barbara Allen	124 Second
	Robert Preciado	5 Springhill Ave.
	Annemarie Pizzi	354 Stow Rd
	DOUGLAS P PIZZI	27 KALBER DRIVE
	DOUGLAS P PIZZI	354 STOW RD
	Olivia Trydeau	73 Howland Street
	Walter Gorman	91 Wellington Street
	James Blaine	19 Mt Pleasant St Apt 8
	Pamela McNair	40 Linda Circle
	Joan Perlman	91 Wellington Street

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
	PETER MONGEAU	19 RED SPRING ROAD
	JAMES SCERRA	99 Mt. Pleasant ST
	MARK CHILDS	271 MECHANIC ST.
	SARA BELISLE	92 Highgate Rd
	DANIEL VERRICO	266 WILSON ST.
	S. Elaine McDonald, Remar Executor	2 Mt Royal, Marlborough 978-875-0097
	Ginger Ryan	186 Essex St Marl
	Deborah Russ	580 Farm Road
	JANICE MER	34 McCABE DR

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
<i>Marilyn Perry</i>	MARILYN PERRY	321 SUBBURY ST
<i>Marc Spencer</i>	MARC SPENCER	41 RED SPRING RD.
<i>Maureen Spencer</i>	MAUREEN SPENCER	41 Red Spring Rd.
<i>Amanda Morse</i>	AMANDA MORSE	57 Red Spring Rd.
<i>Mark Wood</i>	MARKS WOOD	57 Red Spring Rd.
<i>David Sowa</i>	DAVID SOWA	166 Cullinane dr
<i>Cheryl Karsay</i>	Cheryl Karsay	172 Cullinane Dr
<i>Caleb Durand</i>	Caleb DURAND	34 Rice St.

OCT 18 '23

4. 7-5

Red Spring Road Homeowner's Association

October 3rd, 2023

Dear Members of the Marlborough City Council and Marlborough Planning Board,

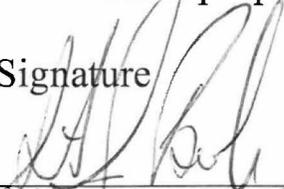
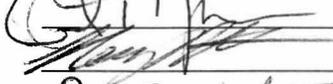
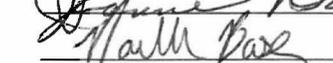
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Signature	Name	Address
	STEPHAN BRULE	23 RED SPRING RD.
	Kathleen Brule	23 Red Spring Rd.
	Dianne Bass	251 Pleasant St.
	CHRISTOPHER BACON	20 Algosi RD
	Roy McIntyre	57 Paquin Drive
	James McIntyre	57 Paquin Drive
	JEANNE BRULE	251 PLEASANT ST.
	Noelle Bass	251 Pleasant St.

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
	Chris Macina	163 Stow Rd Marlborough
	GARY BARRETT	169 MURRISSEY Rd, Marlboro MA
	Lisa Kelley	3 Red Spring Rd, Marlboro
	Shawn Kelley	3 Red Spring Rd, Marlboro
	Chris LAFRAMME	3 Red Spring Rd, Marlboro
	Dominic Lombardi	3 Red Spring Rd, Marlboro
	Stephen Gurrity	3 Red Spring Rd, Marlboro
	WALLACE FLYNN	3 Red Spring Rd, Marlboro, MA
	Christopher LaFramme	3 Red Spring Rd, Marlborough, MA
	Daniel Kelley	33 Montanari Dr Marlborough MA

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
<i>Charlene Paolini</i>	Charlene Paolini	86 Hutchinson Dr.
<i>Marco Casimiro</i>	Marco Casimiro	50 Broad St.
<i>John O'Donnell</i>	John O'Donnell	52 Broad St.
<i>Alex Paolini</i>	Alex Paolini	86 Hutchinson Dr.
<i>Rachel Murphy</i>	Rachel Murphy	342 Hemenway St.
<i>Joe Toscano</i>	Joe Toscano	342 Hemenway St.
<i>June Hancock</i>	June Hancock	85 Hutchinson Drive
<i>Jimmy Hancock</i>	Jimmy Hancock	85 Hutchinson Dr.
<i>Lauren Orsini</i>	Lauren Orsini	144 Grace Circle Marlboro

Red Spring Road Homeowner's Association

October 3rd, 2023

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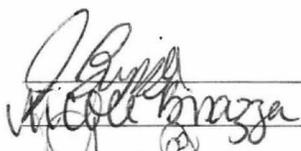
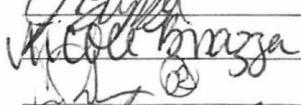
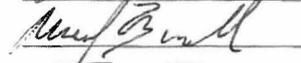
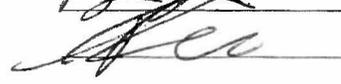
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Signature

Name

Address

	Joe Bisazza	178 Simpson Rd
	NICOLE Bisazza	178 Simpson Rd.
	Colin Richardson	27 Whitelock Dr.
	Michael Burnell	11 Gawa RD
	Jacob Thompson	1346 Green District Blvd
	Steven Covino	506 Hosmer ST
	Brian LaCoux	821 Elm Street
	John Rice	198 Kings grant

Red Spring Road Homeowner's Association

October 3rd, 2023

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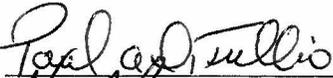
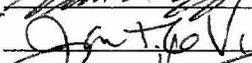
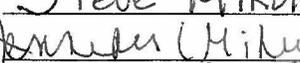
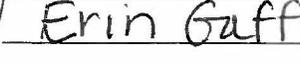
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Signature

Name

Address

	Paul A. DiTullio	86 BOIWD DR MARLBORO MA 01752
	Nicholas M. Castellone	90 Lamarre Dr. Marlboro MA 01752
	Jordan Vigeant	53 Red Spring Rd. Marlboro, MA 01752
	Neal Vigeant	53 Red Spring Rd. Marlboro. MA 01752
	Janet Vigeant	249 Lakeshore Dr Marlboro MA 01752
	Lou Vigeant	249 Lakeshore Dr Marlboro MA 01752
	Steve Mikola	28 Ontario Drive HUDSON
	Jennifer Mikola	28 Ontario Dr Hudson MA
	Erin Gaffney	4 Huron Dr. Hudson, MA

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
	RAY Dilling	441 Stow Rd Marl
	FP Rooney	33 Broad St Marl
	Jim Tobell	43A Cuckers Ave MA
	Matt Sahasian	378 Bolton St Marl
	Alaris Dascaloi	774 146 Beach St. MARL
	Jr. DAVID TYNAN	55 GIBBON ST MARL.
	19 Symphony Rd Joni McCarthy	
	13 Broad St Mark Caputo	63 Birchwood Dr.
	19 Symphony Rd	
	Ken Griffin	45 Red Spring Rd 01752

BY
CMT 10/14

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature	Name	Address
-----------	------	---------

	Michael R Peltak	55 Fitzgerald Rd
	Timothy R Tonelli	13 Fay Ct.
	MARTHA B. DOMKE	74 PAQUIN DR.
	David J. Domke	74 Paquin Dr.
	Lisa Ferrecchia	82 Paquin DR
	GASINI PERIK	40 WETHERVICAN
	Ivone Stokes	38 Paquin Dr
	Al Stokes	38 Paquin Dr
	Sheryl Stokes	38 Paquin Dr.
	Ryan Stokes	38 Paquin Dr
	Lindsay Carey	18 Spring Lane
	Matthew Carey	18 Spring Lane

Red Spring Road Homeowner's Association

October 3rd, 2023

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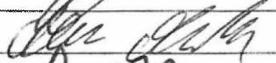
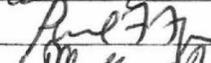
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Signature	Name	Address
	Tami White	70 Westernview Dr.
	Alex Ferteecha	27 Red Spring Rd.
	PAUL FLYNN	95 Benjamin Rd
	Michael Hansen	61 Amary Rd.

Red Spring Road Homeowner's Association

October 3rd, 2023

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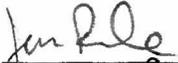
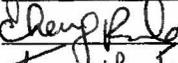
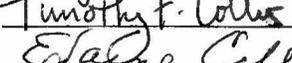
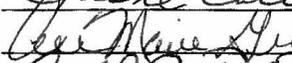
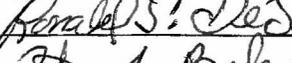
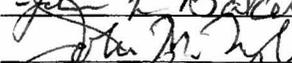
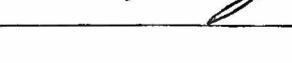
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We believe the Overlay District will put into compliance the preexisting and nonconforming uses on Red Spring Rd that currently exist. The Overlay District will formalize and legalize the process for additions, sheds, garages, porches and decks.

It was the City of Marlborough's Building Dept. who urged RSRHA to resolve the nonconforming preexisting conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the lakefront than exists today.

Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	Jim Riese	245 Forest st
	Cheryl Riese	245 Forest st
	Timothy F. Collins	38 Ethel Ave
	Elaine Collins	38 Ethel Ave
	Ann Marie George	155 Prospect St
	Ronald S. DeSantis Jr.	240 main st MARLBOR
	John Baker	526 ELM ST
	John Murphy	15 WELINGTON
	Alan Duels	46 Sherrill D. North

Red Spring Road Homeowner's Association

October 3rd, 2023

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Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	PAUL TURNER	23 Barnes Cir
	Jacyl Deasy	Chaz Rd
	LISA DECKER	68 Cullinane Dr.
	Michael J Corbett	Highgate Rd. MARLBORO
	Ewon Belcher	116 Redg Rd Marlboro,
	NANCY J. HOUGH	174 Helen Dr, Marlborough
	Jean Peters	56 Kings Grant Rd Marlboro
	Robert Kays	172 Shawmut Ave
	Stefanie Ferrocchia	172 Shawmut Ave

Red Spring Road Homeowner's Association

October 3rd, 2023

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Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	Maria K. Mongean	17 Red Spring
	Jane K Peters	13 Red Spring Rd
	R. A. HICK	65 Brigham St.
	George Leclair Sr	379 Sudbury St.
	Linda J. Rakus	17 Red Spring Road
	Svetlana Tshetskovskaya	15 Red Spring Rd
	Elaine Stetank	152 Dartmouth St.
	Ryan Tuttle	21 Red Spring
	MARY DWYER	7 Red Spring

Red Spring Road Homeowner's Association

October 3rd, 2023

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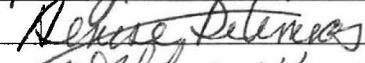
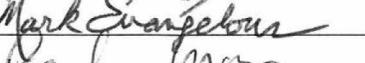
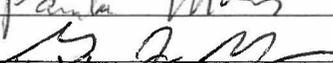
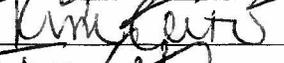
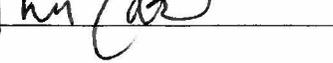
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Signature	Name	Address
	Robert J Parente	328 Desimore Drive
	DENISE DEAMICIS	9 Blaiswood Ave.
	Paula Grace O'Connell	43 Lakeshore Drive
	GARY CATO	33 Red Spring Rd
	Paula Spinazola	37 Red Spring Rd
	Mark EVANGELOUS	108 Kelber Drive
	Pamela Morse	59 Red Spring
	GARY GROGONS	59 Red Spring
	Kim Cato	92 Shawmut Ave
	TIM CATO	92 SHAWMUT AVE

Red Spring Road Homeowner's Association

October 3rd, 2023

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	Robert J Parente	328 Desimore Drive
	Jennifer Monfalcone	93 Union St
	Dennis Hause	35 Red Spring
	Michelle Hause	35 Red Spring
	LARISSA DEMELO	11 Grant St #2
	JAMES LEWIS	123 LAKESHORE DR.
	John SECINORE	94 CAUSEWAY ST HUDSON MA
	CHARLENE SECINORE	94 CAUSEWAY ST HUDSON
	Robert Carriveau	90 CAUSEWAY ST HUDSON
	Kelly J. Johnson	24 Curley Dr, Hudson

Red Spring Road Homeowner's Association

October 3rd, 2023

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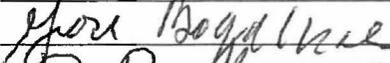
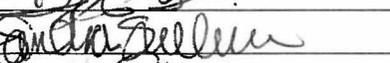
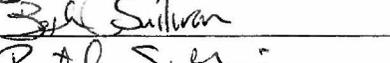
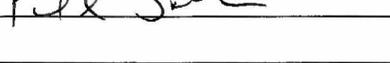
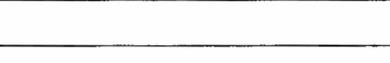
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Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	GARRETT P. SULLIVAN	10 Birchwood Rd Hudson
	York Bogalhas	4 Edgewood Dr. Hudson
	Dany Bogalhas	15 Exeter Rd Hudson
	Daniel Sullivan	6 Julian Ln Hudson, MA
	Sandra Sullivan	6 Julian Ln Hudson MA
	Beth Sullivan	55 Red Spring Marlboro
	PATRICK SULLIVAN	55 RED SPRING MARLBORO

Red Spring Road Homeowner's Association

October 3rd, 2023

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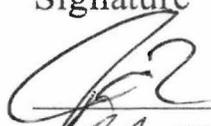
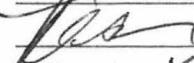
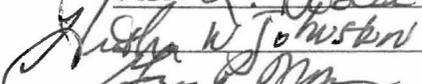
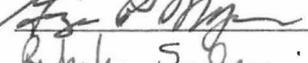
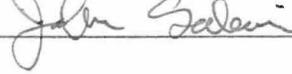
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Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	James A Leona	285 Cox St Hudson MA 01849
	Aaron Arkanian	27 Oakcrest Ave Marlboro, MA
	NICHOLAS KOFOS	180 BOLTON ST. MARLBORO MA.
	Cynthia Albert	4 Dowling Ln Marlborough
	Bonnie Doolin	31 MacDermid Dr Marlborough
	Heather W. Johnston	408 Crystal Brook Way 0155:
	George Mangena	269 Mechanic St. Marlboro
	Rebeka Salemi	32 Blaiswood Ave Marlboro MA
	John SALEMI	" "

Red Spring Road Homeowner's Association

October 3rd, 2023

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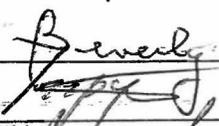
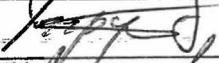
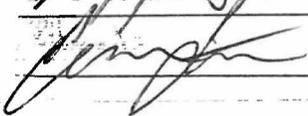
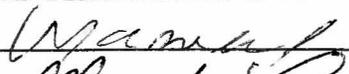
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It was the City of Marlborough's Building Dept. who urged RSRHA to resolve the nonconforming preexisting conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the waterfront waterfront area.

Thank You in advance for your consideration of this Overlay District for the RSRHA.

Signature	Name	Address #213
	Beverly Dutch	400 Stonemeadow St, Marlboro
	Soetkane	15 Red Spring Rd Marlborough
	Ewan	68 Beaman Ln.
	(many more)	
	Wanda	1 Pelham Terrace Hudson
	Michael	68 Beaman Ln
	Evelyn Rogers	32 Red Spring Rd

Red Spring Road Homeowner's Association

October 3rd, 2023

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It was the City of Marlborough's Building Dept. who urged RSRHA to resolve the nonconforming preexisting conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the lakefront than exists today.

Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature	Name	Address
	Arvella Maillet	45 Red Spring Rd Marlboro
	Justin Maillet	86 Hutchinson Dr. Marlboro
	Sharon Paolini	158 Stow Rd Marlboro
	Mark DiSessa	45 Red Spring Rd Marlboro
	Donna Paolini	45 Red Spring Rd Marlboro

Red Spring Road Homeowner's Association

October 3rd, 2023

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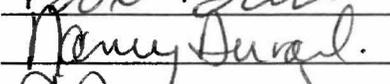
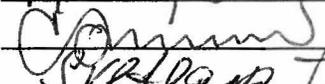
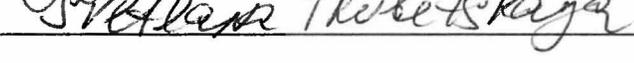
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The remedy herein was suggested by the City of Marlborough Building Department to fix current conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the lakefront than exists today.

Thank You in advance for your consideration.

Signature	Name	Address
	Bob DURAND	39 Red Spring Rd Marlboro
	Nancy Durand	" " "
	COURTNEY DUPAND	34 BLUE ST. MARLBORO, MA 0175
	Svetlana Trubetskaya	15 Red Spring Rd

Red Spring Road Homeowner's Association

October 3rd, 2023

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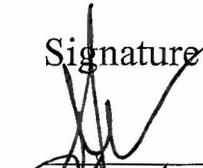
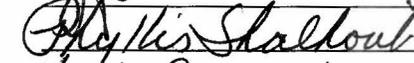
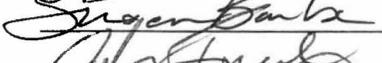
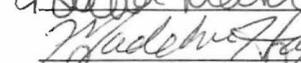
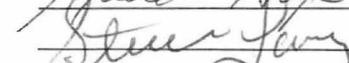
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Signature	Name	Address
	J. Govvarza	30 Kathleen Rd Hudson, MA.
	PHYLLIS SHALHOUB	425 MAIN ST 24C
	Kristen A Murphy	34 Richardson Rd Hudson
	Crystal Andrade	49 Chemy St.
	SUSAN BARBA	4 Bexley Dr Hudson Ma
	JOHN FICAREO	6 UTICA DR Hudson, MA
	Ross Christy	8 Kattail Rd Hudson
	Kayla Mason	58 Winter St, Hudson MA
	Madeline Hair	8 Kattail Rd, Hudson
	Steve Landry	274 Main St. Hudson

Red Spring Road Homeowner's Association

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Signature	Name	Address
	ISABEL FRIAS	1 FRIAS COURT Hudson
	Tami Dome	19 Plant Ave Hudson
	Brian Dome	19 Plant Ave Hudson
	Nancy Dome	3F Rotherham Way, Hudson
	William Dome	2F Rotherham Way Hudson

Red Spring Road Homeowner's Association

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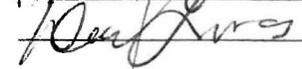
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Signature

Name

Address

	Harmony Larson	173 Barnard Rd, Marlboro
	DAN LARSON	173 BARNARD RD, MARLBORO

Red Spring Road Homeowner's Association

October 3rd, 2023

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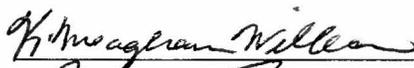
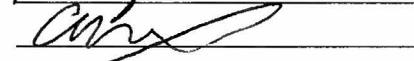
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Signature

Name

Address

	K. Meaghan Williamson	63 Commonwealth Ave
	Alex Williamson	63 Commonwealth Ave

Red Spring Road Homeowner's Association

October 3rd, 2023

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Signature

Name

Address



Grant Tremelling

137 Cullinane Drive

Red Spring Road Homeowner's Association

October 3rd, 2023

Dear Members of the Marlborough City Council and Marlborough Planning Board,

We, the undersigned residents of Marlborough, would like to go on record in support of the Red Spring Rd Homeowners Association's (RSRHA) request for an Overlay District for the 50 Acres owned by the RSRHA as outlined in the Master Deed dated May 17th, 2022 recorded with the Middlesex South District Registry of Deeds in Book 80150, Page 282 as amended in Book 80309, Page 570.

We believe the Overlay District will put into compliance the preexisting and nonconforming uses on Red Spring Rd that currently exist. The Overlay District will formalize and legalize the process for additions, sheds, garages, porches and decks.

It was the City of Marlborough's Building Dept. who urged RSRHA to resolve the nonconforming preexisting conditions.

Furthermore this Overlay District will provide a direct benefit to the Fort Meadow community and Watershed by assuring that there will be no additional separation of the 29 units and exclusive use areas along the lakefront than exists today.

Thank You in advance for your consideration of this Overlay District for the RSRHA property.

Signature

Name

Address

Joseph	Digitally signed by	
	Joseph DelGenio	
DelGenio	Date: 2023.10.17	
	10:59:23 -04'00'	



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 OCT 17 AM 7:46

Marlborough City Council
Laura J. Wagner
Michael H. Ossing
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

October 16, 2023

Honorable Members
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Municipal Aggregation – September 2023 Update

Dear Honorable Members:

In accordance with Order No.19-1007578B, this correspondence informs the City Council of the second quarter 2023 savings from the approved fixed price contract with Inspire that will provide stability and predictability and on a yearly average be lower than the National Grid Fixed Basic Service Rates during the same period. The contract with Inspire runs through the January 2024 meter reads.

Colonial Power has compiled the second quarter 2023 data and the City residents saved \$2,082,000 in their electricity bills compared to the National Grid Basic Service rate. Refer to the table in Attachment 1 and the graph in Attachment 2.

As a reminder, the City contract with Inspire is 100% National Wind Renewable Energy Credits (RECs). The savings are even greater when compared to the National Grid Green options.

Looking ahead to the third quarter 2023, the City rate is lower than the National Grid Summer Basic Service rate of 0.14115 \$/kWh. This is significant as the City residents will continue to see savings over the National Grid Basic Service rate and the requirements in order 19-1007578B will be satisfied by “on a yearly average be lower than the National Grid Basic Service rates during the same time period.”

City Councilors should be aware of the following to items:

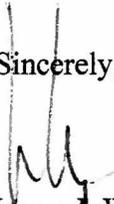
First, National Grid has issued their winter rate which will be effective in November 2023. The National Grid Basic Service winter rate is 0.18213 \$/kWh. This winter rate will be in effect through July 2024.

Second, City Councilors should be aware that the contract with Inspire ends in January 2024. The City has entered into a new contract with First Point Power. The new contract is a 22-month contract from February 2024 to November 2025 and is 100% National Wind Renewable Energy Credits (RECs). The new rate will be 0.14150 \$/kWh. Notification to municipal aggregation participants will take place in November 2023 per program requirements. Attachment 3 illustrates the projected 22-month residential savings of over \$3,000,000 with the First Point Power contract over the National Grid Basic Service rate.

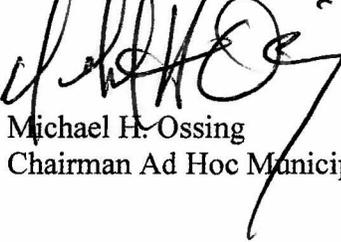
This information will be updated periodically and forwarded to the Councilors in accordance with Order 19-1007578B.

As Councilors, you can take pride in your decision to support Municipal Aggregation as we are saving our residents money on their electricity bills. Since November 2019, City residents have saved over \$17,072,000 on their electric bills with Inspire.

Sincerely,



Laura J. Wagner
Member, Ad Hoc Municipal Aggregation Committee



Michael H. Ossing
Chairman Ad Hoc Municipal Aggregation Committee

Attachment 1: Table showing Residential Savings with Inspire (2 pages)

Attachment 2: 2nd quarter 2023 status report – Graph illustrating Marlboro aggregation savings

Attachment 3: Projected 2024 Savings with First Point Power

Attachment 1 (Page 1 of 2)

Table Showing Residential Savings with Inspire

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential User Savings	City Residential Commercial Industrial Savings
Fourth Quarter 2019	Nov - .13957 Dec - .13957	Nov - .09690 Dec - .09690	\$550,815	\$693,006
First Quarter 2020	Jan - Mar .13957	Jan - Mar .09690	\$812,433	\$1,034,746
Second Quarter 2020	Apr - .13957 May - .09898 Jun - .09898	Apr - Jun .09690	\$250,320	\$196,841
Third Quarter 2020	Jul - Sept .09898	Jul - .09690 Aug - .09390 Sept - .09390	\$78,989	(-\$148,635)*
Fourth Quarter 2020	Oct - .09898 Nov - .12388 Dec - .12388	Oct - Dec .09390	\$482,513	\$564,251
First Quarter 2021	Jan - Mar .12388	Jan - Mar .09390	\$624,406	\$762,385
Second Quarter 2021	Apr - .12388 May - .09707 Jun - .09707	Apr - Jun .09390	\$187,609	\$129,809
Third Quarter 2021	Jul - Sept .09707	Jul - Sept .09390	\$64,802	(-\$60,875)*
Fourth Quarter 2021	Oct - .09707 Nov - .14821 Dec - .14821	Oct - Dec .09390	\$835,904	\$1,445,446
First Quarter 2022	Jan - Mar .14821	Jan - Mar .09390	\$1,101,166	\$1,818,032
Second Quarter 2022	Apr - .14821 May - .11491 Jun - .11491	Apr - Jun .09390	\$582,369	\$877,142
Third Quarter 2022	Jul - Sept .11491	Jul - Sept .09390	\$455,203	\$1,119,538
Fourth Quarter 2022	Oct - .11491 Nov - .33891 Dec - .33891	Oct - Dec .09390	\$3,874,555	\$6,304,453

Table Showing Residential Savings with Inspire

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential User Savings	City Residential Commercial Industrial Savings
First Quarter 2023	Jan – Mar 0.33891	Jan – Mar .09390	\$5,113,680	\$8,334,360
Second Quarter 2023	Apr – 0.33891 May – 0.14115 Jun – 0.14115	Apr – Jun .09390	\$2,082,528	\$3,243,966
Third Quarter 2023	Jul – Sept 0.14115	Jul – Sept .09390		
Fourth Quarter 2023	Oct – 0.14115 Nov – 0.18213 Dec – 0.18213	Oct – Dec .09390		
First Quarter 2024	Jan - 0.18213	Jan - .09390		

- *National Grid sets different rate for commercial/industrial users that are not associated with the National Grid residential fixed Basic Service rate.
- Total residential savings from Inspire (November 2019 to June 2023) is over **\$17,072,000.**
- Total program savings (all rate classes) since inception in 2007 is over **\$30,134,000.**

**CITY OF MARLBOROUGH COMMUNITY CHOICE POWER SUPPLY PROGRAM
STATUS REPORT Q2 2023**

ATTACHMENT #2

Prepared September 2023

This report has been prepared by Colonial Power Group with information/data being provided by the Competitive Supplier and National Grid. The purpose of the report is to provide information about the City of Marlborough's Community Choice Power Supply Program, which currently provides competitive power supply to approximately 14,000 customers in the City. The data provided by the Competitive Supplier is not available until three months after the month it is used. For example, power is *Used* in January, *Invoiced* in February, *Paid* in March and *Reported* in April.

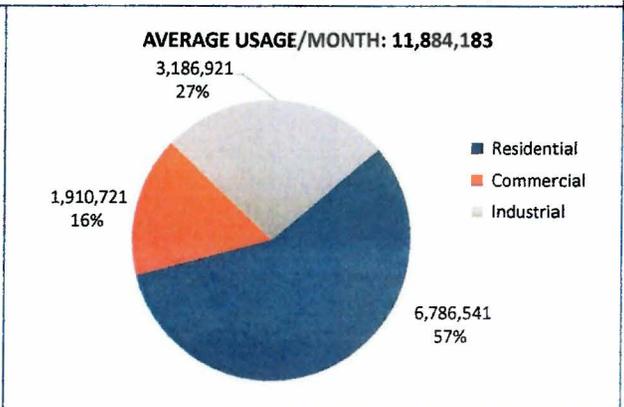
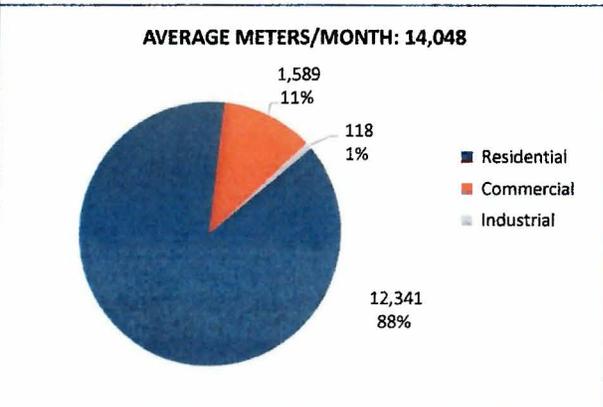
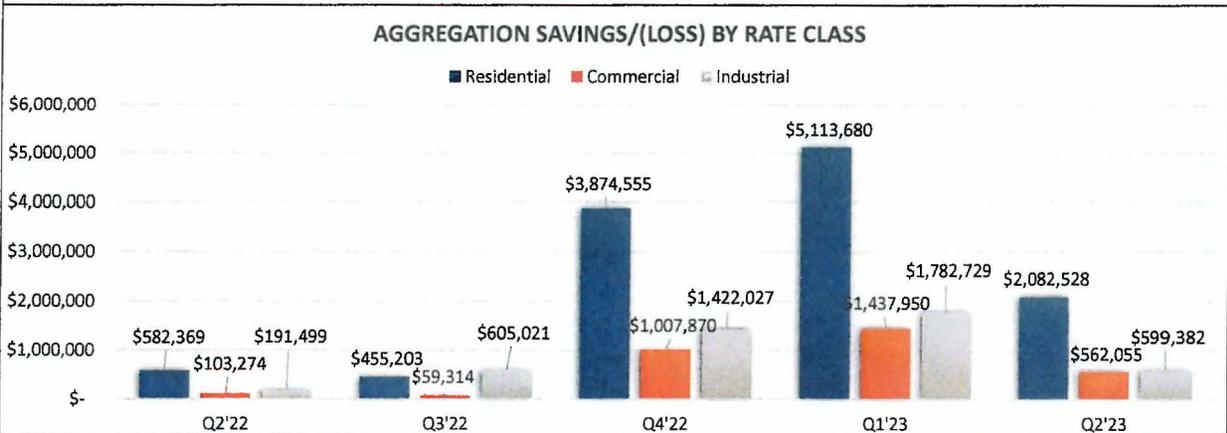
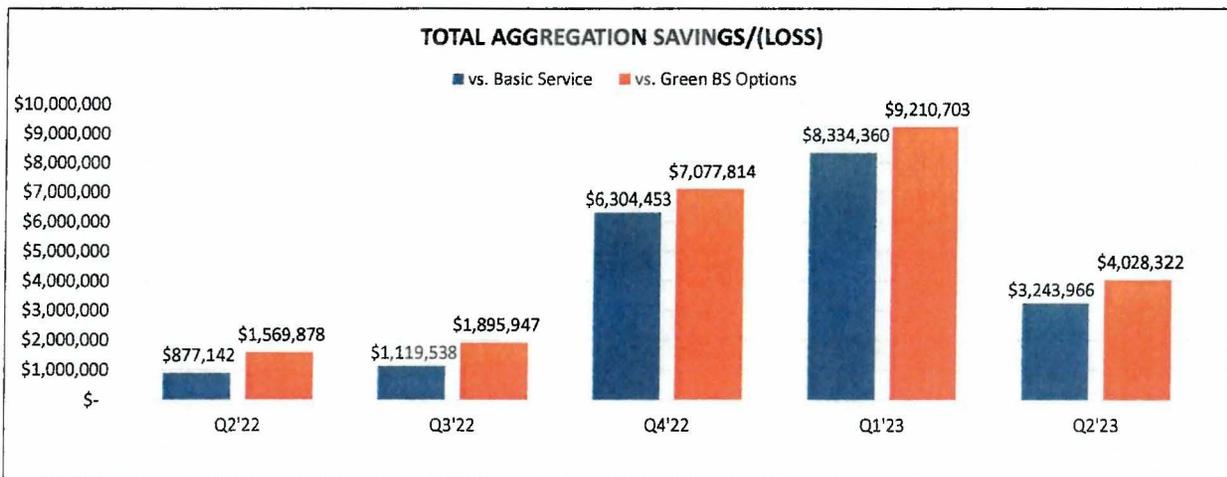
[Click here for more information about the Program](#)

PROGRAM RATES		
Term	November 2019 - August 2020	August 2020 - January 2024
Competitive Supplier	Inspire	Inspire
Standard (default)	\$0.09690 / kWh 100% National Wind RECs	\$0.09390 / kWh 100% National Wind RECs
Optional	N/A	N/A

COMPARISON TO NATIONAL GRID RATES

[Click here for NGRID GreenUp Info](#)

The City's aggregation savings are directly tied to the margin of savings between the Program's rates and National Grid's corresponding Basic Service rates as well as the level of consumption by participating consumers. Basic Service rates change twice a year or more, depending on utility and rate class. As a result, the aggregation rate may not always be lower than the Basic Service rate. The goal of the aggregation is to deliver savings over the life of the Program against the Basic Service rate. However, such savings and future savings cannot be guaranteed.



Attachment 3

Projected Savings for 2024
Inspire Rate For January – 0.09390
First Point Power Rate for February to December – 0.14150
NGrid 23/24 winter rate of 0.18213 (through July)
NGrid 2024 projected summer rate of 0.17900 (Aug - Dec)
This is for illustration purposes only.

Date	NGrid Basic Service Rate (\$/kW-hr) NOTE 3	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 2	Actual Savings
First Quarter 2024	Jan - Mar 0.18213	Jan 0.0939 Feb– Mar 0.14150	Jan – 7,186,870 Feb – 7,713,217 Mar – 5,942,818	1,188,942	TBD
Second Quarter 2024	Apr – Jun 0.18213	Apr – Jun 0.14150	Apr – 5,343,832 May – 6,516,541 Jun – 7,384,633	781,925	TBD
Third Quarter 2024	Jul – 0.18213 Aug – 0.1790 Sept – 0.1790	Jul – Sept 0.14150	Jul – 9,686,355 Aug – 7,138,983 Sept – 4,833,167	842,512	TBD
Fourth Quarter 2024	Oct – Dec 0.17900	Oct – Dec 0.14150	Oct – 4,964,166 Nov – 7,165,325 Dec – 8,210,861	762,763	TBD
Total Savings				3,576,142	

NOTE 1: Jan to Mar electricity usage based on 2023 usage. Apr – Dec based on 2022 usage. Data from March 2023 Colonial Power report.

NOTE 2: Residential User Savings are estimates. Actual savings will vary.

NOTE 3: NGrid basic service rates from August to December 2024 based on Colonial Power projection.

October 2023 Insights:

- The first 7 months (Jan – Jul) are projected to save \$2,364,424.
- The last 5 months (Aug – Dec) are projected to save \$1,211,718 (NOTE: the 0.17900 rate is an estimate)
- The Inspire and First Point Energy contracts continue to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid on an yearly average while providing predictability and stability.



City of Marlborough
Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
OCT 19 AM 10:37

Arthur G. Vigeant
MAYOR

Patricia Bernard
CHIEF OF STAFF

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

Failyn Bratica
EXECUTIVE ADMINISTRATOR

October 19, 2023

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

RE: Gift acceptance – bench for Memorial Beach

Honorable President Ossing and Councilors:

I am requesting for your acceptance a metal bench donated from the friends of Robert F. Kays. This bench is in recognition of Robert (Bobby) Kays for all his valuable contributions to the City of Marlborough over the years. The bench has been placed at Memorial Beach overlooking the water adjacent to the concession stand.

Mr. Kays is an exemplary and generous member of our community who has enriched the lives of many by his selfless service and contributions.

If you have any questions, please feel free to contact my office.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Office of the Mayor

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 OCT -5 PM 2:17

Arthur G. Vigeant
MAYOR

Patricia Bernard
CHIEF OF STAFF

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

Jailyn Bratica
EXECUTIVE ADMINISTRATOR

October 4, 2023

Mr. David Williams
City of Marlborough
140 Main Street
Marlborough, MA 01752

RE: Temporary Appointment Pursuant to M.G.L. c. 41 § 61A

Dear Mr. Williams:

In accordance with authority vested in me under M.G.L. c. 41 § 61A, I appoint you as temporary City Comptroller of the Treasurer's office as said office is vacant. Under this appointment, you shall hold and exercise the powers and perform the duties of City Comptroller for not more than 60 days (60), from time to time, for so long as the position remains vacant.

Thank you for your support during this interim period.

Sincerely,

Arthur G. Vigeant
Mayor

Attachment

cc: J. Harmon
City Council

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS
Section 61A	APPOINTMENT OF TEMPORARY OFFICERS UPON VACANCY OF CERTAIN OFFICES; TENURE; BOND; REMOVAL; POWERS AND DUTIES

Section 61A. If the office of city auditor, city treasurer, city collector of taxes or other officer having charge of a city department is vacant, or if any such officer, because of disability or absence, is unable to perform his duties, the mayor, without confirmation by the city council, any provision of a city charter to the contrary notwithstanding, shall appoint a temporary officer to hold such office and exercise the powers and perform the duties thereof until another is duly elected or appointed and has qualified according to law, or the officer who was disabled or incapacitated resumes his duties; but no such temporary officer shall be appointed under this section for a period longer than sixty days. Any such temporary officer shall be sworn and give bond for the faithful performance of his duties in accordance with the provisions of law applying to the officer whose place he fills, and if he fails so to do within ten days after his appointment the mayor shall rescind the appointment and appoint another.



City of Marlborough
Office of the Mayor

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CITY OF MARLBOROUGH
2023 OCT 19 AM 10:37

Arthur G. Vigeant
MAYOR

Patricia Bernard
CHIEF OF STAFF

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

Jailyn Bratica
EXECUTIVE ADMINISTRATOR

October 19, 2023

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

RE: 60 Day Appointment Extension – Acting Department of Public Works Commissioner

Honorable President Ossing and Councilors:

Commissioner Scott's interim appointment as acting Commissioner will expire on October 21st. I am notifying you that I have extended Ted Scott's interim appointment as acting Commissioner of the Department of Public Works and plan to extend it again for the new administration to take assessment of this position and move forward with permanently filling it in early 2024.

Mr. Scott has been successfully managing all facets of the DPW, including the recent culvert break on Farm Road. I would like to take this opportunity to thank him for his hard work and commitment to the City of Marlborough.

If you have any questions, please feel free to contact my office.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
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Arthur G. Vigeant
MAYOR

Patricia M. Bernard
CHIEF OF STAFF

Faelyn Bratica
EXECUTIVE ADMINISTRATOR

October 19, 2023

Mr. Theodore Scott
City of Marlborough
Department of Public Works
135 Neil Street
Marlborough, MA 01752

RE: Extended Temporary Appointment Pursuant to M.G.L. c. 41 § 61A

Dear Mr. Scott,

In accordance with authority vested in me under M.G.L. c. 41 §61A, I am extending your appointment as temporary Commissioner of the Department of Public Works as said office is vacant. This extension is effective October 21st and under this appointment, you shall hold and exercise the powers and perform the duties of DPW Commissioner for not more than sixty days (60), from time to time, for so long as the position remains vacant.

Thank you for your support during this interim period.

Sincerely,

Arthur G. Vigeant
Mayor

Attachment

cc: J. Harmon
P. Jones
City Council

Part I	ADMINISTRATION OF THE GOVERNMENT
Title VII	CITIES, TOWNS AND DISTRICTS
Chapter 41	OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS
Section 61A	APPOINTMENT OF TEMPORARY OFFICERS UPON VACANCY OF CERTAIN OFFICES; TENURE; BOND; REMOVAL; POWERS AND DUTIES

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City of Marlborough

Legal Department

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

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 CITY OF MARLBOROUGH

JASON D. GROSSFIELD
 CITY SOLICITOR

2023 OCT 19 AM 10:07

JEREMY P. MCMANUS
 ASSISTANT CITY SOLICITOR

BEATRIZ R. ALVES
 PARALEGAL

October 19, 2023

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

Re: City Council Order No. 23-1008952
 Special Permit Decision, Green District Phases 3 & 4, Marlborough

Dear Honorable President Ossing and Councilors:

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

I have reviewed the quantum of vote necessary for the grant of this special permit under the recent amendments to MGL c. 40A, and in my opinion, the vote required is a simple majority vote. MGL c. 40A, s. 9 was amended to reduce the required vote to a simple majority for certain special permits, including "mixed-use development in centers of commercial activity within a municipality, including ... city centers, other commercial districts in cities..." meeting certain affordable housing requirements. In my opinion, the subject land area is within a commercial district, and Condition #5 (Affordable Units) of the special permit satisfies the requisite affordable housing requirements to grant this special permit by only a simple majority vote.

Please contact me if you have any questions or concerns.

Respectfully,

Jeremy P. McManus
 Assistant City Solicitor

Enclosure

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

_____, 2023

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. # 23-1008952

Application of:
Post Road Realty LLC

Locus:
Simarano Drive, Cedar Hill Street, and Green District Boulevard, Marlborough, MA
Parcels 5, 11, 12, and 13 on Assessors Map 116

DECISION
The City Council of the City of Marlborough hereby **GRANTS** the Application of Post Road Realty LLC, with a mailing address of 11 Unquowa Road, Fairfield, CT, as provided in the **DECISION** and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____, 2023

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [] day of [], 2023.

APPEALS

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

A TRUE COPY
ATTEST:

City Clerk

ORDERED:**IN CITY COUNCIL**

DECISION ON A SPECIAL PERMIT

Application of:
Post Road Realty LLC

Locus:
Simarano Drive, Cedar Hill Street, and Green District Boulevard, Marlborough, MA
Parcels 5, 11, 12, and 13 on Assessors Map 116

**DECISION ON A SPECIAL PERMIT
ORDER NO. 23-1008952**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Post Road Realty LLC (the "Applicant") to build and operate a two-phase mixed-use project, with 475 residential units and commercial space (retail/restaurant/other commercial use), at Simarano Drive, Cedar Hill Street, and Green District Boulevard, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Post Road Realty LLC, is a Connecticut limited liability company with an address of 11 Unquowa Road, Fairfield, CT 06824.
2. The Applicant is the prospective owner of the property located at Simarano Drive, Cedar Hill Street, and Green District Boulevard in Marlborough, Massachusetts, being shown as Parcels 5, 11, 12, and 13 on Assessors Map 116 (the "Site").
3. In accordance with Article VI, Section 650-36.D(2), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to build and operate a two-phase mixed-use, multi-family residential and commercial (retail/restaurant/other commercial use) project, with 475 residential units, commercial space, on-site parking, open space areas, walking trails, and residential amenities (the "Use").
4. The Site is located in the Executive Residential Overlay District.
5. The Site has an area of 1,873,840 square feet +/- as shown on the Site Plan referenced in paragraph 7 below.

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

7. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a detailed site plan entitled “Green District Phases 3 & 4”, with civil engineering plans by Hancock Associates, a set of architectural plans by Bargmann Hendrie + Archetype, and a landscaping plan by Brown + Sardina, all dated August 16, 2023 (collectively, the “Site Plan”, attached hereto as **“Attachment A.”**)

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

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

10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, September 18, 2023. The hearing was closed on that date.

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

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

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

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

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

C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit to build and operate a two-phase mixed-use project, with 475 residential units and commercial space (retail/restaurant/other commercial use), as shown on the

Site Plan, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

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

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the City Council in accordance with Section 650-36 of the Zoning Ordinance prior to the issuance of a building permit. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Site Plan submitted, reviewed, and approved by the City Council as the Special Permit Granting Authority. Any additional changes, alterations, modifications, or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit and conditions attached to the building permit, and a final occupancy permit shall not be issued until the Applicant has complied with all conditions, provided, however, that subsequent to the issuance of this Special Permit and Site Plan Approval, the Site Plan Review Committee may authorize the phasing of site and building work depending upon weather conditions and other factors. In accordance with Section 650-36.H of the Zoning Ordinance, the Building Commissioner may approve minor modifications to the Special Permit and the Site Plan.

3. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs, and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council. The final architectural design of the Site shall be reasonably consistent with the Site Plan submitted by the Applicant. The final exterior features of the Site, including landscaping, shall be maintained in good condition and shall be reasonably consistent with the Site Plan submitted and representations made to the City Council.

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

5. Affordable Units.

- (a) Ten percent (10%) of the dwelling units at the Site shall be made available as rental units at affordable prices to renters (whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development) in perpetuity or the longest period allowed by law (the "Affordable Housing Units"), in accordance with the provisions of Section 650-26 of the Zoning Ordinance and this condition. The Affordable Housing Units shall comply with all requirements for inclusion in the Subsidized Housing Inventory ("SHI") of the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities ("EOHLC"). Prior to obtaining a certificate of occupancy for any unit within the Use, the Applicant, in coordination with the City and its Community Development Authority, shall file all required submissions to EOHLC for inclusion of the Affordable Housing Units on the SHI and shall diligently take all actions necessary to include the Affordable Housing Units on the SHI, including without limitation, preparing and executing a regulatory agreement and declaration of restrictive covenants and/or any other restrictive instrument necessary to ensure compliance with said Zoning Ordinance and this condition, a marketing plan, and all other required documentation. All costs associated with complying with this condition, including but not limited to, the EOHLC process, recording of all documents with the registry of deeds, and the marketing plan for the Affordable Units shall be borne by the Applicant.
- (b) In lieu of requiring that fifteen percent (15%) of the dwelling units at the Site be made available at affordable prices to renters, the Applicant shall provide a payment to the City of \$50,000 per affordable dwelling unit that would have been otherwise required under Section 650-26 of the Zoning Ordinance. For Phase 3 of the Use, the number of applicable units is 12, for a total payment of \$600,000. For Phase 4 of the Use, the number of applicable units is 12, for a total payment of \$600,000. The payment for Phase 3 required by this condition shall be made prior to the issuance of a building permit for Phase 3, and the payment for Phase 4 shall be made prior to the issuance of a building permit for Phase 4, and the payments shall be deposited into the West Side Fire Station Stabilization Account 83600-32900.

6. Green District Boulevard Relocation. As part of Site Plan Review, the Applicant shall provide revised plans showing a relocation of Green District Boulevard in the vicinity of Phase 3 to reduce impacts on wetland buffer zone areas, and as part of that relocation the Applicant shall evaluate the viability of parking decks in Phase 3 to further reduce impacts on wetland buffer zone areas and shall provide an updated fire apparatus access analysis.

7. Crosswalk Installation. Not later than the issuance of a final certificate of occupancy for Phase 4 of the Use, the Applicant shall have a crosswalk installed across Simarano Drive, connecting to the sidewalk along Cedar Hill Street. The crosswalk work shall include ADA-compliant wheelchair ramps and pedestrian signals that are integrated into the existing traffic signal equipment.

8. Drainage Assessment. As part of Site Plan Review, the Applicant shall conduct an assessment of existing drainage issues along the property line between Phase 4 and Cedar Hill Street and incorporate such assessment into the Site's overall site stormwater management design.

9. Green Design. The Applicant shall utilize best practices to design energy-efficient buildings and shall design buildings and accessory structures to accommodate accessory solar energy facilities and/or other technologies. The Applicant shall use best efforts to provide all-electric utilities contingent upon the utility company being able to commit to such service during the project's ordinary construction timeline.

10. Parking Data. As part of Site Plan Review, the Applicant shall provide up-to-date parking data from Phase 1 of the Site (such as the number of units currently occupied and the average number of parking spaces being utilized per day), to assist the City Council with the review of Phase 3 and Phase 4.

11. Conservation Commission Approval. The Applicant shall obtain and comply with an Order of Conditions from the City's Conservation Commission.

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

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

Yea: _____ - **Nay:** _____ - **Absent** _____

Yea: _____, _____, _____, _____, _____, _____, _____, _____,

Nay: _____, _____,

Absent: _____, _____,

Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. 23-1008952

Attachment A



GREEN DISTRICT PHASES 3 & 4

GREEN DISTRICT BOULEVARD

Green District Boulevard
Marlborough, Massachusetts 01752

MALDEN/MASSACHUSETTS

MAP	LOT
116	11A 13

PREPARED FOR

POST ROAD REALTY LLC

11 Unepow Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

THE STATE OF MASSACHUSETTS
NOTICE: (2016 REG-1) THE STATE OF MASSACHUSETTS
REGULATORY COMMISSION

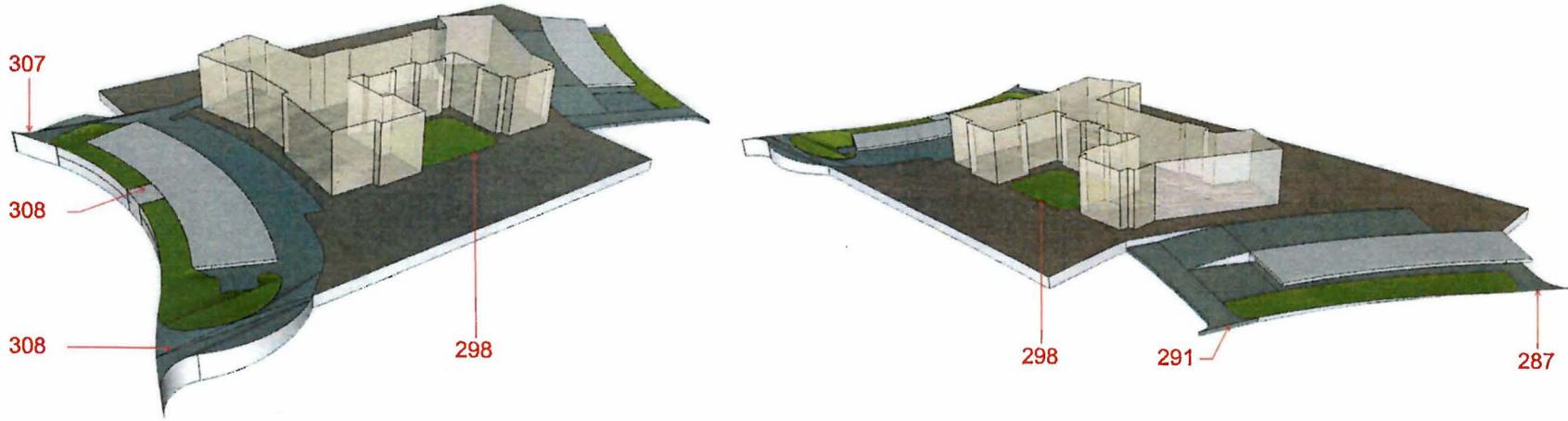


NO.	DATE	BY	REVISION/DESCRIPTION

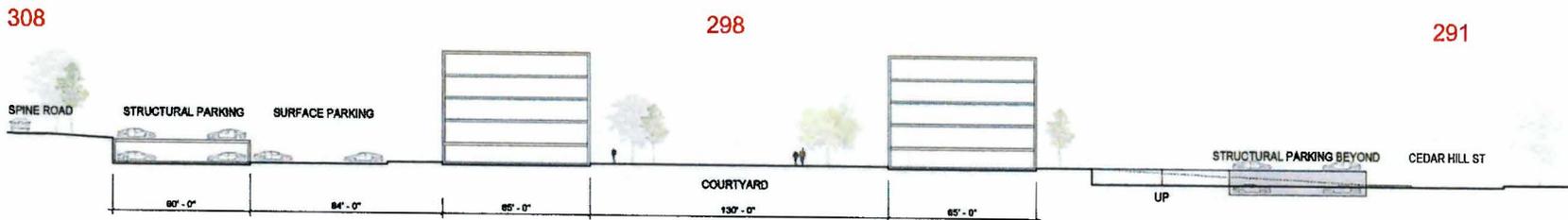
BIRD EYE VIEW

DRG.		A01
PROJECT	12-10	
DATE	12-10-17	
SCALE	AS SHOWN	

Images Prepared by
Bargmann Hendrie + Archetype



PHASE 4 SITE SECTION



GREEN DISTRICT PHASES 3 & 4

GREEN DISTRICT BOULEVARD

Green District Boulevard
Marlborough, Massachusetts 01752

HANCOCK ASSOCIATES
MAP 116 LOT 11 & 13

PREPARED FOR
POST ROAD REALTY LLC
11 Unquowa Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

177 N. MAIN ST. FAIRFIELD, CT 06424
TEL: 203-255-1111 FAX: 203-255-1112
WWW.HANCOCKASSOCIATES.COM



NO.	DATE	BY	REVISION

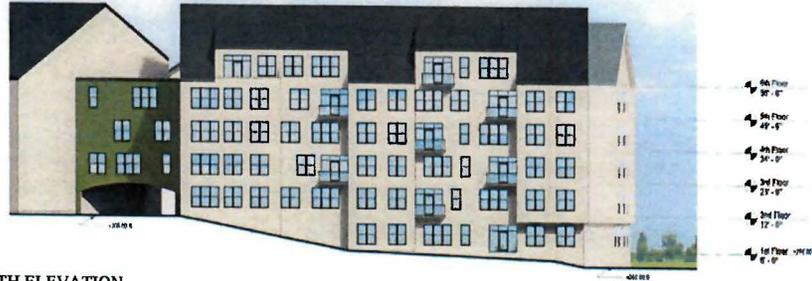
PHASE 4 SITE SECTION & PARKING DIAGRAMS

CSG
A04
2/26/13

Images Prepared by
Bargmann Hendrie + Archetype

A04

2/26/13



BUILDING 3 NORTH ELEVATION



BUILDING 3 WEST ELEVATION



BUILDING 3 EAST ELEVATION



GREEN DISTRICT PHASES 3 & 4

GREEN DISTRICT BOULEVARD

Green District Boulevard
Marlborough, Massachusetts 01752

MARLBOROUGH ADDRESS	
MAP	LOT
116	11 & 13

PREPARED FOR

POST ROAD REALTY LLC

11 Unquowa Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

17 - 19 71 MARLBOROUGH, MA 01752
VINC. 01800 REG. NO. 11, 12, 13, 14, 15, 16, 17, 18, 19
WWW.HANCOCKASSOCIATES.COM



NO.	DATE	REV.	DESCRIPTION	BY	CHK.

PHASE 3 ELEVATIONS

DATE	1/15/2023	A05
PROJECT NO.	22690	

Images Prepared by
Bargmann Hendrie + Archetype



BUILDING 4A NORTH ELEVATION



BUILDING 4B WEST ELEVATION



GREEN DISTRICT PHASES 3 & 4

GREEN DISTRICT BOULEVARD

Green District Boulevard
Marlborough, Massachusetts 01752

MAP 116 LOT 11 & 13

PREPARED FOR

POST ROAD REALTY LLC

11 Unquowa Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

STATE OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 11611 E.P. HANCOCK JR. 1978



NO.	DATE	DESCRIPTION	COMPLETED

PHASE 4 ELEVATIONS

Images Prepared by
Bargmann Hendrie + Archetype

DATE	2/28/11	A06
PROJECT NO.	228811	

LANDSCAPE REGULATIONS
CITY OF MARLBOROUGH ORDINANCE 680-47

- NOTES:**
1. TREES AND SHRUBS REQUIRED ALONG CEDAR HILL STREET AND BIRCHWOOD DRIVE THAT ARE LOCATED ADJACENT TO WETLANDS AND STEEP SLOPES HAVE BEEN RELOCATED TO THE GREEN DISTRICT BOULEVARD.
2. QUANTITIES AND SIZES OF TREES AND SHRUBS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE CITY OF MARLBOROUGH ARTICLE V SECTION 680-47.

TREE SPACING: 1 PER 40 LF
FRONTAGE: 1 PER 30 LF ALONG
SHRUB SPACING: 1 PER 2 LF

LOT 3 REQUIREMENTS:

TREE REQUIREMENT: PARKING LOT 1	57
PARKING LOT 2	22
SHRUB REQUIREMENT: PARKING LOT 1	412
PARKING LOT 2	181

LOT 4 REQUIREMENTS:

TREE REQUIREMENT: PARKING LOT 3	41
PARKING LOT 4	15
PARKING LOT 5	31
SHRUB REQUIREMENTS: PARKING LOT 3	211
PARKING LOT 4	76
PARKING LOT 5	221

FRONTAGE CLIMATE HILL ROAD:

TREE	8
SHRUBS	44

FRONTAGE BIRCHWOOD DRIVE:

TREE	27
SHRUBS	163

FRONTAGE GREEN DISTRICT BOULEVARD:

TREE	18
SHRUBS	187

PLANTING SCHEDULE

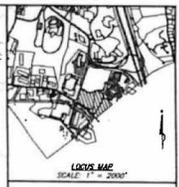
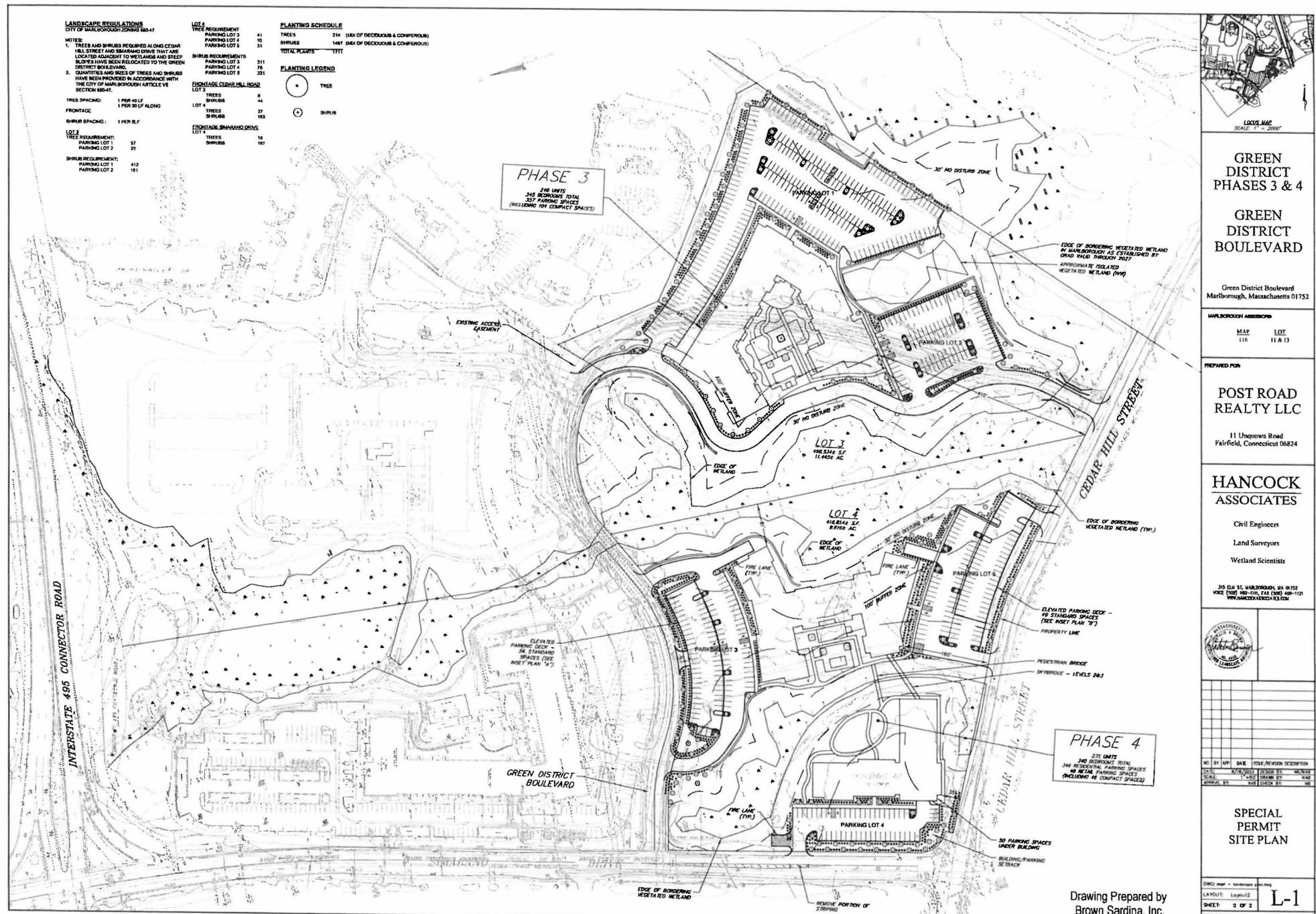
TREES	214 (MAX OF DECIDUOUS & CONIFEROUS)
SHRUBS	1487 (MAX OF DECIDUOUS & CONIFEROUS)
TOTAL PLANTS	1701

PLANTING LEGEND



PHASE 3
210 UNITS
345 BEDROOMS TOTAL
337 PARKING SPACES
(INCLUDING 108 COMPACT SPACES)

PHASE 4
215 UNITS
340 BEDROOMS TOTAL
348 STANDARD PARKING SPACES
48 METAL PARKING SPACES
(INCLUDING 48 COMPACT SPACES)



GREEN DISTRICT PHASES 3 & 4
GREEN DISTRICT BOULEVARD

Green District Boulevard
Marlborough, Massachusetts 01752

MARLBOROUGH AMBERBORN

MAP	LOT
116	11 R 13

PREPARED FOR:
POST ROAD REALTY LLC
11 Unsworth Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists
310 OLD ST. MARLBOROUGH, MA 01752
VOICE: (508) 461-1111, FAX: (508) 461-1112
WWW.HANCOCKASSOCIATES.COM



NO.	BY	DATE	REVISION DESCRIPTION

SPECIAL PERMIT SITE PLAN

Drawing Prepared by
Brown Sardina, Inc.

ZONING TABULATION

CURRENT ORDINANCE, CHAPTER 830 OF THE CODE OF MARLBOROUGH, ORDER NUMBER 18-1007333 DATED JANUARY 25, 2019 AS AMENDED BY CITY COUNCIL ON JUNE 3, 2019, CREATING A NEW SECTION 830-36, EXECUTIVE RESIDENTIAL OVERLAY DISTRICT.

ISSUE NAME: EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD) PER ZONING MAP DATED MAY 1, 2023.

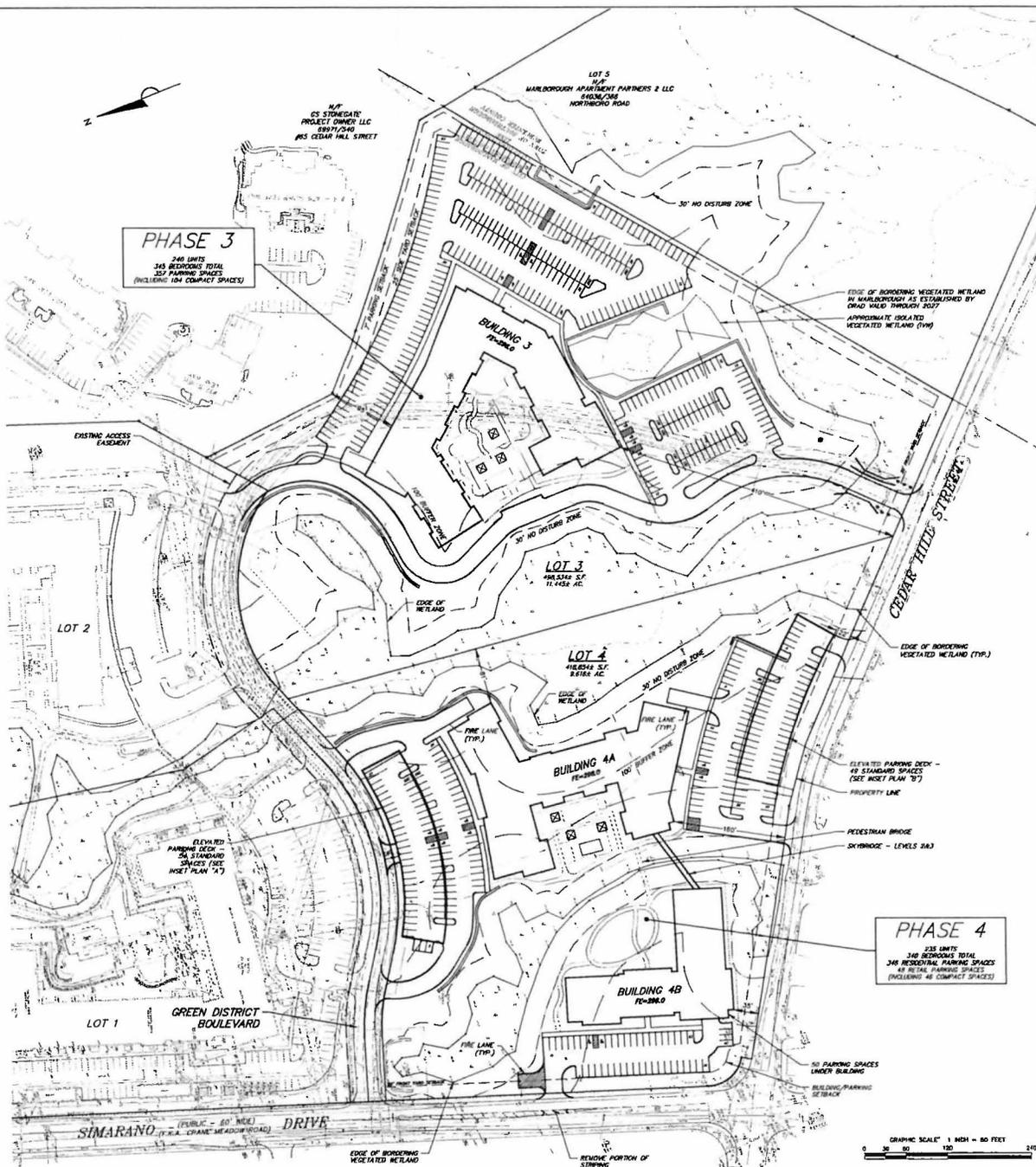
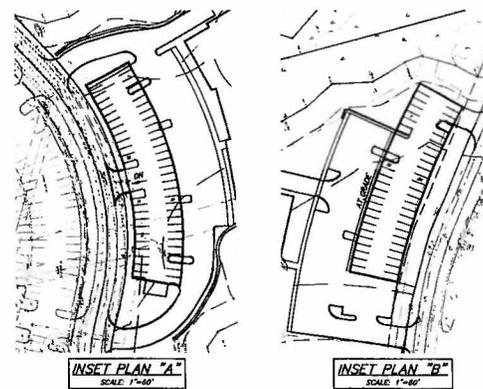
OVERLAY DISTRICTS: EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD) DESCRIBED AS DORSET A ON ORDER NUMBER 18-1007333.

PROPOSED USE: MULTI-FAMILY RESIDENTIAL FOR TOTAL OF 478 UNITS
 LOT 3: 340 TOTAL UNITS (28 STUDIOS, 120 1BR, 85 2BR, 10 3BR) WITH 345 TOTAL BEDROOMS
 LOT 4: 230 TOTAL UNITS (25 STUDIOS, 115 1BR, 85 2BR, 10 3BR) WITH 340 TOTAL BEDROOMS
 * EXACT UNIT BEDROOM MIX SUBJECT TO CHANGE IN REACTION TO MARKET DEMANDS.

LOT AREA: LOT 3: 418,234 S.F.
 LOT 4: 418,234 S.F.
 ENTIRE EROD: 1,873,810 S.F.

DIMENSIONAL REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT AREA §850-36.E.1(X)(a)	NONE	LOT 3: 418,234 S.F. LOT 4: 418,234 S.F.	COMPLIES
MINIMUM FRONTAGE §850-36.E.1(X)(b)	NONE	LOT 3: 276.37' LOT 4: 832.5' (SIMARANO DRIVE); 805.64' (CEDAR HILL STREET)	COMPLIES
MINIMUM FRONT YARD SETBACK §850-36.E.1(X)(c)	20 FEET (SEE NOTE 2)	LOT 3: 410' LOT 4: 22' (GARAGE); 160' (BUILDING 4A); 35' (BUILDING 4B)	COMPLIES
MINIMUM SIDE/REAR YARD SETBACK §850-36.E.1(X)(d)	25 FEET (SEE NOTE 2)	LOT 3: 80' LOT 4: 80' (BUILDING 4A)	COMPLIES
MAXIMUM HEIGHT AND STORES §850-36.E.1(X)(e)	MAXIMUM 80 FEET BUILDING HEIGHT AND NO LIMITS ON STORES	650 FEET BUILDING HEIGHT AND FIVE STORES	COMPLIES
MAXIMUM LOT COVERAGE §850-36.E.1(X)(f)	60% OVER ENTIRE EROD	43.2% OVER ENTIRE EROD	COMPLIES
PARKING REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM PARKING SPACES §850-36.F.(2)	LOT 3 RESIDENTIAL: (1 PARKING SPACE PER BEDROOM) x (345 BEDROOMS)=345 LOT 4 RESIDENTIAL: (1 PARKING SPACE PER BEDROOM) x (340 BEDROOMS)=340 LOT 4 RETAIL: (1 PARKING SPACE PER 100 S.F. OF PUBLIC FLOOR SPACE) x 4,000 S.F.=40 SPACES	LOT 3 RESIDENTIAL: 357 SPACES LOT 4 RESIDENTIAL: 348 SPACES LOT 4 RETAIL: 48 SPACES	COMPLIES
MINIMUM PARKING SPACE SIZE (80' PARKING) §850-36.F.(3.5)	9 FT x 18 FT WITH 24-FOOT AISLE	9 FT x 18 FT WITH 24-FOOT AISLE (TWO-WAY)	COMPLIES
FOUR-WAY SPACES (80' PARKING) §850-36.F.(3.6)	15% ALLOWED AT 18'x18' AND 12-FOOT AISLE	10.8% (TWO SPACES) AT 18'x18', 18'x12', AND 23'24'-FOOT AISLES	COMPLIES
MIN. FRONT YARD PARKING SETBACK §850-36.C.(5)	20 FEET	20.5 FEET	COMPLIES
MINIMUM SIDE/REAR YARD PARKING SETBACK §850-36.C.(5)	7 FEET	7 FEET	COMPLIES
MINIMUM PARKING SETBACK FROM BUILDING §850-36.C.(5)(a)	5 FEET	6.6 FEET	COMPLIES
MAXIMUM DISTANCE PARKING TO BUILDING §850-48.D.(5)(a)	400 FEET	400 FEET	COMPLIES
MINIMUM LANDSCAPING AREAS §850-48.D.(5)(b)	5 INCH HIGH DURABLE CURBING SURROUNDING ALL LANDSCAPE ISLANDS OR PROJECTIONS WITHIN PARKING LOTS	4 INCH HIGH CAPED CSD BURM AT PERIMETER OF PARKING ONLY, 5 INCH POINT CURBING IN ALL OTHER LOCATIONS	WAIVER REQUIRED
LANDSCAPING REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
FRONT YARD PLANTING §850-47.E.(1)(A)(2)	10 FEET	20.5 FEET	COMPLIES
SIDE YARD PLANTING §850-47.E.(1)(A)(3)	7 FEET	7 FEET	COMPLIES
INTERIOR PARKING LOT LANDSCAPING §850-47.H.(2)(A)	1/3% PERIMETER OF PARKING EXCLUDING OUTER PARKING ROWS	LOT 3: 8.2% LOT 4: 4.8% FOURFORMS	COMPLIES
INTERIOR PARKING LOT LANDSCAPING §850-47.H.(2)(B)	SEE NOTE 1	SEE NOTE 1	COMPLIES
MINIMUM BEHIND DIMENSIONS §850-47.H.(2)(C)	7 FEET WIDTH AND 100 SQUARE FEET	7 FEET WIDTH MINIMUM AND MORE THAN 100 SQUARE FEET	COMPLIES
DRIVEWAY RIGHT TRIANGLE §850-47.H.	25 FEET ON TWO SIDES AT INTERSECTIONS	25 FEET ON TWO SIDES AT INTERSECTIONS	COMPLIES
DRIVEWAY REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MAXIMUM NUMBER OF DRIVEWAYS §850-48.B.(2)(a)	1 FOR EACH 200 FEET OF FRONTAGE	4 DRIVEWAYS	COMPLIES
MINIMUM RIGHT DISTANCE §850-48.B.(2)(b)	>200 FEET	>200 FEET	COMPLIES
MIN. TRAVELED WIDTH §850-48.B.(2)(c)	24 FEET	24 FEET	COMPLIES

ZONING NOTES
 1. THE LANDSCAPED ISLAND SHALL BE CONTAINED WITHIN OR PROJECT INTO A PARKING LOT AND BE SO LOCATED THAT SOME PART OF EVERY PARKING SPACE IS NOT MORE THAN 45 FEET FROM A LANDSCAPED AREA ON THE PERIMETER OR INTERIOR OF THE PARKING LOT.
 2. PER §850-36.E.(2), THERE SHALL BE NO YARD OR SETBACK REQUIREMENTS, OR PLANTING STRIPS REQUIRED AS TO INTERNAL LOT LINES WITHIN THE EROD.



LOCUS MAP SCALE: 1" = 200'

GREEN DISTRICT PHASES 3 & 4

GREEN DISTRICT BOULEVARD

Cross District Boulevard
Marlborough, Massachusetts 01752

MARLBOROUGH ARBORSCOMB

MAP: 116 LOT: 11 & 13

PREPARED FOR:

POST ROAD REALTY LLC

11 Ungssons Road
Fairfield, Connecticut 06824

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

313 Old St. Marlborough, MA 01752
VOICE (508) 460-1111 FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM

NO. BY APP. DATE. ISSUE/REVISION DESCRIPTION

LAYOUT: P3P

SHEET: 1 OF 2

PROJECT NO: 27057

C-1



City of Marlborough

Office of the City Clerk

140 Main Street
Marlborough, Massachusetts 01752
Telephone (508) 460-3775 Facsimile (508) 460-3723

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 OCT 19 4:17:45 PM Steven W. Kerrigan

City Clerk

Wilson Chu

Assistant City Clerk

The City Clerk be and is hereby authorized and directed to warn and notify the **VOTERS** of the City of Marlborough, duly qualified to vote in the **MUNICIPAL ELECTION**, to assemble in their respective polling place, as designated by the City Council as follows:

- | | |
|--------------------------|---|
| WARD 1: Precinct 1 and 2 | Francis J. Kane School, 520 Farm Road |
| WARD 2: Precinct 1 and 2 | Francis J. Kane School, 520 Farm Road |
| WARD 3: Precinct 1 | Senior Center, 40 New Street |
| WARD 3: Precinct 2 | Raymond J. Richer School, 80 Foley Road |
| WARD 4: Precinct 1 and 2 | Senior Center, 40 New Street |
| WARD 5: Precinct 1 and 2 | Masonic Lodge, 8 Newton Street |
| WARD 6: Precinct 1 and 2 | 1LT Charles W. Whitcomb School, 25 Union Street |
| WARD 7: Precinct 1 and 2 | Hildreth School, 85 Sawin Street |

On **TUESDAY, NOVEMBER 7, 2023**, then and there, for the purpose of casting their votes for the candidates for the following offices:

- MAYOR**
- COUNCILORS-AT-LARGE**
- WARD COUNCILORS (WARDS 1 – 7)**
- SCHOOL COMMITTEE MEMBERS**
- ASSABET VALLEY SCHOOL COMMITTEE MEMBER**

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

Per Order of the City Council

Attest:
Steven W. Kerrigan
City Clerk



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2023 OCT 16 PM 4:30

City of Marlborough
Board of Registrars

140 Main Street
Marlborough, Massachusetts 01752
Telephone (508) 460-3775 Facsimile (508) 460-3723

Board of Registrars

Elizabeth P. Jalonski, Chair
Linda A. Clark
Joseph F. Delano, Jr.

Steven W. Kerrigan
City Clerk

October 16, 2023

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

Re: Vote the of Board of Registrars for In-Person Early Voting

Honorable President Ossing and Councilors:

At a meeting of the Board of Registrars held on Monday, October 16, 2023, the board voted to recommend that the City Council authorize In-Person Early voting for the upcoming Municipal General Election being held on Tuesday, November 7, 2023. We further recommend that City Hall be designated as the In-Person Early Voting site.

Pursuant to Chapter 92 of the Acts of 2022 the Board of Registrars voted to approve the following schedule:

Saturday, October 28, 2023	9:00 AM to 3:00 PM
Monday, October 30, 2023	9:00 AM to 6:00 PM
Tuesday, October 31, 2023	9:00 AM to 4:00 PM
Wednesday, November 1, 2023	7:00 AM to 4:00 PM
Thursday, November 2, 2023	9:00 AM to 4:00 PM
Friday, November 3, 2023	7:00 AM to 4:00 PM

Thank you for your consideration, and if you have any questions, please let us know.

Sincerely,

Elizabeth P. Jalonski, Chair
Board of Registrars

Cc: City Clerk



TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-3040 x7 • 508-393-6996 Fax

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2023 OCT 10 PM 3:11

Public Hearing Notice

Please note: you have received this notice because you are the owner of property within 300 feet of the location of one or more properties referenced below.

In accordance with the provisions of MGL Chapter 40A, Section 9, the Northborough Zoning Board of Appeals will hold public hearings on Tuesday, October 24 at 7pm to consider the applications below. Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted. To participate in the public comment portions of this meeting from a PC, Mac, iPad, iPhone, or Android device, please click this URL to join: <https://town-northborough-ma.us.zoom.us/j/84075375325> Or join by phone: +1 646 876 9923 Webinar ID: 840 7537 5325 Passcode: 311390 Live Stream link YouTube: https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA.

These applications can be viewed in the Planning Department or online at <https://www.town.northborough.ma.us/zoning-board-appeals/pages/currently-under-review-zba>.

To consider the petition for a modification to an existing Site Plan Approval and Special Permit in the Groundwater Protection Overlay District, submitted by Lilika Grooming Spa, Inc., to eliminate the office use limitation and allow the use of a pet grooming business on the property located at 440 West Main Street, Map 80, Parcel 33, in the Business West Zoning District and Groundwater Protection Overlay District Area 3.

To consider the petition for a Special Permit and Special Permit in the Groundwater Protection Overlay District, submitted by Hannah Chen, for the accessory use of a home personal service on the property located at 29 Wilson Road, Map 100, Parcel 51, in the Residential C Zoning District and Groundwater Protection Overlay District Area 2.

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2023 OCT 10 PM 3:07

MARLBOROUGH COMMISSION ON DISABILITIES
MINUTES FOR MEETING APRIL 3, 2023

MAYOR'S CONFERENCE ROOM 4TH FLOOR

CITY HALL

ATTENDEES: DAVID DOUCETTE, LINDSEY JAWOREK,
DEB MCMANUS, JOHN USINAS

MEETING CALLED TO ORDER AT 4:11PM

MINUTES: NOTION TO APPROVE BY JOHN USINAS,
SECONDED BY DAVE DOUCETTE. APPROVED 4-0.

TREASURER'S REPORT: REPORT WAS NOT
COLLECTED. SUPPLIED BY THE AUDITOR'S OFFICE.

OLD BUSINESS:

- CARS CONTINUE TO BE PARKED ON SIDEWALKS
THROUGHOUT THE CITY.
 - LINDSEY JAWOREK IS CREATING GRAPHIC
AND WILL SUBMIT TO MAYOR'S OFFICE AND
MARLBOROUGH POLICE DEPARTMENT TO
SHARE ON SOCIAL MEDIA OUTLETS.
- BRAILLE PLAQUES ARE TOO HIGH IN CITY HALL
ELEVATOR.
 - DAVE DOUCETTE TO FOLLOW UP WITH
PROPER DEPARTMENT.

- COMMITTEE AGREED THAT HAVING A GENERAL EMAIL ADDRESS THAT COULD FORWARD EMAILS TO MEMBERS WILL BE HELPFUL.
 - DAVE DOUCETTE TO FOLLOW UP WITH PROPER DEPARTMENT.

NEW BUSINESS:

- ALL COMMITTEE MEMBERS SHOULD HAVE RECEIVED THE ANNUAL CONFLICT OF INTEREST TRAINING LINK FROM THE CITY CLERK.
- OFFICE OF DISABILITIES MAY HAVE NEW TRAININGS AVAILABLE.
 - COMMITTEE TO CHECK AND SEE WHAT IS CURRENTLY OFFERED.
- SUGGESTION RECEIVED TO LOOK INTO ADA ACCESSIBILITY AT MARLBOROUGH HOSPITAL ICU DEPARTMENT. THE BUTTON TO PAGE THE NURSE'S STATION IS TOO HIGH AND IS OFTEN BLOCKED. THERE IS A LACK OF ADA ACCESSIBLE BATHROOMS IN THE FACILITY.
- CHANGES TO MASSHEALTH CAN CAUSE POSSIBLE DISRUPTIONS FOR PEOPLE LIVING WITH CHRONIC ILLNESS. MAY SEE HIGHER VOLUME OF PEOPLE ASKING FOR ASSISTANCE.

- WITH THE UNFORTUNATE AND UNEXPECTED PASSING OF COMMITTEE MEMBER, CHERYL SOUCY, THE COMMITTEE SUGGESTED SENDING ANY POTENTIAL CANDIDATES TO THE MAYOR'S OFFICE FOR REFERRAL.
- NEED TO GET FORMS OUT TO THE SCHOOL DISTRICT TO ADVERTISE FOR CAMP TUITION SCHOLARSHIPS.
 - LINDSEY JAWOREK TO FIND OUT TUITION COST FOR BOYS AND GIRLS CLUB SUMMER CAMP.
 - THERE WAS A MOTION TO APPROVE UP TO \$5,000 FOR THIS PROGRAM BY DAVE DOUCETTE AND THE DECISION WAS SECONDED BY JOHN USINAS. APPROVED 4-0.
 - THERE WAS A MOTION TO APPROVE \$375 FOR DAY CAMP TUITION AND \$500 FOR OVERNIGHT CAMP TUITION BY DAVE DOUCETTE AND WAS SECONDED BY DEB MCMANUS. APPROVED 4-0.

MOTION TO ADJOURN: MOTION BY DEB MCMANUS AND SECONDED BY LINDSEY JAWOREK. ACCEPTED 4-0.

ADJOURNED AT 4:50 PM.

**NEXT MEETING: MONDAY, MAY 1, 2023 AT 4:00 PM,
CITY HALL IN THE MAYOR'S CONFERENCE ROOM
ON THE 4TH FLOOR.**

RESPECTFULLY SUBMITTED,

LINDSEY JAWOREK

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 OCT -6 PM 3: 22

**Conservation Commission
Minutes
September 21, 2023 - 7:00 PM
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)**

Members Present: Edward Clancy-Chairman, Allan White, William Dunbar, John Skarin, Dave Williams; Priscilla Ryder-Conservation officer was also present.

Members Absent: Dennis Demers, Karin Paquin

The hearing was recorded using Microsoft Teams

Approval of Minutes: The minutes of August 3, 2023, were reviewed and on a motion by Mr. White and second by Mr. Clancy, the Commission voted unanimously to approved 5-0.

Public hearings

- Notice of Intent – Continued from September 7, 2023
402 Hudson St. – DPW
Proposes improvement to existing landfill cap, recap of existing landfill. Work near wetlands.
Review draft order. This item was continued to the October 5th meeting as it still does not have a DEP number.
- Notice of Intent –DEP 212-1265 Continued from September 7, 2023
689 Pleasant St. Subdivision Roadway – Tim Beauchemin
Dave Crossman from B& C associates was present an explained he met with Ms. Ryder last week on a site visit for the property to discuss additional plantings to be done as part of the mitigation plan. This plan would include 3 red maples, 2 elms, 5 blueberries, 5 winter berry and spicebush. Additionally, 10 cinnamon fern, 10 sensitive fern and 10 ferns will be planted. Mr. Clancy expressed concern regarding the planting of American Elm due to the blight killing them off. It was determined that they can only plant American Elm if the version being planted is resistant to the blight. It was determined that the Elm plantings could be changed to Maple. A motion was made by Mr. Skarin, seconded by Mr. Clancy to approve the mitigation plan 5-0. The draft order was also reviewed including the addition of the mitigation plan. A motion was made by Mr. Skarin, Seconded by Mr. Clancy to approve the order 4-1.
- Notice of Intent
689 Pleasant St. Lot 5 – Tim Beauchemin
Dave Crossman presented explaining that nothing has changed since the last meeting, we were just waiting for a file number which we now have with no comments from DEP. Ms. Ryder presented the draft conditions including standard conditions such as deed information for owners. Because they just received it this evening the hearing was closed. The Commission will review order final draft at the October 5th meeting.

- Request for Determination of Applicability
Cedar Hill Street – Rebecca Weissman
Rebecca Weissman from SWCA was present and explained the project for the 6" natural gas main. This would run down Cedar Hill St. to Northborough Rd in Southborough. Install is done by excavating a trench which is 2 ½ feet wide x 4 feet deep. The fill is cast to the side and once pipe is installed it is put back in the trench and paved. Work is scheduled for December 1st and is estimated to take 8 weeks to complete. Work is within the 100' buffer zone and 30' no disturb zone. Erosion control barriers will be installed as well as catch basin inlet protection. Eversource has also contracted weekly environmental monitoring from BM Practices. This is a minor buffer zone filing within existing roadway, filed RDA to confirm exemption. They will have enough cover to run pipe over culvert and will be working with DPW to enhance road restoration measures as this is a recently paved road. Erosion control barriers will be installed prior to work. The pipe will be made out of a poly-plastic material. City Council will need to review before work proceeds. A motion made by Mr. Skarin, seconded by Mr. Clancy for a negative determination with standard conditions 5-0.

Certificate of Compliance

- DEP 212-1060 Certificate of Compliance – 791 Boston Post Rd. Waste Management- review ongoing conditions. Brianna Sacchetti and an associate were in attendance to answer some questions. Edward Clancy asked about how many tons are removed every year which is 26,000 tons annually. The condition of the shrubs and overgrown conditions was also brought up. Ms. Sacchetti explained that this was because pollinators began to grow, and she noticed lots of bees on or near these plants, so she asked that they be left there for the season. The board requests that the area is spruced up. Ms. Ryder explained that she will draft conditions for the property and send them to Ms. Sacchetti, if she is happy with them, she does not have to attend the next conservation meeting. The board mentioned concerns regarding the misting systems not working on the day of the site visit. The representative explained that it has been corrected. Continued to October 5th meeting.
- DEP 212-1218 Extension Permit – 339 Boston Post Rd. Ms. Ryder explained that due to some potential changes in regulations coming within the next year, the 3-year extension should be a 1-year extension to allow opportunity for the development to have to adhere to the new regulations if applying for an extension next year. A motion was made by Mr. Skarin, seconded by Mr. Clancy to approve a 1-year extension 5-0.

Discussion

- 541 Pleasant St. wetland violation – update – David Cowell was scheduled to be in attendance to present but did not appear. Continued to October 5th.
- Fort Meadow Commission – Drawdown Request which would take place November 1st and would be a 4-foot drawdown. The drawdown will allow for maintenance such as removal of the additional sand which has washed into the lake due to the wet year. A motion was made by Allan White, seconded by Edward Clancy to approve the drawdown 5-0.

- Ms. Ryder requested feedback from the Commission. The Stevens St. project added wetland buffer zone signs that were made of wood along the 30' no disturb buffer zone. Ms. Ryder presented asking about substitution signs. The sign which the homeowner put up was not permanent in any way and needs to be changed. Ms. Ryder will let the developer know.

Adjournment

There being no further business on a motion to adjourn by Mr. White second by Chair the commission voted unanimously to approve 5-0. The meeting was adjourned at 7:57 PM.

Respectfully Submitted,

Priscilla Ryder

Conservation/Sustainability Officer

PR/ag

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2023 OCT 16 AM 11:59

MARLBOROUGH HISTORICAL COMMISSION

MEETING MINUTES

July 20, 2023

CITY HALL, 140 MAIN STREET
COUNCIL COMMITTEE MEETING ROOM, 7:00PM

Board Members: Meeting comes to order 7:02PM

*Brendan Downey, Chair – Present
Sarah Hough, Vice Chair – Absent
Stephanie Ferrecchia – Present
Kathleen Newton – Present
Adrian Gilbert, Secretary – Present*

1. *Motion put forth and seconded to approve June 15, 2023 minutes. Motion passes 4 - 0*

*Brendan Downey, Chair - Aye
Sarah Hough - Absent
Stephanie Ferrecchia - Aye
Kathleen Newton - Aye
Adrian Gilbert – Aye*

2. *Current Business*

- A. *Signage Program updates, Kathy Newton has obtained addresses and names of previous nine households that requested signs. However, validation of current occupants is at question. Stephanie Ferrecchia has offered her assistance with obtaining names of current occupants. Brendan Downey will contact City Hall for City Letter Head so each family can be contacted. Brendan will also inquire about mailing of letters for the Historical Commission and location within City Hall for hard copies of Signage form for residents without capabilities of printing form off the web.*
- B. *Brendan Downey will reach out to Mr. Tin Htway to attend next meeting, if possible, to obtain his input concerning document contents produced by Commission. Adrian Gilbert will review all documents and email them to Brendan Downey for Building Commissioner Tin Htway's input and direction.*
- C. *Brendan Downey will reach out to the Marlborough/Hudson Community Advocate to advertise the Signage program and the City's IT Department for assistance with contents and Index of Historical Commission web site.*
- D. *Discussions concerning various topics to include on web page; Home Page, Paint Palette, Identification of Home Styles by era, Identification of Historic Structures, Signage Program, MACRIS, and monthly Agenda and Minutes.*
- E. *Brendan Downey will inquire about Scenic Road Signs for Marlborough.*

3. *New Business*

- A. *Motion to suspend August 2023 meeting and reconvene on September 21, 2023.
Motion passes 4 -0*

Brendan Downey, Chair - Aye
Sarah Hough - Absent
Stephanie Ferrecchia - Aye
Kathleen Newton - Aye
Adrian Gilbert - Aye

B. General Discussions (no votes required)

Origin of MACRIS information and updating of information, Massachusetts Cultural Resource Information System. Used as a guide post for Historical Commission. How many Historical Districts are located in Marlborough, do they each have either on Commission.

C. Motion to Adjourn meeting, 7:57PM. Motion passes 4 - 0

Brendan Downey, Chair - Aye
Sarah Hough - Absent
Stephanie Ferrecchia - Aye
Kathleen Newton - Aye
Adrian Gilbert - Aye

Respectfully Submitted,
Adrian Gilbert, Secretary
Marlborough Historical Commission



Marlborough Public Library Board of Trustees
Meeting Minutes
May 2, 2023
Meeting held at the Walker Building

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The meeting was called to order by Fred Haas at 7:10 PM.

Board Members attending:

Bill Brewin
Nena Bloomquist
Fred Haas, Chair
Rustin Kyle
Janice Merk
Robyn Ripley

Also attending:

Sara Belisle, Library Director
Morgan Manzella, Assistant Library Director
Anna Goering, Circulation Staff

Documents Reviewed/Referenced:

Agenda

Meeting Minutes for March 7, 2023 and April 4, 2023
Trust Fund/ State Aid Reports for March 2023 and April 2023
Director's Report

1. Minutes: A motion was made and approved to accept the minutes from the March 7 2023 and April 4, 2023 (Kyle, Ripley).
2. Staff Guest: Director Belisle introduced us to Anna Goering, a staff member working in the circulation department. Ms. Goering worked for the library before the pandemic and is very happy to be back. She is learning the new procedures that will be in place in the new library. She enjoys the contact with the patrons and the fact that every day is different, requiring the ability to think on your feet.
3. Trustee Funds Reports: Director Belisle reported that the interest payments from January and March have been posted. The library has purchased a program called Wowberry to handle new book alerts and book recommendations for the MPL website. They have purchased software for management of museum passes and the library calendar. The State Aid money is reserved for the new furniture, a \$170,000 open

Purchase Order with Tucker Interiors.. A motion was made and approved to accept the Trustee Funds Reports for March and April 2023(Merk, Kyle)

4. Director's Report:

Building Project:

Director Belisle reported that the transformer arrived and was installed on April 24 and will be hooked up on May 3. Then the construction team will be able to finish work on the elevator and the building will have power. However due to some supply chain issues with the delivery of some of the flooring, the minor delay in getting the transformer, and the fact the construction company hit ledge again when excavating for the courtyard retaining wall, the project is officially delayed. There isn't an official date of substantial completion yet but it looks like July 31st. The delay has been communicated to the mayor's office.

Director Belisle, Assistant Director Manzella, and Dan Jackson met with the moving company to go over preliminary information about how the move will happen and who will do what. The moving company will only be moving and shelving the books which will take about 3-4 days. Facilities will be moving any furniture and shelving that is being brought over. During the library Supervisor's meetings, discussion was had about how best to manage the move while also ensuring the community has access to Human Services. Discussion around how best to communicate to the public that we're closing our temporary space and when the new library will be open. One idea that came from another library was to do a city-wide post card mailing like what the Foundation is doing.

Coordination with IT has been going well to get all the new technology ready for the building. Director Belisle and Assistant Director Manzella have been meeting with them along with tech support from other companies to ensure that everyone is on the same page.

Budget:

End of year spending wrap up is upon us. Director Belisle doesn't anticipate any issues with spending down all discretionary funds in the library budget. Due to staff turnover and low staffing numbers, the salary lines in the budget will not be totally spent. We need to spend \$8000 from State Aid to make our collection acquisition requirement. A motion was made and approved to spend \$8000 from State Aid funds on collection acquisition to reach our State Aid requirement (Brewin, Merk).

Director Belisle received back the budget that is being submitted to City Council for approval. Her request for the two new full-time positions was included along with the pay increases for Part-Time Reference Librarians and Pages, increases in Library Supplies and Programs. Pay increase for Assistant Director was not included and there was a \$2,796 cut in the Library Materials line. We will need to spend \$30,000 from State Aid funds to make our collection acquisition requirement.

Staff :

2 new part-time staff in Circulation have started. Anna Goering who previously worked for the library and Ollie Ambrosino who has worked at other libraries before and has a background in theater. Director Belisle and Assistant Director Manzella have been continuing to interview possible candidates for all the open positions. The struggle has been finding suitable candidates for the Children's department. Director Belisle is considering trying other ways to post the position to attract more candidates.

National Library Week and the staff appreciation that went along with it was very well received. Director Belisle purchased nice canvas Marlborough Public Library bags and a variety of snacks for staff.

Director Belisle is developing the training plan that will be conducted during the time the temporary library is closed. On top of technology and policy training, she'd also like to offer emergency preparedness training. Director Belisle is working with the Marlborough Police Department to arrange an active shooter training, which they already do at various locations around the city.

Outreach:

Director Belisle attended the Tackle Box Book Club which had about 40 attendees. She talked about the new library, how to sign up for a library card, promoted Libby and shared information with them about how eBook lending works in libraries, and answered any questions about the new library. A popular topic was whether the library will be accepting book donations. Director Belisle and Nena Bloomquist were at Lost Shoe on April 23rd to sign folks up for library cards and promote the foundation. Director Belisle signed up 7 people for library cards many of whom moved to Marlborough within the last year. It's a popular spot for new residents to visit. Mickey O'Hara, one of the part-time reference librarians, has forged a partnership with The Recovery Connection in Marlborough. He will be teaching tech classes there. Annie Glater, Head of Circulation, attended a webinar about partnering with Massachusetts Trial Courts to become a partner library in their Access to Justice program. By becoming a partner library, we would give folks who need to attend a virtual court hearing access to the technology and space needed. The library will be pursuing this partnership once they are in the new building as the study rooms and laptop offerings are perfect for this. Director Belisle signed agreements with LibraryMarket for the new calendar system and Assabet Interactive for museum passes. Karen Mattes, Cataloger, is leading the team with the setup of the new calendar and room booking. It's an 8 week process to get everything setup. The hope is to go live with the calendar as soon as it's ready and the room bookings once they are close to opening the new library. The museum pass system will be worked on this coming month with a goal of going live in June. Assistant Director Manzella will work with Civic Plus to get the website updated once everything is ready to go for both of these systems and staff are trained on the new software.

Policy Work:

In June, the board will be reviewing the Meeting Room Use Policy. Director Belisle is working with DPW first to agree upon how the after hours community room booking will be managed.

5. Marlborough Public Library Foundation: The Thousand Champions Campaign has launched and several contributions have already come in. Director Belisle and Trustee Bill Brewin will attend the Chamber of Commerce Dinner on May 4. MPLF Vice Chair Janice Merk will attend the Family Fun Fair at Ward Park on May 7. Materials about the MPLF and the Thousand Champions Campaign will be available to hand out at both events

6. Old Business:

Trustee Scholarship: Due to concerns about the authorship of several essays that came up after the last meeting, a motion was approved to award the Trustee Scholarship to the second and third place winners of the vote held at the previous meeting (Ripley, Brewin).. A motion to allot \$2000 for this year's scholarship winners, \$1000 each, was approved (Brewin, Bloomquist). The Trustees will revisit the requirements and prompt for the trustee Scholarship at the November 2023 meeting.

7. Adjournment: A motion to adjourn was passed at 8:08 PM (Ripley, Merk).

Respectfully submitted,

Nena Bloomquist
Trustee

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Marlborough Public Library Board of Trustees
Meeting Minutes
June 6, 2023
Meeting held at the Walker Building

The meeting was called to order by Fred Haas at 7:02 PM.

Board Members attending:

Tom Abel
Bill Brewin
Nena Bloomquist
Fred Haas, Chair
Samantha Khosla
Rustin Kyle
Janice Merk
Robyn Ripley

Also attending:

Sara Belisle, Library Director
Morgan Manzella, Assistant Library Director
Rachel Stone, Teen Librarian

Documents Reviewed/Referenced:

Agenda

Meeting Minutes for May 2, 2023
Trust Fund/ Sate Aid Reports for March 2023 and April 2023
Director's Report
Meeting Room policy

1. Minutes: A motion was made and approved to review the May 2, 2023 Minutes at the next meeting.
2. Trustee Scholarship Awards: Board of Library Trustee Scholarship winners Anjali Sangappa and Robert Kyle were honored for their outstanding essays. Miss Sangappa and Mr. Kyle are both graduating from AMSA. Sangappa plans to attend Georgia Tech University and major in biochemistry. Kyle plans to attend UMASS Amherst and study marketing. They will each receive \$1000 upon completion of their first semester of college.
3. Book Presentation in honor of Margaret Cardello: Past Director Margaret Cardello was presented with a book purchased in her honor that will be part of the Marlborough Public Library collection. Ms. Cardello chose Experiencing Olmsted: The Enduring

Legacy of Frederick Law Olmsted's North American Landscapes by The Cultural Landscape Foundation.

4. Staff Guest: Rachel Stone, Teen Librarian:

Ms. Stone told us about a grant she has been awarded from the American Library Association for a program called "Great Stories Club". The goal of this program is to reach underserved populations and help them find their voice. Ms. Stone will be working with students at Glenhaven Academy, a residential alternative housing program. There will be two sessions, one at Glenhaven and one at our library beginning in September.

Ms. Stone has been part of a group that has selected the Mass Teen Choice Book Awards. She spent the first 6 months of the year reading a lot of books to come up with a list. The books are nominated by teens, the committee reads them and then the teens vote.

Ms. Stone also spent some time at the Marlborough high School Library this spring and registered 100+ new cards!

5. Trust Funds:

Nothing to report for the Trust Funds this past month

State Aid was used to purchase materials and programs. We had a couple more bills from Ingram/Midwest. All purchasing for this year was done by the 3rd week of May. Ms. Merk asked about collection expansion in the new library. Director Belisle says there are plans to revamp the Portuguese and Spanish Collections and add more digital resources and use Overdrive. Other changes will have to wait until we see how much more space we actually have in the new building. !3% of our budget must be spent on the collection.

The State Legislature added \$750,000 to the MBLC requested budget for regional libraries which should result in an decrease in our CW Mars fee for next year.

A motion was passed to allocate \$3000 from State Aid for the library collection (Merk, Ripley).

6. Building Report:

Director Belisle has scheduled the shelving to be delivered on 6/28. It will take 3 weeks to install. Office furniture from WB Mason will be delivered on 7/10. Parking will not be completed until the spring because the city plans to repave Witherbee Street including new sidewalks and crosswalk sand will do the parking lots across the street at that time. Director Belisle has gotten a price for the new Carnegie doors. They will cost between \$23,000 and \$26,000.

In the Carnegie Building, the terracotta on one of the windows will be delayed until October. The window will be stored in the Local History Room so that will restrict access to that room. Work on the fireplaces is going forward.

7. Marlborough Public Library Foundation:

The 1000 Champions Campaign is going very well, over 80 donations so far. We were turned down by Post Road residential. Total donations are close to \$1.6 million. We will be sending a second city wide mailing soon and continue with the Facebook ads.

8. Meeting Room Policy:

The cost for meeting after hours will be \$250 to cover the cost of the custodian. This will apply to all users. Director will add prices later for 4 hour blocks of time and will have the city legal department look over the policy.

9. Old Business: none

10. New Business: Named Spaces

A. A motion was passed to approve the architects and the MPLF recommendation to place the Donor Wall on the window at the top of the stairs on the upper level of the new building (Abel, Khosla).

B. A motion was made to name the Arch between the new building and the Carnegie Building in honor of Margaret Cardello and the custodian closet in honor of Louis Bibi for their dedication and service to the library (Bloomquist, Ripley).

11. Adjournment:

A motion was passed to adjourn at 8:30 PM (Merk, Kyle).

Respectfully submitted,

Nena Bloomquist
Trustee

Marlborough Public Library Board of Trustees
Meeting Minutes
August 8, 2023
Meeting held at the Walker Building

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2023 OCT -4 PM 12: 32

The meeting was called to order by Fred Haas at 7:03 PM

Board members attending in person: Fred Haas, Tom Abel, Jason Homer, Bill Brewin, Samantha Khosla, Janice Merk.

Board members attending virtually: Nena Bloomquist

Also attending; Sara Belisle, Library Director; Morgan Manzella, Assistant Director; Kathleen Rousseau, Treasurer, MPL Foundation

Documents reviewed/referenced:

1. Agenda
2. Director's Report
3. MPL Foundation Memorandum of Agreement for donors

Proceedings:

- **Director's Report:**
 - Director Belisle updated the Trustees on progress with the construction project:
 - The library will close operations at the Walker Building at the end of the day on August 11. Movers are scheduled to begin work on August 14.
 - During the move, staff will be stationed at each entrance of the Walker Building to direct/escort visitors to other offices in use in the building.
 - Staff has put together a list of resources that patrons can utilize while our library is closed.
 - Official opening date is still TBD. Director Belisle hopes to have a firm date by the end of August.
 - The annual ARIS statistic report was submitted. Highlights include:
 - 14% increase in circulation
 - digital materials make up 43% of the overall circulation
 - 35% increase in WiFi usage
 - 44% increase in computer usage
 - Staffing
 - Hiring for the part-time circulation and children's assistants positions are complete. Director Belisle is very happy with new employees, who come

to us with employees, who bring a diverse set of experiences and backgrounds to the team.

- Director Belisle is working with HR to post the opening for a part-time reference librarian. This will bring that department back to pre-pandemic staffing levels.
 - The two new positions and salary ordinance for the pages was sent to City Council on July 24, and was then sent to the Finance Committee. Director Belisle is waiting to learn when that meeting will be held.

- **Old Business:**
 - None

- **New Business:**
 - Foundation members Janice Merk and Kathleen Rousseau, along with Director Belisle, asked the Trustees for clarification regarding named spaces and donor signage. Trustees have final approval for these signs, as specified in the donor Memorandum of Agreement (MoA), which the Trustees approved on February 5, 2019. After reviewing the MoA, Trustees provided the following guidance:
 - i. Director Belisle will provide the Trustees with several examples of signs/naming plaques. Trustees will select sizes/styles for each area.
 - ii. Directional signage used to guide patrons to a specific area can, as needed, reference just the functional area (i.e. "Children's Room")
 - iii. Director Belisle and the Foundation will provide the Trustees with PDF proofs of all signs for approval. Once approved, the signs will be shared with donors for their final approval.

- **Adjournment:** A motion (Brewin/Abel) to adjourn was passed and the meeting adjourned at 8:09pm.

Minutes submitted by Janice Merk

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Ad-Hoc Municipal Aggregation Committee

2023 OCT 17 AM 7:46

Meeting Minutes – August 10, 2023

The Ad-Hoc Municipal Aggregation Committee met on August 10, 2023, from 4:00 PM to 4:53 PM in the City Hall Memorial Conference room. The following individuals were in attendance:

Ad-Hoc Municipal Committee members:

- Chairman M. Ossing, Councilor L. Wagner, K. Holmi, and T. Bernard (representing Mayor Vigeant).
- Members Absent: DPW Commissioner S. Divoll

Representing Colonial Power:

- M. Cappadona, D. Allard, S. Ormsbee and J. Cappadona

The following items were discussed:

- 1. Minutes of the March 23, 2023 - Ad-Hoc Municipal Aggregation Committee meeting:**
 - The Committee approved the March 23, 2023, minutes with a 4 – 0 vote.
- 2. Council Update – in accordance with Council Order 19-1007578 item 4:**
 - April 10, 2023 - Council agenda item #13f – March 23, 2023 Municipal Aggregation Meeting Minutes
 - July 24, 2023 -Council agenda item #4 - June 2023 update to the City Council
- 3. Review letter to the City Council regarding the first quarter 2023 residential savings:**
 - The Chair reviewed the July 10, 2023, letter to the City Council that identified the savings of over \$5,100,000 for the residents participating in the City's municipal aggregation program from January 2023 to March 2023.
- 4. Review projected 2023 savings with Inspire Energy:**
 - Attachment 1 shows the projected residential customer savings for the remainder of 2023 and into January 2024 when the current Inspire Energy contract expires. Residential customers are projected to save over \$5,700,000 from April 2023 to January 2024..
 - The Inspire Energy contract has saved residents over \$14,900,000 since November 2019.
 - Total programs savings for all customers (residential and commercial) since inception in 2007 are over \$26,800,000.
- 5. Discuss projected latest forecast of NGrid rates:**
 - Colonial Power provided Attachment 2 that illustrates the projected NGrid basic service rates through November 2026. The graph illustrates that the current Inspire contract rates (that runs through January 2024) will be less than the NGrid projected rates. This will result in savings to the residential electricity users in the program.
 - Items worth noting on the graph include winter rates in 2024-2026 range from 20.9 cents to 19.2 cents. Summer rates in 2024-2026 hover around the 12.6 cent range.
- 6. Discuss indicative pricing for future contracts:**
 - The committee discussed the potential challenges with extending the current contract when it expires in January 2024. A decision on a new contract needs to be made by October 2023. The current world events (war in Ukraine, inflation, extreme heat in the southern United

States and uncertainty in the New England electricity market) are contributing to increased rates for electricity.

- The Committee discussed the Council Order 19-1007578 which is to “Obtain competitive electric supply offers that will provide stability and predictability and on a yearly basis be lower than NGrid during the same period”.
- Colonial Power provided indicative pricing from 4 bidders covering contract ranges from 6 months to 3 years as well as the minimum required renewable component (62%) and the 100% renewable options. See Attachment 3.
- The committee discussed having a long term stable pricing with 100% renewable to provide users with predictability in their electric bill as well as supporting Marlboro’s green initiative to have 100% renewable electricity supply.
- Colonial Power provided Attachment 4 that illustrates new municipal aggregation contracts signed this year that average in the 14 cents per kW range with a term of 24 months. This is in line with the indicative pricing listed in Attachment 3.
- The committee discussed that a new rate of 14 cents per kW will be about 50% higher than the current Inspire rate of 9 cents per kW. This will result in a 20% increase in the electric bill. The 14 cents per kW rate will still meet the City Council order to provide stable and predictable rates and on a yearly basis less than the NGrid rate. The Committee acknowledged that the summer NGrid rates have the potential to be less than 14 cents per kW. Residents in the program can opt out and into the Municipal Aggregation program at anytime.
- Attachment 5 projects the compliance with the City Council order assuming a new contract rate of 14.351 cents per kW (illustration only – actual pricing and usage will vary).
- The Committee acknowledged that the City Council order may need to be revised to adjust the language to align with how the current municipal aggregation market is working. This will be discussed at future meetings.
- The Committee agreed that it was time to finalize a contract. The contract should be in the order of 24 months and be 100% renewable
- The Committee decided to have Colonial Power provide executable pricing for the committee to evaluate on August 15, 2023. The pricing should include both the standard offer (62% renewable) and 100% renewable for terms of 12, 22, 24 and 36 months.

7. Next meeting:

- The next meeting will be on August 15, 2023.

Attachment 1: Projecting Savings from the Inspire Energy Contract for remainder of 2023/2024

Attachment 2: July 20, 2023 graph illustrating the projected NGrid residential basic service rates through November 2026

Attachment 3: Indicative Pricing from Suppliers for the January 2024 to December 2026

Attachment 4: Scatter Plot - New Contract Rate and Term Comparison

Attachment 5: Projecting Compliance with Council Order with a 14.315 cent per kW Rate

Attachment 1

Projected Savings from the Inspire Contract for 2023/24
This is based on the NGrid projected winter rate of 0.20900
This is for illustration purposes only.

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 1	Actual Savings
First Quarter 2023	Jan - Mar 0.33891	Jan - Mar 0.09390	Jan - 7,385,820 Feb - 7,242,825 Mar - 5,644,740	\$4,967,182	\$5,106,720
Second Quarter 2023	Apr - 0.33891 May - 0.14115 Jun - 0.14115	Apr - Jun 0.09390	Apr - 5,342,538 May - 6,515,540 Jun - 7,284,853	\$1,961,044	TBD
Third Quarter 2023	Jul - Sept 0.14115	Jul - Sept 0.09390	Jul - 9,683,623 Aug - 7,136,101 Sept - 4,830,393	\$1,022,968	TBD
Fourth Quarter 2023	Oct - 0.14115 Nov - 0.20900 Dec - 0.20900	Oct - Dec 0.09390	Oct - 4,959,767 Nov - 7,150,486 Dec - 8,195,157	\$2,000,632	TBD
First Quarter 2024	Jan - 0.20900	Jan 0.09390	Jan - 7,186,870 (FY23 usage)	\$827,209	TBD
Total Savings				\$10,779,035	

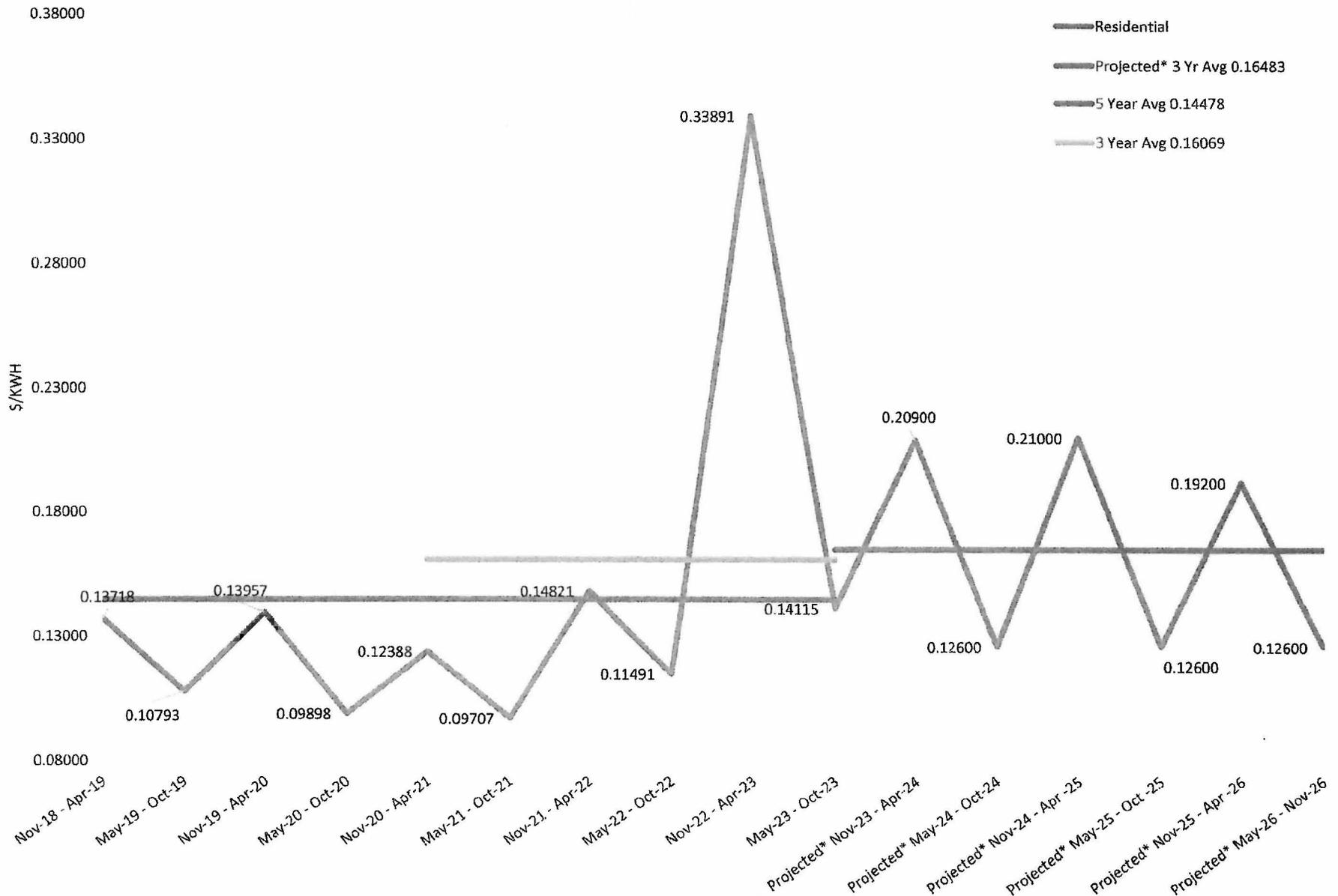
NOTE 1: Electricity Usage based on 2022 residential usage values. Actual savings will vary.

August 2023 Insights:

- The first quarters in 2023 saved \$5,100,720. This was \$139,538 more than projected in October 2022.
- The fourth quarter in 2023 and January 2024 is projected to save \$2,827,841 (NOTE: the 0.2090 rate is an estimate for Ngrid)
- The Inspire contract has saved residents \$14,980,000 through the first quarter 2023. By the end of the contract in January 2024, the Inspire contract will have saved residents over \$20,000,000.
- The Inspire contract continues to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid

National Grid Residential Basic Service

as of 7/20/2023



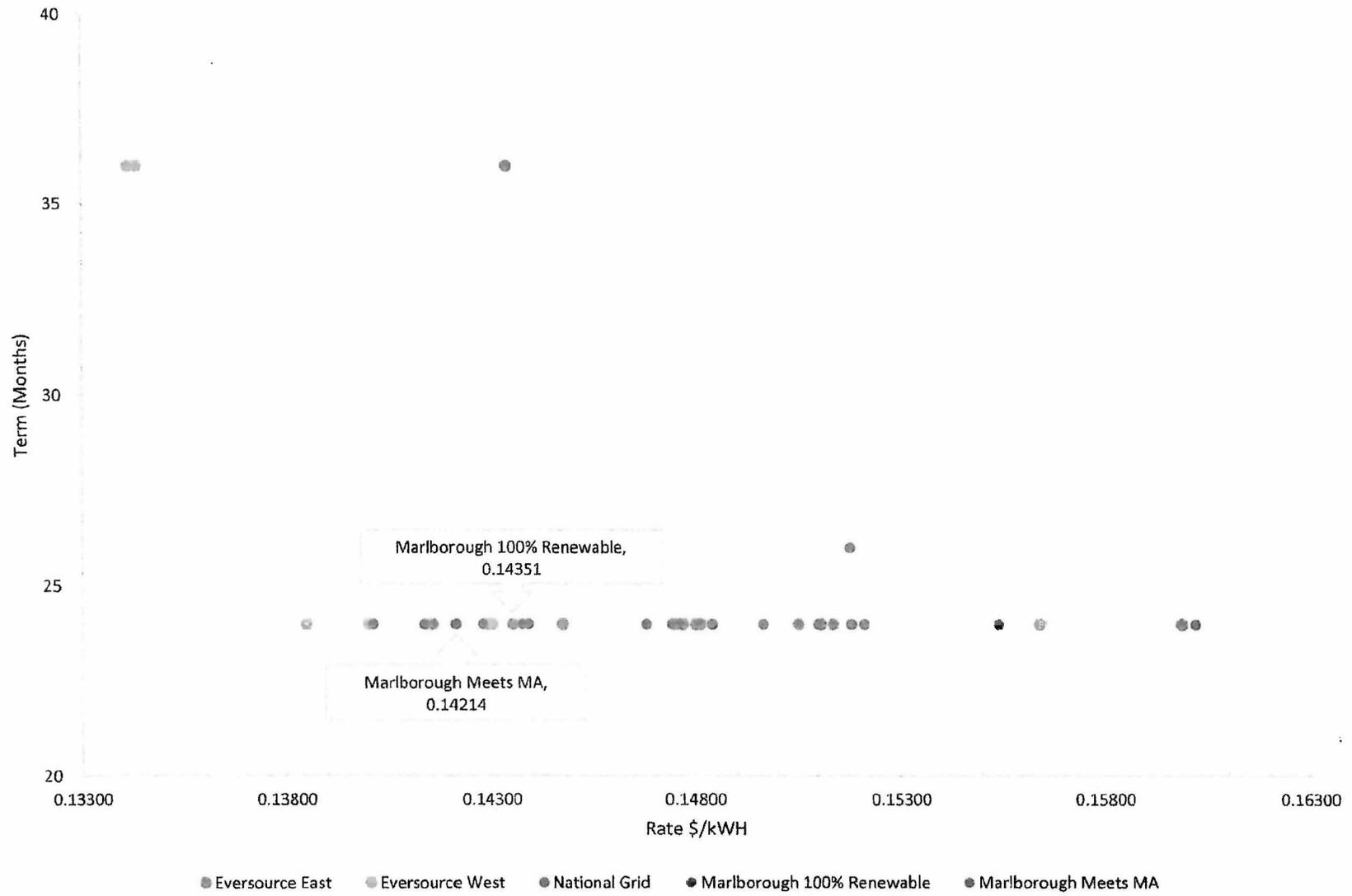
*Per Colonial Power Group

Attachment 3

**CITY OF MARLBOROUGH
ALL-REQUIREMENTS RETAIL POWER SUPPLY PRICING MATRIX
COMBINED RATE COMPARISON**

START TERM	END TERM	TERM LENGTH	FIXED PRICE				PROJECTED
			SUPPLIER #1	SUPPLIER #2	SUPPLIER #3	SUPPLIER #4	BASIC SERVICE
							11/1/23-4/30/24 NGRID/WCMA
STANDARD RETAIL ELECTRIC SUPPLY - Meets MA Requirement [62% for 2024; steps up each year]							0.20900
1/1/2024	6/30/2024	6	0.15350	0.14520	0.14128	No Bid	
1/1/2024	6/30/2024	6	0.15350	0.14520	No Bid	No Bid	
7/1/2024	12/31/2024	6	0.15318	0.14035	No Bid	No Bid	
1/1/2024	12/31/2024	12	0.15242	0.14283	0.14395	No Bid	
1/1/2024	6/30/2025	18	0.15300	0.14426	0.14511	No Bid	
1/1/2024	12/31/2025	24	0.15077	0.14214	0.14297	No Bid	
1/1/2024	6/30/2026	30	No Bid	0.14149	0.14109	No Bid	
1/1/2024	12/31/2026	36	No Bid	0.14047	0.13801	No Bid	
RETAIL SUPPLY THROUGH PURCHASE OF NATIONAL WIND RECS - MA Requirement + 38% [62% + 38% VREC = 100% for 2024]							
1/1/2024	6/30/2024	6	0.15471	0.14643	0.14280	No Bid	
1/1/2024	6/30/2024	6	0.15471	0.14643	No Bid	No Bid	
7/1/2024	12/31/2024	6	0.15444	0.14172	No Bid	No Bid	
1/1/2024	12/31/2024	12	0.15366	0.14413	0.14547	0.14690	
1/1/2024	6/30/2025	18	0.15429	0.14561	0.14663	No Bid	
1/1/2024	12/31/2025	24	0.15210	0.14351	0.14449	0.14590	
1/1/2024	6/30/2026	30	No Bid	0.14288	0.14261	No Bid	
1/1/2024	12/31/2026	36	No Bid	0.14186	0.13953	No Bid	

Aggregation Rate and Term Comparison (New Contracts Fall 2023)



Attachment 5

Projecting Compliance with Council Order

Term Usage (KW) Note 1	8/7/23 Rate (\$/kW-hr) Note 2	NGrid Rate (\$/kW-hr) Note 3	8/7/23 Cost (\$)	NGrid Cost (\$)	Savings Or (Loss) (\$)
Feb 24 – Apr 24 34,000,000	0.14351	0.20900	4,879,340	7,106,000	2,226,660
May 24 – Oct 24 67,000,000	0.14351	0.12600	9,615,170	8,442,000	(-1,173,170)
Nov 24 – Apr 25 72,000,000	0.14351	0.21000	10,332,720	15,120,000	4,872,280
May 25 – Oct 25 67,000,000	0.14351	0.12600	9,615,170	8,442,000	(-1,173,170)
Nov 25 – Jan 26 38,000,000	0.14351	0.19200	5,453,380	7,296,000	1,842,620
Total Project Savings					6,595,220

Note 1: Usage is based on the Colonial Power 2023 Quarter 1 data (email 6/28/23)

Note 2: Projected rate based on the Renewable (Green) option on 8/7/23 indicative pricing for a 24 month contract (thus will need to be re-bid but shown for information only).

Note 3: Based on Colonial Power July 20, 2023 NGrid Residential forecast.

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2023 OCT 17 AM 7:46

Ad-Hoc Municipal Aggregation Committee

Meeting Minutes – August 15, 2023

The Ad-Hoc Municipal Aggregation Committee met on August 15, 2023, from 1:00 PM to 1:38 PM in the City Hall Memorial Conference room. The meeting was interrupted by a fire alarm at 1:04 PM and reconvened at 1:15 PM. The following individuals were in attendance:

Ad-Hoc Municipal Committee members:

- Chairman M. Ossing, Councilor L. Wagner, K. Holmi, and J. Bratica (representing Mayor Vigeant).
- Members Absent: DPW Commissioner S. Divoll

Representing Colonial Power:

- M. Cappadona, D. Allard, S. Ormsbee and J. Cappadona

The following items were discussed:

1. Review of Pricing from Colonial Power:

- Colonial Power provided Attachment 1 that provided executable pricing from 4 vendors for periods of 12, 22, 24 and 36 months for both the 62% renewable component that meets the Mass requirements and a 100% national wind RECs component. Supplier 3 was the low-cost supplier.
- The Committee voted 4 – 0 to approve the 22-month, 100% renewable option with a rate of 0.14150 \$/kWhr and recommended the Mayor approve the contract with First Point Power (Supplier 3).
- The new rate will be in effect from January 2024 to October 31, 2025. Communicating the new rates will take place 30 days prior to the current rate expiring. The Committee asked that the residents be notified of the Mass Save program to take advantage of the free energy audits.
- Colonial Power provided Attachment 2 that shows the rate and term comparison for the other 50 plus municipal contracts with Colonial Power. The Marlboro rate is one of the lower rates for new contracts.
- The Committee noted the following regarding the new rate of 0.14150 \$/kWhr:
- Attachment 3 illustrates the new rate of 0.14150 \$/kWhr is projected to save participants in the program over \$6,000,000 during the term of the new contract. This satisfies the City Council order 19-1007578B to "...provide stability and predictability and on a yearly average be lower than the National Grid Fixed Basic Service rates during the same period."
- Attachment 4 illustrates the new rate of 0.14150 \$/kWhr is 50.7% higher than the current Inspire Energy rate of 0.09390 \$/kWhr. This will result in an additional \$28.56 per month on the supply side portion of the bill for a homeowner that uses 600 kW of electricity per month. The actual electric bill for the monthly 600 kW user (both the delivery and supply portions) will see an 18.3% increase in their bill.
- Attachment 5 illustrates the 600 kW per month residential user is projected to save over \$300.00 during the term of the 22-month contract.
-

2. Next Meeting:

- The next meeting will be scheduled in October 2023. Potential topics include the NGrid winter rates, communication plan for new rates, second quarter program savings, the broker contract and approval of the August 10 and 15, 2023 meeting minutes.

Attachment 1: Executable Pricing from Suppliers

Attachment 2: Scatter Plot - New Contract Rate and Term Comparison

Attachment 3: Projecting Compliance with Council Order 19-1007578B with a 0.14150 \$/kWhr

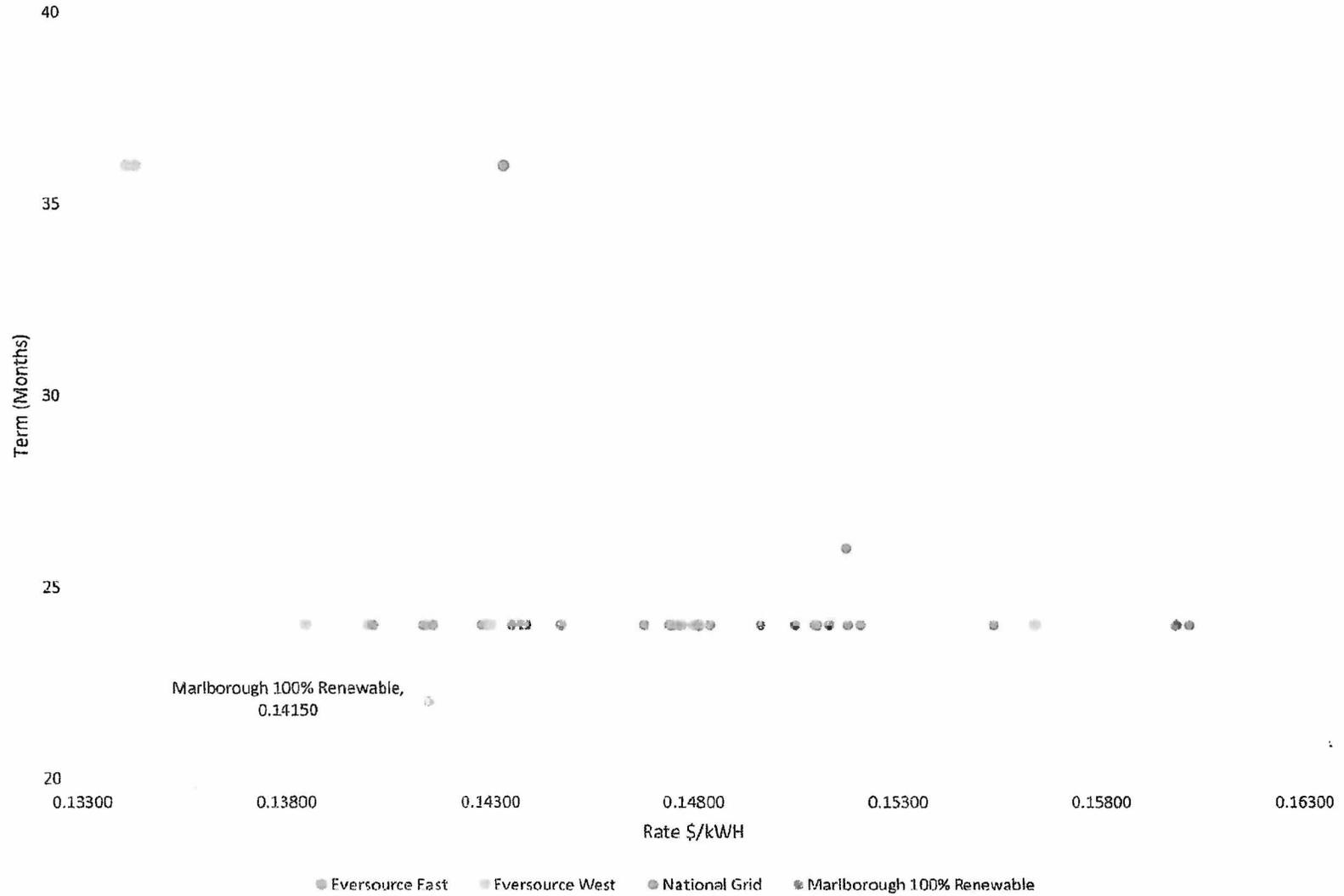
Attachment 4: Projecting Financial Impact of New Rate on Supply Portion of Electric Bill

Attachment 5: Projecting 600 kW User Savings Over NGrid with New Contract

**CITY OF MARLBOROUGH
ALL-REQUIREMENTS RETAIL POWER SUPPLY PRICING MATRIX
COMBINED RATE COMPARISON**

START TERM	END TERM	TERM LENGTH	FIXED PRICE				PROJECTED
			SUPPLIER #1	SUPPLIER #2	SUPPLIER #3	SUPPLIER #4	BASIC SERVICE
							11/1/23-4/30/24 NGRID/WCMA
STANDARD RETAIL ELECTRIC SUPPLY - Meets MA Requirement [62% for 2024; steps up each year]							0.20900
1/1/2024	12/31/2024	12	0.15835	0.14712	0.14528	No Bid	
1/1/2024	10/31/2025	22	0.15244	0.14374	0.13998	No Bid	
1/1/2024	12/31/2025	24	0.15634	0.14654	0.14406	No Bid	
1/1/2024	12/31/2026	36	No Bid	No Bid	0.13955	No Bid	
RETAIL SUPPLY THROUGH PURCHASE OF NATIONAL WIND RECS - MA Requirement + 38% [62% + 38% VREC = 100% for 2024]							
1/1/2024	12/31/2024	12	0.15982	0.14842	0.14680	0.14990	
1/1/2024	10/31/2025	22	0.15397	0.14511	0.14150	0.14790	
1/1/2024	12/31/2025	24	0.15788	0.14791	0.14558	0.14890	
1/1/2024	12/31/2026	36	No Bid	No Bid	0.14107	No Bid	

Aggregation Rate and Term Comparison (New Contracts Fall 2023)



Attachment 3

Projecting Compliance with Council Order 19-1007578B

Term Usage (KW) Note 1	8/15/23 Rate (\$/kW-hr) Note 2	NGrid Rate (\$/kW-hr) Note 3	8/15/23 Cost (\$)	NGrid Cost (\$)	Savings Or (Loss) (\$)
Feb 24 – Apr 24 34,000,000	0.14150	0.20900	4,811,000	7,106,000	+\$2,295,000
May 24 – Oct 24 67,000,000	0.14150	0.12600	9,480,500	8,442,000	(-\$1,038,500)
Nov 24 – Apr 25 72,000,000	0.14150	0.21000	10,188,000	15,120,000	+\$4,932,000
May 25 – Oct 25 67,000,000	0.14150	0.12600	9,480,500	8,442,000	(-\$1,038,500)
Nov 25 – Dec 25 26,000,000	0.14150	0.19200	3,679,000	4,992,000	+\$1,313,000
Total Project Savings					+\$6,463,000

Note 1: Usage is based on the Colonial Power 2023 Quarter 1 data (email 6/28/23)

Note 2: Projected rate based on the 100% Renewable (Green) option on 8/15/23 executable pricing for a 22 month contract.

Note 3: Based on Colonial Power July 20, 2023 NGrid Residential forecast.

Attachment 4

Projecting Financial Impact of New Rate on Supply Portion of Electric Bill

Rate (\$/kW-hr)	600 kW Average Homeowner Usage Monthly Cost (\$)	Increase from Current Inspire Rate 0.09390	12 Month Cost (\$)	Rate Increase Percentage
0.09390 (Current Inspire rate)	56.34	NA	676.08	NA
0.14150 (Projected 22 month green price)	84.90	28.56	1,018.80	(50.7%)

Sample Electric Bill Impact for 600 kW:

Current Bill with Inspire Energy (rate 0.09390)

- Delivery charge - \$99.46
- Supply Service - \$56.34
- Electric Bill - \$155.80

Projected Bill with (Supplier 3) (rate is 0.14150)

- Delivery charge - \$99.46 (no change)
- Supply service - \$84.90 (50.7% increase)
- New bill – \$184.36 (18.3% increase)

Attachment 5

Projecting 600 kW User Savings Over NGrid with New Contract

Term Usage (KW)	8/15/23 Rate (\$/kW-hr) Note 1	NGrid Rate (\$/kW-hr) Note 2	8/15/23 Cost (\$)	NGrid Cost (\$)	Savings Or (Loss) (\$)
Feb 24 – Apr 24 1,800	0.14150	0.20900	254.70	376.20	+\$121.50
May 24 – Oct 24 3,600	0.14150	0.12600	509.40	453.60	(-\$55.80)
Nov 24 – Apr 25 3,600	0.14150	0.21000	509.40	756.00	+246.60
May 25 – Oct 25 3,600	0.14150	0.12600	509.40	453.60	(-\$55.80)
Nov 25 – Dec 25 1200	0.14150	0.19200	169.80	230.40	+60.60
Total Project Savings					+\$317.10

Note 1: Projected rate based on the 100% Renewable (Green) option on 8/15/23 indicative pricing for a 22 month contract.

Note 2: Based on Colonial Power July 20, 2023 NGrid Residential forecast.

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2023 OCT 19 AM 7: 12

Ad-Hoc Municipal Aggregation Committee
Meeting Minutes – October 16, 2023

The Ad-Hoc Municipal Aggregation Committee met on October 16, 2023, from 4:00 PM to 4:49 PM in the City Hall Memorial Conference room. The following individuals were in attendance:

Ad-Hoc Municipal Committee members:

- Chairman M. Ossing, Councilor L. Wagner, K. Holmi, and T. Scott
- Members Absent: Mayor Vigeant

Representing Colonial Power:

- M. Cappadona, D. Allard and S. Ormsbee

The following items were discussed:

- 1. Minutes of the August 10 and 15, 2023 - Ad-Hoc Municipal Aggregation Committee meeting:**
 - The Chair recognized the two effective years of service Councilor Wagner has performed as a member of the Committee. Councilor Wagner is not seeking re-election and this was her last meeting on the Committee.
 - The Chair recognized Acting DPW Commissioner Ted Scott as the new member of the committee.
 - The Committee approved the August 10, 2023, minutes with a 3 – 0 vote (MO/LW/KH).
 - The Committee approved the August 15, 2023, minutes as amended to address an editorial correction with a 3 – 0 vote (MO/LW/KH).
- 2. Council Update – in accordance with Council Order 19-1007578 item 4:**
 - There were no updates to the City Council since the last meetings in August 2023.
- 3. Review letter to the City Council regarding the second quarter 2023 residential savings:**
 - The Chair reviewed the draft October 2023, letter to the City Council that identified the savings of over \$2,000,000 for the residents participating in the City's municipal aggregation program from April to June 2023.
 - The letter will also notify the City Council of the National Grid Basic Service Rate of 0.18213 \$/kWh that will be in effect from November 2023 to July 2024. The letter also makes City Councilors aware of the new contract that was signed with First Point Power. The new contract price will be 0.14150 \$/kWh and is 100% National Wind Renewable Energy Credits (RECs). The contract term is 22 months from February 2024 to November 2025.
 - The Committee approved the letter. It will be placed on the next City Council agenda.
- 4. Review projected 2023 savings with Inspire Energy:**
 - Attachment 1 shows the projected residential customer savings for the remainder of 2023 and into January 2024 when the current Inspire Energy contract expires. Residential customers are projected to save over \$2,600,000 from July 2023 to January 2024.
 - The Inspire Energy contract has saved residents over \$17,000,000 since November 2019 through June 2023.
 - Total programs savings for all customers (residential and commercial) since inception in 2007 are over \$30,000,000.

5. **Review NGrid winter pricing and DPU's effort to smooth electric bill spikes:**
 - Colonial power provided the NGrid winter service rate for the 2023-24 period of 0.18213 \$/kWh. The winter rate will be in effect from November 2023 to July 2024.
 - The DPU extended the winter rate by 3 months to July 2024 to help smooth electric bill spikes going forward.
 - Going forward, NGrid will be announcing their summer rate in June and the winter rates in December.
6. **Discuss projected forecast of NGrid rates:**
 - Colonial Power provided Attachment 2 that illustrates the projected NGrid basic service rates through January 2027. The graph illustrates that the current Inspire contract rates (that runs through January 2024) will be less than the NGrid rates. Additionally, the new First Point Power rate (0.14150 \$/kWh) is projected to be lower than the NGrid basic service rates through the term of the 22-month contract. This will result in savings for the residential electricity users in the program.
7. **Review projected 2024 savings:**
 - Attachment 3 illustrates the projected savings in 2024.
 - The combination of the end of the Inspire Energy contract (January 2024) combined with the new First Point Power contract (February – December 2024) is projected to save residential customers over \$3,500,000.
 - Attachment 4 illustrates the projected compliance with the City Council order 19-1007578 to "...provide stability and predictability and on a yearly average be lower than the NGrid basic service rate during the same period."
 - The average homeowner using 600 kW of electricity per month is projected to save \$419.87 over the term of the First Point contract. Actual savings will vary as the NGrid rates from August 2024 to November 2025 are projections.
 - Based on the NGrid winter rate of 0.18213 \$/kWh, the average homeowner using 600 kW of electricity per month is projected to save \$24.38 each month or \$146.27 over the 6 month period the NGrid winter rate is in effect (February 2024 to July 2024).
8. **Discuss House Bill H3852 "An Act supporting electrical load aggregation programs in the Commonwealth:**
 - The Committee discussed the efforts to convince the Legislature to support H3852.
 - The goal of the legislation is simply to "plug the holes" so all decision-making capability is done at the local level. Each municipality is different and what's best and works for the City of Marlborough may not be what works best for another City or Town. The bill enables each municipality to have maximum flexibility, full use of the marketplace (both for pricing and renewables) and the ability to communicate with its residents in the most appropriate manner possible. The DPU should only be ruling on the elements of the statute, as they did in the past but, in recent years, the DPU decided to "fill in" with their guidance where the statute is silent. The DPU over reach handcuffs the opportunities municipal aggregation offers and reduces it to something similar to Basic Service, which wasn't the intent of deregulation. It also limits future innovation on the supply-side because any change would require DPU approval.
 - Colonial Power and Chairman Ossing testified before the TUE hearing conducted by the Representatives on October 12, 2023, at the State House.

- Chairman Ossing also reached out to Senator Eldridge and Representatives Gregoire and Gentile for support.

9. Discuss DPU Guideline and Template Documents:

- The Committee discussed the efforts to provide comments to the DPU on the draft guideline and template documents. The Chairs's letter to the DPU along with the Colonial Power comments were reviewed.

10. Discuss Indicative Pricing for future contracts:

- Colonial Power indicated that the prices for electricity beyond 2025 are still in the 14 cent range. The war in the Middle East may bring some uncertainties in energy prices. The Committee agreed to continue to monitor prices for any future blend and extend contracts to take advantage of favorable market conditions if they arise.
- Colonial Power will be notifying residents of the new rate of 0.14150 \$/kWh in November per the municipal aggregation program requirements. Participants in the program will receive a postcard with the information on the new supplier, rate, energy content and term of the new contract. There is no action for participants to take. The City website will also be updated to reflect the new information.

11. Next meeting:

- The next meeting will be in June 2024 after NGrid announces the summer rates.

Attachment 1: Projecting Savings from the Inspire Energy Contract for remainder of 2023/2024

Attachment 2: September 21, 2023, graph illustrating the projected NGrid residential basic service rates through January 2027

Attachment 3: Projected Savings for 2024

Attachment 4: Projecting Compliance with Council Order for First Point Power Based on the Average Homeowner Using 600 kW of Electricity per Month

Attachment 1

Projected Savings from the Inspire Contract for 2023
This is based on the NGrid projected summer rate of 0.14115
This is for illustration purposes only.

Date	NGrid Basic Service Rate (\$/kW-hr)	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 1	Actual Savings
First Quarter 2023	Jan - Mar 0.33891	Jan – Mar 0.09390	Jan – 7,385,820 Feb – 7,242,825 Mar – 5,644,740	\$4,967,182	\$5,106,720
Second Quarter 2023	Apr – 0.33891 May – 0.14115 Jun – 0.14115	Apr – Jun 0.09390	Apr – 5,342,538 May – 6,515,540 Jun – 7,284,853	\$1,961,044	\$2,082,528
Third Quarter 2023	Jul – Sept 0.14115	Jul – Sept 0.09390	Jul – 9,683,623 Aug – 7,136,101 Sept – 4,830,393	\$1,022,968	TBD
Fourth Quarter 2023	Oct – 0.14115 Nov – 0.18213 Dec – 0.18213	Oct – Dec 0.09390	Oct – 4,959,767 Nov – 7,150,486 Dec – 8,195,157	\$1,588,295	TBD
Total Savings				\$9,539,489	

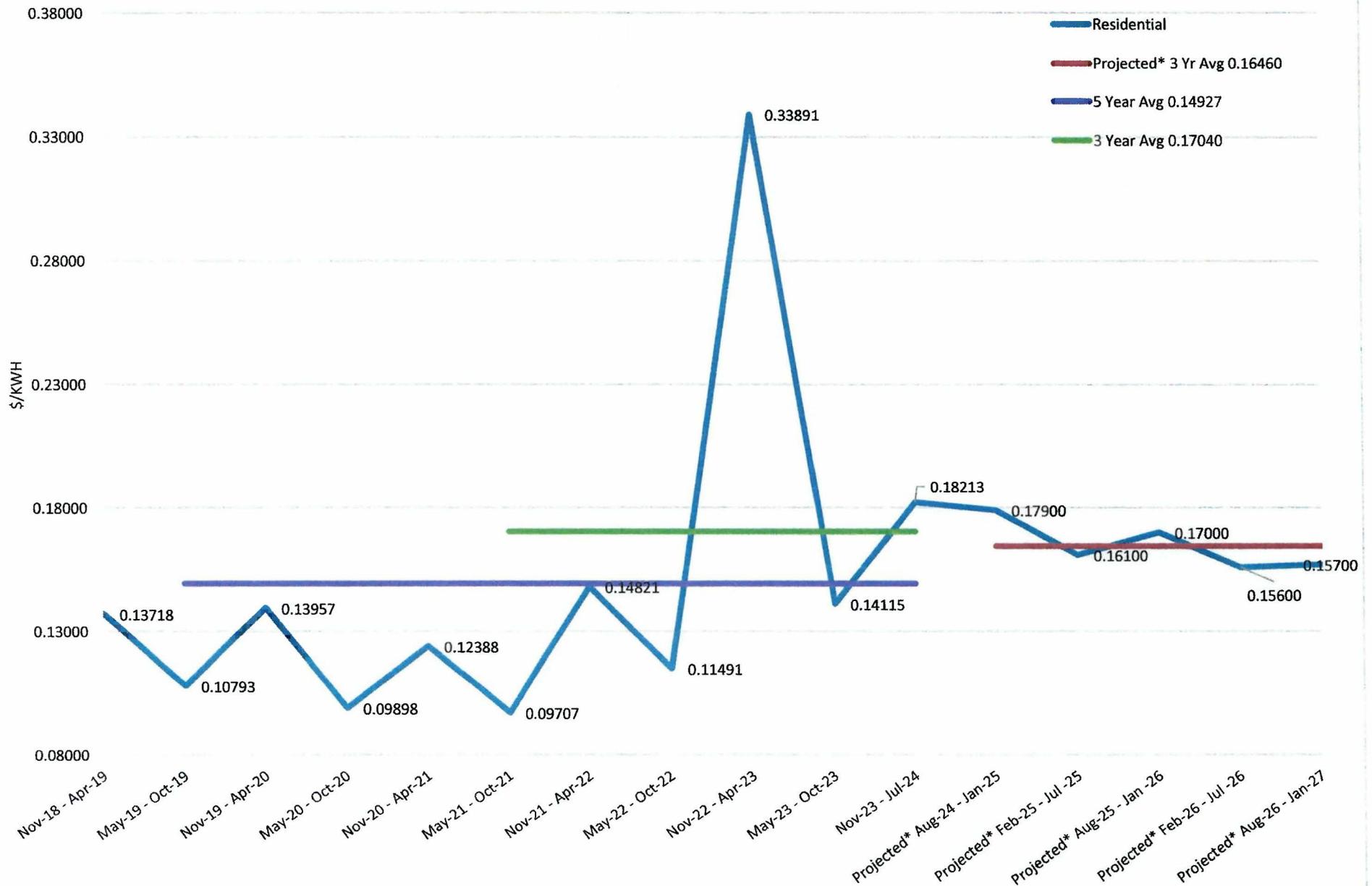
NOTE 1: Electricity Usage based on 2022 residential usage values. Actual savings will vary.

October 2022 Insights:

- The 2023 projected residential savings are over \$9,500,000.
- The Inspire contract continues to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid

National Grid Residential Basic Service

as of 9/21/2023



*Per Colonial Power Group

Attachment 3

Projected Savings for 2024
Inspire Rate For January – 0.09390
First Point Power Rate for February to December – 0.14150
NGrid 23/24 winter rate of 0.18213 (through July)
NGrid 2024 projected summer rate of 0.17900 (Aug - Dec)
This is for illustration purposes only.

Date	NGrid Basic Service Rate (\$/kW-hr) NOTE 3	City Rate (\$/kW-hr)	City Residential Electricity Usage NOTE 1 (kW)	City Residential User Savings NOTE 2	Actual Savings
First Quarter 2024	Jan - Mar 0.18213	Jan 0.0939 Feb- Mar 0.14150	Jan – 7,186,870 Feb – 7,713,217 Mar – 5,942,818	1,188,942	TBD
Second Quarter 2024	Apr – Jun 0.18213	Apr – Jun 0.14150	Apr – 5,343,832 May – 6,516,541 Jun – 7,384,633	781,925	TBD
Third Quarter 2024	Jul – 0.18213 Aug – 0.1790 Sept – 0.1790	Jul – Sept 0.14150	Jul – 9,686,355 Aug – 7,138,983 Sept – 4,833,167	842,512	TBD
Fourth Quarter 2024	Oct – Dec 0.17900	Oct – Dec 0.14150	Oct – 4,964,166 Nov – 7,165,325 Dec – 8,210,861	762,763	TBD
Total Savings				3,576,142	

NOTE 1: Jan to Mar electricity usage based on 2023 usage. Apr – Dec based on 2022 usage. Data from March 2023 Colonial Power report.

NOTE 2: Residential User Savings are estimates. Actual savings will vary.

NOTE 3: NGrid basic service rates from August to December 2024 based on Colonial Power projection.

October 2023 Insights:

- The first 7 months (Jan – Jul) are projected to save \$2,364,424.
- The last 5 months (Aug – Dec) are projected to save \$1,211,718 (NOTE: the 0.17900 rate is an estimate)
- The Inspire and First Point Energy contracts continue to save residents money over NGrid basic service rates.
- Continue to meet Council Order for savings over NGrid on an yearly average while providing predictability and stability.

Attachment 4

Projecting Compliance with Council Order for First Point Contract

Based on Average Homeowner using 600 kW of Electricity per Month

Term Usage (KW)	First Point Rate (\$/kW-hr) Note 1	NGrid Rate (\$/kW-hr) Note 2	First Point Cost (\$)	NGrid Cost (\$)	Savings Or (Loss) (\$)
Feb 24 – Jul 24 3,600	0.14150	0.18213	509.40	655.67	146.27
Aug 24 – Jan 25 3,600	0.14150	0.17900	509.40	644.40	135.00
Feb 25 – Jul 25 3,600	0.14150	0.16100	509.40	579.60	70.20
Aug 25 – Nov 25 2,400	0.14150	0.17000	339.60	408.00	68.40
Total Project Savings 22 Months			1,867.80	2,287.67	419.87

Note 1: First Point rate is 0.14150 \$/kW-hr for 22 months (February 2024 to November 2025) and is 100% Wind RECs.

Note 2: Based on Colonial Power September 20, 2023, email projecting NGrid Residential basic service rates.

Conclusions:

- Projections indicate the First Point contract will satisfy Council order 19-1007578B to “...provide stability and predictability and on a yearly average be lower than the NGrid basic service rates during the same period.”
- The average homeowner using 600 kW of electricity per month is projected to save \$419.87 over the term of the First Point contract. Actual savings will vary as the NGrid rates from August 2024 to November 2025 are projections.
- Based on the NGrid winter rate of 0.18213, the average homeowner using 600 kW of electricity per month is projected to save \$24.38 each month or \$146.27 over the 6 month period the NGrid winter rate is in effect.