

REGULAR MEETING
OCTOBER 7, 2019
TIME: 8:00 PM

IN CITY COUNCIL
ABSENT
LOCATION: CITY HALL, 140 MAIN STREET, 2ND FLOOR

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -3 P 2:00

1. Minutes, City Council Meeting, September 23, 2019.
2. PUBLIC HEARING On the Proposed Zoning Amendment relative to the definitions of Home Office/Home Occupation, Chapter 650, §5, Order No. 19-1007756A.
3. PUBLIC HEARING On the Application for Fuel Storage License, Ambri, Inc., 53 Brigham Street, Order No. 19-1007758.
4. PUBLIC HEARING On the Application for Special Permit from Post Road Realty, LLC to construct a multi-family residential project known as the Green District in the Executive Residential Overlay District (EROD) which will consist of 475 units in two buildings at 107 Simarano Drive, Map 116, Parcels 5, 11 & 12, Order No. 19-1007762.
5. Communication from the Mayor, re: Certification of Free Cash in the amount of \$13,319,020.00.
6. Communication from the Mayor, re: Solect Energy Solar Proposal.
7. Communication from the Mayor, re: Reappointments of Brenda Costa, Rose Marie Elwood, Jeanne McGeough, Leslie Biggar and Patricia Gallier, to the Council on Aging Board, for three-year terms from date of confirmation.
8. Communication from the Mayor, re: Appointment of Nicholas Evans to the Historical Commission for a three-year term from date of confirmation.
9. Communication from the Mayor, re: Appointment of Wayne E. Stanley, Sr. to the Commission on Disabilities for a two-year term from date of confirmation, and withdrawal from consideration for reappointment of Anne Ryan.
10. Communication from Councilor Ossing, re: Municipal Aggregation – Twenty-four (24) Month Fixed Price Contract with Inspire, November 2019 through October 2021.
11. Communication from City Solicitor, Jason Grossfield, re: Acceptance of Open Space Parcel: “Goodale Estates” Subdivision/Open Space Development Special Permit.
12. Communication from City Solicitor, Jason Grossfield, re: Application for Special Permit & Site Plan Approval for E on Main to build a mixed-use development within the MV District, 161-175 Main Street, Order No. 19-1007571E & 18/19-1007135C.
13. Communication from City Solicitor, Jason Grossfield, on behalf of Councilor Delano, re: Proposed Zoning Amendment relative to creating the Route 20 East Zoning District, Order No. 19-1007716.

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.

14. Communication from Assistant City Solicitor Jason Piques, re: Proposed Amendment to License to Encroach on Public Sidewalk and Indemnification for Lost Shoe Roasting & Brewing Co., 19 Weed Street, Order No. 19-1007671A.
15. Communication from Code Enforcement Officer Pamela Wilderman, re: Request for Sign, Approach Student Center, 58 Apex Drive, within the HRMUOD, Order No. 16/19-1006443.
16. Communication from the Planning Board, re: Favorable Recommendation on the Proposed Zoning Amendment as revised to Chapter 650 §12, Nonconforming Uses, Order No. 19-1007673C.
17. Application for LED Sign Special Permit from Poyant Signs on behalf of McDonalds, 155 Boston Post Road West.
18. Communication from Attorney Brian Falk on behalf of Vincenza Sambataro, re: Proposed Additional Conditions for the Special Permit for E on Main, Order No. 19-1007571E.
19. Communication from Attorney Michael Norris on behalf of Renato Fontes, re: Amendment to the Proposed Rezoning of land off 269 Mechanic Street identified as Map 56, Parcel 125, Order No. 19-1007738B.
20. Communication from Attorney Brian Blaesser on behalf of Cameron General Contractors, re: Request to Extend Time Limitations to October 29, 2019 at 10:00 PM, on the Application for Special Permit to construct a Senior Independent Living Multifamily Community, pursuant to the provisions of the Retirement Community Multifamily Overlay District, 90 Crowley Drive, Order No. 19-1007703A.
21. Application for Special Permit from Attorney Brian Falk, on behalf of David Skarin, to construct a new residential community to be known as Trailside Terrace at 19 Ash Street.
22. Minutes, School Committee, August 27, 2019 & September 10, 2019.
23. Minutes, Commission on Disabilities, August 6, 2019.
24. Minutes, Library Trustees, September 3, 2019.
25. Minutes, Municipal Aggregation Committee, August 21, 2019.
26. Minutes, Planning Board, September 9, 2019.
27. Minutes, Traffic Commission, August 28, 2019.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Finance Committee

28. **Order No. 18/19-1007366B – Authorize Increased Funding for Acquisition of 49 West Main Street:** The Finance Committee reviewed the DPW Commissioner’s letter dated August 21, 2019 requesting the approval of the amended purchase price for the acquisition of the property at 49 West Main Street related to the library construction project. Recent additional negotiations have resulted in certain amendments to the purchase and sales agreement, including modification to the sale price and terms. **The Finance Committee voted 5 - 0 to approve the order to authorize the City to acquire 49 West Main Street for \$461,000.00.**
29. **Order No. 19-1007687B-2 – Increase Parks and Recreation Revolving Fund to \$800,000.00 for FY20:** The Finance Committee reviewed the Mayor’s letter dated August 22, 2019 requesting an increase to the spending limit for the Parks and Recreation Revolving Fund for the remainder of Fiscal Year 2020 to \$800,000.00. The funds will be used to improve Stevens and Ghiloni Park. **The Finance Committee voted 5 - 0 to approve the order to increase the Parks and Recreation Revolving Fund spending limit to \$800,000.00 for the remainder of FY20.**

From Urban Affairs Committee

30. **Order No. 18/19-1007135B (X19-1007571, X16-1006668): Updated Site Plan Approval Submission from Attorney Brian Falk, on behalf of E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street.**

The Urban Affairs Committee met with Attorney Arthur Bergeron, engineer, Bruce Saluk of Bruce Saluk & Associates Inc., architect, Ken Feyl of J.D. LaGrasse and Associates, Inc., and property owner, Enza Sambataro to review the Site Plan Submission for E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street. The City’s professional Site Plan Review Committee recommended changes to Section “J. Stair Case Property, 4” to include manholes and language that the applicant was responsible for building the stairs and drain and sewer lines. The amended J. 4. would read as:

“J.4. Prior to the issuance of a building permit for the construction of the building, the Applicant shall submit plans, deemed acceptable to the City Engineer, for the reconstruction of the City stairs in their entirety from Main Street to Devens Street and the reconstruction and relocation of drain and sewer lines and manholes located below the existing stairs. The relocation and reconstruction of the stairs, and the drain and sewer lines are to be completed by the applicant’s licensed contractors as part of the building project.”

There was further discussion regarding the stairs as to their size, proposed materials, required easements, and responsibility of petitioner for the maintenance of that section from the second deck opening down.

Motion made by Councilor Juaire, seconded by the Chair, to approve the Site Plan Decision as amended. The motion carried 5-0.

31. Order No. 19-1007571 (X18/19-1007135B): Application for Special Permit from Attorney Brian Falk, on behalf of E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street.

The Urban Affairs Committee met with Attorney Arthur Bergeron, engineer, Bruce Saluk of Bruce Saluk & Associates Inc., architect, Ken Feyl of J.D. LaGrasse and Associates, Inc., and property owner, Enza Sambataro to review the Application for a Special Permit for E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street. The building is allowed by right and the special permit pertains to the extra height of the building for the additional units and roof deck amenities as outlined in the application materials. Based on prior comments and concerns regarding the roof deck amenities and potential conflict with neighbors to the rear of the site, the proposed fire pit, outdoor kitchen, and larger gathering spaces have been moved to the Main Street side of the building away from the rear neighbors. The roof deck is subject to City of Marlborough Noise Ordinance for any noise generated when the deck is in use. There was lengthy discussion concerning the use of the roof deck for uses other than open space by the residents. The applicant agreed that the use of the roof deck would be limited to residents of the residential portion of the building with an exception to permit up to six charitable events per year to be sponsored by non-residents of the building, without rental or fee for its use. Councilor Clancy questioned the amenities space on the 2nd floor. Applicant replied that the amenities room was removed to make way for a larger unit now consisting of a 2 plus bedroom unit.

Motion made and seconded to approve the amended decision. The motion carried 4-1. (Juaire opposed to the use of the roof deck for events by non-residents)

Motion made by Councilor Doucette, seconded by the Chair, to recommend approval of the Special Permit as amended. The motion carried 5-0.

Motion made by Councilor Delano, seconded by the President, at the September 23, 2019 City Council meeting to further amend the Application for Special Permit from E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street, as amended to add the condition adopted below to the conditions approved by the Urban Affairs Committee. The motion carried.

Rooftop Condition:

“The rooftop will be for the exclusive use of the residents and/or their guests and it could not be utilized for outside events or could not be rented or leased.”



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 SEP 30 A 8:45

CITY OF MARLBOROUGH
OFFICE OF CITY CLERK
Steven W. Kerrigan
140 Main St.
Marlborough, MA 01752
(508) 460-3775 FAX (508) 460-3723

SEPTEMBER 23, 2019

Regular meeting of the City Council held on Monday, September 23, 2019 at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Clancy, Juairé, Oram, Ossing, Robey, Delano, Doucette, Dumais, Irish and Landers. Absent: Tunnera. Meeting adjourned at 9:37 PM.

ORDERED: That the Minutes of the City Council meeting, SEPTEMBER 9, 2019, FILE; adopted.

ORDERED: That the PUBLIC HEARING On the Application for Special Permit from Nicholas Masso of Indo Laboratories, to operate an independent Marijuana Testing Laboratory at 257 Simarano Drive, Order No. 19-1007757, all were heard who wish to be heard, hearing closed at 8:36 PM; adopted.

Councilors Present: Delano, Doucette, Dumais, Irish, Clancy, Landers, Juairé, Oram, Ossing, & Robey.
Councilors Absent: Tunnera.

Certification filed by Councilor Tunnera and read into the record, pursuant to Chapter 79 of the Acts of 2006.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$7,000.00 from BayPath Elder Services for the Council on Aging to assist seniors with hoarding or other clutter situations; adopted.

ORDERED: That the Reappointment of Elizabeth Evangelous to the Board of Registrars for a term of three-years to expire on April 1, 2022, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Reappointment of Pamela Wilderman to the Historical Commission for a three-year term from date of confirmation, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Communication from City Solicitor, Jason Grossfield on behalf of Councilor Delano, re: Proposed Amendment to Chapter 526 "Signs", relative to electronic signage including, specific regulations for multi-product LED price pump topper and video graphics array (VGA) color screen signs at gasoline stations, refer **URBAN AFFAIRS COMMITTEE, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, OCTOBER 21, 2019**; adopted.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 526, ENTITLED "SIGNS," AS FOLLOWS:

- I. Chapter 526, entitled "SIGNS", is hereby amended as follows (new text shown as underlined, deleted text shown as ~~strikethrough~~):
 - A. Section 526-2, entitled "Definitions," is amended by **inserting** the following definitions:

GAS STATION MULTI-PRODUCT LED PRICE PUMP TOPPER: An EMC sign that incorporates light emitting diode (LED) to display exclusively digital gasoline prices on the top of a gasoline filling station pump.

GAS STATION VIDEO GRAPHICS ARRAY (VGA) COLOR SCREEN: A digital screen that displays video content and is placed on a gasoline filling station pump.
 - B. Section 526-13(B), entitled "Standards," relative to Electronic Message Center and Digital Display Signs," stating an EMC sign or Digital Display sign shall be allowed by special permit, but only pursuant to the following standards, is **amended** as follows:
 - (8) Effects. The EMC message or the digital display shall not grow, melt, X-ray, scroll, write on, travel, inverse, roll, twinkle, snow, rotate, flash, blink, move, spin, wave, rumble or present pictorials or other animation and/or intermittent illumination. Subject to the foregoing restrictions, temperature and time may change as necessary. The message shall be limited to alphanumeric characters, one color per message. Displaying videos or simulated images is prohibited on a Digital Display sign or EMC sign.
 - (9) Operational limitations. Such EMC sign or Digital dDisplay sign shall contain static messages only and shall not have movement of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the slashing, scintillating or varying of light intensity.
 - (a) Sequential messages are prohibited. Only complete messages shall be allowed.

- C. Section 526-13, entitled Electronic message center signs; digital display signs, is **amended** by inserting the following new sub-section E:

E. Gasoline Filling Stations. Notwithstanding anything to the contrary in Chapter 526, the following signs may be placed at a gasoline filling station and are exempt from the special permit requirement in §526-13, provided that said signs comply with the following regulations:

- (1) One (1) Gas Station Multi-Product LED Price Pump Topper shall be permitted to be installed on the top of each pump and oriented to face the fueling vehicle. The LED digits shall not exceed eight (8) inches in height. The color of the LED digits for the price numerals only may be either: one color for all prices, or one color for gasoline price and one color for diesel price to conform with industry standards. No audio component or audio is permitted.
- (2) One (1) Gas Station Video Graphics Array (VGA) Color Screen shall be permitted to be installed on each pump and oriented to face the fueling vehicle. The screen size shall not exceed twelve (12) inches diagonally. The screen shall only be in use during point of sale transactions for fueling and shall be used for video display, public service announcements, and point of sale transactions only. A gasoline filling station electing to install one or more screens shall not be permitted to maintain window signs with an aggregate display surface covering more than ten percent (10%) of the window area at the gasoline filling station. The screen shall be turned off outside of posted business hours. No audio component or audio is permitted.

ORDERED: That the Communication from City Solicitor, Jason Grossfield, re: Proposed Acceptance of a Utility Easement, 34 St. Martin Drive, refer **LEGISLATIVE AND LEGAL AFFAIRS COMMITTEE**; adopted.

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that the permanent utility easement shown as "Proposed 22' Wide Utility Easement", constituting a portion of land located at 34 St. Martin Drive, Marlborough, Middlesex County, Massachusetts, on a plan entitled "Easement Plan of Land in Marlborough, MA" as referenced below, containing 1,595+/- square feet, (0.04 acres, more or less), according to the plan, be accepted as a municipal easement as shown on the plan and as hereinafter described:

DESCRIPTION

The 22' wide utility easement shown as "Proposed 22' Wide Utility Easement", on a plan of land entitled "Easement Plan of Land in Marlborough, MA", Prepared by: Bruce Saluk & Associates, Inc. Civil Engineers & Surveyors, 576 Boston Post Road East, Marlborough, MA 01752, Date: July 12, 2017, last revised September 17, 2019 (the "Plan"), said Plan to be recorded herewith. Easement containing 1,595+/- square feet (0.04 acres, more or less), according to the Plan. Being a portion of the property owned in Marlborough by the Grantor and described in a deed recorded in the Middlesex South District Registry of Deeds in Book 72843, Page 197.

IT IS THEREFORE ORDERED THAT:

The 22' wide utility easement shown as "Proposed 22' Wide Utility Easement" on the Plan, constituting a portion of land located at 34 St. Martin Drive, containing 1,595+/- square feet (0.04 acres, more or less), being a portion of the property owned by Marlborough Technology Partners, LLC, a Delaware limited liability company with the usual address of 2765 Sand Hill Road, Suite 200, Menlo Park, California 94025 and described in a deed recorded in the Middlesex South District Registry of Deeds in Book 72843, Page 197, be accepted as a municipal easement in the City of Marlborough.

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

ORDERED: That the Minutes, Conservation Commission, August 8, 2019 & August 22, 2019, **FILE**; adopted.

ORDERED: That the Minutes, Library Trustees, June 4, 2019, **FILE**; adopted.

ORDERED: That the Minutes, Planning Board, August 26, 2019, **FILE**; adopted.

ORDERED: That the Minutes, Traffic Commission, July 31, 2019, **FILE**; adopted.

ORDERED: That the Minutes, Zoning Board of Appeals, August 27, 2019, **FILE**; adopted.

Reports of Committees:

Councilor Ossing reported the following out of the Finance Committee:

**City Council Finance Committee
Monday September 16, 2019
In Council Chambers**

Finance Committee Members Present: Chairman Ossing; Councilors Robey, Oram, Irish and Dumais.

Finance Committee Members Absent: None

Other Councilors in Attendance: Councilors Clancy, Landers and Doucette.

The meeting convened at 7:00 PM.

- 1. Order No. 19-1007687B-2 – Increase Parks and Recreation Revolving Fund to \$800,000.00 for FY20:** The Finance Committee reviewed the Mayor's letter dated August 22, 2019 requesting an increase to the spending limit for the Parks and Recreation Revolving Fund for the remainder of Fiscal Year 2020 to \$800,000.00. The funds will be used to improve Stevens and Ghiloni Park. **The Finance Committee voted 5 - 0 to approve the order to increase the Parks and Recreation Revolving Fund spending limit to \$800,000.00 for the remainder of FY20.**

Reports of Committee Continued:

2. **Order No. 19-1007751 – Transfer \$30,000.00 from the PEG Fund to WMCT Cable Station for Capital Equipment:** The Finance Committee reviewed the Mayor’s letter dated August 22, 2019 requesting the transfer of \$30,000.00 from the Cable TV Public, Education and Government (PEG) Fund to the WMCT-TV Cable Station for the purchase of capital equipment. Councilor Ossing discussed the disclosure that was filed with the City Clerk’s office per MGL c. 268A section 23(b)(3) on September 16, 2019. **The Finance Committee voted 5 - 0 to approve the transfer request.**
 - The Finance Committee agreed to support suspending the rules at the September 23, 2019 City Council meeting to approve the transfer for the Cable Station equipment.
3. **Order No. 18/19-1007366B – Authorize Increased Funding for Acquisition of 49 West Main Street:** The Finance Committee reviewed the DPW Commissioner’s letter dated August 21, 2019 requesting the approval of the amended purchase price for the acquisition of the property at 49 West Main Street related to the library construction project. Recent additional negotiations have resulted in certain amendments to the purchase and sales agreement, including modification to the sale price and terms. **The Finance Committee voted 5 - 0 to approve the order to authorize the City to acquire 49 West Main Street for \$461,000.00.**

The Finance Committee adjourned at 7:34 PM.

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

Meeting Name: City Council Urban Affairs Committee

Date: September 18, 2019

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

Convened: 5:34 PM – Adjourned: 7:25 PM

Present: Chairman Delano; Urban Affairs Committee Members Councilors Juairé, Landers, Doucette, and Tunnera; Councilors Clancy and Irish; Jeffrey Cooke (Building Commissioner, City of Marlborough);

Order No. 19-1007738: Proposed Zoning Map Amendment from Attorney Michael Norris on behalf of Renato Fontes, regarding Rezoning of land off 269 Mechanic Street identified as Map 56, Parcel 125.

Reports of Committee Continued:

The Urban Affairs Committee met with Attorney Michael Norris and Peter Bemis of Engineering Design Consultants, Inc. regarding Renato Fontes' request to rezone the land identified as Map 56, Parcel 125 from Limited Industrial to Residence B. The property at 269 Mechanic Street is split into two parcels. The front parcel, Map 56, Parcel 125A, is the entrance to the property off Mechanic Street and is zoned Residence B. It is a forty-foot strip of land that leads to the rear portion of the property or the rear parcel, Map 56, Parcel 125. The rear portion of the property contains a warehouse and is currently zoned Limited Industrial. Their request is to rezone that rear portion of the property to residential so it is the same zone as the front portion which would allow them to petition the City Council for a Special Permit to convert the existing building into eight condominium units. The whole property must be zoned RB to permit their residential project. Because their frontage on Mechanic Street is twelve feet where forty feet is required their project will also require a variance from the Zoning Board of Appeals before they apply for the special permit. Councilors supported the zoning map change indicating their preference for the proposed residential use of the property over limited industrial uses such as a moving company, warehousing or similar uses incompatible with abutting residential properties.

Motion made by Councilor Juaire, seconded by the Chair, to approve the zoning map change to rezone the portion of land off 269 Mechanic Street identified as Map 56, Parcel 125 from Limited Industrial to Residence B. The motion carried 5-0.

Order No. 18/19-1007135B (X19-1007571, X16-1006668): Updated Site Plan Approval Submission from Attorney Brian Falk, on behalf of E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street.

The Urban Affairs Committee met with Attorney Arthur Bergeron, engineer, Bruce Saluk of Bruce Saluk & Associates Inc., architect, Ken Feyl of J.D. LaGrasse and Associates, Inc., and property owner, Enza Sambataro to review the Site Plan Submission for E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street. The City's professional Site Plan Review Committee recommended changes to Section "J. Stair Case Property, 4" to include manholes and language that the applicant was responsible for building the stairs and drain and sewer lines. The amended J. 4. would read as:

"J.4. Prior to the issuance of a building permit for the construction of the building, the Applicant shall submit plans, deemed acceptable to the City Engineer, for the reconstruction of the City stairs in their entirety from Main Street to Devens Street and the reconstruction and relocation of drain and sewer lines and manholes located below the existing stairs. The relocation and reconstruction of the stairs, and the drain and sewer lines are to be completed by the applicant's licensed contractors as part of the building project."

Reports of Committee Continued:

There was further discussion regarding the stairs as to their size, proposed materials, required easements, and responsibility of petitioner for the maintenance of that section from the second deck opening down.

Motion made by Councilor Juaire, seconded by the Chair, to approve the Site Plan Decision as amended. The motion carried 5-0.

Order No. 19-1007571 (X18/19-1007135B): Application for Special Permit from Attorney Brian Falk, on behalf of E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street.

The Urban Affairs Committee met with Attorney Arthur Bergeron, engineer, Bruce Saluk of Bruce Saluk & Associates Inc., architect, Ken Feyl of J.D. LaGrasse and Associates, Inc., and property owner, Enza Sambataro to review the Application for a Special Permit for E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street. The building is allowed by right and the special permit pertains to the extra height of the building for the additional units and roof deck amenities as outlined in the application materials. Based on prior comments and concerns regarding the roof deck amenities and potential conflict with neighbors to the rear of the site, the proposed fire pit, outdoor kitchen, and larger gathering spaces have been moved to the Main Street side of the building away from the rear neighbors. The roof deck is subject to City of Marlborough Noise Ordinance for any noise generated when the deck is in use. There was lengthy discussion concerning the use of the roof deck for uses other than open space by the residents. The applicant agreed that the use of the roof deck would be limited to residents of the residential portion of the building with an exception to permit up to six charitable events per year to be sponsored by non-residents of the building, without rental or fee for its use. Councilor Clancy questioned the amenities space on the 2nd floor. Applicant replied that the amenities room was removed to make way for a larger unit now consisting of a 2 plus bedroom unit.

Motion made and seconded to approve the amended decision. The motion carried 4-1. (Juaire opposed to the use of the roof deck for events by non-residents)

Motion made by Councilor Doucette, seconded by the Chair, to recommend approval of the Special Permit as amended. The motion carried 5-0.

Motion made and seconded to adjourn. The meeting adjourned at 7:25 PM.

Suspension of the Rules requested – granted.

ORDERED: That the Transfer Request in the amount of \$30,000.00 from PEG Funds to Marlboro Cable Trust, to fund capital equipment purchases for WMCT, **APPROVED**, adopted.

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT: Mayor FISCAL YEAR: 2020

FROM ACCOUNT: TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$206,164.96	\$30,000.00	27000099	47750	Receipts Reserved-PEG Funds	\$30,000.00	89000	25581	Marlboro Cable Trust	\$0.00

Reason: To fund WMCT's capital request for FY20 with PEG fees

\$30,000.00 Total \$30,000.00 Total

Suspension of the Rules requested – granted.

ORDERED: THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH HEREBY ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING THE ZONING MAP, SECTION 650-8, AS FOLLOWS:

That, rear land at 269 Mechanic Street currently owned by Carmi Greb, LLC on Assessors Map 56, Parcel 125 presently zoned Limited Industrial "LI" be rezoned as Residential B as it is contiguous to the Assessors Map 56, Parcels 131, 130, 129, 128, 127, and 123, that are all currently zoned Residential B.

Referred back to **URBAN AFFAIRS COMMITTEE**; adopted.
(Due to Planning Board concerns)

Suspension of the Rules requested – granted.

Motion made by Councilor Delano to send the Application for Special Permit from E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street, as approved by the Urban Affairs Committee, to the City Solicitor to be placed In Proper Legal Form for the October 7, 2019 Council Meeting – **Motion WITHDRAWN by Councilor Delano.**

President Clancy called a recess at 9:20 PM and returned to open meeting at 9:26 PM.

Suspension of the Rules requested – granted.

Motion made by Councilor Delano to amend the Application for Special Permit from E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street, to remove the condition to allow use of the rooftop deck and replace it with the following *“The rooftop will be for the exclusive use of the residents and/or their guests and it could not be utilized for outside events or could not be rented or leased.”*; **adopted.**

Suspension of the Rules requested – granted.

ORDERED: That the Application for Special Permit from E on Main, to construct a Mixed-Use Development in the Marlborough Village District consisting of both residential and commercial space at 161-175 Main Street, as amended, refer to **CITY SOLICITOR TO BE PLACED IN PROPER LEGAL FORM FOR THE OCTOBER 7, 2019 COUNCIL MEETING**; adopted.

ORDERED: There being no further business, the regular meeting of the City Council is herewith adjourned at 9:37 PM; adopted.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 9, 2019

ORDERED:

Suspension of the Rules requested – granted.

That the PUBLIC HEARING set for **SEPTEMBER 23, 2019**, On the Proposed Zoning Amendment relative to the definition of Home Office/Home Occupation, Order No. 19-1007756, be and is herewith **RESCHEUED TO OCTOBER 7, 2019**.

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

1. Section 650-5(B), entitled “Definitions; word usage,” is hereby amended, as follows (new text shown as underlined, deleted text shown as ~~strikethrough~~):

HOME OFFICE / HOME OCCUPATION

An occupation customarily conducted in the place of residence of the operator or of a professional person, or in a building accessory thereto, such as dressmaking, millinery, home cooking, handcraft, specialized cultivation and propagation of houseplants, insects, fish, birds and animals, limited to one litter at a time, or the offices of a physician, surgeon, dentist, real estate agent, teacher, clergyman, artist, lawyer, architect, musician, landscape architect, land surveyor, City planner, broker, engineer, beautician or member of any other recognized profession including an office for an off-premises business, provided that not more than three persons are engaged in the activity on the premises at any one time.

HOME OCCUPATION

See definition of “home office / home occupation.”

ADOPTED

ORDER NO. 19-1007756A



IN CITY COUNCIL

Marlborough, Mass., AUGUST 26, 2019

ORDERED:

That there being no objection thereto set **MONDAY, OCTOBER 7, 2019** as **DATE FOR PUBLIC HEARING** On the Application for Fuel Storage License, Ambri, Inc., 53 Brigham Street, be and is herewith refer to **PUBLIC SERVICES COMMITTEE & ADVERTISE.**

ADOPTED

ORDER NO. 19-1007758



IN CITY COUNCIL

Marlborough, Mass., AUGUST 26, 2019

ORDERED:

That there being no objection thereto set **MONDAY, OCTOBER 7, 2019** as **DATE FOR PUBLIC HEARING** On the Application for Special Permit from Post Road Realty, LLC to construct a multi-family residential project known as The Green District in the Executive Residential Overlay District (EROD) which will consist of 475 units in two buildings at 107 Simarano Drive, Map 116, Parcels 5, 11 & 12, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 01/05/20 which falls on a Sunday, therefore 01/06/20 would be considered the 90th day.

ADOPTED

ORDER NO. 19-1007762
X 19-1007763



City of Marlborough
Office of the Mayor

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -3 A 11: 21

Arthur G. Vigeant
MAYOR

Michael R. Boudreau
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

October 3, 2019

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

Re: Certification of Free Cash

Honorable President Clancy and Councilors:

I am pleased to inform you that the Massachusetts Department of Revenue (DOR) recently certified the amount of \$13,319,020.00 in "free cash" for the City of Marlborough. This achievement is another sign of our strong economic growth and an endorsement of our financial stewardship.

Marlborough's smart fiscal policies are much to thank for our financial success, but another substantial portion is due to our team approach. Thanks to the close relationship we have built between my finance team and the City Council, we are ensuring a stronger Marlborough for generations to come. I would like to thank Auditor Diane Smith, Comptroller Brian Doheny and Finance Chair Michael Ossing for their hard work and dedication over the past year.

As in years past, I will submit transfer requests later this fiscal year to move 10 percent of the free cash amount to our OPEB account and 10 percent to our stabilization account.

Thank you again for your continued partnership and please do not hesitate to let me know if you have any questions on this matter.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Office of the Mayor

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CITY OF MARLBOROUGH

Arthur G. Vigeant
MAYOR

2019 OCT -3 A 11:21

Nathan R. Boudreau
EXECUTIVE AIDE

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Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
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Patricia Bernard
EXECUTIVE SECRETARY

October 3, 2019

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

Re: Solect Energy Solar Proposal

Honorable President Clancy and Councilors:

I write to update the council on an important and ongoing initiative. The city is reviewing a proposal from Solect Energy of Hopkinton for four solar photovoltaic projects within the City of Marlborough. Solect's proposal would place solar panel-based projects on the roof-tops of Marlborough High School, Jaworek Elementary, Kane Elementary, and the New School.

This proposal is for a 20-year lease and would not cost the city any money. Our energy consultant has confirmed Solect's proposal as valid and an accurate representation of the opportunity at hand. I look forward to working with you and the Marlborough School Committee on this proposal, as we pursue any required approval for the project.

Please feel free to reach out to Commissioner Ghiloni or myself if you have any further questions on the matter.

Sincerely,

Arthur G. Vigeant
Mayor

Attachments

Solar Power for Marlborough Schools

September 2019

Summary

- Solect Energy of Hopkinton has proposed 4 solar PV projects (High School, Jaworek, Kane and New School)
- The Procurement is enabled through PowerOptions consortium, which allows members to contract with Solect and comply with state procurement regulations. Beverly Sleeper in Procurement concurs.
- CADMUS, Marlborough's energy consultant, has confirmed Solect's proposals as valid and accurately represent the opportunity
- The projects will not cost the City any capital or maintenance expense
- The solar kWh will increase Marlborough's renewable energy from current 60% to 80% by adding 1.2 million kWh.
- Marlborough Staff is recommending School Committee and City Council consider Vote to authorize the Mayor to sign contracts

Project Details

- Solect's proposal is for Marlborough to sign Power Purchase Agreements, and Lease for Access, and PILOT for all 4 projects
- Solect pays for and performs all solar related work – Design, Engineering, Permitting, Materials procurement, Installation, Utility interconnection, Regulatory registrations, Post-Installation monitoring and maintenance for the term
- Marlborough agrees to purchase all the solar energy for 20 year term at a Fixed rate. This solar electricity replaces a portion of National Grid delivered electricity, and costs less. The schools will reduce their electricity costs and use renewable solar energy on-site. Schools will remain National Grid customers and connected to the Grid.
- State incentives (Massachusetts SMART program) decline as capacity is awarded to projects in each utility. Projects in earlier "Blocks" receive higher incentives. Contracting sooner allows for lower PPAs and higher savings to the City. MA Dept of Energy Resources is re-loading incentives in February 2020. Projects must have contract and utility interconnection agreement to apply for Incentives.

Project Economics



9/16/2019
 City of Marlborough
 Solar PPA Summary

Site	Fixed PPA Rate	Y1 Save	20 Yr Est. Save, 1% inflation	20 Yr Est. Save, 3% inflation	CO2 Tons Avoid	Y1 kWh	Offset
Sgt. Charles J. Jaworek Elementary School	0.115	\$ 5,200	\$ 161,000	\$ 300,000	3,500	239,000	58%
Francis J Kane Elementary School	0.117	\$ 3,194	\$ 112,000	\$ 235,000	3,000	200,000	28%
Marlborough High School	0.115	\$ 6,300	\$ 205,000	\$ 413,000	5,100	340,000	19%
New Elementary School	0.110	\$ 7,800	\$ 236,000	\$ 445,000	5,200	350,000	53%
Totals	0.114	\$ 22,494	\$ 714,000	\$ 1,393,000	16,800	1,129,000	40%

Does not include costs if any for utility impact studies or system upgrade charges

Assumes PILOT Agreement with Host Community

Assumes SMART "Block 9" Incentive, 2020 Installations

20 Year Savings estimates vary (columns D and E) based on Cost Inflation of Grid delivered kWh

PILOT Payments are in addition to the end user electric cost savings forecast

Systems are to be interconnected behind the customer utility meter

Appendix: Rooftop Designs. All are ballasted, non-penetrating, and interconnected “behind the meter” for on-site use.

Jaworek School



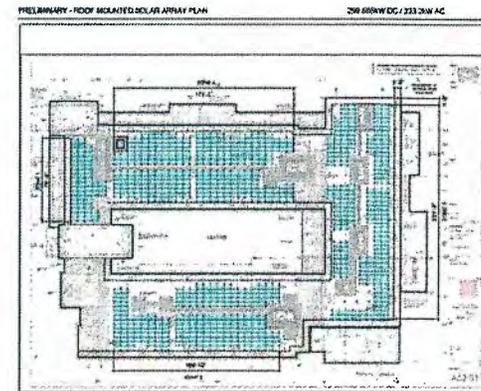
High School



Kane School



New School





City of Marlborough

Office of the Mayor

Arthur G. Vigeant
MAYOR

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CITY OF MARLBOROUGH

William R. Boudreau
EXECUTIVE AIDE

140 Main Street
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www.marlborough-ma.gov

2019 OCT -3 A 11: 27

Patricia Bernard
EXECUTIVE SECRETARY

October 3, 2019

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

Re: Council on Aging Re-Appointments

Honorable President Pope and Councilors:

Submitted for your approval are the following reappointments to the Council on Aging:

- Brenda M. Costa for a term of three years
- Rose Marie Elwood for a term of three years
- Jenne G. McGeough for a term of three years
- Leslie L. Biggar for a term of three years
- Patricia D. Gallier for a term of three years

These appointments leave one remaining opening on the committee. I encourage you to contact my office if you know of any citizens that may be interested in serving

Thank you for your consideration.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Office of the Mayor

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Arthur G. Vigeant
MAYOR

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -3 A 11:21

William R. Boudreau
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

October 3, 2019

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

Re: Appointment to the Marlborough Historical Commission

Honorable President Clancy and Councilors:

I am pleased to submit for confirmation the appointment of Nicholas Evans to the Marlborough Historical Commission for a term of three years to commence upon City Council approval. Mr. Evans is new to Marlborough and submitted interest when he saw the press release seeking new boards and commissions volunteers sent out by my office.

Mr. Evans has a history degree from the University of Delaware and is a Captain in the United States Air Force. He has expressed his eagerness to learn more about the history of his new home and to help preserve the history and culture of our great city.

Thank you for your consideration of this appointment and please do not hesitate to contact me with any questions.

Sincerely,

Arthur Vigeant
Mayor

attachments

Nicholas K. Evans

Dear Sir/Madam,

I am a Captain in the United States Air Force working as an Assistant Professor of Aerospace Studies at WPI. I am looking to get involved in the local community and connect with the town of Marlborough which I now call home. I am seeking an opportunity to fill the vacant position on the historical commission. I currently specialize in teaching and producing the next generation of lieutenants for the United States Air Force but have served multiple roles during my tenure in the USAF.

At my previous position, I functioned as a Contracting Officer at Little Rock AFB, Little Rock, AR. I specialized in Construction, Services and Commodities contracting. I am accustomed to, and thrive in, a fast paced environment with multiple tasks being handled at once.

I believe that my background and formal education in the discipline of history will make me an important asset to this team. I look forward to learning more about this position and I hope you will allow me the chance to speak with you in person about the possibility of joining this commission. Thank you for your time and I hope to hear from you soon.

Sincerely,

Nicholas K. Evans

Nicholas K. Evans, Capt, USAF

80 Hudson St., Marlborough, MA 01752

EDUCATION

University of Delaware
Bachelor of Arts in History
Activities: Concentration in European History

Newark, Delaware
May 2015

WORK EXPERIENCE

United States Air Force
Little Rock, Arkansas
Contracting Officer

Sept 2015- May 2018

Duties

- OIC (Officer In Charge), Commodities Team
- OIC (Officer in Charge), Services Team
- OIC (Officer in Charge), Construction Team
- Wing Executive Officer

United States Air Force/Worcester Polytechnic Institute
Worcester, Massachusetts
Assistant Professor of Aerospace Studies

May 2018 – Present

Duties

- Operations Flight Commander
- Recruiting Officer



City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
Nathan R. Boudreau
EXECUTIVE AIDE

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

2019 OCT -3 A 11:21
Patricia Bernard
EXECUTIVE SECRETARY

October 3, 2019

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

Honorable President Clancy and Councilors:

I have been informed that Anne Ryan would like her name to be withdrawn from consideration for a re-appointment to the Marlborough Commission on Disabilities.

I am submitting for your approval the name of Wayne E. Stanley Sr. to be appointed to the Commission on Disabilities for a term of 2 years. Mr. Stanley has an extensive background as a veteran which will allow him to make valuable and experienced contributions to this commission.

Please do not hesitate to contact my office with any further questions.

Sincerely,

Arthur G. Vigeant
Mayor

Attachments

September 28, 2019

Mayor Arthur Vigeant
140 Main Street
City Hall, 4th Floor
Marlboro, MA 01752

Dear Mayor Vigeant,

Enclosed is a copy of my résumé in response to the newspaper article in the Thursday's addition of the MetroWest Daily Newspaper informing the public that you are looking for residents to fill several board vacancies. I am interested in filling one of the vacant positions on the Commission for Disabilities Board.

I am a disabled veteran who is very familiar with the American with Disabilities Act and the challenges that our city's disabled residents face on a daily basis. I would very much like to work with you, the City Council, and the DPW to help our city become even more disability friendly and accessible for residents and visitors.

I believe I am qualified for this position and I would bring years of experience, training, and knowledge to board. I enjoy working with people and interacting with customers both internal and external. Further, I communicate information effectively, work well under stress, show good judgement and make sound decisions based on facts. Finally, I work effectively as a member of a team.

Thank you for your consideration.

Sincerely,

Wayne E. Stanley Sr

WAYNE E. STANLEY SR.

611 Stevens Street Marlboro, MA 01752 (

OBJECTIVE

To obtain a position on Marlborough's Commission on Disabilities Commission where professional experience, academic training, and a commitment to excellence will have a valuable application.

SUMMARY OF QUALIFICATIONS

A trained and certified veteran's service officer and Commander of the Disabled American Veteran's Chapter 82, Marlboro, MA. An 80% disabled veteran who is familiar with the challenges facing disabled veterans and the citizens of Marlborough. A knowledgeable advocate for the disabled with strong communications, motivation, team building, liaison and leadership ability. Areas of consistently demonstrated expertise and strength include:

- Certified VA disability claims processor
- State of MA disability claims processor
- Knowledgeable of various disability resources
- American with Disabilities Act Trained

PROFESSIONAL EXPERIENCE

Commander

DAV Chapter 82

2015 to Present
Marlboro, MA

- Provide disability claims information to disabled veterans
- Advocate for the rights of disabled veterans.
- Forward complaints and concerns of disabled veterans on to the appropriate agency.
- Work with city departments to insure proper access for disabled veterans and city residents.

Veterans Service Officer

Town of Maynard MA

2011 to Present
Maynard, MA

- Help veterans files VA disability Claims
- Help disabled veterans obtain state benefits
- Advise town official on issues involving access for disabled veterans and other town residents.
- Refer town officials and town residents to various local, state and federal agencies for the disabled.

EDUCATION

Associate of Applied Science/Criminal Justice, April 1999

Community College of the Air Force, Maxwell AFB, AL

COMPUTER EXPERIENCE

Microsoft Office (Word, PowerPoint, Access, Outlook, and Excel, Project), SIMS, ESPQ, and Passage Point.



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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 SEP 30 P 6:28

Marlborough City Council
Michael H. Ossing
City Councilor-at-Large
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

October 1, 2019

President and Members
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Municipal Aggregation – Twenty-four (24) Month Fixed Price Contract with Inspire
November 2019 through October 2021

Dear Honorable Members:

In accordance with Order No.19-1007578A, this correspondence informs the City Council that the Ad-Hoc Municipal Aggregation Committee has approved a twenty-four (24) month 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 fixed 24-month rate with Inspire is 0.09690 \$/kW-hr. This is less than the current summer rate with DYNEGY (0.09732 \$/kW-hr) and significantly less than last winters rate with Direct Power (0.13650 \$/kW-hr).

An example of the savings for the next six months using National Grids published winter rates for November 2019 to April 2020:

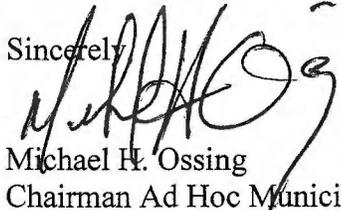
- National Grid Fixed Basic Service Rate = 0.13982 \$/kWh
- Inspire = 0.09690 \$/kWh
- Will SAVE Marlboro residential rate payers 0.04292 \$/kWh

The new rates will be in effect starting with the November 2019 meter reads through the October 2021 meter reads.

The Ad-Hoc Municipal Aggregation Committee acknowledged that the 24-month contract with Inspire provides only “green” Renewable Energy Certificates (REC) for their electricity supply.

This information will appear on the City website when Colonial Power has the new rates posted in October 2019.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. H. Ossing', written over the word 'Sincerely,'.

Michael H. Ossing
Chairman Ad Hoc Municipal Aggregation Committee



City of Marlborough

Legal Department

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

JASON D. GROSSFIELD
CITY SOLICITOR
RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 SEP 25 A 10:44
HEATHER H. GUTIERREZ
ASSISTANT CITY SOLICITOR
PARALEGAL

September 25, 2019

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

Re: Acceptance of Open Space Parcel: "Goodale Estates"
Subdivision / Open Space Development Special Permit

Dear Honorable President Clancy and Councilors:

Enclosed for consideration, please find a proposed order to accept a deed to the City of Marlborough for the open space parcel, comprising 5.06+/- acres of land, in connection with the above-referenced subdivision. Pursuant to MGL c. 40, § 8C, the parcel would be placed under the management and control of the Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation. In addition, the order authorizes acceptance of a payment of \$5,000.00 to the Conservation Maintenance Fund pursuant to the above-referenced special permit.

For reference purposes, please also find enclosed a copy of the relevant subdivision plan and a GIS map showing the open space parcel. Please feel free to contact me as well if you have any questions or concerns.

Respectfully,



Jason D. Grossfield
City Solicitor

Enclosures

cc: Arthur G. Vigeant, Mayor
Adam S. Clavell, Esq.
Planning Board
Priscilla Ryder, Conservation Officer
Thomas DiPersio, Jr., City Engineer
Timothy Collins, Assistant City Engineer
Diane Smith, City Auditor

ORDERED:

That the City Council of the City of Marlborough, pursuant to the provisions and conditions of MGL c. 40, § 8C, does hereby accept from Northborough Capital Partners, LLC, a Rhode Island limited liability company the attached deed of land in Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as "OPEN SPACE" on Sheet 2 of 2 in a plan entitled "DEFINITIVE PROPERTY PLAN - GOODALE ESTATES - MARLBOROUGH, MA" Prepared for: Paul & Alex Ricciardi, 101 Adams Street, Quincy, MA 02189; Prepared by: Bruce Saluk, & Associates, Inc., 576 Boston Post Road East, Marlborough, MA 01752; Dated: July 19, 2016; Revised: September 22, 2016 and October 14, 2016, which plan is recorded in the Middlesex South District Registry of Deeds as Plan No. 1099 of 2016 (the "Plan") to which reference is made for a more particular description of said "OPEN SPACE" parcel.

Said Open Space parcel contains 5.06 acres, more or less, according to said Plan.

Said Open Space parcel is to be managed and controlled by the Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

And further, that the City accepts a payment of \$5,000.00 to be allocated to the City's Conservation Maintenance Fund as required by the Special Permit granted by the Planning Board for the Open Space Development at Goodale Street, in accordance with MGL c. 44, s. 53A.

ADOPTED

In City Council
Order No. 19-
Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:

SEP 23 2019

QUITCLAIM DEED

NORTHBOROUGH CAPITAL PARTNERS, LLC, a Rhode Island limited liability company with an address of 4 Courthouse Lane, Suite 16, Chelmsford, Massachusetts 01824 (“Grantor”), for consideration paid of ONE DOLLAR (\$1.00) receipt of which is hereby acknowledged, grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, MA 01752 (“Grantee”), with QUITCLAIM COVENANTS, the following described property:

The land in Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as “OPEN SPACE” on Sheet 2 of 2 in a plan entitled “DEFINITIVE PROPERTY PLAN - GOODALE ESTATES - MARLBOROUGH, MA” Prepared for: Paul & Alex Ricciardi, 101 Adams Street, Quincy, MA 02189; Prepared by: Bruce Saluk, & Associates, Inc., 576 Boston Post Road East, Marlborough, MA 01752; Dated: July 19, 2016; Revised: September 22, 2016 and October 14, 2016, which plan is recorded in the Middlesex South District Registry of Deeds as Plan No. 1099 of 2016 (the “Plan”) to which reference is made for a more particular description of said “OPEN SPACE” parcel.

Said Open Space parcel contains 5.06 acres, more or less, according to said Plan.

The Open Space parcel is conveyed as an open space parcel to the Grantee, in accordance with Condition 6.a of the “Certificate of Vote Definitive Subdivision Plan Goodale Estates Goodale Street” of the City of Marlborough Planning Board dated October 24, 2016 and recorded with said Registry in Book 68420, Page 373, under the provisions of M.G.L. c. 40, s. 8C, and is to be managed and controlled by the City of Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

Being a portion of the same premises conveyed to the Grantor herein by Deed in Lieu of Foreclosure dated October 18, 2018 and recorded in Book 71768, Page 336 of the Middlesex South District Registry of Deeds, said premises transferred hereunder not being “all or substantially all” of the assets of Grantor. This is not a homestead property and Grantor hereby releases all other interests herein.

IN WITNESS WHEREOF, NORTHBOROUGH CAPITAL PARTNERS, LLC has caused this QUITCLAIM DEED to be executed by Kevin A. Gillis, a duly authorized Managing Director/Manager this 20th day of SEPTEMBER, 2019.

Northborough Capital Partners, LLC

By: 
Kevin A. Gillis,
Managing Director/Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex ,ss.

September 20, 2019

As of the above date, before me, the undersigned notary public, personally appeared Kevin A. Gillis, as Managing Director/Manager of Northborough Capital Partners, LLC, and proved to me through satisfactory evidence of identification, which was a copy of a state driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

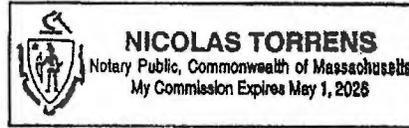
Nicolas Torrens

Notary Public:

My commission expires: *May 1, 2026*

FOR REFERENCE ONLY:

Jenks Lane
Marlborough, MA
Middlesex County Plan 1099 of 2016





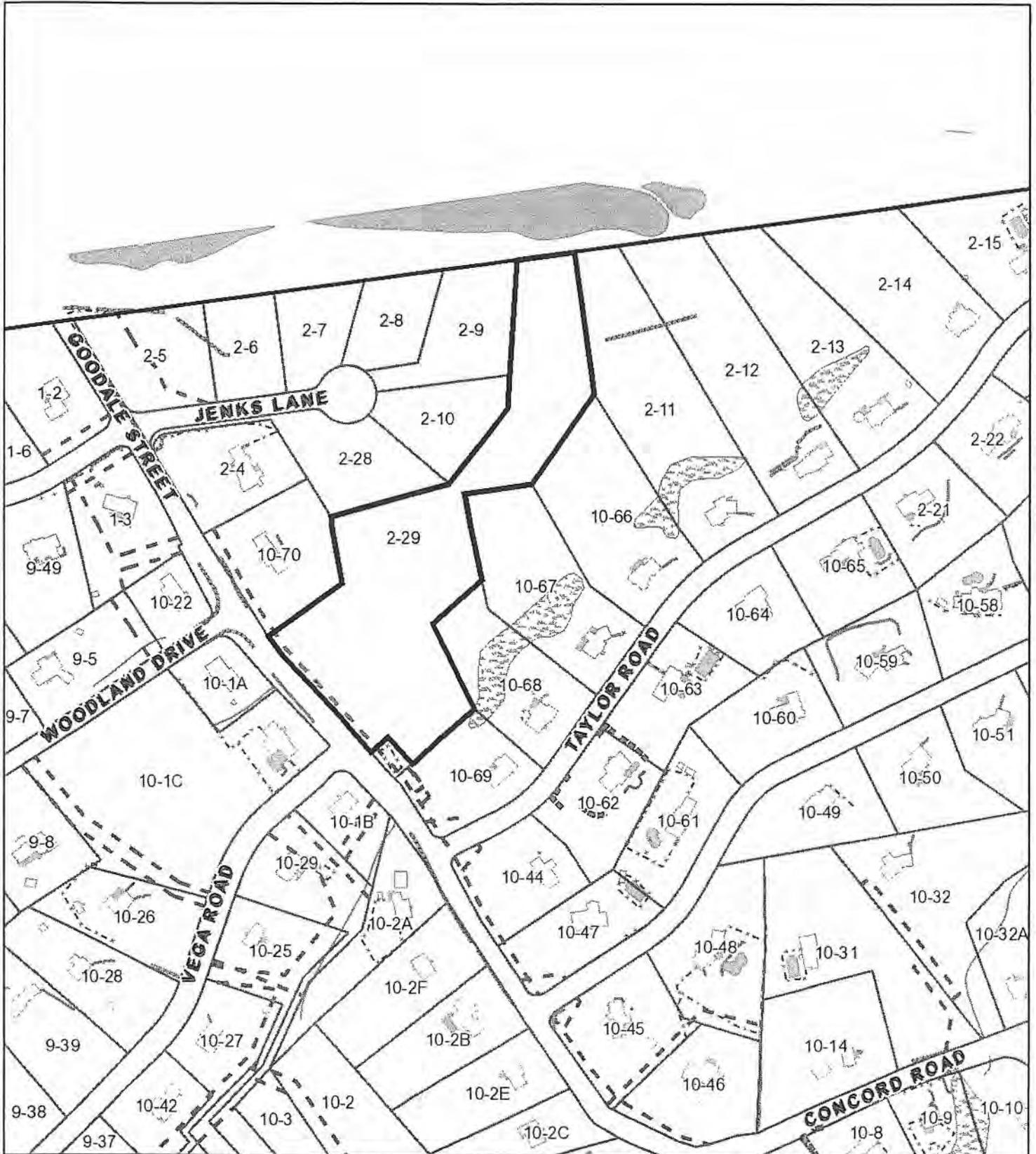
Marlborough, MA



September 24, 2019

1 inch = 278 Feet

www.cai-tech.com



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

AREA SCHEDULE

TRACT	=	512,138 S.F.	(11.58 Ac.)
LOTS 1 - 7	=	264,899 S.F.	(6.08 Ac.)
OPEN SPACE LOT	=	220,277 S.F.	(5.08 Ac.)
R.O.W.	=	26,962 S.F.	(0.82 Ac.)
EASEMENT (ON SITE)	=	20,715 S.F.	(0.48 Ac.)

ZONING SCHEDULE

ZONE RESIDENTIAL RR
DIMENSIONAL REQUIREMENTS FOR OPEN SPACE DEVELOPMENT

AREA	20,000 S.F.
FRONTAGE	70 FT.*
SIDE YARD	15 FT.
FRONT YARD	25 FT.
REAR YARD	25 FT.
COVERAGE	25 %

*1 - 50 FT FOR LOTS ON DEAD END CIRCLE

NOTES:

- 1.) THE LAND SHOWN IS LISTED AS PARCEL 5 ON ASSESSOR MAP 2, AND IS LOCATED WITHIN THE RESIDENCE "R1" ZONE.
- 2.) AN OPEN SPACE SPECIAL PERMIT HAS BEEN GRANTED BY THE PLANNING BOARD.
- 3.) EXCLUSIVE USE EASEMENT SHALL BE FOR THE BENEFIT OF THE CITY OF MARLBOROUGH FOR MAINTENANCE OF THE DETENTION BASIN.
- 4.) REFERENCES:
DEED REFERENCE: BOOK PAGE
37309 228
PLAN REFERENCE: PLAN 1247 OF 1987

APPROVED BY THE MARLBOROUGH PLANNING BOARD SUBJECT TO ITS SUBMISSION REGULATIONS, DATE AND COVENANT TO BE RECORDED HERewith.

MARLBOROUGH PLANNING BOARD:

Philip J. Kelly
Caroline
Sed

DATE APPROVED:

DATE SIGNED:

SUCH ENDORSEMENT SHALL NOT BE DEEMED TO CONSTITUTE DETERMINATION OF COMPLIANCE WITH REQUIREMENTS OF ZONING BYLAW

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

11-10-16
DATE
REG. LAND SURVEYOR



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

November 11, 2016
DATE
CITY CLERK: *John M. Higgins*

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1099 of 2016
Rec'd 11-30-16
at 11:30 AM

Attest
Richard J. ...
Register

FOR REGISTRY USE

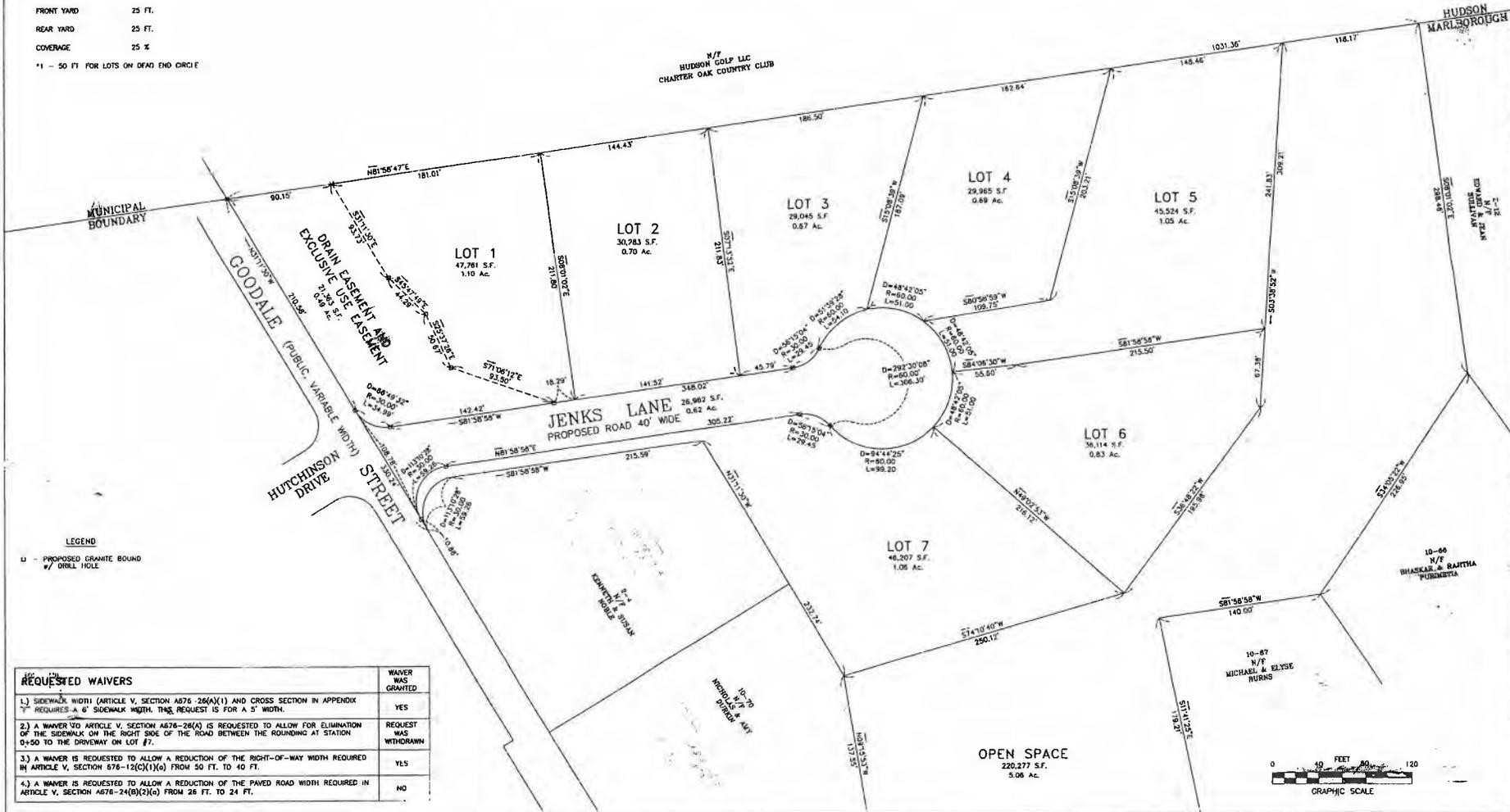
PREPARED BY:
PRACTICE
& ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
578 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-341-1828
FAX: 508-341-1828

DEFINITIVE PLAN
PROPERTY PLAN
- GOODALE ESTATES -
MARLBOROUGH, MA

OWNED BY:
CROCODILE HOLDINGS LLC
S/O SANCHEZ
ONE OF THE PARTIES TO THE
DEED DATED 02/28/2014
SALVA, MA 02457

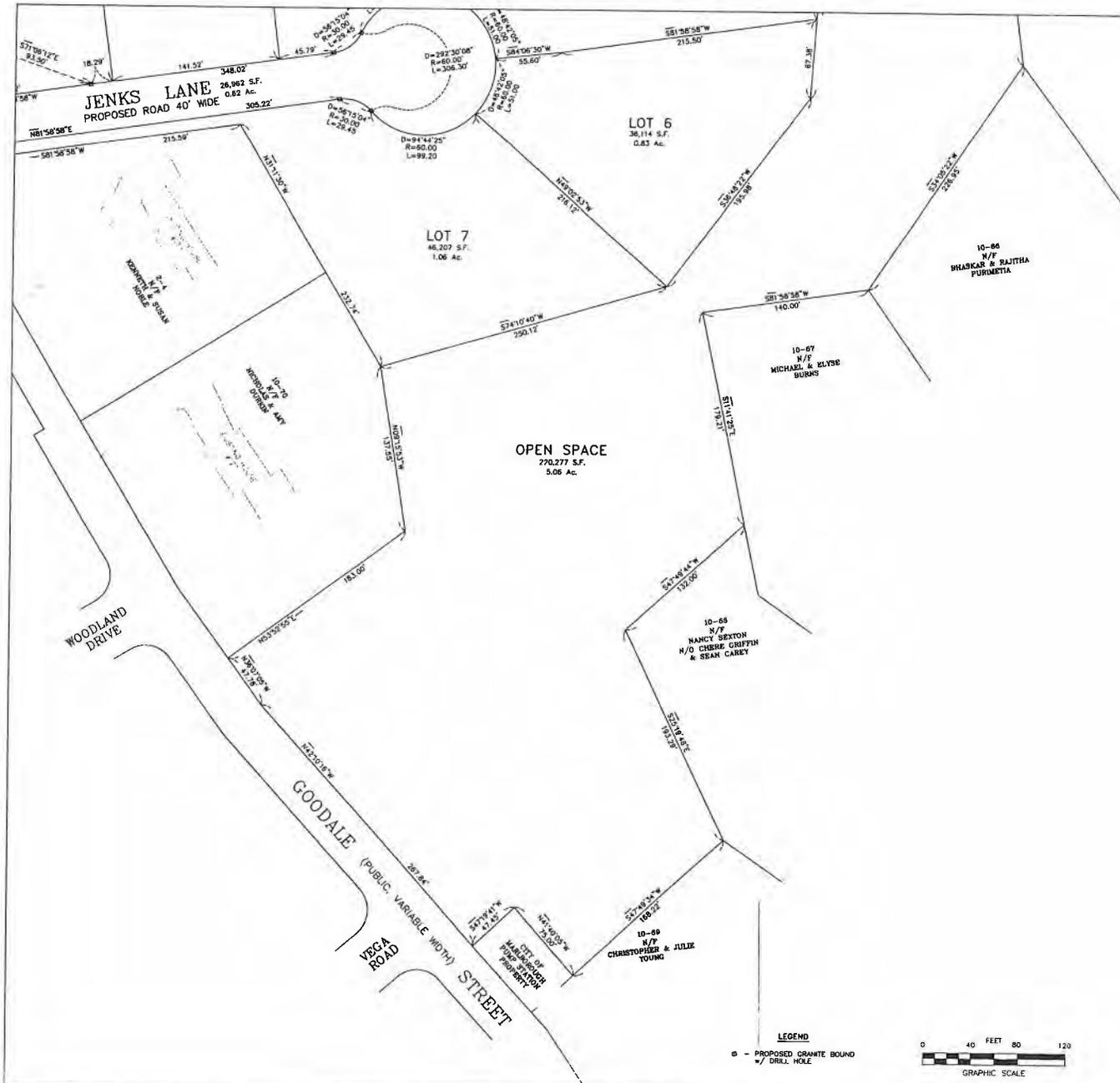
DATE: JULY 19, 2016

P1



REQUESTED WAIVERS	WAVEN WAS GRANTED
1.) SIDEWALK WIDTH (ARTICLE V, SECTION 676-26(A)(1) AND CROSS SECTION IN APPENDIX 7) REQUIRES A 6' SIDEWALK WIDTH. THE REQUEST IS FOR A 5' WIDTH.	YES
2.) A WAIVER TO ARTICLE V, SECTION 676-26(A) IS REQUESTED TO ALLOW FOR ELIMINATION OF THE SIDEWALK ON THE RIGHT SIDE OF THE ROAD BETWEEN THE ROUNDING AT STATION 0+50 TO THE DRIVEWAY ON LOT #7.	REQUEST WAS WITHDRAWN
3.) A WAIVER IS REQUESTED TO ALLOW A REDUCTION OF THE RIGHT-OF-WAY WIDTH REQUIRED BY ARTICLE V, SECTION 676-12(C)(1)(a) FROM 50 FT. TO 40 FT.	YES
4.) A WAIVER IS REQUESTED TO ALLOW A REDUCTION OF THE PAVED ROAD WIDTH REQUIRED IN ARTICLE V, SECTION 676-24(B)(2)(c) FROM 26 FT. TO 24 FT.	NO

1099 OF 2016 (1 OF 2)



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE: November 19, 2016
 CITY CLERK: [Signature]

APPROVED BY THE MARLBOROUGH PLANNING BOARD SUBJECT TO ITS SUBORDINATE REGULATIONS, DATE AND COVENANT TO BE RECORDED HERewith.

MARLBOROUGH PLANNING BOARD:
[Signature]
[Signature]

DATE APPROVED: _____
 DATE SIGNED: _____
 SUCH ENDORSEMENT SHALL NOT BE DEEMED TO CONSTITUTE DETERMINATION OF COMPLIANCE WITH REQUIREMENTS OF ZONING BYLAW

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

DATE: 11-10-16 REG. LAND SURVEYOR: [Signature]



NO.	DATE	BY	REMARKS
1	10/27/16	40' A.S.P. ADAM SERTON	
2	11/17/16	CITY PLANNING COMMISSION	

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 REGISTERED LAND SURVEYING
 57A BOSTON ROAD, SUITE 101
 MARLBOROUGH, MA 01752
 TEL: 508-461-1882
 FAX: 508-461-1882

DEFINITIVE
 PROPERTY PLAN
 - GOODALE ESTATES -
 MARLBOROUGH, MA

OWNED BY:
 GOODALE FARMS, INC.
 c/o SAMTEX USA LLC
 ONE STILES ROAD
 SALEM, NH 03079-4844

PREPARED FOR:
 PAUL & ALEX RICCIARDI
 101 ADAMS STREET
 MARLBOROUGH, MA 01752
 TEL: 508-461-1882

DATE: JULY 19, 2016

FOR REGISTRY USE

PLAN NO. 1099 OF 2016
 SHEET 2 OF 2

P2

FILE: 2817C1.dwg



1099 OF 2016 (2 OF 2)

fs

**City of Marlborough
Commonwealth of Massachusetts**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH



PLANNING BOARD

Barbara L. Fenby, Chair
Colleen M. Hughes
Phillip J. Hodge
Brian DuPont
Sean N. Fay
Shawn McCarthy

2016 OCT 25 A 9:13



Bk: 68420 Pg: 373 Doc: DEC18
Page: 1 of 5 11/16/2016 03:30 PM

Melissa Peltier - Secretary
Phone: (508) 460-3769
Fax: (508) 460-3736
Email: MPeltier@marlborough-ma.gov

**CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION PLAN
GOODALE ESTATES GOODALE STREET**

October 24, 2016

Pursuant to § 650-28 of the Marlborough City Code, the Planning Board of the City of Marlborough (the "Planning Board") hereby certifies that on October 24, 2016 it voted to approve a Definitive Subdivision Plan for an Open Space Residential Subdivision, for which this Board had granted a Special Permit on May 9, 2016 to Valre Realty Trust for property located on Goodale Street owned by Goodale Farms, Inc. as follows:

PROCEDURAL FINDINGS:

1. On July 25, 2016, an application (the "Application") was submitted to the Planning Board on behalf of the Valre Realty Trust with a principal place of business of 101 Adams Street, Quincy, MA 02169 (the "Applicant"), pursuant to M.G.L. c. 41, § 81O, and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Marlborough (the "Rules and Regulations"), seeking approval of a seven (7) single family housing unit definitive subdivision plan as shown on a plan entitled "GOODALE ESTATES A DEFINITIVE SUBDIVISION PLAN MARLBOROUGH, MASSACHUSETTS;" Prepared for: Paul & Alex Ricciardi, 101 Adams Street, Quincy, MA 02189; Prepared by: Bruce Saluk, & Associates, Inc., 576 Boston Post Road East, Marlborough, MA 01752; Dated: July 19, 2016; Revised: September 22, 2016, Last Revised October 17, 2016 (the "Plan"), on land identified on the City of Marlborough's Assessor's

Goodale Farms Inc
owner

37309-228

- Map ("Assessor's Map") as Map 2, Parcel 5, located on Goodale Street, owned by Goodale Farms, Inc. ("Goodale Farms") (the "Development").
2. The Plan was based on the residential subdivision concept plan layout for which an Open Space Special Permit was granted by the Board on May 9, 2016 and recorded in the Middlesex South District Registry of Deeds on June 13, 2016 in Book 67413, Page 304.
 3. The Planning Board provided copies of the Application to other City boards and commissions, departments and officials including, but not limited to, the Board of Health, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, City Engineer and City Solicitor.
 4. The Board of Health of the City of Marlborough made no comment on the Application or the Plan, and 45 days has elapsed since submittal of the Plan on July 25, 2016.
 5. After notice and publication was provided pursuant to the applicable provisions of M.G.L. c. 41, § 81T of the Subdivision Control Law, and the applicable provisions of the Rules and Regulations, a public hearing on the Application commenced on September 12, 2016. The Planning Board closed the public hearing on September 12, 2016.
 6. Planning Board members Barbara Fenby, Colleen Hughes, Sean Fay, Phillip Hodge and Brian DuPont were present for the public hearing.
 7. Planning Board members Barbara Fenby, Sean Fay, Colleen Hughes, Phillip Hodge and Brian DuPont were present at a duly authorized meeting on the Application on September 12, 2016; members Fenby, Fay, Hughes, Hodge and McCarthy were present at a duly authorized meeting on the Application on October 3, 2016; members Fenby, Fay, Hughes and McCarthy were present at a duly authorized meeting on the Application on October 17, 2016; and members Fenby, Fay, Hughes and Hodge were present at a duly authorized meeting on the Application on October 24, 2016.

PROJECT FINDINGS:

1. The subject property consists of one (1) parcel owned by Goodale Farms and identified on the Assessor's Maps as Map 2, Parcel 5.
2. In seeking approval of the Plan and in accordance with the Open Space Special Permit, the Applicant proposes to build seven (7) single family homes and to convey to the City 5.02 acres of permanently protected open space, subject to conditions set forth below.
3. The Development, as governed by the conditions set forth in this Certificate of Vote, is consistent with the applicable provisions of the Subdivision Control Law and the Rules and Regulations.

4. The Applicant has represented to the Board that the Development, as governed by the conditions of this Certificate of Vote, will not present a public safety hazard to the City or surrounding properties.

WAIVERS:

After the public hearing, followed by deliberations on the Plan as amended, the Planning Board did on October 24 2016, by a vote of 4 in favor and 0 opposed, grant the following waivers to the Rules and Regulations, in connection with the Plan, as amended (citations below are to the Marlborough City Code, Chapter A676, entitled "Subdivision Regulations"):

- 1) **Section 676-12 Streets, C.(1)(a) Width**
REQUIRED: 50 FEET FOR ALL SECONDARY ROADS
ALLOWED: 40 FEET FOR THE PROPOSED SUBDIVISION ROAD
- 2) **Section 676-26 Sidewalks, curbs and gutters, A(1) and Cross section in App. F Sidewalk Width**
REQUIRED: 6-foot sidewalk width, including curb
ALLOWED: 5-foot sidewalk width, including curb

The Planning Board granted these waivers after determining that such action is in the public interest and is not inconsistent with the intent and purpose of the Subdivision Control Law and with the Rules and Regulations.

CONDITIONS:

The Planning Board on October 24 2016, by a vote of 4 to 0, approved the Plan, as amended, as described above, subject to the following conditions:

1. Prior to their installation, all final landscaping, signage and/or improvements within the subdivision road's right of way shall be approved by the City Engineer.
2. The Applicant shall provide for a performance guarantee, in a manner acceptable to the Planning Board, to ensure that the required improvements will be constructed and/or installed in accordance with the approved Plan.
3. Pursuant to Section A676-10.H¼ of the Rules and Regulations, immediately upon providing the performance guarantee to construct an approved definitive subdivision plan, the Applicant shall deed to the City the subdivision road as well as all municipal utility easements, if any; and shall provide the City with a certificate of liability insurance, naming the City as an additional insured relative to the subdivision road as well as all municipal utility easements, if any, to be deeded to the City.
4. The Applicant at its sole expense shall record at the Middlesex South District Registry of Deeds an executed copy of this Certificate of Vote and of the approved

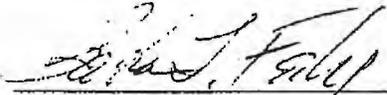
Plan, and shall forthwith provide those recorded copies to the Planning Board and the Solicitor's office.

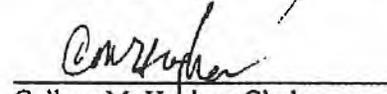
5. Any future change, modification or amendment to the approved Plan, as may be approved by the Planning Board, shall be in accordance with the requirements of M.G.L. Chapter 41, § 81W.
6. The Applicant shall comply with the conditions of the Open Space Special Permit, including but not limited to the following:
 - a. Pursuant to § 650-28G of the Ordinance, the Applicant shall, following an inspection with the City's tree warden of the open space parcel and a removal of hazardous trees at Goodale Estates' expense, and subsequent to the approval of the definitive subdivision plan of the Development but prior to the issuance of any building permits, convey to the City no less than a 5.02 acre parcel of land shown on sheet 4 of 4 of the Concept Plans as "Open Space" which shall be preserved for conservation, passive recreational use, and preservation of open space.
 - b. Prior to conveying the open space parcel to the City, the Applicant at its expense shall provide to the City an attorney's certification that the Applicant has clear title to the open space parcel.
 - c. Prior to conveying the open space parcel to the City, the Applicant at its expense shall provide to the City an assessment of the open space parcel showing that the parcel is free of oil and hazardous material within the meaning of M.G.L. c. 21E.
 - d. Prior to conveying the open space parcel to the City, the Applicant shall pay to the City the sum of five thousand dollars (\$5,000) to be allocated for the City's Conservation Maintenance Fund to support the future maintenance of the open space parcel.
 - e. The Applicant shall construct a sidewalk on the westerly side of Goodale Street between Hutchinson Drive and Woodland Drive, provided the City owns, or is able to acquire, sufficient width in the roadway right of way for the Applicant to construct the sidewalk. In the event that the City, as determined by the City Engineer or his designee, is unable or unwilling to provide sufficient roadway right of way width for the Applicant to construct the sidewalk, the Applicant shall construct an unpaved gravel path on the easterly side of Goodale Street in the existing roadway right of way owned by the City between Taylor Road and the proposed Jenks Road.
 - f. At the pump station on Goodale Street abutting the subdivision, the Applicant shall construct, to the satisfaction of the City Engineer or his designee, parking improvements not to exceed 400 square feet and not to exceed a cost of five thousand dollars (\$5,000.00).

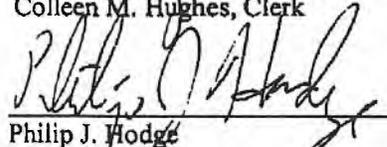
7. All conditions herein shall apply to Applicant, its successors and assigns, and to its successors in title to the Development.

RECORD OF VOTE:

The following members of the Planning Board voted on October 24 2016 to approve the Plan, as amended:


Barbara L. Fenby, Chair


Colleen M. Hughes, Clerk


Philip J. Hodge


Sean N. Fay

CERTIFICATE

I hereby certify that twenty (20) days have elapsed since the filing of the above-referenced Certificate of Vote in the Office of Marlborough City Clerk on October 25, 2016, and that no notice of an appeal of that decision has been timely filed with said Office.

A True Copy Attest: 
Lisa M. Thomas
Marlborough City Clerk

November 15, 2016
Date

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

Northborough Realty Holdings, LLC

4 Courthouse Lane, Suite 16
Cheimsford, MA 01824

BANKRI
Bank Rhode Island

10858

3-22/483

9/19/2019

PAY
TO THE
ORDER OF City of Marlborough-Conservation

\$ **5,000.00

Five Thousand and 00/100*****

DOLLARS

City of Marlborough-Conservation
Town Hall
140 Main Street
Marlborough, MA 01752



[Handwritten Signature]

MEMO
Goodale Estates Open Space Fee

Security features included. Details on back.



City of Marlborough

Legal Department

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

JASON D. GROSSFIELD
CITY SOLICITOR

JASON M. PIQUES
ASSISTANT CITY SOLICITOR

HEATHER H. GUTIERREZ
PARALEGAL

October 2, 2019

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -2 A 10:18

Re: City Council Order No. 19-1007571 (X 18/19-1007135B) Special Permit and Site Plan Decisions, 161-175 Main Street, Marlborough

Dear Honorable President Clancy and Councilors:

This letter is in relation to the above-referenced two (2) proposed applications.

Special Permit

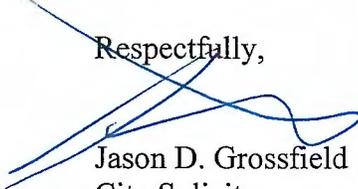
In accordance with Chapter 650-59C (13) of the Marlborough Zoning Ordinance, I provide this letter as to the legal form of the City Council's proposed findings on the above-referenced special permit application submitted by Vincenza Sambataro relating to 161-175 Main Street, Marlborough. Enclosed is a copy of the proposed decision. I certify that it is in proper legal form.

Site Plan

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

Please contact me if you have any questions or concerns.

Respectfully,


Jason D. Grossfield
City Solicitor

Enclosures

cc: Arthur G. Vigeant, Mayor
Jeffrey Cooke, Building Commissioner
Brian Falk, Esquire

PROPOSED
SPECIAL PERMIT
DECISION

E ON MAIN

161 – 175 MAIN STREET

ORDER NO. 19-1007571E

_____, 2019

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. # 19-1007571 (X 18/19-1007135B):

Application of:
Vincenza Sambataro

Locus:
161-175 Main Street, Marlborough, MA
Parcels 33A, 34, 76A, 77, 77A, 78, and 79 on Assessors Map 70, and portions of the adjacent
City stair property

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Vincenza Sambataro, with a mailing address of 22 Indian Rock Road, Wayland, MA 01778, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____, 2019

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [] day of [], 2019.

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:
Vincenza Sambataro

Locus:
161-175 Main Street, Marlborough, MA
Parcels 76A, 77, 78, and 79 on Assessors Map 70, currently owned by the Property Owner, and portions of Parcels 33A, 34, and 77A on Assessors Map 70 and portions of the adjacent stair property currently owned by the City of Marlborough

**DECISION ON A SPECIAL PERMIT
ORDER NO. 19-1007571 (X 18/19-1007135B)**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Vincenza Sambataro (the “Applicant”) to build and operate a Mixed Use Development at 161-175 Main Street, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Vincenza Sambataro, is an individual with an address of 22 Indian Rock Road, Wayland, Massachusetts 01778.
2. The Applicant is the owner and prospective owner of the property located at 161-175 Main Street, Marlborough, Massachusetts, being shown as Parcels 76A, 77, 78, and 79 on Assessors Map 70, currently owned by the Applicant, and portions of Parcels 33A, 34, and 77A on Assessors Map 70 and portions of the adjacent stair property currently owned by the City of Marlborough (collectively, the “Site”).
3. In accordance with Article VI, Section 650-34, of the Zoning Ordinance of the City of Marlborough (“Zoning Ordinance”), the Applicant proposes to build a 97,891 square foot Mixed Use Development at 161-175 Main Street, in a building with 67 residential units, 43 on-site parking spaces, and street level commercial units (the “Use”).
4. For purposes of the Zoning Ordinance, the Site is located in the Marlborough Village District, with a small 98 square foot portion in the Business District.

5. The Site has an area of 21,650 square feet +/- as per the Site Plan referenced in paragraph 7 below, plus 1,592 +/- square feet not currently owned by Applicant.

6. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit on February 20, 2019 (“Application”) for the following aspects of the Use:

- A. A seventh (7th) story and a total building height of 81 feet, including within 50 feet of a residential zone, to accommodate a roof deck, authorized by special permit in accordance with Section 650-34.F(1) and Section 650-41, Attachment 2, Note 12;
- B. Total lot coverage of 94%, authorized by special permit in accordance with Section 650-41, Attachment 2, Note 13;
- C. A rear setback of 0 feet, authorized by special permit in accordance with Section 650-41, Attachment 2, Note 15;
- D. A Mixed Use Development over a 98 square foot portion of the Site zoned Business, authorized by special permit in accordance with Section 650-17, Attachment 1; and
- E. Authorization for the issuance of building permits for more than 100 residential units in the Village District in a single calendar year, authorized by special permit in accordance with Section 650-34. G(1).

7. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a detailed site plan entitled “E On Main” by Bruce Saluk and Assoc. Inc., said plans being comprised of Cover Sheet and Sheets EX, C1, C2, C3, C4, C5, C6, C7, and C8, with the last revision date of July 15, 2019 (said set of plans hereinafter, collectively, the “Site Plan”); and a set of twenty-one (21) architectural drawing sheets entitled “E on Main Retail and Residential” by JD LaGrasse & Associates, with the last revision date of July 12, 2019 (collectively with the Site Plan, the “Plans”), attached hereto as **“Attachment A.”**

8. The Application was certified by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, as having complied with Rule 4, items (a) through (m), of 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, April 8, 2019. 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, two members of the public spoke in opposition to the Use.

13. The Applicant, through its representatives, submitted a shadow study dated April 30, 2019, demonstrating that the shadow cast by the proposed building on December 21 at 9:00 a.m., the date each year when shadows are the longest, would not impact the property located at 15 Grant Court.

14. The Applicant, through its representatives, conducted balloon tests on May 29, 2019 and July 23, 2019, to demonstrate the height of the proposed building, with notices of the balloon tests being mailed to property owners listed on the certified list of abutters and being posted on the City website.

**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 finds that public safety will not be impacted by a reduction of the underground rear setback to zero feet and the reduction will yield a better design for the Use.

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

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable laws, codes, and regulations, including without limitation, Building Code and Zoning Ordinance, in effect in the City of Marlborough and the Commonwealth of Massachusetts, and shall be built in compliance with this Special Permit and according to the Plans as may be amended during Site Plan Review.

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

3. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the City Council in accordance with Section 650-34 of the Zoning Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit and conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority. Conditions imposed by site plan review, as approved by the City Council, shall also be conditions of this Special Permit, and any violations of those conditions shall be violations of this Special Permit. Modification of site plan shall be permitted to the extent allowed by the ordinances of the City of Marlborough.

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

5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, 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, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

6. Noise. In addition to complying with all City ordinances and regulations concerning noise and nuisances, the Applicant, its successors and/or assigns, shall stipulate in the bylaws governing the Use that no individual(s) shall use the exterior areas of the building's roof deck or exterior patios and balconies of the building in such a way as to generate noise that unreasonably disturbs neighboring properties. Amplified sound shall not be permitted on the north side of the exterior area of the building's roof deck.

7. Roof Deck Use. The roof top and roof deck shall be for the exclusive use of the residents of the building on the Site and/or their guests and shall not be utilized for outside events or rented or leased.

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

Yea: _____ - Nay: _____ - Absent: _____

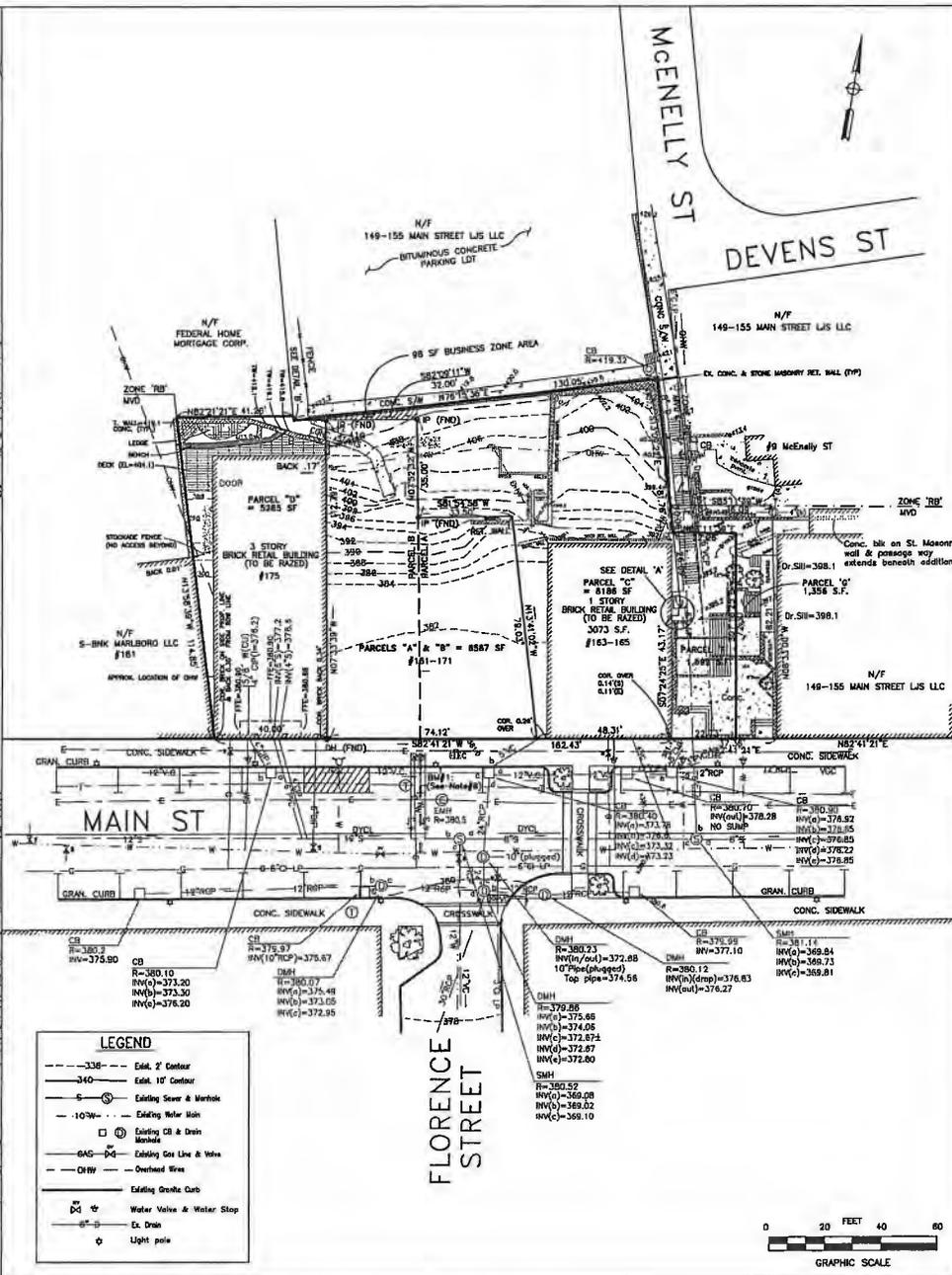
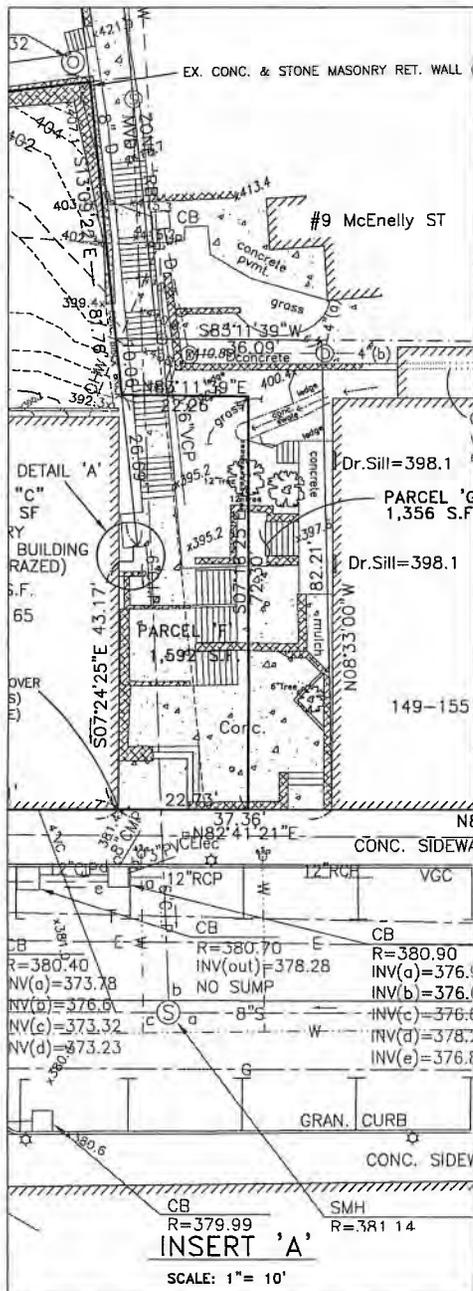
ADOPTED
In City Council
Order No. 19-1007571 (X 18/19-1007135B)

Adopted: _____ 2019

Approved by Mayor
Arthur Vigeant
Date: _____ 2019

A TRUE COPY
ATTEST: _____ City Clerk

ATTACHMENT "A"



DETAIL 'A' N. T. S.

DETAIL 'B' N. T. S.

NOTES:

- 1.) PARCELS A, B, C & D, CONSISTING OF 21,650 SF (0.50 AC), ARE OWNED BY VINENZA SAMBATARO. THESE 4 PARCELS ARE LISTED AS ASSESSOR LOTS 76A, 77, 78, 79 ON MAP 70. PARCEL 76A WILL MERGE WITH PARCEL 77 WHEN THE CITY UPDATES THE ASSESSOR MAPS.
- 2.) PARCEL 'F' (1592 SF) INCLUDES 4 PARCELS OWNED BY THE CITY OF MARLBOROUGH. THREE PARCELS ARE LISTED AS ASSESSOR LOTS 33A, 37A & 34 ON MAP 70. THE 4TH PARCEL IS A PORTION OF THE STAIRWAY LAND OWNED BY THE CITY OF MARLBOROUGH. WITH THE EXCEPTION OF THE 96 SF BUSINESS ZONE AREA SHOWN, THESE PROPERTIES ARE LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (MVD). THE PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAP #25017004817, DATED JULY 7, 2014.
- 3.) PLAN REFERENCES:
 - PLAN 1256 OF 1978 IN BK 12910 PG 555
 - PLAN 358 OF 1976 IN BK 12985 PG 119
 - PLAN 217 OF 1981 IN BK 14229 PG 23
 - LAND COURT PLAN 11494 BK 141 PG 487
- 4.) PARCELS 'A' & 'B' SHOWN ARE LISTED AS 169-171 MAIN STREET AND THE DEED REFERENCE IS BK 70,281 PG 571.
- 5.) PARCEL 'C' SHOWN IS LISTED AS 163-165 MAIN STREET AND THE DEED REFERENCE IS BK 70,281 PG 571.
- 6.) PARCEL 'D' SHOWN IS LISTED AS 175 MAIN STREET AND THE DEED REFERENCE IS BK 1519 PG 42.
- 7.) PARCEL 'F' CONSISTS OF 4 PARCELS WITH DEED REFERENCES BK 12910 PG 555, BK 12985 PG 119, BK 12532 PG 584 AND THE BOOK & PAGE FOR THE STAIRWAY PARCEL TO BE DISCLOSED BY TITLE.
- 8.) THE ELEVATIONS SHOWN ARE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (1928 NAVD).
- 9.) THE INSTRUMENT SURVEY SHOWN WAS PERFORMED DURING JULY 2016.
- 10.) THE UTILITIES SHOWN ON THIS PLAN ARE PARTLY FROM EXISTING MUNICIPAL UTILITY MARK OUTS, RECORD DRAWINGS AND ARE APPROXIMATE, ONLY. THERE ARE EXISTING LINES OTHER THAN THOSE SHOWN HEREON. THE CONTRACTOR IS REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES & DIG SAFE PRIOR TO BEGINNING WORK. OUR FIRM DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITY, PIPING AND SERVICES.
- 11.) THE SURVEY SHOWN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO CHANGE THAT SAID TITLE MAY DISCLOSE.
- 12.) THE DEED FOR PARCEL 'C' DOES NOT EXCEPT FROM THE LOCUS PREMISES A 96 SF PARCEL SHOWN AS LOT A-1 RECORDED ON PLAN 217 OF 1981.
- 13.) BENCHMARKS:
 - BM#1 = CHISELED SQUARE IN LIGHTPOLE BASE, ELEV=380.77
 - BM#2 = CHISELED SQUARE NW COR. OF GRANITE BLOCK BESIDE CITY HALL, FRONT STEPS, ELEV=380.91

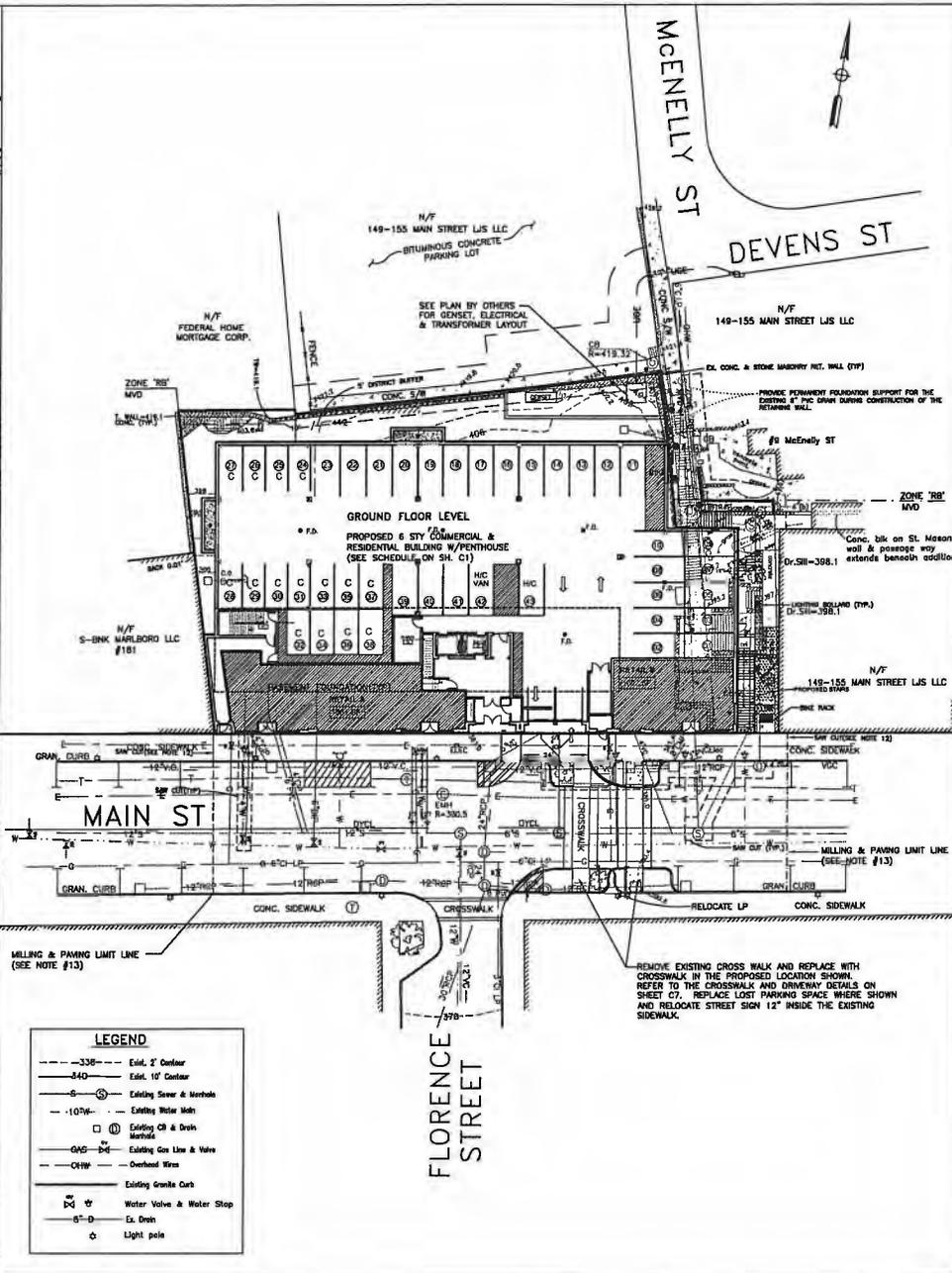
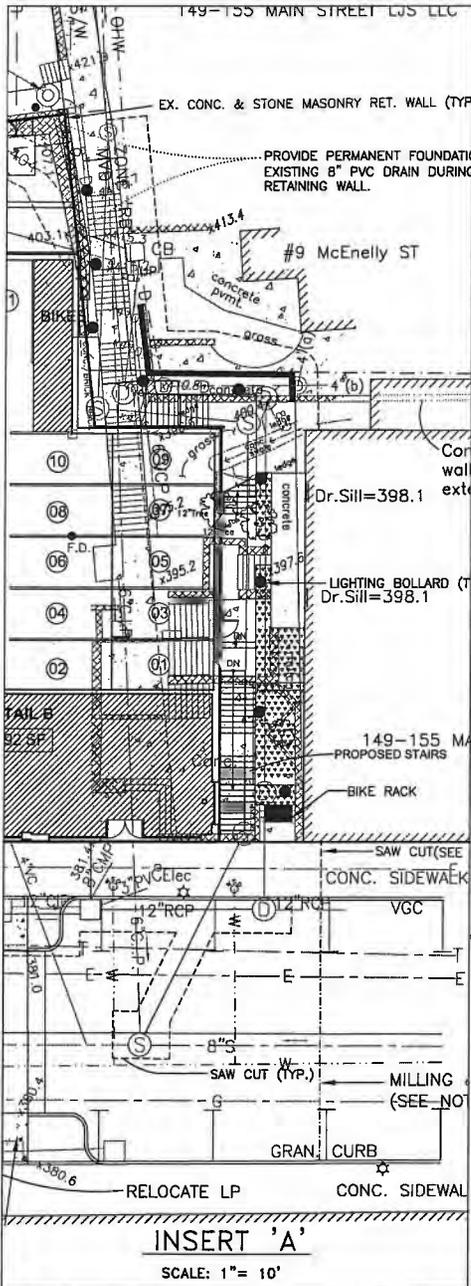
OWNER & APPLICANT:
VINENZA SAMBATARO
C/O MURICK O'CONNELL
100 FRONT STREET
MARLBOROUGH, MA 01752
TEL: 508-928-1878
(ATTY.: BRIAN R. FALY)

PREPARED BY:
BRUCE SALIK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-481-8823

EXISTING CONDITIONS PLAN
E ON MAIN
163-175 MAIN STREET -
MARLBOROUGH, MA

DATE: JANUARY 15, 2018

FILE: 2697CI.dwg



NOTES:

- THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:
 - GROUND FLOOR (ELEV=381.00)
 - COMMERCIAL SPACE
 - LOBBY, VESTIBULE, MAIL ROOM, STAIRS, ELEVATOR & TRASH/RECYCLE & EXPRESS
 - GROSS PARKING AREA (DO SPACES)
- LOT COVERAGE:
 - SEE ZONING SCHEDULE ON THE COVER SHEET
- ANY MINOR MODIFICATIONS, AS DETERMINED BY THE CITY ENGINEER, TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL BE PROPERLY LICENSED AND BONDED WITHIN THE CITY PRIOR TO CONSTRUCTION, AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS. REFER TO 921 CMR.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE EXISTING CITY OF MARLBOROUGH SIGN ORDINANCE.
- CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS (SEE SHEET C2 FOR ADDITIONAL REQUIREMENTS).
- CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- REFER TO THE GRADING PLAN(SH. C2) NOTES CONCERNING EROSION CONTROL.
- REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA & SCIENCE LIGHTING AND SIGNAGE.
- SIDEWALK SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWN. THE SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REPLACED WHERE EXCAVATION FOR THE BUILDING FOUNDATION DISTURBS OR COMPROMISES THE INTEGRITY OF THE EXISTING SIDEWALK. EXCEPT WHERE ADJACENT TO CROSSWALK BUMP OUTS AND THE DRIVEWAY, THE SIDEWALK SHALL BE FRAMED & POURED THE FULL WIDTH OF SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP OF (BONDED TO THE CONCRETE). THE CONCRETE SIDEWALK SHALL BE FLUSH WITH THE NEW SIDEWALK.
- THE SECTION OF MAIN STREET ALONG THE PROJECT FRONTAGE SHALL BE MILLED & REPAVED, FROM CURB TO CURB TO ENCOMPASS ALL TRENCHES AND SIDEWALK/CURB RECONSTRUCTION. THIS WILL FACILITATE REMOVAL OF THE OLD BRICK STAMPED AND PAINTED CROSSWALK AND THE CONSTRUCTION OF THE NEW STAMPED BRICK PATTERN CROSSWALK IN THE NEW PAVEMENT. SEE THE CROSSWALK DETAIL ON SHEET C7.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER/CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.
- SEE SHEET C3 FOR ABANDONMENT, REPLACEMENT AND REMOVAL OF EXISTING OVERHEAD ELECTRIC, TELEPHONE, CABLE, UNDERGROUND GAS, WATER AND SEWER SERVICES.
- SEE SHEET C3 FOR ALL PROPOSED OR EXISTING WATER, GARAGE FLOOR DRAIN, SEWER AND DRAIN CONNECTIONS.
- REPLACEMENT OF THE EXISTING STAIRWAY AND SIDEWALK BETWEEN MAIN STREET AND THE REAR PROPERTY LINE SHALL BE PROVIDED BY THE DEVELOPER. THE REPLACED SECTION OF THE STAIRWAY AND SIDEWALK SHALL INCLUDE A THERMAL ELECTRICAL HEATING SYSTEM. THE ELECTRICAL CONNECTION FOR STAIRWAY HEATING & LIGHTING SHALL BE ON A SEPARATE METER THAT IS PAID BY THE CITY. THE PROPOSED STAIRWAY DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

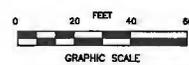
OWNER & APPLICANT:
 N/FC SAGBIARO
 CIVIL ENGINEERING & LAND SURVEYING
 100 FRONT STREET
 WORCESTER, MA 01808
 TEL: 508-928-1878
 (ATTY. BRIAN R. FAUO)

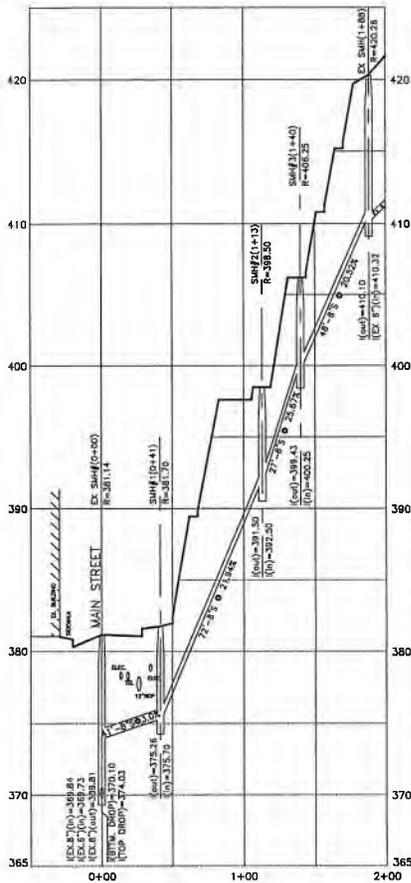
PREPARED BY:
 BRUCE SALLUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 578 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-481-8928
 FAX: 508-481-8928

**LAYOUT PLAN
 E ON MAIN
 - 163-175 MAIN STREET -
 MARLBOROUGH, MA**

DATE: JANUARY 15, 2018

FILE: 2687C1.dwg



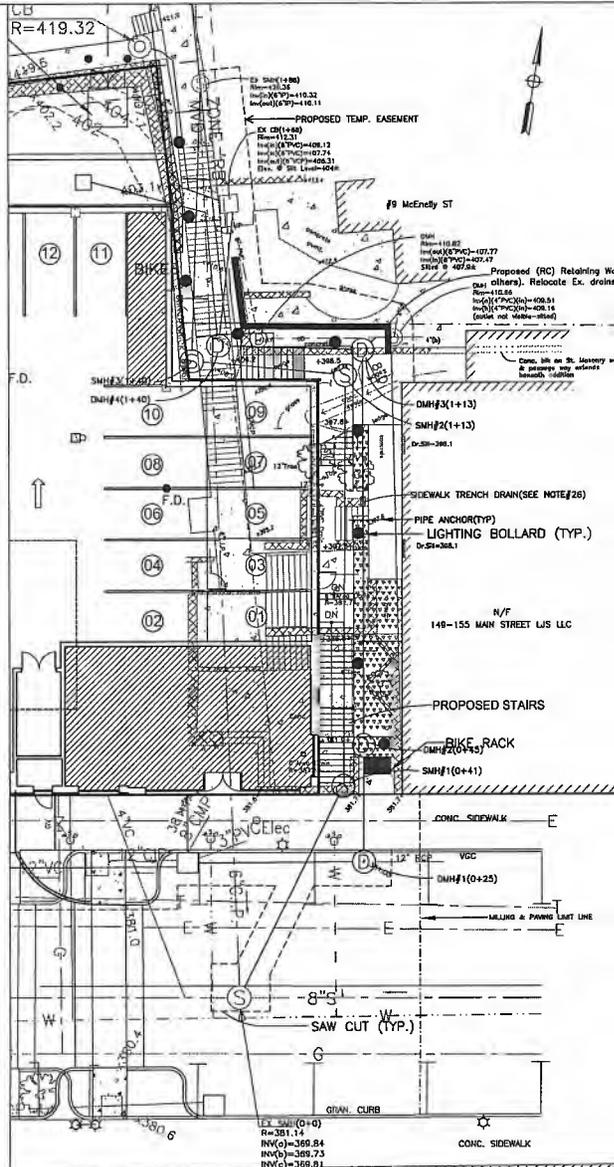


SEWER NOTES:

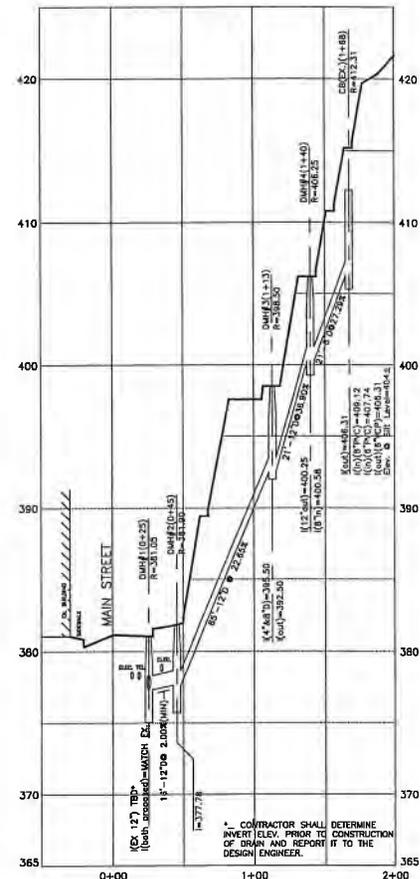
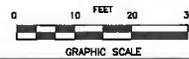
1. Prior to the pre-construction conference, the contractor shall submit a sewer flow bypass management plan to the City engineer. Construction shall not start until the plan has been approved by the City Engineer.
2. The contractor shall determine the locations of existing house connections to the existing sewer.
3. Pipe shall be Class 52 DIP (CL).
4. Banked SMH invert bench walls shall be provided where the inlet pipe slope exceeds 10% and where the change in flow direction exceeds 70 degrees. For these SMH's the outside bench shall be constructed 24" above the bottom of the inverted arch channel.

SEWER PROFILE

HORIZONTAL SCALE: 1" = 40
VERTICAL SCALE: 1" = 4'



PLAN VIEW



DRAINAGE NOTES:

1. Baseline for profile, stations and finished grade are along proposed sewer alignment, only.
2. Pipe shall be class 52 DIP (CL).

DRAIN PROFILE

HORIZONTAL SCALE: 1" = 40
VERTICAL SCALE: 1" = 4'

NO.	DATE	DESCRIPTION
1	1/25/20	PREPARED
2	1/27/20	REVISED
3	1/27/20	REVISED
4	1/27/20	REVISED
5	1/27/20	REVISED
6	1/27/20	REVISED
7	1/27/20	REVISED
8	1/27/20	REVISED
9	1/27/20	REVISED
10	1/27/20	REVISED

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
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378 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1868
FAX: 508-481-8929

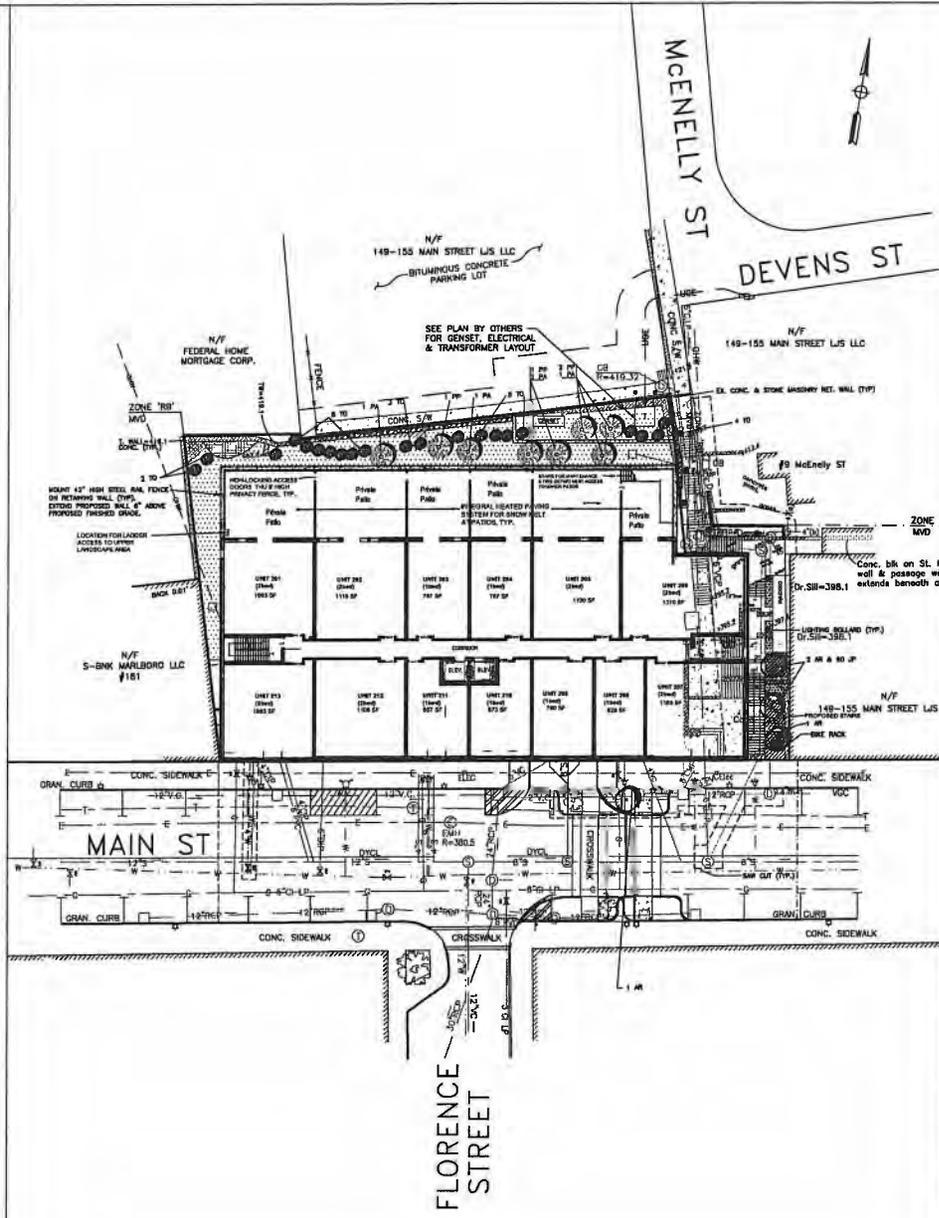
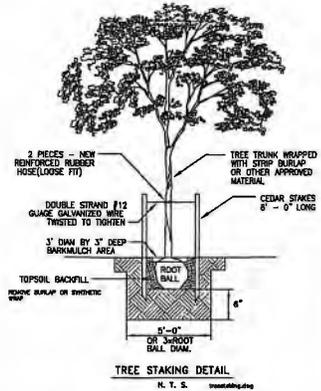
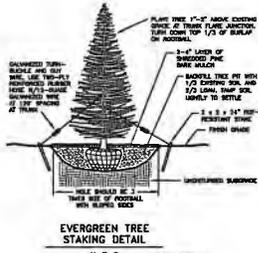
PLAN & PROFILE
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

DATE: MAY 23, 2018

OWNER & APPLICANT:
VINCENTA SAMPATARO
c/o MIRICK O'CONNELL
100 FRONT STREET
MARLBOROUGH, MA 01752
TEL: 508-938-1278
(ATTY. BRIAN R. FALC)

C4

FILE: 2697C1.dwg



PLANTING LEGEND				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
TO	23	THALIA OCCIDENTALIS	AMERICAN ARBOVITAE	3" CALIPER
AR	4	ACER RUBRUM	ARMSTRONG MAPLE	3" CALIPER
PP	4	PICEA PUMGENS	COLORADO SPRUCE	3" CALIPER
PA	4	PICEA ABIES	NORWAY SPRUCE	3" CALIPER
SHRUBS				
JP	80	JUNIPERUS HORIZONTALIS	LOW SPREADING JUNIPER (BAR HARBOR)	-----
GROUND COVER				
VM	4500	VINCA MINOR, OR PACHYSANDRA TERMINALIS	MYRTLE OR PACHYSANDRA	FLATS

PLANTING NOTES:

- 1.) FOR LOAM & SEED AREAS, PROVIDE 4" LOAM AND SEED MIX COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA.
- 2.) PROVIDE PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- 3.) FINAL PLANT LOCATIONS TO BE ADJUSTED IN FIELD AS NECESSARY TO PROVIDE REQUIRED OFFSETS TO CONSTRUCTION APPURTENANCES AND UTILITIES, ETC.
- 4.) PLANTINGS ARE SUBJECT TO CHANGE DUE TO NURSERY STOCK AVAILABILITY, AS APPROVED.
- 5.) PLANTING AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
 - STAKING MATERIALS TO BE REMOVED 1 YEAR AFTER PLANTING.
 - OWNER REPLACES PLANTS THAT DIE WITHIN 180 DAYS.
- 6.) PROVIDE JUTE MESH TO STABILIZE SOIL UNTIL VEGETATION HAS ESTABLISHED ITSELF ENOUGH TO PREVENT EROSION. WHERE NECESSARY PROVIDE PERMANENT POLYMER JUTE MESH.
- 7.) A 24" DEPTH OF STRUCTURAL SOIL & 4" OF TOP SOIL SHALL BE PROVIDED WITHIN IN THE PROPOSED BUMP OUT AREAS ON MAIN STREET.

LEGEND	
---	Exist. 2" Center
---	Exist. 10" Center
---	Existing Sewer Line
---	Existing Water Main
---	Existing Gas Line
---	Overhead Wire
---	Existing Granite Curb
⊕	Existing Gas Valve
⊕	Existing Water Valve
⊕	Existing Water Stop
⊕	Existing Light Pole
⊕	Existing 6" Drain Pipe
▨	LOAM & GROUND COVER
▨	BARK MULCH



NO.	DATE	DESCRIPTION
1	1/15/18	PREPARED BY: BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 578 BOSTON POST ROAD EAST MARLBOROUGH, MA 01752 TEL: 508-881-1828 FAX: 508-881-9925
2	1/15/18	OWNER & APPLICANT: VINCENZA SAMBARTO c/o MIRCO O'CONNELL 100 WASHINGTON ST. SUITE 1000 WORCESTER, MA 01608 TEL: 908-939-1678 (ATTY: BRIAN R. FALK)

PREPARED BY: BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 578 BOSTON POST ROAD EAST MARLBOROUGH, MA 01752 TEL: 508-881-1828 FAX: 508-881-9925

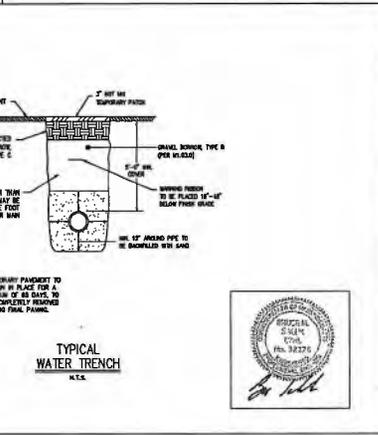
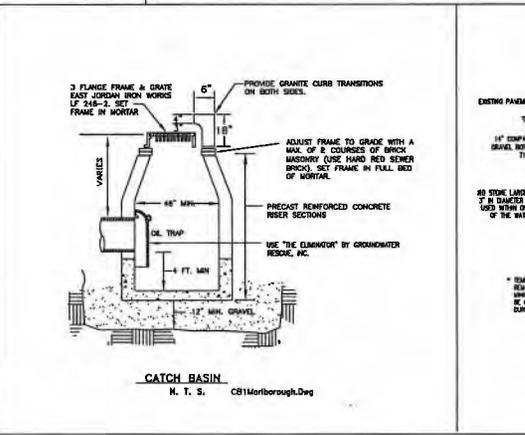
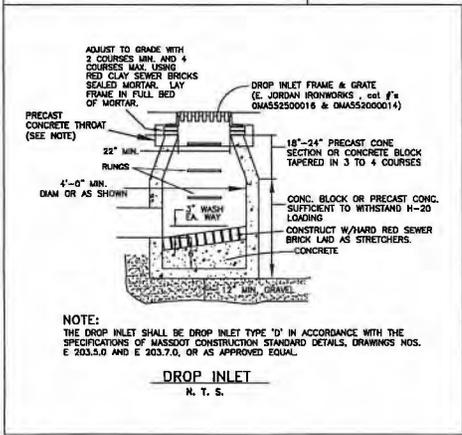
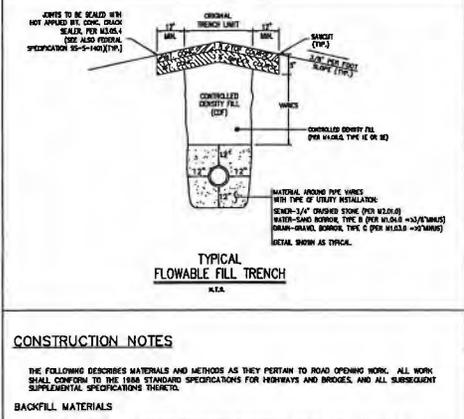
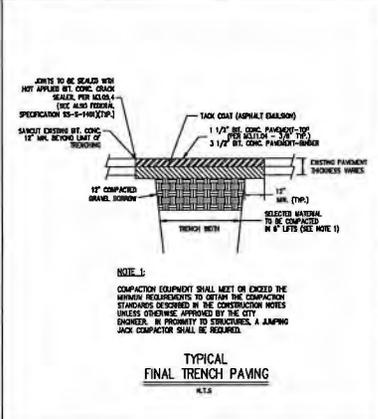
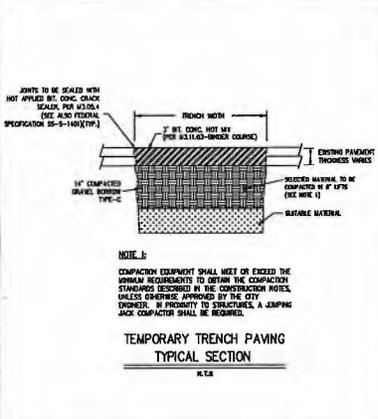
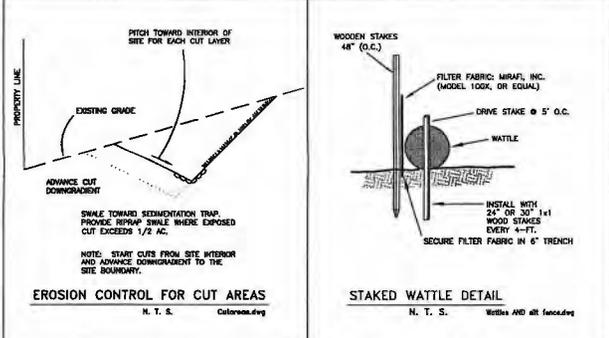
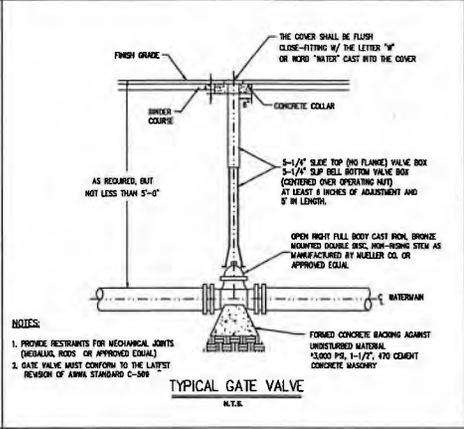
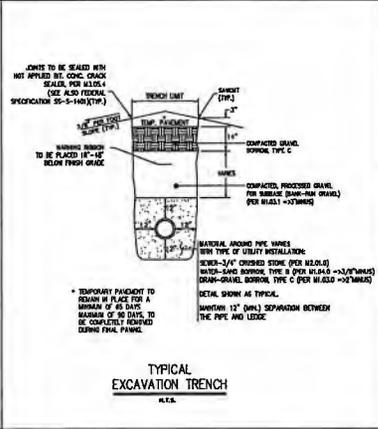
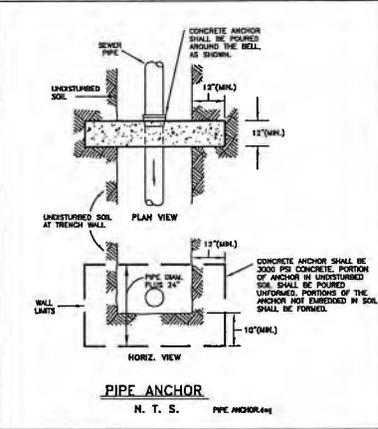
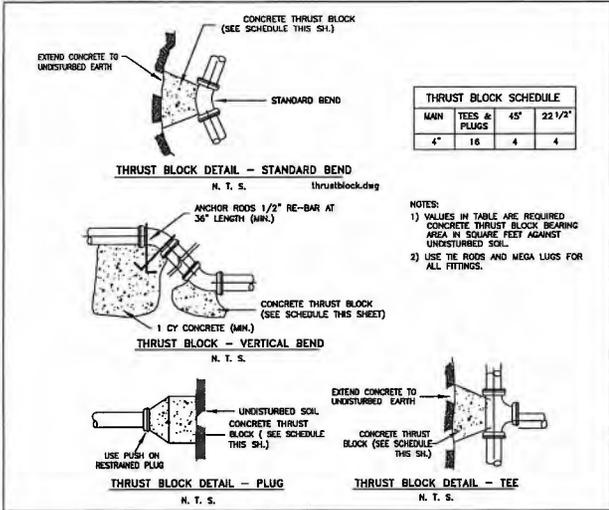
PLANTING PLAN
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT: VINCENZA SAMBARTO c/o MIRCO O'CONNELL 100 WASHINGTON ST. SUITE 1000 WORCESTER, MA 01608 TEL: 908-939-1678 (ATTY: BRIAN R. FALK)

C5

FILE: 2697C1.dwg



CONSTRUCTION NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS THEREON.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF GRAVEL. GRAVEL, THE TWELVE (12) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M.I.L.O.) FOR WATER, 1" CRUSHED STONE (M.I.L.O.) FOR SEWER, GRAVEL BORING - TYPE 8 (M.I.L.O.) FOR BRASS OR AS SPECIFIED BY THE OWNER OF THE CITY AND APPROVED BY THE CITY OF MARLBOROUGH. BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL (CDF) - TYPE 1C OR 2E (M.I.L.O.) FOR ALL MAJOR ROADWAYS OF THE CITY OR AS DIRECTED BY THE COMMISSIONER OF PUBLIC WORKS.

SUITABLE GRAVEL MATERIAL FOR BACKFILLING SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTITUTALLY FREE FROM CLAY, ORGANIC MATERIALS, LOAM, WOOD, TRASH OR OTHER DUCTILE MATERIALS. MATERIAL SHOULD BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. IT SHALL HAVE NO FINE PARTICLES, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED. IT SHALL NOT CONTAIN ANY BLOCKS OR FOREIGN SOLIDS.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCESSING LAYER IS PLACED. THE ENTIRE BIRTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPED IN 6" (6) INCH LIFTS, A MINIMUM OF TWO (2) FEET ABOVE THE INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN 4" DEPTHS NOT GREATER THAN 6" (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES ON A TEMPORARY TRENCH, AND TWELVE (12) INCHES (ON A PERMANENT TRENCH) OF GRAVEL, COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

PAVEMENT PLACED SHALL BE PLACED AND RAKED TO A SMOOTH SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING ADJACENT ROAD SURFACE. THE PERMITS SHALL MAINTAIN THE SURFACING AND SHALL PROPERLY FILL WITH SMOOTH MATERIAL. ANY DEPRESSION AND HOLES THAT MAY OCCUR SO AS TO KEEP THE SURFACING IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

A TEMPORARY PAVEMENT SHALL BE PLACED ON THE SURFACE OF THE FILL AND THOROUGHLY COMPACTED. A TEMPORARY PAVEMENT SHALL BE CLASS 1 BITUMINOUS CONCRETE TYPE 1-1 THREE (3) INCHES THICK (SEE EXCAVATION TRENCH DETAIL). "COLD PATCH" MAY BE ALLOWED IF APPROVED BY THE COMMISSIONER OF PUBLIC WORKS DUE TO ADVERSE WEATHER CONDITIONS. IF PLATES ARE USED THEY SHALL BE TAMPED TO MATCH THE EXISTING PAVEMENT. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW THE BACKFILLING OPERATION.

PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 60 DAYS OR NO LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY SURFACE WITHOUT APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUB-BASE SHALL BE EXCAVATED TO THE GRADE REQUIRED BY THE PERMIT PRIOR TO DEPTH OF THE FINAL BITUMINOUS CONCRETE SURFACE. THE BRICKER COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BRICKER COURSE AND SHALL NOT BE LESS THAN THREE AND ONE-HALF (3 1/2) INCHES IN LENGTH AND THE TOP COURSE SHALL BE ONE AND ONE-HALF (1 1/2) INCHES IN DEPTH. IN SOME INSTANCES, BEYOND A SHARPE TRENCH EXCAVATION, PAVEMENT DETAILS AND RESURFACING REQUIREMENTS WILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT RECONSTRUCTION ON ROUTE 85).

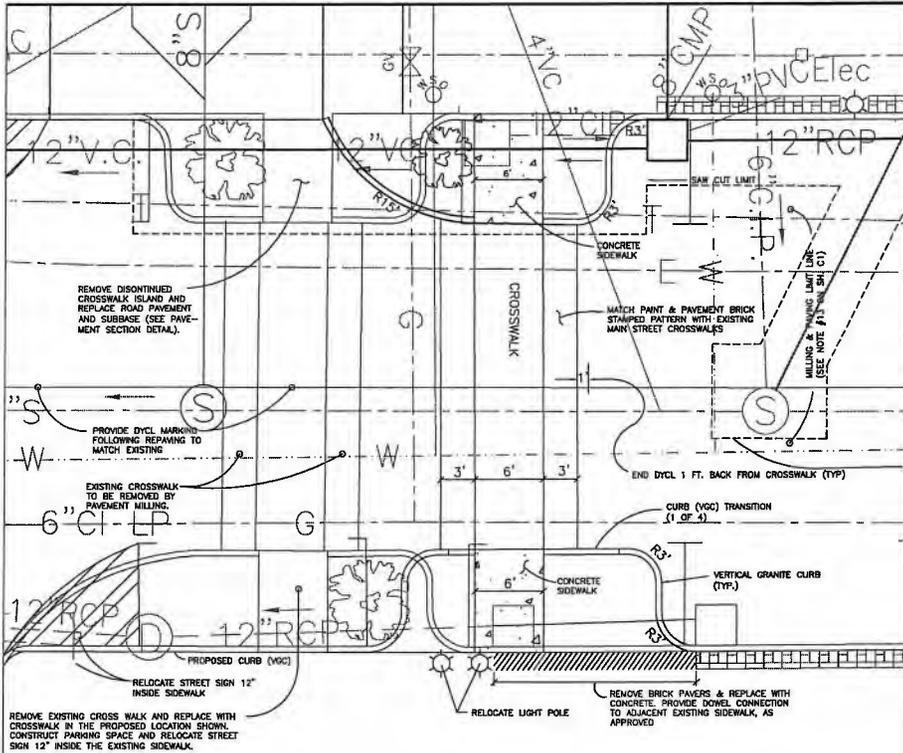
DETAIL SHEET
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
578 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
PHONE: 508-481-9929
FAX: 508-481-9929

DATE: JANUARY 15, 2018

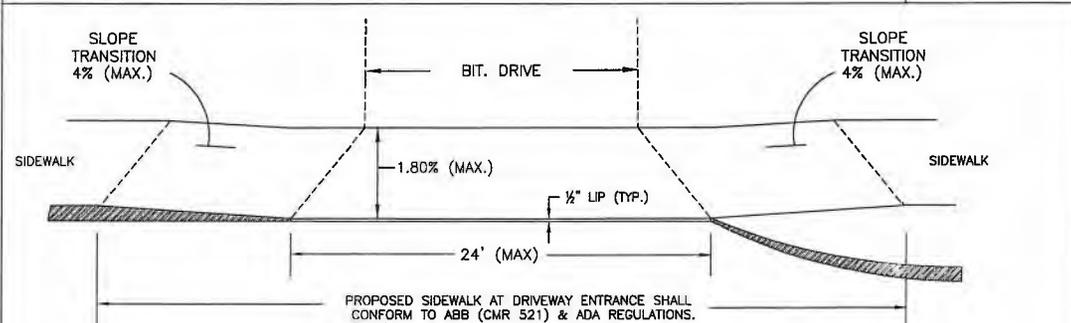
OWNER & APPLICANT:
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c/o MIRICK O'CONNELL
100 FRONT STREET
MARLBOROUGH, MA 01508
(ATTY. BRANK R. FALA)

FILE: 2897C1.dwg



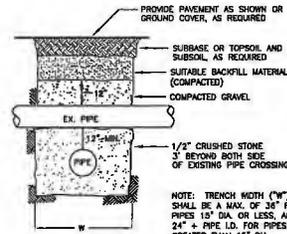
- NOTES:**
- CROSSWALK SHALL BE CONSTRUCTED TO CONFORM WITH 521CMR & A.D.A. REGULATIONS.
 - FOR THE PLANTING BEDS WITHIN THE MAIN STREET R.O.W. PROVIDE 12" DEPTH OF COMPACTED STRUCTURAL SUBGRADE CONSISTING OF MASSDOT SPEC. M1.03 TYPE 'D' COMPACT GRAVEL. THE TOP SOIL LAYER SHALL BE 24" OF LOAM.

CROSSWALK DETAIL
SCALE: 1" = 5'

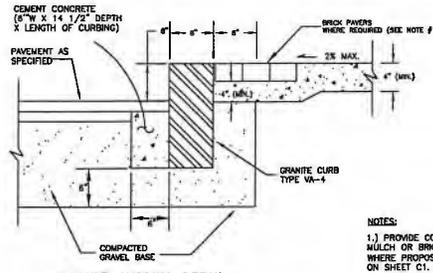
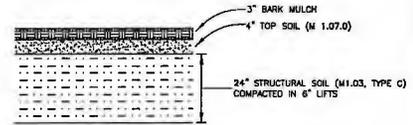


SIDEWALK THROUGH DRIVEWAY
N. T. S.

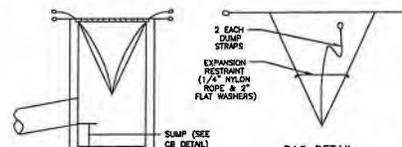
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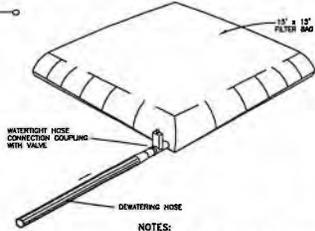
PIPE CROSSING DETAIL
N. T. S.



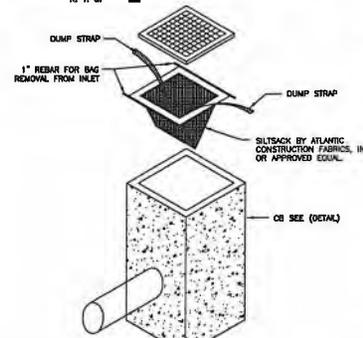
GRANITE CURBING DETAIL
N. T. S.



INSTALLATION DETAIL
N. T. S.



BAG DETAIL
N. T. S.



DEWATERING FILTER BAG DETAIL
N. T. S.

SILTSACK DETAIL
N. T. S.

NO.	DATE	BY	DESCRIPTION
1	1/15/10	PLANT/BAHAM	ISSUED FOR PERMITS
2	1/15/10	PLANT/BAHAM	ISSUED FOR PERMITS
3	1/15/10	PLANT/BAHAM	ISSUED FOR PERMITS
4	1/15/10	PLANT/BAHAM	ISSUED FOR PERMITS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-928-1678
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DETAIL SHEET
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

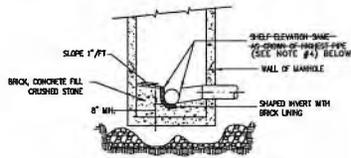
DATE: JANUARY 15, 2018

OWNER & APPLICANT:
TOWN OF MARLBOROUGH
100 FRONT STREET
WORCESTER, MA 01608
TEL: 508-928-1678
(ATTY: BRIAN R. FALK)

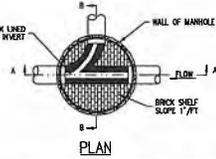


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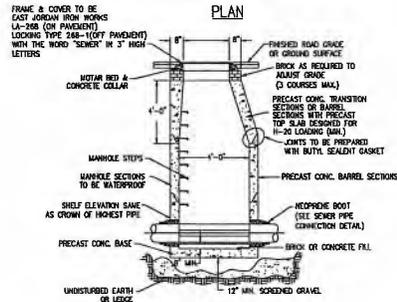
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SECTION B-B



PLAN

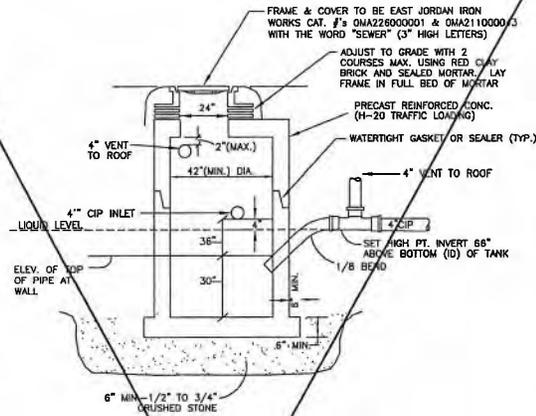


SECTION A-A
PRECAST SEWER MANHOLE
N.T.S.

NOTE: DETAIL WAS TAKEN FROM THE CITY OF MARLBOROUGH STANDARD DETAILS

SEWER NOTES:

1. Prior to the pre-construction conference, the contractor shall submit a sewer flow bypass management plan to the City engineer. Construction shall not start until the plan has been approved by the City Engineer.
2. The contractor shall determine the locations of existing house connections to the existing sewer.
3. Pipe shall be Class 52 DIP (CL).
4. Banked SMH invert bench walls shall be provided where the inlet pipe slope exceeds 10% and where the change in flow direction exceeds 70 degrees. For these SMH's the outside bench shall be constructed 24" above the bottom of the inverted arch channel.

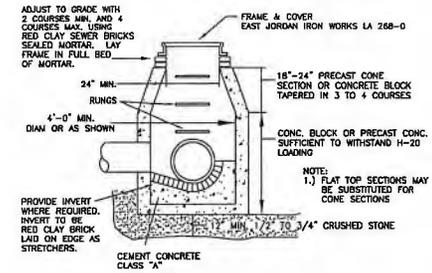


CONSTRUCTION NOTES FOR GASOLINE, OIL & SAND SEPARATOR

- 1.) SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER SHALL BE A MINIMUM OF 24" IN DIAMETER. IF THE SEPARATOR MUST BE INSTALLED INSIDE OF A BUILDING, THE COVER MUST BE SEALED TIGHT.
- 2.) THE SEPARATOR MUST BE CONSTRUCTED AND INSTALLED TO PREVENT SURFACE WATER FROM ENTERING.
- 3.) THE INVERT OF THE SEPARATOR INLET PIPE SHALL BE NO LESS THAN 4" ABOVE THE WATER LINE.
- 4.) THE SEPARATOR SHALL BE FILLED WITH WATER, TESTED AND INSPECTED PRIOR TO BEING PUT INTO SERVICE.
- 5.) THE NON CORROSIVE STEPS SHALL BE INSTALLED 18" APART.
- 6.) THE CHAMBER VENT AND OUTLET VENT SHALL BE RETURNED TO THE INSIDE OF THE BUILDING AND EXTENDED THROUGH THE ROOF.
- 7.) THE CHAMBER VENT MUST BE LOCATED AS CLOSE TO THE TOP OF THE TANK AS POSSIBLE.
- 8.) PRECAST CONCRETE UNITS SHALL MEET OR EXCEED ASTM C-478 STANDARD OF 4,000 PSI.
- 9.) JOINT SECTIONS ON PRECAST CONCRETE SEPARATORS SHALL USE BUTYL RUBBER JOINT SEALANT PER ASTM C-990.
- 10.) ALL PIPE PENETRATIONS IN THE SEPARATOR SHALL BE SEALED WITH HYDRAULIC CEMENT ONLY.
- 11.) ALLOWABLE PIPING MATERIAL:
 - a.) NO-HUB CAST IRON WITH PRODUCT ACCEPTED CLAMPS
 - b.) SERVICE WEIGHT CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
 - c.) EXTRA HEAVY CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
- 12.) THE CAPACITY OF THE GAS, OIL & SAND SEPARATOR SHALL BE AS SHOWN IN FIGURE 15 OF 148 CWR 10.22.

GAS, OIL & SAND SEPARATOR

N. T. S. Gas & Oil Trap.dwg



STORM DRAIN MANHOLE W/ STEP
N. T. S. D:\144Marlboro.dwg

N.I.C.
REFER TO GAS, OIL & SAND SEPARATOR DETAIL ON THE PLUMBING DWGS IN THE CONTRACT DOCUMENTS.

PREPARED BY:
BRUCE SALLU & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
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TEL: 508-481-9825
FAX: 508-481-9825

DETAIL SHEET
E ON MAIN
- 163-175 MAIN STREET -
MARLBOROUGH, MA

DATE: JULY 11, 2018

OWNER & APPLICANT:
VINCENZA SAMBARTARO
c/o MIRICK O'CONNELL
100 FRONT STREET
WORCESTER, MA 01608
(ATTN: BRIAN R. TAYLOR)



C8

FILE: 2697C1.dwg

E on MAIN

Retail and Residential



163-175 Main Street

Marlborough, MA

DESIGN TEAM

DEVELOPER

VINCENZA SAMATARO
c/o MIRICK O'CONNELL
180 FRONT STREET, WORCESTER, MA 01608
978-828-1878

ARCHITECT

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978-476-2075 978-825-4858

STRUCTURAL ENGINEER

GOLOSTEN | MILANO LLC
125 MAIN STREET, READING, MA 01867
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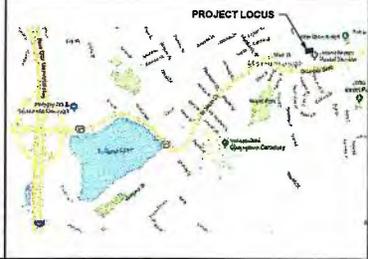
CIVIL

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508-485-1602

MEP

BLW ENGINEERS
311 GREAT ROAD, LITTLETON, MA 01460
978-486-4301

LOCUS PLAN



SHEET LIST

SHEET NUMBER	SHEET NAME	DATED ISSUED	DATE REVISED	COMMENTS
01 GENERAL				
G000	COVER SHEET	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
05 ARCHITECTURAL				
A001	UNIT AREA PLANS & SQUARE FOOTAGE	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A100	BASEMENT PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A101	GROUND FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A102	SECOND FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A103	THIRD FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A104	FOURTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A105	FIFTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A106	SIXTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A107	ROOF DECK	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A108	ROOF PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A200	SOUTH EXTERIOR ELEVATION	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A201	EAST & WEST EXTERIOR ELEVATIONS	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A202	NORTH EXTERIOR ELEVATION	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A300	BUILDING SECTION I	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A301	BUILDING SECTION II	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
07 PRESENTATION				
A220a	SE Perspective View	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A221a	NE Perspective	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A222a	NW Perspective	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL

FLOOR	GSF	PARKING	UNITS			USE
			Studio	1 Bed	2 Bed	
Basement	4,231					Utility
Ground	19,322	43 Spaces				Retail / Parking
Second	14,261		0	6	7	Residential
Third	14,276		1	7	6	Residential
Fourth	14,276		0	8	6	Residential
Fifth	14,276		1	7	6	Residential
Sixth	12,600		1	5	6	Residential
Roof Deck	4,649					Amenities
TOTALS	97,891	43 Spaces	3	33	31	
TOTAL UNITS						67

* 2 H/C; 22 Compact (of which 15 are tandem spaces); 26 Full (of which 17 are tandem spaces)

MUNICIPAL SITE PLAN REVIEW / APPROVAL
12 JULY 2019

J.D. LaGrasse & Associates, Inc.
Architect - Engineer - Interior - Land Planning
One Elm Square, Andover, MA 01810
978-825-4858
www.jdla.com

ERIC INMAN DAUM
ARCHITECT
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E on MAIN
163-175 Main Street
Marlborough, MA

COVER SHEET

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G000

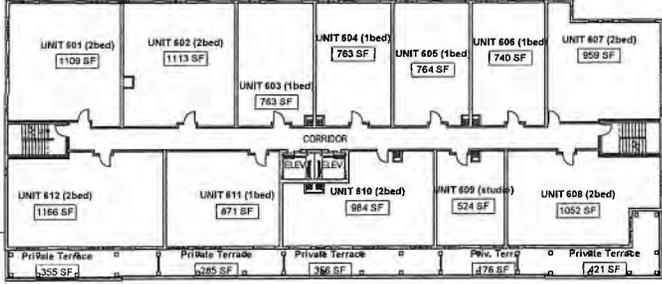


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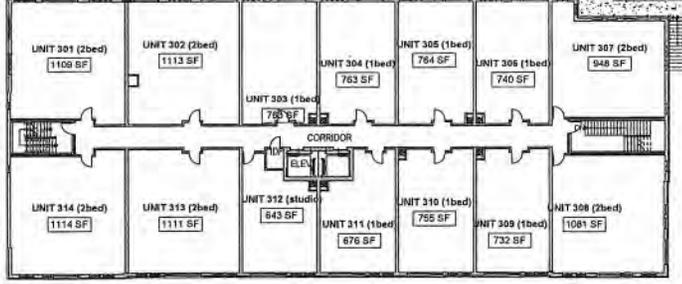
DATE: 07/12/19
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 SHEET: A001

E on MAIN
 185-175 Main Street
 Marlborough, MA

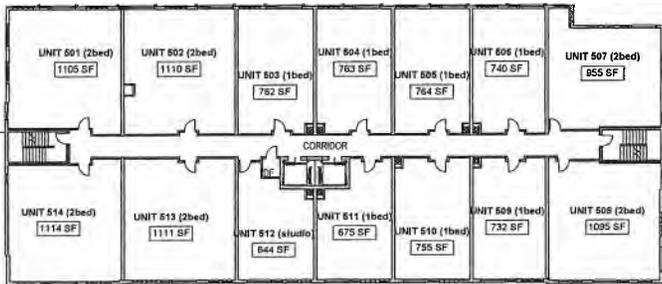
UNIT AREA PLANS &
 SQUARE FOOTAGE



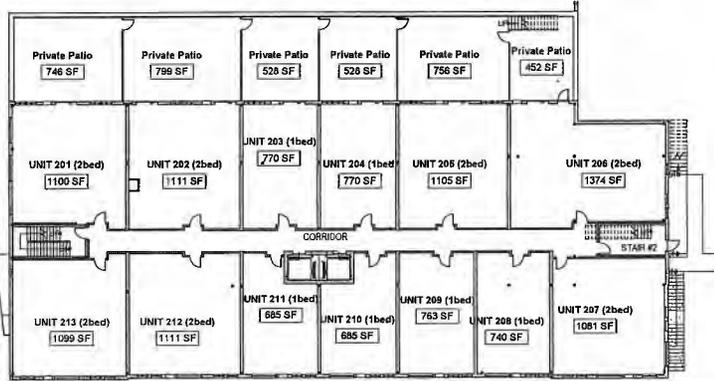
6 SIXTH FLOOR
 1/16" = 1'-0"



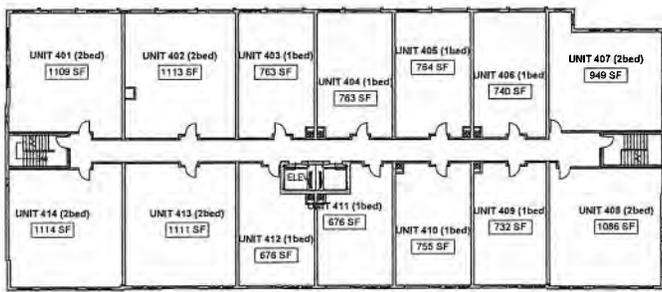
3 THIRD FLOOR
 1/16" = 1'-0"



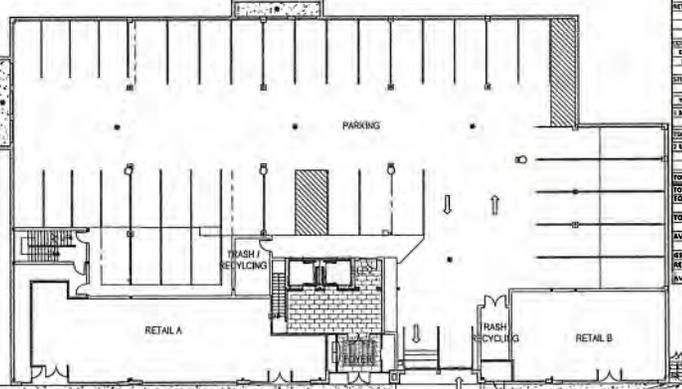
5 FIFTH FLOOR
 1/16" = 1'-0"



2 SECOND FLOOR
 1/16" = 1'-0"



4 FOURTH FLOOR
 1/16" = 1'-0"



1 GROUND FLOOR
 1/16" = 1'-0"

"E on Main" 185-175 Main St, Marlborough 2019

Unit Type	SF	Basement	Ground	2nd	3rd	4th	5th	6th	Roof	Totals
OFFICE	200									200
UNIT STORAGE	1,810									1,810
PLANNING OFFICE	14,300									14,300
METAL			1,861							1,861
			3,288							3,288
STAIRWAY AMOUNT			633							633
ELEVATOR SHAFT									4,641	4,641
STUDIO										
	537			1	324			418	1	1,280
METAL FINISHES										
BEDROOM	741			1,259	1,329	5,363	1,204	1,940		11,836
TOTAL 1 BEDROOM										11,836
BEDROOM	1,091			1,001	1,400	6,510	4,477	1,300		13,879
TOTAL 2 BEDROOM										13,879
TOTAL 3 BEDROOM										21
TOTALS NON-RENTABLE	7,670	14,310		13,260	14	15,261	11,780	12,311	17	64,263
TOTAL 1 UNITS										67
AREA UNIT SF										896
GSP / FLOOR		4,291	15,122	11,261	14,376	14,076	14,526	12,600	4,641	77,893
RENTABLE %			0.88	0.86	0.87	0.86	0.85			0.86

(Units rentable w/ City rentable hours included in city)

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A001



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 ARCHITECT
 100-115 MAIN STREET
 MARLBOROUGH, MA

E on MAIN
 100-115 Main Street
 Marlborough, MA

BASEMENT PLAN

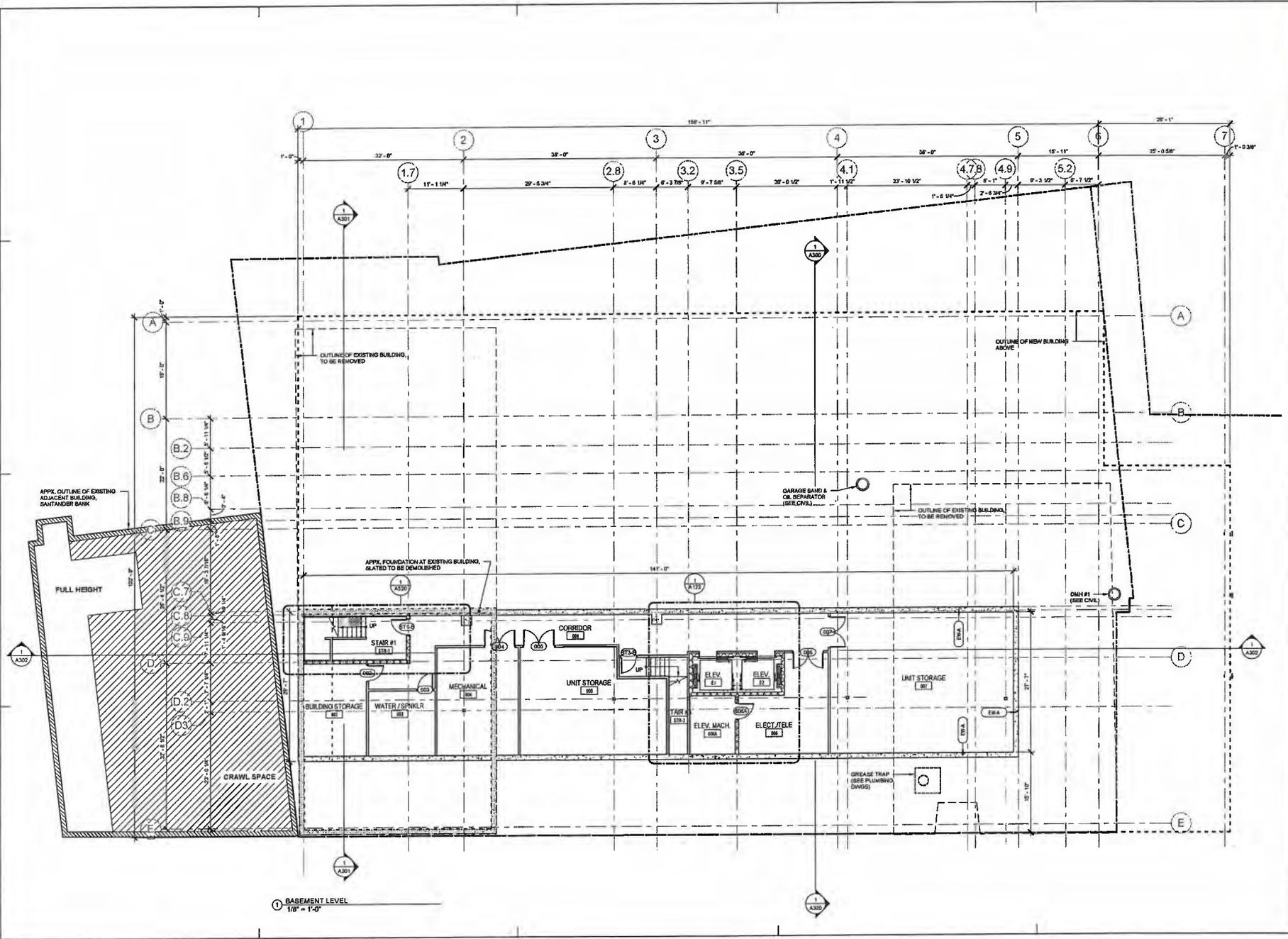
Prepared for: JDLAI 2019
 Project: 07172019
 Date: 07/17/2019

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Rev	Description
01	ISSUED FOR PERMIT

Scale: 1/8" = 1'-0"
 Sheet: 2764

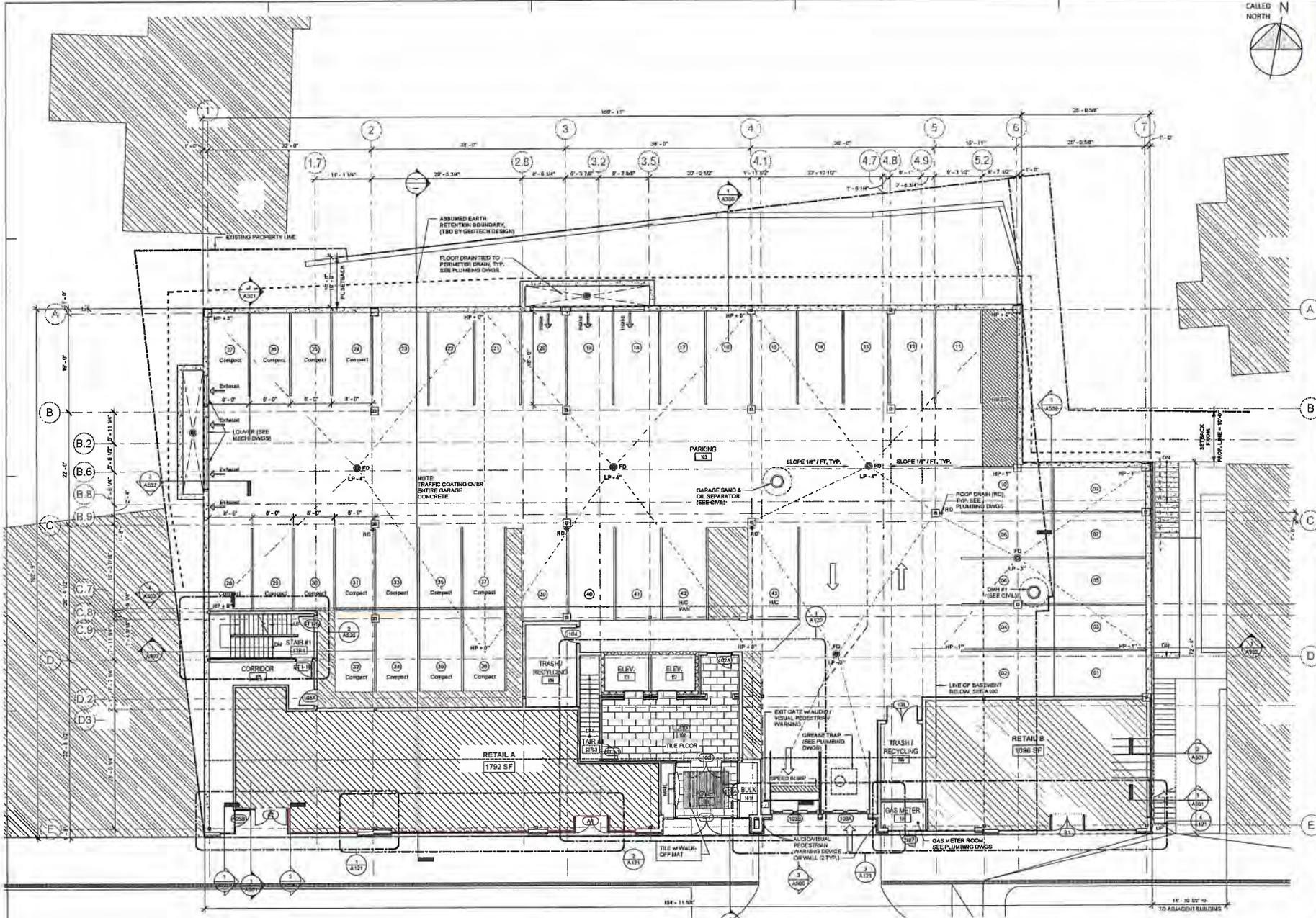
A100



① BASEMENT LEVEL
 1/8" = 1'-0"



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1 GROUND FLOOR
 1/8" = 1'-0"

DATE: 11/14/19
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT: 19-001
 SHEET: 1 OF 1

E on MAIN
 183 1/2 Main Street
 Marlborough, MA

GROUND FLOOR PLAN

PROJECT NO: 19-001
 SHEET NO: 1 OF 1
 DATE: 11/14/19
 DRAWN BY: JLD
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NO.	DATE	REVISIONS
1	11/14/19	AS ISSUED
2	11/14/19	7784

A101



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Project: 100-175 Main Street
 Location: 100-175 Main Street
 Date: 07/27/18
 Scale: 1/8" = 1'-0"

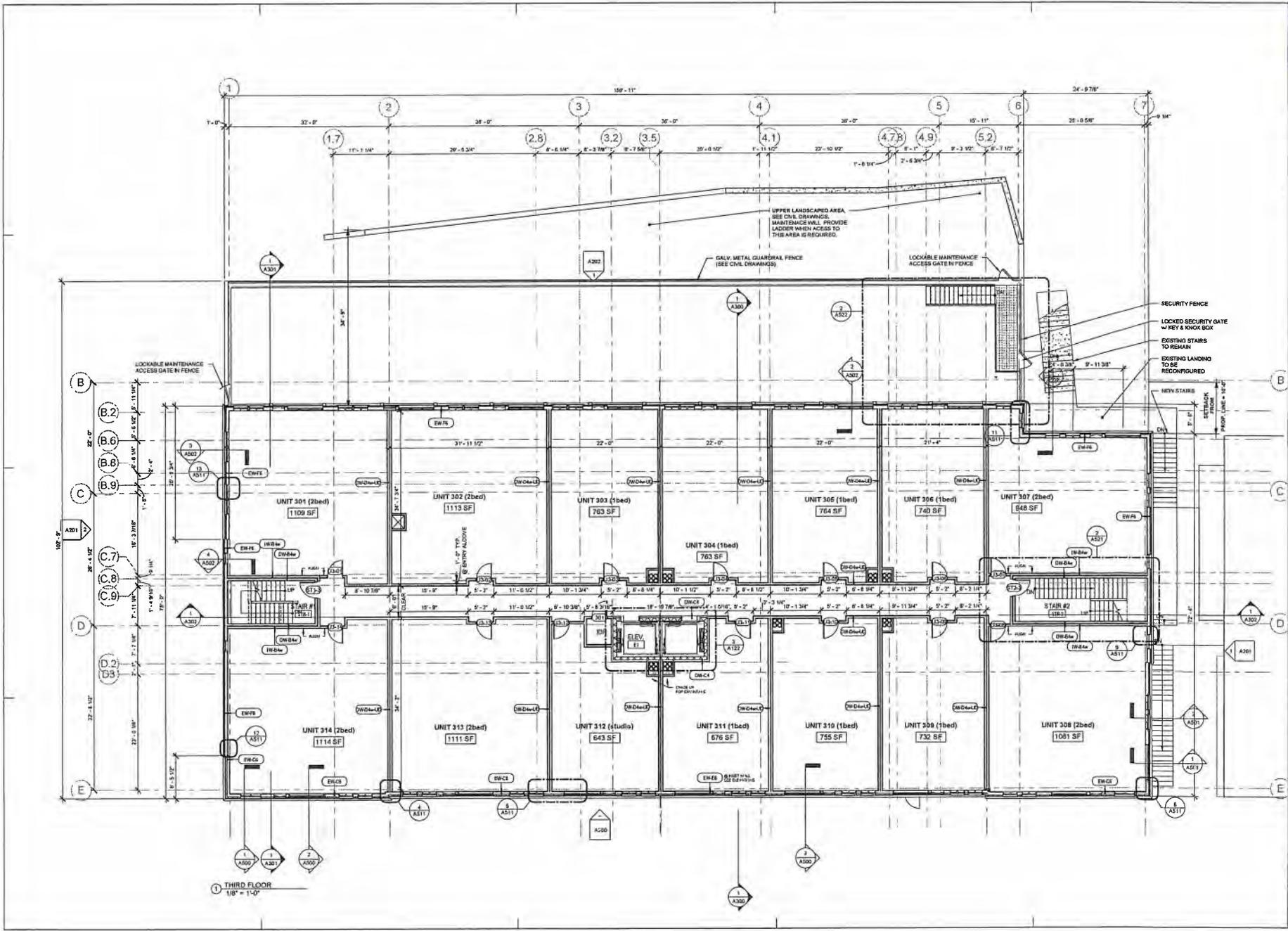
E on MAIN
 100-175 Main Street
 Marlborough, MA

THIRD FLOOR PLAN

Prepared for: JDL AI 2019 ©
 Location: 100-175 Main Street
 Date: 07/27/18
 Scale: 1/8" = 1'-0"

Rev.	Description
1	Issue for Construction

A103



1 THIRD FLOOR
 1/8" = 1'-0"



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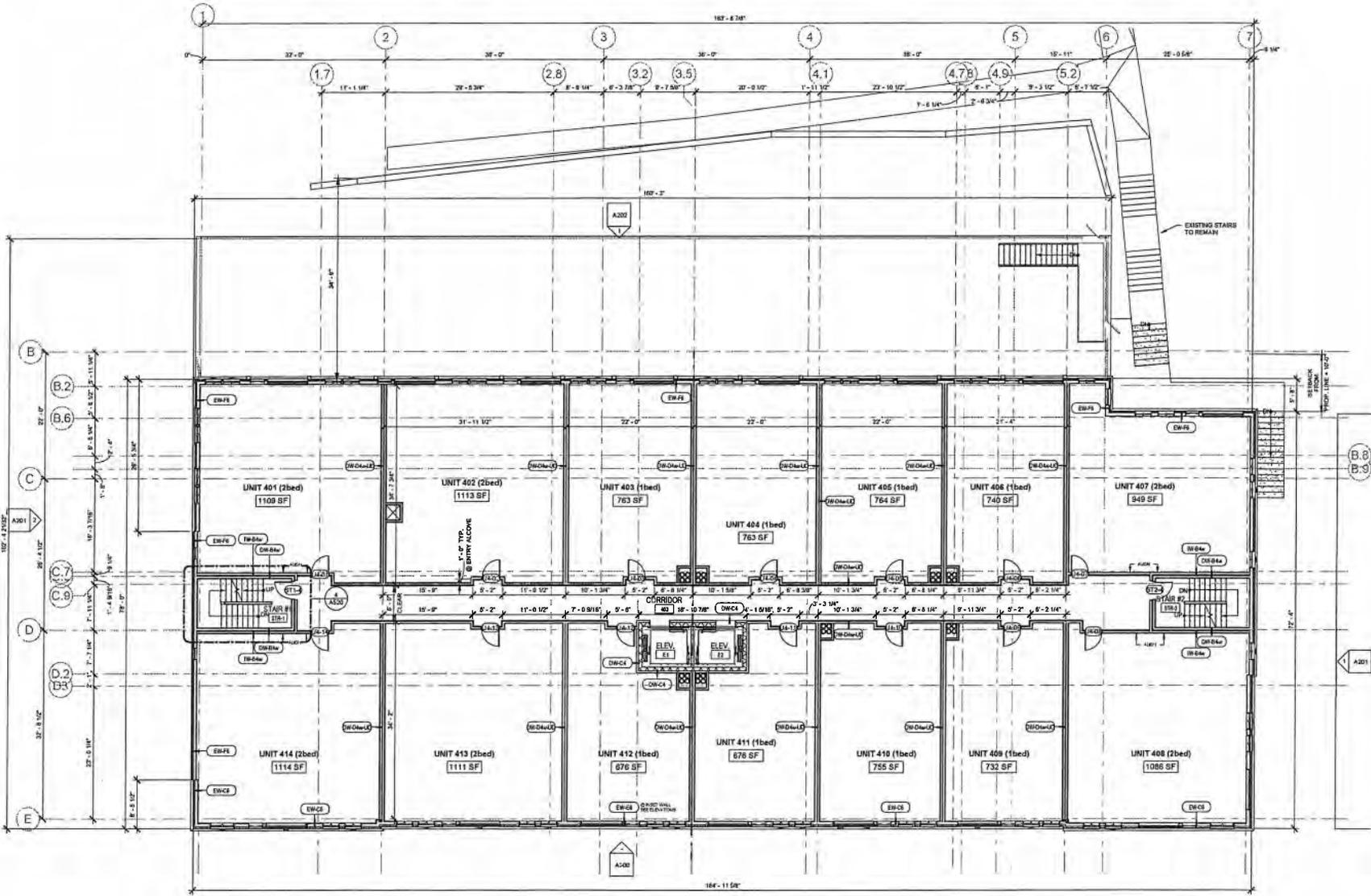
FOURTH FLOOR PLAN

PROJECT NO. 2019-001
 DATE 07/12/19

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NO.	DATE	REVISION
1	07/12/19	1/8" = 1'-0"
2		2/84

A104



① FOURTH FLOOR
 1/8" = 1'-0"



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PLANNING
 ARCHITECTURE
 INTERIORS
 ENVIRONMENTAL
 CONSTRUCTION

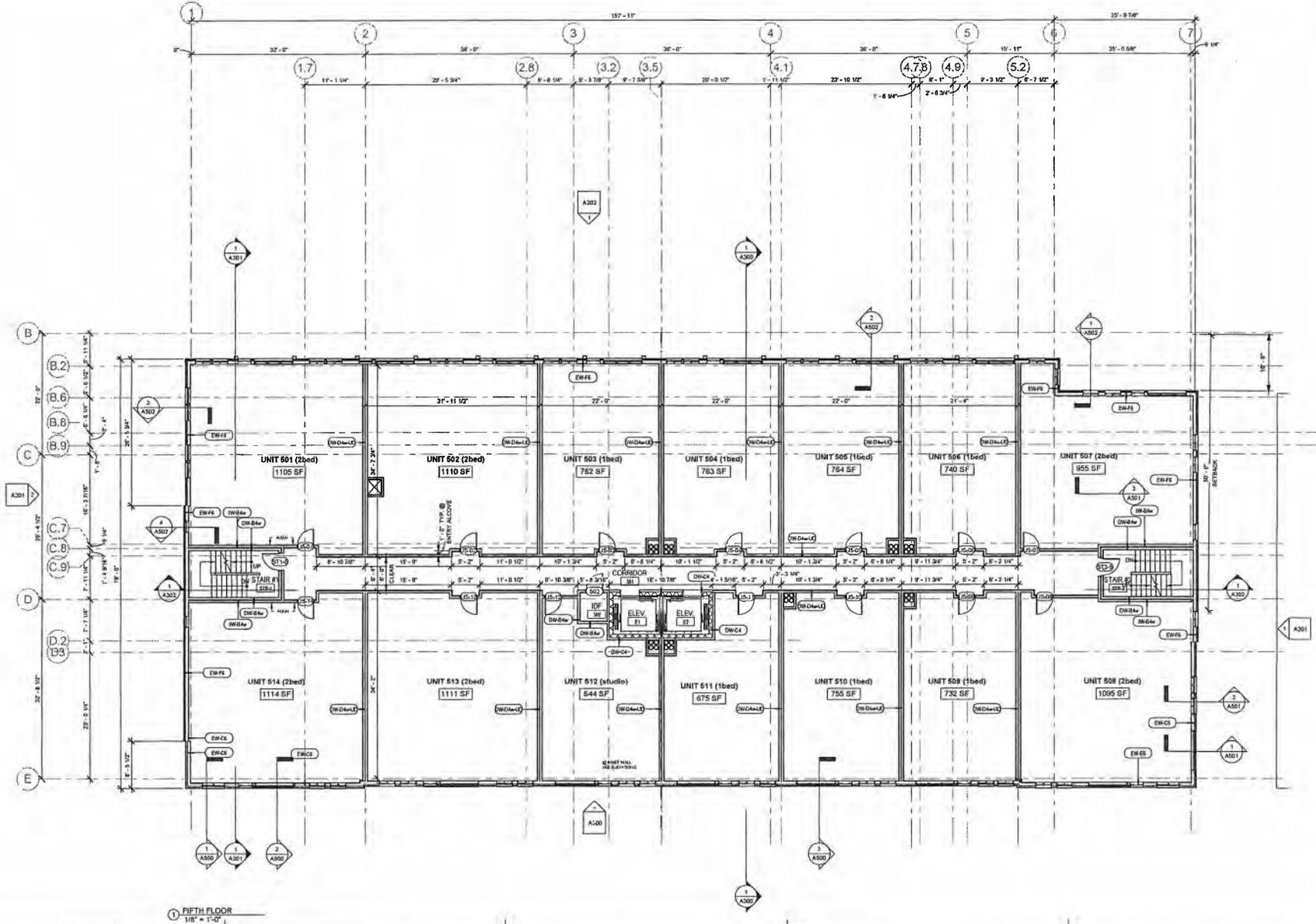
E on MAIN
 183-175 Main Street
 Marlborough, MA

FIFTH FLOOR PLAN
 Prepared for: **Artemis**
 Location: **Artemis**
 Title:

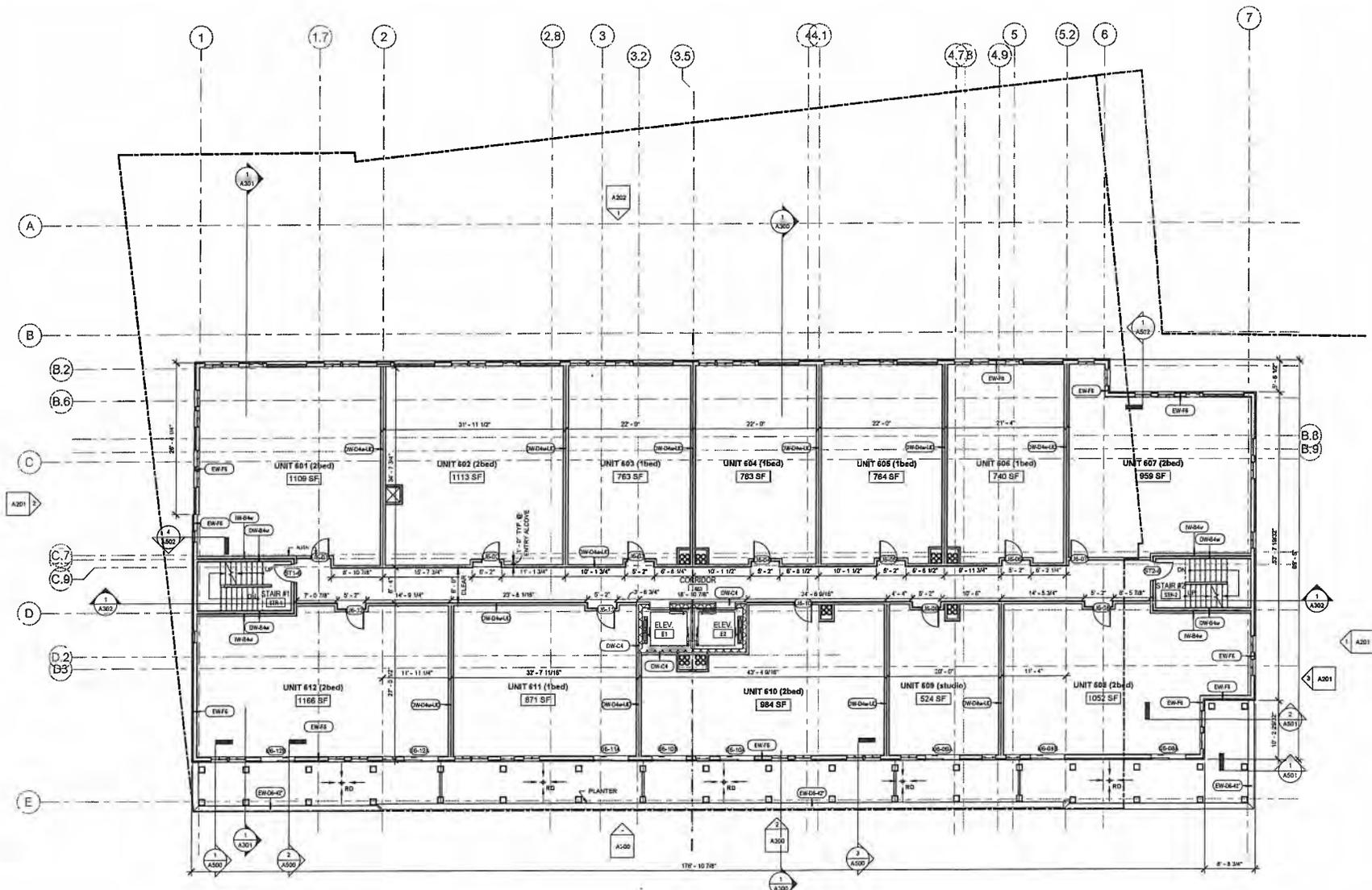
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Rev	Description
07/12/19	18" = 1'-0"
2784	

A105



① FIFTH FLOOR
 1/8" = 1'-0"



① SIXTH FLOOR
 1/8" = 1'-0"



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DATE

PROJECT

E on MAIN
 183-175 Main Street
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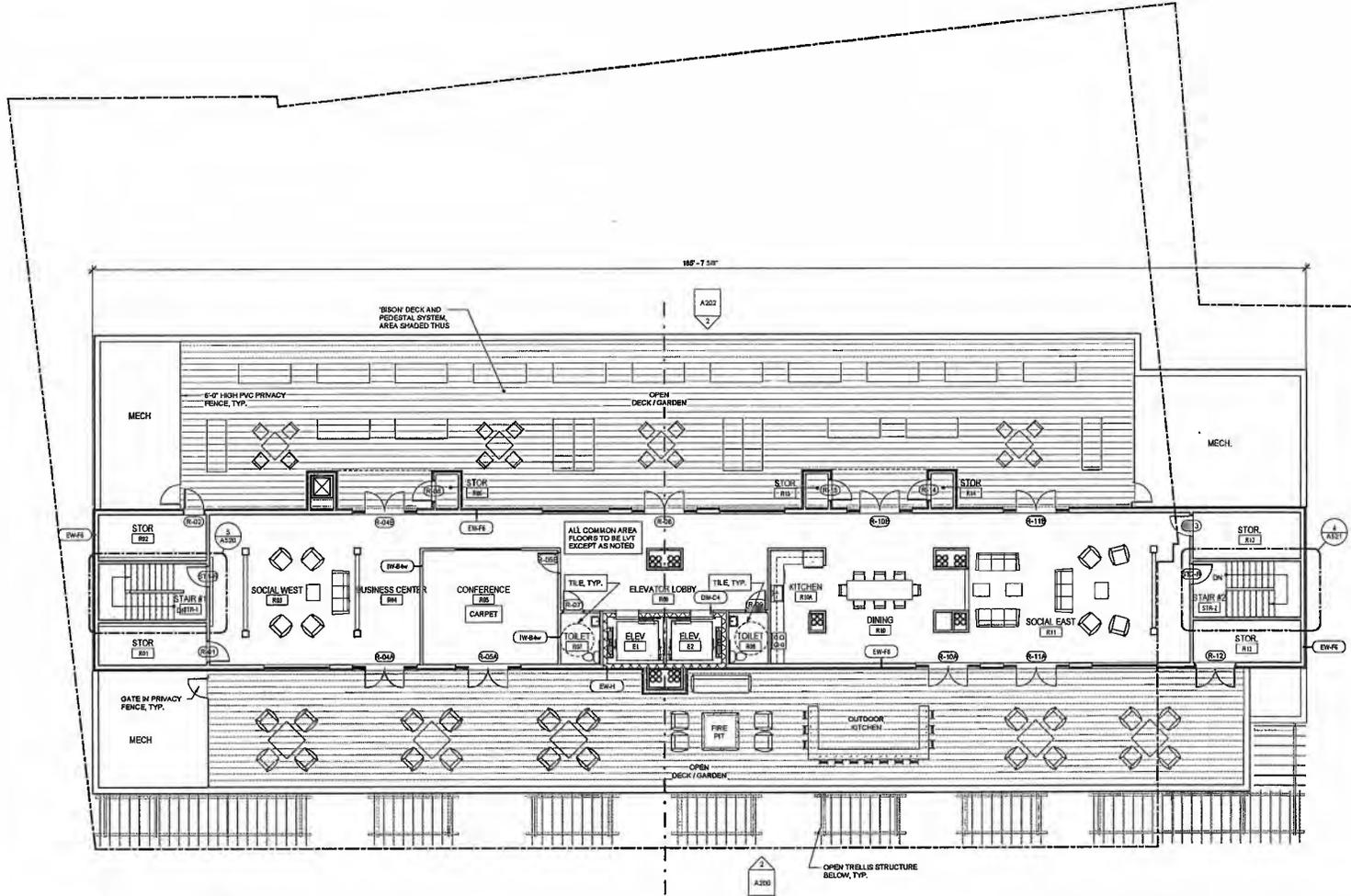
ROOF DECK

Prepared for:
 Project: **Aspen**
 Job #

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A107



① ROOF DECK
 1/8" = 1'-0"



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PROJECT NO. 2019-01
 DATE: 07/27/19
 SCALE: 1/8" = 1'-0"

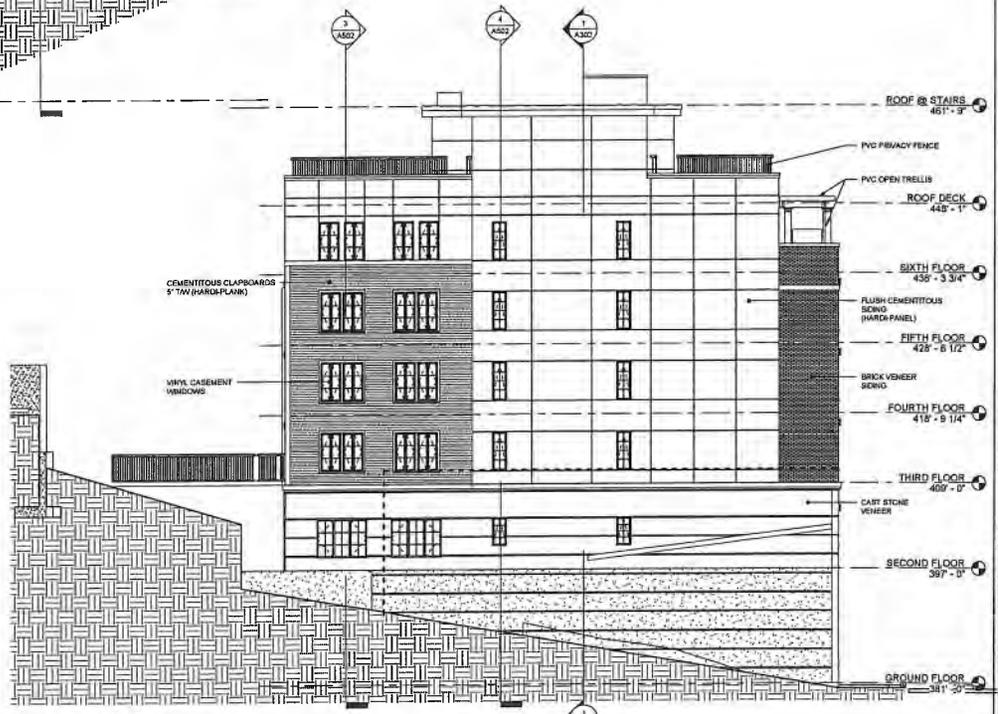
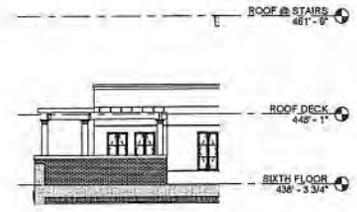
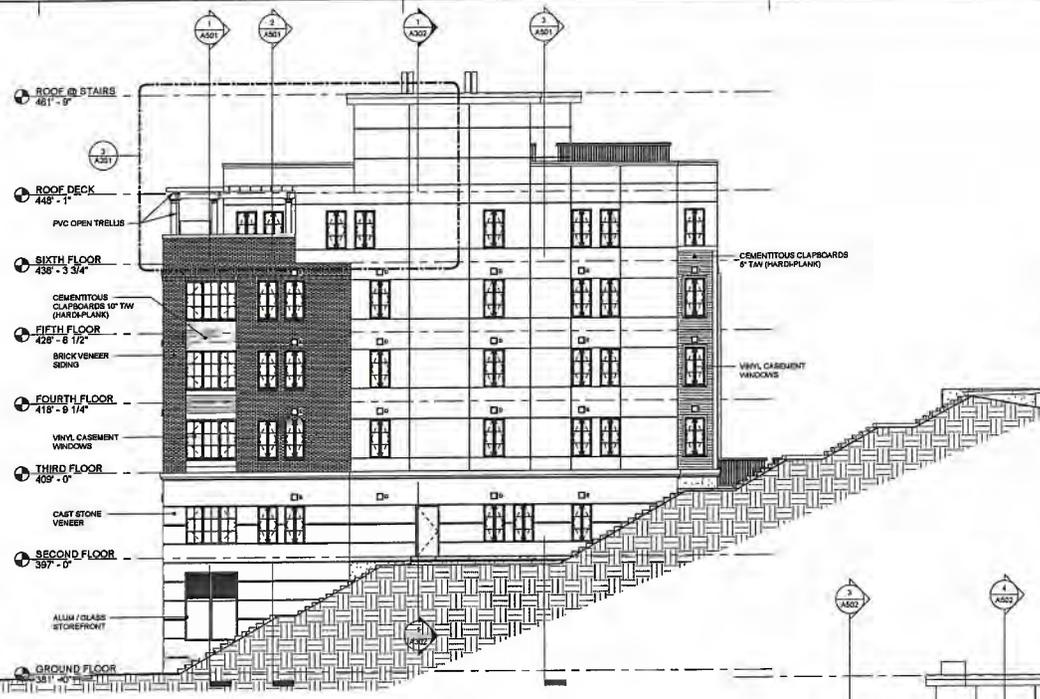
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EAST & WEST EXTERIOR ELEVATIONS

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NO.	REVISIONS	DATE
01	07/27/19	
02	1/8" = 1'-0"	
03	2/14	

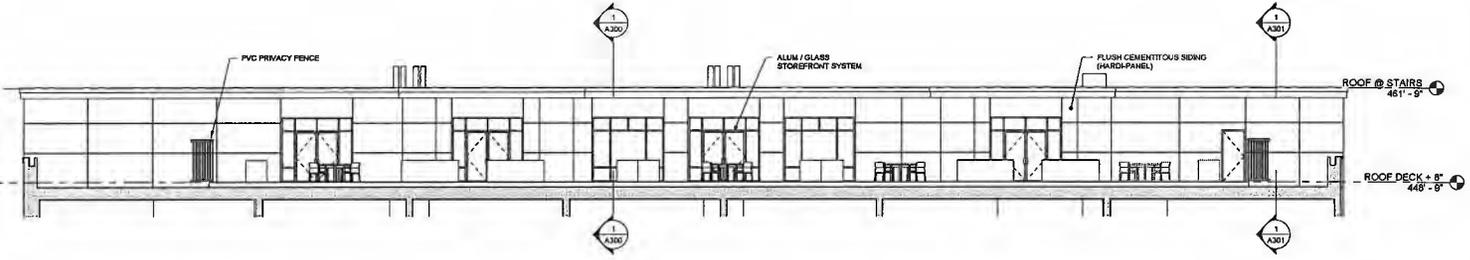
A201



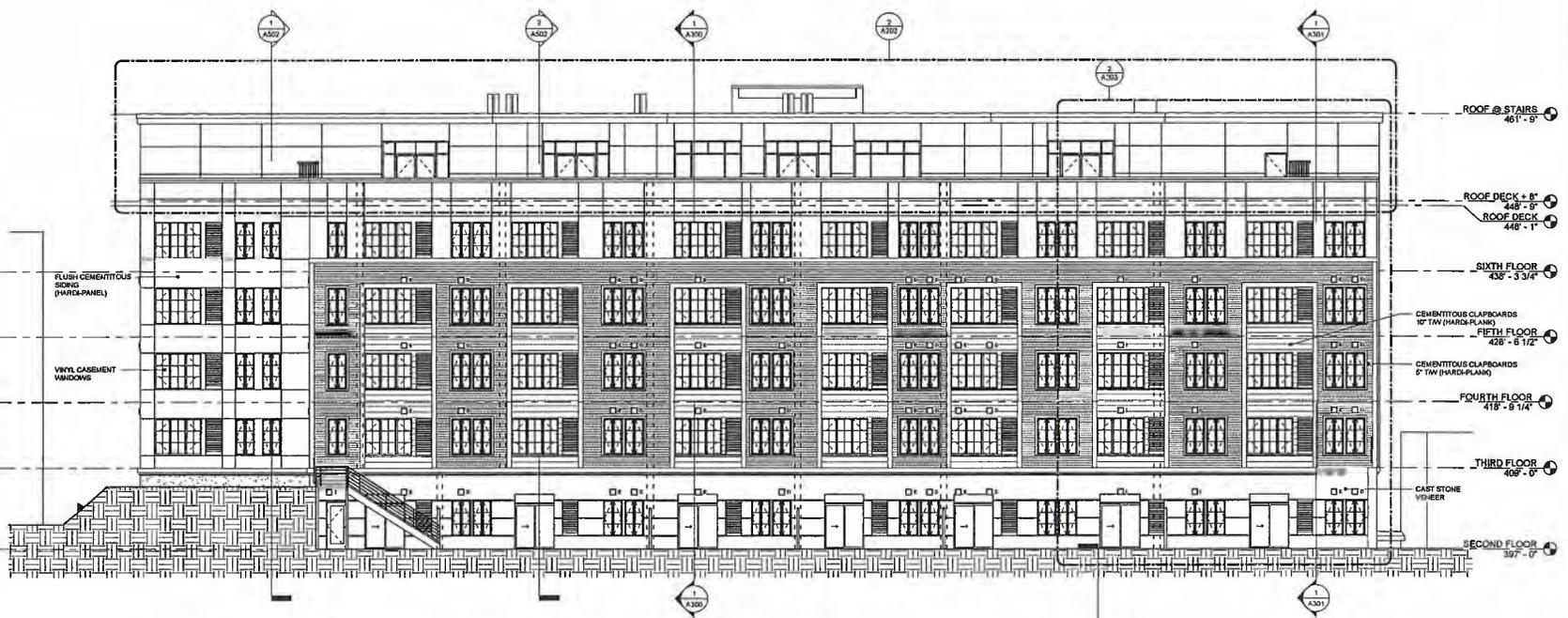
West Elevation
 1/8" = 1'-0"



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② North Elevation - Upper Levels
 1/8" = 1'-0"



① North Elevation (View from Residential Neighborhood 'French Hill')
 1/8" = 1'-0"

Revisions

NO.	DATE	DESCRIPTION
1	07/13/10	ISSUED FOR PERMITS
2	07/13/10	ISSUED FOR PERMITS
3	07/13/10	ISSUED FOR PERMITS
4	07/13/10	ISSUED FOR PERMITS
5	07/13/10	ISSUED FOR PERMITS
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7	07/13/10	ISSUED FOR PERMITS
8	07/13/10	ISSUED FOR PERMITS
9	07/13/10	ISSUED FOR PERMITS
10	07/13/10	ISSUED FOR PERMITS

E on MAIN
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NORTH EXTERIOR
 ELEVATION

Prepared for:
 Location: Andover, MA

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4	07/13/10	ISSUED FOR PERMITS
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8	07/13/10	ISSUED FOR PERMITS
9	07/13/10	ISSUED FOR PERMITS
10	07/13/10	ISSUED FOR PERMITS

A202



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PROJECT NO. 2019-001
 SHEET NO. 1 OF 1
 DATE: 07/12/19

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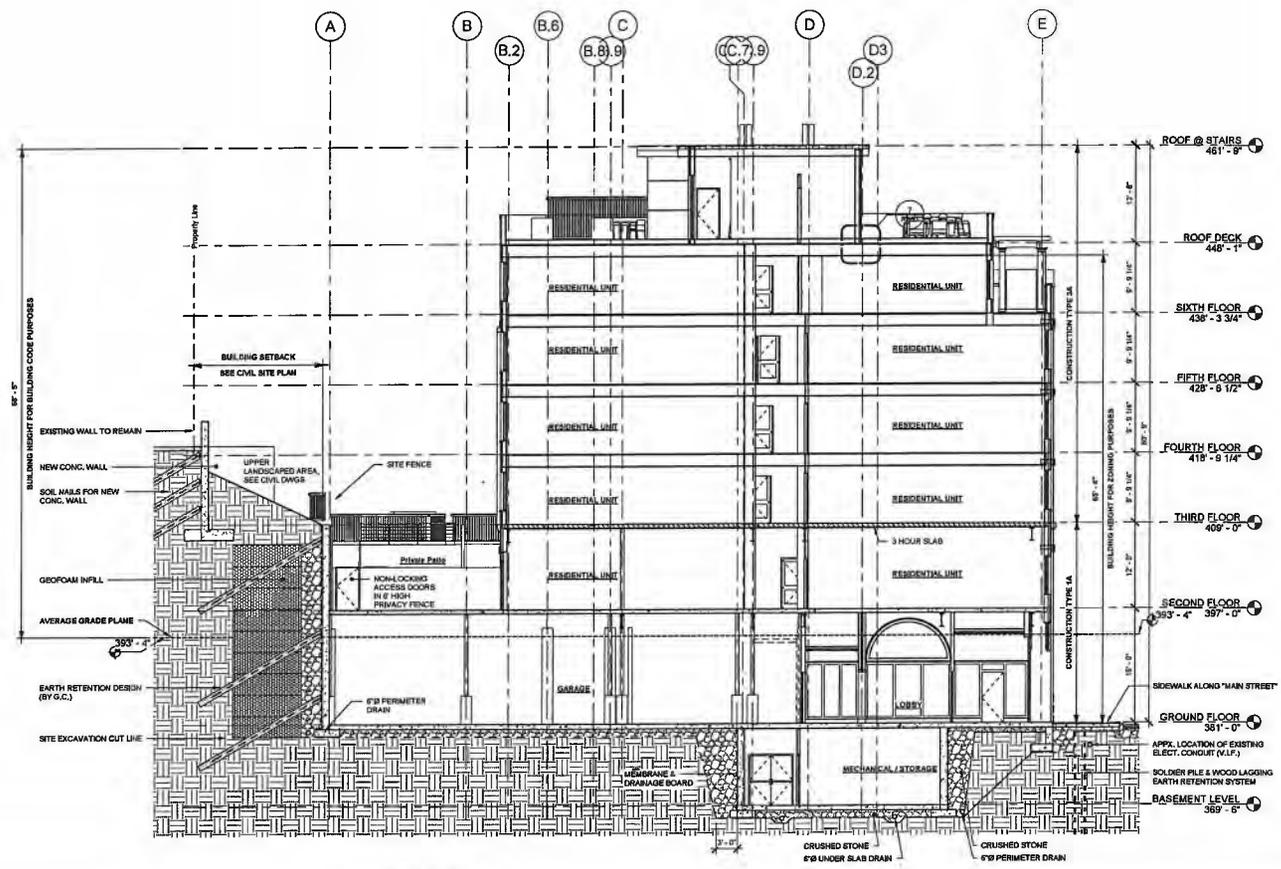
BUILDING SECTION I

Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: 07/12/19

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Revisions
 Date: 07/12/19
 Rev: 1/8" = 1'-0"
 2764

A300



1 N-S Building Cross Section
 1/8" = 1'-0"



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E on MAIN

18B-175 Main Street
 Marlborough, MA

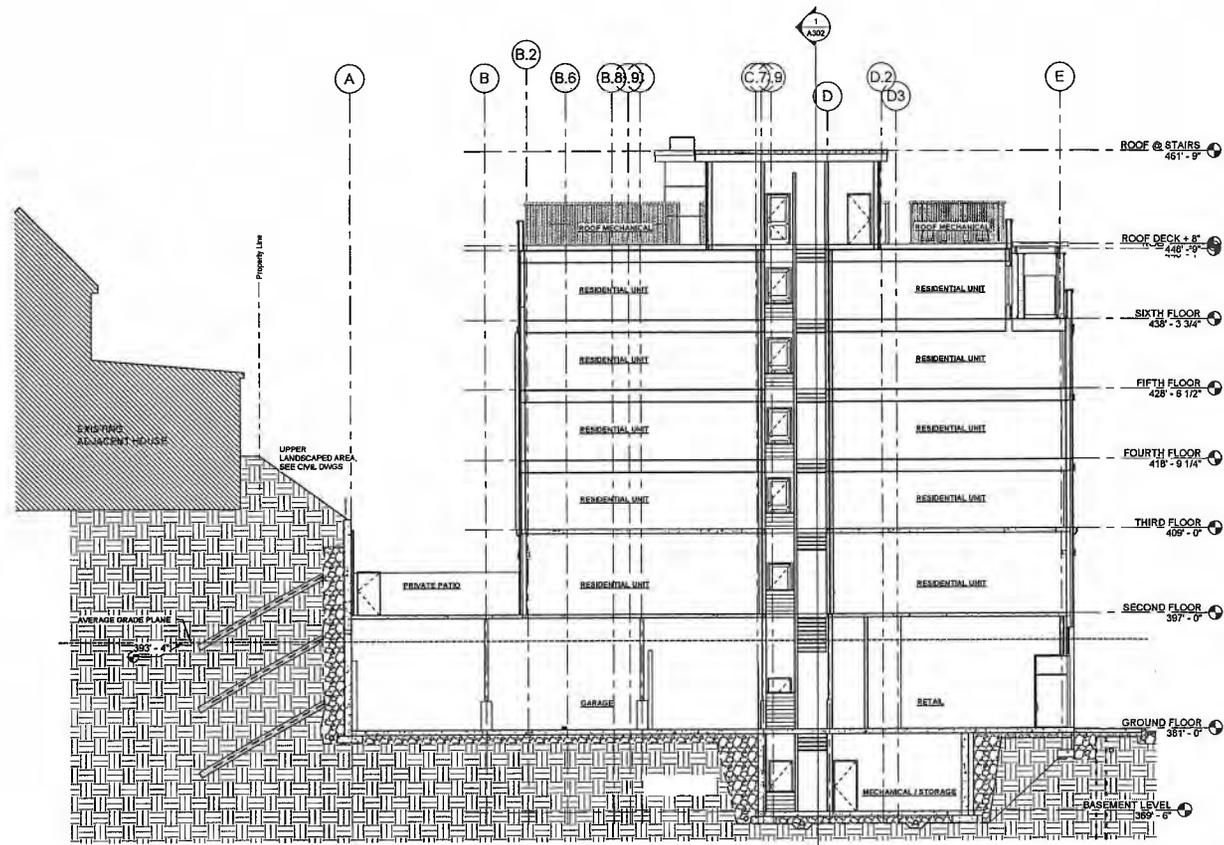
BUILDING SECTION II

Prepared for:
 Architect: **Alpinner**
 Title:

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Rev	Description
07/12/19	
10/1/19	
2/18/20	

Sheet No. **A301**



1 N-S Cross Section @ House on North Side Hill
 1/8" = 1'-0"



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SE Perspective View

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REV	DATE	REVISIONS
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 www.jdla.com

THIS DOCUMENT IS UNCLASSIFIED
 DATE 07/13/19 BY 60322 UCBAW/STP

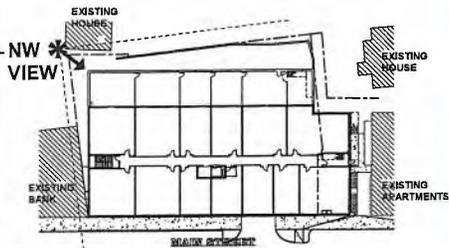
E on MAIN
 100-175 Main Street Methuen, MA

NE Perspective
 Prepared for: Lawrence Appender
 Date: 08/16

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 JDLAI

Date	Revisions
07/13/19	
2764	

A221a



① NW PERSPECTIVE LOCUS KEY
1" = 40'-0"

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E on MAIN
 195-175 Main Street
 Marlborough, MA

NW Perspective

Prepared for: JDLAI 2019①
 Location: Approval

ALL PLANS OR PORTIONS THEREOF SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE PROFESSIONAL ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY OTHERS. THE PROFESSIONAL ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY OTHERS. THE PROFESSIONAL ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY OTHERS.

Rev.	Date	Revisions
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Sheet No. 2764
 Total No. 2764

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PROPOSED
SITE PLAN APPROVAL
E ON MAIN

161 – 175 MAIN STREET

ORDER NO. 18-19-1007135C

ORDERED:

That the City Council of the City of Marlborough does hereby approve and adopt, pursuant to § 650-34.B(3) of the Marlborough Zoning Ordinance, the Site Plan Review Committee's Site Plan Permit (attached hereto), which sets forth the Committee's recommend approval, with conditions, of the site plans submitted by Vincenza Sambataro, to construct a mixed use project at 161-175 Main Street.

ADOPTED

In City Council

Order No. 19-1007571 (X 18/19-1007135B)

Approved by Mayor

Arthur G. Vigeant

Date:

A TRUE COPY

ATTEST:

City Clerk

Site Plan Permit # _____
Site Plan Approval with Conditions

Applicant: Vincenza Sambataro

Property Owner: Vincenza Sambataro (excepting property owned by City of Marlborough)

Location: 161-175 Main Street (the “Site”) being shown as Parcels 76A, 77, 78, and 79 on Assessors Map 70, currently owned by the Property Owner, and portions of Parcels 33A, 34, and 77A on Assessors Map 70 and portions of the adjacent stair property currently owned by the City of Marlborough.

Zoning District: Marlborough Village District (MV), Business District (98 s.f. parcel).

Plans: The following Site Plan Approval Final Conditions are based on a set of plans entitled “E On Main” by Bruce Saluk and Assoc. Inc., said plans being comprised of Cover Sheet and Sheets EX, CI, C2, C3, C4, C5, C6, C7, and C8, with the last revision date of July 15, 2019 (said set of plans hereinafter, collectively, the “Site Plan”), and a set of nineteen (19) architectural drawings entitled “E on Main Retail and Residential” by JD LaGrasse & Associates, with the last revision date of July 12, 2019.

Other Permits: Special Permit issued by the City Council dated _____, 2019

SITE PLAN APPROVAL FINAL CONDITIONS:

A. Site Conformance:

1. Construction of the Site shall be in conformance with the approved Site Plan, the provisions of Chapter 270 of the Code of the City of Marlborough, and the conditions stated herein.
2. All construction on the Site shall conform to the appropriate National, State and City of Marlborough codes and regulations in force for each respective discipline and be in accordance with the approved plans and permits. Codes and regulations shall include but are not limited to State Building, Plumbing, Wiring, NFPA, Zoning, DPW utility and roads, Noise and Signs.

B. Prior to Issuance of a Building Permit:

1. Construction Staging and Safety Plan:
 - a. The Applicant shall complete the project in accordance with a Construction Staging and Safety Plan (the “Construction Plan”) to be approved by the Building Commissioner, Fire Chief, Police Chief, and City Engineer. Given the proximity of the Site to Main Street and abutting buildings, said Construction Plan shall include, but not be limited to, the

building demolition phase of the project, which may take place in advance of the construction phase and under a separate demolition permit.

- b. The Construction Plan shall provide detailed information concerning: (i.) areas of the Site and adjacent property that will be marked off for the staging of construction vehicles, etc.; (ii.) traffic management, detour routes if necessary, construction signage, pedestrian protection, blocked sidewalks, streets, etc.; (iii.) construction fencing to enclose material and equipment; (iv.) fencing and/or barricades to provide limits within the construction site for the separation of construction, pedestrian and vehicular traffic; and (v.) dedicated illuminated and covered pedestrian walkways adjacent to the structure at egress paths in accordance with 780 CMR Massachusetts State Building Code and related Mass. Amendments, including but not limited to Chapters 31, 32, 33, and 34, in effect at the time the building permit application is submitted.
 - c. As part of the Construction Plan, the Applicant shall minimize the use of Devens Street and McEnelly Street for construction vehicles and construction activity.
2. Green Building: The building plans shall show compliance with Section 650-34.D.2.(m), concerning sustainable building design, of the Zoning Code of the City of Marlborough. Prior to the issuance of Building Permits, the Building Commissioner shall review the building plans to ensure that the design incorporates green building techniques.
3. Rooftop Mechanicals: On the building plans, the elevation drawings shall show areas reserved for rooftop mechanicals and the elevator penthouse. Detail drawings illustrating the type, location, and dimensions of fencing/screening must be provided to the Building Commissioner. The Building Commissioner shall confirm that the building drawings conform to the requirements of Section 650-34.D.2.(b) regarding screening of rooftop mechanical equipment.
4. Footings: If the footings for the proposed building will be located within the City of Marlborough public way layout, the Applicant must request and receive from the City of Marlborough an easement prior to the issuance of any building permits.
5. Main Street Sidewalk, Street and Curb: Prior to the issuance of a building permit for the construction of the building, the Applicant shall acquire from the City of Marlborough a street opening permit authorizing access to those portions of Main Street on, to, or beneath which it intends to perform demolition and/or construction work as shown on the Site Plan (including, without limitation, drainage, the sidewalk, street, and curbs).
6. Performance Security Bond: Prior to the issuance of a building permit, the

Applicant shall provide to the Building Commissioner a performance security bond, issued by a surety licensed for surety business in the Commonwealth of Massachusetts, in an amount equal to 100% of the cost of the work which Applicant proposes for Main Street, including but not limited to construction or reconstruction of the public sidewalk, crosswalk, two (2) parking spaces, underground pipes, structures and appurtenances.

7. Insurance Certificate: Prior to the issuance of a building permit, the Applicant shall provide to the Chief Procurement Officer of the City of Marlborough a Certificate of Insurance or other evidence as required by the City, naming the City of Marlborough, c/o Department of Public Works, City Engineer, 135 Neil Street Marlborough, MA 01752, as an additional insured, in such amounts as are required by said Chief Procurement Officer for a liability policy concerning the Applicant's work on Main Street, including but not limited to demolition, construction and/or reconstruction of the public sidewalk, crosswalk, two (2) parking spaces, underground pipes, structures and appurtenances.

C. Construction:

1. Preconstruction Meeting: Prior to the commencement of construction, a preconstruction meeting shall be held on-site with the Building Commissioner, City Engineer, Conservation Officer, Fire Chief, Police Chief, and the site contractor responsible for doing the work. At this meeting said City officials will review the plans and conditions, exchange contact information including emergency contact numbers, and inspect erosion controls. A similar meeting shall be held prior to the commencement of demolition, which may take place under a separate demolition permit.
2. Use of Ways During Construction: Consistent with the Construction Plan, all areas for construction staging and offloading of building materials, as well as any excavations, long-term construction scaffolding, or other obstructions, shall be coordinated to maximize public safety and to minimize interference with the customary use of public ways by vehicles and pedestrians. Permits are required for any street or sidewalk excavations or obstructions. The Police Chief shall have the discretion and authority to require additional protection and/or details as needed. The Applicant shall pay to the City the cost for every police detail which is provided by the Marlborough Police Department for the project.
3. OSHA: All Contractors shall abide by OSHA regulations as appropriate, including but not limited to OSHA-29 CFR, Section 1926.
4. Safety Official: The Applicant or its site contractor shall have on the Site at all times during construction a qualified Construction Safety Official. Prior to the commencement of construction, Applicant shall provide to the Building Commissioner the name and contact information of said Construction Safety Official.

5. Hours of Operation: In accordance with Section 431-3B. of the Code of the City of Marlborough, excavation machinery may be operated only during the normal workweek, from Monday through Saturday, except holidays, between the hours of 7:00 a.m. to 7:00 p.m., except Sunday when all use is prohibited except with variance by the Board of Health or as emergency work.

D. Storm Water:

1. Siltation Control: The Applicant, Property Owner, and site contractor shall be responsible for protecting the City drainage system with erosion controls at all times during construction, and for notifying the Conservation Officer and the City Engineer in an expeditious manner if there is any visible siltation to the existing drainage system. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.
2. The signature of the City Engineer on these Site Plans also confirms compliance with Marlborough City Code Ch. 271 “Stormwater Management” and shall serve as the “stormwater management permit” as required in the ordinance.

E. Landscaping:

1. Modifications: All modifications to the approved Landscape Plans related to changes to the kind, size and placement of plant material shall receive the prior written approval of the Conservation Officer and shall be considered a minor change.
2. Site Visit: Prior to the final signoff, the architect shall provide an as-built planting plan and a letter of confirmation that the plan conforms to the approved plans. The Conservation Officer shall confirm by a site visit that the planting has been installed according to the approved Landscape Plans, or according to a revision thereto previously approved by the Conservation Officer.
3. Replacement of Plantings: Following 18 months of the date of the final signoff of the site work, any plant material that has died or is dying shall be replaced by the Property Owner with a species of the same kind and size.
4. Mulch Placement: Installation of mulch at the time of planting and thereafter shall be placed so that the mulch is not in contact with the trunk of newly planted trees and shrubs as shown on the details on the Landscaping Plan.
5. Maintenance: Landscaping will be properly maintained, replaced if necessary, and kept in good condition and in compliance with the Landscape Plans at all times. This shall be an ongoing condition.

6. Main Street Tree on Bump-Out: The tree shown in the bump-out along Main Street near the building's garage entrance shall be tall enough to avoid obstructing the view of motorists and pedestrians with respect to the garage door.

F. Parking Garage:

1. The design of the parking garage access shall be such that entering and exiting from the garage is controlled by the Site's residents, the Property Owner, the Property Owner's agents, and those providing maintenance and other services to the Site. The building design shall provide for adequate sight distances for vehicles exiting the garage to provide for pedestrian safety. The Applicant shall use a combination of doors, gates, speed bumps and audio/visual alerts at the garage entrance and exit to ensure pedestrian safety.
2. The parking garage is to be for the sole use of the residents of the Site. The parking garage is not intended for public use.

G. Main Street Parking Spaces:

1. The Site Plan indicates that two (2) existing parking spaces on the north side of Main Street will be eliminated (see Section I.2 below). Prior to the issuance of a Building Permit, the Applicant shall appear before the Traffic Commission to request a vote to change the existing parking plan accordingly.

H. Private Open Space:

1. Through this decision and in accordance with Section 650-34.H(4) of the Zoning Ordinance, the City Council acknowledges that the Site will provide the required "private open space" and hereby waives strict adherence to the private open space requirement that the exterior ground level portion of the open space must be usable for sitting or recreation, based on the unique slope conditions found at the Site and the fact that the building will provide more than the 6,700 square feet of required private open space. The project will include the following private open space areas usable for sitting or recreation: patio at 2nd floor: 3,720 square feet; 6th floor private deck: 1,324 square feet; and roof deck common open area: 6,133 square feet. These areas are in addition to the 1,394 square feet of exterior open space being provided as landscaped areas.

I. Prior to Issuance of a Certificate of Occupancy:

1. Payment in Lieu of Parking: The project contains 67 residential units, and therefore must either (i.) comply with parking space requirements, or (ii.) make a payment-in-lieu-of-parking for each space not provided, per Section 650-34E. of the Zoning Ordinance. Required parking for the project is as follows:

1 bedroom / studio units:	36 @ .75 spaces per unit=	27 spaces
<u>2 bedroom units:</u>	<u>31 @ 1.25 spaces per unit =</u>	<u>39 spaces</u>
	Total Spaces Required =	66 spaces

The project will provide a total of 43 on-site parking spaces. Of the 43 spaces, 42 comply with the requirements of the Zoning Ordinance based upon the maximum of 33% compact sized spaces, as set forth in the Site Plan. The difference between the number of qualifying parking spaces provided on the Site Plan (42) and the parking spaces required (66), which is 24 spaces, will be addressed in strict accordance with Section 650-34.E.(2)(b) of the Zoning Ordinance of the City of Marlborough. Per the Ordinance, a payment-in-lieu-of-parking equal to \$240,000 (\$10,000 for each of the 24 spaces required but not provided on the Site) shall be paid to the City of Marlborough prior to the issuance of the first Certificate of Occupancy for the project. In addition, prior to the issuance of the first Certificate of Occupancy for the project, the Applicant shall pay to the City of Marlborough \$20,000 for the two (2) parking spaces (\$10,000 per space) eliminated on Main Street as part of the project.

2. Work Within Public Way: All work within the public way layout, including but not limited to the street landscaped islands, planting, repaving, catch basin replacement, pavement milling and overlay, pavement markings, etc., as shown on the approved plans, shall be completed prior to the issuance of the first Certificate of Occupancy.
3. As-Built Plan: An as-built plan(s) must be submitted to the City Engineer for review prior to the issuance of the first Certificate of Occupancy or any Temporary Certificate of Occupancy. The as-built plan(s) shall be prepared in accordance with the As-Built Plan Standards established by the City Engineer, which standards may be found on the website for the City of Marlborough.
4. Time for Completion: Work as provided for on the Site Plan shall be carried into effect and completed within three (3) years following the date of issuance of the Building Permit, unless the City Council has, in writing, granted an extension of time for completion of the work.
5. Signage. Pursuant to Section 650-34.I. of the Code of the City of Marlborough, the City Council hereby retains jurisdiction over all signage of the project to the extent such signage requires a sign permit under the Sign Ordinance. The final design, material, dimensions, content, and location of all such signage, including any freestanding entry signs and the project's internal signage, shall be subject to further review and sign permit approval from the City Council which must meet the requirements of Section 650-34.I. of the Code of the City of Marlborough.

J. Stair Case Property:

1. Prior to the issuance of a building permit for the construction of the building, the Applicant shall acquire rights to the portions of the property owned by the City of Marlborough as shown on the Site Plan.
2. Performance Security Bond: Prior to the issuance of a building permit, the Applicant shall provide to the City Engineer a performance security bond, issued by a surety licensed for surety business in the Commonwealth of Massachusetts, in an amount equal to 100% of the cost to construct or reconstruct the existing City stairs in their entirety from Main Street to Devens Street, and for the construction or reconstruction and relocation of drain and sewer lines located below said existing stairs.
3. Certificate of Insurance: Prior to the issuance of a building permit, the Applicant shall provide to the Chief Procurement Officer of the City of Marlborough a Certificate of Insurance, naming the City of Marlborough as an additional insured, naming the City of Marlborough Department of Public Works, City Engineer, 135 Neil Street Marlborough, MA 01752 as an additional insured, in such amounts as are required by said Chief Procurement Officer for a liability policy concerning the Applicant's demolition and reconstruction of the subject stairs in their entirety from Main Street to Devens Street, and for the reconstruction and relocation of drain and sewer lines located below said existing stairs.
4. Prior to the issuance of a building permit for the construction of the building, the Applicant shall submit plans, deemed acceptable to the City Engineer, for the reconstruction of the City stairs in their entirety from Main Street to Devens Street and the reconstruction and relocation of drain and sewer lines and manholes located below the existing stairs. The relocation and reconstruction of the stairs, and the drain and sewer lines, is to be done by the applicant's licensed contractors as part of the building project. The stairs shall be designed to accommodate snow and ice removal.
5. Prior to the issuance of a Certificate of Occupancy for the project, the Applicant shall construct, at the Applicant's expense, new City stairs which are open to the public and shall provide a connection between Main Street and Devens Street and shall reconstruct and relocate drain and sewer lines located below the existing stairs.

K. General Provisions:

1. Changes to Approved Site Plan: The City Council delegates to the Building Commissioner the authority to approve minor changes to the approved Site Plan. The City Council delegates to the Building Commissioner the authority to approve other changes to the approved Site Plan consistent with future

amendments to the Zoning Ordinance enacted by the City Council, provided that such amended Site Plan are filed with the City Clerk and the City Council along with written confirmation from the Building Commissioner that the amended Site Plan are consistent with the Zoning Ordinance.

2. Enforcement: The City Council designates the Building Commissioner as the enforcing authority to bring enforcement actions for violations of this permit.
3. Deliveries: In order to mitigate the impact on traffic flow on Main Street and the impact of noise to the residents of and abutters to the Site, deliveries to the business on the Site shall occur between 7:00 a.m. and 7:00 p.m. On-site trash collection shall occur twice a week, or as required by management or the Board of Health to facilitate disposal demand, between the hours of 7:00 a.m. and 9:30 a.m. All possible measures shall be taken to avoid noise and disturbances to residents and neighboring businesses.
4. Snow Removal: To ensure safe access for fire and emergency services, the Applicant shall keep clear of snow and ice the second floor patio area, the stairs from Devens Street to Main Street, the public sidewalk on Main Street which abuts the Site, and the driveway to the parking garage.

ATTACHMENT "A"

E ON MAIN

163-175 MAIN STREET MARLBOROUGH, MA

SITE PLAN -AMENDED-

MARLBOROUGH, MA ZONING CHART		
THE LAND SHOWN IS LISTED AS ASSESSOR LOTS 76A, 77-79 AND A PORTION OF LOTS 33A, 34, 77A ON MAP 70 AND CITY STAIRWAY LAND. WITH THE EXCEPTION OF PARCEL 76A, THE PROPERTY IS LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (MVD). *1		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5000 SF	21,650 SF *1
FRONTAGE	25 FT	207.89 FT *1
FRONT SETBACK	0 FT	0 FT
SIDE SETBACK	0 FT	0 FT
REAR SETBACK	10 FT	10 FT ABOVE GROUND 0 FT UNDERGROUND *5
COVERAGE	80% MAX	94% *2
BUILDING HEIGHT	70 FT (MAX)	81 FT *3
DISTANCE FROM A RESIDENTIAL DISTRICT	-----	PROPERTY COTERMINOUS WITH ZONE "RB"
TOTAL PRIVATE OPEN SPACE	6700 SF	>6700 SF *4

PARKING SCHEDULE		
ITEM	REQUIRED	PROPOSED
STUDIO & 1 BEDROOM (36 UNITSx0.75)	27	-----
2 BEDROOM (31 UNITSx1.25)	39	-----
TOTAL PARKING	66	43 (42 QUALIFYING)*6
COMPACT PARKING	33% MAX	15(14 QUALIFYING) *6
STANDARD PARKING	-----	26
ACCESSIBLE PARKING	2	2

FOOTNOTES:

- *1 INCLUDES 1592 SF OF CITY LAND TO BE PURCHASED BY THE DEVELOPER FOLLOWING CITY APPROVALS. ASSESSOR PARCEL 70-76A WILL MERGE WITH PARCEL 70-77 WHEN THE CITY UPDATES THE ASSESSOR MAPS. THE 98 SF ASSESSOR PARCEL 70-76A AT THE REAR OF THE PROPERTY IS LOCATED IN THE BUSINESS ZONE. THE APPLICANT IS SEEKING A SPECIAL PERMIT FOR A MIXED USE DEVELOPMENT IN A BUSINESS ZONE FOR ASSESSOR PARCEL 70-76A.
- *2 SPECIAL PERMIT SOUGHT FOR AN INCREASE IN MAXIMUM COVERAGE IN SECTION 650-41.
- *3 SPECIAL PERMIT SOUGHT TO ALLOW FOR AN INCREASE IN HEIGHT IN SECTION 650-34(F)1 TO 7 STORES AND UP TO 85 FT, INCLUDING WITHIN 50 FT OF A RESIDENTIAL ZONE.
- *4 WAIVER TO SECTION 650-34--H(4) IS SOUGHT TO ALLOW OPEN SPACE REQUIREMENT TO BE MET WITH UNIT BALCONIES AND COMMON SPACE LOCATED ABOVE THE GROUND LEVEL.
- *5 SPECIAL PERMIT TO SECTION 605-41 IS SOUGHT FOR A 0 FT REAR UNDERGROUND SETBACK.
- *6 THERE ARE 43 SPACES SHOWN ON THE PLAN: 15 COMPACT AND 28 STANDARD AND ACCESSIBLE SPACES. ONE (1) COMPACT SPACES THAT EXCEED THE 33% ALLOWED COMPACT SPACES ARE NOT LISTED IN THE PARKING SCHEDULE AS QUALIFYING. PAYMENT IN LIEU OF PARKING SHALL BE MADE PER SECTION 650-34(E)2.



**OWNER &
APPLICANT:**

VINCENZA SAMBATARO
c/o MIRICK O'CONNELL
100 FRONT STREET
WORCESTER, MA 01608
TEL: 508-929-1678 (ATTY. BRIAN R. FALK)

ARCHITECT:

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TEL: 978-470-3875

**ENGINEER &
SURVEYOR:**

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FAX: 508-481-9929

SHEET INDEX

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C2: GRADING & EROSION CONTROL -----	1-15-18	7-15-19
C3: DRAINAGE, WATER, SEWER & UTILITIES -----	1-15-18	7-15-19
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C8: DETAILS -----	7-11-18	7-15-19

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED:

ENGINEERING: _____ DATE: _____

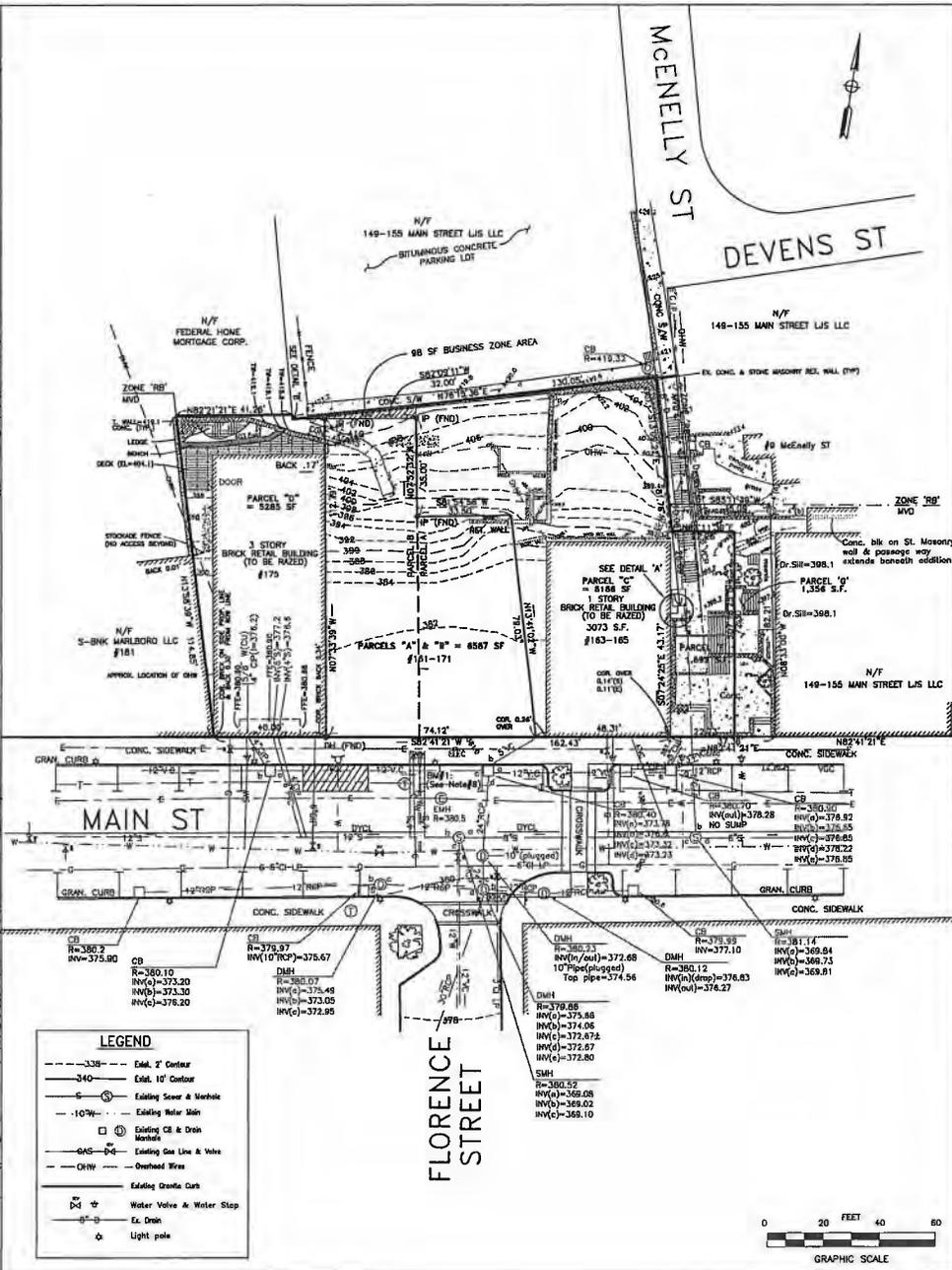
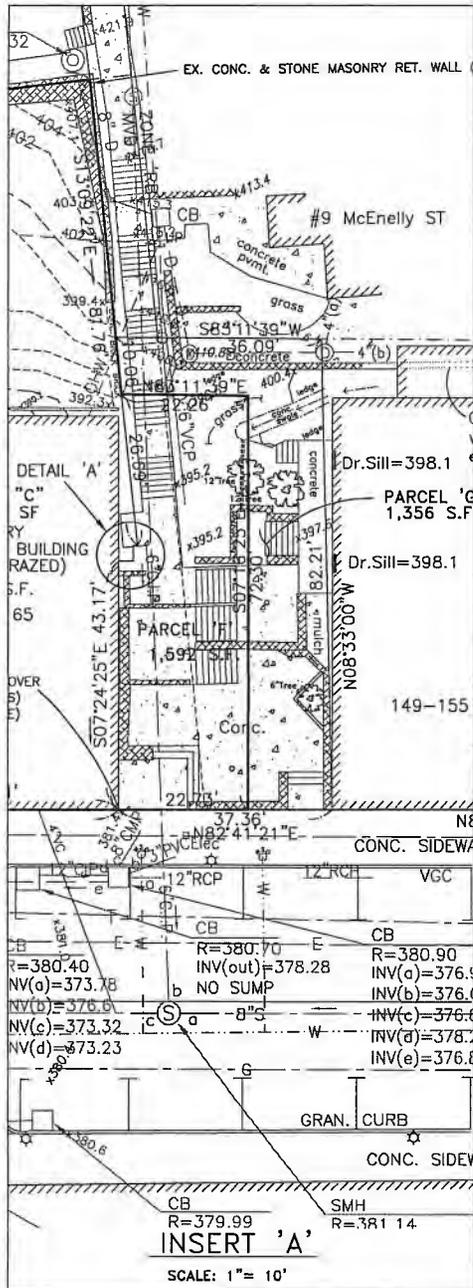
BUILDING: _____ DATE: _____

CONSERVATION: _____ DATE: _____

FIRE DEPT: _____ DATE: _____

POLICE DEPT: _____ DATE: _____

BOARD OF HEALTH: _____ DATE: _____



DETAIL 'A' N. T. S.

DETAIL 'B' N. T. S.

DETAIL 'C' N. T. S.

NOTES:

- 1.) PARCELS A, B, C & D, CONSISTING OF 21,650 SFT(0.50AC), ARE OWNED BY VINCENZA SAMBATARO. THESE 4 PARCELS ARE LISTED AS ASSESSOR LOTS 76A,77,78,79 ON MAP 70. PARCEL 76A WILL MERGE WITH PARCEL 77 WHEN THE CITY UPDATES THE ASSESSOR MAPS.
- 2.) PARCEL 'F'(1592 SF) INCLUDES 4 PARCELS OWNED BY THE CITY OF MARLBOROUGH. THREE PARCELS ARE LISTED AS ASSESSOR LOTS 33A, 77A & 34 ON MAP 70. THE 4TH PARCEL IS A PORTION OF THE STAIRWAY LAND OWNED BY THE CITY OF MARLBOROUGH. WITH THE EXCEPTION OF THE 98 SF BUSINESS ZONE AREA SHOWN, THESE PROPERTIES ARE LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT(MVD). THE PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP #250170C0481F, DATED JULY 7, 2014.
- 3.) THE ELEVATIONS SHOWN ARE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (1928 NAVD).
- 4.) THE INSTRUMENT SURVEY SHOWN WAS PERFORMED DURING JULY 2016.
- 5.) THE UTILITIES SHOWN ON THIS PLAN ARE PARTLY FROM EXISTING MUNICIPAL UTILITY MARK OUTS, RECORD DRAWINGS AND ARE APPROXIMATE. ONLY, THERE MAY BE EXISTING LINES OTHER THAN THOSE SHOWN HEREIN. THE CONTRACTOR IS REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES & DIG SAFE PRIOR TO BEGINNING WORK. OUR FIRM DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITY, PIPING AND SERVICES.
- 6.) THE SURVEY SHOWN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO CHANGE THAT SAID TITLE MAY DISCLOSE.
- 7.) THE DEED FOR PARCEL 'C' DOES NOT EXCEPT FROM THE LOCUS PREMISES A 98 SF PARCEL SHOWN AS LOT A-1 RECORDED ON PLAN 217 OF 1981.
- 8.) BENCHMARKS:
 - BM#1 = CHISELED SQUARE IN LIGHTPOLE BASE. ELEV=380.77
 - BM#2 = CHISELED SQUARE IN COR. OF GRANITE BLOCK BESIDE CITY HALL FRONT STEPS. ELEV=388.91

NO. 1	DATE	BY
NO. 2	NOV 15 2018	BRUCE SALUK
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

PREPARED BY:
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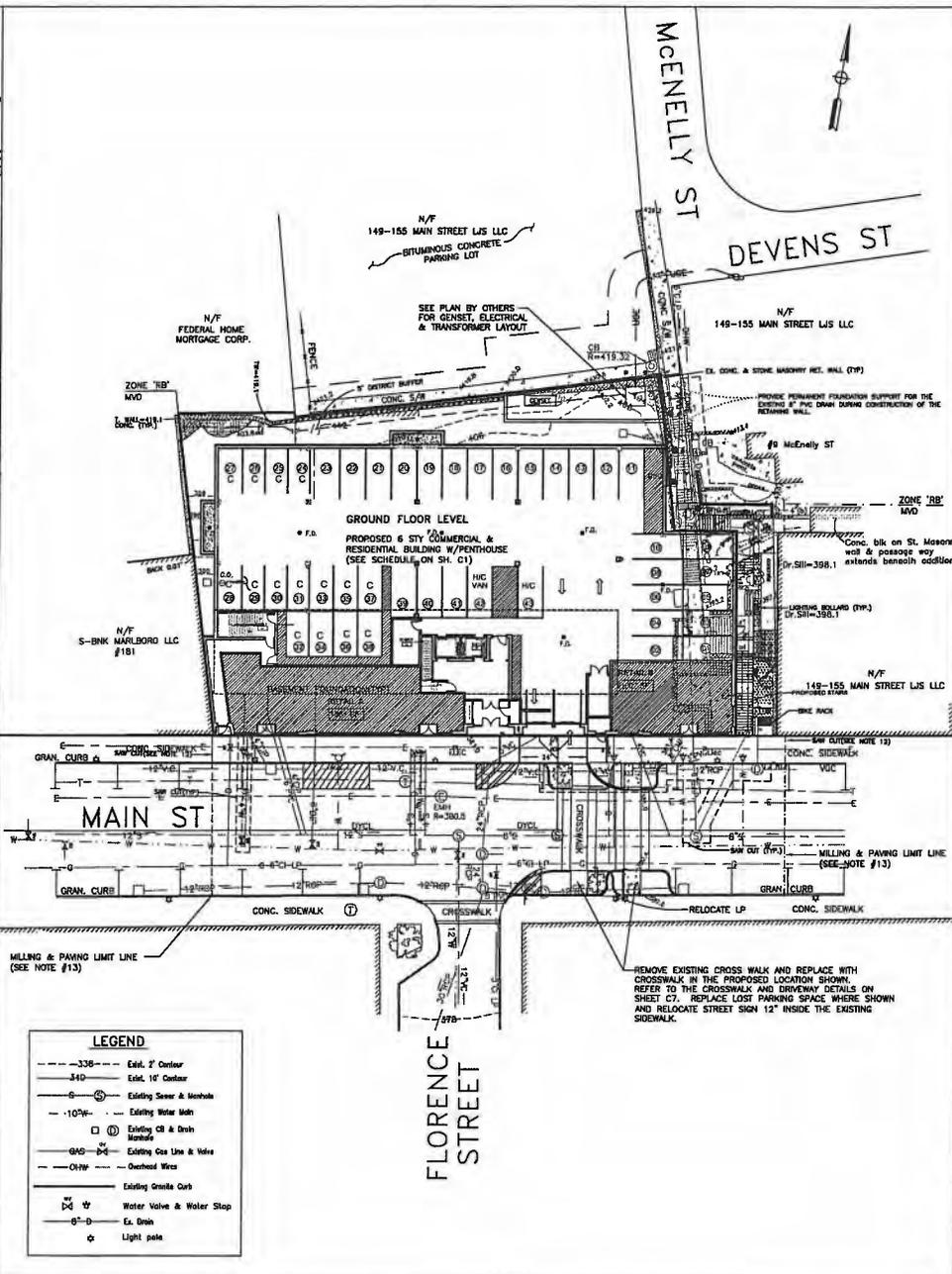
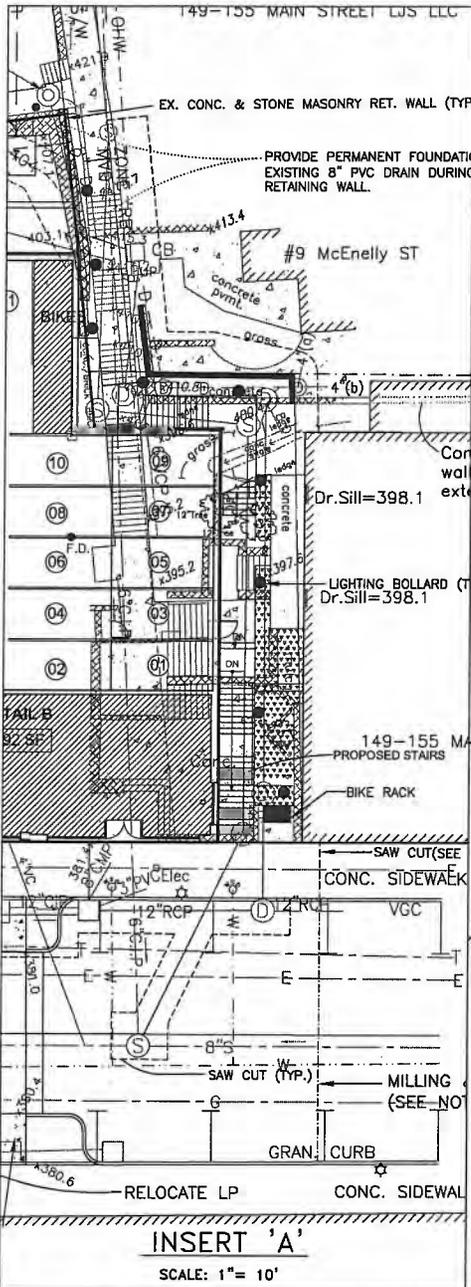
EXISTING CONDITIONS PLAN
E ON MAIN
163-175 MAIN STREET -
MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT:
VINCENZA SAMBATARO
c/o MIRICK O'CONNELL
ENGINEERS & SURVEYORS
1111 SOUTH STREET
WORCESTER, MA 01752
TEL: 508-848-1855
(ATTY. BRIAN R. FALK)

EX

FILE: 2697C1.dwg



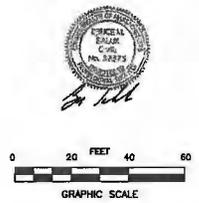
LEGEND

- 338 --- Estab. 2' Center
- 840 --- Estab. 10' Center
- 6 --- Existing Sewer & Manhole
- 10" W --- Existing Water Main
- 12" RCP --- Existing CB & Drain Manhole
- 8" W --- Existing Gas Line & Valve
- 0.75" W --- Overhead Wire
- --- Existing Granite Curb
- W V Water Valve & Water Stop
- Ex. Drain
- Light pole

INSERT 'A'
SCALE: 1" = 10'

NOTES:

- 1.) THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:
 GROUND FLOOR (ELEV=381.00)
 - COMMERCIAL SPACE
 - LOBBY, VESTIBULE, MAIL ROOM, STAIRS, ELEVATOR & TRASH/RECYCLE & EDRESS
 - GROSS PARKING AREA (50 SPACES)
- 2.) LOT COVERAGE:
 SEE ZONING SCHEDULE ON THE COVER SHEET
- 3.) ANY MINOR MODIFICATIONS, AS DETERMINED BY THE CITY ENGINEER, TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL BE PROPERLY LICENSED AND BONDED WITHIN THE CITY PRIOR TO CONSTRUCTION, AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- 4.) ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO A18 REQUIREMENTS. REFER TO S21 CMR.
- 5.) ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- 6.) ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE EXISTING CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- 7.) CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- 8.) ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS (SEE SHEET C2 FOR ADDITIONAL REQUIREMENTS).
- 9.) CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- 10.) REFER TO THE GRADING PLAN(SH. C2) NOTES CONCERNING EROSION CONTROL.
- 11.) REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA & SCENIC LIGHTING AND SIGNAGE.
- 12.) SIDEWALK SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWN. THE SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REPLACED WHERE EXCAVATION FOR THE BUILDING FOUNDATION DISTURBS OR COMPROMISES THE INTEGRITY OF THE EXISTING SIDEWALK, EXCEPT WHERE ADJACENT TO CROSSWALK BUMP OUTS AND DRIVEWAY. THE SIDEWALK SHALL BE FRAMED & POURED THE FULL WIDTH OF THE SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP OF (BONDED TO THE CONCRETE). THE CONCRETE SIDEWALK SHALL BE FLUSH WITH THE NEW SIDEWALK.
- 13.) THE SECTION OF MAIN STREET ALONG THE PROJECT FRONTAGE SHALL BE MILLED & REPAVED, FROM CURB TO CURB TO ENCOMPASS ALL TRENCHES AND SIDEWALK/CURB RECONSTRUCTION. THIS WILL FACILITATE REMOVAL OF THE OLD BRICK STAMPED AND PAINTED CROSSWALK AND THE CONSTRUCTION OF THE NEW STAMPED BRICK PATTERN CROSSWALK IN THE NEW PAVEMENT. SEE THE CROSSWALK DETAIL ON SHEET C7.
- 14.) A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.
- 15.) SEE SHEET C3 FOR AMENDMENT, REPLACEMENT AND REMOVAL OF EXISTING OVERHEAD ELECTRIC, TELEPHONE, CABLE, UNDERGROUND GAS, WATER AND SEWER SERVICES.
- 16.) SEE SHEET C3 FOR ALL PROPOSED OR EXISTING WATER, GARAGE FLOOR DRAIN, SEWER AND DRAIN CONNECTIONS.
- 17.) REPLACEMENT OF THE EXISTING SIDEWALK AND SIDEWALK BETWEEN MAIN STREET AND THE REAR PROPERTY LINE SHALL BE PROVIDED BY THE DEVELOPER. THE REPLACED SECTION OF THE STAIRWAY AND SIDEWALK SHALL INCLUDE A THERMAL ELECTRICAL HEATING SYSTEM. THE ELECTRICAL CONNECTION FOR STAIRWAY HEATING & LIGHTING SHALL BE ON A SEPARATE METER THAT IS PAID BY THE CITY. THE PROPOSED STAIRWAY DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.



NO.	DATE	BY	DESCRIPTION
1	1/15/18	BRUCE SALUK	PREPARED
2	1/15/18	BRUCE SALUK	REVISED
3	1/15/18	BRUCE SALUK	REVISED
4	1/15/18	BRUCE SALUK	REVISED

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 578 BOSTON POST ROAD EAST
 MARLBOROUGH, MASS. 01503
 TEL: 508-481-1752
 FAX: 508-481-9929

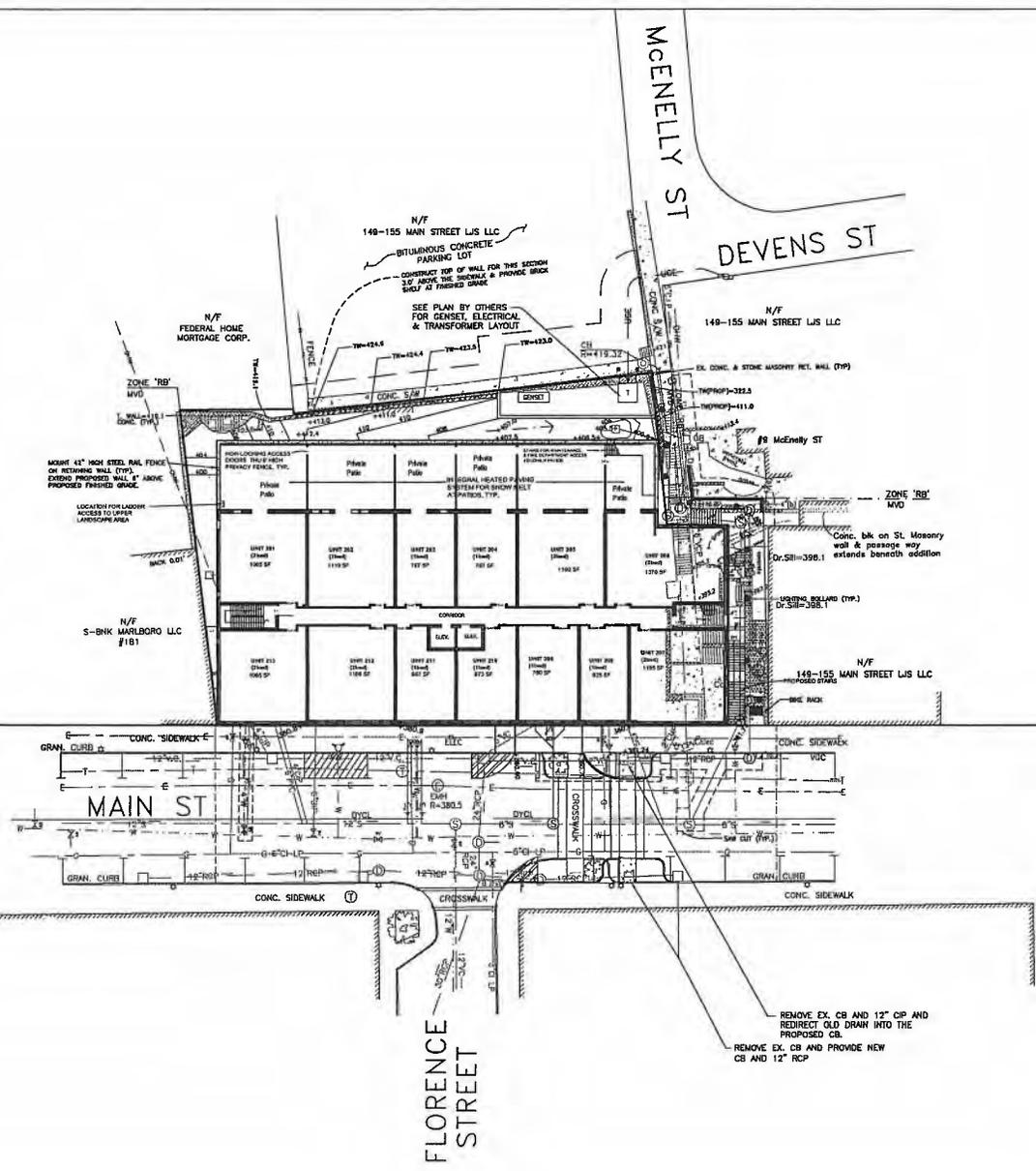
LAYOUT PLAN
E ON MAIN
 163-175 MAIN STREET
 MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT:
C/O BRUCE O'CONNELL
 100 FRONT STREET
 WORCESTER, MA 01608
 TEL: 508-923-1676
 (ATTY: BRIAN R. FALU)

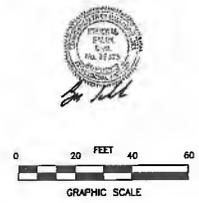
C1

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GRADING & EROSION CONTROL NOTES:

- 1.) The elevations shown are based on Mean Sea Level datum (1929 A.M.S.L.).
 - 2.) Refer to the Demolition Plan for the site demolition stage. Material storage & stockpile areas shall include erosion control barriers consisting of stacked haybales, wattles and siltation fence to prevent erosion onto the public way and abutting properties.
 - 3.) Prior to commencing work, the contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined on this plan and required by the Marlborough Conservation Commission agent. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that include siltation fence, wattles, dams, ditches, temporary sediment basins, etc. as necessary to contain soil and excess runoff on the site.
- The general sequence of erosion control measures shall be as follows:
- a) Install all siltation fencing and stacked wattles, along the front property line.
 - b) Construct a sedimentation trap down gradient of the excavation area during the construction earthwork stage. Construct other temporary sedimentation trap(s) where required at the beginning stage of earthwork. Retain storm water within the trap(s), and filter the water using silt traps or other approved devices prior to discharge. Periodically remove sediment at bottom of the silt traps to remove sediment at bottom of the silt traps to allow for natural infiltration.
 - c) Construct the anti-tracking berm at the site entrance consisting of a 3/4"-3" crushed stone 12" depth by 30' long times the width of the traveled construction access. The stone shall project above grade to form a berm barrier that prevents sediment from washing into abutting properties and the public road.
 - 4.) Demolished material from the existing buildings & site shall be recycled, transported, disposed of or reprocessed in accordance with state and federal regulations.
 - 5.) Provide excavation & trench wall protection in accordance with OSHA Standards, as specified by the geotechnical engineer.
 - 6.) The contractor shall follow the stabilization management practices and sequence proposed by the structural and geotechnical engineers. Soil management plan includes protection and stabilization of the soils, walls and improvements on the abutting properties.
 - 7.) Soil stabilization measures shall be implemented immediately after final grading. Loam and seed shall be applied as soon as reasonably possible.
 - 8.) See sheet C3 for abandonment, replacement and removal of existing overhead electric, telephone and cable and underground gas, water and sewer services.
 - 9.) See sheet C3 for all proposed or existing water, sewer and drain service connections.
 - 10.) The retaining walls shown herein are for presentation only, and shall not be used for construction. See retaining wall design by others for all dimensions, heights and material specifications.



1	DATE	1/15/2018
2	BY	BRUCE SALLUK
3	BY	BRUCE SALLUK
4	BY	BRUCE SALLUK
5	BY	BRUCE SALLUK
6	BY	BRUCE SALLUK
7	BY	BRUCE SALLUK
8	BY	BRUCE SALLUK
9	BY	BRUCE SALLUK
10	BY	BRUCE SALLUK

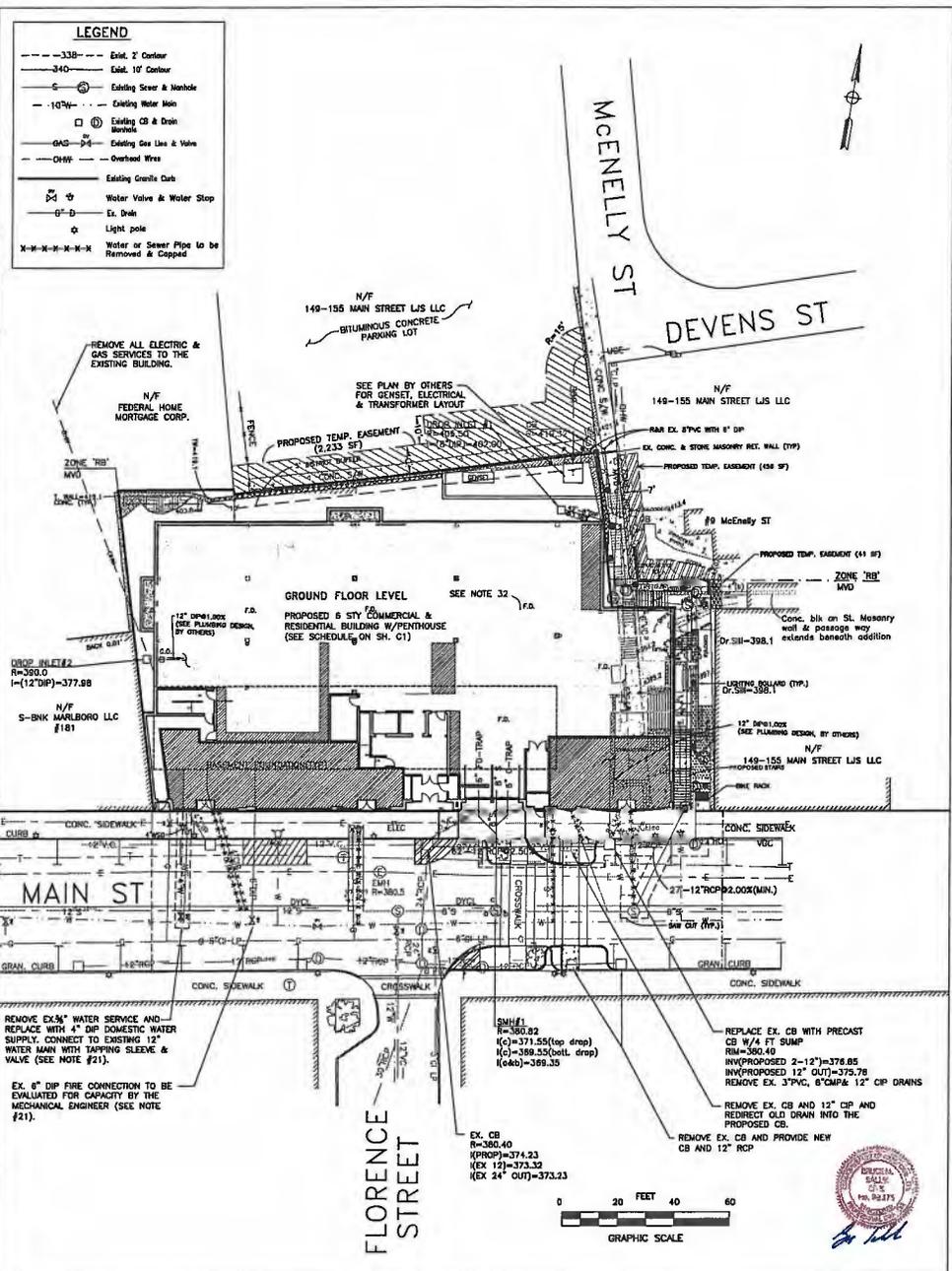
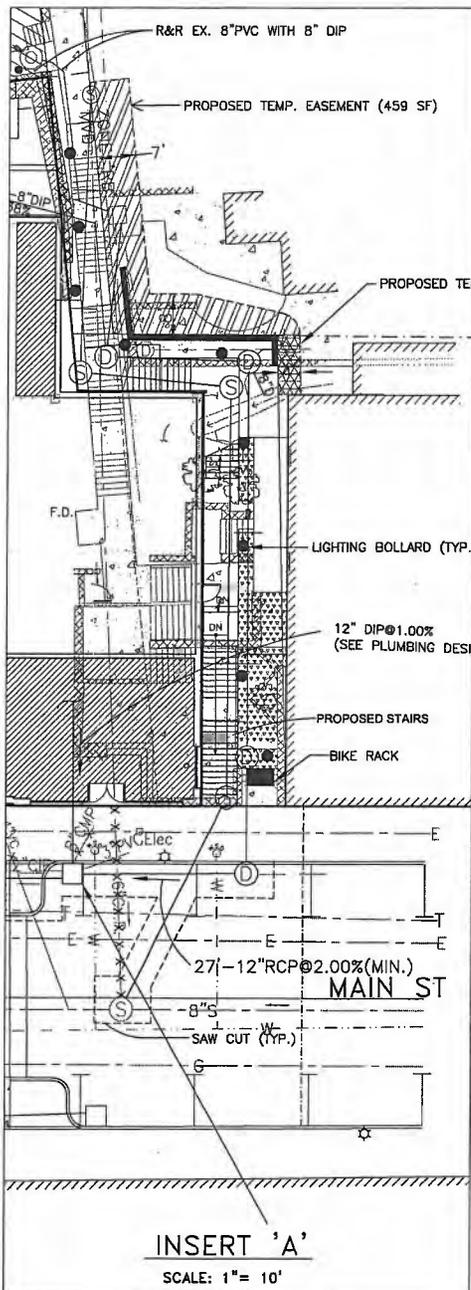
PREPARED BY:
BRUCE SALLUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-481-8929
 FAX: 508-481-8929

GRADING PLAN
E ON MAIN
 149-155 MAIN STREET
 MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT:
VINCENZA SAMBATARO
 c/o MIRICK O'CONNELL
 100 FRONT STREET
 WORCESTER, MA 01508
 (ATTN: BRIAN R. PALA)

C2
 FILE: 2697C1.dwg



LEGEND

- 330--- Exst. 2" Center
- 340--- Exst. 10" Center
- S--- Existing Sewer & Manhole
- W--- Existing Water Main
- C--- Existing CB & Drain Manhole
- GAS--- Existing Gas Line & Valve
- OHV--- Overhead Wire
- Existing Gravel Data
- Water Valve & Water Stop
- Ex. Drain
- Light pole
- X-X-X-X-X-X-X-X--- Water or Sewer Pipe to be Removed & Capped

- WATER, SEWER & DRAINAGE NOTES:**
- Materials and construction and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
 - Manholes & Catch Basins shall be reinforced precast concrete conforming to ASTM Specification Section C478-70T.
 - Manhole frames & covers shall be East Jordan Iron Works. See detail sheet for Product numbers.
 - Provide pipe joint a maximum of 3' from manhole walls.
 - Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell signal of riser sections. Reinforcing shall be placed in accordance with ASHTO Designation N199.
 - In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
 - Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
 - Compaction of backfill material between centerline of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
 - Utilities shown on this plan are partly from existing available City and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & DISCOVER prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
 - Unless otherwise noted on the drawings, drain lines greater than 12 inches in diameter shall be reinforced concrete conforming to ASTM C-78 Class 4, Wall B circular reinforcement. Where specified, 12-inch through 46-inch diameter Class 5 drain lines shall be Wall B.
 - Roof Drain shall be connected to the proposed 12" DIP drain pipe and/or as specified in the building plumbing design drawings.
 - The elevations shown are based on Mean Sea Level datum (1929 N.V.D.).
 - Refer to additional Water, Sewer & Drainage notes on the Detail Sheets.
 - The contractor shall obtain a Street Opening Permit prior to any construction within the City right-of-way.
 - All water and sewer material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit).
 - All water and sewer construction shall be inspected by the City of Marlborough before being backfilled.
 - The City shall be notified at least 24 hours prior to the required inspections.
 - Where sewer and water lines cross, install the sewer below the water service and provide 18" minimum separation between the pipe outside diameters. Provide 1 full length of sewer pipe centered at the crossing. The full length of sewer pipe shall be SDR-26, Specification ASTM D2241 with a 160 PSI rating. Connect the SDR 35 & SDR 26 pipes using pressure rated adapters by Fernco, or approved equal.
 - The contractor shall be properly licensed and bonded with the City prior to construction.
 - The contractor shall obtain a Trenching Permit prior to any trenching on public or private property.
 - The proposed 4" domestic water service shown is for the entire building (commercial & residential). The existing 6" DIP Fire line shall also service the entire building. The Mechanical Engineer shall determine if the 4" domestic water and 6" fire services will provide the required flow. Any existing water services which will be discontinued for the existing buildings and the building that burned down or for #183-185, shall be shut off at the main and the pipe removed from that point.
 - Line assessments, if required, for the U&E&T service from the existing U.P. to the proposed building shall be provided by the facility owners.
 - The contractor shall provide building foundation and site dewatering & subdrainage per the design in accordance to design by the geotechnical engineer or others.
 - The contractor shall locate and tie in all existing drains & sewer services encountered into the new and/or replacement drains & sewers, respectively. All sewer, water and drain services shall be maintained throughout the construction stage.
 - Drain & Sewer pipe along the stairway shall be Class 52 (CL) DIP where the pipe slope exceeds 10%.
 - Provide a 20" sidewalk trench drain w/4"x12" Tee fitting discharge connection to the 12" diameter DIP drain. Use Zurn, or equal.
 - The electrical, telephone and cable connections to the building shall be underground connections from Main Street, or as approved by the facility owners.
 - The existing gas service connections shall be evaluated and/or replaced as approved/required by the gas facility company.
 - A gas, oil and sand separator (GOS) is required inside the parking garage. Floor drains shall connect to the GOS. The GOS discharge pipe shall be connected to the interior building sewer in accordance with the Plumbing Code. See the gas, oil and sand separator detail.
 - The restaurant grease interceptor shall be designed by the mechanical engineer that designed the restaurant kitchen plumbing system. The design shall be in accordance with 248 CMR 10.09. The grease trap shall be sized, tested and certified according to PD-6101 or ASME A112.14.3 or ASME A112.14.4.
 - Cleanouts for service connections to the sewer main shall be located inside the building.
 - For sewer, drainage, water, grease Trap, floor drain trap, etc., inside the building, refer to the Plumbing design by others.

NO.	DATE	DESCRIPTION
1	1/15/15	ISSUED FOR PERMIT
2	1/15/15	ISSUED FOR PERMIT
3	1/15/15	ISSUED FOR PERMIT
4	1/15/15	ISSUED FOR PERMIT
5	1/15/15	ISSUED FOR PERMIT
6	1/15/15	ISSUED FOR PERMIT
7	1/15/15	ISSUED FOR PERMIT
8	1/15/15	ISSUED FOR PERMIT
9	1/15/15	ISSUED FOR PERMIT
10	1/15/15	ISSUED FOR PERMIT

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 CIVIL ENGINEERING & LAND SURVEYING
 578 BOSTON POST ROAD EAST
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 FAX: 508-461-8929

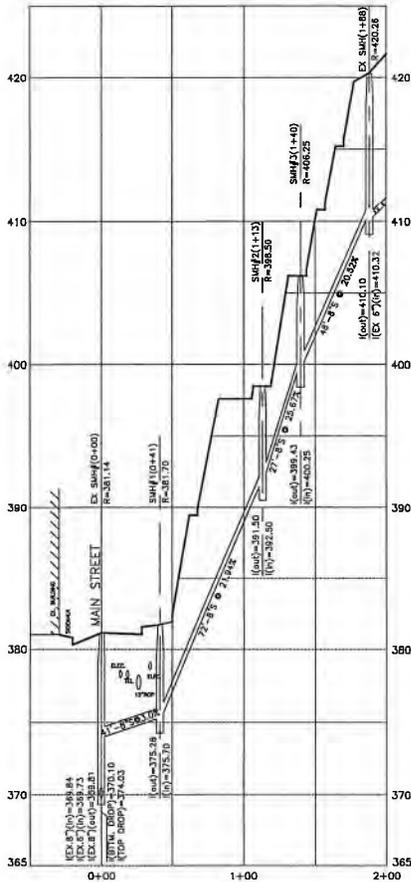
DRAINAGE, WATER, SEWER & UTILITIES
E ON MAIN
 163-175 MAIN STREET
 MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT:
VINCENZA SAMBATINO
 C/O ROBERT O'CONNELL
 100 WASHINGTON STREET
 WORCESTER, MA 01608
 TEL: 508-849-1678
 (ATTY. BRIAN R. FALK)

C3

FILE: 2697C1.dwg

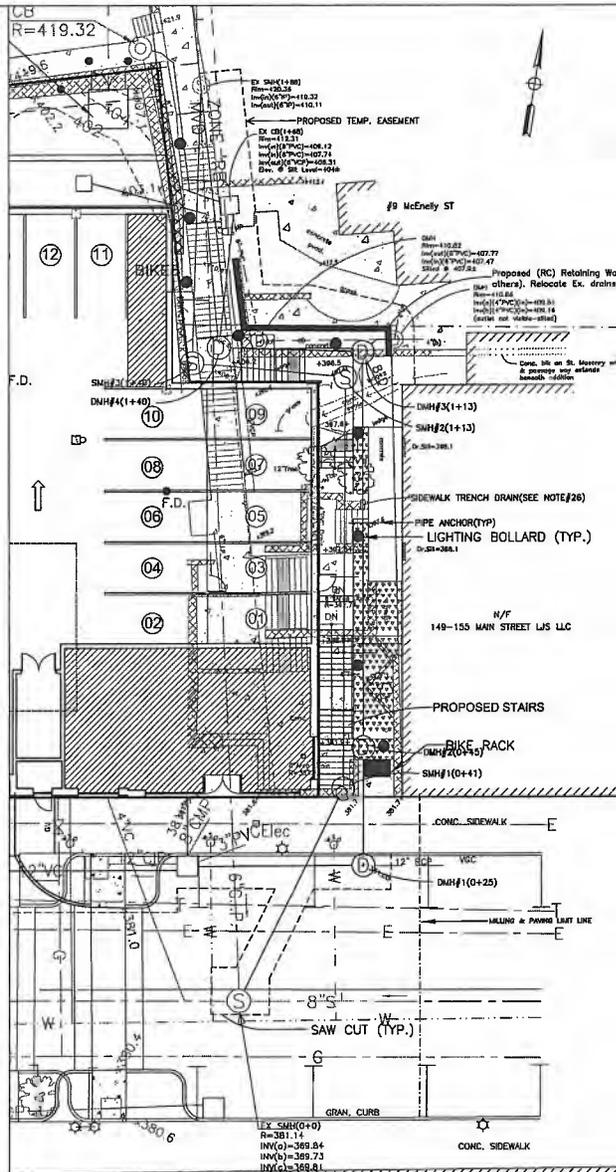


SEWER NOTES:

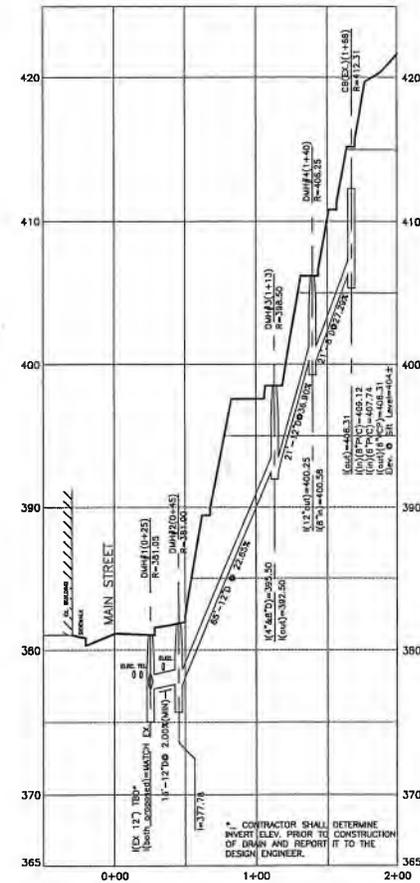
1. Prior to the pre-construction conference, the contractor shall submit a sewer flow bypass management plan to the City engineer. Construction shall not start until the plan has been approved by the City Engineer.
2. The contractor shall determine the locations of existing house connections to the existing sewer.
3. Pipe shall be Class 52 DIP (CL).
4. Banked SMH invert bench walls shall be provided where the inlet pipe slope exceeds 10% and where the change in flow direction exceeds 70 degrees. For these SMH's the outside bench shall be constructed 24" above the bottom of the inverted arch channel.

SEWER PROFILE

HORIZONTAL SCALE: 1" = 40
VERTICAL SCALE: 1" = 4'



PLAN VIEW



DRAINAGE NOTES:

1. Baseline for profile, stations and finished grade are along proposed sewer alignment, only.
2. Pipe shall be class 52 DIP (CL).

DRAIN PROFILE

HORIZONTAL SCALE: 1" = 40
VERTICAL SCALE: 1" = 4'



NO.	DATE	BY	DESCRIPTION
1	10/20/18	B.S.	PREPARED
2	11/15/18	B.S.	REVISED
3	12/10/18	B.S.	REVISED
4	1/10/19	B.S.	REVISED
5	1/10/19	B.S.	REVISED
6	1/10/19	B.S.	REVISED
7	1/10/19	B.S.	REVISED
8	1/10/19	B.S.	REVISED
9	1/10/19	B.S.	REVISED
10	1/10/19	B.S.	REVISED

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
ENGINEERS & LAND SURVEYORS
575 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1660
FAX: 508-481-8929

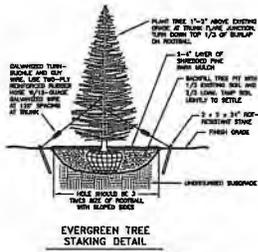
PLAN & PROFILE
ON MAIN
163-175 MAIN STREET -
MARLBOROUGH, MA

DATE: MAY 23, 2018

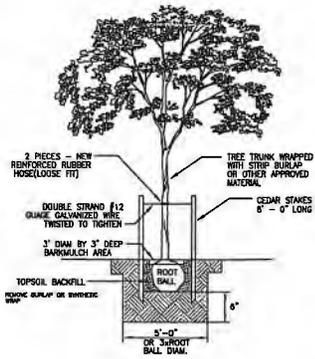
OWNER & APPLICANT:
VINCENZA SABBATARO
C/O BRUCE SALUK & CONNELL
100 WASHINGTON STREET
WORCESTER, MA 01088
TEL: 508-938-1278
(ATTY. BRIAN R. FALK)

C4

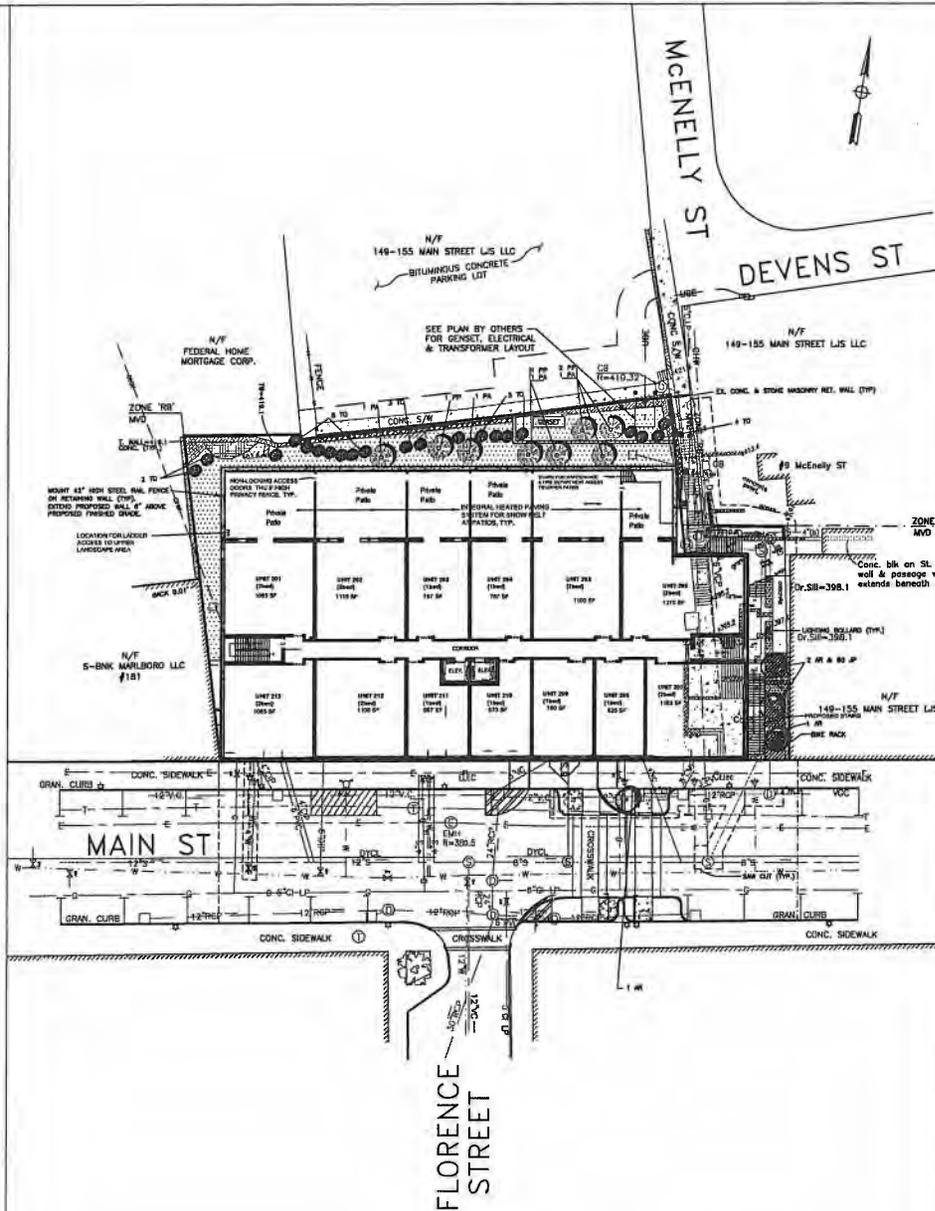
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EVERGREEN TREE STAKING DETAIL
N. T. S. *www.mhfg.com*



TREE STAKING DETAIL
N. T. S. *www.mhfg.com*



PLANTING LEGEND				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
TO	23	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	3\"/>
AR	4	ACER RUBRUM	ARMSTRONG MAPLE	3\"/>
PP	4	PICEA PUMIDENS	COLORADO SPRUCE	3\"/>
PA	4	PICEA ABIES	NORWAY SPRUCE	3\"/>
SHRUBS				
JF	80	JUNIPERUS HORIZONTALIS	LOW SPREADING JUNIPER (BAR HARBOR)	
GROUND COVER				
VM	4500	VINCA MINOR, OR PACHYSANDRA TERMINALIS	MYRTLE OR PACHYSANDRA	FLATS

PLANTING NOTES:

- 1.) FOR LOAM & SEED AREAS, PROVIDE 4\"/>
- 2.) PROVIDE PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- 3.) FINAL PLANT LOCATIONS TO BE ADJUSTED IN FIELD AS NECESSARY TO PROVIDE REQUIRED OFFSETS TO CONSTRUCTION APPURTENANCES AND UTILITIES, ETC.
- 4.) PLANTINGS ARE SUBJECT TO CHANGE DUE TO NURSERY STOCK AVAILABILITY, AS APPROVED.
- 5.) PLANTING AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
 - STAKING MATERIALS TO BE REMOVED 1 YEAR AFTER PLANTING.
 - OWNER REPLACES PLANTS THAT DIE WITHIN 180 DAYS.
- 6.) PROVIDE JUTE MESH TO STABILIZE SOIL UNTIL VEGETATION HAS ESTABLISHED ITSELF ENOUGH TO PREVENT EROSION. WHERE NECESSARY PROVIDE PERMANENT POLYMER JUTE MESH.
- 7.) A 24\"/>

LEGEND	
---	3/8\"/>
---	3/4\"/>
-S-	Existing Sewer Line
-10\"/>	
⊗	Existing CB & Drain Methods
⊕	Existing Sewer Manhole
---	Existing Gas Line
-DHW-	Existing Domestic Cold Water
⊕	GAS VALVE
⊕	WATER VALVE
⊕	WATER STOP
⊕	LIGHT POLE
⊕	8\"/>
[Pattern]	LOAM & GROUND COVER
[Pattern]	BARK MULCH



NO.	DATE	DESCRIPTION
1	1/17/18	ISSUED FOR PERMITS
2	1/17/18	ISSUED FOR PERMITS
3	1/17/18	ISSUED FOR PERMITS
4	1/17/18	ISSUED FOR PERMITS
5	1/17/18	ISSUED FOR PERMITS
6	1/17/18	ISSUED FOR PERMITS
7	1/17/18	ISSUED FOR PERMITS
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9	1/17/18	ISSUED FOR PERMITS
10	1/17/18	ISSUED FOR PERMITS

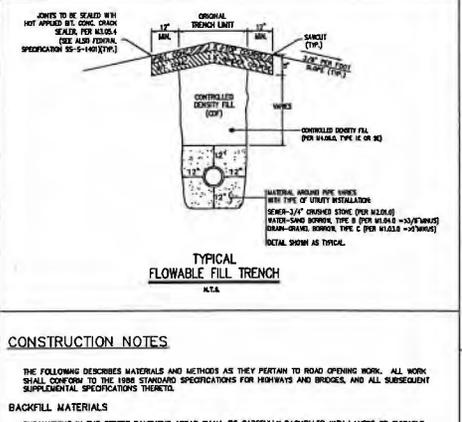
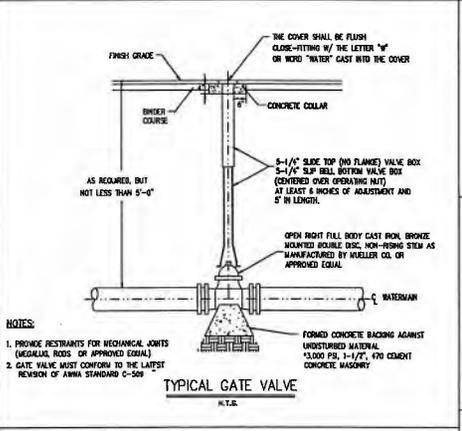
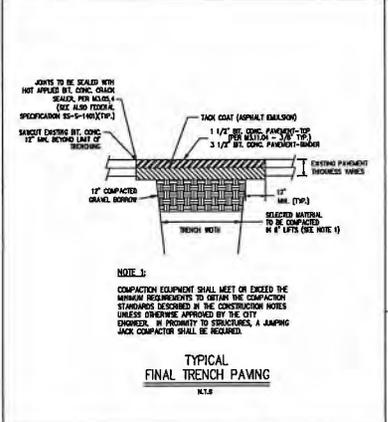
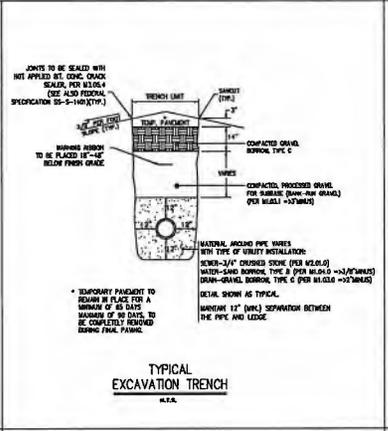
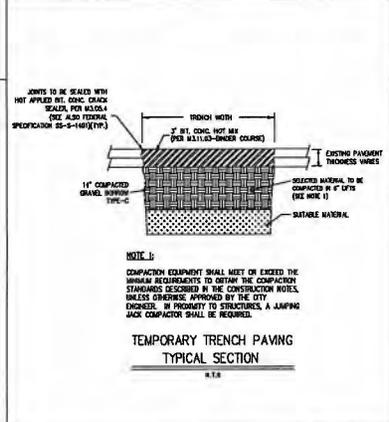
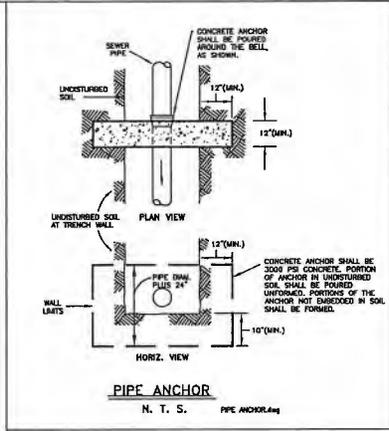
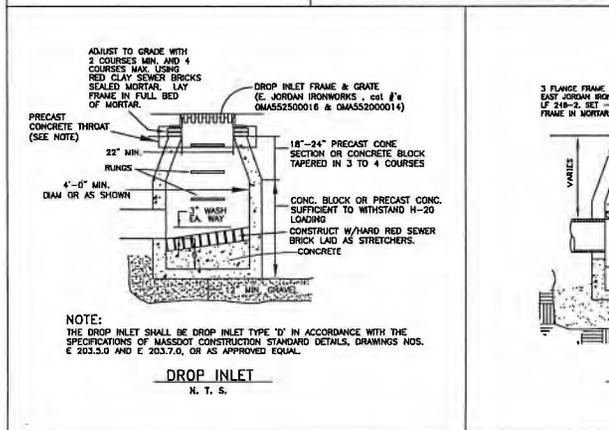
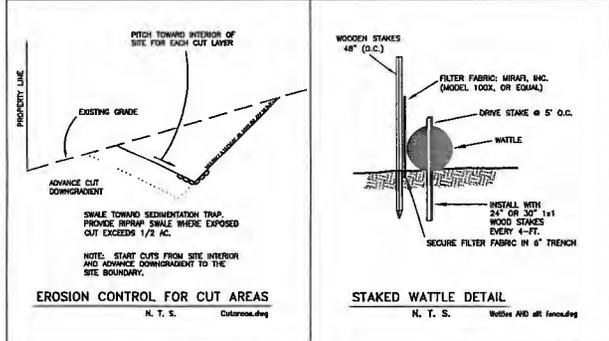
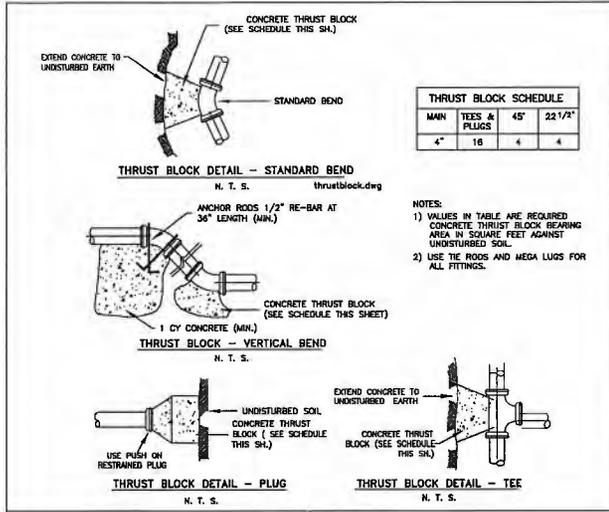
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
ARCHITECTS AND SURVEYORS
575 BOSTON POST ROAD EAST
MARLBOROUGH, MASSACHUSETTS 01752
TEL: 508-485-1852
FAX: 508-481-9928

PLANTING PLAN
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

DATE: JANUARY 15, 2018

OWNER & APPLICANT:
MICHAEL J. O'CONNELL
100 FRONT STREET
WORCESTER, MA 01608
TEL: 508-933-1678
(ATTY: BRIAN R. FALLO)

C5



CONSTRUCTION NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1986 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS THEREOF.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF SUITABLE GRAVEL. THE TWELVE (12) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M40.0) FOR WATER, 3" CRUSHED STONE (M20.0) FOR SEWER, GRAVEL BORROW - TYPE C (M40.0) FOR DRAIN OR AS SPECIFIED BY THE OWNER OF THE UTILITY AND APPROVED BY THE CITY OF MARLBOROUGH. BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL (CDF) - TYPE C OR C-2 (M40.0) FOR ALL MAJOR ROADWAYS OF THE CITY OR AS DIRECTED BY THE COMMISSIONER OF PUBLIC WORKS.

SUITABLE GRAVEL MATERIAL FOR BACKFILLING SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTANTIALLY FREE FROM CLAY, ORGANIC MATERIALS, LOAM, WOOD, TRASH OR OTHER OBSCURABLE MATERIAL WHICH MAY COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. IT SHALL NOT CONTAIN STONES, BROKEN CONCRETE, MASONRY FRAGMENTS OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED. IT SHALL NOT CONTAIN ANY SNOW, ICE OR FROZEN SOIL.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCEEDING LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPAED IN SIX (6) INCH LIFTS, A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN LIFT DEPTH NOT GREATER THAN SIX (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES OR A TEMPORARY TRENCH, AND TWELVE (12) INCHES (IN A PERMANENT TRENCH) OF GRAVEL, COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

PAVEMENT SHALL BE PLACED AND RAKED TO A UNIFORM SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING SURROUNDING ROAD SURFACE. THE PERMITS SHALL MAINTAIN THE SURFACING AND SHALL PROPERLY FILL WITH SIMILAR MATERIAL. ANY DEPRESSIONS AND HOLES THAT MAY OCCUR SO AS TO KEEP THE SURFACING IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

A TEMPORARY PAVEMENT SHALL BE PLACED ON THE SURFACE OF THE FILL AND THOROUGHLY COMPACTED. A TEMPORARY PAVEMENT SHALL BE CLASS 1 BITUMINOUS CONCRETE TYPE 1-11 THREE (3) INCHES THICK (SEE EXCAVATION TRENCH DETAIL). "COLD PATCH" MAY BE ALLOWED IF APPROVED BY THE COMMISSIONER OF PUBLIC WORKS DUE TO ADVISORY WEATHER CONDITIONS. IF PLATES ARE USED THEY SHALL BE RAKED TO MATCH THE EXISTING PAVEMENT. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW THE BACKFILLING OPERATION.

PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 60 DAYS OR NO LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY SURFACE WITHOUT APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUB-BASE SHALL BE EXCAVATED TO THE GRADE REQUIRED BY THE PERMIT PRIOR TO PLACEMENT OF THE FINAL BITUMINOUS CONCRETE SURFACE. THE BINDER COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BINDER COURSE AND SHALL NOT BE LESS THAN THREE AND ONE-HALF (3 1/2) INCHES IN DEPTH AND THE TOP COURSE SHALL BE ONE AND ONE-HALF (1 1/2) INCHES IN DEPTH. IN SOME INSTANCES, BEYOND A SIMPLE TRENCH EXCAVATION PAVEMENT DETAILS AND REPAIRS/REINFORCEMENTS WILL BE REQUIRED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT REQUIREMENTS ON ROUTE #5).

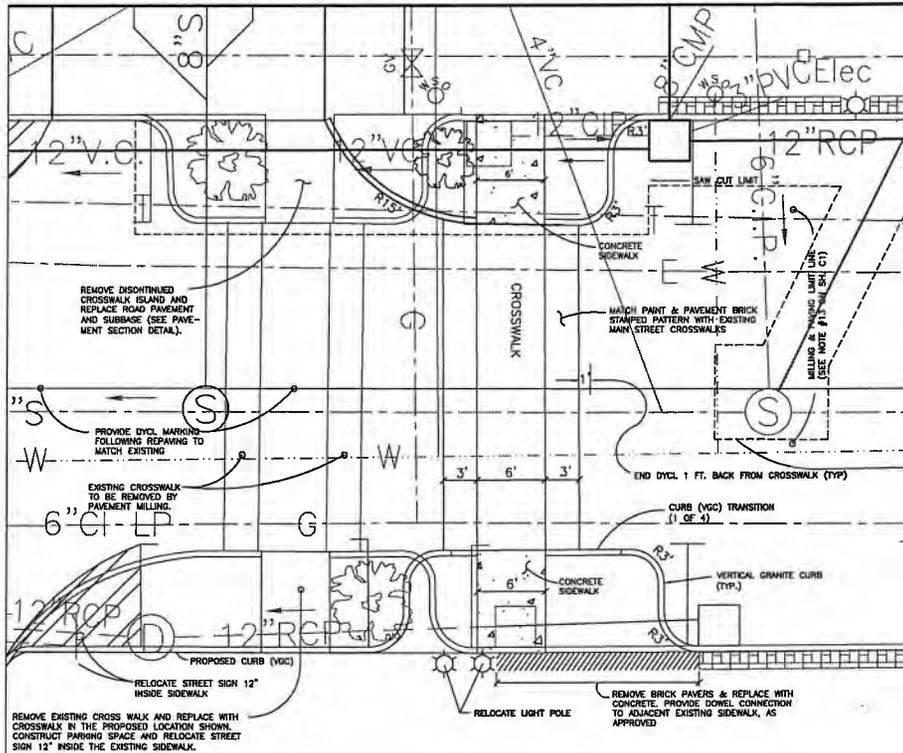
PREPARED BY: **W. & ASSOC., INC.**
 CIVIL ENGINEERING & LAND SURVEYING
 578 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-485-1882
 FAX: 508-481-9929

DETAIL SHEET
E ON MAIN
 - 163-175 MAIN STREET -
 MARLBOROUGH, MA

DATE: JANUARY 15, 2018

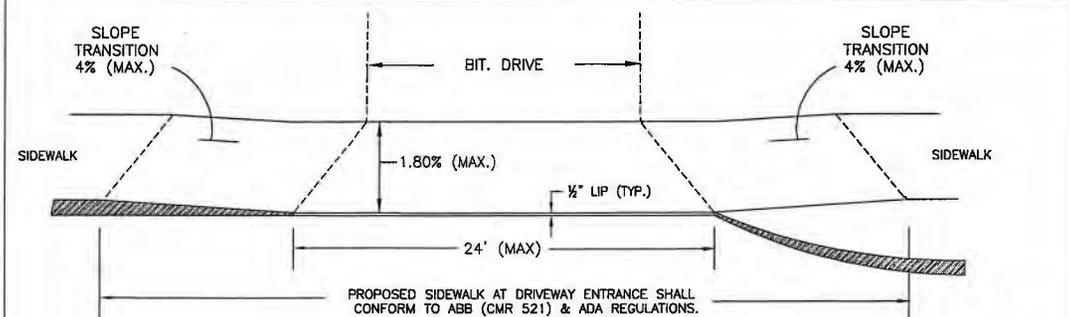
OWNER & APPLICANT:
WILCOX WICK COUNSELL
 100 FRONT STREET
 WORCESTER, MA 01608
 TEL: 508-993-1678
 (ATTY. BRIAN R. FALK)

FILE: 2697C1.dwg



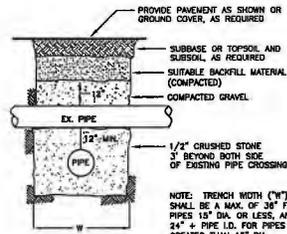
- NOTES:**
- CROSSWALK SHALL BE CONSTRUCTED TO CONFORM WITH 821CMR & ADA REGULATIONS.
 - FOR THE PLANTING BEDS WITHIN THE MAIN STREET R.O.W. PROVIDE 12" DEPTH OF COMPACTED STRUCTURAL SUBGRADE CONSISTING OF MASSDOT SPEC. M1.03 TYPE 'D' COMPACT GRANUL. THE TOP SOIL LAYER SHALL BE 24" OF LOAM.

CROSSWALK DETAIL
SCALE: 1" = 5'

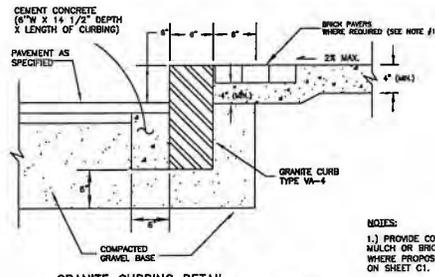
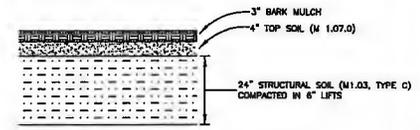


SIDEWALK THROUGH DRIVEWAY
N. T. S.

DRIVESECTION(2).dwg

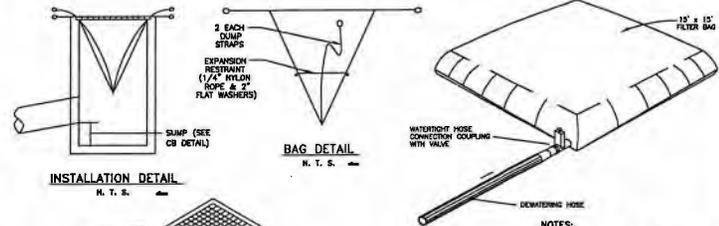


PIPE CROSSING DETAIL
N. T. S.



GRANITE CURBING DETAIL
N. T. S.

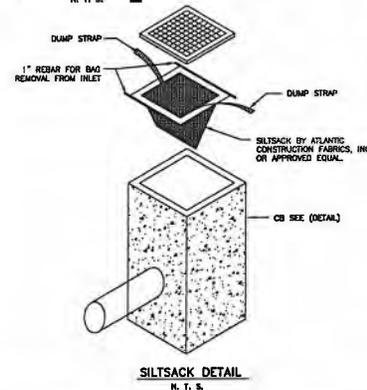
- NOTES:**
- PROVIDE CONCRETE SIDEWALK, BARK MULCH OR BRICK SHELF & BRICK PAVERS WHERE PROPOSED. REFER TO NOTE # 12 ON SHEET C1.



INSTALLATION DETAIL
N. T. S.

BAG DETAIL
N. T. S.

DEWATERING FILTER BAG DETAIL
N. T. S.



SILTSACK DETAIL
N. T. S.

NO.	DATE	BY	DESCRIPTION
1	1/20/09	W. SALUK	PREPARED
2	1/20/09	W. SALUK	REVISED
3	1/20/09	W. SALUK	REVISED
4	1/20/09	W. SALUK	REVISED
5	1/20/09	W. SALUK	REVISED
6	1/20/09	W. SALUK	REVISED
7	1/20/09	W. SALUK	REVISED
8	1/20/09	W. SALUK	REVISED
9	1/20/09	W. SALUK	REVISED
10	1/20/09	W. SALUK	REVISED

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
57B BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1462
FAX: 508-481-9929

DETAIL SHEET
E ON MAIN
- 163-175 MAIN STREET -
MARLBOROUGH, MA

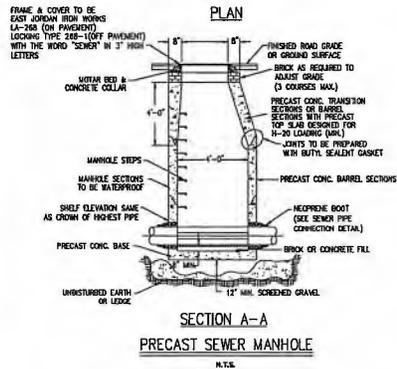
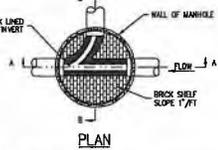
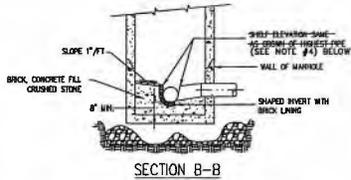
DATE: JANUARY 15, 2018

OWNER & APPLICANT:
W. SALUK & ASSOC., INC.
100 FRONT STREET
WORCESTER, MA 01608
TEL: 508-939-1678
(ATTY: BRIAN R. FALC)



C7

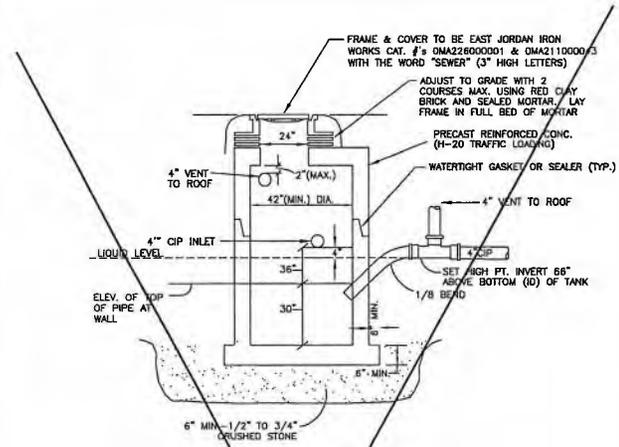
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NOTE: DETAIL WAS TAKEN FROM THE CITY OF MARLBOROUGH STANDARD DETAILS

SEWER NOTES:

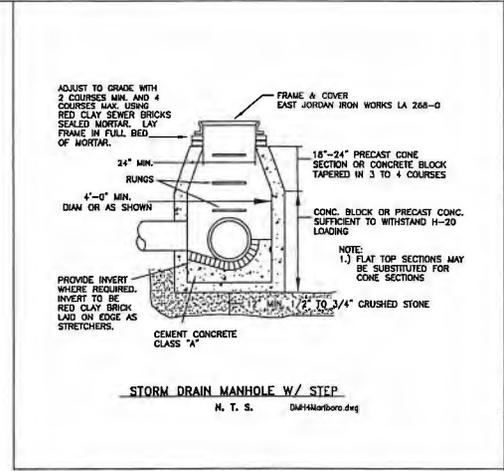
1. Prior to the pre-construction conference, the contractor shall submit a sewer flow bypass management plan to the City engineer. Construction shall not start until the plan has been approved by the City Engineer.
2. The contractor shall determine the locations of existing house connections to the existing sewer.
3. Pipe shall be Class 52 DIP (CL).
4. Banked SMH invert bench walls shall be provided where the inlet pipe slope exceeds 10% and where the change in flow direction exceeds 70 degrees. For these SMH's the outside bench shall be constructed 24" above the bottom of the inverted arch channel.



CONSTRUCTION NOTES FOR GASOLINE, OIL & SAND SEPARATOR

- 1.) SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER SHALL BE A MINIMUM OF 24" IN DIAMETER. IF THE SEPARATOR MUST BE INSTALLED INSIDE OF A BUILDING, THE COVER MUST BE SEALED TIGHT.
- 2.) THE SEPARATOR MUST BE CONSTRUCTED AND INSTALLED TO PREVENT SURFACE WATER FROM ENTERING.
- 3.) THE INVERT OF THE SEPARATOR INLET PIPE SHALL BE NO LESS THAN 4" ABOVE THE WATER LINE.
- 4.) THE SEPARATOR SHALL BE FILLED WITH WATER, TESTED AND INSPECTED PRIOR TO BEING PUT INTO SERVICE.
- 5.) THE NON CORROSIVE STEPS SHALL BE INSTALLED 18" APART.
- 6.) THE CHAMBER VENT AND OUTLET VENT SHALL BE RETURNED TO THE INSIDE OF THE BUILDING AND EXTENDED THROUGH THE ROOF.
- 7.) THE CHAMBER VENT MUST BE LOCATED AS CLOSE TO THE TOP OF THE TANK AS POSSIBLE.
- 8.) PRECAST CONCRETE UNITS SHALL MEET OR EXCEED ASTM C-478 STANDARD OF 4,000 PSI.
- 9.) JOINT SECTIONS ON PRECAST CONCRETE SEPARATORS SHALL USE BUTYL RUBBER JOINT SEALANT PER ASTM C-990.
- 10.) ALL PIPE PENETRATIONS IN THE SEPARATOR SHALL BE SEALED WITH HYDRAULIC CEMENT ONLY.
- 11.) ALLOWABLE PIPING MATERIAL:
 - a.) NO-LUB CAST IRON WITH PRODUCT ACCEPTED CLAMPS
 - b.) SERVICE WEIGHT CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
 - c.) EXTRA HEAVY CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
- 12.) THE CAPACITY OF THE GAS, OIL & SAND SEPARATOR SHALL BE AS SHOWN IN FIGURE 15 OF 948 CHR 10.22.

GAS, OIL & SAND SEPARATOR
N. T. S. Gas & Oil Trop.dwg



N.I.C.
REFER TO GAS, OIL & SAND SEPARATOR DETAIL ON THE PLUMBING DWGS IN THE CONTRACT DOCUMENTS.

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FAX: 508-461-8929

DETAIL SHEET
E ON MAIN
163-175 MAIN STREET
MARLBOROUGH, MA

DATE: JULY 11, 2018

OWNER & APPLICANT:
VINCENZA SABBATARO
c/o MIRICK O'CONNELL
100 FRONT STREET
ROCHESTER, MA 01866
(ATTY. BRIAN R. FALK)



C8

FILE: 2697C1.dwg

E on MAIN

Retail and Residential



163-175 Main Street

Marlborough, MA

DESIGN TEAM

DEVELOPER
WINDSOR MANAGEMENT
c/o MIRCK O'CONNELL
180 FRONT STREET, WORCESTER, MA 01608
978-259-1878

ARCHITECT
J.D. LAGRASSE & ASSOCIATES Inc. ERIC RIMAN DAUM - ARCHITECT
1 ELM SQUARE ANDOVER, MA 01810 15 CARLISLE STREET, ANDOVER, MA 01810
978-470-3625 978-472-4658

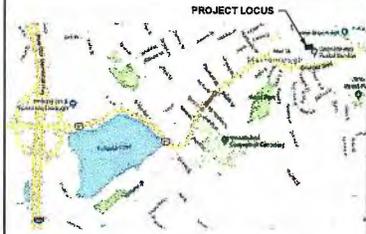
STRUCTURAL ENGINEER

COO DENTEN | MILANO LLC
125 MAIN STREET, READING, MA 01867
781-870-9990

CIVIL
BRUCE SALUK & ASSOCIATES INC.
276 BOSTON POST ROAD EAST, MARLBOROUGH, MA 01762
508-485-1862

MEP
BLW ENGINEERS
311 GREAT ROAD, LITTLETON, MA 01460
978-486-1201

LOCUS PLAN



J.D. LaGrasse & Associates, Inc.
Architects, Engineers, Interior Design, Planning
One Elm Square, Andover, MA 01810
T: 978-470-3625 F: 978-470-3626
www.jdla.com

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E on MAIN
Marlborough, MA
163-175 Main Street

SHEET LIST

SHEET NUMBER	SHEET NAME	DATED ISSUED	DATE REVISED	COMMENTS
01 GENERAL				
G000	COVER SHEET	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
05 ARCHITECTURAL				
A001	UNIT AREA PLANS & SQUARE FOOTAGE	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A100	BASEMENT PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A101	GROUND FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A102	SECOND FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A103	THIRD FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A104	FOURTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A105	FIFTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A106	SIXTH FLOOR PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A107	ROOF DECK	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A108	ROOF PLAN	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A200	SOUTH EXTERIOR ELEVATION	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A201	EAST & WEST EXTERIOR ELEVATIONS	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A202	NORTH EXTERIOR ELEVATION	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A300	BUILDING SECTION I	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A301	BUILDING SECTION II	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
07 PRESENTATION				
A220a	SE Perspective View	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A221a	NE Perspective	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL
A222a	NW Perspective	12 JULY 2019		MUNICIPAL SITE PLAN REVIEW / APPROVAL

FLOOR	GSF	PARKING	UNITS			USE
			Studio	1 Bed	2 Bed	
Basement	4,231					Utility
Ground	19,322	43 Spaces				Retail / Parking
Second	14,261		0	6	7	Residential
Third	14,276		1	7	6	Residential
Fourth	14,276		0	8	6	Residential
Fifth	14,276		1	7	6	Residential
Sixth	12,600		1	5	6	Residential
Roof Deck	4,649					Amenities
TOTALS	97,891	43 Spaces	3	33	31	

TOTAL UNITS 67

* 2 H/C; 22 Compact (of which 15 are tandem spaces); 26 Full (of which 17 are tandem spaces)

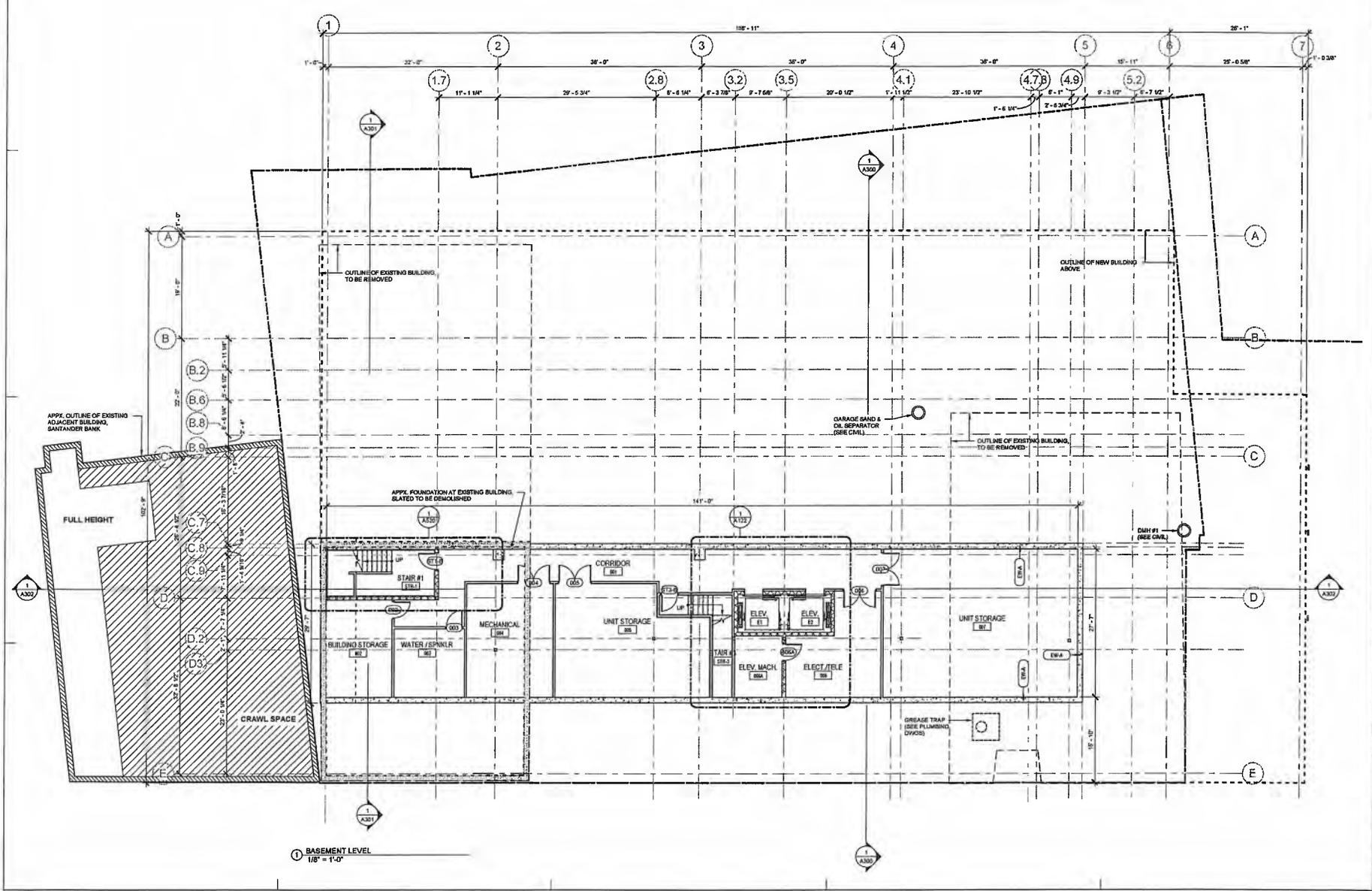
MUNICIPAL SITE PLAN REVIEW / APPROVAL
12 JULY 2019

COVER SHEET

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DATE	REVISIONS
07/12/19	
2764	

G000



1 BASEMENT LEVEL
 1/8" = 1'-0"

Project Name: _____
 Date: _____
 Scale: _____
 Drawing No: _____

E on MAIN
 100-170 Main Street
 Marlborough, MA

BASEMENT PLAN

Prepared for: _____
 Date: _____
 Scale: _____
 Drawing No: _____

Rev	Description
01	07/12/19
02	1/8" = 1'-0"
03	2764

A100



Architect/Engineer/Lead Planner
 One Elm Square
 Andover, MA 01810
 T. 978-470-3675
 www.jonesdayandover.com

PROJECT NO. 2019-001
 PROJECT NAME: RETAIL A & B
 PROJECT ADDRESS: 155-175 MAIN STREET, ANDOVER, MA

E on MAIN
 155-175 Main Street
 Andover, MA

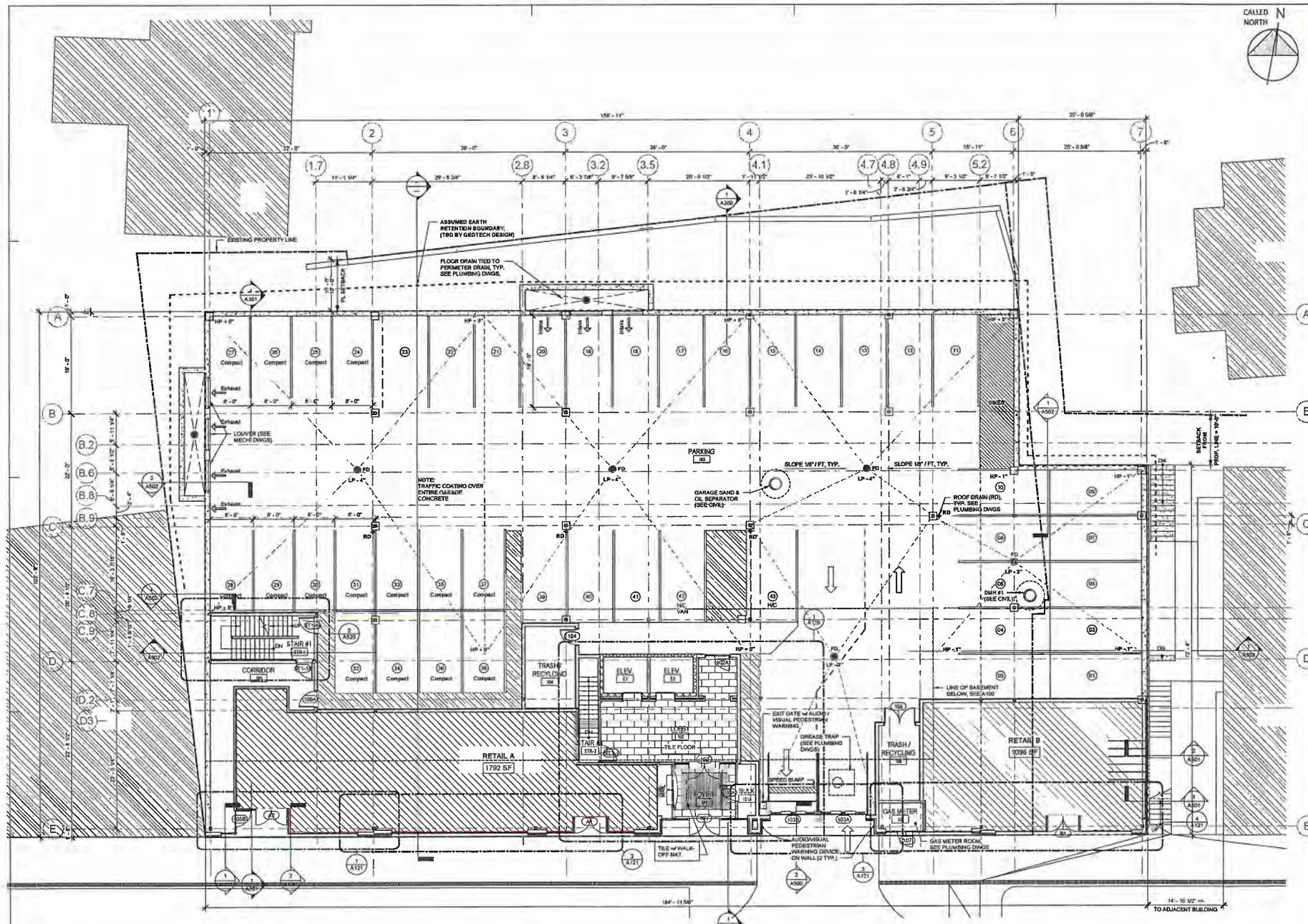
GROUND FLOOR PLAN

Prepared for:
 Location: Approp
 Title:

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Date	Revisions
07/12/19	As indicated
2784	

A101



1 GROUND FLOOR
 1/8" = 1'-0"



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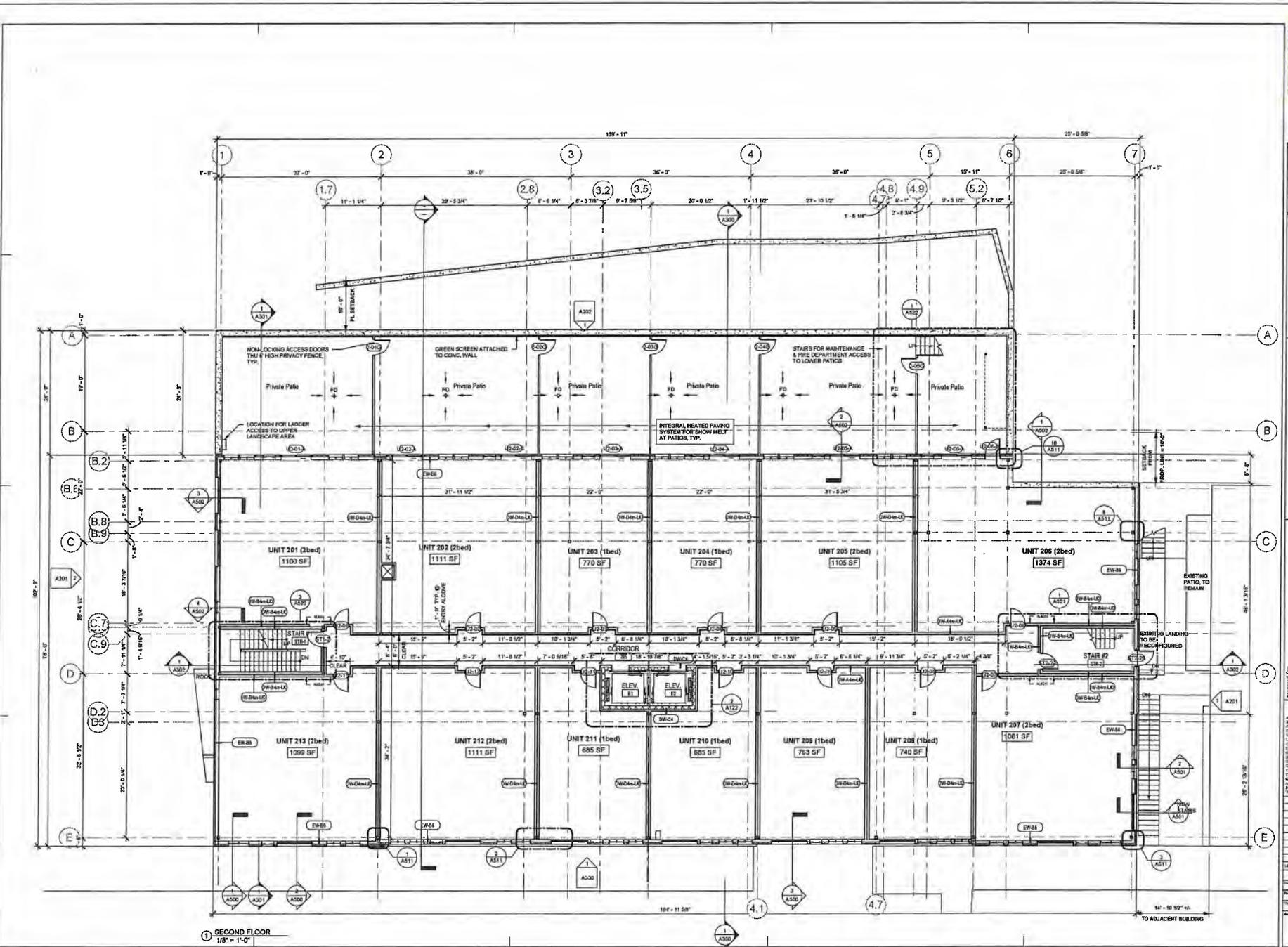
E on MAIN
 Marlborough, MA
 185-175 Main Street

SECOND FLOOR PLAN

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Rev	Description	Date
07/12/19		
18" = 1'-0"		
2764		

A102



1 SECOND FLOOR
 1/8" = 1'-0"



Architect/Engineer/Interior Designer
 One State Square
 Andover, MA 01810
 T. 978-760-3675
 www.jdgroupinc.com

DATE: 07/12/19
 SCALE: 1/8" = 1'-0"

E on MAIN
 185-175 Main Street
 Northborough, MA

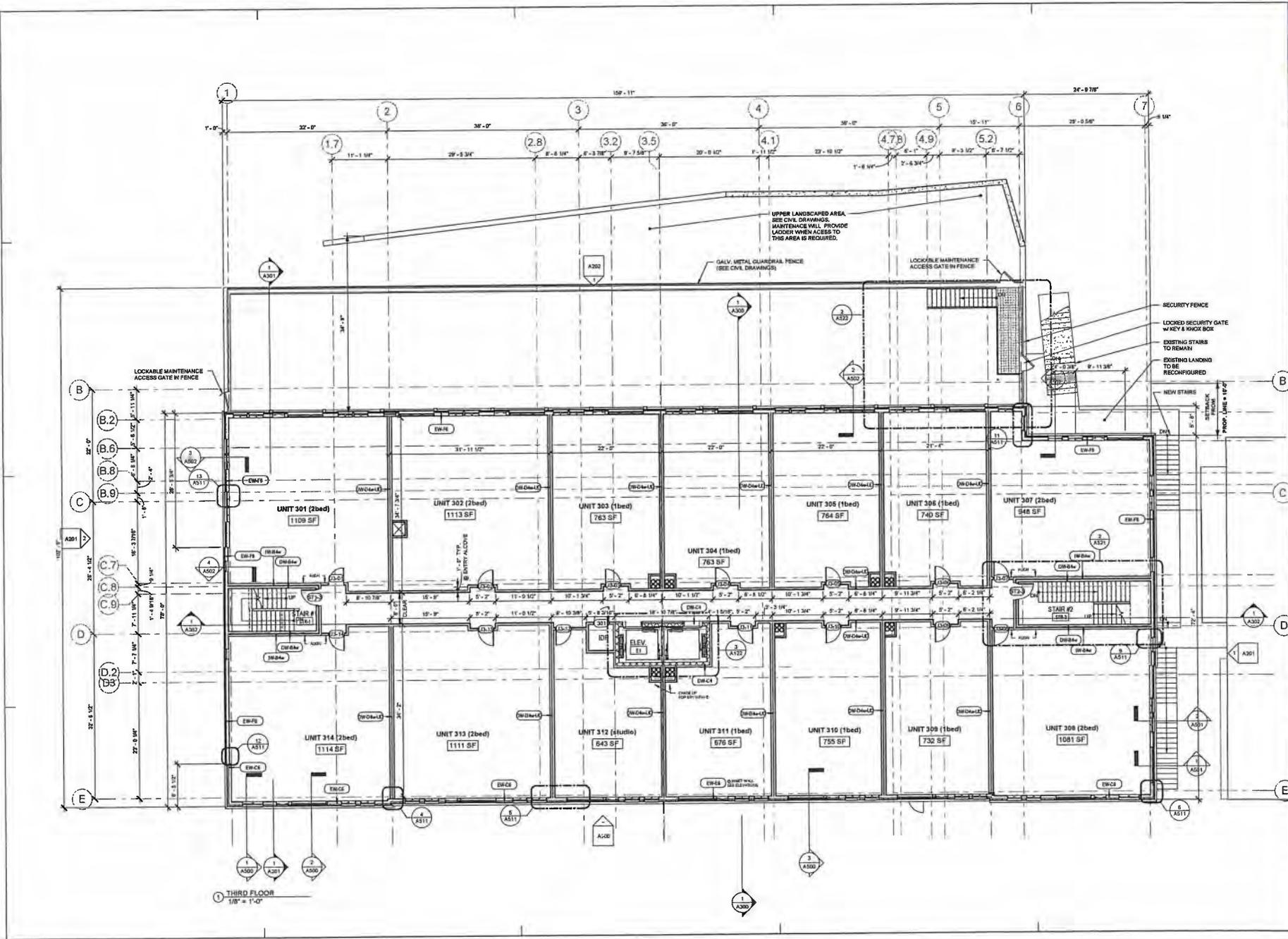
THIRD FLOOR PLAN

Prepared for:
 Location: Apperley
 Title:

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Rev. No. 07/12/19
 Date 18" = 1'-0"
 2764

A103



THIRD FLOOR
 1/8" = 1'-0"



Architect: JDLAI
 One Eye Square
 Andover, MA 01810
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4' FILE NUMBER BOARD
 1 1/2" VERTICAL
 1/4" HORIZONTAL

E on MAIN
 185-175 Main Street
 Marlborough, MA

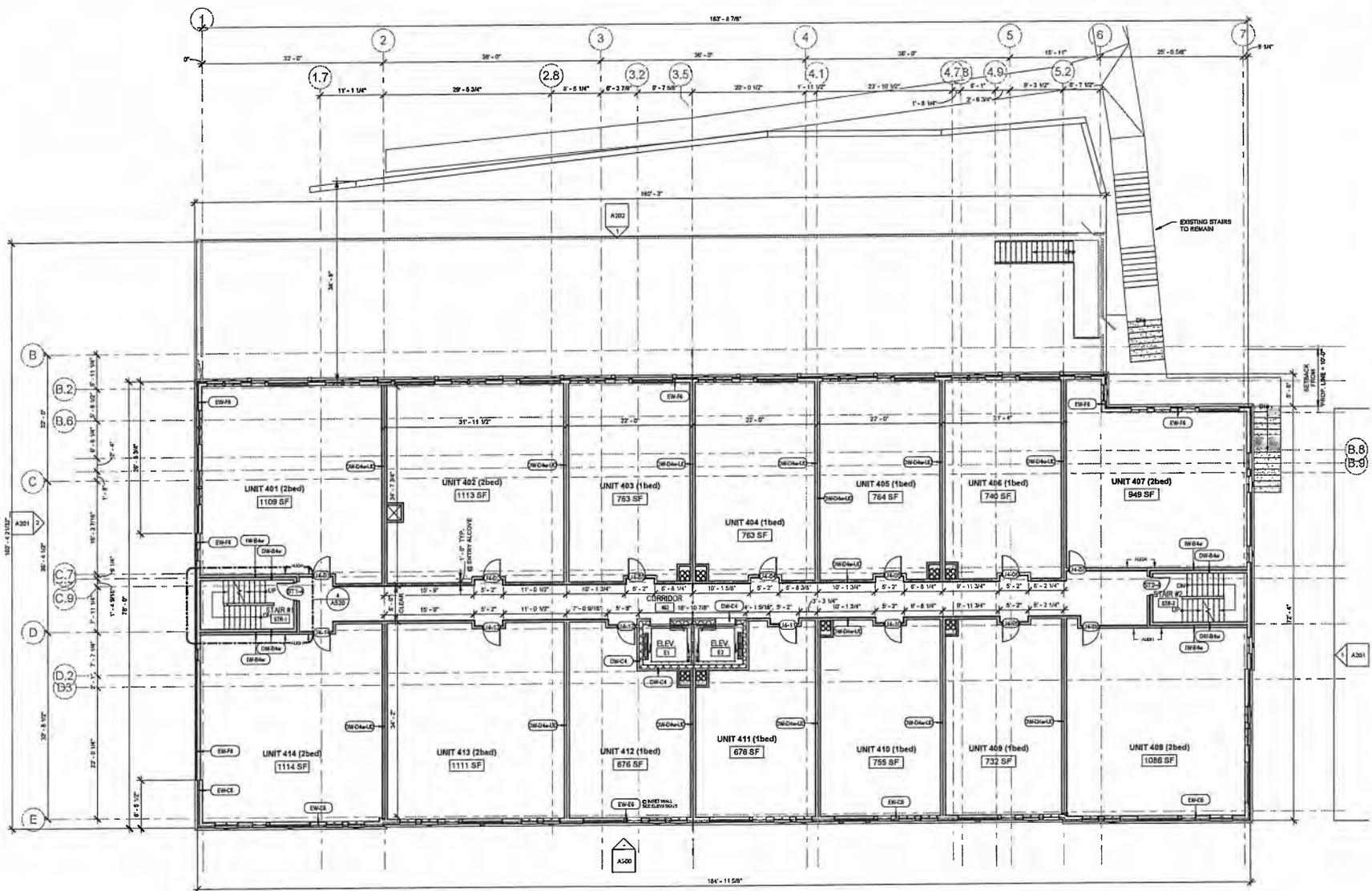
FOURTH FLOOR PLAN

Prepared for: JDLAI 2019 ©
 Designer: JDLAI
 Title: 118

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Rev.	Date	Description
01	07/12/19	1/8" = 1'-0"
02	2/6/20	

A104



① FOURTH FLOOR
 1/8" = 1'-0"

E on MAIN

18S-175 Main Street
Methuen, MA

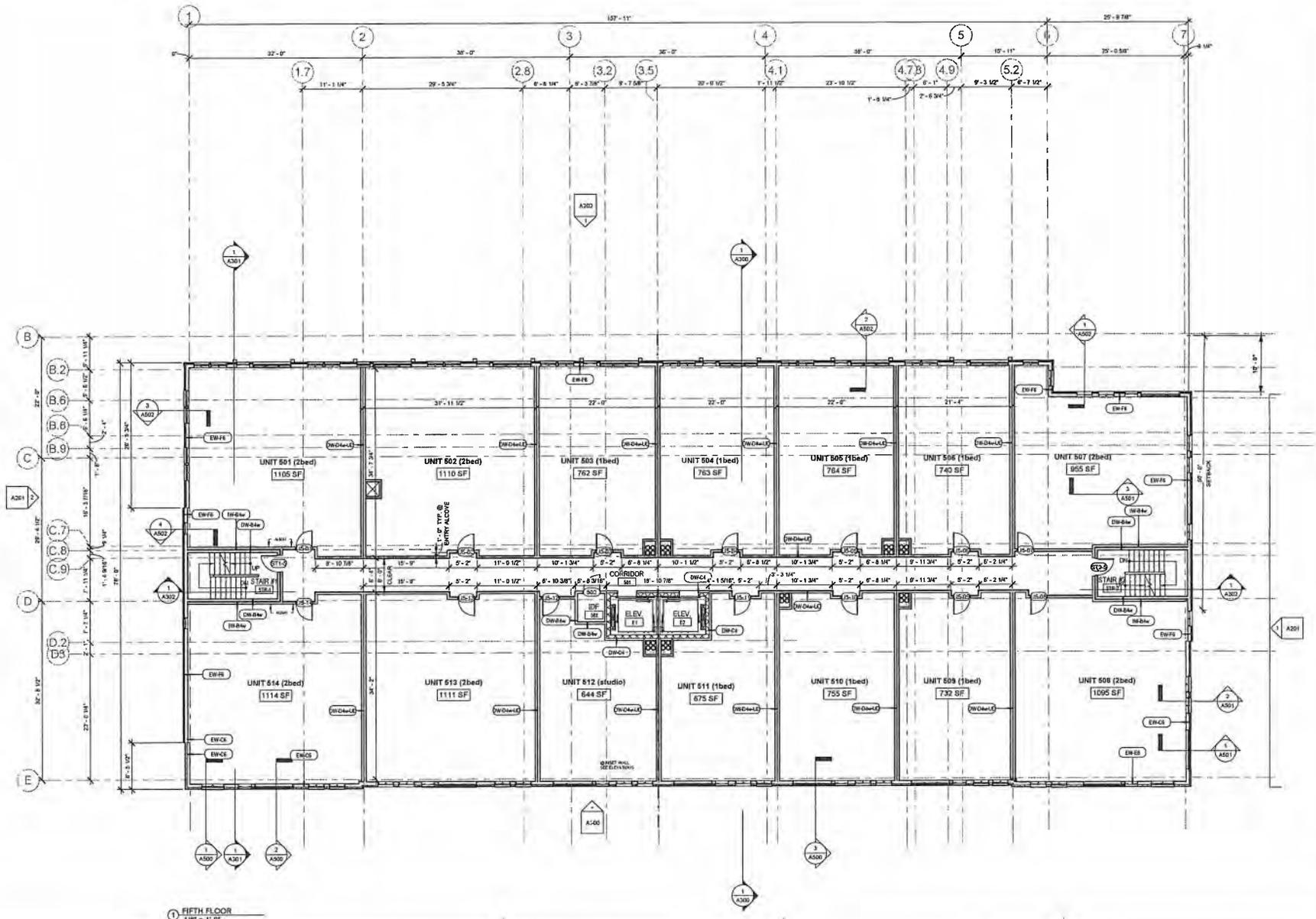
FIFTH FLOOR PLAN

Prepared by:
Jonathan Aggeler
Title:

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Rev	Description
07/12/19	07/12/19
1/8" = 1'-0"	1/8" = 1'-0"
2764	2764

A105



FIFTH FLOOR
1/8" = 1'-0"



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PROJECT
 ARCHITECT
 ENGINEER
 LAND PLANNER

E on MAIN
 182-173 Main Street
 Marlborough, MA

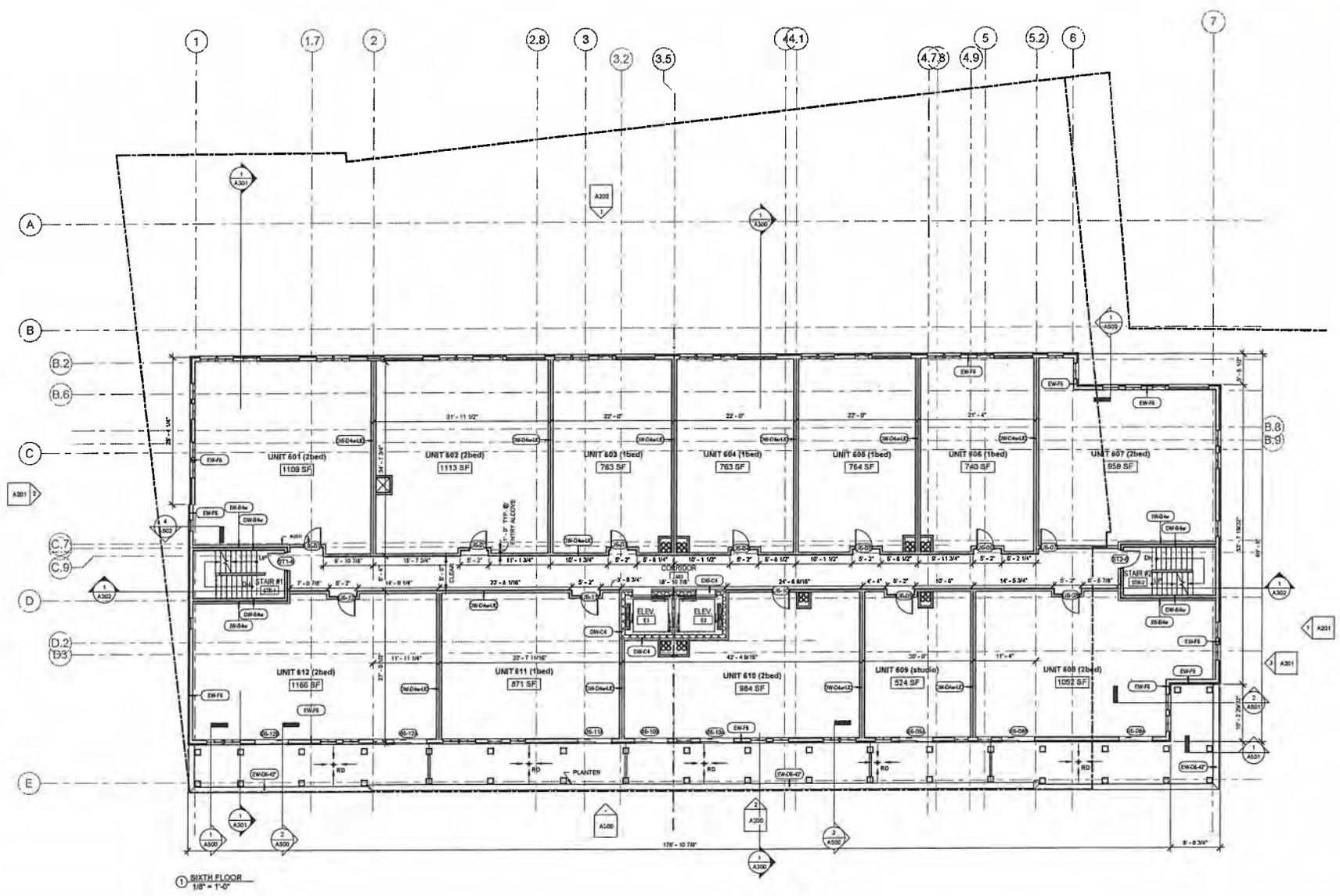
SIXTH FLOOR PLAN

Prepared for:
 Accorder, Appender

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Rev	Date	Description
01	07/12/19	18" = 1'-0"
02	07/12/19	2764

A106



① SIXTH FLOOR
 1/8" = 1'-0"



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 T. 978-470-3675
 www.jdgroupinc.com

E on MAIN
 185-175 Main Street
 Methuen, MA

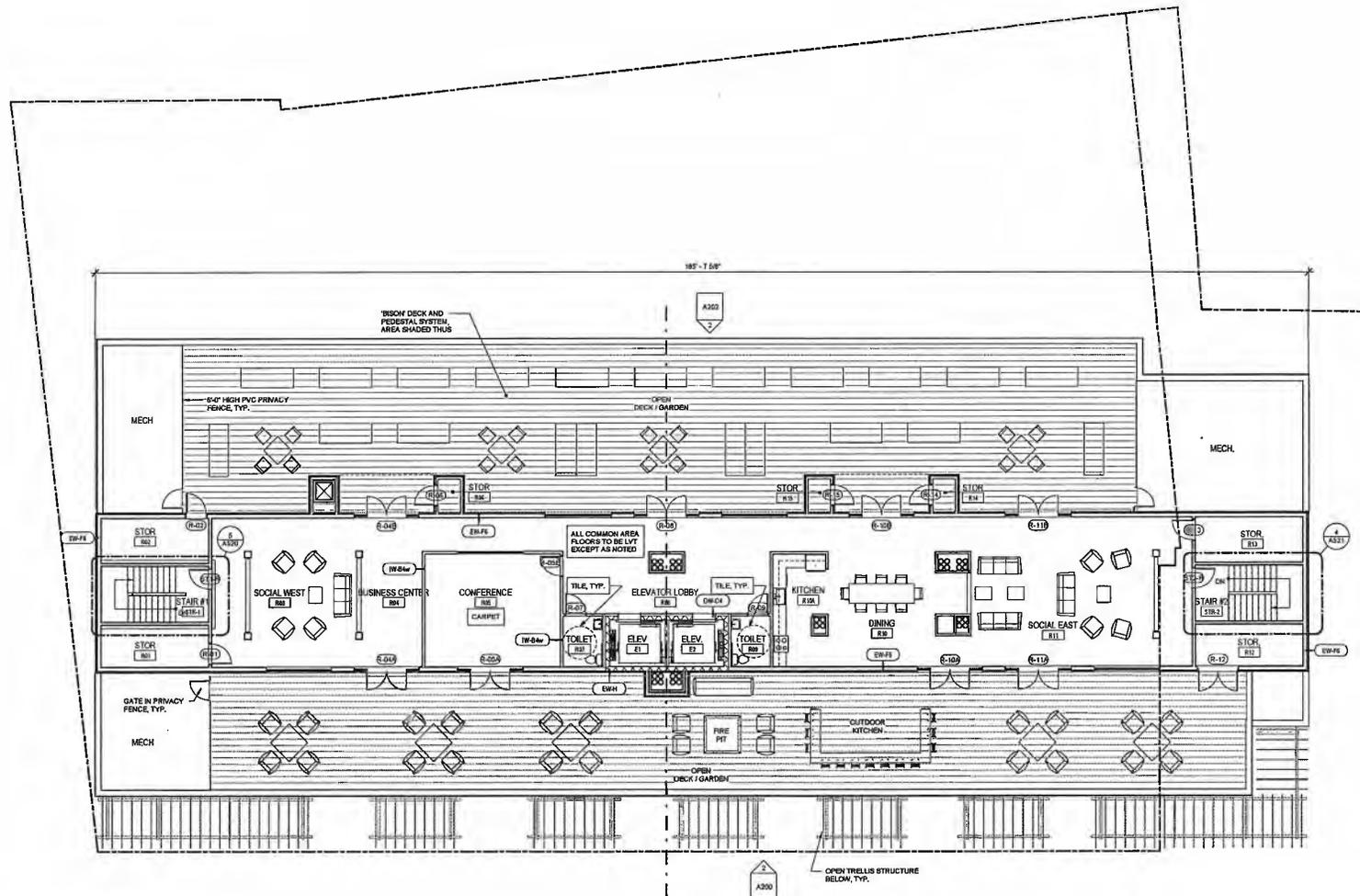
ROOF DECK

Prepared For:
 Location: Andover
 Title:

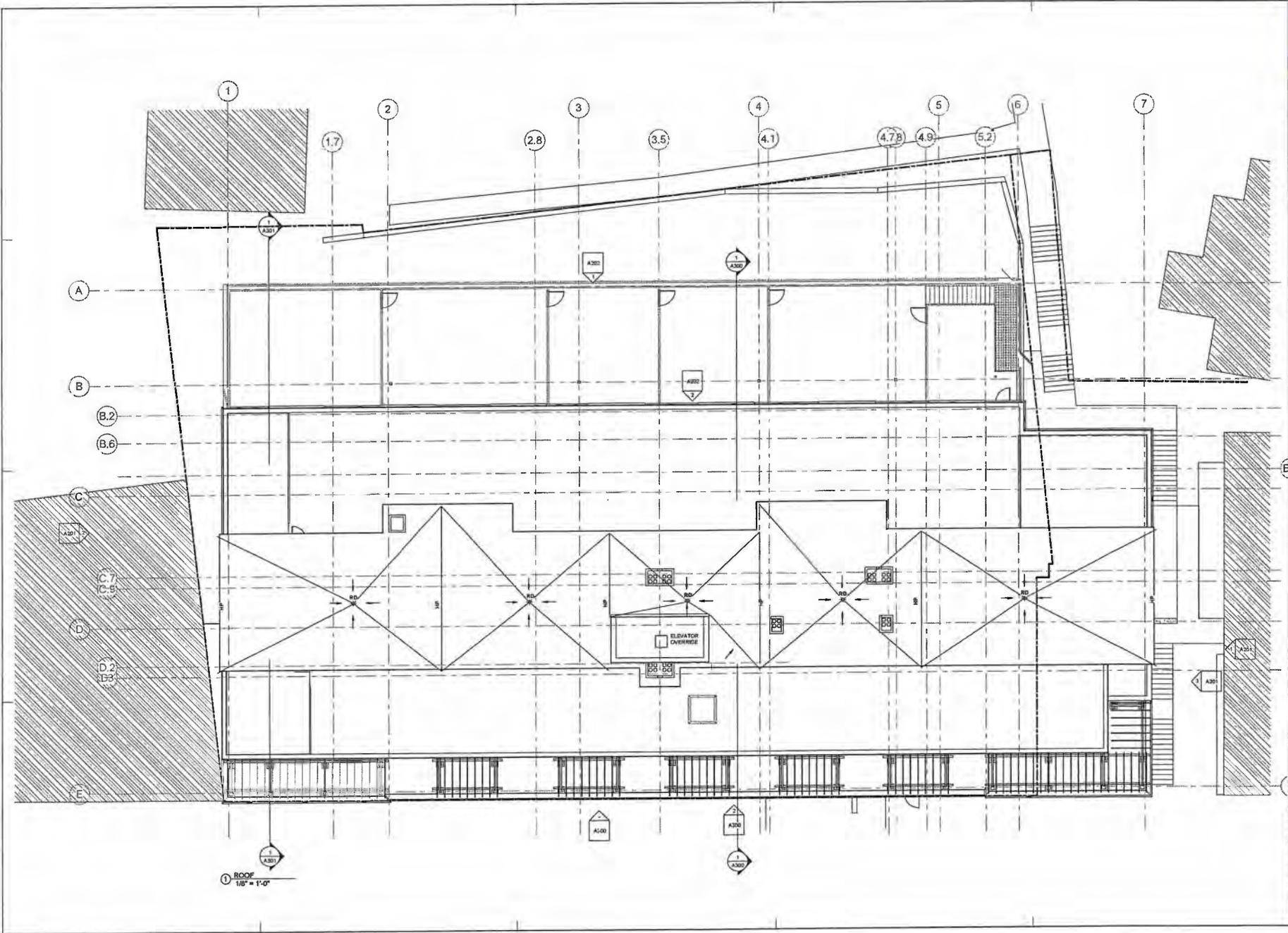
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Date	Revisions
07/1/2019	
1/8" = 1'-0"	
2764	

A107



1 ROOF DECK
 1/8" = 1'-0"



Project: _____
 Date: _____
 Scale: _____
 Title: _____

E on MAIN
 100-175 Main Street
 Marlborough, MA

ROOF PLAN

Prepared for: _____
 Location: _____
 Date: _____

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Rev.	Description
01	ISSUED FOR PERMIT
02	1/8" = 1'-0"
03	2/24

A108



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 ARCHITECT
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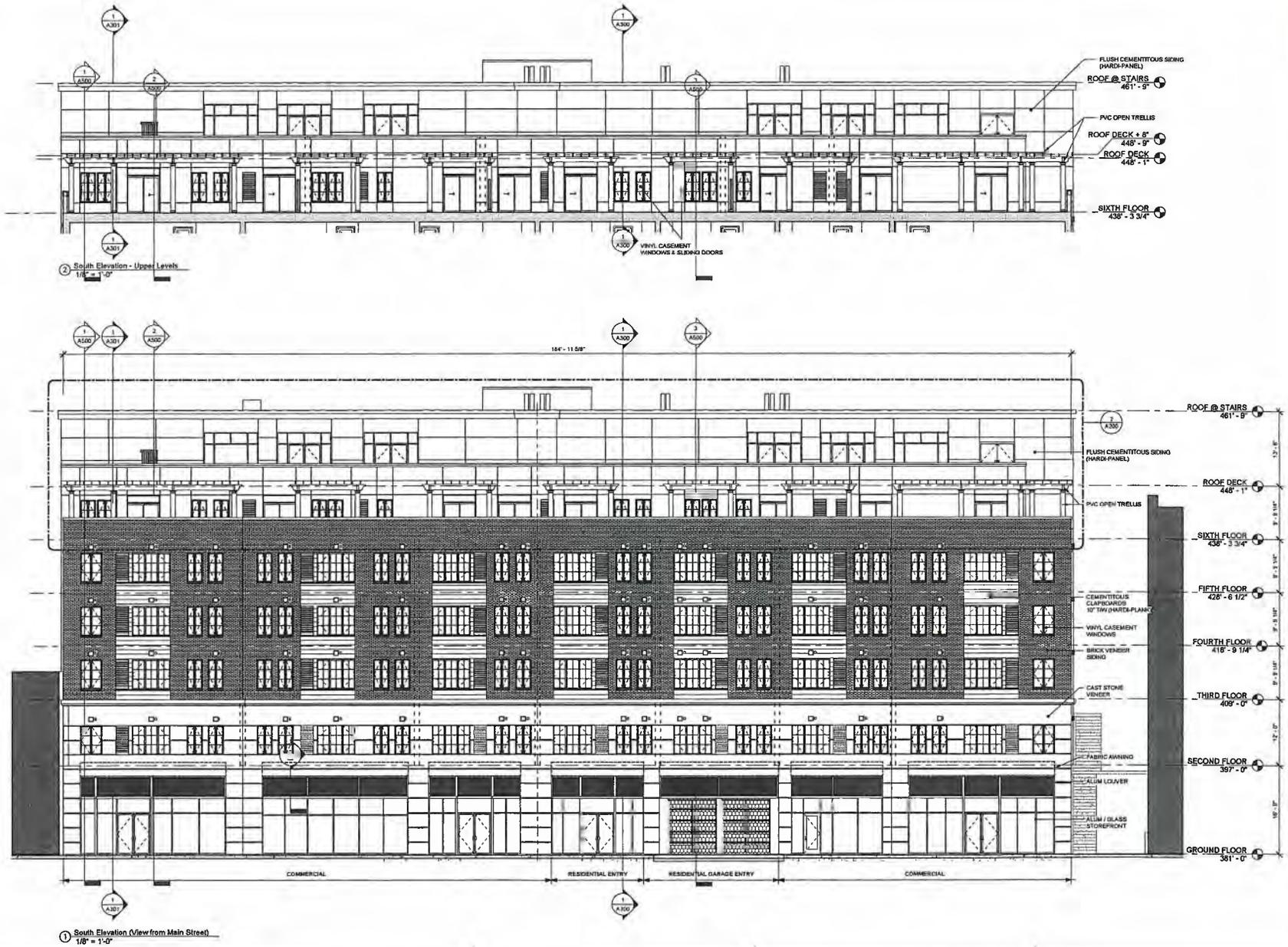
SOUTH EXTERIOR
 ELEVATION

Prepared for:
 Location: Andover, MA

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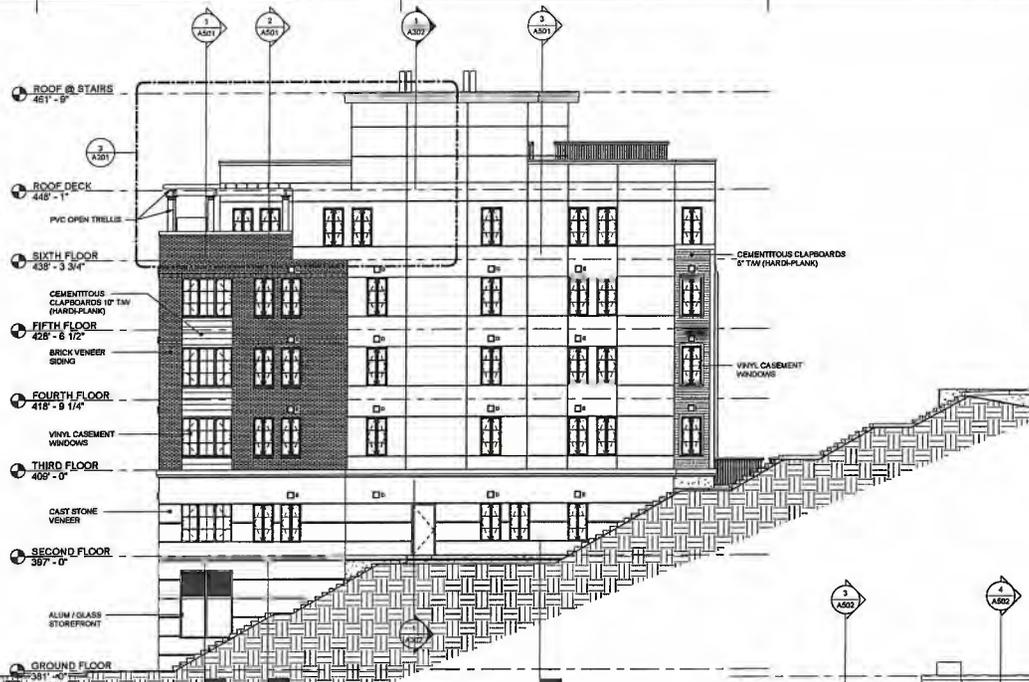
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A200

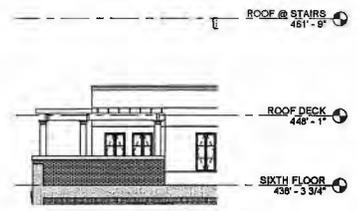


② South Elevation - Upper Levels
 1/8" = 1'-0"

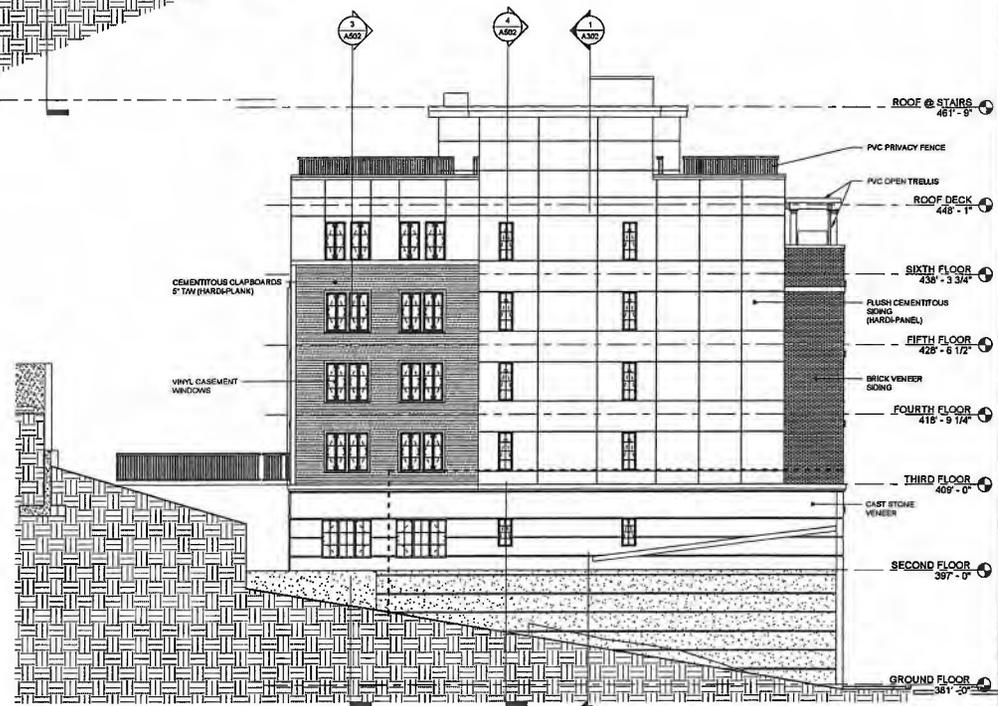
① South Elevation (View from Main Street)
 1/8" = 1'-0"



③ East Elevation - Upper Levels
 1/8" = 1'-0"



① East Elevation (Public Stairs)
 1/8" = 1'-0"



② West Elevation
 1/8" = 1'-0"

No.	Rev.
1	07/12/19



Architect/Engineer/Interior Designer
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 T 978-750-3693
 www.lapayesthitect.com

PROJECT
 ARCHITECT
 INTERIOR DESIGNER
 LANDSCAPE ARCHITECT
 ENGINEER

E on MAIN
 185-175 Main Street
 Methuen, MA

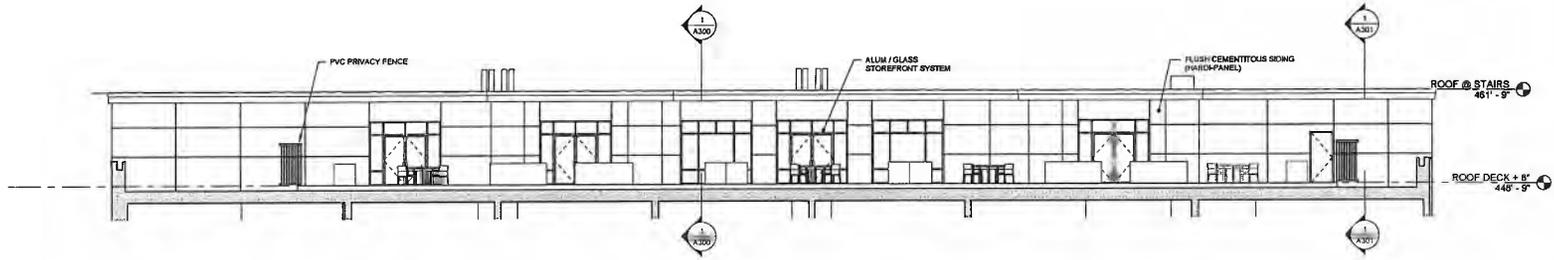
NORTH EXTERIOR
 ELEVATION

Prepared for: JDLA 2019
 Location: Andover, MA

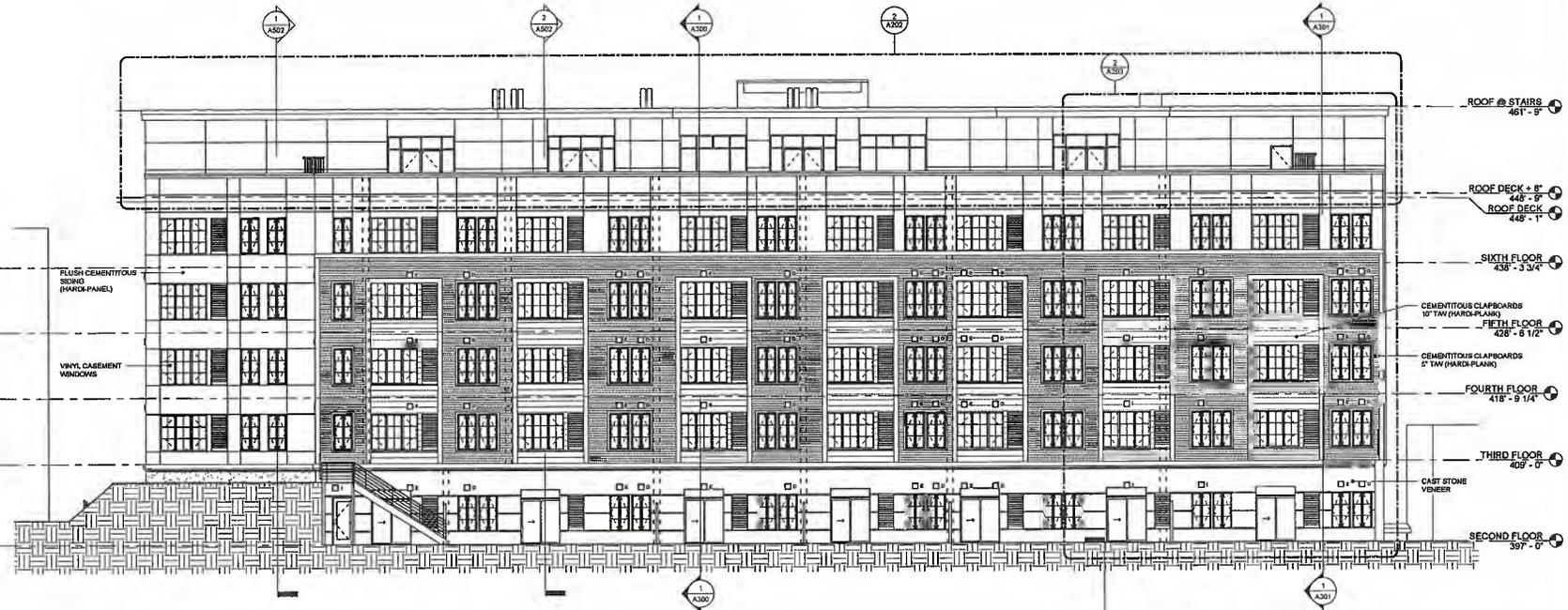
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NO.	REVISIONS
01	07/12/19
02	1/8" = 1'-0"
03	2/14

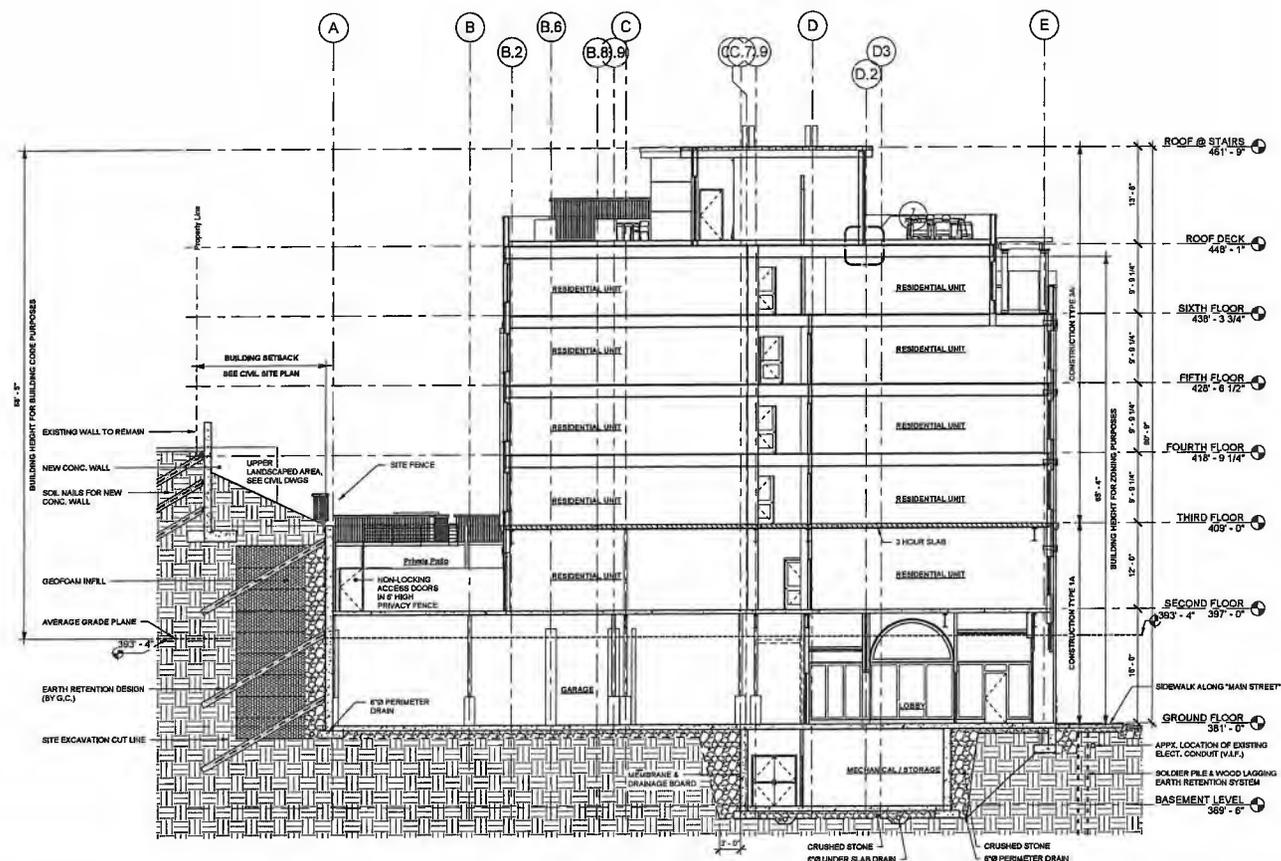
A202



2 North Elevation - Upper Levels
 1/8" = 1'-0"



1 North Elevation (View from Residential Neighborhood 'French Hill')
 1/8" = 1'-0"



1 N-S Building Cross Section
1/8" = 1'-0"



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 www.jdarchitect.com

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E on MAIN
 182-175 Main Street
 Middleborough, MA

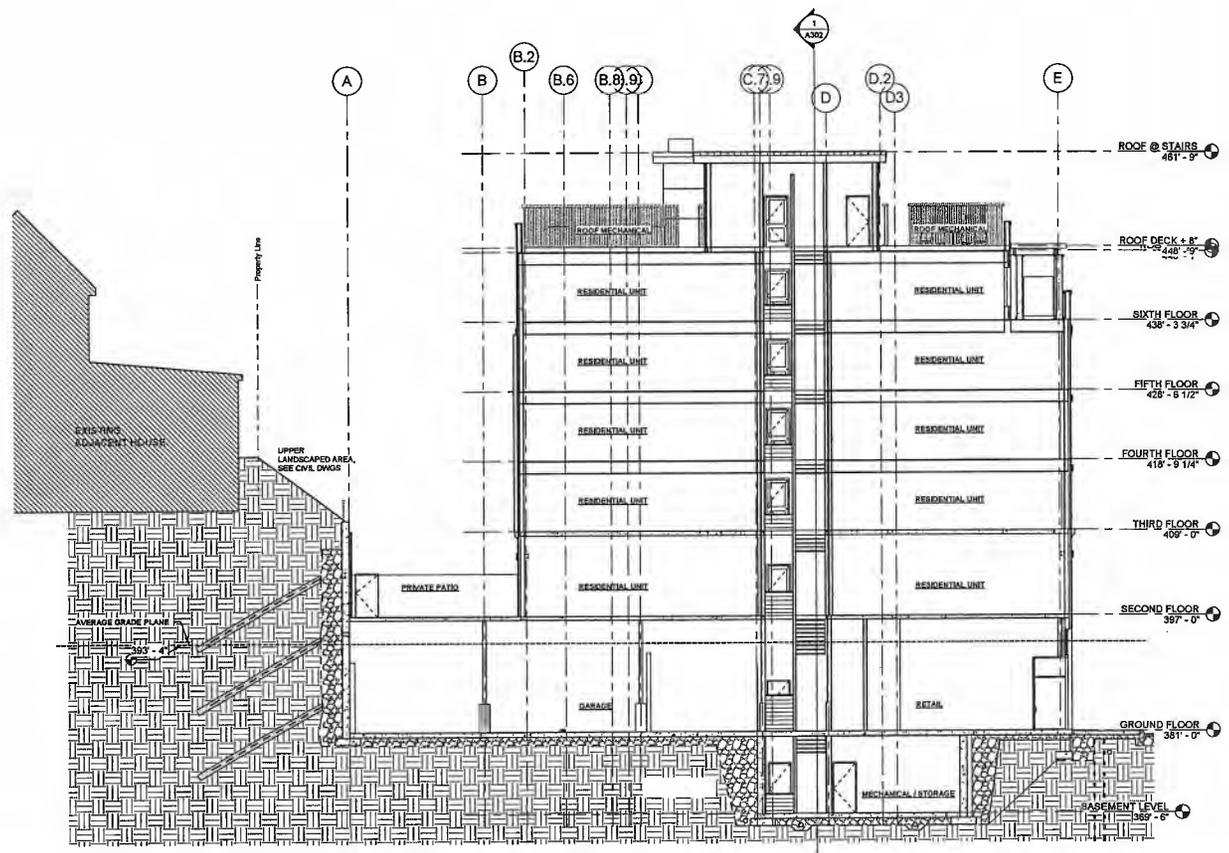
BUILDING SECTION II

Prepared for:
 Dominic Apper
 title

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Rev.	Revisions
01	07/12/19
02	1/8" = 1'-0"
03	2/6/20

A301



① N-S Cross Section @ House on North Side Hill
 1/8" = 1'-0"



J.D. LaGrasse & Associates, Inc.
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 One Elm Street, Andover, MA 01810
 Tel: 978-475-0000 Fax: 978-475-0001

BRIO INNAN BAH
 CONSULTING
 100 WASHINGTON STREET
 SUITE 200
 BOSTON, MA 02108

E on MAIN
 185-175 Main Street
 Methuen, MA

SE Perspective View

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Rev	Description
01	07/12/19
02	2764

A220a



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& Associates, Inc.**
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 www.jdla.com

ERIC JOHNSON ARCHITECTS
 ARCHITECTS
 111 VILLAGE
 GREENWOOD AVENUE
 WILMINGTON, MA 01897

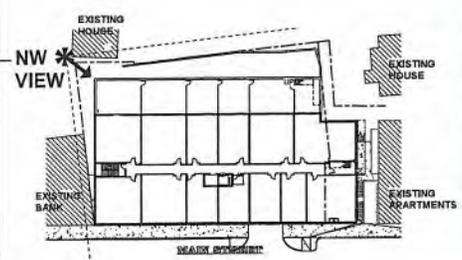
E on MAIN
 183-175 Main Street
 Melborough, MA

Prepared for: _____
 Issued: Approval
 Title: **NE Perspective**

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Date	Revisions
07/12/19	
2764	

A221a



1 NW PERSPECTIVE LOCUS KEY
1" = 40'-0"

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 Methuen, MA

NW Perspective

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Date	By	Revisions
07/2/19		
2/6/4		

A222a



City of Marlborough

Legal Department

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

JASON D. GROSSFIELD
CITY SOLICITOR

JASON M. PIQUES
ASSISTANT CITY SOLICITOR

HEATHER H. GUTIERREZ
PARALEGAL

October 2, 2019

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Re: Proposed Zoning Amendment - Route 20 East Zoning District

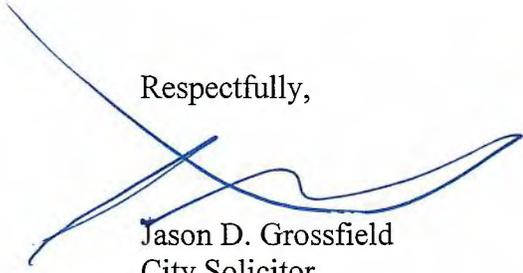
2019 OCT -2 P 4:47

Dear Honorable President Clancy and Councilors:

At the request of Councilor Joseph Delano, enclosed please find a proposed zoning ordinance amendment relative to the creation of a Route 20 East Zoning District.

I have reviewed the proposed amendment and it is in proper legal form. Please contact me if you have any questions.

Respectfully,


Jason D. Grossfield
City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor
Jeffrey Cooke, Building Commissioner

ORDERED:

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

I. Section 650-7, entitled “Districts Enumerated,” is hereby **amended** as follows:

(1) By deleting from the first sentence the number “13” and by inserting in place thereof the number “14”.

(2) By inserting at the end of the list of District types, the following:
Route 20 East Zoning District R20E.

II. Chapter 650 is hereby amended in 650 Attachment 1 (§ 650-17), entitled “Table of Uses,” by **inserting** the highlighted portions and text of Exhibit “A” attached to this order, inserting under the heading entitled “Zoning District Abbreviations” a new zoning district abbreviation as follows: “R20E”, and beneath the new district abbreviation R20E column the text as shown on said Exhibit “A”.

III. Chapter 650 is hereby amended by **inserting** a new §40, entitled “Special Provisions Applicable to the Route 20 East Zoning District (R20E)”, as follows:

§ 650-40. Special Provisions Applicable to the Route 20 East Zoning District (R20E)

Within the Route 20 East Zoning District (R20E), the following provisions govern. Where these provisions conflict with other sections of the Zoning Ordinance, the provisions of this section shall apply.

A. Purpose and vision. The purpose of the Route 20 East Zoning District is to encourage compact mixed-use development that encourages walking and biking with development that will enhance compatible land uses and encourage desired growth patterns to improve a traditionally automobile-oriented commercial corridor for the benefit of public health, safety and welfare, by promoting integrated, pedestrian-friendly, commercial mixed-use development including retail, housing, and workplaces within close proximity to each other that are consistent with the stated economic development objectives of the City, contribute to enhanced streetscape, and designed to further promote livability and quality of life within the district.

(1) Commercial mixed-use development.

(a) For the purposes of this Zoning District, a commercial mixed-use development shall include any eligible use set forth in Subsection E below, which shall be commingled

into a single structure or multiple structures with other eligible uses on the same property. Accordingly, commercial mixed-use developments shall benefit the public health, safety and welfare, through the sharing of parking lots and driveway curb cuts, to minimize the amount of impervious paved parking area and driveway curb cuts, to reduce automobile trips and traffic congestion, and accordingly to improve air quality.

- (b) All developments shall be designed to be pedestrian-friendly and that shall include site design, building layout, and pedestrian circulation features and amenities in compliance with the design standards of this Zoning District. Pedestrian-friendly developments shall benefit the public health, safety and welfare, through the encouragement of walking and physical activity.

B. Site plan review. Projects within the Route 20 East Zoning District shall be subject to site plan review as provided in § 270-2, entitled “Site plan review and approval,” of the Marlborough City Code.

(1) Applicability.

- (a) In all instances, a development which proceeds within the Route 20 East Zoning District is subject to site plan approval in accordance with § 270-2 of the Marlborough City Code.
- (b) Site plan review applies to both as of right and uses available by grant of a special permit within the Route 20 East Zoning District. Site plan review applicability includes, but is not limited to, new construction of any building or structure; addition to an existing building or structure; and increase in area of on-site parking or loading areas. [See § 270-2(3).]
- (c) Site plan review shall be conducted administratively, as provided in § 270-2, except for multifamily uses, hotel uses, and for those projects over 10,000 square feet, which projects shall undergo administrative site plan review with final review and approval by the City Council.
- (d) The City Council may elect to vary the dimensional and parking requirements of this section by site plan approval if, in its opinion, such change shall result in an improved project and will not nullify or substantially derogate from the intent or purpose of this section. This authority continues subsequent to occupancy.

C. Special permit granting authority. The City Council shall be the special permit granting authority within the Route 20 East Zoning District.

D. Exclusivity/control. This section of the Zoning Ordinance exclusively controls the establishment, development, and design of any development undertaken in the Route 20 East Zoning District and supersedes any other provision of the Zoning Ordinance. In the event of any

conflict between the provisions of this section and any other provision of the Zoning Ordinance, the provisions of this section shall govern and control.

E. Eligible uses. Except as specifically provided herein, any uses which are not permitted, whether as of right or by a special permit, within the Route 20 East Zoning District (R20E) under § 650-17, Table of Use Regulations, of the Zoning Ordinance, shall be prohibited. Uses allowed as of right and uses allowed by special permit are encouraged to be combined as a commercial mixed-use development. All uses noted as not permitted shall be deemed prohibited, except where to so deem would interfere with or annul any other City of Marlborough ordinance, rule, regulation, permit or license, or any state or federal law or regulation.

F. Dimensional requirements. Dimensional requirements are set forth in § 650-41, Table of Lot Area, Yards and Height of Structures,” as specified for the R20E. The special permit height of 85 feet shall step down to 52 feet when the building is within 50 feet setback from a property line that abuts a residential district.

G. Parking, curb cut and landscaping requirements. Except as otherwise provided in this section, parking, circulation and landscape requirements shall conform with the provisions of § 650-47, § 650-48 and § 650-49 of the Zoning Ordinance.

(1) Parking locations.

- (a) Parking shall be located to the side and/or rear of all new building structures that front on Route 20 East, an existing connecting street, or a new internal access street.
- (b) Parking may be provided at ground level, underground, or in a parking garage. Parking garages can be freestanding or as part of buildings dedicated to other permitted uses, but must be integrated with the surrounding site plan and oriented so as to minimize visual impact of the parking garage on surrounding uses.

(2) Parking access. Where a proposed parking lot is adjacent to an existing parking lot of a similar use, providing vehicular and pedestrian connections between the two parking lots shall be required. This access shall allow vehicular circulation between parking areas without the need to travel on Route 20. This access shall allow the unobstructed flow of pedestrians between adjacent properties, businesses, and parking areas. A sidewalk shall be provided on at least one side of the driveway.

(3) Parking requirements. Parking in the R20E shall be provided at a minimum of 1 parking space per 250 square feet of net floor area for retail and restaurant uses. Parking for other commercial uses shall be provided at a minimum of 1 parking space per 350 square feet of net floor area. Parking for residential units shall be provided at a minimum of 1 parking space per unit.

- (4) Curb cuts. Curb cuts shall be minimized. To the extent feasible, vehicular access shall be provided through one of the following methods:
 - (a) Through the use of a common driveway serving multiple lots, or
 - (b) Through the use of an existing side or rear street.

H. Design standards. In addition to the following design standards which apply to all developments within the Route 20 East Zoning District, Route 20 East commercial mixed-use development that includes residential development shall incorporate design guidance from the City of Marlborough Multifamily Development Review Criteria and Design Guidelines as adopted by the City Council.

(1) Site layout

- (a) Site and building layout. Buildings shall be located in close proximity to streets with the primary building frontage(s) oriented to street frontage(s) and to define outdoor spaces in coordination with adjacent buildings located on the same property or abutting property.
- (b) Site and parking layout. Parking shall be located to the rear or to the side of buildings that front on a street. Where an existing parking lot is in front of a building that will be redeveloped, landscaping shall be placed to screen parking and enhance the visual appeal of the site and street frontage. Where a new parking lot is to the side or rear of a building, but adjacent to a street, landscaping shall be used to screen the parking and reduce the visual impact of the parking as viewed from the street.
- (c) Site buffer. The setback abutting an existing residential or industrial use shall include landscape plantings and features that screen and separate adjacent residential or business uses from new commercial mixed-use development. This requirement does not need to be provided where adjacent to an existing commercial mixed-use development, retail, or restaurants.

(2) Pedestrian and bicycle circulation

- (a) Pedestrian circulation. Safe, convenient, and attractive pedestrian circulation shall be incorporated into the site plan design. Where appropriate, new pedestrian and bicycle paths shall connect the site with abutting sidewalks, trails, amenities, or parks to promote pedestrian and bicycle circulation and safety. Where appropriate, pedestrian access should be expanded into a shared-use path to provide safe, convenient, and attractive bicycle access. Where parking is located to the rear of the building, pedestrian access via a pedestrian-oriented alley or walkway through to the primary street is encouraged.
- (b) Pedestrian connections. Sidewalks shall provide access from internal site uses, building entries, and parking areas to Route 20 and between adjacent sites.

- (c) Bicycle amenities. All developments shall include provisions for the parking of bicycles at locations that are safely separated from vehicular and pedestrian circulation and convenient to building entries. Bicycle racks shall be placed as to not obstruct pedestrian walkways or impede the parking area for automobiles.

(3) Outdoor Pedestrian Spaces

- (a) Useable Outdoor Pedestrian Space. Buildings and site features shall be arranged to create functional public and private outdoor spaces, including sidewalks, patios, entryways, courtyards, and other types of spaces. Useable and accessible outdoor pedestrian space shall be provided and integrated with the site plan and building design. Such outdoor pedestrian spaces shall enhance visual connections between buildings, streets, open spaces, and pedestrian circulation. Outdoor pedestrian spaces shall be set back from major vehicular ways and be of a scale that is appropriate to the anticipated level of foot traffic.
- (b) Location of outdoor seating. Outdoor seating areas may be provided for restaurants, cafes, coffee shops, or other establishments with seating and may overlap with outdoor pedestrian spaces. Outdoor pedestrian spaces and seating areas shall be oriented to street frontage, with side streets and secondary access streets the preferred locations, and integrated with the streetscape. Amenities and seating shall not reduce the required sidewalk widths or impact pedestrian or bicycle circulation.

(4) Building design

- (a) Mixed-uses. Route 20 East Zoning District shall benefit from mixed-use development that combines several uses that are allowed as of right or by special permit in the district. These uses could be provided in a cluster of separate buildings, or combined vertically in a single building. A mix of uses in close proximity shall be used to create smaller, walkable clusters that enhance the Route 20 East corridor and provide opportunities for residents and patrons to circulate between uses without the use of a vehicle.
- (b) Façade step back. A step back in the façade of a building shall occur at the upper floor(s) for all buildings above 3-stories in height. For example, the fourth story of a 4-story building shall be recessed from the lower 3-stories of the primary façade with a step back. Or, the fourth and fifth story of a 5-story building shall be recessed from the lower 3-stories of the primary façade with a step back. 5 feet shall be the minimum step back.

- (c) Multiple buildings. In mixed-use developments with multiple buildings, recurring forms and materials shall be used to unify the development while establishing an overall hierarchy of buildings for visual interest and orientation.
- (d) Define corners. Prominent corners of sites and buildings should be defined and celebrated by the layout and design of the building(s). Prominent building corners may use design elements such as towers, arches, unique building massing, or roof forms to serve as identifiable and memorable landmarks.
- (e) Roof forms. Gable, hip, mansard, gambrel, stepped, and peaked roofs add variety and interest to buildings and shall be incorporated into mixed-use developments. Flat roofs may be incorporated into the roof design with other roof forms and features.
- (f) Blank walls. Large portions of building facades which are unarticulated or blank walls shall be avoided through the careful placement of doors, windows, façade features, and transitions in façade materials and finishes.
- (g) Design quality. Building massing and façade design shall be of a high quality with well composed and articulated building forms using a variety of techniques to create visual interest and character with architectural details, vertical and horizontal projections and recesses, changes in height, roof forms, cornice treatments, pilasters, window reveals, materials, colors, and prominent building entrances or other design features.
- (h) Building materials. Use of traditional, natural, and sustainable building materials such as wood, brick, and stone shall be preferred over other synthetic materials.

I. Signage.

- (1) Except as otherwise provided in this section, signage shall conform to the provision of Chapter 526 of the City Code, the Sign Ordinance.
 - a. Sign quality. Signs and sign locations shall be an integral part of a high quality development, designed to be consistent with the scale and style of the associated buildings. Sign design and materials shall relate to the building and site elements.
 - b. Integrated signs. Signs mounted on buildings shall be integrated with the architectural design of the building and should not be located to cover or obscure architectural elements. The building design should offer an integrated location on the building façade to receive signs. For buildings with multiple tenants, a consistent and integrated location on the building façade should be designed to receive signs for each separate tenanted space.

- c. Awnings. Awnings, trellises, or canopies are encouraged above windows, doors, and entrances to provide shade and architectural relief from flat facades while providing an alternative location for signage.

J. Application.

- (1) Special permits. An application for a special permit for a use in a development in the Route 20 East Zoning District shall comply with the requirements of § 650-59 of the Zoning Ordinance.
- (2) Site plan approval. An application for site plan approval in the Route 20 East Zoning District shall comply with the requirements of Chapter 270 of the City Code, Article II, Permits and Approvals, § 270-2.

K. Site plan; Special Permit approval review criteria.

- (1) Review criteria. The City Council in connection with a special permit and/or site plan application in the Route 20 East Zoning District shall review such applications with respect to the following review criteria:
 - (a) Compliance of the design with the Design Standards in the above subsection H;
 - (b) Compliance of sidewalks with Americans with Disabilities Act (ADA) design standards;
 - (c) Scale of buildings relative to surroundings and relative to City of Marlborough Multi-family Development Review Criteria and Design Review Guidelines;
 - (d) Quality of design and materials for building facades visible from public ways;
 - (e) Quality of design and materials for public space; and
 - (f) Placement of utilities and wiring underground, to the extent practical.
- (2) Submission requirements:
 - (a) Site plan depicting proposed development, buildings, parking, vehicular, pedestrian, and bicycle circulation, open space;
 - (b) Building elevations;
 - (c) Landscape plan;
 - (d) Lighting plan with photometrics; and
 - (e) Site and building signage plan.

- (3) Public presentation. Concurrent with any public hearing/meeting associated with a special permit and/or site plan filing, the applicant shall make a presentation to the City Council to present the proposed architectural design and shall consider the comments and input from the City Council. A final building elevation shall be submitted prior to the close of the public hearing/meeting.

L. Standards for roadways and drainage.

- (1) Roadways. Internal Route 20 East Zoning District roadways shall be private ways and shall be maintained by owners/developers of the Route 20 East Zoning District and portions thereof. Private ways within the Route 20 East Zoning District, to the extent feasible, shall be constructed using the methods and materials prescribed in the City of Marlborough Subdivision Regulations, but shall not be required to conform to the dimensional requirements thereof, provided that those private roadways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners.
- (2) Stormwater management system. Developments proposed in the Route 20 East Zoning District shall have a stormwater management system designed in accordance with the City of Marlborough Subdivision Regulations, the Department of Environmental Protection's Storm Water Handbook, and the Standards and the City's Stormwater Ordinance (Chapter 271 of the City Code), as amended. The stormwater design shall infiltrate all stormwater on site and avoid run-off onto adjacent properties and is encouraged to integrate bioswales, rain gardens, or other surface stormwater treatment features that are integral to the function of the site's stormwater management and highlighted as a landscape feature.

M. Amendments. After approval, the owner/developer may seek amendments to the approved permits. Minor amendments to a special permit and major or minor amendments to a site plan approval may be made by a super majority (2/3) vote of the City Council. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment is deemed to be a major amendment or a minor one. In general, a minor modification shall not produce more than a material increase in the scale of a project nor produce more than a material increase in impact on City services, the environment or the surrounding neighborhood. If it is determined that revisions to a special permit are not minor, per § 650-59 of the Zoning Ordinance, an application for a revised special permit shall be filed, and a public hearing shall be held in the same manner as required for a new application, subject to the fee schedule under Subsection C(3) of § 650-59.

IV. Chapter 650 is hereby amended by **inserting** into 650 Attachment 2 (§ 650-41), entitled "Table of Lot Area, Yards and Height of Structures," the text as shown in highlighted format in Exhibit "B" attached hereto.

V. The Zoning Map described in § 650-8 is amended as shown on the accompanying Map (Exhibit “C”). The newly established R20E shall include all or portions properties as shown in highlighted format on the Map as existing at the passage of this Ordinance, which properties include the following parcels of land (herein identified by the Assessors’ Map and Parcel Number):

74-2A
73-15A
73-43
72-36
72-28
73-24
73-701
73-26
72-16B
73-42
73-41A
73-41
73-21
73-39D
73-22
73-20
73-16
73-23
73-25
73-40
73-17
73-26A
73-35A
73-31A
73-39C
73-32
73-27
72-15
73-29A
73-28
72-14
73-54
72-29A
72-29
73-54A
72-13

72-30
72-35
73-59
73-31B
73-57
73-44
73-33
73-55
73-39B
73-700
73-35
74-4
73-39A
73-37A
74-3A
74-3
73-36
73-38
73-37B
73-37
59-18
59-12
59-17C
59-11
59-17B
59-17
59-17A
59-16
59-4
59-4F
59-4D
59-4E
59-4C
59-4B
59-11A
59-5B
59-5A
59-5
59-5C
72-31

60-26
60-38
60-25
60-27
60-28
60-29
73-56
73-30
74-5
73-31
61-27
73-58
61-27A
59-8
60-1
59-10
59-14
60-24
60-31A
61-3
60-30A
61-12
61-6
60-31
61-2
61-5
61-19
74-2
61-18
61-25B
61-31
61-22A
62-14
61-22
61-30
61-25A
61-23
61-25
61-21
61-34

61-20
61-2A
61-17
61-17A
62-20
62-23
62-2
62-21
61-28
62-2B
62-13
61-29
61-29A
61-701
62-24
59-7
59-9
61-10
61-8
61-1
61-14
61-28A
62-2A
61-9A
61-15
61-32
62-1
61-700
61-9
61-7
62-22
48-32

VI. The effective date of these amendments shall be the date of their passage.

ADOPTED

In City Council
Order No 19-
Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:

EXHIBIT A

ZONING

650 Attachment 1

08 - 13 - 2019

Excerpt of Table of Use Regulations, including Route 20 East

ALL ZONING DISTRICTS ARE NOT SHOWN

City of Marlborough

Table of Use Regulations

(§ 650-17)

KEY:

All uses noted with "Y" are allowed as of right, subject to any referenced conditions.

All uses noted with "SP" are allowed by special permit, subject to any referenced conditions.

All uses noted with "N" are not permitted.

	Zoning District Abbreviations				
	Existing Zones				R20E
	RCR	B	LI	NB	
Residential Use					
Single-family	Y	N	N	N	N
Single-family, attached (1)*	N	N	N	N	N
Conversion of detached one-family to a two-family (2)	N	N	N	Y	N
Two-family homes	N	N	N	Y	N
Conversion of a two-family dwelling to a three (3)	N	SP	N	SP	N
Multifamily dwelling (4) (42)	N	SP	N	SP	SP (Note: only as part of a "Mixed use development")
Comprehensive developments (§ 650-27)	Y	Y	Y	Y	Y
Boarding and lodging homes	N	SP	N	N	N
Tourist home/bed-and-breakfast	N	N	N	Y	N
Open space development (§ 650-28)	N	N	N	N	N
Trailer mobile homes (5)	SP	SP	SP	N	N
Retirement Community Overlay (§ 650-22)	N	N	SP	N	N
Residential accessory uses (6)	Y	Y	Y	Y	N
Customary home occupations (7)	Y	Y	Y	Y	Y
Yard sales, charitable sales bazaars (8)	Y	Y	Y	Y	Y

* (Numbers in parentheses correspond to subsection numbers in § 650-18, Conditions for use as noted in the Table of Uses.)

MARLBOROUGH CODE

	Zoning District Abbreviations				
	Existing Zones				R20E
	RCR	B	LI	NB	
Two residential structures on a lot less than 80,000 square feet (9)	N	N	N	N	N
Artist studio/live/work gallery space	N	N	N	Y	Y
Recording studio/live/work space	N	N	N	Y	Y
Assisted living facilities (44)	N	N	N	N	N
Business Uses					
Convert buildings to office, bank, insurance use (18)	N	N	N	Y	Y
Commercial kennels and animal hospitals	N	N	N	N	N
Veterinary hospital	N	N	N	SP	N
Commercial kennels	N	Y	N	N	N
Riding academy	N	SP	N	N	N
Retail sales and services <75,000 square feet gross floor area (19) (43)	N	Y	SP	Y	Y
Retail sales and services >75,000 square feet gross floor area (19) (43)	N	SP	SP	N	SP
Offices, banks, insurance and financial institutions	N	Y	Y	Y	Y
Schools, for business, trade, music, dance, and television\or radio broadcasting studios (but not including towers)	N	Y	N	Y	Y
Commercial radio and television towers and wireless communications facilities (20)	N	SP	SP	SP	SP
Hotels (41)	N	SP	SP	SP	N
Hotels <100 rooms					SP
Hotels with conference facilities and commercial uses (21)	N	SP	SP	N	N
Residential conference and training center with food and recreation services (22)	N	N	Y	N	N
Recreation center (23)	N	N	SP	Y	SP
Private clubs, nonprofit	N	SP	N	N	N
Clubs (24)	N	Y	N	Y	N
Self-service laundry	N	Y	N	Y	SP
Medical office/clinic	Y	Y	N	Y	Y
Dental clinics	Y	Y	N	Y	Y

ZONING

	Zoning District Abbreviations				
	Existing Zones				R20E
	RCR	B	LI	NB	
Consumer service establishments	N	Y	N	Y	Y
Salesroom	N	N	N	SP	N
Wholesale office or showroom	N	N	N	N	N
Wholesale sale and warehousing	N	N	N	N	N
Commercial greenhouse	N	Y	Y	SP	N
Motels	N	SP	SP	N	N
Mixed use development (42)	N	SP	N	SP	SP
Brew pubs	N	SP	N	Y	Y
Copy shops, newspaper offices	N	Y	N	Y	Y
Place of repair for cars, boats, trucks and farm equipment (25)	N	N	N	N	N
Places of assembly	N	SP	N	SP	N
Outdoor recreation uses	N	SP	SP	SP	N
Outdoor storage (26)	N	Y	SP	N	N
Car parking lots, garages (27)	N	SP	N	N	SP
Gasoline filling stations (28)	N	SP	N	N	N
Auto service facilities for minor repairs, changing tires and lubrication (28)	N	SP	N	N	N
Auto sales and service (25)	N	N	N	N	N
Car wash (28)	N	SP	N	N	N
Open air markets (29)	N	SP	N	N	N
Shopping malls	N	N	SP	N	SP
Soil removal (30)	Y	Y	Y	Y	N
Accessory uses	Y	Y	Y	Y	N
Funeral homes, parlors and mortuaries	N	N	N	Y	N
Public, private or commercial recreation establishments, recreation grounds or places of amusement	N	SP	SP	SP	N
Restaurant, cafe	N	Y	SP	Y	Y
Restaurant with drive-in or drive-thru facilities (31)	N	SP	N	SP	N
Restaurants serving food outdoors (31)	N	Y	SP	Y	Y
Restaurants for employee use	N	N	Y	N	Y
Drive-thru facilities	N	SP	N	N	N
Adult bookstore (32)	N	N	N	N	N

MARLBOROUGH CODE

	Zoning District Abbreviations				
	Existing Zones				R20E
	RCR	B	LI	NB	
Adult video store (32)	N	N	N	N	N
Adult paraphernalia store (32)	N	N	N	N	N
Adult movie theatre (32)	N	N	N	N	N
Adult live entertainment establishment (32)	N	N	N	N	N
Tattoo and body piercing parlors and shops (32)	N	N	N	N	N
Narcotic detoxification and/or maintenance facility		N	SP	N	N
Medical marijuana treatment center	N	N	N	N	N
Agriculture, Public, and Institutional Use					
Agriculture, horticulture or floriculture >5 acres (10)	Y	Y	Y	N	N
Forest, woodlots, portable, woodworking mills (11)	N	N	N	N	N
Livestock farms > 10 acres (12)	N	N	N	N	N
Farms and poultry farms (13)	Y	N	N	N	N
Cemeteries	N	N	N	N	N
Hospitals and sanitarium	N	N	N	N	N
Correctional institutions	N	N	N	N	N
Golf courses, country clubs and beaches (14)	N	N	N	N	N
Charitable and philanthropic buildings	N	N	N	SP	N
Churches and religious buildings (15)	Y	Y	Y	Y	Y
Public recreation and conservation	N	N	N	Y	N
Day camps	N	SP	N	N	N
Public, private and religious schools, museums, libraries, parks, recreation facilities, buildings and playgrounds	Y	Y	Y	Y	Y
Child-care centers (16)	N	Y	Y	Y	Y
Public utilities, not including storage yards or repair shops	Y	Y	Y	Y	N
Public buildings (17)	Y	Y	Y	Y	Y
Water towers, reservoirs	Y	Y	Y	Y	N
Floodplain and Wetland Protection District (§ 650-23)	Y	Y	Y	Y	Y

ZONING

	Zoning District Abbreviations				
	Existing Zones				
	RCR	B	LI	NB	R20E
Water Supply Protection District (§ 650-24)	Y	Y	Y	Y	Y
Convalescent and nursing homes	N	N	N	N	N
Industrial Uses					
Airports and heliports	N	N	Y	N	N
Newspaper printing and publishing, job printing	N	N	Y	N	N
Manufacturing where the majority of items are sold on premises to the consumer	N	N	N	N	N
Transportation terminal and freight depots	N	N	SP	N	N
Food processing plants	N	N	N	N	N
Research, experimental labs (33)	N	N	Y	N	N
Bakery (nonretail)	N	N	N	N	N
Light non-nuisance manufacturing	N	N	Y	N	N
Light manufacturing, using portable electric machinery (34)	N	N	N	N	N
Light manufacturing incidental to research	N	N	Y	N	N
Associated/accessory research uses (35)	N	N	SP	N	Y
Manufacturing and/or warehousing (36)	N	N	Y	N	N
Manufacturing or warehouse (37)	N	N	N	N	N
Retail sales accessory to manufacturing (38)	N	N	N	N	N
Recreation center, indoor and outdoor	N	SP	SP	SP	SP
Power laundries	N	N	N	N	N
Dry cleaning	N	Y	N	N	SP
Dye works	N	N	N	N	N
Packaging or bottling plants	N	N	N	N	N
Electric power substation for changing bulk power to distribution voltage	N	N	SP	N	N
Accessory uses and service buildings (39)	N	N	Y	N	SP
Large tract development (40)	N	N	N	N	N
Data storage/ telecommunications facilities	N	N	Y	N	N

EXHIBIT B

ZONING
 650 Attachment 2
 08 - 13 - 2019

Excerpt of Dimensional Regulations, including Route 20 East – ALL ZONING DISTRICTS ARE NOT SHOWN

City of Marlborough

Table of Lot Area, Yards, and Height of Structures

(§ 650-41)

[Amended 12-1-2014 by Ord. No. 14-1005947C; 12-19-2016 by Ord. No. 16-1006667D]

Existing Zones	District	Minimum Lot Area	Minimum Lot Frontage (feet)	Minimum Side Yard (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Height	Maximum Lot Coverage
	R20E	5,000 square feet	50	25	30	25	52 feet (by-right) 85 feet** (by special permit)	80%

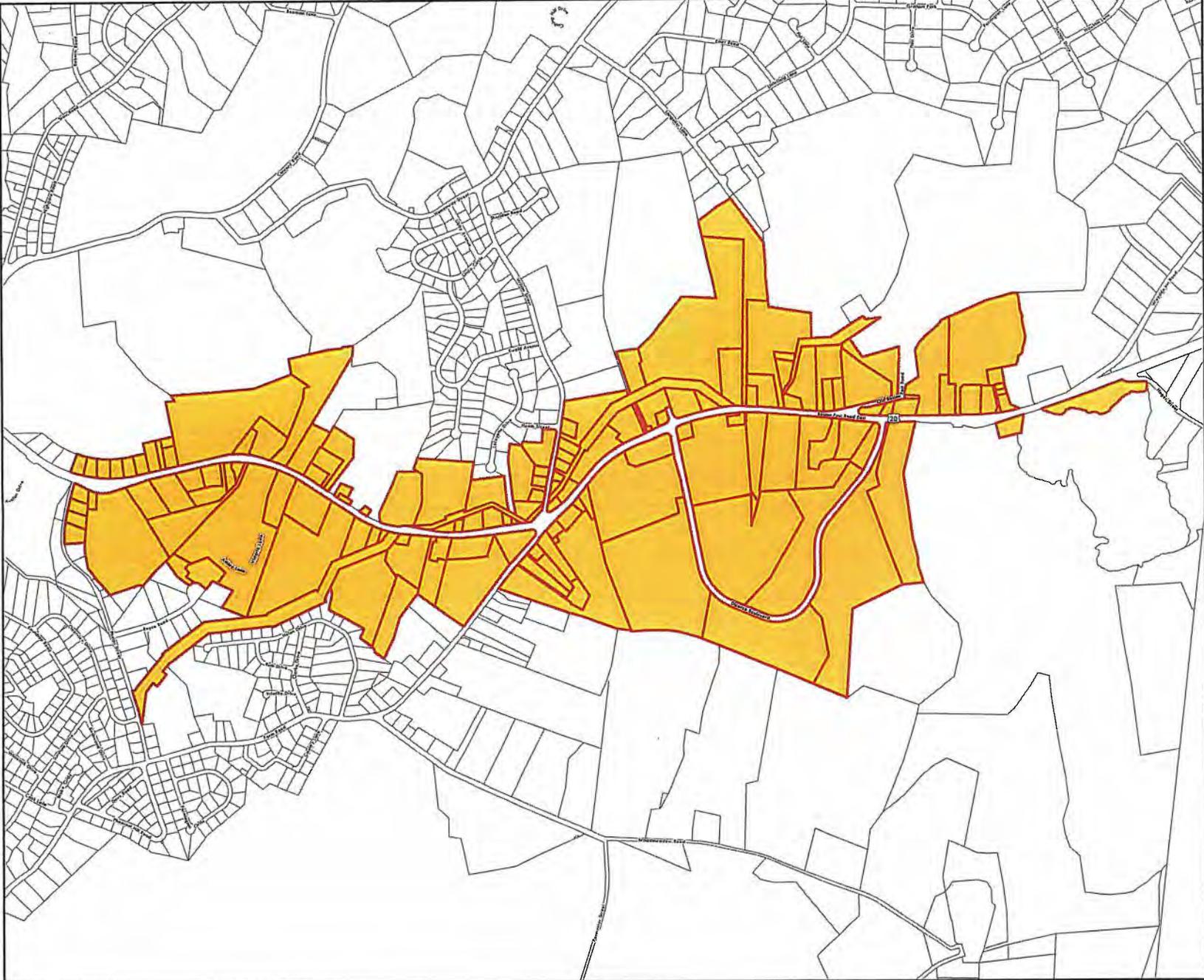
MARLBOROUGH CODE

NOTES:

- ¹ Note deleted.
 - ² Applies to all buildings erected on or after January 27, 1969; all others, 10 feet.
 - ³ Where abutting a residence district or within the Marlborough Village District where abutting an existing structure that has side-facing windows at the structure's lot line; otherwise 0 feet.
 - ⁴ Except where abutting a residence district, shall be 50 feet.
 - ⁵ Except for buildings extending through a block or to a railroad siding.
 - ⁶ For the purpose of measuring setback distances for the corresponding height restrictions, an owner of LI or I zoned land may count abutting residentially zoned land toward the setback requirement if such land is owned by the same owner. Ownership of the residential land and the LI or I land must continue to be held by the same entity.
 - ⁷ However, this frontage need not be contiguous.
 - ⁸ No part of any principal building shall be within 25 feet of any exterior lot line nor shall any part of any building be closer to any exterior lot line than the minimum side yard requirement which would have been applicable in the zoning district in which the land in question was located before it was rezoned into a Retirement Community Residence District. A building may be as close as 25 feet to the front yard line of the exterior lot; provided, however, that no said building shall be less than 50 feet from the side line of a public way.
 - ⁹ Excluding from lot size any land which prior to development of the site as a Retirement Community would be defined as a resource area as that term is defined in MGL c. 131, § 40.
 - ¹⁰ Buildings on a Large Tract Development Lot, which are more than 1,200 feet from a Residential Zone, may be built to a maximum height of 85 feet.
 - ¹¹ Maximum lot coverage for a Large Tract Development Lot shall be 50%.
 - ¹² Within the Marlborough Village District, special permits may allow for an increase in height to 80 feet; also, provided that the height of any development adjacent to any residential district shall be stepped down and shall not exceed 52 feet. (See § 650-33F.)
 - ¹³ Within the Marlborough Village District, special permits may allow for an increase in lot coverage.
 - ¹⁴ Except along the following streets in the Marlborough Village District where zero-foot setback is allowed by right: Main Street, the eastern side of South Bolton Street between Main Street and Granger Boulevard, and the northern side of Granger Boulevard between South Bolton Street and Main Street.
 - ¹⁵ Except that a special permit may be granted to reduce this to zero where public safety will not be impacted and the reduction will yield a better design.
- *15 ft for structures under 35 ft; increases to 25 ft for taller structures
- **The special permit height of 85 feet shall step down to 52 feet when the building is within 50 feet setback from a property line that abuts a residential district.

EXHIBIT "C"
Marlborough
Route 20 East

Zoning Parcels



Parcels



The information depicted on this map is for planning purposes only.

Produced by:
MAPC Data Services
60 Temple Place, Boston, MA 02111 (617) 933-0700

Data Sources:
Parcels: Town of Marlborough
Roads: Massachusetts Department of Transportation (MassDOT),
Massachusetts Geographic Information System (MassGIS)

Date: 10/3/2019

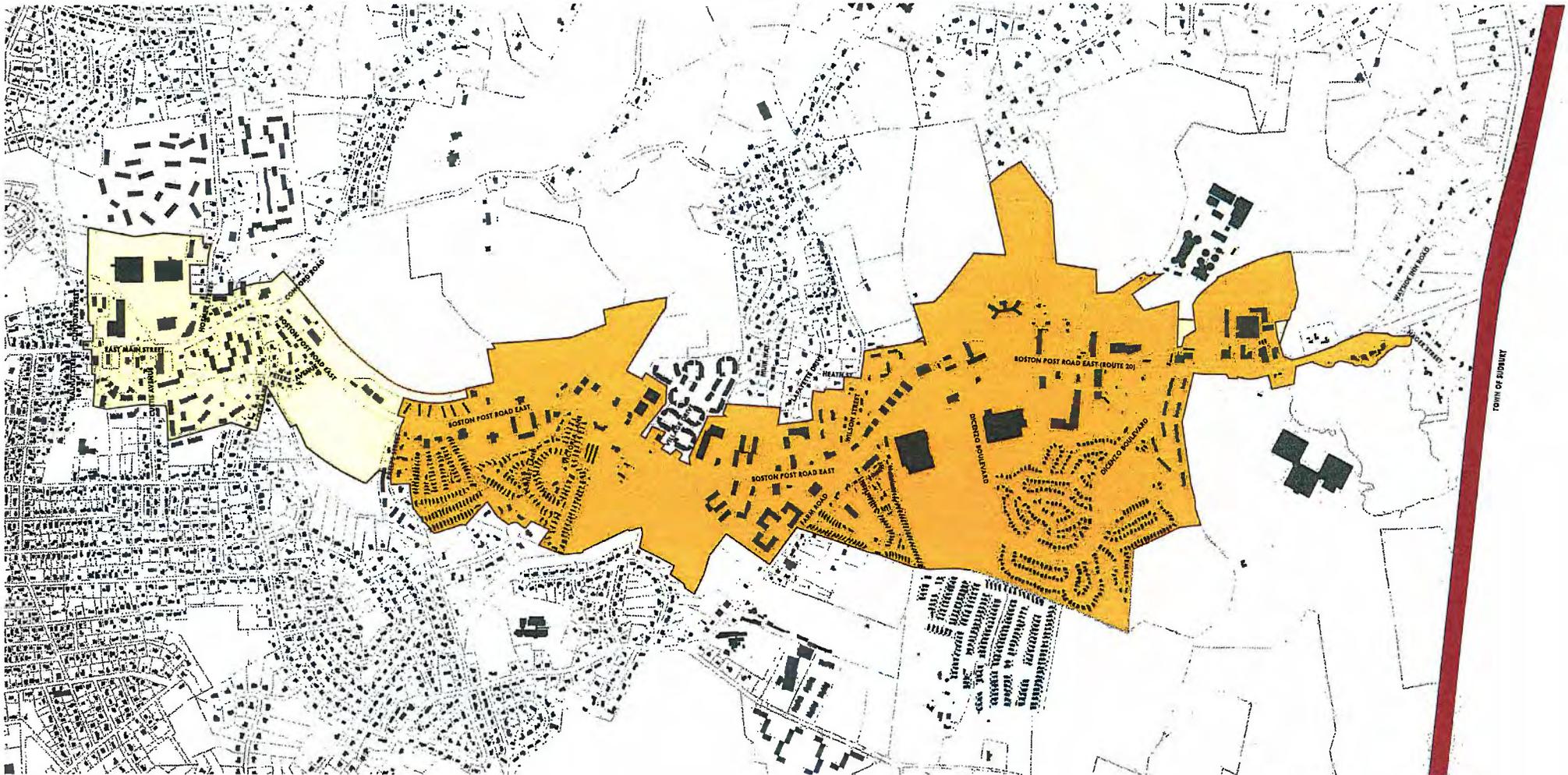


0 500
Feet

MAP FOR REFERENCE ONLY

City of Marlborough

Proposed Route 20 East Zoning District (R20E) - Option 2 Phelps Street





City of Marlborough

Legal Department

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
JASON D. GROSSFIELD
CITY SOLICITOR
2019 OCT -2 5 12 50
JASON M. PIQUES
ASSISTANT CITY SOLICITOR
HEATHER H. GUTIERREZ
PARALEGAL

October 2, 2019

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

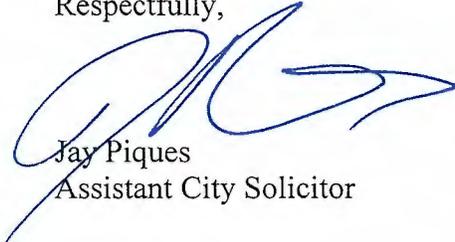
**Re: City Council Order No. 19-1007671A: Lost Shoe Brewing and Roasting Company,
License for Outdoor Seating on Sidewalk**

Dear Honorable President Clancy and Councilors:

As requested by Councilor Kathleen D. Robey, enclosed please find a proposed First Amended License to Encroach on Public Sidewalk and Indemnification with respect to the above-referenced establishment to permit year-round use of the sidewalk. I have reviewed the proposed license and it is in proper legal form.

Please contact me if you have any questions or concerns.

Respectfully,



Jay Piques
Assistant City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor
Jason D. Grossfield, City Solicitor
Jeffrey Cooke, Building Commissioner

First Amended License to Encroach on Public Sidewalk and Indemnification

WHEREAS, Lost Shoe Brewing and Roasting Company currently holds a license pursuant to Council Order No. 19-1007671A (the "License") granting permission to use the License Area for the limited purpose of outdoor dining on food and/or beverages associated with the Licensee and to place tables and chairs thereon for said purpose between May 1st and September 30th, and seeks to expand this use year round;

WHEREAS the City of Marlborough (hereinafter, the "City") wishes to allow the Lost Shoe Brewing and Roasting Company to use the License Area for table service of food and/or beverages;

NOW, THEREFORE, the City of Marlborough, by and through its City Council (hereinafter, "the City"), amends the License to Lost Shoe Brewing and Roasting Company, LLC d/b/a Lost Shoe Brewing and Roasting Company as follows:

A) Paragraph 2 is deleted and replaced with the following:

The license shall be effective from the date of approval by the City for a one (1) year term. Thereafter, subject to the terms and conditions of this license, this license shall run from year to year. Licensee shall be responsible for snow and/or ice removal, if Licensee places tables and/or chairs on the License Area when snow or ice is present.

B) All other terms of said License remain binding.

IN WITNESS WHEREOF, Licensee has set its hand and seal this ____ day of _____, 2019.

LICENSEE
Lost Shoe Brewing and Roasting Company, LLC
d/b/a Lost Shoe Brewing and Roasting Company
By its Managers, duly authorized

MELYNDA GALLAGHER

JOHN PAUL GALLAGHER

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of ____ 2019, before me, the undersigned notary public, personally appeared MELYNDA GALLAGHER to be the person whose name is signed on the preceding or attached document as Manager of Lost Shoe Brewing and Roasting Company, LLC., and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day of ____ 2019, before me, the undersigned notary public, personally appeared JOHN PAUL GALLAGHER to be the person whose name is signed on the preceding or attached document as Manager of Lost Shoe Brewing and Roasting Company, LLC., and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

ADOPTED
In City Council
Order No. 19-XXX
Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:

City of Marlborough
Commonwealth of Massachusetts



Pamela A. Wilderman
Ethan Lippitt
Code Enforcement
140 Main Street
Marlborough, MA 01752
Phone: (508) 460-3776 (x30201)
Fax: (508) 460-3736
Email: pwilderman@marlborough-ma.gov
elippitt@marlborough-ma.gov

October 2, 2019

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

RE: Sign Permit Application
"Approach" student center
58 Apex Drive

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 OCT -2 P 3:40

Dear President Clancy and Members:

We are in receipt of sign permit applications for the above referenced location. It appears that the total square footage of the requested signs exceeds the allowed 100 square feet.

Basic area. Unless otherwise hereinafter provided, the total area of all flat wall signs shall not exceed 1 1/2 square feet for each horizontal linear foot of the facade of the establishment, provided that the aggregate area of all flat wall signs for any one establishment on any one building shall not exceed 100 square feet, except for bonus area provided in § 526-9B(4) and (5) below.

The proponent is requesting a total of 178.61 square feet for four flat-wall signs.

As always, feel free to contact this office if you have any questions or require any further assistance.

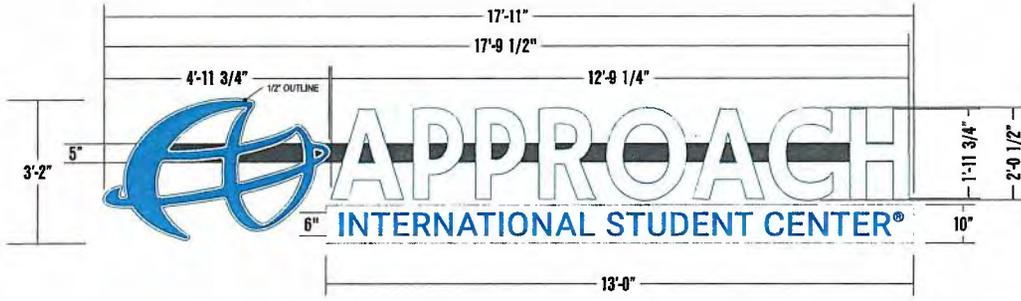
Sincerely,

Pamela A. Wilderman
Code Enforcement Officer

Cc: City Council
File

(1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL

SCALE: 3/8"=1'-0"



SCALE: 3/32"=1'-0"

FILE NAME: APPROACH USA 190505683_7

SITE ELECTRICAL

ELECTRICAL WORK BY: BARLO OTHERS

New CIRCUITS REQ: 1 AMPS: 20 VOLTS: 120

Existing CIRCUITS REQ: AMPS: VOLTS:

UL REQ: YES NO LOCATION: WET DAMP DRY SERVICE SWITCH: YES NO

TIME CLOCK REQ.: YES NO PHOTO EYE REQ.: YES NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIMULATED NIGHT VIEW



SCOPE OF WORK

MANUFACTURE & INSTALL (1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL. LETTERS AND PILL WILL BE MOUNTED TO A RACEWAY ON THE BUILDING FACADE. RACEWAYS WILL BE PAINTED TO MATCH THE BUILDING.

TOTAL SQUARE FEET: 56.74

CODE ALLOWANCE: 157.00 SQ FT

VARIANCE REQUIRED: N/A

MFG. SPECIFICATIONS - CHANNEL LETTERS

LOGO / LETTERS

FACE: 3/16" 7328 WHITE ACRYLIC

VINYL: 3630-157 SULTAN BLUE

TRIM: 1" ROYAL BLUE

RETURNS: 5" BEA HERON BLUE

RACEWAY: PTM BUILDING (TBD)

ILLUMINATION: WHITE LED

PILL

FACE: 3/16" 7328 WHITE ACRYLIC

VINYL: 3630-157 SULTAN BLUE

TRIM: 1" ROYAL BLUE

RETURNS: 5" BEA HERON BLUE

RACEWAY: PTM BUILDING (TBD)

ILLUMINATION: WHITE LED

COLOR SCHEDULE - CLIENT TO VERIFY

C1 3630-157 SULTAN BLUE

C2 PTM BUILDING (TBD)



INTERNATIONAL

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PROJECT APPROVAL

Client:	Date:
Design: LP	Date: 0/0/00
Sales:	Date:
Updating:	Date:
Production:	Date:

APPROACH USA

58 APEX DRIVE

MARLBOROUGH, MA 01752

DESIGNER: LP/CB

SALES REP: BARN

PW: BC

05/16/19

ITEM

A

SHEET

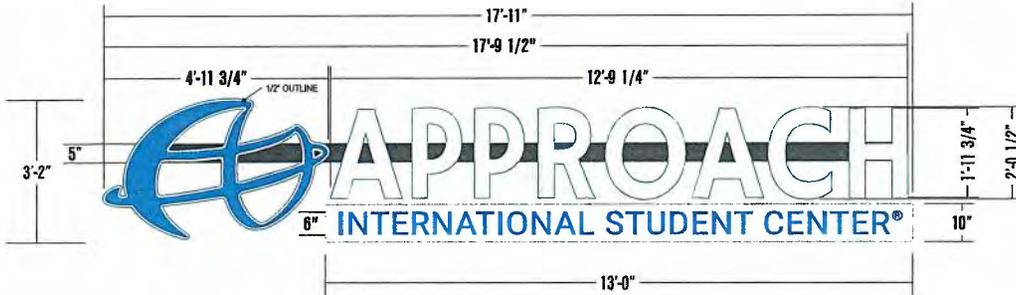
1.0

QUOTE #: 5683

JOB #:

(1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL

SCALE: 3/8"=1'-0"



SCALE: 3/32"=1'-0"

FILE NAME: APPROACH USA 190505683_7

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ELECTRICAL WORK BY: BARLO OTHERS

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 Existing CIRCUITS REQ: _____ AMPS: _____ VOLTS: _____

UL REQ: YES NO LOCATION: WET DAMP DRY SERVICE SWITCH: YES NO
 TIME CLOCK REQ.: YES NO PHOTO EYE REQ.: YES NO

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SIMULATED NIGHT VIEW



SCOPE OF WORK

MANUFACTURE & INSTALL (1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL. LETTERS AND PILL WILL BE MOUNTED TO A RACEWAY ON THE BUILDING FACADE. RACEWAYS WILL BE PAINTED TO MATCH THE BUILDING.

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COLOR SCHEDULE - CLIENT TO VERIFY

C1 3630-157 SULTAN BLUE

C2 PTM BUILDING (TBD)

BARLO



INTERNATIONAL

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PROJECT APPROVAL

Client: _____ Date: _____
 Design: **LP** Date: **0/0/00**
 Sales: _____ Date: _____
 Updating: _____ Date: _____
 Production: _____ Date: _____

DESIGNER: LP/CB
 SALES REP: BARN PM: BC

APPROACH USA

58 APEX DRIVE
 MARLBOROUGH, MA 01752

05/16/19

ITEM

C

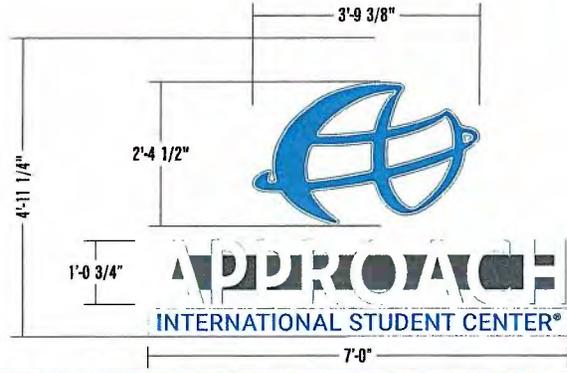
SHEET 3.0

QUOTE #: 5683C

JOB #:

(1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL

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



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

FILE NAME: APPROACH USA 190505683_7

SITE ELECTRICAL

ELECTRICAL WORK BY: BARLO OTHERS

New CIRCUITS REQ: 1 AMPS: 20 VOLTS: 120
 Existing CIRCUITS REQ: AMPS: VOLTS:
 UL REQ: YES NO LOCATION: WET DAMP DRY SERVICE SWITCH: YES NO
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SIMULATED NIGHT VIEW



SCOPE OF WORK

MANUFACTURE & INSTALL (1) SET OF LED FACE-LIT CHANNEL LETTERS, LOGO & PILL. LETTERS AND PILL WILL BE MOUNTED TO A RACEWAY ON THE BUILDING FACADE. RACEWAYS WILL BE PAINTED TO MATCH THE BUILDING.

TOTAL SQUARE FEET: 8.39

CODE ALLOWANCE: N/A

VARIANCE REQUIRED: N/A

MFG. SPECIFICATIONS - CHANNEL LETTERS

LOGO / LETTERS

FACE: 3/16" 7328 WHITE ACRYLIC
 VINYL: 3630-157 SULTAN BLUE
 TRIM: 1" ROYAL BLUE
 RETURNS: 5" BEA HERON BLUE
 RACEWAY: PTM BUILDING (TBD)

ILLUMINATION: WHITE LED

PILL

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ILLUMINATION: WHITE LED

COLOR SCHEDULE - CLIENT TO VERIFY

C1 3630-157 SULTAN BLUE

C2 PTM BUILDING (TBD)



INTERNATIONAL

PROJECT APPROVAL
 Client: _____ Date: _____
 Design: **LP** Date: **0/0/00**
 Sales: _____ Date: _____
 Updating: _____ Date: _____
 Production: _____ Date: _____

DESIGNER: LP/CB
 SALES REP: BARN
 PM: BC

APPROACH USA

58 APEX DRIVE
 MARLBOROUGH, MA 01752

05/16/19

ITEM D

SHEET 4.0

QUOTE #: 5683D

JOB #: - - - -



City of Marlborough Planning Board

Administrative Offices
135 Neil St.
Marlborough, MA 01752

PLANNING BOARD

Barbara L. Fenby, Chair
Philip Hodge
Sean N. Fay
George LaVenture
Christopher Russ
Matthew Elder
Krista Holmi, Administrator
(508) 624-6910 x33200
kholmi@marlborough-ma.gov

Mr. Edward Clancy
President
Marlborough City Council
140 Main St.
Marlborough, MA 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT - 1 P 3:58

RE: Council Order #19-1007673B, Proposed Zoning Amendment - Chapter 650 Section 12,
Nonconforming Uses

Honorable President Clancy and Members:

At its regularly scheduled meeting on September 23, 2019, the Planning Board took the following action regarding the above referenced zoning amendment:

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to make a favorable recommendation to the Marlborough City Council on the proposed zoning amendment. Motion Carried.

Sincerely,

Barbara L. Fenby
Chairperson

cc: City Clerk ✓



City of Marlborough

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

MARLBOROUGH CITY COUNCIL

2019 OCT - 1 P 2:31

LED SIGN PERMIT APPLICATION

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

1. Location of the property where sign is located: Street and Number:

155 BOSTON POST RD

2. What other signs exist on the property (type, size, location):

WE ARE NOT ADDING ANY SIGNS. WE ARE JUST UPGRADING SIGNS THAT ARE CURRENTLY ON SITE.

3. Are there other signs on the property of similar type to what is requested in the LED Sign Permit Application? If so, please state size and location.

THE SIGNS BEING REPLACED ARE OF SIMILAR SIZE AND IN THE EXACT LOCATION. WE ARE REUSING THE EXISTING BASE BOLTS.

4. Names of business or activity applying for sign:

McDONALD'S

5. Applicant: POYANT SIGNS

Street/City/Zip Code:

125 SAMUEL BARNET BLVD
NEW BEDFORD MA 02745



City of Marlborough

6. Building Owner:

McDONALD'S CORPORATION
Street/City/Zip Code:
110 N. CARPENTER ST.
CHICAGO ILLINOIS 60607

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

Building Owner.

E-mail: _____ Business: _____ Mobile: _____

Agent/Owner of Business where sign will be located.

E-mail: _____ Business: _____ Mobile: _____

Applicant.

E-mail: JGADBOIS@ Business: 508-207-1287 Mobile: 774-328-6218
POYANTSIGNS.COM

8. Applicant is (please check).

Business Owner: _____ Tenant: _____ Other (describe): AUTHORIZED AGENT

Required Attachments & Copies

Description of Sign and Plan: Please include letter from Building Commissioner noted above together with **15 copies** of completed application and plans and color renderings to assist the City Council in its deliberations on the application for a Special Permit for an LED Sign. Other pertinent information may be submitted with this application and may be required by the City Council.

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

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

[Signature]
Applicant Signature

9/30/19
Date

SEE ATTACHED LETTER OF AUTHORIZATION
Property Owner Signature

Date

NOTE: New LED Sign(s) may not be erected until the City Council LED Sign Special Permit has been granted and building permit has been issued by the Building Department.



Outdoor Digital Menu Board Program

McDonald's Corporation
110 N Carpenter St
Chicago, Illinois 60607-2101

LETTER OF AUTHORIZATION

To Whom It May Concern,

The undersigned, hereby authorizes **Poyant Signs, Jillian Gadbois** to sign as contractor and submit permit applications for the Outdoor Digital Menu Board installation at the below location for McDonald's.

McDonald's Restaurant NSN 11668 L/C [020-0066]
Address: 155 Boston Post Rd, Marlborough, MA 01752

McDonald's Corporation, a Delaware corporation

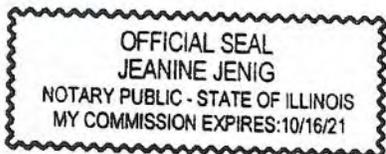
Jacob Steinfink, as Senior Counsel

Date: 7-29-19

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 29th day of July, 20 19, by Jacob Steinfink, who is [x] personally known to me; or [] who has produced _____ as identification.

Jeanine Jenig Signature of Notary Public
(Seal)



City of Marlborough
Commonwealth of Massachusetts



Ethan Lippitt
Code Enforcement Officer
140 Main Street
Marlborough, MA 01752
Phone: (508) 460-3776 XT 30201
Fax: (508) 460-3736
Email: elippitt@marlborough-ma.gov

8/28/2019

McDonalds Corporation
C/O David Baldacci
PO Box 902
Spencer, MA 01562

RE: Sign Denial Letter,

To whom it may concern,

On 8/2/2019 it was noted that a sign permit was applied for relating to the installation of an Electronic Message Center Sign. This permit is denied base upon the following potential violations in the City of Marlborough General Code.

- § 526-13 Electronic message center signs; digital display signs.
[Added 8-25-2014 by Ord. No. 14-1005880B]
A. Applicability.
(2) The regulations in § 526-13 permit digital display signs and electronic message center (EMC) signs in all zoning districts except for Rural Residence (RR) Districts, Residence (A-1) Districts, Residence (A-2) Districts, Residence (A-3) Districts, Residence B (RB) Districts, Residence C (RC) Districts, Retirement Community Residence (RCR) Districts, and the Downtown Business District outlined in § 526-9L, in which districts such signs are strictly prohibited. Digital display signs and EMC signs shall be permitted with the approval of the Building Commissioner, shall be subject to all other provisions governing signs in Chapter 526, the City's Sign Ordinance, and shall require a special permit.
[Amended 10-6-2014 by Ord. No. 14-1005921A]

Should you choose to apply for the special permit, it can be found at the following website:
[https://www.marlborough-ma.gov/sites/marlboroughma/files/uploads/1. special_permit_application.pdf](https://www.marlborough-ma.gov/sites/marlboroughma/files/uploads/1_special_permit_application.pdf)

Your rights for an appeal have been included below.

§ 526-12 Administration and penalties.

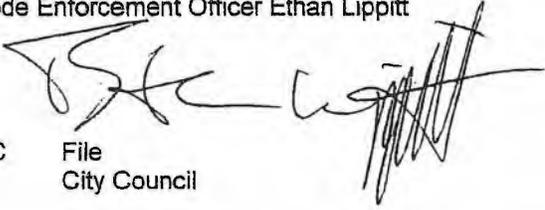
C. Rights to appeal.

(1) Any applicant for a permit, any person who has been ordered by the Building Commissioner to incur expense in connection with a sign and any person dissatisfied with any refusal, order or decision of the Building Commissioner may appeal to the Planning Board within 30 days from the date of such refusal, order or decision. The fee for the filing of said appeal shall be \$25, payable to the City of Marlborough upon the filing of said appeal. After written notice given to such parties as the Planning Board shall order, the Planning Board shall address the appeal at a regularly scheduled meeting of the Board. Applying the standards described in Subsection C(2) below, where applicable, and interpreting this chapter, the Planning Board shall affirm, annul or modify such refusal, order or decision within 45 days after hearing the appeal. The action of the Building

Commissioner may be annulled or modified only by a two-thirds vote of the Planning Board. If the action of the Building Commissioner is modified or annulled, the Building Commissioner shall issue a permit or order in accordance with the decision of the Planning Board.
[Amended 10-6-2014 by Ord. No. 14-1005921A]

Code Enforcement Officer Ethan Lippitt

CC File
City Council

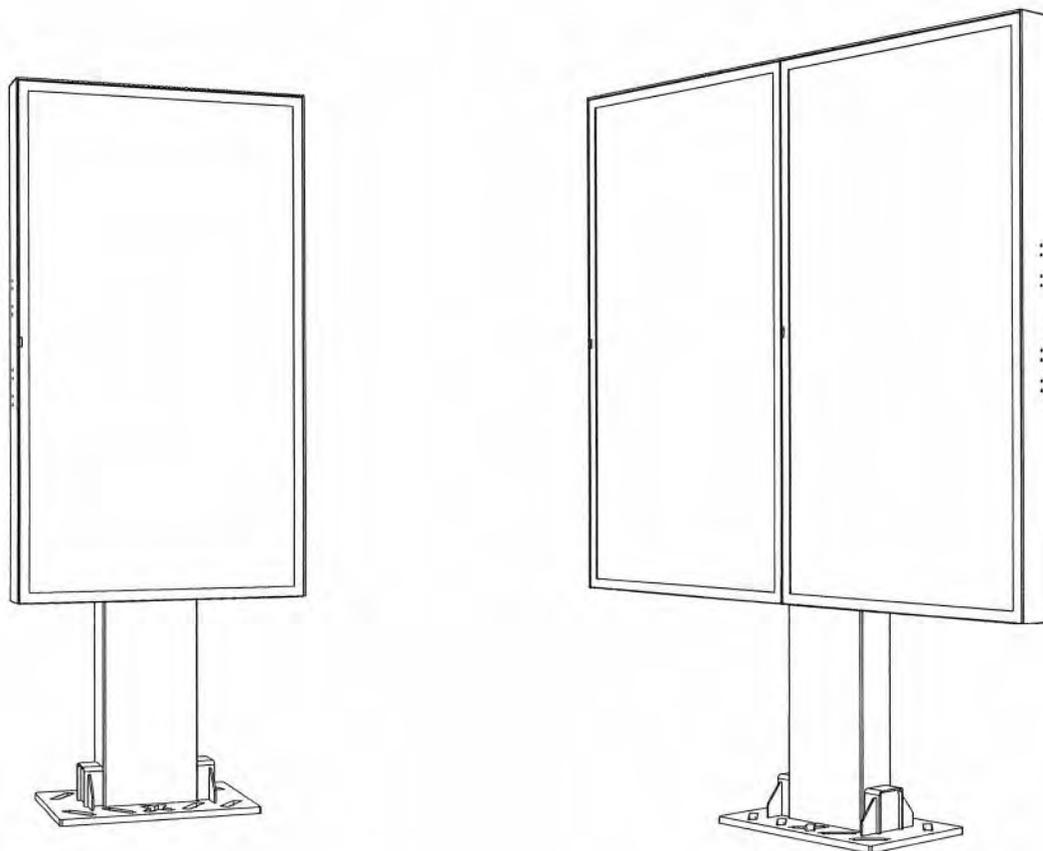
A handwritten signature in black ink, appearing to read 'Ethan Lippitt', is written over the printed name. The signature is stylized and somewhat illegible.

ADUTTERS FOR 155 BOSTON POST RD
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner~s Name	Co Owner~s Name	Addre
78	1			ROYAL PLAZA MARLBOROUGH LLC		181 B
78	12			WALKER REALTY LLC		C/O R
78	16			R K ASSOCIATES-MARLBORO INC		50 CA
78	23			NEWTON-WALTHAM BANK & TRUST COMPANY		101 N
78	28			PAUL M LYN		139 N
78	11C			RB HOTEL MARLBOROUGH LLC	C/O ROCKBRIDGE CAPITAL LLC	4100
78	14A			KARAPATSAS PAUL	C/O WENDY'S ATTN BLAKE SNIDER	ONE D
78	15A			R K ASSOCIATES-MARLBORO INC		50 CA

N

-



55" Outdoor digital menuboard

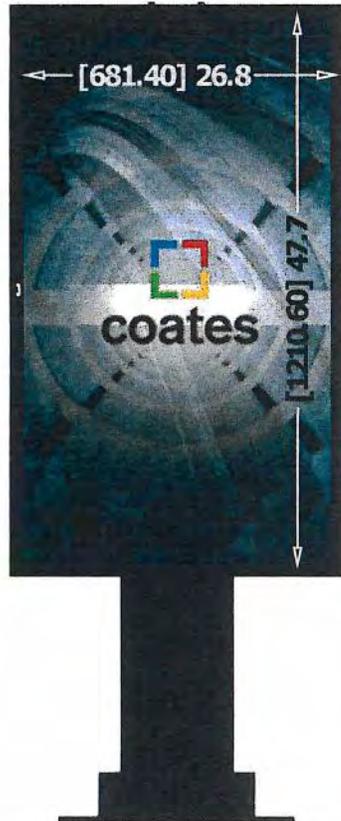
02-55-2S/D Outdoor Menu Board

Permitting Unit Information

Coates ODMB
Single screen unit



Area of display



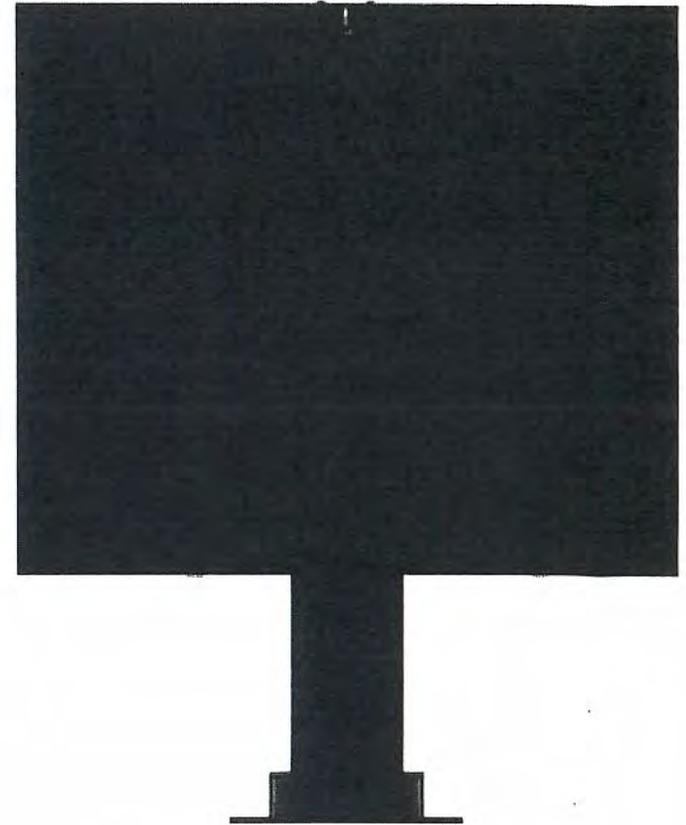
Coates ODMB

Double screen unit

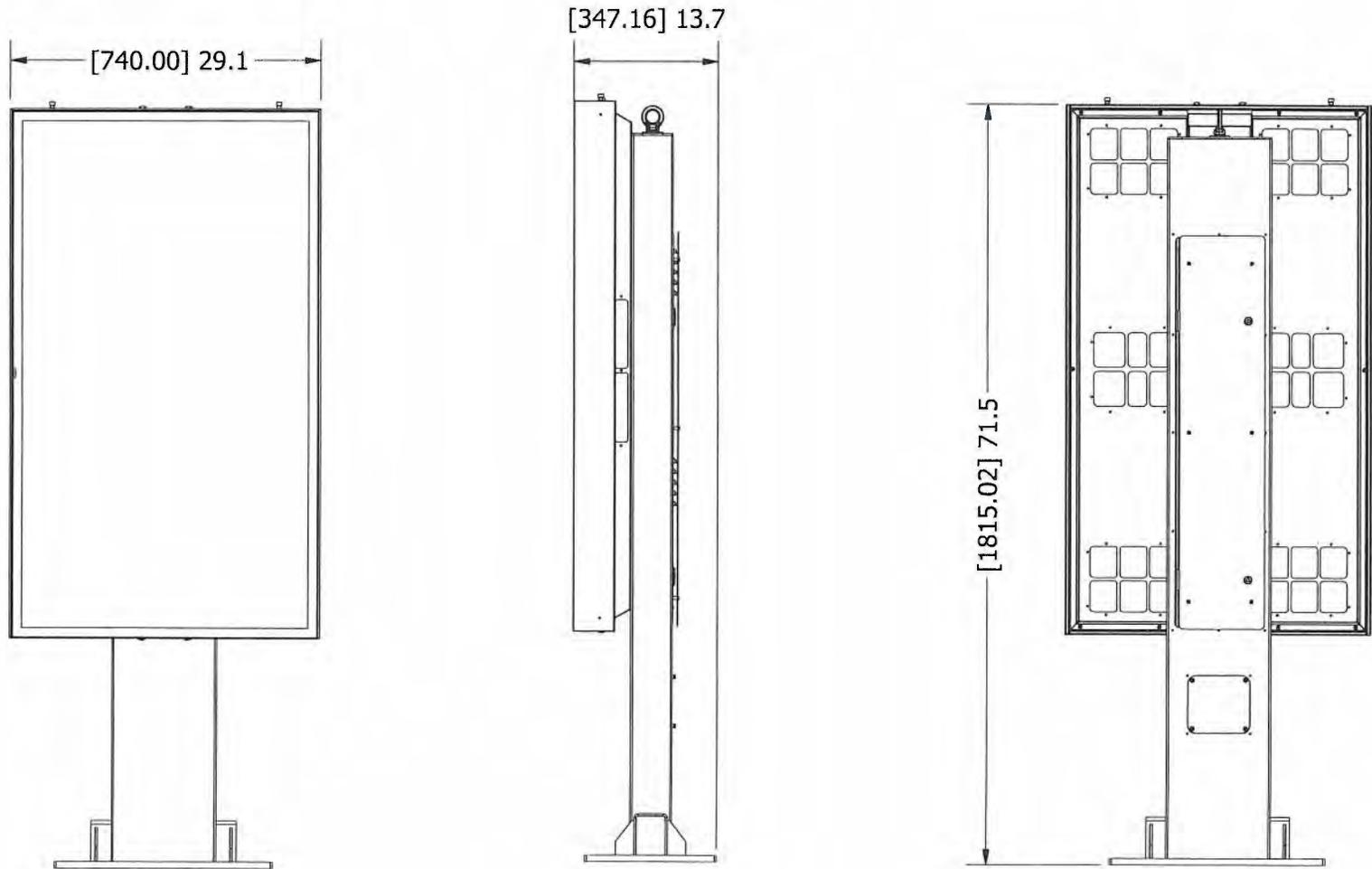


Area of display

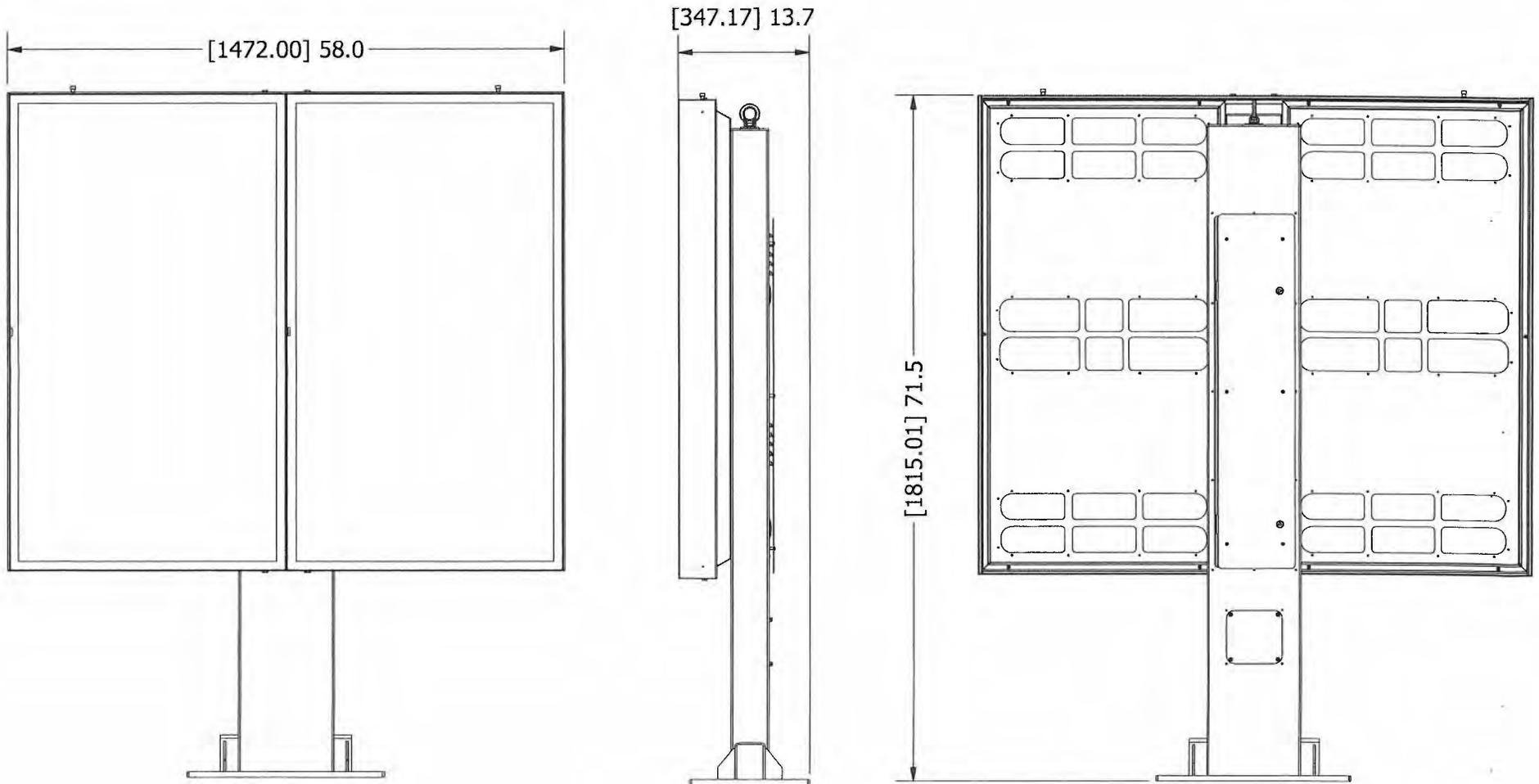
Area of display



Coates ODMB
Single screen unit

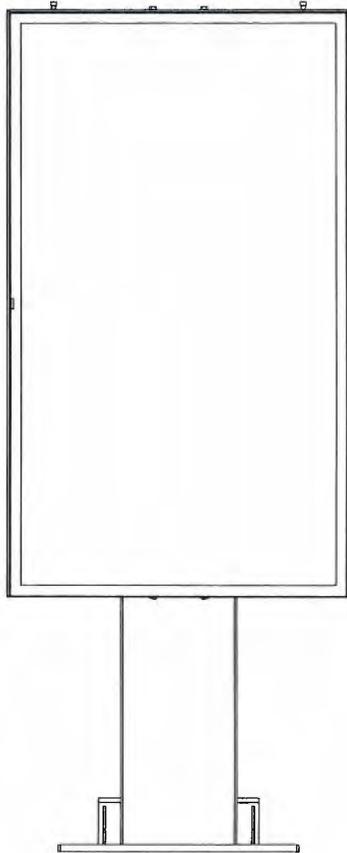


Coates ODMB
Double screen unit

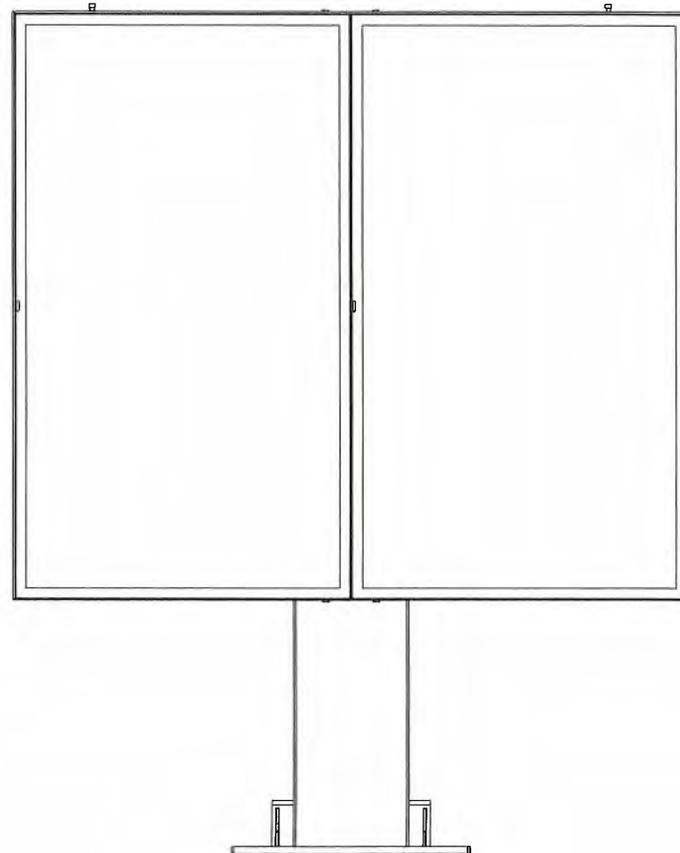


Coates ODMB

Power draw



Max potential draw 5.7A @110V



Max potential draw 9.8A @110V



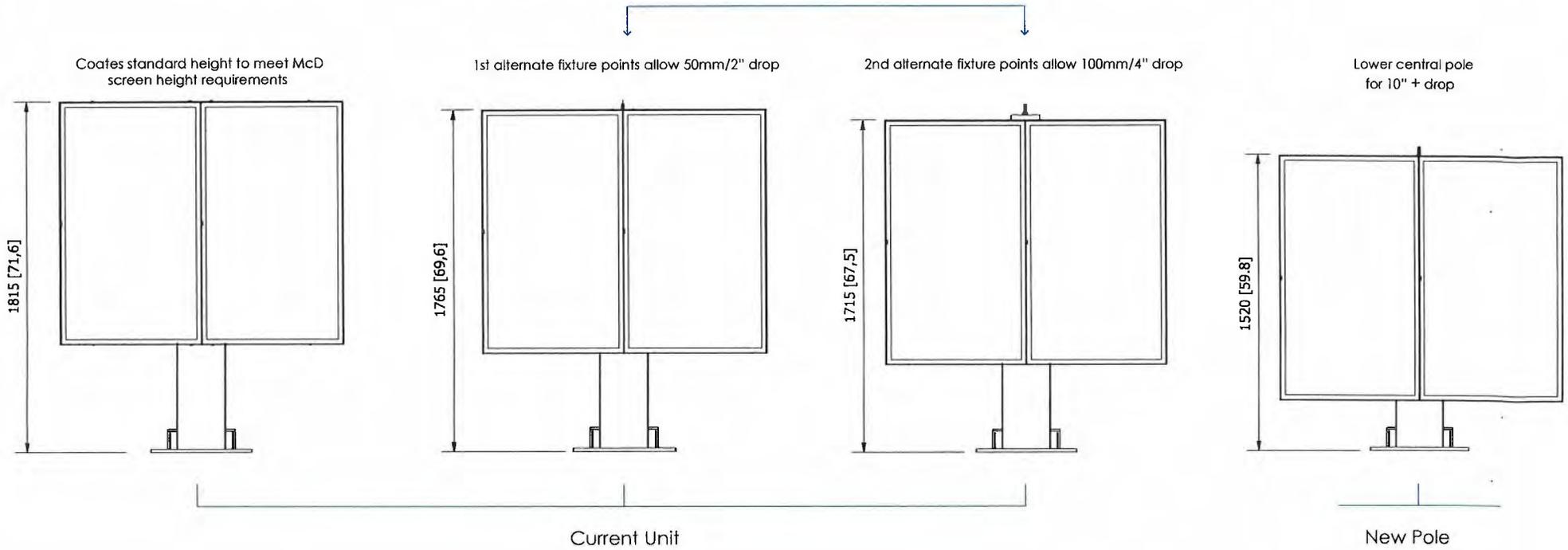
UL48 Electric sign

Coates ODMB

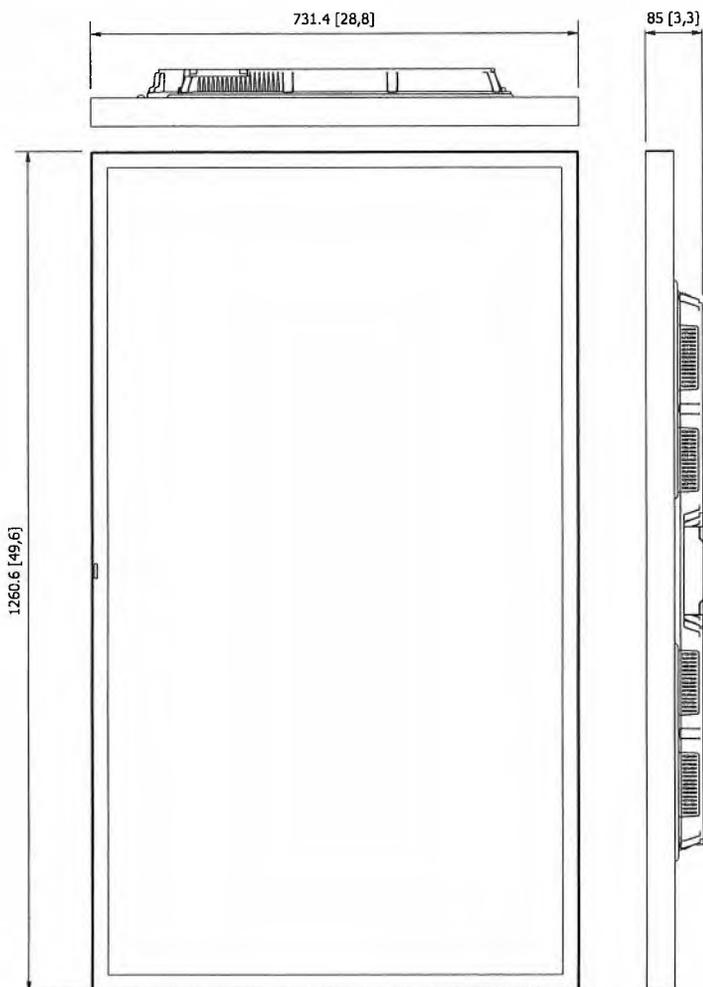
Height variations



Existing design has multiple fixture points already built in for brackets and screens allow for lowering in 2 additional increments.



Display specification

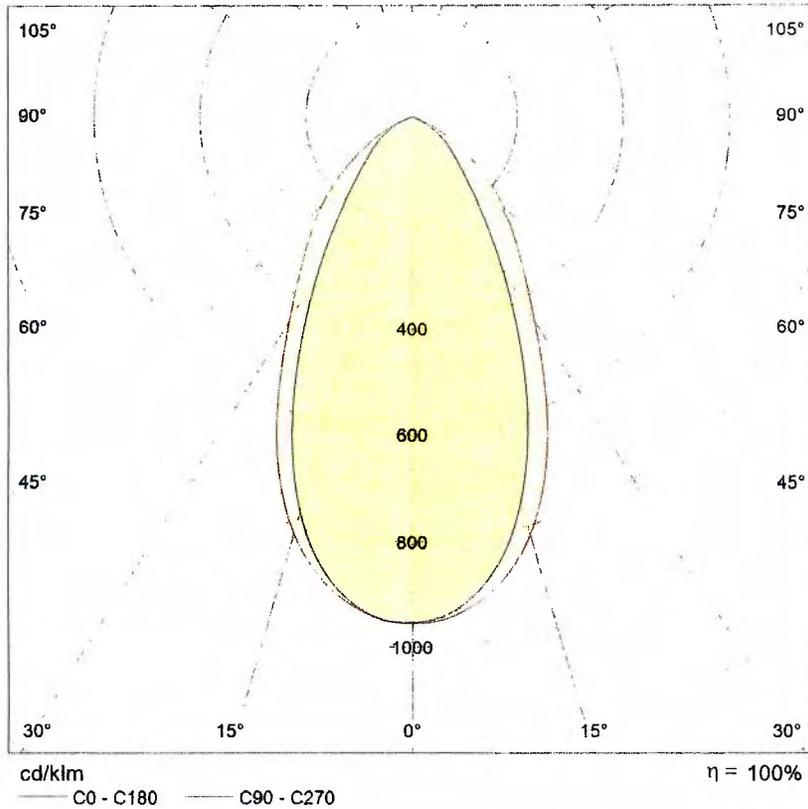


Samsung 550HF

Diagonal Size	55"
Brightness	2500 NIT
Weight	52.6 Kg [118.2 lbs]
Mechanical Specification	
Glass	5T Tempered Glass
Bezel Width	24.9mm [0.98"]
Operation Temperature	-40°C ~ 50 °C [-40 F ~ 122 F]
Certification	UL : CUL60950-1 (GO)

Display specification

Lumen output



The attached is the max potential light output of the screen (see accompanying IES file)

The units have inbuilt ambient light sensors

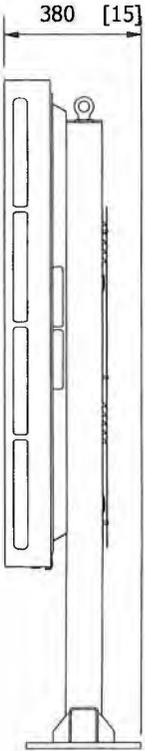
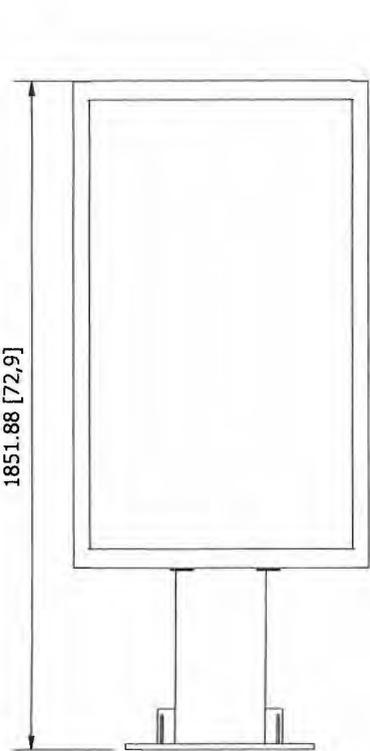
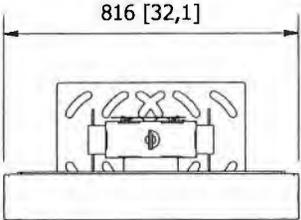
These light sensors dim the brightness of the screen based on the light surrounding it

The screens can dim from full brightness 2500nit (Fig1.) all the way down to 500nit to prevent excessive output (glare) in low light and night time environments

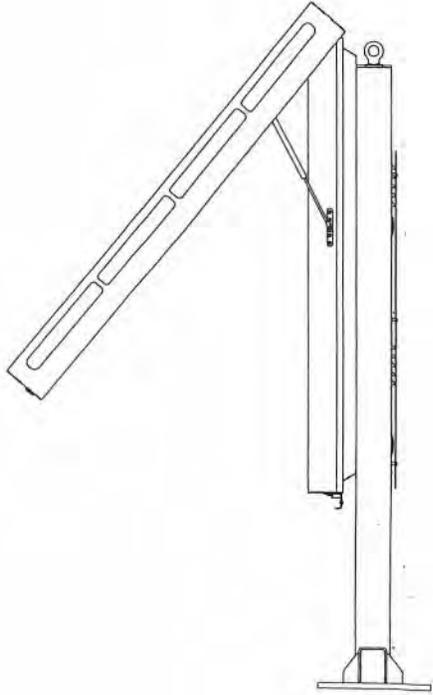
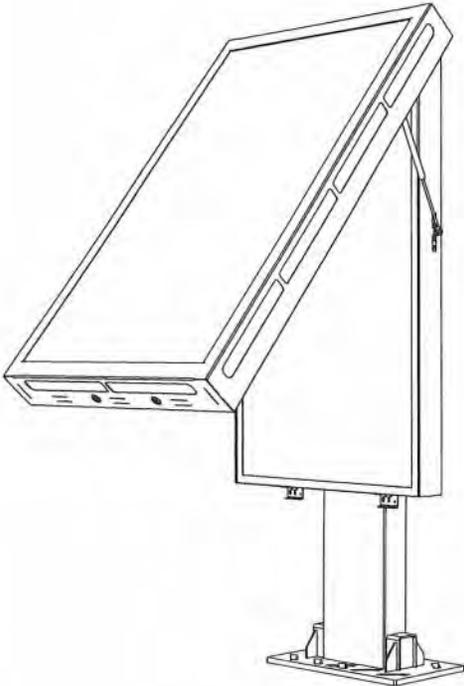
Fig 1.0

Coates ODMB

Single with additional security glass

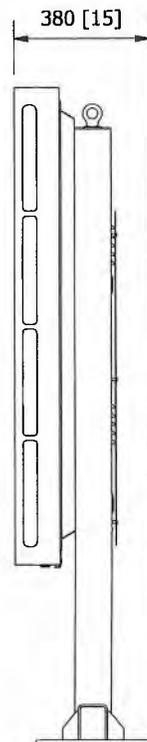
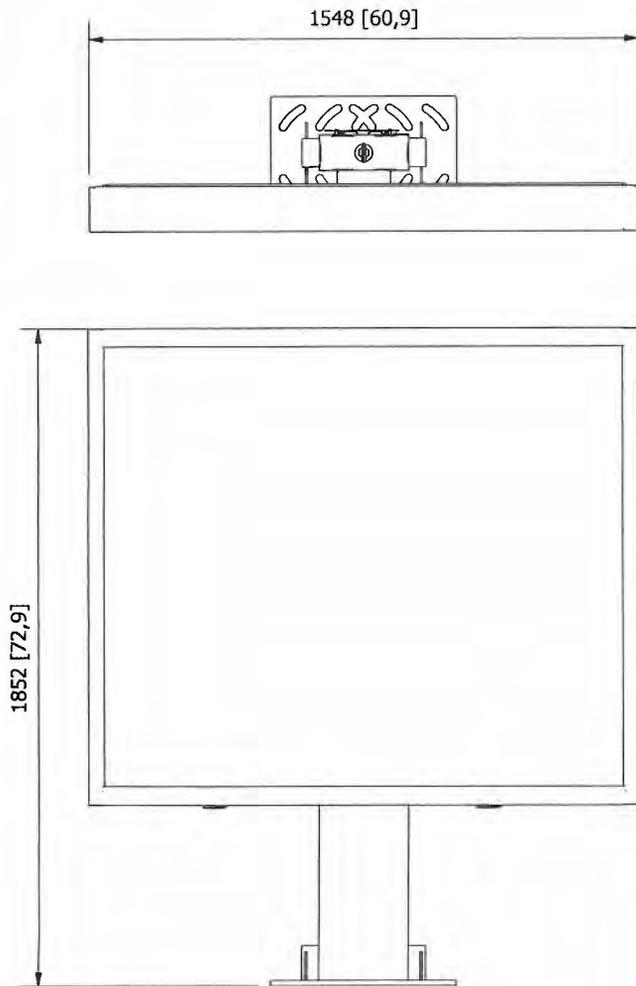


Optional tempered glass security cover
6mm tempered glass

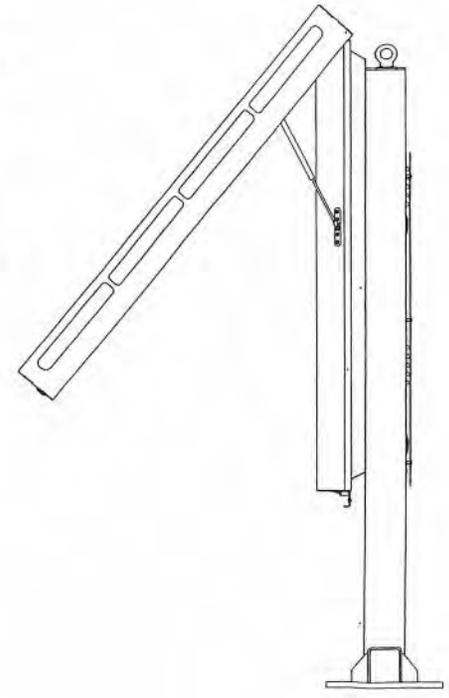
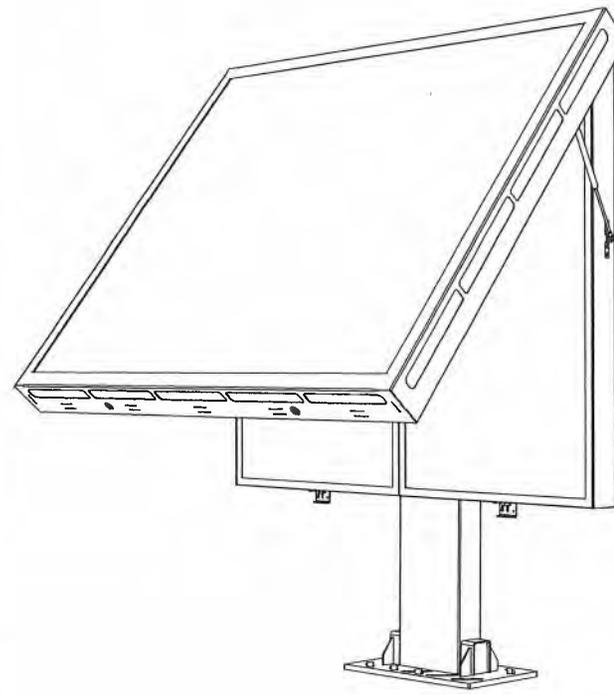


Coates ODMB

Double with additional security glass



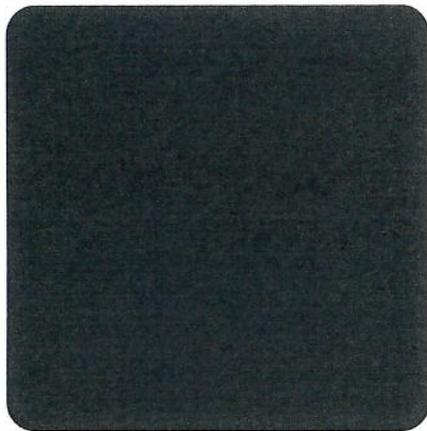
Optional tempered glass security cover
6mm tempered glass



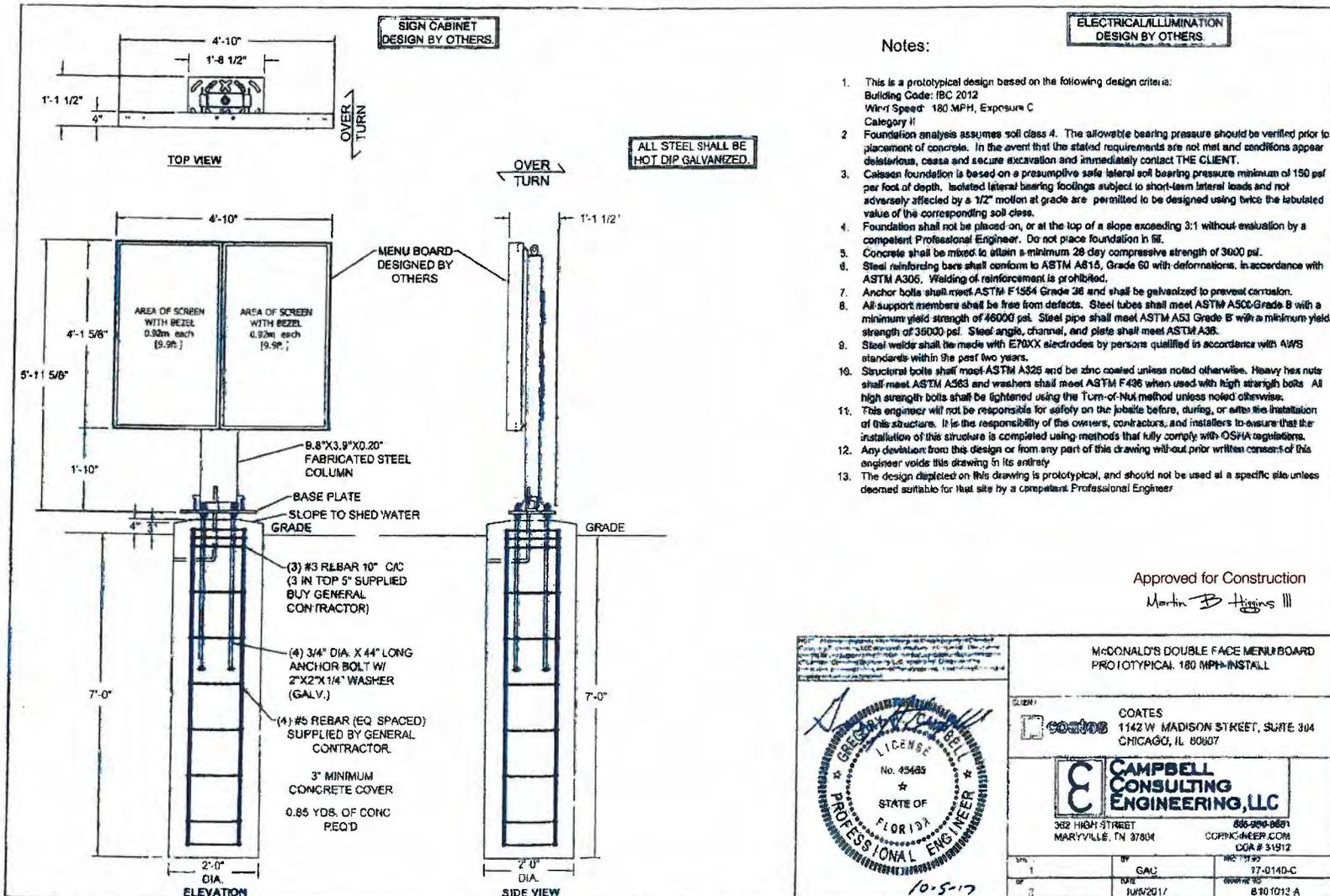
Coates ODMB
Additional security glass



Coates ODMB
Color specification

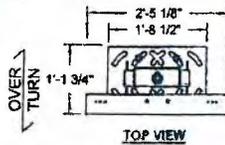


Unit powder coat color Coates dark grey
Match Pantone: 446C
Gloss specification: 7-12 units @60deg

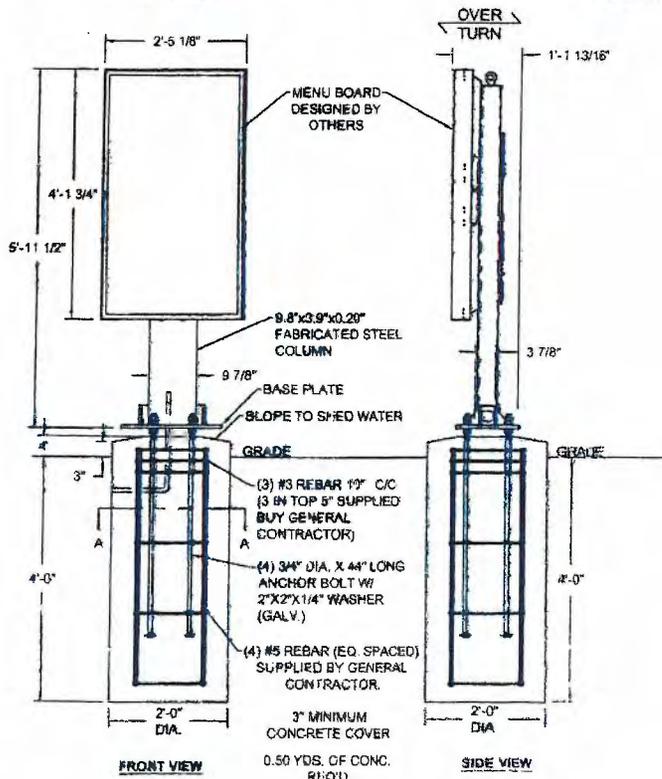


SIGN CABINET
DESIGN BY OTHERS.

ELECTRICAL ILLUMINATION
DESIGN BY OTHERS.



ALL STEEL SHALL BE
HOT DIP GALVANIZED.

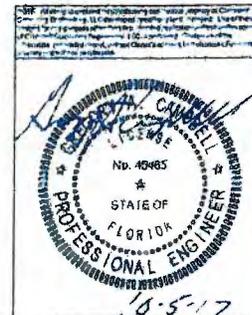


Notes:

1. This is a prototypical design based on the following design criteria.
Building Code: IBC 2012
Wind Speed: 180 MPH, Exposure C
Category II
2. Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion of grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28-day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 80 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
8. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 48000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
9. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
10. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
11. This engineer will not be responsible for safety on the job site before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
12. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
13. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

Approved for Construction

Martin B Higgins III



McDONALD'S SINGLE FACE MENU BOARD
PROTOTYPICAL 180 MPH INSTALL

COATES
1142 W. MADISON STREET, SUITE 304
CHICAGO, IL 60607

CAMPBELL CONSULTING ENGINEERING, LLC

383 HIGH STREET
MARYVILLE, TN 37804
606-906-9881
COEN@CNEER.COM
COE # 11912

1	GAC	17-0140-C
2	DATE 10/5/2017	DRAWN BY B.H.D.M.A.

September 27, 2017

PROJECT # 17-01708
 DRAWING # E101024
 WIND SPEED 180 MPH
 WIND LOAD 31.85 PSF
 BUILDING CODE IRC 2012

OWNER: McDONALD'S - 1 FACE MENU BOARD
 PROTOTYPICAL
 180 MPH

CLIENT: COATES
 1142 W. MADISON STREET, SUITE 304
 CHICAGO, IL 60607

Description	H _g (ft)	W _g (ft)	Shape	C _f	Centroid	Area	Wind Force (K)	Moment (K-FT)
SIGN	4.139	2.398	1.000	1.000	2.087	9.913	0.514	1.063
COLUMN	1.233	0.488	1.000	1.232	0.917	0.901	0.573	2.058
OVERALL HEIGHT	5.367							

COLUMN CALCULATIONS

T = TUBE; F = PIPE; W = WIDE-FLANGE; O = OTHER

Description	Calculated	Column	W _{all}	I _{xx}	S _{xx}	Z _{xx}	DESIGN	NOMINAL	UNIT
	(KIP)	(KIP)	(IN ⁴)	(IN ⁴)	(IN ³)	(IN ²)	(K-FT)	(K-FT)	
SIGN	3.880	8.881	0.209	14.482	7.427	7.748	1.063	11.684	0.183
COLUMN	3.880	9.480	0.200	14.482	7.427	7.748	2.058	11.484	0.177

BOLT CALCULATIONS

Description	BOLT	BOLT	BOLT	BOLT	BOLT	BOLT	BOLT	BOLT	COMBINED
	MOMENT	SPACING	QTY	DIAMETER	AREA	TENSION	ENHAR	CAPACITY	UNIT
	(K-FT)	(IN)		(IN)	(IN ²)	(K)	(K)	(K)	
BASE PLATE	2.758	8.000	4	0.750	0.453	1.544	0.143	8.438	5.942

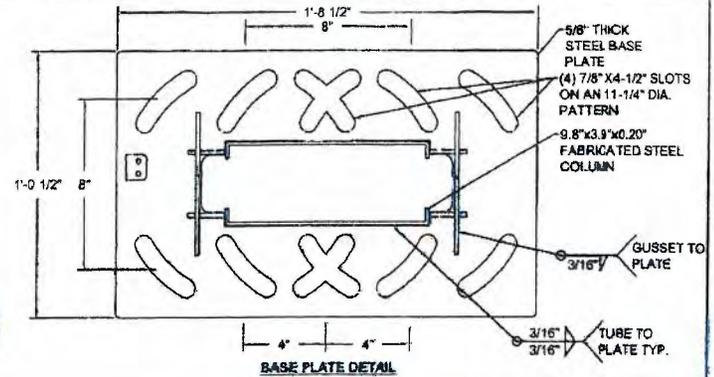
PLATE CALCULATIONS

Description	TENSION	MOMENT	PLATE	PLATE	PLATE	PLATE	MINIMUMS
	PER BOLT	ARM	MOMENT	WIDTH	DEPTH	THICK.	THICK.
	(K)	IN	K-IN	IN	IN	IN	IN
BASE PLATE	1.544	2.088	3.887	3.750	17.000	0.530	0.92

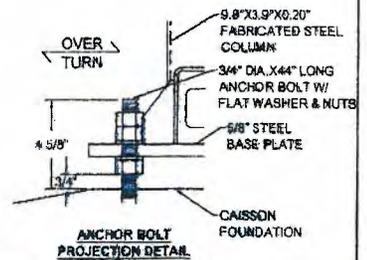
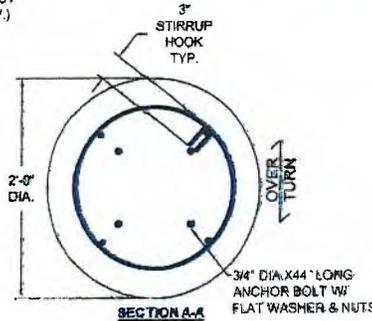
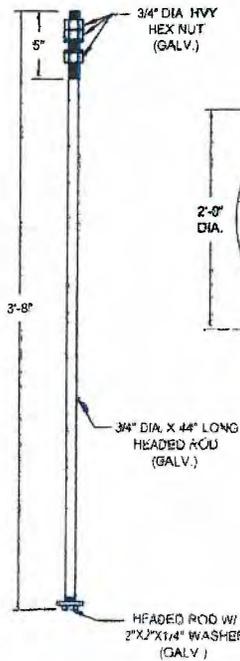
FOUNDATION CALCULATIONS

CAISSON FOUNDATION

MOMENT AT GRADE	7.058	K-FT
WIND AT GRADE	0.511	K
RESISTANCE PER BOLT (2-BOLT TYP.)		
ASSUME SOIL CLASS (IN, SW, SM, SC, GM, & GC)		
LATERAL BEARING PRESSURE (PSF) @ DEPTH	14,000	PSF/FT
S ₁	101,000	
DEPTH	4.000	FT
DIAMETER	2.000	FT
N	3.804	FT
A	1.670	
CALCULATED DEPTH	3.519	FT
DEPTH TO BE REQUIRED	0.461	FT

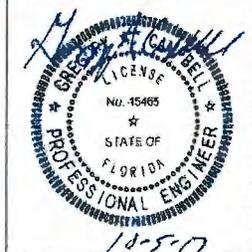


ALL STEEL SHALL BE HOT DIP GALVANIZED.



Approved for Construction
 Martin Higgins III

McDonald's Single Face Menu Board Prototype 180 MPH-INSTALL



McDonald's SINGLE FACE MENU BOARD
 PROTOTYPICAL 180 MPH-INSTALL

CLIENT: COATES
 1142 W. MADISON STREET, SUITE 304
 CHICAGO, IL 60607



NO.	2	TITLE	GAC	DATE	10/5/2017	PROJECT NO.	17-0140-C
NO.	2	TITLE		DATE		DRAWING NO.	8101014-A

2019 OCT -2 P 4:57

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

October 2, 2019

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

Re: E on Main - Additional Special Permit Conditions;
City Council Order No. 19-1007571 (X 18/19-1007135B)

Dear Councilor Clancy:

On behalf of my client Vincenza Sambataro, I respectfully submit two additional conditions for the Special Permit decision under consideration by the Council in the referenced matter. The proposed conditions are as follows:

Roof Deck Occupancy. The maximum number of people allowed on the building's roof top and roof deck level at one time shall be 325.

Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties.

If approved by the Council, I suggest that these conditions be numbered Condition #8 and Condition #9, with the existing Condition #8 (Recording of Decision) being renumbered as Condition #10.

Thank you for your time and attention to this matter.

Very truly yours,



Brian R. Falk

BRF/ljk

Encl.

cc: Client
Arthur Bergeron, Esq.

Law Office of Michael J. Norris

171 Locke Drive, Ste. 108
Marlborough, MA 01752
Telephone: (508) 624-7733
Facsimile: (508) 229-2600

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -2 P 1:46

Michael J. Norris
mnorris@mjnattorney.com

October 2, 2019

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

**Re: Rezoning of 269 Mechanic Street
Assessors Map 56-125
Assessors Map shown as Assabet River Rail Trail, area to the rear of the
property line containing 432 s.f.**

Dear Edward Clancy, President,

Renato Fontes has entered into a Purchase and Sales Agreement with the current owner of the above property, Carmi Greb, LLC. Renato Fontes is seeking to petition the City Council to rezone the portion of land off 269 Mechanic Street as identified on Assessor's Map 56, Parcel 125. Renato Fontes previously submitted a request to rezone this parcel. Subsequently it was discovered that a small portion of the rear of the building is located in the Assabet River Rail Trail and needs to be rezoned to Residential B. I have attached a plan showing the area to be rezoned shown as area "A". This land was previously owned by the MBTA who granted a prior owner an easement over its property, which cured the title problem. These parcels are currently zoned Limited Industrial. The portion of the property that runs from Mechanic Street to the rear portion of the property is currently zoned Residential B. The petitioner seeks to rezone the portion of the property zoned Limited Industrial to Residential B. This would make the entire parcel zoned Residential B. This property is contiguous with other properties on Mechanics Street which are zoned Residential B. This will maintain a consistent use pattern for the subject area. I would suggest the following language for the zoning amendment to read as follows:

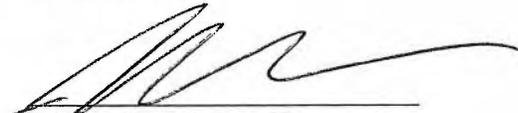
That rear land at 269 Mechanic Street currently owned by Carmi Greb, LLC on Assessors map 56, parcel 125 presently zoned Limited Industrial be rezoned as Residential B as it is contiguous to the Assessors map 56, parcels 131, 130, 129, 128, 127, and 123, that are all currently zoned Residential B and a parcel containing 432 s.f. to the rear of the building on land known as the Assabet River Rail Trail currently owned by the City of Marlborough be rezoned to Residential B. The area to the rear of map 56, parcel 125,

being a rectangle parcel 4.40' on the northerly side to and 1.86' on the southerly side a distance of 142.39'.

The change in zoning will allow Renato Fontes to seek a special permit from the City Council to change the use of the property and to develop residential condominiums.

Thank you for your consideration and assistance with this rezoning effort. We look forward to this matter being placed on the October 2019 City Council agenda and remain available to provide and present support for this rezoning effort.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael J. Norris", written over a horizontal line.

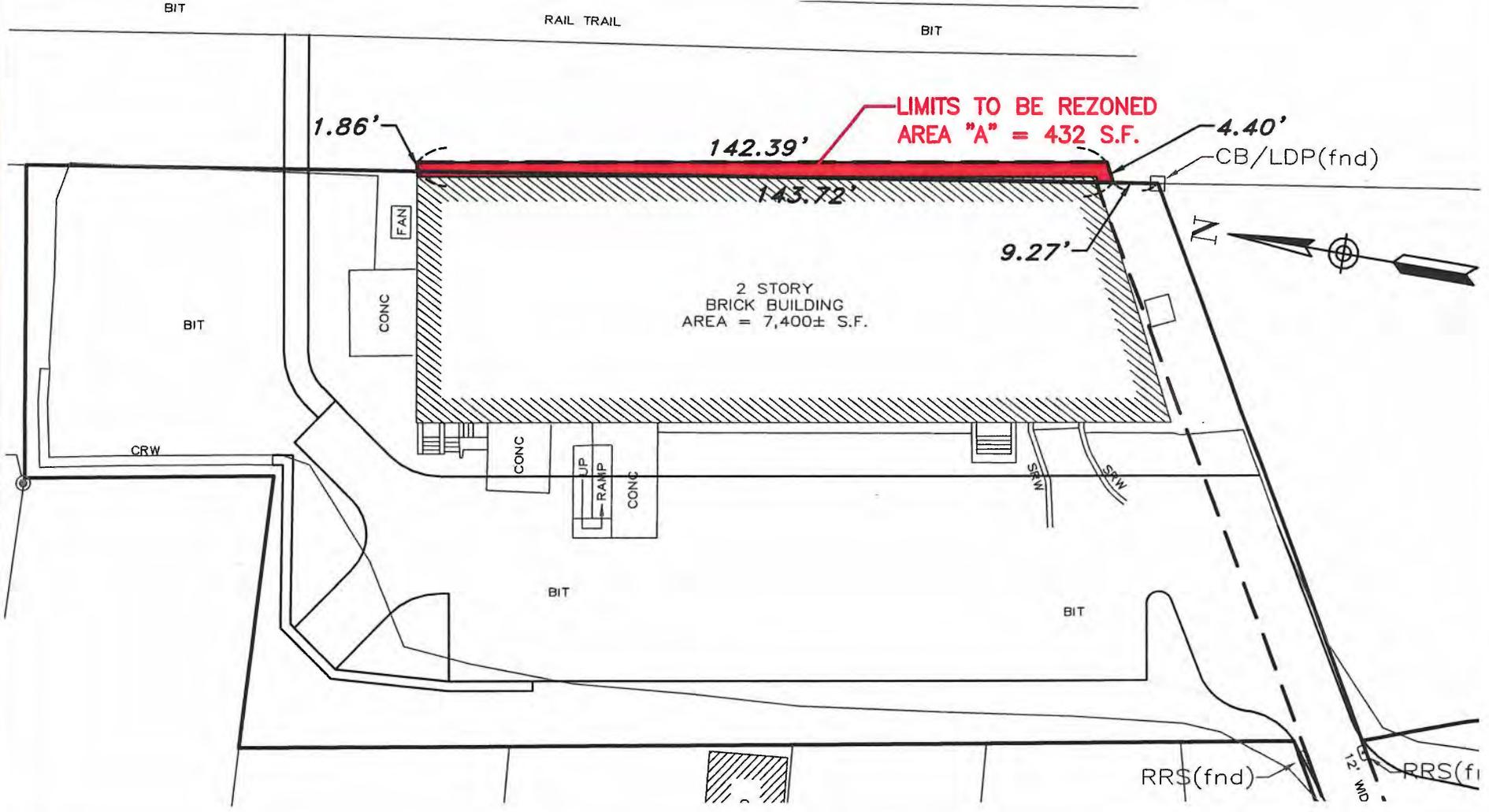
Michael J. Norris, Esq.

MJN/clr

cc: Renato Fontes
Carmi Greb, LLC



SCALE: 1" = 30'



PREPARED BY:

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

TITLE:

**REZONING EXHIBIT
MECHANIC STREET GARDEN CONDOMINIUMS**
269 MECHANIC STREET
MARLBOROUGH, MASSACHUSETTS

APPLICANT:

RENATO FONTES
134 MAIN STREET - UNIT 7
STONEHAM, MASSACHUSETTS 02180

FILE NO.:

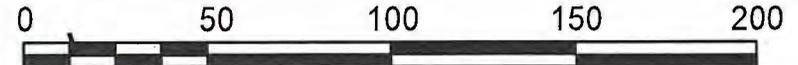
**3645 SITE PLAN ZONING
EXHIBIT
PROPERTY EXHIBIT (2)**

DATE:

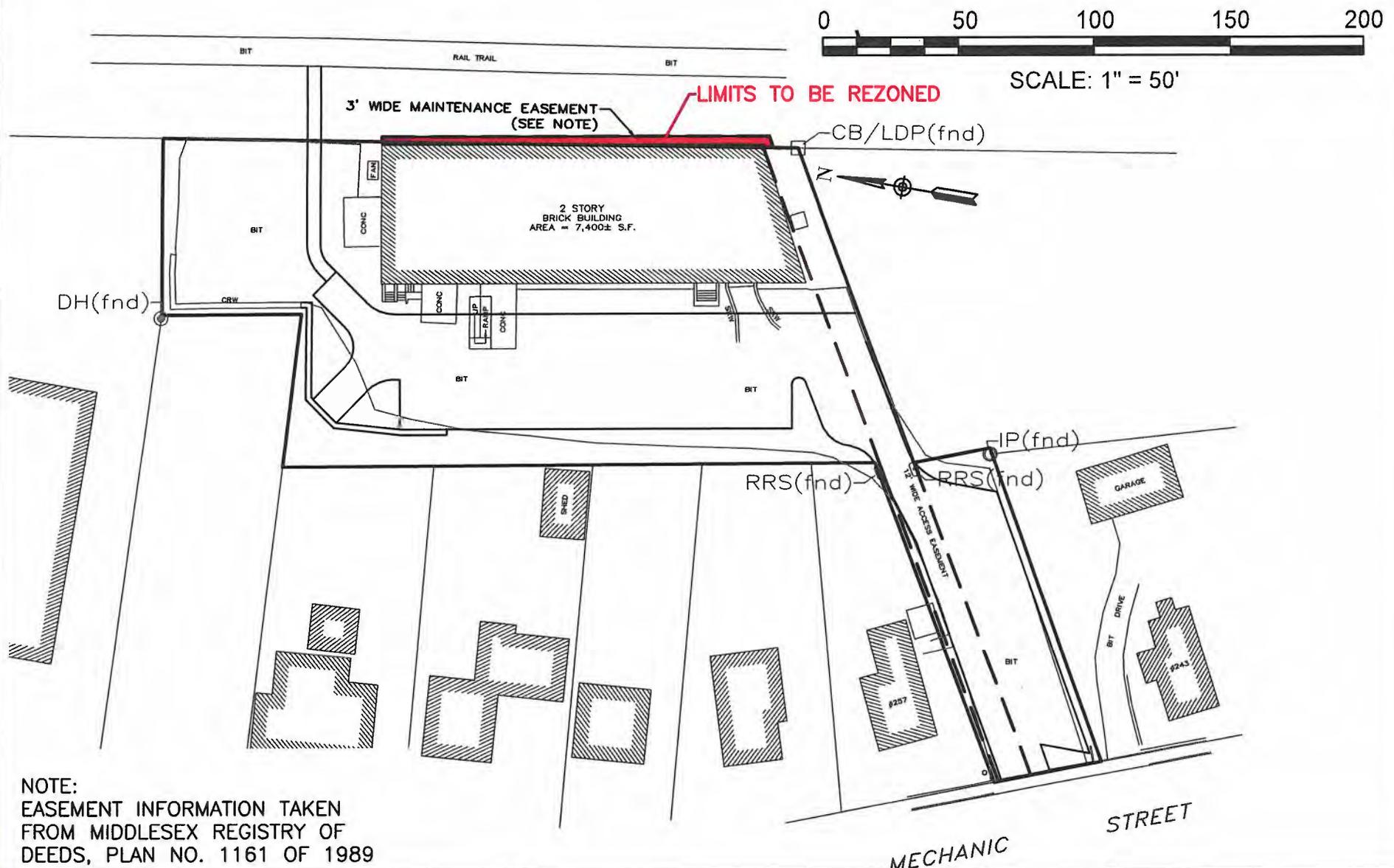
OCT. 1, 2019

PLAN NO.:

2 of 2



SCALE: 1" = 50'



NOTE:
EASEMENT INFORMATION TAKEN
FROM MIDDLESEX REGISTRY OF
DEEDS, PLAN NO. 1161 OF 1989

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

TITLE:
**REZONING EXHIBIT
MECHANIC STREET GARDEN CONDOMINIUMS**
269 MECHANIC STREET
MARLBOROUGH, MASSACHUSETTS

APPLICANT:
RENATO FONTES
134 MAIN STREET - UNIT 7
STONEHAM, MASSACHUSETTS 02180

FILE NO.:
**3645 SITE PLAN ZONING
EXHIBIT
PROPERTY EXHIBIT**

DATE:
OCT. 1, 2019

PLAN NO.:
1 of 2



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2019 OCT -2 P 3:24

CITY OF MARLBOROUGH
Office of the City Council
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

**AGREEMENT TO EXTEND
TIME LIMITATIONS**

Order No.19-1007703

Application for Special Permit by Cameron General Contractors
To Construct a Senior Independent Living Multifamily Community
90 Crowley Drive

The decision of the special permit granting authority shall be made within ninety days following the date of such public hearing. The required time limits for a public hearing and said action may be extended by written agreement between the petitioner and the special permit granting authority. A copy of such agreement shall be filed in the office of the City Clerk.

Pursuant to Mass. General Laws, c.40A, s.9, as amended, the required time limits for action by the Marlborough City Council, as it is the special permit granting authority in the above referenced matter, is hereby extended, by agreement, until 10:00 p.m. on October 29, 2019

By: _____
Edward J. Clancy, City Council President

acting on behalf of, and at the direction of,
the special permit granting authority:
Marlborough City Council

By: 
Brian Blaesser, Esq.
For Petitioner, Cameron General Contractors

MIRICK O'CONNELL

A T T O R N E Y S A T L A W

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 OCT -3 A 9:57

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

October 3, 2019

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

Re: Special Permit Application – Trailside Terrace (19 Ash Street)

Dear Councilor Clancy:

On behalf of my client David Skarin, manager of 119 Ash Street, LLC, I respectfully submit the enclosed special permit application for a new residential community known as Trailside Terrace at 19 Ash Street, adjacent to the Assabet River Rail Trail.

The application seeks a Section 6 finding special permit pursuant to Section 650-12.B of the Zoning Ordinance to alter the preexisting nonconforming contractor's yard and preexisting nonconformity with respect to lot area to accommodate an 11-unit townhouse community. The application also seeks a special permit under Section 650-18.A(2) of the Zoning Ordinance to convert a single-family home on the property to a two-family home.

Along with the usual application materials, I have enclosed a plan highlighting the neighbors of the proposed project. Mr. Skarin has done considerable work reaching out to neighbors and hearing their concerns. As noted on the neighborhood plan and accompanying petition, most of the immediate and abutting neighbors are supportive of the project.

Pursuant to City Council Order No. 91-3822A, I am notifying you that Mirick O'Connell is representing Mr. Skarin and 119 Ash Street, LLC in this matter before the City Council.

Thank you for your time and attention to this matter.

Sincerely,



Brian R. Falk

BRF/ljk
Encl.

cc: Client
Arthur Bergeron, Esq.

MIRICK, O'CONNELL, DEMALLIE & LOUGEE, LLP

WORCESTER | WESTBOROUGH | BOSTON

www.mirickoconnell.com

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

119 Ash Street, LLC (David Skarin)

(Name of Petitioner)

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

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

Abutters List for 19 Ash St 400 ft
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner-s Name	Co Owner-s Name	Address	City	ST Zip	Parcel Location
43	2			DOWNEY JANICE T		PO BOX 1166	MARLBOROUGH	MA 01752	67 ASH ST
43	3			BOSTON SCIENTIFIC CORPORATION		ATT JUDY PORTER	MARLBOROUGH	MA 01752	50 BOSTON SCIENTIFIC WAY
43	6			SLAUTTERBACK SARAH		346 MECHANIC ST	MARLBOROUGH	MA 01752	346 MECHANIC ST
43	7			LARSEN ANNE M	CHRISTOPHER A LARSEN	344 MECHANIC ST	MARLBOROUGH	MA 01752	344 MECHANIC ST
43	8			GRASSO MICHAEL A	MONIQUE A BOUVIER	342 MECHANIC ST	MARLBOROUGH	MA 01752	342 MECHANIC ST
43	9			OSBORNE DOUGLAS E	JOSEPH D OSBORNE	38 BLACKBERRY LN	FRAMINGHAM	MA 01701	336 MECHANIC ST
43	10			MULHALL IRENE LI EST		332 MECHANIC ST	MARLBOROUGH	MA 01752	332 MECHANIC ST
43	11			POVOAS NAYARA BICALHO		328 MECHANIC ST	MARLBOROUGH	MA 01752	328 MECHANIC ST
43	12			PHILLIPO SHEILA L TR	JMF REALTY TRUST	324 MECHANIC ST	MARLBOROUGH	MA 01752	324 MECHANIC ST
43	17			MACRICOSTA HELEN LI EST	GEORGE MACRICOSTA LI EST	60 ASH ST	MARLBOROUGH	MA 01752	60 ASH ST
43	18			GRANT BENJAMIN P	ALYSHA L METCALF	335 MECHANIC ST	MARLBOROUGH	MA 01752	335 MECHANIC ST
43	19			KING BRENDAN J TR	PAUL L WEISBLATT TR	ATTN UNIVERSAL ALUMINUM	MARLBOROUGH	MA 01752	303 MECHANIC ST
43	22			LUPO DANA J		170 HUDSON ST	MARLBOROUGH	MA 01752	170 HUDSON ST
43	23			SMITH-ABATE DAVID LORNE		180 HUDSON ST	MARLBOROUGH	MA 01752	180 HUDSON ST
43	24			REYNOLDS MICHAEL L	STACY A REYNOLDS	2 ASH ST	MARLBOROUGH	MA 01752	2 ASH ST
43	25			POTTSWOOD DIANE E		12 ASH ST	MARLBOROUGH	MA 01752	12 ASH ST
43	26			FERRIERA-DEPINHO EDISON	KAREN PUCA-PINHO	20 ASH ST	MARLBOROUGH	MA 01752	20 ASH ST
43	27			ANSELL SANDRA A	JUDITH M PAIVA	28 ASH ST	MARLBOROUGH	MA 01752	28 ASH ST
43	28			DELVECCHIO JAMES A	JANICE A DELVECCHIO	36 ASH ST	MARLBOROUGH	MA 01752	36 ASH ST
43	30			LYNDE GARY H	KATHLEEN E LYNDE	7 ASH ST	MARLBOROUGH	MA 01752	7 ASH ST
43	31			MACEDO JENNIFER M	RODRIGO C MACEDO	230 HUDSON ST	MARLBOROUGH	MA 01752	230 HUDSON ST
43	32			CURTIS DAVID	KATHRYN E CURTIS	232 HUDSON ST	MARLBOROUGH	MA 01752	232 HUDSON ST
43	33			BLAIS THOMAS B	ELIZABETH L BLAIS	234 HUDSON ST	MARLBOROUGH	MA 01752	234 HUDSON ST
43	34			SNOW JEANNE M		242 HUDSON ST	MARLBOROUGH	MA 01752	242 HUDSON ST
43	35			YANAWAY LAURIE M	ERIC L YANAWAY	256 HUDSON ST	MARLBOROUGH	MA 01752	256 HUDSON ST
43	47			KUCHARSKI PETER S		3 WINDMILL DR	MARLBOROUGH	MA 01752	3 WINDMILL DR
43	48			ROMAIN JEAN F	MARIE G ROMAIN	245 HUDSON ST	MARLBOROUGH	MA 01752	245 HUDSON ST
43	49			CORPIAN GRAYDON	VICTORIA CORPIAN	235 HUDSON ST	MARLBOROUGH	MA 01752	235 HUDSON ST
43	50			MARTEL JAMES C	THERESA M MARTEL	229 HUDSON ST	MARLBOROUGH	MA 01752	229 HUDSON ST
43	51			LEMES MANOEL F	ELCIA D CARDOSO	227 HUDSON ST	MARLBOROUGH	MA 01752	227 HUDSON ST
43	52			ARMENTANO FABRICIA	VALTER M ARMENTANO JR	223 HUDSON ST	MARLBOROUGH	MA 01752	223 HUDSON ST
43	53			MEYERS ELLEN	PAUL SHAHOOD	215 HUDSON ST	MARLBOROUGH	MA 01752	215 HUDSON ST
43	56			MARLBORO HOSPITAL		C/O UMASS MEMORIAL	WORCESTER	MA 01604	157 UNION ST
43	5B			PIEDRA GRACE M TR	LITTLE ANGEL REVOCABLE TRUST	PO BOX 328	MARLBOROUGH	MA 01752	6 MARIEN LN
43	98			NATHAN ROHARD T JR	CHRISTINE N NATHAN	29 CUSELLA DR	MARLBOROUGH	MA 01752	29 CUSELLA DR
43	99			ASILO JOHN J	ESTHER G ASILO	21 CUSELLA DR	MARLBOROUGH	MA 01752	21 CUSELLA DR
43	100			ANZALONE RICHARD M TR	RICHS POOR MANS TRUST	11 CUSELLA DR	MARLBOROUGH	MA 01752	11 CUSELLA DR
43	112			SANTOS RODRIGO ALVES		14 MARIEN LN	MARLBOROUGH	MA 01752	14 MARIEN LN
43	113			NGUYEN KIM THI		24 MARIEN LN	MARLBOROUGH	MA 01752	24 MARIEN LN
43	114			CERQUEIRA TONY L		34 MARIEN LN	MARLBOROUGH	MA 01752	34 MARIEN LN
43	115			DAVID MAXWELL RANJAN	HANNAH PARAMANANDAM	42 MARIEN LN	MARLBOROUGH	MA 01752	42 MARIEN LN
43	116			CARGILL KEITH D	KATHLEEN CARGILL	43 MARIEN LN	MARLBOROUGH	MA 01752	43 MARIEN LN
43	117			BENSON BARBARA JEAN A	JAMES R WINBUSH	33 MARIEN LN	MARLBOROUGH	MA 01752	33 MARIEN LN
43	118			BHATIA NEERAJ	MAMTA BHATIA	19 MARIEN LN	MARLBOROUGH	MA 01752	19 MARIEN LN
43	119			LAI KUEN H		230 SAWYER RD	BOLTON	MA 01740	9 MARIEN LN
43	123			SZRAMIAK STEVEN S	LISA M SZRAMIAK	43 BELLOWS CIR	MARLBOROUGH	MA 01752	43 BELLOWS CIR

Abutters List for 19 Ash St 400 ft
MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
13	135			VENADES WELITON X	BETANIA T VENADES	38 BELLOWS CIR	MARLBOROUGH	MA 01752	38 BELLOWS CIR
13	29A			ALBERTINE ROBERT J		222 HUDSON ST	MARLBOROUGH	MA 01752	222 HUDSON ST
13	29B			BISOL JOSEPH A	CATHERINE D BISOL	PO BOX 1279	MARLBOROUGH	MA 01752-9279	212 HUDSON ST

MARLBOROUGH ASSESSORS

Anthony C. Amadio Jr.
William J. Silverstein
James M. May Jr.

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: 119 Ash Street, LLC
(David Skarin) Address: 36 Wethersfield Road, Bellingham, MA

Project Name: Trailside Terrace Address: 19 Ash Street, Marlborough, MA

1. PROPOSED USE: (describe) 11-Unit Residential Townhouse Project and 2-Unit Residential Conversion.

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 15,534 1st floor 15,534 all floors 41,272

buildings 6 # stories 2.5 lot area (s.f.) _____

Lot 1: 51% Lot 1: 49%
4. LOT COVERAGE: Lot 2: 33% %Landscaped area: Lot 2: 67% %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: Up to 30 Peak period: 30

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: Up to 29 Peak period: 29

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

Normal residential trash, delivery, and maintenance vehicles

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Standard downward facing lighting

8. NOISE:

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

Same

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

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

None

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

None

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

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

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

President and Members City Council

Date: 10/2/2019

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Trailside Terrace

Project Use Summary: Residential

Project Street Address: 19 Ash Street

Plate: 43 Parcel: 29

Applicant/Developer Name: David Skarin, 119 Ash Street, LLC

Plan Date: 9/19/19 Revision Date: 10/1/2019

Dear President and Members:

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

Very truly yours,

Jeffrey K. Cooke
Building Commissioner
ACTING PLANNER

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

~~\$550~~ **\$800**

\$300 Base Fee
\$ 25 Per unit in excess of 3 **@8**
~~\$550~~
500 **#300 BASE**



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

**Lisa M. Thomas
City Clerk**

Dear Applicant,

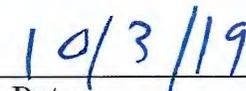
To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

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

- | | | |
|---------|---|--|
| 1 SET | POLICE CHIEF | <input checked="" type="checkbox"/> |
| 1 SET | FIRE CHIEF | <input checked="" type="checkbox"/> |
| 1 SET | CITY ENGINEER | <input checked="" type="checkbox"/> |
| 1 SET | DIRECTOR OF PLANNING | <input checked="" type="checkbox"/> |
| 1 SET | CONSERVATION OFFICER (IF WETLANDS AFFECTED) | <input checked="" type="checkbox"/> |
| 1 SET | BUILDING COMMISSIONER | <input checked="" type="checkbox"/> |
| 12 SETS | OFFICE OF THE CITY COUNCIL | <input checked="" type="checkbox"/> |
| 3 SETS | OFFICE OF THE CITY CLERK | <input checked="" type="checkbox"/> (MUST be Original & 2 Complete Sets) |



Signature



Date

Thank you for your cooperation in this matter.

Sincerely,

*Lisa M. Thomas
City Clerk*

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

**Lisa M. Thomas
City Clerk**



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

Company Name

David Skarin

Owner Name/Officer Name of LLC or Corporation

Owner/Officer Complete Address and Telephone Number

36 Wethersfield Road

Bellingham, MA 02019

508-929-1678 (Atty. Brian Falk)

Signature of Applicant

Attorney on behalf of Applicant, if applicable

Brian R. Falk, Esq.

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

Eileen Bristol

Tax Collector



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3776 Facsimile (508) 460-3736
building_dept@marlborough-ma.gov

JEFFREY COOKE, C.B.O.
BUILDING COMMISSIONER

PATRICK DAHLGREN
ASSISTANT BUILDING
COMMISSIONER

WILLIAM PAYNTON
LOCAL BUILDING INSPECTOR

RICHARD DESIMONE
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

ZONING DENIAL

October 2, 2019

To: David Skarin
36 Wethersfield Road
Belling, MA 02019

Mr. Skarin:

Your application to construct Multiple residential structures at 19 As Street, Marlborough, MA Parcel ID # 43-29, located in the Residence A-3 zoning district (A-3) is denied as it does not comply with Chapter 650- 17 of City Code of Marlborough. The "Table of Uses" states that your use requested, for proposed lot 2, a conversion of detach one-family to a two-family requires a "Special Permit" (SP) issued by the Marlborough City Council.

Currently the parcel is used as a single-family dwelling with a landscaping/contracting yard which is a pre-existing, non-conforming use.

You propose to split and create two lots with lot #1 having the pre-existing, non-conform use that can be modified under section 650-12B of the Marlborough City Code:

650-12B This chapter shall apply to any change of Use thereof and to any alteration of a building or structure when the same would amount to reconstruction, extension or structural change and to any alteration of a building or structure to provide for its use for a purpose or in a manner substantially different from the use to which it was put before alteration or for its use for the same purpose to a substantially greater extent, provide that the City Council determines, by the grant of a special permit, that expansion or alteration of a non-conforming use or structure is not substantially more detrimental to the neighborhood than the existing non-conforming use.

On propose lot #2, you desire a under 650-17 Table of Use "conversion of detached one-family to a two-family (2)", - (2) = 650-18.A (2) this is allowed with a Special Permit. This is based on submitted plans, no elevations were submitted to confirm compliance with 650-18 A.(2) 9c7d)

Thus, you will be required to seek two separate Special permits, one for each of your proposed lots

You have the right to continue to the Marlborough City Council (SPGA) for a Special Permit as stated in the City Code section 650-12B and 650-59 or you have the right to appeal this decision to the Zoning Board of Appeals as per section 650-58.

An appeal from this denial for a SP may be taken to the Marlborough City Council by filling a Notice of Appeal with the City Clerk within 30 days of the date of this denial letter. Further information should be obtained from the Marlborough City Council.

The code in its entirety may be found at www.ecode360.com/MA1056

In your appeal to the SPGA, you may request Special Permits (SP).

Sincerely,

Jeffrey Cooke, C.B.O., Building Commissioner, Zoning Enforcement Officer

By signing below, I the undersigned believe that the development of the current landscape yard located at 19 Ash st into a high end condominium development would be beneficial to the neighborhood.

Parcel Number	Property Address	Printed Name	Signature	I Do Not Agree (Initial)
43-5B	6 MARIEN LN	Grace M P. Wick	Grace M P. Wick	<i>[Initials]</i>
43-119	9 MARIEN LN	Kuen-Heng Lai	<i>[Signature]</i>	
43-112	14 MARIEN LN	RODRIGO SANTOS	Rodrigo Santos	
43-118	19 MARIEN LN	Ankit Bhatia	<i>[Signature]</i>	
43-113	24 MARIEN LN			
43-117	33 MARIEN LN			
43-114	34 MARIEN LN	Daniela Cerqueira	Daniela Cerqueira	
43-115	42 MARIEN LN	Nelson Santini	<i>[Signature]</i>	
43-116	43 MARIEN LN			
43-24	2 ASH ST	Michael Reynolds Stacy Reynolds	Michael Reynolds Stacy Reynolds	
43-30	7 ASH ST	Kathleen E. Lynde GARY H. LYNDE	Kathleen E. Lynde Gary H. Lynde	

DID NOT MEAN TO INITIAL

DID NOT WANT TO SIGN

DID NOT WANT TO SIGN

By signing below, I the undersigned believe that the development of the current landscape yard located at 19 Ash st into a high end condominium development would be beneficial to the neighborhood.

Parcel Number	Property Address	Printed Name	Signature	I Do Not Agree (Initial)
43-25	12 ASH ST	Liane Spottswood	Liane Spottswood	
43-26	20 ASH ST	Edison Pinho	Edison Pinho	
43-27	28 ASH ST	Sandy Ansell	Sandy Ansell	
43-28	36 ASH ST	Janice DeVecchio	Janice DeVecchio	
43-17	60 ASH ST			
43-23	180 HUDSON ST	DAVID SMITH	David Smith	
43-29B	212 HUDSON ST	Catherine Bisol Joseph Bisol	C. Bisol J. Bisol	
43-53	215 HUDSON ST	PAUL SHATTOUN	Paul Shattoun	
43-29A	222 HUDSON ST	Bob Albertini	BOB ALBERTINI	
43-52	223 HUDSON ST	VALTER M ARMENTANO JR	Valter M Armentano Jr	
43-51	227 HUDSON ST			

FAK FROM
STREET
BACKING DOGS

By signing below, I the undersigned believe that the development of the current landscape yard located at 19 Ash st into a high end condominium development would be beneficial to the neighborhood.

Parcel Number	Property Address	Printed Name	Signature	I Do Not Agree (Initial)
43-50	229 HUDSON ST			
43-31	230 HUDSON ST	Rodrigo macedo	Rodrigo macedo	
43-32	232 HUDSON ST	David Curtis		
43-33	234 HUDSON ST			
43-49	235 HUDSON ST	GRANDON A. COPIAT		
43-34	242 HUDSON ST			

FAR FROM GOLF - BALKY DOGS

DID NOT WANT TO SIGN

NEVER ANSWER HOME

346 Mechanic St Sarah Slauterback Sarah Slauterback
 67 Ash St Janice Downey Janice Downey
 335 Mechanic St. Alysha Metcalf 
 76 ASH ST CHARLES & DIANE PLUFF 

T.O. FRDG
2ND CEILING

2ND FLOOR
1ST CEILING

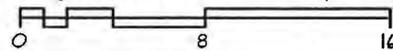
MAIN FLOOR
T.O.F



T.O. SLAB
B.O.F.

Bldg #1 - Unit "D" - Front/South Elevation from Ash St.

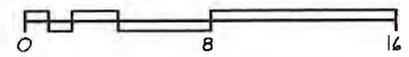
Reeves Design Associates Sept. 24, 2019





Bldg #1 - Units "D" & "A-1" - Right Side/East Elevation

Reeves Design Associates Sept. 24, 2019

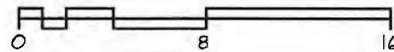




Bldg #2 - Units "A-2" & "B-2" - Front/East Elevation

Reeves Design Associates

Sept 24, 2019

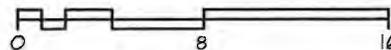




Bldg #2 - Units "B-2" & "A-2" - Rear/West - Rail Trail Elevation

Reeves Design Associates

Sept. 24, 2019

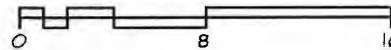




Bldg #1 - Units "A-1" & "D" - Left Side/West - Rail Trail Elevation

Reeves Design Associates

Sept. 24, 2019



TRAILSIDE TERRACE MARLBOROUGH, MA

- SITE PLAN -

CITY COUNCIL SPECIAL PERMIT # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED:

CITY COUNCIL: _____ DATE: _____

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED:

ENGINEERING: _____ DATE: _____

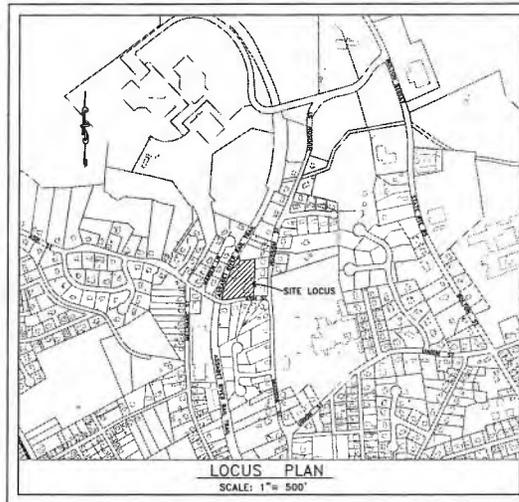
BUILDING: _____ DATE: _____

CONSERVATION: _____ DATE: _____

FIRE DEPT.: _____ DATE: _____

POLICE DEPT.: _____ DATE: _____

BOARD OF HEALTH: _____ DATE: _____



SHEET INDEX

	DATE	REVISION DATE
EX: EXISTING CONDITIONS	9-19-19	-----
C1: LAYOUT PLAN	9-19-19	10-1-19
C2: GRADING & EROSION CONTROL PLAN	9-19-19	-----
C3: DRAINAGE & UTILITIES PLAN	9-19-19	-----
C4: SEWER & WATER PLAN	9-19-19	-----
C5: PLANTING PLAN	9-19-19	-----
C6: DETAIL SHEET	9-16-19	-----
C7: DETAIL SHEET	9-16-19	-----
C8: DETAIL SHEET	9-16-19	-----

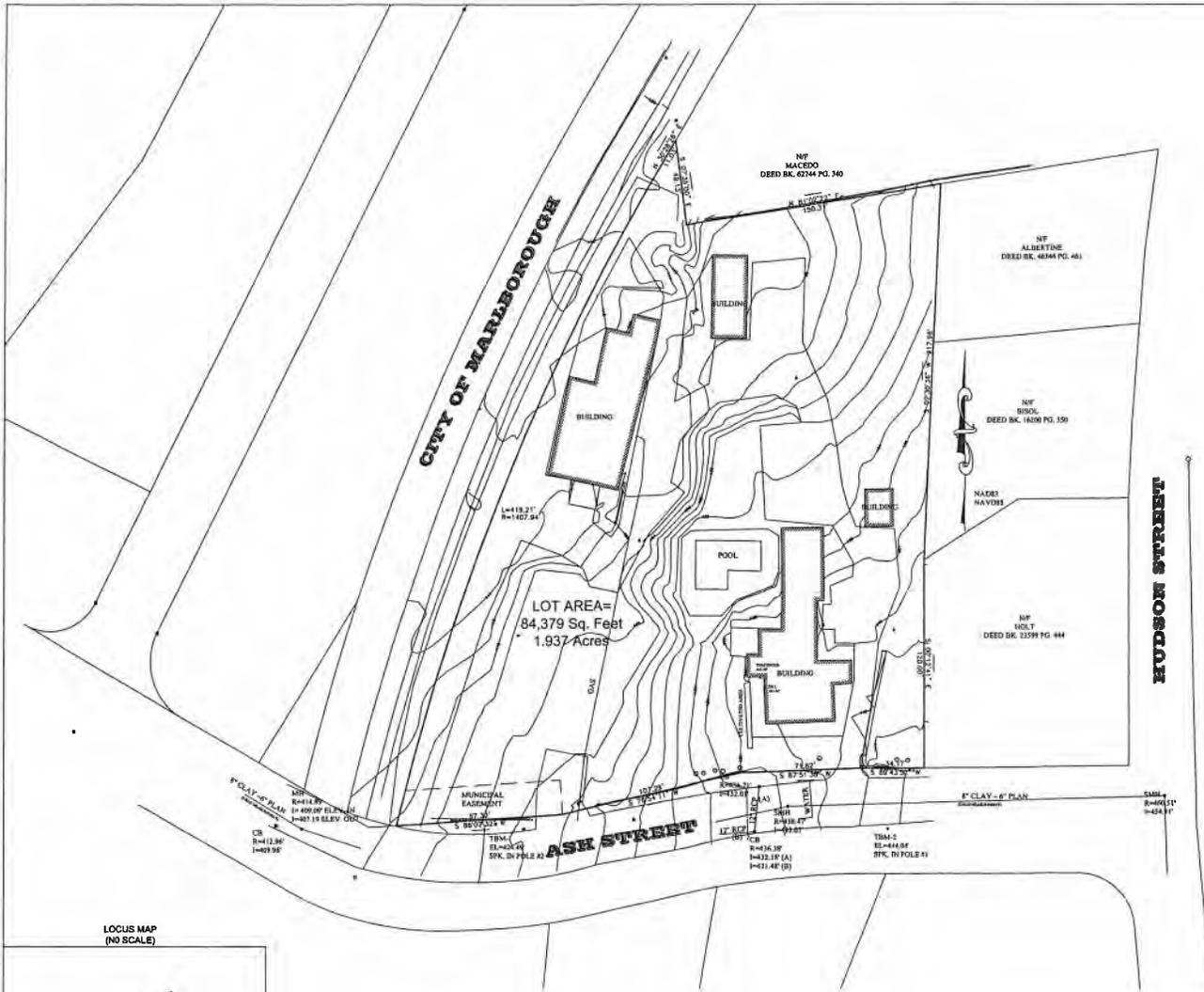
DEVELOPER:
119 ST LLC
#19 ASH STREET
MARLBOROUGH, MA 01752
TEL: (508) 207-2875

OWNER:
DAVID SKARIN
#19 ASH STREET
MARLBOROUGH, MA 01752
TEL: (508) 207-2875

ARCHITECT:
REEVES DESIGN ASSOCIATES, INC.
79 HIGHLAND STREET MARLBOROUGH, MA 01752
TEL: (508) 460-0144

CIVIL ENGINEER:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: (508) 485-1662

LAND SURVEYOR:
JARVIS LAND SURVEY, INC.
29 GRAFTON CIRCLE SHREWSBURY, MA 01545
TEL: (508) 842-8087 FAX: (508) 842-0661



ZONING DATA:

RESIDENCE A-3
 LOT AREA = 12,500 S.F.
 LOT FRONTAGE = 100'
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 30'
 LOT COVERAGE = 30%
 NUMBER STORES = 2 1/2

PLAN REFERENCE:

- PLAN BOOK 207 PLAN 20
- PLAN BOOK 585 PLAN 174
- PLAN BOOK 541 PLAN 86
- PLAN BOOK 1981 PLAN 874
- PLAN BOOK 1968 PLAN 812
- PLAN BOOK 1995 PLAN 1253
- PLAN BOOK 1985 PLAN 1030
- PLAN BOOK 1999 PLAN 337
- PLAN BOOK 1998 PLAN 437
- PLAN BOOK 1990 PLAN 820
- PLAN BOOK 2001 PLAN 431
- PLAN BOOK 2002 PLAN 586

OWNER OF RECORD:

RICHARD W. CAROL, AND DAVID W. SKARIN
 DEED BOOK 2063 PAGE 483
 ASSESSORS MAP 43 LOT 29

LOCATION:

ASH STREET AND HUDSON STREET
 MARLBOROUGH, MA

LOCUS MAP
 (NO SCALE)



UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICE, MASS HIGHWAY AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES AND STORAGE TANKS MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE UTILITIES WITHIN THE AREA OF PROPOSED WORK AND CONTACT "DIG-SAFE" AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

JARVIS LAND SURVEY, INC
 29 Grabon Circle
 Shrewsbury, MA 01545
 Tel. (508) 842-8087 - Fax. (508) 842-0861 9-19-19



EXISTING CONDITIONS PLAN
 SURVEYED FOR
 WYSK ELECTRIC LLC
 19 ASH STREET
 MARLBOROUGH,
 MASSACHUSETTS

DATE:	CHECK:	CALC:	FIELD:	N.B.S:	PLAN:
09/19/15	K.J.J.	K.J.J.	EMMAL	308-46	17-215

SCALE: 1 INCH = 30 FEET



NOTES:

- 1.) PROPOSED UNIT AREA SCHEDULE.
- 2.) ALL BUILDING SHALL BE 2.5 STORES OR LESS
- 3.) ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE EXISTING CITY OF MARLBOROUGH SIGN ORDINANCE.
- 4.) CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- 5.) ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS
- 6.) CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- 7.) REFER TO THE GRADING PLAN NOTES CONCERNING EROSION CONTROL.
- 8.) REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA & SCIENCE LIGHTING AND SIGNAGE.
- 9.) A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.

ZONING SCHEDULE
 ZONE DISTRICT: RESIDENCE A-3
 THIS LOT IS LISTED AS ASSESSORS MAP 43, PARCEL #29

LOT INTENSITY SCHEDULE			
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	12,500 SF	67,500 SF	16,879 SF
LOT FRONTAGE	100'	192.61'	117.99'
LOT COVERAGE	30% (max.) *	61%	33%
BUILDING HEIGHT (MAX.)	2 1/2 STORES	2 1/2 STORES	2 1/2 STORES
FRONT YARD SETBACK	20'	30.8'	27.5'
SIDE YARD SETBACK	15'	17.8'	13.0'
REAR YARD SETBACK	30'	30.3'	31.8'

PARKING SCHEDULE			
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
2 BEDROOM UNITS	3 SPACES/EACH	3 UNITS @ 3 EACH	N/A
3 BEDROOM UNITS	4 SPACES/EACH	6 UNITS @ 4 EACH	2 UNITS @ 4 EACH

DRIVEWAY SCHEDULE			
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
GRADE FROM EX. EDGE OF RD.	±2.00%	±2.00%	N/A
GRADE FROM 0' TO 15' OUTSIDE STREET R.O.W.	±3%	±3%	N/A
TYPICAL BEYOND 15' STREET R.O.W.	±12%	±12%	N/A
DISTANCE BETWEEN DRIVES	50'(MIN.)	350'	N/A

LANDSCAPING SCHEDULE				
	REQUIRED		PROPOSED	
	LOT#1	LOT#2	LOT#1	LOT#2
FRONTAGE PLANTING WIDTH	25'	21'	25'	21'
SIDE LINE PLANTING WIDTH	7'	5'	7'	5'
DRIVE & TURNING AISLE PLANTING WIDTH	7'	7'	7'	7'
SIGHT TRIANGLE	25'	25'	>25'	>25'

FOOTNOTE:
 * THE EXISTING COVERAGE IS 66% (55,300 SF)



NO.	DATE	DESCRIPTION
1	10/29/19	CREATING CONFORMANCE ASSESS TO TABLE
2		
3		
4		
5		

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 119 ASH STREET
 MARLBOROUGH, MA 01752

LAYOUT PLAN
 -LAYSIDE TERRACE-
 #19 ASH STREET
 MARLBOROUGH, MA



PREPARED FOR:
 119 ASH ST LLC
 19 ASH STREET
 MARLBOROUGH, MA 01752
 DATE: SEPTEMBER 19, 2019

C1

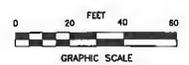


GRADING & EROSION CONTROL NOTES:

- 1.) The elevations shown are based on Mean Sea Level datum (1988 N.A.V.D.)
 - 2.) All work, material storage & stockpile areas shall include erosion control barriers consisting of staked haybales, wattles and siltation fence to prevent erosion onto the public way and abutting properties.
 - 3.) Prior to commencing work, the contractor shall fertilize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined on this plan and required by the Marlborough Conservation Commission agent. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that include siltation fence, wattles, dams, checkers, temporary sediment basins, etc. as necessary to contain soil and excess runoff on the site.
- The general sequence of erosion control measures shall be as follows:
- a) Install all siltation fencing and staked wattles, along the front and west property lines. Install silt fence where shown, install silt socks in the existing CB's where shown.
 - b) Construct a sedimentation trap down gradient of the excavation area during the construction earthwork stage. Construct other temporary sedimentation traps where required at the beginning slope of earthwork. Retain storm water within the trap(s), and filter the water using silt bags or other approved means prior to discharge. Periodically remove sediment at bottom of the silt traps to remove sediment at bottom of the silt traps to allow for natural infiltration.
 - c) Construct the anti-tracking berm at the site entrances consisting of a 3/4"-3" crushed stone 12" depth by 50' long times the width of all traveled construction accesses. The stone shall project above grade to form a berm barrier that prevents sediment from washing into abutting properties and the public road.
 - d) Material from the existing structures designated to be demolished shall be stockpiled, transported, disposed of or reprocessed in accordance with state and federal regulations.
 - e) Provide excavation & trench wall protection in accordance with OSHA Standards.
 - f) Soil stabilization measures shall be implemented immediately after finish grading. Loam and seed shall be applied as soon as reasonably possible.

LEGEND

--- 40' ---	Ex. 2' Contour
--- 20' ---	Ex. 10' Contour
⊙ ⊙	Sewer & Drain (ex.) Manhole Locations
--- 15" ---	Sanitary Sewer (ex.)
□	Catch Basin (ex.)
---	Drain Line (ex.)
---	Overhead Electric Wire (ex.)
○ ○	Utility Pole (ex.) & Light Pole
⊕ ⊕ ⊕	Gate Valve, Hydrant, Water Shutoff
---	Water Line(ex.)
---	Gas Service(ex.)
⊕	Gas Gate (ex.)
---	Spaved granite Curb (Proposed)
---	No Curb Proposed



NO.	DATE	DESCRIPTION	BY

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 119 ASH STREET
 MARLBOROUGH, MA 01752

GRADING PLAN
-TRAILSIDE TERRACE-
 #19 ASH STREET
 MARLBOROUGH, MA



PREPARED FOR:
 119 ASH STREET
 MARLBOROUGH, MA 01752

DATE: SEPTEMBER 19, 2019

C2

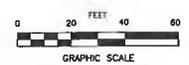


DRAINAGE NOTES:

1. Materials and construction and associated work shall conform to Mass. DMW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
2. Manholes & Catch Basins shall be reinforced precast concrete conforming to ASTM Specification Section C478-70T.
3. Manhole frames & covers shall be East Jordan Iron Works. See detail sheet for Product numbers.
4. Provide pipe joint a maximum of 3' from manhole walls.
5. Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in full depth of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation M199.
6. In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
7. Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
8. Compaction of backfill material between centerlines of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
9. UTILITIES shown on this plan are partly from existing available City and utility Co. records information and are approximate, only. There may be existing lines other than those shown herein. The contractor shall be required to contact the proper utility companies & Dispute prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities herein.
10. Unless otherwise noted on the drawings, drain lines greater than 12 inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 4, Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 3 drain lines shall be Wall B. The contractor may use HDPE pipe conforming to AASHTO designations M252 & M294 with call classification conforming to ASTM D3350. The pipe material shall meet or exceed type N-12 pipe manufactured by ADS pipe, Hilliard Ohio, or equal.
11. All Roof Drain runoff shall be directed to the drain system.

LEGEND

- - - - - Ex. 2' Contour
- - - - - Ex. 10' Contour
- ⊙ ⊙ Sewer & Drain (ex.)
- ⊙ ⊙ Manhole Location
- - - - - Sanitary Sewer (ex.)
- Catch Basin (ex.)
- - - - - Drain Line (ex.)
- ⊙ ⊙ Overhead Electric Wire (ex.)
- ⊙ ⊙ Utility Pole (ex.) & Light Pole
- ⊙ ⊙ Gas Valve, Hydrant, Water Valve
- - - - - Water Line (ex.)
- - - - - Gas Service (ex.)
- ⊙ ⊙ Gas Gate (ex.)
- ▭ Sloped granite Curb (Proposed)
- ▭ No Curb Proposed



REV.	DATE	DESCRIPTION	BY

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 119 ASH STREET, SUITE 201
 MARLBOROUGH, MA 01752

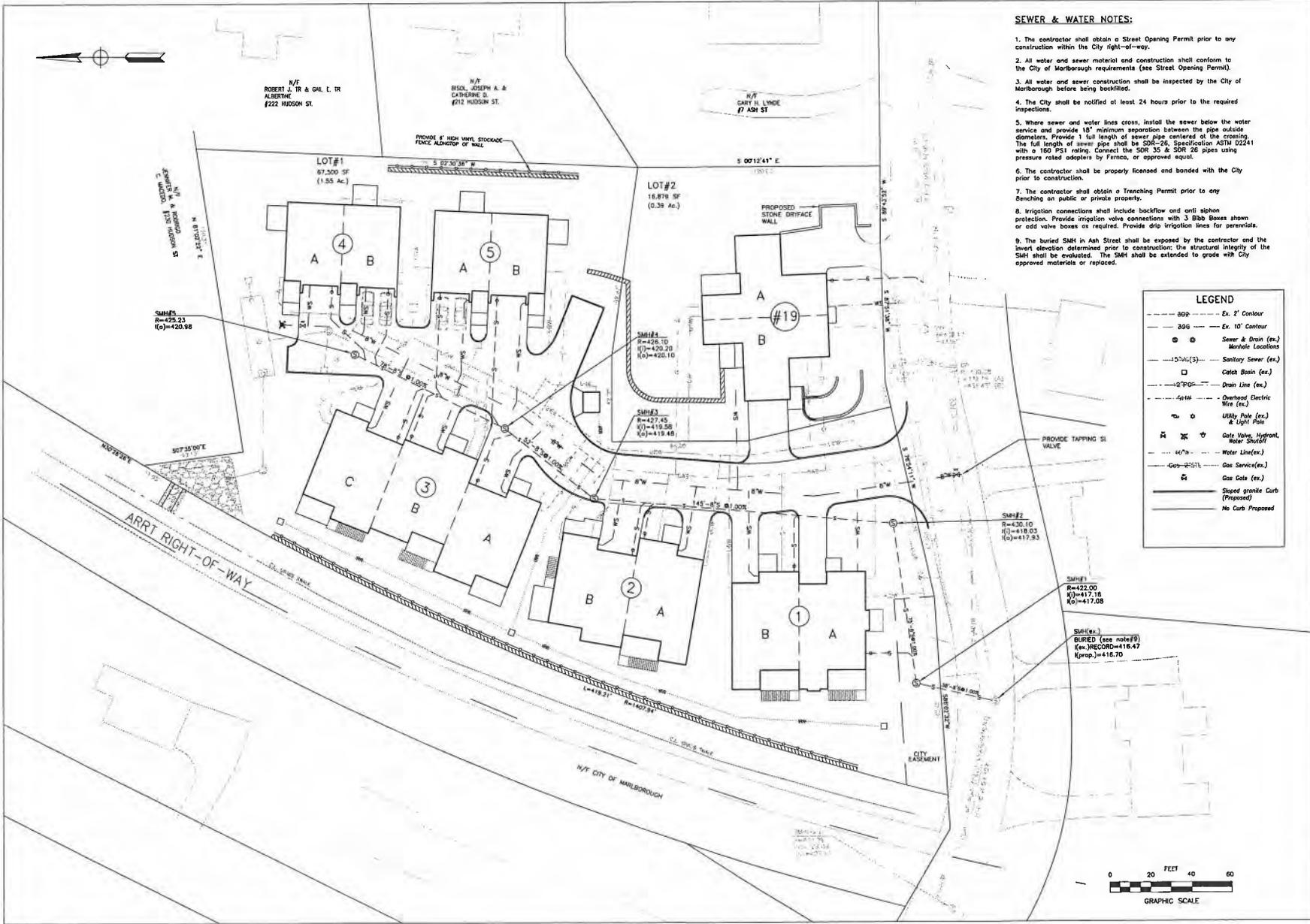
DRAINAGE & UTILITY PLAN
- TRAILSIDE TERRACE -
 #19 ASH STREET
 MARLBOROUGH, MA



PREPARED FOR:
 119 ASH ST. LLC
 19 ASH STREET
 MARLBOROUGH, MA 01752

DATE: SEPTEMBER 19, 2019

C3



- SEWER & WATER NOTES:**
1. The contractor shall obtain a Street Opening Permit prior to any construction within the City right-of-way.
 2. All water and sewer material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit).
 3. All water and sewer construction shall be inspected by the City of Marlborough before being backfilled.
 4. The City shall be notified at least 24 hours prior to the required inspections.
 5. Where sewer and water lines cross, install the sewer below the water service and provide 18" minimum separation between the pipe outside diameters. Provide 1 full length of sewer pipe centered at the crossing. The full length of sewer pipe shall be SDR-26, Specification ASTM D2241 with a 150 PSI rating. Connect the SDR 35 & SDR 26 pipes using pressure rated adapters by Fernco, or approved equal.
 6. The contractor shall be properly licensed and bonded with the City prior to construction.
 7. The contractor shall obtain a Trenching Permit prior to any trenching on public or private property.
 8. Irrigation connections shall include backflow and anti siphon protection. Provide irrigation valve connections with 3 Bibb Boxes shown or odd valve boxes as required. Provide drip irrigation lines for perennials.
 9. The buried SMH in Ash Street shall be exposed by the contractor and the invert elevation determined prior to construction; the structural integrity of the SMH shall be evaluated. The SMH shall be extended to grade with City approved materials or replaced.

LEGEND

---	30" Ex. 2' Contour
---	20" Ex. 10' Contour
⊙	Sewer & Drain (ex.) Manhole Locations
⊙	Sanitary Sewer (ex.)
□	Catch Basin (ex.)
---	Drain Line (ex.)
---	Overhead Electric Wire (ex.)
⊙	Utility Pole (ex.) & Light Pole
⊙	Gate Valve, Hydrant, Water Shutoff
---	Water Line (ex.)
---	Gas Service (ex.)
---	Gas Gate (ex.)
---	Shaped granite Curb (Proposed)
---	No Curb Proposed

DATE	SEPTEMBER 19, 2019
PROJECT	119 ASH STREET
PREPARED FOR	BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 119 ASH STREET MARLBOROUGH, MA 01752
DATE	SEPTEMBER 19, 2019
PROJECT	119 ASH STREET
PREPARED BY	BRUCE SALUK & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING 119 ASH STREET MARLBOROUGH, MA 01752
DATE	SEPTEMBER 19, 2019
PROJECT	119 ASH STREET

SEWER & WATER PLAN
- TRAILSIDE TERRACE -
#19 ASH STREET
MARLBOROUGH, MA

PREPARED FOR:
119 ASH STREET
MARLBOROUGH, MA 01752

DATE: SEPTEMBER 19, 2019

C4

RE: 1791.04



PLANTING SCHEDULE

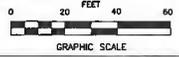
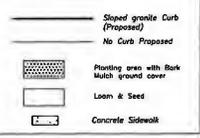
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
BH	2	BETULA NIGRA	RIVER BIRCH	6 FT.
PT	1	POPULUS TREMULOIDES	QUAKING ASPEN	6 FT.
MX	18	MALUS X	PINK SPIRES	3" CALIPER
AR	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CALIPER
AA	35	THALIA OCCIDENTALIS	AMERICAN ARBORVITAE	6 FT
JU	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6 FT
SHRUBS				
RM	15	RHOODOENDRON	AZALEA MOTHER'S DAY	2'-3'
RH	17	RHOODOENDRON X 'P.J.M.'	P.J.M. RHOODOENDRON	2'-3'
ES	30	JUNIPERUS HORIZONTALIS 'EMERALD SPRENDA'	CREeping JUNIPER	---
PERENNIALS				
RF	60	RUIDECKIA FLORIDA	BLACK EYE SUSAN	---
HA	31	HOSTA	SUN TOLERANT HOSTA	---
DL	60	HEMEROCALLIS	DAYLILY	---
PV	44	PENSETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	30"

PROVIDE BARK MULCH OR LOAM & SEED WHERE SHOWN ON PLAN (SEE LEGEND)

PLANTING NOTES:

- 1.) FOR LOAM & SEED AREAS, PROVIDE 4" LOAM AND SEED MIX COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA.
- 2.) PROVIDE PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- 3.) FINAL PLANT LOCATIONS TO BE ADJUSTED IN FIELD AS NECESSARY TO PROVIDE REQUIRED OFFSETS TO CONSTRUCTION APPEARANCES AND UTILITIES, ETC.
- 4.) PLANTINGS ARE SUBJECT TO CHANGE DUE TO NURSERY STOCK AVAILABILITY, AS APPROVED.
- 5.) PLANTING AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
 - STAKING MATERIALS TO BE REMOVED 1 YEAR AFTER PLANTING.
 - OWNER REPLACES PLANTS THAT DIE WITHIN 180 DAYS.
- 6.) AREAS THAT WILL REQUIRE COMPACTION OF SOILS WITHIN THE DRIP ZONE OF PROPOSED TREES (I.E., PROPOSED SIDEWALKS OR PAVEMENT, SHALL BE CONSTRUCTED WITH A STRUCTURAL SOIL SUITABLE FOR TREE GROWTH. SAID STRUCTURAL SOIL IS A TWO-PART SYSTEM CONSISTING OF 3/4"-1 1/2" CRUSHED STONE, THE 2ND PART CONSISTS OF 20% SILT OR CLAY LOAM TEXTURE AND 2-5% OF ORGANIC MATTER. THE SOIL AND STONE MIXTURE SHALL INCLUDE GELSPACE HYDROGEL TACIFIER. THE SOIL SHALL COMPLY WITH CU-STRUCTURAL SOIL SPECIFICATIONS AVAILABLE AT SCALETECHAMERICA.COM OR APPROVED EQUAL. THE STRUCTURAL SOIL QUANTITY SHALL BE 24" DEPTH FOR ALL AREAS BENEATH PROPOSED SIDEWALKS AND PAVEMENT WITH THE TREE DRIP ZONE.
- 7.) SAVE EXISTING TREES ALONG THE NORTH PROPERTY LINE (TYP.)
- 8.) MECHANICAL EQUIPMENT ON THE GROUND SHALL BE SCREENED. ELECTRICAL TRANSFORMERS SHALL BE SCREENED WITH P.J.M. RHOODOENDRON, AZALEA AND/ OR AMERICAN ARBORVITAE.
- 9.) NO TREES, BRANCHES AND VEGETATION SHALL BE ALLOWED WHERE IT OBSTRUCTS THE VISION OF A MOTORIST ENTERING OR EXITING THE PROPOSED ROAD. ON THE PROPERTY BETWEEN THE ROAD AND THE SIGHT LINE SHOWN SHALL BE USED AS A GUIDE TO DETERMINE WHERE THE OBSTRUCTION IS NOT ALLOWED. THEREFORE, ONLY LOW SHRUBS, GROUND COVER AND GRASS IS PROPOSED FOR THOSE AREAS.

LEGEND



NO.	DATE	DESCRIPTION

PREPARED BY:
 BRUCE SALLIK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 119 ASH STREET
 MARLBOROUGH, MA 01752

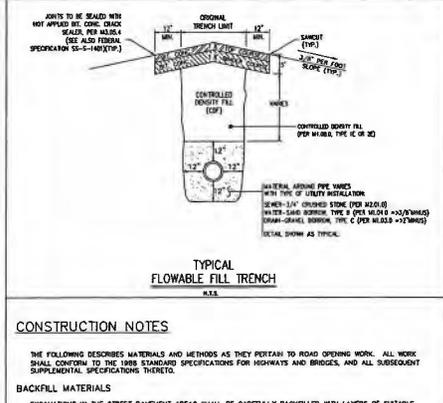
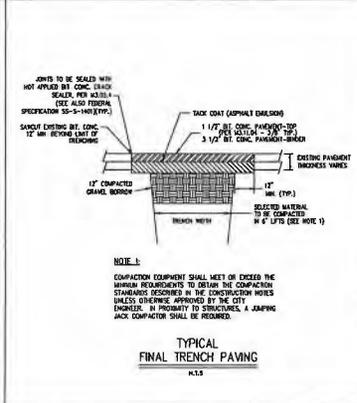
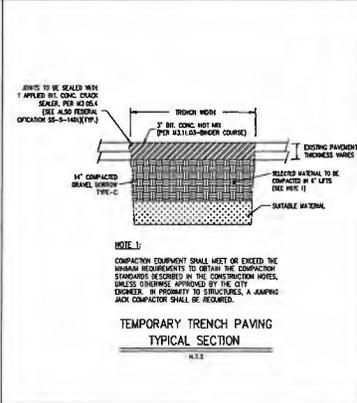
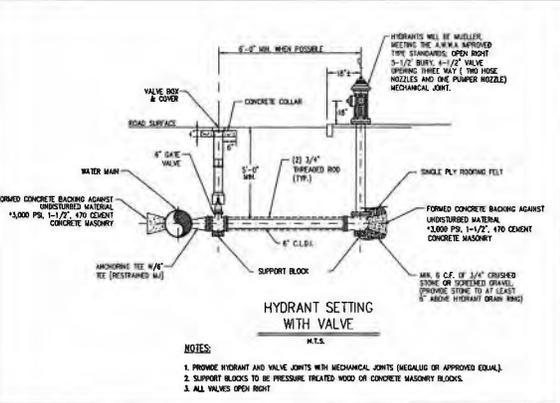
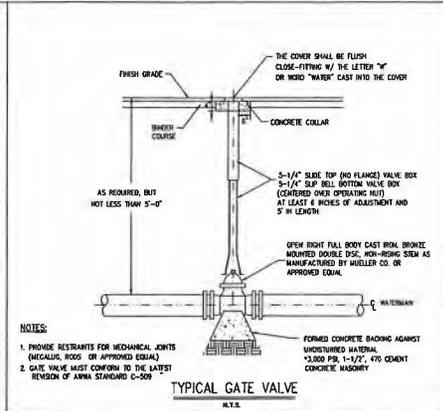
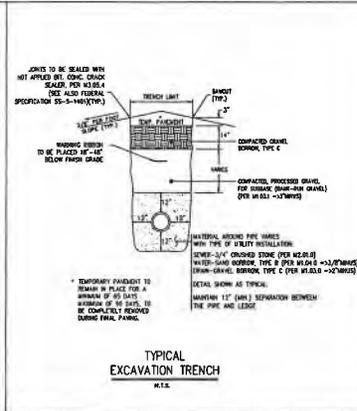
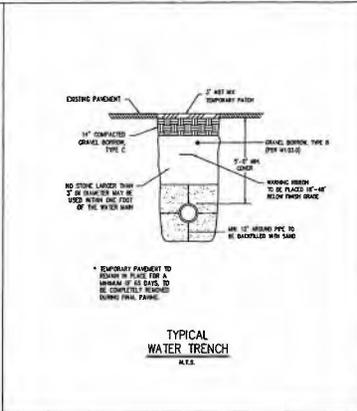
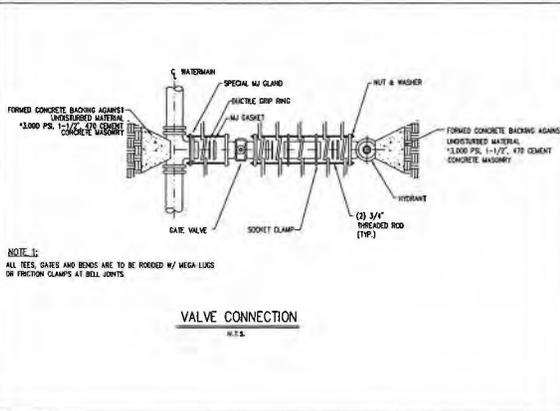
PLANTING PLAN
 -TRAILSIDE TERRACE-
 #19 ASH STREET
 MARLBOROUGH, MA



PREPARED FOR:
 119 ASH ST LLC
 119 ASH STREET
 MARLBOROUGH, MA 01752

DATE: SEPTEMBER 19, 2019

C5



CONSTRUCTION NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS THEREOF.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF SATISFACTORY GRAVEL. THE TWO (2) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M14.0) FOR WATER, 1/2" CRUSHED STONE (M24.0) FOR SEWER, GRAVEL BEDDING TYPE C (M24.0) FOR DRAIN OR AS SPECIFIED BY THE OWNER OF THE UTILITY AND APPROVED BY THE CITY OF MARLBOROUGH. BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL (CFF) - TYPE II OR III (M16.0) FOR ALL MAJOR ROADWAYS OF THE CITY OR AS DIRECTED BY THE COMMISSIONER OF PUBLIC WORKS.

SATISFACTORY GRAVEL MATERIAL FOR BACKFILL SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTANTIALLY FREE FROM CLAY, ORGANIC MATERIALS, LOCAL WOOD, TRASH OR OTHER OBSTRUCTIVE MATERIAL WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. IT SHALL NOT CONTAIN STONES, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED. IT SHALL NOT CONTAIN ANY SNOW, ICE OR FROZEN SOIL.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCESSIVE LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPED IN SIX (6) INCH LIFTS, A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN LIFT LIFTS NOT GREATER THAN SIX (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES ON A TEMPORARY TRENCH, AND TWELVE (12) INCHES ON A PERMANENT TRENCH) OF GRAVEL COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

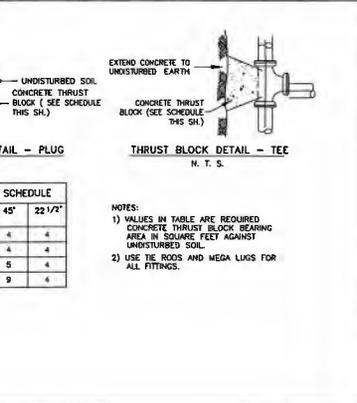
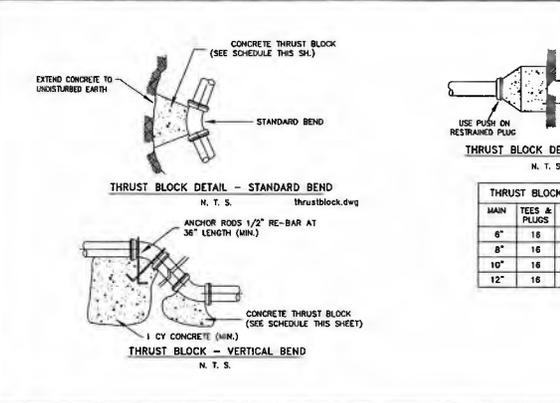
PAVEMENT PLACED SHALL BE PLACED AND RAINED TO A UNIFORM SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING BITUMINOUS ROAD SURFACE. THE FINISHES SHALL MAINTAIN THE SURFACES AND SHALL PROMPTLY FILL WITH SAND MATERIAL ANY DEPRESSION AND HOLES THAT MAY OCCUR SO AS TO KEEP THE SURFACES IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

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PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 60 DAYS OF NO LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY PAVEMENT WITHOUT APPROVAL OF THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUBGRADE SHALL BE EXCAVATED TO THE EXISTING BITUMINOUS CONCRETE SURFACE. THE EXISTING BITUMINOUS CONCRETE COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BINDER COURSE AND SHALL NOT BE LESS THAN THREE (3) INCHES THICK. THE EXCAVATION OF THE EXISTING BITUMINOUS CONCRETE SHALL BE TO A MINIMUM OF 12 INCHES IN DEPTH. IN SOME INSTANCES BEYOND A SIMPLE TRENCH EXCAVATION, PAVEMENT DETAILS AND NEARBYING REQUIREMENTS WILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT REQUIREMENTS OF ROUTE 15).



NOTE: EXCEPTING OF THE THRUST BLOCK DETAIL, CONSTRUCTION SPECIFICATIONS AND DETAILS SHOWN ON THIS SHEET WERE TAKEN FROM THE CITY OF MARLBOROUGH STANDARD DETAILS AND SPECIFICATIONS.

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PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

DETAILS
- TRAILSIDE TERRACE -
#19 ASH STREET
MARLBOROUGH, MA

DATE: SEPTEMBER 16, 2019

PREPARED FOR:
119 ASH ST LLC
19 ASH STREET
MARLBOROUGH, MA 01752

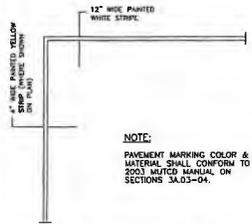
DATE: SEPTEMBER 16, 2019

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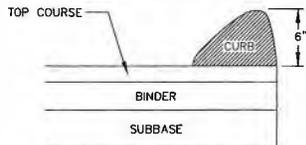
PAVEMENT SECTION

N. T. S. pavemnt.dwg



STOP LINE DETAIL

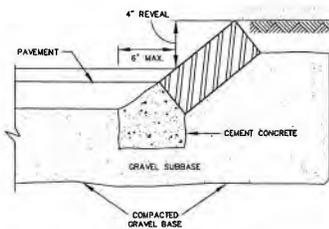
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TYPE 2 BERM DETAIL

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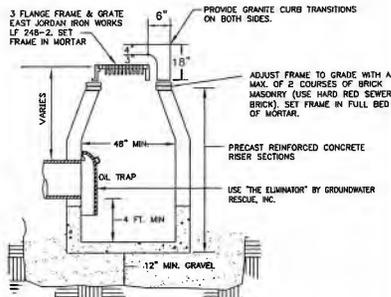
curbbit1.dwg



GRANITE CURBING DETAIL

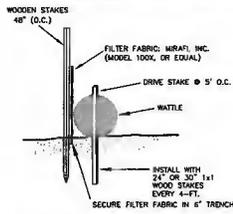
N. T. S.

Slapedcurbgran.dwg



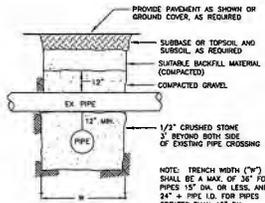
CATCH BASIN

N. T. S. CB1Marlborough.Dwg



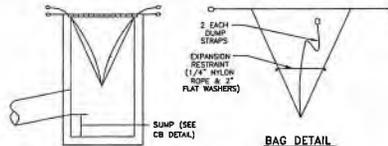
STAKED WATTLE DETAIL

N. T. S. Wattle and all fence.dwg



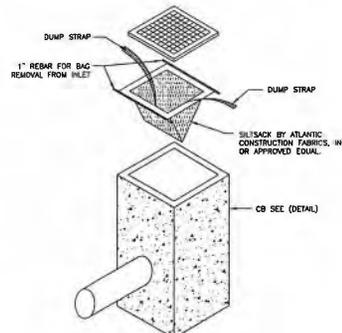
PIPE CROSSING DETAIL

N. T. S.



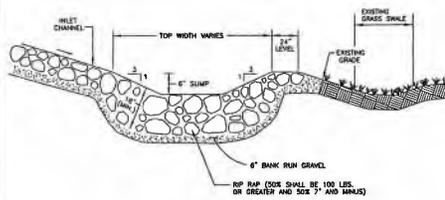
INSTALLATION DETAIL

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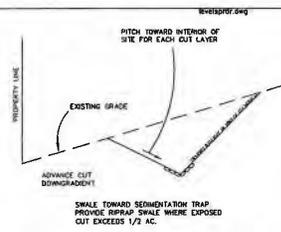
SILTSACK DETAIL

N. T. S.



DISSIPATION AREA SECTION

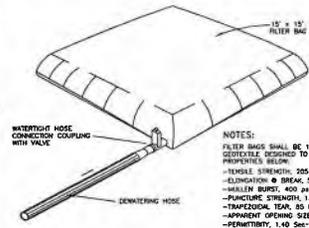
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EROSION CONTROL FOR CUT AREAS

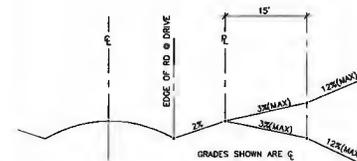
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Cutarea.dwg



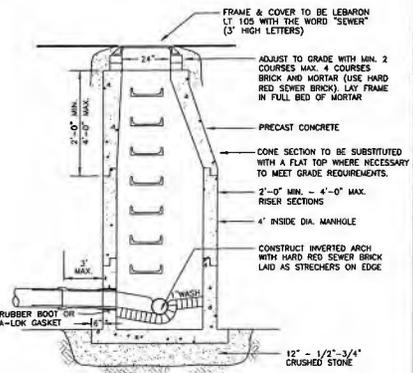
DEWATERING FILTER BAG DETAIL

N. T. S. FilterBag.dwg



DRIVEWAY SECTION

N. T. S.



SEWER MANHOLE

N. T. S.

smh.dwg

NO.	DATE	DESCRIPTION	BY

PREPARED BY: ASSOC. INC.
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
578 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

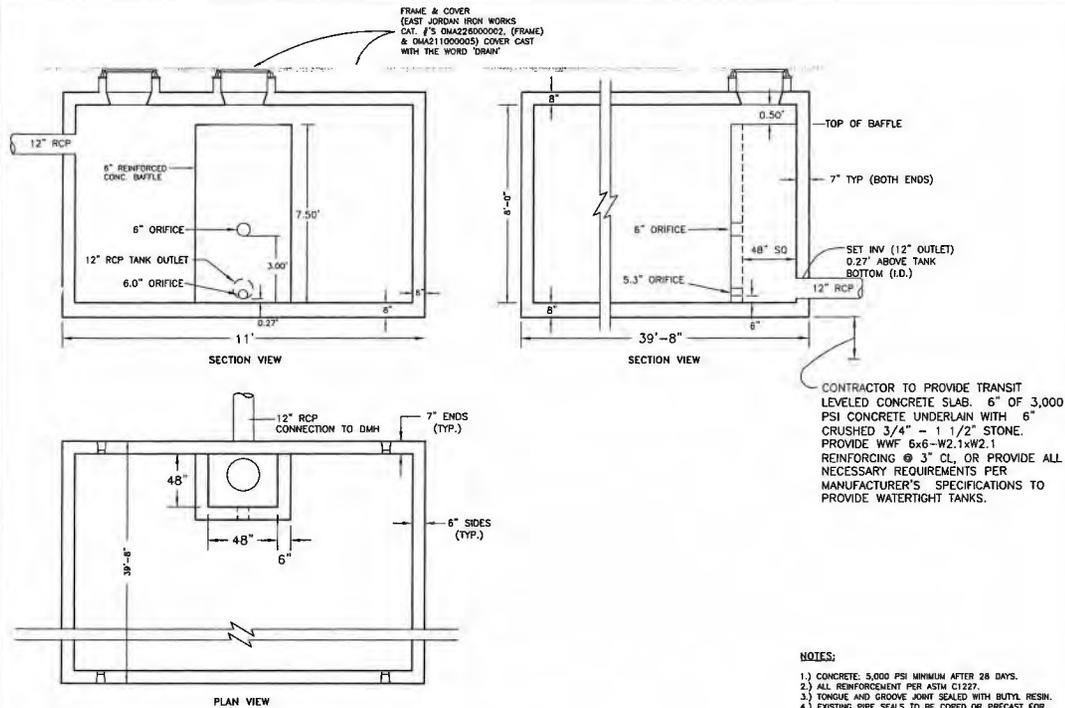
DETAILS
- TRAILSIDE TERRACE -
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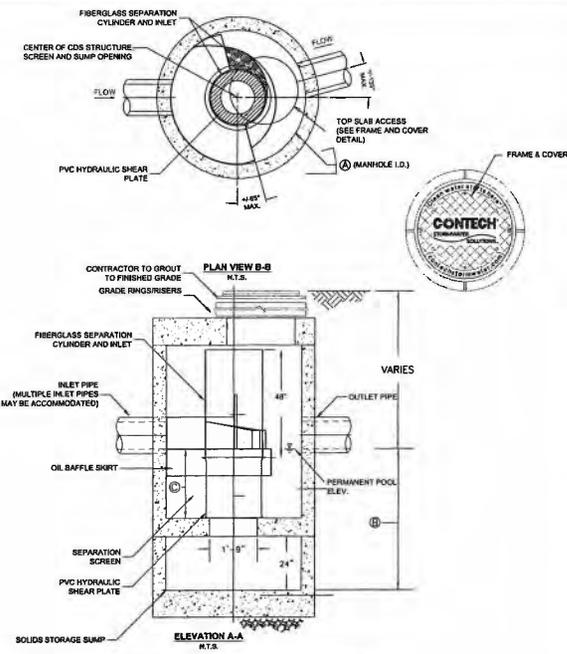
NE #1701.dwg



DETENTION TANK DETAIL

N. T. S. WATER QUALITY TANK.DWG

- NOTES:**
- 1.) CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - 2.) ALL REINFORCEMENT PER ASTM C1227.
 - 3.) TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.
 - 4.) EXISTING PIPE SEALS TO BE CURED OR PRECAST FOR DRAIN PIPE SHOWN.
 - 5.) USE SHEA CONCRETE 24,000 GALLON TUNNEL TANKS H-20 TRAFFIC LOADING OR APPROVED EQUAL.
 - 6.) SEE PLAN FOR PIPE INVERTS.

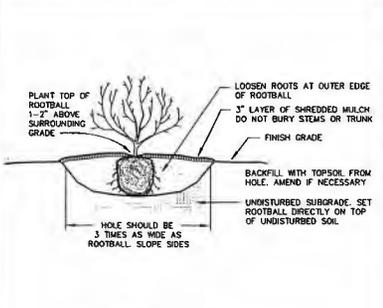


WQI SCHEDULE

WQI	CCD MODEL #	Ø	Ø	Ø
WQI1	2015-4-C	48"	4'-6"	24"

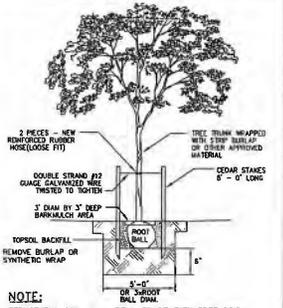
WATER QUALITY INLET

N. T. S. wqi.dwg



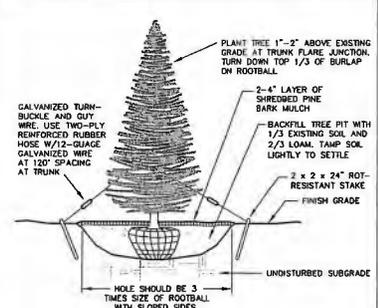
SHRUB PLANTING DETAIL

N. T. S. shrubplanting.dwg



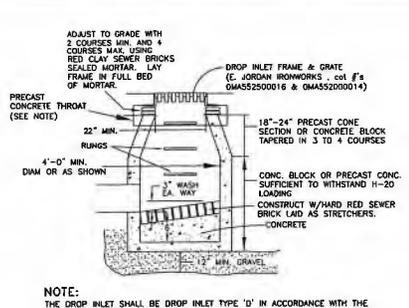
TREE STAKING DETAIL

N. T. S. treestaking.dwg



EVERGREEN TREE STAKING DETAIL

N. T. S. evergreentaking.dwg



DROP INLET

N. T. S.

NO.	DATE	DESCRIPTION	BY

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
576 EASTON STREET
MARLBOROUGH, MA 01752

DETAILS
-TRAILSIDE TERRACE-
#19 ASH STREET
MARLBOROUGH, MA



PREPARED FOR:
119 ASH ST LLC
119 ASH STREET
MARLBOROUGH, MA 01752

DATE: SEPTEMBER 16, 2019

C8



Marlborough Public Schools

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 SEP 25 A 9 20

School Committee

*17 Washington Street, Marlborough, MA 01752
(508) 460-3509*

Call to Order

August 27, 2019

1. Chairman Vigeant called the regular meeting of the Marlborough School Committee to order at 7:30 pm at the District Education Center, 17 Washington Street, Marlborough, MA. Members present included Mr. McLaughlin, Mrs. Matthews, Mrs. Bodin-Hettinger, Mrs. Ryan, and Mr. Geary.

Superintendent Michael Bergeron, Assistant Superintendent of Teaching & Learning, Mary Murphy, and Director of Finance & Operations Douglas Dias were also present.

In attendance was Administrative Support Christine Martinelli.

Mrs. Hennessy arrived at 8:00.

This meeting was recorded by local cable WMCT-TV and is available for review.

2. **Pledge of Allegiance:** Chairman Vigeant led the Pledge of Allegiance.

3. **Presentation:**

- A. **Marlborough High School & 1LT. Charles W. Whitcomb School – School Improvement Plans**

Mr. Daniels, Whitcomb School Principal and Mr. Riley, MHS Principal each gave a brief overview of the Improvement Plan for their respective schools.

Mr. Daniels spoke of three focus areas of improvement at his school for the upcoming year. The first goal was expanding on the academic intervention model which they did by creating an intervention course, built into the student's daily education experience. The second goal was Data System and the student's progress as it relates to standardized testing. And, the third goal, the challenge of special education, and that where the special education results are not where they would like them to be. At today's faculty kickoff at Whitcomb, the staff discussed in detail how every staff in the building will service these students, as co-teachers every single day. A goal was set to have every special education student in their general education classes at least 15 minutes every day, and not be in their pull-out program all day. This will give them an opportunity to experience what general education looks like and feels like.

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Mr. Riley spoke of two focus areas of improvement at his school for the upcoming year, both having to do with an investment MHS makes in student achievement and improving those achievement outcomes. The success of these goals is tied heavily to the staffing model. The first goal, academic intervention model for 9th and 10th grades, will tie in additional periods for academic intervention in the areas of ELA and mathematics. This is a focus because it is an investment in staffing and will ensure the success of the program and the return on the investment they are making as a school. The second goal, special education, is focused on supporting the co-teaching model at the school. Co-teaching has been at MHS for several years but has lacked training that focuses on creating a partnership model of instructional delivery for both teachers in the classroom. One of the focuses of improvement is to monitor the success of this but also to tie in professional development that is focused on helping the two teachers improve the quality of the instruction they plan and deliver together.

Superintendent Bergeron asked Mr. Riley to discuss what Mr. Riley and his staff did today. Mr. Riley explained that staff across all departments spent time planning for success around imbedding language objectives throughout the content areas so that MHS teachers are prepared day one, to build those objectives into their daily lessons

4. Committee Discussion/Directives: None

5. Communications: None

6. Superintendents Report

A. Welcome Back- Superintendent Bergeron reiterated the school schedule for this week; Wednesday, August 28, 2019 is the first day of school for students in grades 1 through 12, coming back again for school August 29th, with no school on Friday, August 30th and again no school on Monday, September 2nd. Kindergarten screening will be on August 28th and 29th, and Kindergarten orientation will be on September 4th. The first day of Kindergarten is September 5th, 2019. He also reminded everyone to download the MPS app for their phones to continue receiving communication throughout the year and to also follow MPS on Facebook to stay in touch with all the

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wonderful stories and activities the students are doing every day. He ended by thanking Jill Morin, Communications Coordinator, for creating the opening day video.

- B. Leadership Retreat** – The Superintendent is pleased at the work done at the leadership retreat and their continuing work on the Strategy for Improvement. The leadership team will use their four professional development night meetings this year to focus on this project. They will bring their plan back to the school committee in the winter. The link to the Strategy for Improvement can be found on the MPS website in the School Committee Meeting of August 27, 2019; Superintendent’s Report.
- C. FY20 Goals** – As he presented on opening day, Superintendent Bergeron shared his FY20 goals with the school committee; create a strategy for improvement by June 2020; Adopt a vision statement by June 2020; and Achieve consistent planning and instruction through the active use of learning targets, success criteria, and embedded language objectives.
- D. Thank you** – The Superintendent thanked all the dedicated employees who worked all summer, and the school committee and Mayor for their continued support.

A. Director of Finance & Operations Report

1. **Facilities Update:** Director of Finance & Operations, Doug Dias, gave a list of facilities updates that were completed this summer, near completion and still ongoing projects at all the schools. Mr. Dias thanked Commissioner Ghiloni, Andy White, custodians and facility staff for their help this summer at all the buildings. Without their help, all these improvements could not have been done and buildings ready to open, safe and clean. The complete facilities list report can be found in the School Committee packet of August 27, 2019; 6A Director of Finance & Operations Report.

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- 2. Food Service Update:** A new kitchen has been designed at the high school that will offer a safer and more inviting experience to our MHS students. Aramark, our food service provider has hired a Chef Manager to enhance menus and interact with students to improve their nutritional experience. The Chef Manager will rotate to all the schools. Tonight, Director Dias is also asking the School Committee to approve the elimination of reduced-price meals in Marlborough, which will increase meal equity for all our students.

The second year of the Summer Program for Food Service was a success, with 3,978 breakfasts and 4,358 lunches served over the 19 service days and to three school sites. These meals were served at no cost to students, we experienced a 55% growth in meals served over last summer and the staff feedback about the program was positive. In future years, we will seek to expand summer food services further by seeking partnerships with other local programs that work with our community.

- 3. Transportation Update:** The District is currently bidding out transportation services for the FY21-25 school years. The bid was designed to address transportation issues that have been detrimental to our operations, such as; bus driver shortages, bus tardiness, and availability of real time bus information to students, families and staff.

The bid opening is scheduled for Friday, August 30th and we expect multiple bids to come in. The bids that come in will be critical for the development of our FY21 budget. We are currently one of the lowest priced districts in MA for transportation and expect to be brought back to market-level pricing.

Superintendent Bergeron echoed Mr. Dias' praise of the work the Facility Department did under Commissioner Ghiloni. He also thanked Fire Chief, Kevin Breen, Police Chief, David Giorgi and Comptroller, Brian Doheny.

Mrs. Bodin-Hettinger asked Mr. Dias about the meal program this year and what attributed to the dramatic increase.

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7. Acceptance of Minutes:

A. Minutes of June 25, 2019 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Vigeant, to approve the School Committee minutes of June 25, 2019.

Motion passed 6-0-0.

8. Public Participation: None

9. Action Items/Reports:

A. National Grid Easement – Superintendent Bergeron proposed a Grant of Easement needed for electrical service to Marlborough High School in relation to the new school being built. A small route change is the reason for this easement. A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve the easement at MHS, 431 Bolton Street.

Motion passed 6-0-0.

B. Surplus Textbooks – Director of Finance & Operations, Douglas Dias asked the committee to allow donating or discarding 15+ year old textbooks at MHS that are no longer in use and hold no monetary value. Mrs. Bodin-Hettinger asked to have clarified what type of books these were.

A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve donating or discarding the textbooks no longer in use.

Motion passed 6-0-0.

C. Instrument Rental Program & Repair Services/Ten-year Contract Authority - Director of Finance & Operations, Douglas Dias recommends awarding a contract for a preferred vendor for the purpose of providing our students a comprehensive instrument rental program, including repair services and/or purchase of instrument, accessories and other related items. Families are not required to go to this preferred vendor. He asked the committee for the authority to seek a ten-year contract with this vendor, 5 years with another 5-year option, which would give the option to back out or continue with the vendor.

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve.

Motion passed 6-0-0.

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D. Resolution to Purchase ENERGY STAR Equipment and Appliances for the New Elementary School Project – MA School Building Authority (MSBA) Green Schools initiative provides incentives to districts to increase energy efficiency and sustainability efforts in new construction projects. Director of Finance & Operations, Douglas Dias asked the committee to commit to complying with Northeast Collaborative for High Performance Schools (NE-CHPS), and purchase equipment and appliances from ENERGY STAR for the New Elementary building.

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve Resolution to Purchase ENERGY STAR Equipment and Appliances.

Motion passed 6-0-0.

Mrs. Bodin-Hettinger has read that through MSBA there is a program that other new schools can pool resources to buy furniture, fixtures and equipment in bulk. She asked if we were taking advantage of this with the building of our new school.

E. MHS Graduation Date – Per Policy #7.200, MHS Graduation Ceremony will be scheduled on the first or second Sunday in June. The Class of 2020 will complete the 168 days on May 28, 2020. Michael Bergeron asked the School Committee to approve the graduation date for the Class of 2020 for Sunday, May 31, 2020.

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve Motion not voted on.

Mrs. Bodin-Hettinger asked to clarify, that, because this is a one year change the committee does not have to go to policy and change it.

A motion was made by Mrs. Bodin-Hettinger to amend the motion to include referring this to policy, seconded by Chairman Vigeant to approve as amended.

Motion passed 7-0-0.

F. Elimination of Reduced-Price Charges in the School Meal Program

The USDA permits local school meal programs to offer meals at no cost to students who would otherwise qualify for reduced-priced benefits. Districts who elect to adopt this practice will continue to receive Federal and State Reimbursements for meals claimed by students in the reduced-price category. Mr. Dias asked the committee to approve the elimination of reduced-priced charges in MPS.

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve eliminating reduced-priced charges.

Motion passed 7-0-0.

Mrs. Matthews thanked Mr. Dias for bringing this forward and she wanted to remind families that things change every day, if you need help, ask for it, fill out the form.

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Mrs. Hennessy is please we are doing this and wanted to remind everyone that the free/reduced lunch forms still need to be filled out for tracking purposes.

The Superintendent added that if any family in the community is not comfortable with returning the form to their child's school, they can send the form directly to Mr. Dias.

G. Acceptance of Donations and Gifts

Avidia Bank, a donation of \$200.00 to the Pathways Summer Program to support the end of summer event for the Pathways/Special Olympics Program. A motion was made by Mrs. Bodin-Hettinger and seconded by Chairman Vigeant, to approve the donation from the Avidia Bank.

Motion passed 7-0-0.

Follett Book Buy Back Program donated \$73.76 from the buy-back program for Kane Elementary and \$104.09 donated to Richer Elementary School's activity accounts. A motion was made by Mrs. Bodin-Hettinger and seconded by Chairman Vigeant, to approve the donation from Follett Book Buy Back Program.

Motion passed 7-0-0.

Anonymous donation of \$2,122.80 to all district schools.

A motion was made by Mrs. Bodin-Hettinger and seconded by Chairman Vigeant, to approve the donation from Anonymous.

Motion passed 7-0-0.

First Congregational Church donation of \$4,550.00, for Elementary and ECC students in memory of Katy Mahoney, the daughter of a church member. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to accept with gratitude the donation from First Congregational Church.

Motion passed 7-0-0.

Builders and Remodelers Association of Greater Boston (BRAGB) donation of \$2,500.00 to MHS Technology Engineering classes. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve with gratitude the donation from Builders and Remodelers Association of Greater Boston.

Motion passed 7-0-0.

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Ohiopyle Prints, Inc. donation of \$3.78 to MHS to be used to promote school spirit. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from Ohiopyle Prints, Inc.
Motion passed 7-0-0.

MA DESE – FY19 Emergency Impact for Displaced Students - MPS district was awarded \$31,801.00 in state funding to support our efforts in educating displaced students by the 2017 hurricane. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 7-0-0.

MA DESE – FY20 IDEA Grant - MPS district was awarded \$1,361,550.00. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 7-0-0.

MA DESE – FY20 Early Childhood Special Education Grant - MPS district was awarded for \$67,089.00. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 7-0-0.

MA DESE – FY20 Safer Schools & Communities Initiative Grant - MPS district was awarded for \$40,000.00. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 7-0-0.

MA DESE – FY20 734 Literacy Grant – Jaworek Elementary School - MPS district was awarded \$46,075.00. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 7-0-0.

MA Department of Health – FY20 Comprehensive School Health Services Grant - MPS district was awarded \$380,000.00
A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.
Motion passed 6-0-0.

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MA DESE – FY20 305 Title I - MPS district was awarded \$923,536.00

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant, to approve the donation from MA DESE.

Motion passed 7-0-0.

MA DESE – FY20 140 Title IIA - MPS district was awarded \$150,076.00

A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.

Motion passed 7-0-0.

MA DESE – FY20 180 Title III - MPS district was awarded \$166,523.00

A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.

Motion passed 7-0-0.

MA DESE – FY20 309 Title IV - MPS district was awarded \$54,753.00

A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from MA DESE.

Motion passed 7-0-0.

YMCA of Central Massachusetts – FY20 PCHP Expansion Grant 239 -

awarded MPS district \$24,999.00 through the YMCA of Central Massachusetts 239 PCHP Expansion Grant. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from YMCA of Central MA.

Motion passed 7-0-0.

Bioridge Pharma – Grades K-12 students – donated \$2,457.84 of free epi-pen

auto injectors for schools. A motion was made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant, to approve the donation from Bioridge Pharma.

Motion passed 7-0-0.

10. Reports of School Committee Sub-Committees: None

11. Members' Forum:

Mrs. Matthew's has reviewed the warrant and will sign it.

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12. Adjournment:

Motion made by Mrs. Bodin-Hettinger, seconded by Chairman Vigeant to adjourn at 8:10 pm.
Motion passed 7-0-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Heidi Matthews", with a long, sweeping horizontal line extending to the right.

Heidi Matthews
Secretary, Marlborough School Committee

HM/cm

Approved September 24, 2019

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Call to Order

September 10, 2019

1. Chairman Arthur Vigeant called the regular meeting of the Marlborough School Committee to order at 7:30 p.m. at the District Education Center, 17 Washington Street, Marlborough, MA. Members present included Michelle Bodin–Hettinger, Denise Ryan, Heidi Matthews, Katherine Hennessy, Darren McLaughlin and Earl Geary. Also present were Superintendent Michael Bergeron, Assistant Superintendent of Teaching & Learning, Mary Murphy, and Director of Finance & Operations, Douglas Dias, MEA Representative Rupal Patel and Administrative Support Julia Marshall.

This meeting is being recorded by local cable, WMCT-TV, and is available for review.

2. **Pledge of Allegiance:** Chairman Arthur Vigeant led the Pledge of Allegiance.

3. **Presentation:**

- A. **Elementary Schools School Improvement Plan Presentations.** Ron Sanborn, Kalliope Pantazopoulos and Dr. Robert Skaza each gave a brief overview for their respective school based on their work with Dr. Paul Ash. Also present was Amy Mulkerin, the principal of the new elementary school.

- Mr. Sanborn, Principal of the Jaworek School, discussed how action plans, such as a universal student success plan, will be created to assist new students, EL students and students found ineligible in the area of special education. He also mentioned the development of a universal student success plan.

- Ms. Pantazopoulos, Principal of the Kane School, spoke about the three goals she has for her school for this upcoming academic year. These goals include improving ELA and math MCAS achievement scores, increasing our student-teacher relationships and increasing our students' supports.

- Dr. Skaza, Principal of the Richer School, explained the two goals for the Richer School are to improve attendance by studying trends in their absence history and to set priority groupings based on Carrie Thurston's model relative to screening and assessment data. Richer plans to educate parents on the importance of school attendance. Daily attendance targets will be set for classroom, grade level and school to identify patterns in attendance. Additionally teachers will have the goal of making one phone call per academic year to parents of each student to discuss the student.

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Katherine Hennessy thanked Dr. Skaza for his focus on important issues among students and families.

Chairman Vigeant asked Mrs. Mulkerin if the new school is having any problems, to which she expressed no concerns.

4. Committee Discussion/Directives: None

5. Communications: None

6. Superintendents Report:

Superintendent Bergeron began his report by thanking the new Administrative Support, Julia Marshall. He then gave thanks to all Panthers who contributed to the success of the Labor Day Parade.

He discussed Steven Kerrigan's notice that the schools will be used for the primary elections held in Marlborough and his recent meeting with Mr. Kerrigan, Chief Giorgi and Commissioner Ghiloni where they conferred about operational needs. Richer School, Kane School, Whitcomb School and Hildreth School will be used for elections; police will be present at all schools.

Next, the Superintendent reviewed the proposed schedule for redistricting, which he indicated is still in the draft format stages.

Superintendent Bergeron then spoke about Whitcomb and the High School partnering with the Marlborough Alliance for Prevention to plant purple flags that symbolize the lives lost due to the opioid crisis. In addition, Whitcomb updated their curriculum to touch upon this public health concern.

Superintendent Bergeron discussed the experience of Marlborough High School students had learning at Raytheon's Engineering Exploratory.

He ended his report by mentioning that this morning he had Pre-School, Elementary School and Middle School principals send out notifications to families that recess and physical education will be held indoors until the status and risk levels of EEE can be revisited. Chairman Vigeant added that the state is spraying Marlborough once again tonight and people should stay inside while that happens.

Darren McLaughlin asked for clarification on the term "whole life engineering."

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A. Assistant Superintendent of Teaching & Learning

Assistant Superintendent Mary Murphy began her report by discussing New Staff Orientation and the 2019-2020 Induction and Mentoring Program. Mrs. Murphy reported that thirty-four teachers participated in a New Staff Orientation and twenty of them are first year teachers who will be mentored throughout the school year. Assistant Superintendent Murphy finished her report by discussing the Middle School Math Adoption process; Heather Kohn and her committee of educators evaluated many potential resources and selected Houghton Mifflin's Into Math. Every educator on the committee received materials relating to HMH Into Math, and there will be several professional development sessions offered on the new programs. Katherine Hennessy questioned Mrs. Murphy about what math system is offered for the elementary schools and the assessment tools that go along with it, and Mrs. Murphy provided additional information about Go Math. Mrs. Murphy emphasized the above state average math levels achieved in fourth grade for the first-time last year and her hopes for the math system to assist students. Superintendent Bergeron thanked Heather Kohn and staff for working hard on this recommendation.

7. Acceptance of Minutes: None

8. Public Participation: None

9. Action Items/Reports:

A. District Level Commitment to Comply with CHPS Best Practices (CHPS IIc2.1)

Our new elementary project is receiving reimbursement points for compliance with the Northeast Collaborative for High-Performance Schools, which the Mount Vernon Group is assisting with. Douglas Dias, Director of Finance and Operations, recommended that the School Committee commits to complying with all CHPS requirements and best practices with the support of the Mount Vernon group.

A motion was made by Mrs. Matthews, seconded by Chairman Vigeant to approve the motion.

Motion passed 7-0-0.

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B. Acceptance of Donations and Gifts

Follett Book Buy Back Program. Through the program, Kane School received \$59.79 from and Jaworek Elementary School received \$306.35.

A motion was made by Ms. Matthews, seconded by Chairman Vigeant, to accept with gratitude the donations.

Motion passed 7-0-0.

10. Reports of School Committee Sub-Committees: None

11. Members' Forum

Mrs. Hennessy shared information from MIAA that she learned as a result of her role for MASC sitting on the field hockey committee. She discussed a data forum that will be used for sports by Fall 2020 for tournament seeding.

Mrs. Hennessy then explained how the Blue-Ribbon Committee is trying to make sure the gender language is inclusive in sports to mimic what is being done in schools. Finally, she requested that the policy sub-committee work with Athletic Director, Jeff Rudzinsky, to establish a district wide policy following the MIAA sports medicine policy about heat index, which is already in effect. Mrs. Bodin-Hettinger asked where additional information could be found; Mrs. Hennessy directed her towards the MIAA website.

12. Adjournment:

Motion made by Ms. Matthews, seconded by Chairman Vigeant to adjourn at 8:09 p.m.

Motion passed 7-0-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Heidi Matthews", with a long, sweeping horizontal stroke extending to the right.

Heidi Matthews
Secretary, Marlborough School Committee

HM/jm

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MARLBOROUGH COMMISSION ON DISABILITIES

MINUTES FOR MEETING AUGUST 6, 2019
MAYOR'S CONFERENCE ROOM 4TH FLOOR
CITY HALL

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 SEP 24 A 9 12

ATTENDEES: PATRICIA CARLSON, DAVE DOUCETTE, DEBRA MCMANUS, JOHN USINAS, CHERYL SOUCY, LAURA KYLE

MEETING CALLED TO ORDER AT 4:48

MINUTES READ: MOTION TO ACCEPT PASSES 6 TO 0.

TREASURER REPORT: \$5,578.43 MOTION TO ACCEPT PASSES 6 TO 0.

BUSINESS

- NO UPDATE ON METROWEST DAILY NEWS.
- JOHN ATTENDED THE CITY HALL BBQ

NEW BUSINESS

- FLYING DREAMS BREWING CO. WOULD LIKE TO PLACE TABLES ON SIDEWALK ON RAWLINGS AVE. THIS WILL ONLY ALLOW 30" CLEARANCE. AAB RULES AND REGULATIONS REQUIRES 36".
- ILC CONFERENCE- BEST WESTERN ROYAL PLAZA, 9/27/2019
- COMMUNITY ACCESS TRAINING – LOWELL, SEPT. 11TH & 12TH.
- PARKING ON HASH MARKS AT 65 BPR WEST & WORDING ON THE HP STANCHIONS HAVE BEEN REPORTED AS A

PROBLEM. DEBRA WILL SURVEY THE PARKING LOT & SEND THE OWNERS A LETTER.

MEETING ADJOURNED @ 5:18 PM.

NEXT MEETING WILL BE SEPTEMBER 3, 2019 AT 4:00 PM, CITY HALL IN THE MAYOR'S CONFERENCE ROOM ON THE 4TH FLOOR.

RESPECTFULLY SUBMITTED,
DEBRA MCMANUS

Marlborough Public Library Board of Trustees
Meeting Minutes

September 3, 2019
Bigelow Auditorium, Marlborough Public Library

RECEIVED
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CITY OF MARLBOROUGH
2019 OCT -2 A 7:58

Meeting called to order by Tom Abel at 7:05pm

Board Members Present: Tom Abel, Bill Brewin, Robyn Ripley, Rustin Kyle, Nena Bloomquist, Fred Haas, Karen Bento, Janice Merk

Also Present: Margaret Cardello, Library Director,

Documents Reviewed/Referenced:

1. Agenda
2. Minutes from the June 4, 2019 meeting
3. Trust Fund/State Aid reports for June, July and August 2019
4. Director's Report
5. Proposed 2020 Library Calendar

Proceedings:

1. **Minutes:** *A motion to approve the meeting minutes from the June 4, 2019 meeting was passed (Haas/Ripley).*
2. **Trust Fund Reports:** *A motion to approve the Trust Fund Reports for June, July and August 2019 was passed (Merk/Ripley).*
3. **Director's Report:** (see attached for more details)
 - Margaret shared a number of updates on the library renovation project including the following:
 - The architects from LLB and the project management team with Daedalus made good progress over the summer. There have been extensive discussions on how the library will sit on the site. A draft set of drawings was produced and the Building Committee provide useful guidance with while be incorporated into the revised plans. Members of the library staff toured the new Woburn Public Library, which opened early this year, and generated a list of likes and dislikes which will be reviewed by LLB and Daedalus.
 - The Building Committee will continue to hold their regularly monthly meeting on the second Thursday of the month. The next meeting is September 12.
 - Margaret has asked the project team to attend the October 1 Trustees meeting to provide the board with a status update.

- The Walker Building is still being evaluated as the temporary library location during the renovation. Margaret is working with a structural engineer from the DPW to calculate load capacities, which will determine how much of the collection the building can hold. The City will also need to ensure the elevator is operational prior to the move.
 - In preparation for the move, Margaret has been in touch with library moving experts to gather recommendations and requirements, and the staff has begun weeding the collection.
 - Since technology will be critical to MPL being the type of library we aspire it to be, Margaret has also been in touch with a library technology expert to explore what types of technologies state-of-the-art libraries have implemented.
- Another part-time Clerk has resigned, effective August 9. As this position is in the Children's Department, staff is seeking someone who has experience working with younger children.
 - The MMEA, which library staff belong to, has not yet established a new contract with the city. Margaret noted that union staff have not had a raise since July, 2017 and in January 2020, the state's minimum wage will increase to \$13. MPL part-time Clerks currently start at \$12.69. Given that the library has the largest number of part-time Clerks in the city, Margaret is very concerned that this disparity will be extremely problematic when recruiting new employees. Turnover has already been very high due to staff being recruited by other libraries offering higher wages.
 - Sandra Austin, an attorney in Marlborough, has agreed to serve as the president of the Friends for the upcoming year.
 - The Summer Reading Program was a huge success. This year it included a summer art program for tweens that was funded with a grant from the Mass Board of Library Commissioners. A collaborative art project turned out so well that it was hung on the main floor of the library for all to enjoy.
 - Margaret has been in discussions with the Marlborough Historical Society regarding moving some of the society's collection to the Marlborough history space in the library. She will be attending the Society's board meeting on September 10.
 - Margaret is also helping the DPW in its search for a grant that would be used to evaluate and preserve a collection of historical records that are stored in the basement of the Walker Building.
 - Several requests over the summer illustrated very clearly how much the community values the library as both a resource and a community meeting place: a planned speaker series by a newly formed Social Justice Center; a mentoring program at MHS that matches at-risk students with mentors to help

them prepare for college or other post-secondary training; and a project with the Marlborough Senior Center that seeks to highlight issues affecting seniors.

- There was an incident in the library on August 29 in which a man and woman were reported to be in the Women's restroom, possibly using drugs. Margaret asked the individuals to leave and called the police. Hypodermic needles were found in the trash. The video cameras outside the restroom captured the incident.

Committee Reports:

- Marlborough Public Library Foundation:
 - The next meeting will be held on September 17. The Foundation will be actively seeking new members.

4. Old Business:

- None to report

5. New Business:

- Margaret presented the proposed 2020 calendar the board. The only change over last year was a request to close at noon on the day before Thanksgiving and New Year's. This is the policy for all city departments, but the library has traditionally stayed open until 5pm on those days, with the staff earning comp time in exchange. The board requested that Margaret check with the City to determine if this change would have any contract implications.

6. Adjournment: *A motion to adjourn passed at 8:07pm (Bento/Bloomquist)*

Minutes submitted by Janice Merk.

Ad-Hoc Municipal Aggregation Committee

Meeting Minutes – August 21, 2019

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2019 SEP 30 P 6:28

The Ad-Hoc Municipal Aggregation Committee met on August 21, 2019 from 2:32 AM to 3:40 PM in the Mayor's Conference Room. The following individuals were in attendance:

Ad-Hoc Municipal Committee members:

- Chief Procurement Officer Beverly Sleeper
- Mayor Arthur Vigeant
- City Council President Ed Clancy
- DPW Commissioner John Ghiloni
- City Councilor Michael Ossing (Chairman of the Ad-Hoc Municipal Aggregation Committee)
- Members absent: None

Additional individuals at the meeting:

- Colonial Power Representatives Mark Cappadona and Denise Allard

The following items were discussed:

- 1. Minutes of the March 21, 2019 Ad-Hoc Municipal Aggregation Committee meeting:**
 - The Committee approved the March 21, 2019 meeting minutes 5 – 0.
- 2. Council Update:**
 - The Committee was informed that the City Council April 8, 2019 agenda included the Communication from Councilor Ossing notifying the Council of the summer 6 month contract (Agenda item 6) and the FINCOM recommendation to support the revised Municipal Aggregation Order 19-1007578A (Agenda item 30). Additionally, the April 29, 2019 City Council agenda included the Ad-Hoc Municipal Aggregation minutes from March 21, 2019 (Agenda item 30).
- 3. Review Council Order 19-1007578A:**
 - The Chairman informed the committee that the City Council approved the revised Municipal Aggregation order 19-1007578A on April 8, 2019.
 - The Chairman discussed with the Committee that the revised order allows the Committee to enter into contracts at anytime the pricing appears favorable as well as entering into contracts in durations greater than six months.
 - The Chairman discussed with the Committee that the goal is to obtain competitive electric supply offers that will provide stability and predictability and on a yearly average be lower than the National Grid (NGrid) Fixed Basic Service Rates during the same period.
- 4. Review bids for the next electricity supply contract:**
 - The Committee discussed that the current contract with Dynegy (rate of 0.09732 \$/kW-hr) expires at the end of October 2019.
 - Colonial Power presented a spreadsheet (Attachment 1) with the seven Suppliers who submitted bids to supply the City with electricity for periods ranging from 6 to 36 months.
 - Colonial Power presented the graph of the history and projections of the NGrid basic service rates going forward (Attachment 2).

- The Committee reviewed the bids and after a lengthy discussion selected Supplier #5 (Inspire) as the supplier for a 24 month period from November 2019 to October 21, 2021. The vote was 5 – 0. Key factors in the Committees decision include:
 - Inspire was the lowest bidder for the electric supply rate.
 - Going with the 24 month contract provides stable and predictable pricing for the residents that aligns with Council order 19-1007578A.
 - Going with the 24 month rate of 0.09690 \$/kW-hr is lower on a yearly average than the projected NGrid yearly average of 0.110 \$/kW-hr which aligns with the Council Order 19-1007578A.
 - The price for electricity is under 0.10000 \$/kWh which is very favorable at this point in time based on market conditions.
 - The 24 month rate will be slightly higher than the projected NGrid summer 2020 rate (NGrid summer rate projected at 0.0950 versus 0.09690) resulting in a slightly higher electric bill (approximately \$1.14 per month or \$6.84 over the six month summer period).
 - The City’s “green” component will be enhanced by purchasing 100% wind Renewable Energy Credits (RECs).
 - The winter 2018/2019 rate was 0.13650 (Direct Energy) – the residents will see a significant savings from last winter (~\$23.76 in savings per month for 600 kW of electricity used).
 - The new rate of 0.09690 \$/kW-hr is less than the current summer rate with DYNEGY (0.09732 \$/kw-hr).
- Attachment 3 provides the evaluation to illustrate the potential savings with a 24 month contract with Supplier #5 (Inspire). Based on the NGrid projections of electric supply rate reviewed by the Committee, the potential savings over the 24 month contract period for individuals using 600 kW per month is approximately \$188.00.
- Attachment 4 – update 9/20/19 (post meeting update for info only – not discussed in Committee) - The Ad-Hoc Municipal Aggregation Committee entered into a contract with Supplier #5 on August 21, 2019 and used the NGRID winter 2019 – 2020 projected rate of 0.125 \$/kW-hr. On September 16, 2019, the NGRID actual winter 2019 – 2020 was set at 0.13982 \$/kW-hr. This is an increase in the NGRID rate versus the projections used by the Committee. This means the winter 2019- 2020 savings using Supplier#5 will be even greater than the projections used by the Committee. The information in Attachment 4 is intended to illustrate the savings based on the actual NGRID winter rates for 2019 – 2020.

5. Other Business.

- The Committee reviewed the proposed wording to inform the residents of the program changes (Councilor Delano request – see March 21, 2019 meeting notes item 3). The Committee agreed that Colonial Power will issue the letter to all residents in the fall after NGrid sets their winter rates. **ACTION: Colonial Power**
- Colonial Power will provide the information to the Mayor’s office to update the website in October 2019 with the information on the new Supplier and new rates. **ACTION: Colonial Power**

- The August 21, 2019 Ad-Hoc Municipal Aggregation Committee meeting minutes will be submitted to the City Clerk to be included on the City Council Agenda after NGrid sets their winter rates. **ACTION: M. Ossing**
- The Chairman will prepare a letter to the City Council informing the Council of the actions of the AD-Hoc Municipal Aggregation Committee regarding new rates and supplier for the November 2019 to October 2021 contract period. **ACTION: M. Ossing**
- The Chairman will continue to work with Colonial Power to monitor electric supply rates and reconvene the Committee should conditions warrant.

Attachment 1: Spreadsheet with summary of the 7 supplier bids submitted to the Committee for review on August 21, 2019 (one page)

Attachment 2: National Grid rate history and Colonial Power's forecast of future National Grid rates dated August 8, 2019 (one page)

Attachment 3: Evaluation illustrating the savings over the projected National Grid pricing based on Supplier #5 indicative pricing (two pages)

Attachment 4: Evaluation illustrating the savings over the actual National Grid Winter 2019 – 2020 pricing based on Supplier #5 indicative pricing (one page)

Attachment 1

Spreadsheet with summary of the 7 supplier bids submitted to the Committee for review on August 21, 2019 (one page)

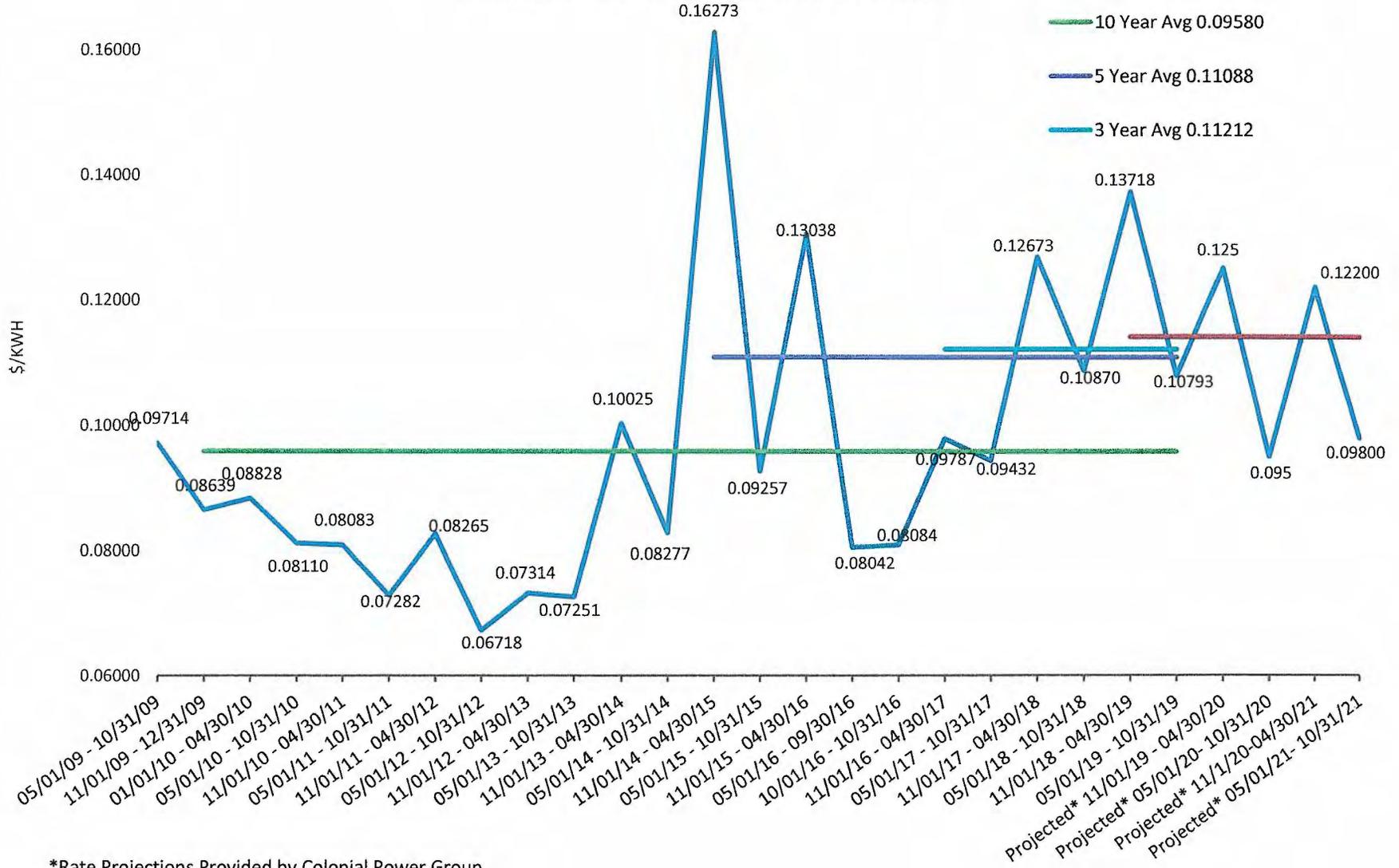
Attachment 2

**National Grid rate history and Colonial Power's forecast
of future National Grid rates dated August 8, 2019 (one page)**

8/8/2019

NATIONAL GRID Residential Basic Service Rate

- Residential
- Projected* 3 Yr Avg 0.11419
- 10 Year Avg 0.09580
- 5 Year Avg 0.11088
- 3 Year Avg 0.11212



*Rate Projections Provided by Colonial Power Group

Attachment 3

**Evaluation illustrating the savings over the projected National Grid
pricing based on Supplier #5 indicative pricing (two pages)**

Indicative Pricing – August 21, 2019 – Supplier 5

Illustrate savings over the projected National Grid pricing based on Supplier #5 indicative pricing reviewed by the Ad-Hoc Municipal Aggregation Committee on August 21, 2019

Assumptions:

- NGRID projections based on Colonial Power graph dated 8/8/19
- NGRID Winter rate November 2019 to April 2020 - 0.125 \$/kW-hr (projected)
- NGRID Summer rate May 2020 to October 2020 – 0.095 \$/kW-hr (projected)
- NGRID Winter rate November 2020 to April 2021 – 0.1220 \$/kW-hr (projected)
- NGRID Summer rate May 2021 to October 2021 – 0.0980 \$/kW-hr (projected)
- Supplier #5 24 Month rate November 2019 to October 2021 – 0.09690 \$/kW-hr
- Assume 600 kW usage per month for average residential customer

Calculate NGRID Bills during 24 month period:

- Winter 2019 – $600 \times 0.125 = \$75$ per month (or $6 \times 75 = \$450$ for the six month winter period)
- Summer 2020 - $600 \times 0.095 = \$57$ per month (or $6 \times 57 = \$342$ for the six month summer period)
- Winter 2020 – $600 \times 0.1220 = \$73.20$ per month (or $6 \times 73.2 = \$439.20$ for the six month winter period)
- Summer 2021 – $600 \times 0.098 = \$58.80$ per month (or $6 \times 58.80 = \$352.80$ for the six month summer period)
- The projected NGRID yearly average is 0.110 \$/kW-hr $[(.125 + .095)/2]$ yearly and $[(.122 + .098)/2]$

Calculate Supplier #5 during the 24 month period:

- Winter 2019 – $600 \times 0.09690 = \$58.14$ per month (or $6 \times 58.14 = \$348.84$ for the six month winter period)
- Summer 2020 - $600 \times 0.09690 = \$58.14$ per month (or $6 \times 58.14 = \$348.84$ for the six month summer period)
- Winter 2020 - $600 \times 0.09690 = \$58.14$ per month (or $6 \times 58.14 = \$348.84$ for the six month winter period)
- Summer 2021 - $600 \times 0.09690 = \$58.14$ per month (or $6 \times 58.14 = \$348.84$ for the six month summer period)
- The actual yearly average will be 0.09690 \$/kW-hr

Evaluation:

NGRID Projected Rate versus 24 Month Supplier #5 Contract

	NGRID Monthly Bill	NGRID Six Month Total	Supplier Monthly Bill	Supplier Six Month Total	Monthly Savings (Cost)	Six Month Savings (Cost)
Winter 2019	\$75.00	\$450.00	58.14	348.84	16.86	101.16
Summer 2020	\$57.00	\$342.00	58.14	348.84	(1.14)	(6.84)
Winter 2020	73.20	439.20	58.14	348.84	15.06	90.36
Summer 2021	58.80	352.80	58.14	348.84	0.66	3.96
Total	-----	\$1,584.00	-----	\$1,395.36	-----	\$188.64

- Total savings over the 24-month period - \$188.64

Conclusion:

The total 24-month savings comparing the projected NGrid rates with Supplier #5 24 month rate is \$188.64. Observations include:

- Going with the 24 month contract provides stable and predictable pricing for the residents that aligns with Council order 19-1007578A.
- Going with the 24 month rate of 0.09690 \$/kW-hr is lower on a yearly average than the projected NGrid yearly average of 0.110 \$/kW-hr which aligns with the Council Order 19-1007578A.
- The price for electricity is under 0.10000 \$/kWh which is very favorable at this point in time based on market conditions.
- The 24 month rate will be slightly higher than the projected NGrid summer 2020 rate (NGrid summer rate projected at 0.0950 versus 0.09690) resulting in a slightly higher electric bill (approximately \$1.14 per month or \$6.84 over the six month summer period).
- The City's "green" component will be enhanced by purchasing 100% wind RECs.
- The winter 2018/2019 rate was 0.13650 (Direct Energy) – the residents will see a significant savings from last winter (~\$23.76 in savings per month for 600 kW of electricity used)

Attachment 4

Evaluation illustrating the savings over the actual National Grid

Winter 2019 – 2020 pricing based on Supplier #5 indicative pricing (one page)

Indicative Pricing – September 20, 2019 – Supplier 5

Illustrate savings over the actual winter 2019-2020 National Grid pricing based on Supplier #5 indicative pricing.

NOTE: The Ad-Hoc Municipal Aggregation Committee entered into a contract with Supplier #5 on August 21, 2019 and used the NGRID winter 2019 – 2020 projected rate of 0.125 \$/kW-hr. On September 16, 2019, the NGRID actual winter 2019 – 2020 was set at 0.13982 \$/kW-hr. This is an increase in the NGRID rate versus the projections used by the Committee. This means the winter 2019-2020 savings using Supplier#5 will be even greater than the projections used by the Committee. The information below is intended to illustrate the savings based on the actual NGRID winter rates for 2019 – 2020.

Assumptions:

- NGRID winter 2019-2020 rate set at 0.13982 \$/kW-hr
- NGRID Winter rate November 2019 to April 2020 - 0.13982 \$/kW-hr (NGRID set on 9/16/19)
- Supplier #5 24 Month rate November 2019 to October 2021 – 0.09690 \$/kW-hr
- Assume 600 kW usage per month for average residential customer

Calculate NGRID Bills during the winter 2019 - 2020 period:

- Winter 2019 – $600 \times 0.13982 = \$83.89$ per month (or $6 \times 75 = \$503.34$ for the six month winter period)

Calculate Supplier #5 during the winter 2019 - 2020 period:

- Winter 2019 – $600 \times 0.09690 = \$58.14$ per month (or $6 \times 58.14 = \$348.84$ for the six month winter period)

Evaluation:

NGRID winter 2019 - 2020 Rate versus 24 Month Supplier #5 Contract

	NGRID Monthly Bill	NGRID Six Month Total	Supplier Monthly Bill	Supplier Six Month Total	Monthly Savings (Cost)	Six Month Savings (Cost)
Winter 2019	\$83.89	\$503.34	58.14	348.84	25.75	154.50

- Total savings over the 6-month winter period - \$154.50

Conclusion:

The total 6-month savings comparing the actual NGRID winter 2019 – 2020 rates with Supplier #5 24-month rate is \$154.50. The Committee projected a savings of \$101.16 over the same period on August 21, 2019. The actual NGRID winter rate provides residents an additional \$53.34 in savings based on the August 21, 2019 Committee projections.

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

1A
RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
September 09, 2019
2019 SEP 25 P 2:34

Call to Order

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Phil Hodge, Sean Fay, George LaVenture and Matthew Elder. Chris Russ absent. City Engineer, Thomas DiPersio, and Planning Board Administrator, Krista Holmi, were also present.

1. Meeting Minutes

A. August 26, 2019

On a motion by Mr. LaVenture, seconded by Mr. Elder, the Board voted to approve and file the meeting minutes of August 26, 2019. Motion carried.

2. Chair's Business

- A. Set public hearing date- Council Order 19-1007756 Proposed Zoning Amendment Section 650-5 (B), entitled "Definitions; word usage", relative to the definition of Home Office/Home Occupation. The public hearing was set for October 7, 2019.

3. Approval Not Required (Votes)

- A. ANR 215 Sudbury St.: Applicants- Timothy and Jennifer Shannon, 150 Prides Crossing Sudbury and 60 Carver Hill Rd., Marlborough, MA 01752; Engineer- HS & T Group, 70 Hammond St., Worcester, MA 01610; Description of Property - Middlesex South Registry of Deeds, Book 72970, Page 178.

Mr. LaVenture read the September 5, 2019 favorable recommendation letter from Assistant City Engineer Collins into the record. The purpose of the ANR plan (rev. 9-4-19) is to divide the existing 5+- acre lot at 215 Sudbury St. into two lots; Lot 1R meets the zoning, frontage, area, Lot Shape and meets the criteria for present adequate access for a property in the Rural Residence zone. Parcel 2 (containing roughly 4 acres) was correctly identified as "Not to be Considered a Separate Building Lot", as it lacks the zoning criteria for frontage to be considered a building lot in a Rural Residence zone. As noted on the plan, it is the intention of the property owner to combine Parcel 2 with the abutting land at #60 Carver Hill Road, presently owned by the proponents of the plan.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and endorse the above reference plan believed to be Approval Not Required under the Subdivision Control Law. Motion carried.

- B. ANR 11 Paquin Dr.: Applicant- Estate of Richard C. Berte c/o Attorney John Gosselin, 635 Massachusetts Ave., Arlington, MA 02476; Engineer- Bruce Saluk Assoc., Inc., 576 Boston Post Road East, Marlborough, MA 01752; Description of Property – Middlesex South Registry of Deeds, Book 71938 page 338. (Assessor's Map 7, Parcel 99)

Mr. LaVenture read the September 4, 2019 favorable recommendation letter from Assistant City Engineer Collins into the record. The purpose of the ANR plan (August 8, 2019, rev. 9-5-19) is to divide the existing lot into two lots, Lot 1 and Lot 3. Both lots meet the zoning requirements for frontage, area, Lot Shape and meet the criteria for present adequate access for properties in a residence A-3 zone. On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and endorse the above referenced plan believed to be Approval Not Required under the Subdivision Control Law. Motion carried.

4. Public Hearings (None)

5. Subdivision Progress Reports (Updates and Discussion)

A. TABLED Goodale Estates Update Kevin Gillis, Northborough Capital Partners, LLC.

As Mr. Gillis was not yet present, on a motion by Mr. LaVenture, seconded by Mr. Elder, the Board voted to table item 5A. Motion carried.

B. Howe’s Landing Request for Bond Reduction and Initiation of Acceptance – Attorney Paul Galvani.

Mr. LaVenture read the August 30, 2019 letter from Attorney Galvani requesting that funds being held as security by the Tripartite Agreement be reduced to zero and the Agreement be terminated. Attorney Galvani further requests that the street acceptance process be initiated. On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and to refer the matter to Engineering for recommendation. The Board requested that the minutes reflect that the request for bond reduction and initiation of the street acceptance process was made in advance of the September 13, 2019 maintenance period expiration. Motion carried.

6. Preliminary/Open Space /Limited Development Subdivision Submissions / Updates (None)

7. Definitive Subdivision Submissions / Updates (None)

8. Signs (None)

9. Informal Discussion

A. TABLED ANR Discussion: Robert Parente – For Richard Lavoie, 24 Clearview Dr. and Robert Archibald, 18 Clearview Dr. As Mr. Parente was not yet present, on a motion by Mr. LaVenture, seconded by Mr. Elder, the Board voted to table item 9A. Motion carried.

10. Unfinished Business

A. Heritage Farm LLC – Notice of Intent to Sell Land and Convert Use – Parcel IDs 72-35 (339 Boston Post Road East) , 73-26A,73-28, 73-24 and 73-26.

Mr. LaVenture read the 09-09-19 letter from City Solicitor Grossfield to Ms. Valthea Fry and Atty. Geoffrey Smith into the record. The letter details several deficiencies in the Notice of Intent Pursuant to MGL C 61A Sec. 14 to Sell Land and Convert Use.

- Purchase and sale must be “limited to only the property classified under this chapter [.]” Current agreement includes land not classified under c. 61A.
- “a good faith offer, not dependent upon potential changes to current zoning,...” Agreement mentions pursuing zoning changes for price determinations.
- The notice of intent to sell “shall be sent by the landowner...” It appears that land classified under c. 61A as referenced in the Notice may include additional ownership.
- The Agreement identifies more parcels than the Notice. The City does not waive any future notice of intent to sell.

The conclusion is that the City’s right of first refusal has not yet been triggered, and the period to exercise any such right has not commenced.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the correspondence and take no action. Motion carried.

5. Subdivision Progress Reports (Updates and Discussion) (Off Table)

A. Goodale Estates Update Kevin Gillis, Northborough Capital Partners, LLC.

On a motion by Mr. Fay, seconded by Mr. Elder, the Board voted to take item 5A off the table. Motion carried.

Mr. Gillis informed the Board that the subdivision is progressing. They are preparing the property for the roadway base course paving. Additional staking is required.

The City Solicitor is reviewing the open space deed, and they have also submitted a tree assessment letter from Tree Warden, Chris White, an environmental site assessment and verification of ownership for deeding the open space to the City.

Once the open space deed is executed, the \$5,000 open space maintenance fee is paid, and the Solicitor verifies that there are no outstanding payments due to the City, Solicitor Grossfield will prepare a Council Order for the City's acceptance of the open space parcel.

City Engineer DiPersio asked Mr. Gillis whether additional gravel would be brought to the site. Mr. Gillis indicated that he thought they had adequate gravel on site. Mr. DiPersio requested a site visit prior to paving and informed Mr. Gillis that boring samples and compaction tests are necessary to verify proper gravel depth and compaction.

Mr. Gillis informed the Board that they will be requesting an extension on the approval of the subdivision at a future meeting. Ms. Fenby shared that requests for extensions must be made with adequate lead time prior to the November 24th subdivision expiration. Mr. Fay set the expectation to limit the request to no more than a one-year extension.

Mr. Fay asked Mr. DiPersio, "What was the final decision on the walkway?" Mr. DiPersio explained that the intent was to improve the shoulder to allow for pedestrian travel. Stone dust was applied to the shoulder area, and some of the material washed into abutters' yards during heavy rains. Those areas will be cleaned up and a layer of mulch will be added to the surface.

9. Informal Discussion (Off Table)

- A. ANR Discussion: Robert Parente – For Richard Lavoie, 24 Clearview Dr. and Robert Archibald, 18 Clearview Dr.

On a motion by Mr. Elder, seconded by Mr. Fay, the Board voted to take item 9A off the table.

Mr. Parente explained that the purpose of the plan informally presented to the Board was to resolve an existing property line issue resulting from a skewed lot line between neighbors. Back in the 1980s, a properly permitted garage was built on a portion of the neighbor's lot. The lot line adjustment would resolve this issue for both neighbors. The new lot line would run along the existing stone fence between the neighbors, which is natural dividing line between 18 and 24 Clearview Dr. While the adjustment of the line would resolve the garage issue, the new lot line would create zoning issues. One of the created lots would have insufficient frontage for an A-3 zone.

Mr. DiPersio informed the Board that his research indicates that the proponent cannot use the ANR process to achieve the desired result. The applicant must file a definitive subdivision plan, request a waiver for frontage and then approach the Zoning Board of Appeals for a frontage variance and any other zoning relief necessary as a result of the plan. Mr. Fay and Chair Fenby recalled a similar situation at 26 Pembroke, when three small lots were reconfigured to create two lots - one lot that met zoning requirements, and another lot that would require a Planning Board waiver under the Subdivision Control Law as well as variance relief from the Zoning Board of Appeals. In the Clearview situation, both lots already contain homes. The Board expressed that this was more of a housekeeping matter to correct the lot line situation. Mr. Fay pondered whether there was an easier way to approach this situation.

Mr. Parente will speak with the homeowners and consult with Attorney Brewin.

11. Calendar Updates

- A. Public hearing date- Council Order 19-1007756 Proposed Zoning Amendment Section 650-5 (B), entitled "Definitions; word usage", relative to the definition of Home Office/Home Occupation.
Hearing Date: October 7, 2019.

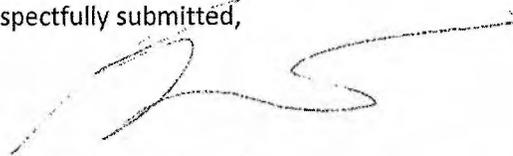
12. Public Notices of other Cities & Towns

- A. City of Framingham – 3 Notices
- B. Town of Southborough – 1 Notice
- C. Town of Sudbury – 1 Notice

On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted to accept and file the notices.
Motion carried.

On a motion by Mr. Elder, seconded by Mr. Fay, the Board voted to adjourn the meeting of the Planning Board.
Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'George LaVenture', with a long horizontal flourish extending to the right.

George LaVenture/Clerk

/kih

August 28, 2019

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2019 SEP 26 P 3:06



**CITY OF MARLBOROUGH
OFFICE OF TRAFFIC COMMISSION
140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752**

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, August 28, 2019 at 10:00 am in Memorial Hall, 3rd Floor, City Hall. Members present: Chairman - Police Chief David Giorgi, DPW Commissioner John Ghiloni, Fire Chief Kevin Breen and City Clerk Steve Kerrigan. Also present: Assistant City Engineer Tim Collins, Sgt. Zac Attaway - MPD Traffic Services Unit, City Councilor Katie Robey, City Councilor Christian Dumais and local residents Keith and Christine St. John. Minutes taken by Karen Lambert, MPD Records Clerk.

1- Minutes

The minutes of the Traffic Commission meeting of Wednesday, July 31, 2019.

MOTION was made, seconded, duly VOTED:

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

2 - New Business

2a) Safety Concern re: traffic light at intersection of Granger Blvd. and South Bolton St.

Local resident, Karl Klemm, contacted Engineering regarding this issue. He was asking if it would be possible to have a flashing yellow arrow here indicating that oncoming traffic has the right of way. Tim Collins pulled up a photo of the intersection. He noted that there is already a sign at the light which states “left lane yield to green”.

Mr. Collins advised that if there is a change made here, the entire intersection would need to come up to 2019 standards. They can't just add a flashing light without upgrading the entire intersection. For example, the pedestrian push buttons would need to be moved because they are supposed to be within five feet of the intersection. This would require new posts and signals. The actual crosswalk locations would need to be moved as they

are currently too close to the apex of the intersection. Adding a flashing light sounds like a quick fix but it really is not. Mr. Collins noted that the turn movement is protected if you read the posted sign, "left lane yield to green". Sgt. Attaway noted that part of the problem is that when the green arrow changes "four more cars try to fly through the intersection." This then becomes more of an enforcement issue.

MOTION was made, seconded, duly VOTED to REFER to the POLICE DEPARTMENT for enforcement. Chief Giorgi advised that he would respond to Mr. Klemm.

2b) Crosswalk request / parking issues on Diconzo Blvd.

Chief Giorgi received an email from Lynn Hoffman on this issue. She outlined 4 specific requests and the reasoning behind each.

- 1) Request for crosswalks and appropriate signage where the sidewalk ends at Azalea and Diconzo and at Violet Woods Circle and Diconzo. She said there are large neighborhoods on each side of Diconzo and there is currently no safe way to cross Diconzo.
- 2) Request for crosswalk at the Target entrance on Diconzo. She mentioned a blind resident among many others who frequently walk to Target. The only crosswalk is at the intersection of Rte. 20 and Diconzo which is a very busy intersection.
- 3) Request to mark the areas within 20 feet of an intersection and 10 feet from a hydrant as no parking. With all the cars that park here, especially between Lilac and Lilac and Lilac and Violet Woods Circle, pulling out of the side roads is very challenging.
- 4) Speeding issues on Diconzo. She knows speed limit signs were discussed in the past, but the area did not meet the criteria for "thickly settled". With the number of homes, kids, joggers, dog walker, etc. in the area, could this be reconsidered?

Tim Collins gave a brief history. The City did install speed tables at one time, however, many residents were not happy with them. Tim Collins has spoken with Ms. Hoffman and explained that "white edge lines" or "fog lines" along Diconzo to narrow the lane could be helpful. It would also create a bike lane. Ms. Hoffman liked this idea and added this request to her original email. She also requested additional crosswalks at Azalea, the 2 Lilac Circle's and Violet Woods Circle where they intersect with Diconzo.

Commissioner Ghiloni asked if there was enough space for the edge line. Mr. Collins pulled up the area on the screen and said it appears that there is. There would need to be 4 to 5 feet of edge line, on both sides, and 12 feet of travel lane. He also said that the best spot for the crosswalk would be at Lilac since it is in the middle of the development and there are already sidewalks on both sides with a grass strip between the road and the sidewalk. The green area would need to be opened. In order to install a crosswalk at Target the sidewalk would also need to be redone.

Chief Breen asked if there were any sight distance issues. Mr. Collins said no as there is a wide curve and you can see more than 200 feet of sight distance. The City would not have to do much to get the crosswalk at Lilac installed.

It was also discussed that any new crosswalk locations would require a regulation.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to review the specifics for the edge lines and the crosswalks at Target and Lilac and to REFER to Chief Giorgi to respond to Ms. Hoffman.

Before continuing to Old Business, Chief Giorgi asked if any City Councilors present had any new issues they would like to discuss.

None Noted

3-Old Business

3a) Parking Issues on John Street around the playground area.

Update: St. Mary's project is still pending Site Plan arrival. The Traffic Commission had determined that a No Parking area (Safe Zone) would be created on both sides of John Street near the playground. A crosswalk also will also be installed, however, the exactly location has not been finalized, as it is contingent upon the entrance/exit to St. Mary's.

Commissioner Ghiloni advised that "Slow Playground" signs have been put up for now as a temporary solution until all the construction plans are finalized. Waiting on Site Plan.

MOTION was made, seconded, duly VOTED to TABLE until the St. Mary's Plan is finalized.

3b) Crosswalk Concerns on Stevens Street near Lodi Road.

Update: Tim Collins passed out an aerial photo with the proposed signage indicated. The old sign will be removed and the new signs will be added. He drove by yesterday and it had not been done yet, however, he said it should be done by the end of the week.

MOTION was made, seconded, duly VOTED to keep this on the agenda until proper signage is installed.

3c) Hosmer Street Crosswalk / Traffic Complaints / Jaworek School

Update: Tim Collins passed out an aerial photo of the area with both the old and new crosswalk locations marked. He confirmed that the old one was removed and new one installed. Chief Giorgi advised that he went out to this area this morning and there was still confusion as people were used to the old crossing location. He noted that people were just crossing where the crosswalk used to be. The old crosswalk was basically right at someone's driveway and there was no where else to move in either direction. The crossing guard was trying to coordinate people crossing with those exiting the school. The Traffic Unit was also there to assist.

Chief Giorgi advised that he has drafted a letter to the school for parents regarding the traffic situation. The school is supposed to be sending the letter home to parents. He said that the start of the new school year is always tough to get started.

Sgt. Attaway said that it's a matter of getting those that are turning to hug the curb so other cars can continue to pass by them. He also noted that the issue really only lasts about 10 minutes. His unit will be out here for a least the first week of school to work through it.

MOTION was made, seconded, duly VOTED to REFER to the TRAFFIC UNIT to continue to monitor the traffic situation.

3d) Request for Pedestrian Crossing signs on Church Street.

Tim Collins pulled up a diagram of Church Street on the screen. All bus stop locations were marked in yellow and he noted which schools pick up at each location. The most troublesome area, highlighted in pink, is at Essex Street. There is a bend in the road at the crest and no easy way to see the intersection ahead. It is a very narrow roadway and he noted that the sidewalks are plowed by the sidewalk plow. None of the other crosswalks have any signage because you can clearly see them as you approach. None of these crosswalks are regulated and the Traffic Commission will need to vote to add them to the Crosswalk Schedule. Mr. Collins prepared the language for the regulation. This would normally have been done when the roadway was reconstructed but it was not. He didn't feel that a crosswalk was really needed at every single intersection, but this is what was done at the time. Advance warning signs do not require a regulation.

The resident's initial concern was at Warren Ave. Mr. Collins noted, however, that when the bus stops, all traffic stops also until all of the children are across the street. When the bus stops, it creates a crosswalk. All children should be crossed while the lights are flashing. In theory, they don't want children crossing without a crosswalk or crossing guard, however, that's why the bus stops at every intersection and creates a safe crossing area.

MOTION was made, seconded, duly VOTED to REFER to Chief Giorgi to respond to the resident who made the request and advise as to the discussion. ACCEPT and PLACE ON FILE.

3e) Request to limit the use of air brakes for large vehicles.

Tim Collins pulled up a letter from Jacob Vehicle Systems explaining the purpose of a "Jake Brake" and how it works. He highlighted a section stating, "According to U.S. EPA guidelines, new trucks manufactured since 1986 must be no louder than 80 dBa at 50 feet; that in-use trucks manufactured since 1986 must be no louder than 83 dBa." and also "The primary source of excessive noise produced by engine retarders is due to trucks operating with improperly maintained, defective, or modified muffler systems. Mr. Collins also included a dB(A) scale reflecting Sound Pressure Levels – Human Perception to put the noise level into perspective (See attached). He also had a copy of the Noise Ordinance for the City of Marlborough. Chapter 431-11 entitled "Specific prohibitions for vehicles". It states that the maximum noise level permitted for a vehicle over 10,000 pounds GVWR is 86 dBa at 35 mph and 90 dBa at 35 to 45 mph. The

properly maintained Jake Brake falls below this level. It's more of an enforcement issue but the problem is how to actually enforce the regulation. An officer would need to have a decibel reader and would need to be within 50 feet of a truck with the Jake Brake in use. It was suggested that the best way would be for a resident to get a plate number and name off the truck itself. The Police Department can then contact the employer about the issue.

Mr. Collins explained that truck drivers may prefer to use the Jake Brake because it puts less wear and tear on the brakes. The Jake Brake can also be used for safety issues, for example, if the truck is carrying a heavy load. He also had an example of a regulation used by the City of Northampton, MA regarding the use of these brakes. It "encourages motor vehicle owners and operators to deploy them judiciously and respectfully in our community, avoiding unnecessary use in nonemergency situations"

Steve Kerrigan said it's a difficult issue because the use of Jake Brakes is not prohibited. It's just that they are noisy if not properly maintained. It was discussed that an area like West Main Street is a residential area but it is also a truck route. When a road has a steep grade, the driver needs to use these brakes.

Councilor Doucette had concerns about large trucks specifically on Farm Road. There should not be any trucks on Farm Road. There were signs at the intersection of Maple and Walker.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING. Tim Collins will respond to Councilor Doucette. ACCEPT and PLACE on FILE.

3f) Request for speed tables on Farm Road.

Tim Collins advised that when the electronic speed boards were put out from 4/23/19 to 4/29/19, it was determined that the 85th percentile was traveling at 35 mph. (Extended Speed Summary Report is attached.) The speed limit is 25 mph. Since the 85th percentile is traveling well over 25 mph, this is actually an unrealistic speed limit. He said that if a speed study were done today it would indicate that the speed limit should actually be higher.

He said that speed tables cause issues for plows and drainage issues. If we were to install speed table here, many other neighborhoods would be requesting the same thing.

He mentioned that there is also a Truck Exclusion on Farm Road. It was originally approved because it was a long and winding road with a school so an exception was made. The State has to approve a Truck Exclusion and he said that they probably couldn't get one on Farm Road if they were applying today.

MOTION was made, seconded, duly VOTED to ACCEPT and PLACE on FILE.

3g) Request for a Truck Exclusion on Stevens Street.

Tim Collins advised that a Truck Exclusion was requested here back in 2006 but the road did not meet the specific warrants. There would have to be triple the truck traffic. He mentioned the tight turn by the cemetery and that there is a truck route sign at East Main

Street suggesting a better route. Some trucks may go this way and then realize it is not safe and not go this way again.

Chief Giorgi asked what the process is for determining truck traffic. Mr. Collins advised that Engineering would do a speed count by using tubes in the road that vehicles drive over. The tubes determine the weight of the vehicle. There would also need to be a detour route down East Main, Right onto Granger Blvd. and up Bolton Street.

Commissioner Ghiloni advised that this area is on the plan for reconstruction but realistically this is 10 years away. He thinks it would make sense to do another truck count and see what we get.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to do a truck count and to Chief Giorgi to follow up with Councilor Clancy.

3h) Concerns with the Crowley Drive Project (Senior Independent Living Multi-Family Community)

There was a question as to what the actual speed limit is here. There was a report of different speed limits on the same stretch of road. Officer Larose went out and checked and sent an email to the Chief stating that Southbound on Fitchburg Street says 35 mph until Land's Towing and then turns into 25 mph. After the Crowley/Sasseville intersection it becomes a 30-mph zone. Northbound is 30 mph, then turns into a 25-mph zone at the Moose and then changes to a 35-mph zone at Lands. He attached a photo showing the two confusing signs. He said that if the 25-mph sign was brought south and relocated directly across from the 30 mph sign it would eliminate the confusion. It would also make the 25 mph sign more visible.

Mr. Collins also had a copy of a letter from the DOT on 3/25/14 in which he highlighted "We have no record of an approved 25mph speed zone on Fitchburg Street near the Crowley Drive/Sasseville Way intersection." He went on to state the current regulation shows 30 mph and 35 mph zones and that the 25 mph signs would be removed and adjusted as needed to bring the speed limit signage into compliance with the current regulation. Mr. Collins said that if we don't bring it up again we can leave the 25-mph sign.

This road is controlled by the State. If it were within the boundary of the City and found to be a "thickly settled" area the speed limit would be 30 mph. It could be dropped to 25 mph or be designated a "safety zone" and set at 20 mph. Councilor Robey mentioned that the City of Boston did a blanket change were all thickly settled areas were dropped to 25 mph. Mr. Collins advised that the State allowed each City or Town to adopt whether or not to drop the speed limit. He said that the speed limit is supposed to be set at what the average normal person would drive. Councilor Robey said that if we made Farm Road a 35mph zone, "people would be in an uproar".

Crowley Drive is a private road and they can ask the Traffic Commission to regulate the speed. It was discussed that they should do a speed study first to see what the 85th percentile was driving and then they would need everyone on the road to agree to the speed limit and that the owners would need to install and maintain the signs. Mr. Collins said that we really can't do anything until the area is fully developed. The good thing

about the results received from the electronic speed boards is that they show a pie diagram where what is in blue means vehicles are slowing down. It does show that the majority of cars do slow down when they see the sign. In this way, the signs do work.

Commissioner Ghiloni advised that the branches and debris that were blocking sight distance has been cleared away. Chief Giorgi advised that he would talk to the resident who made the initial request. Code Enforcement can also have more brush cut back if it doesn't meet City Code requirements. Mr. Collins pulled up a copy of the area. He said that the condos actually own the area at the side of the road and can clean it up. He said that brush can't be more than 2 feet tall.

MOTION was made, seconded, duly VOTED to REFER to Chief Giorgi to review the discussion with the resident who made the initial request.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 11:06 am.

Respectfully submitted,

Karen L. Lambert
Records Clerk
Marlborough Police Department

List of documents and other exhibits used at the meeting:

- City of Marlborough Meeting Posting for Traffic Commission Meeting on Wednesday, August 28, 2019, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, July 31, 2019.
- Email from Krista Holmi to Chief Giorgi (on behalf of Karl Klemm), dated 8-2-19, re: Signal Inquiry South Bolton at Granger Blvd. (along with Google photo).
- Email from Lynn Hoffman to the Police Department, dated 8/8/19, re: Request Crosswalks/parking issues Diconzo Blvd.

Additional Handouts:

- Aerial photo with proposed crosswalk signage indicated – Stevens St. @ Lodi Rd.
- Aerial photo of Hosmer Street at entrance to Jaworek School with crosswalk locations indicated.
- Diagram of Church Street with school bus stops indicated and crosswalk location schedule for Church Street.
- Copy of Chapter 312, Section 75, from City of Northampton, MA Rules and Regulations re: use of compression release engine brakes.
- Copy of a letter from Jacobs Vehicle Systems explaining how “Jake Breaks work”.
- Copy of Chapter 431, Section 11 from the City of Marlborough Rules and Regulations re: Noise and Specific prohibitions for vehicles.
- Diagram of Sound Pressure Levels – Human Perception.

- Extended Speed Summary Report for 171 Farm Road.
 - Extended Speed Summary Report for Farm Rd. @ Boivin.
 - Copy of Chapter 586, Section 51 – Heavy Commercial Vehicle Routes
 - Copy of a letter from MA DOT to the Marlborough City Engineer, dated 3/15/06, re: request for Heavy Commercial Vehicle Exclusion on a section of Stevens St. and Union St.
 - Copy of an email from Joseph Frawley (DOT) to Tim Collins, dated 3/25/14, re: Another Traffic Control Device Question – Infrared Detection.
 - Copy of an email from Joseph Frawley (DOT) to Tim Collins, dated 12/17/18, re: Speed Limits.
 - Copy of an Email from Andrew Larose to Chief Giorgi and Tim Collins, dated 8/28/19, re: Fitchburg Street (along with photo).
 - Copy of part of an email from Tim Collins with the MA DOT's response to specific questions regarding the area in front of Our Future Learning Center (Boston Post Road West near intersection of Boundary St.)
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