

REGULAR MEETING  
MARCH 23, 2020  
TIME: 8:00 PM

IN CITY COUNCIL  
ABSENT  
LOCATION: CITY HALL, 140 MAIN STREET, 2<sup>ND</sup> FLOOR

CONVENED:  
ADJOURNED:

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2020 MAR 19 P 1:45

**NOTE:** The City Council will hold this meeting virtually on Monday, March 23, 2020 at 8:00 PM with Councilors attending in person and/or remotely. **No public attendance will be permitted.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon Channel 34) or use the following link ([http://71.126.253.64/cablecastapi/live?channel\\_id=3&use\\_cdn=false](http://71.126.253.64/cablecastapi/live?channel_id=3&use_cdn=false)) to view the meeting at the above date and time.

1. Communication from Solicitor Jason Grossfield, re: Acceptance of Emergency Order Suspending Provisions of the Open Meeting Law relative to permitting City Councilors to participate remotely.
2. Update from the Mayor, re: City of Marlborough's response to the COVID-19, Coronavirus outbreak.
3. Minutes, City Council Meeting, March 9, 2020.
4. PUBLIC HEARING On the Proposed Zoning Amendment to Chapter 650, §5, §17, & §18 relative to Contractor Yards and the Proposed Rezoning of land located on Farm Road, identified as Map 85 Parcel 12, Order No. 20-1007947.  
**\*\* THIS PUBLIC HEARING WILL BE OPENED WITH NO TESTIMONY BEING HEARD AND CONTINUED TO APRIL 27, 2020 AT 8:00 PM. \*\***
5. PUBLIC HEARING On the Application for LED Sign Special Permit, from William Camuso on behalf of Lincoln 431 LLC, (Shell Station) 431 Lincoln Street, Order No. 20-1007948.  
**\*\* THIS PUBLIC HEARING WILL BE OPENED WITH NO TESTIMONY BEING HEARD AND CONTINUED TO APRIL 27, 2020 AT 8:00 PM. \*\***
6. Communication from the Mayor, re: Transfer Request in the amount of \$55,000.00 which moves funds from Interest on BAN to Contract Services in the Building Department.
7. Communication from the Mayor, re: Order to Reauthorize Bonds from 2006 and 2008 to realize savings on interest costs.

#### REPORTS OF COMMITTEES:

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.

## UNFINISHED BUSINESS:

8. **ORDERED:** That the City Council approve the Massachusetts Department of Revenue Financial Review Recommendation for adopting an abbreviated budget authorization format for all departments for Fiscal Year 2021 City Budget. ....Submitted by Councilors Irish & Ossing.

Background: The City Council approved the abbreviated budget process for FY18 on April 24, 2017 (Order No. 17-1006856A), FY19 on April 23, 2018 (Order No. 18-1007236) and FY20 on April 8, 2019 (Order No. 19-1007618). In its 2006 Financial Management Review of the City of Marlborough, the Massachusetts Department of Revenue recommended that the City adopt several best financial practices including approving the City budget with the salary and expenditure accounts for each department as opposed to the past practice of approving each individual line item. This recommendation was also made in the City's Fiscal Year 2016 audit performed by Roselli, Clark & Associates. Department heads would not be able to add funds to their approved salary or expenditure accounts without City Council approval. The Auditor will provide a summary of all transfers within a department's budget each month to the City Council.

From Public Services Committee

9. **Order No. 19-1007840A: Application for Renewal of Livery License, Katsunori Tanaka, d/b/a Global Limousine & Tour Services, LLC, 17 Eager Court.** Motion by Councilor Perlman, seconded by Councilor Irish, to approve the application for renewal of livery license for Katsunori Tanaka, d/b/a Global Limousine & Tour Services, LLC, 17 Eager Court. Vote 3-0.

**Recommendation of the Public Services Committee is to approve the application.**

10. **Order No. 20-1007933: Petition from Massachusetts Electric, to install a new pole and anchor #79-84 on Berlin Road, which will enable National Grid to remove the pole to tree guy wire.** Motion by Councilor Irish, seconded by Councilor Perlman, to approve the petition to install a new pole and anchor #79-84 on Berlin Road. Vote 3-0.

**Recommendation of the Public Services Committee is to approve the petition.**

From Finance Committee

11. **Order No. 20-1007940: Transfer Request in the amount of \$473,846.52 which moves funds from PEG Funds to Marlborough Cable Trust to fund the operation of WMCT for FY2021.** Communication from the Mayor dated February 20, 2020 requesting the transfer of \$473,846.52 to fund the fiscal year 2021 budget for WMCT-TV from the PEG Funds. Motion made by Councilor Dumais, seconded by Chair, to approve the transfer. Vote 4-0 (Tunnera absent).

**Recommendation of the Finance Committee is to approve the transfer as requested by the Mayor.**

12. **Order No. 20-1007941: Transfer Request in the amount of \$400,000.00 from Undesignated Fund (Free Cash) to Stabilization – Open Space to replace the money used for the purchases of land on Bolton Street.** Communication from the Mayor dated February 20, 2020 requesting the transfer of \$400,000.00 from the Undesignated Fund (Free Cash) to Stabilization – Open Space account to replenish the \$400,000.00 approved from the Open Space account to purchase two parcels of land located at 45-47 and 55 Bolton Street, across from the DEC building. Motion made by Councilor Oram, seconded by Chair, to approve the transfer. Vote 3-0 (Tunnera absent, Dumais recused).

**Recommendation of the Finance Committee is to approve the transfer as requested by the Mayor.**

From Personnel Committee

13. **Order No. 20-1007930 – Order No. 20-1007930: Reappointment to the Community Development Authority Board (CDA) of David Morticelli for a three-year term from date of confirmation.** Motion by Councilor Doucette, seconded by Chair, to approve the reappointment of David Morticelli for a three-year term from date of confirmation. Vote 3-0.

**Recommendation of the Personnel Committee is to approve the reappointment.**

14. **Order No. 20-1007943: Appointment of Lynn Davine as Director of Human Resources for a three-year term from date of confirmation.** Motion by Councilor Doucette, seconded by Councilor Landers, to approve the appointment of Lynn Davine as Director of Human Resources for a three-year term from the date of confirmation. Vote 3-0.

**Recommendation of the Personnel Committee is to approve the appointment.**

15. **Order No. 20-1007944: Appointment of Michael Hennessy as Director of Veterans Services for a three-year term effective February 10, 2020.** Motion by Councilor Doucette, seconded by Chair, to approve the appointment of Michael Hennessy as Director of Veterans Services for a three-year term effective February 10, 2020. Vote 3-0.

**Recommendation of the Personnel Committee is to approve the appointment.**

16. **Order No. 20-1007945: Reappointment of Beverly Sleeper as Chief Procurement Officer for a three-year term from date of confirmation.** Motion by Councilor Doucette, seconded by Chair, to approve the reappointment of Beverly Sleeper as Chief Procurement Officer for a three-year term from date of confirmation. Vote 3-0.

**Recommendation of the Personnel Committee is to approve the reappointment.**

17. **Order No. 20-1007946: Appointment of Melynda Gallagher to the Parks and Recreation Commission for a three-year term from date of confirmation.** Motion by Councilor Doucette, seconded by Chair, to approve the appointment of Melynda Gallagher to the Parks and Recreation Commission for a three-year term from date of confirmation. Vote 3-0.

**Recommendation of the Personnel Committee is to approve the appointment.**



# 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  
2020 MAR 18 A 10 15  
JASON D. GROSSFIELD  
CITY SOLICITOR  
JASON M. PIQUES  
ASSISTANT CITY SOLICITOR  
HEATHER H. GUTIERREZ  
PARALEGAL

March 18, 2020

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

Re: Emergency Order Suspending Certain Provisions of the Open Meeting Law

Dear Honorable President Ossing and Councilors:

Enclosed please find a proposed order authorizing the City Council to utilize all relief provided for in the above-referenced emergency order of the Governor of the Commonwealth of Massachusetts, and permitting City Councilors to participate remotely. I recommend this order be adopted by the City Council at the beginning of its next meeting.

Please contact me if you have any questions or concerns.

Respectfully,



Jason D. Grossfield  
City Solicitor

Enclosure

cc: Arthur G. Vigeant, Mayor

ORDERED:

Pursuant to Commonwealth of Massachusetts Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, s. 20" issued March 12, 2020, the City Council is authorized to conduct its proceedings under the relief provided in the emergency order, and any or all members may participate remotely. This authorization shall apply to all subcommittees of the City Council.

ADOPTED  
In City Council  
Order No. 20-  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2020 MAR 18 A 11:52

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

MARCH 9, 2020

Regular meeting of the City Council held on Monday, March 9, 2020 at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Oram, Perlman, Robey, Wagner, Doucette, Dumais, Tunnera, Irish, Navin and Landers. Meeting adjourned at 8:16 PM.

ORDERED: That the Minutes of the City Council meeting, February 24, 2020, **FILE**; adopted.

ORDERED: That the Communication from President Ossing, re: Appointment of Councilor Tunnera to the Municipal Aggregation Committee, **FILE**; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$21,900.00 awarded to the DPW from the Department of Environmental Protection to be used to offset costs associated with the processing of recyclable materials; adopted.

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$649.00 awarded to the Public Library from the Massachusetts Board of Library Commissioners (MLBC) to be used for training of library staff; adopted.

ORDERED: That the Reappointment of Judith Kane to the Council on Aging Board for a four-year term to expire the first Monday in May 2024, refer to **PERSONNEL COMMITTEE**; adopted.

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

- a) Board of Assessors, November 21, 2019.
- b) Conservation Commission, February 6, 2020.
- c) Council on Aging Board, December 10, 2019.
- d) Historical Commission, January 23, 2020.
- e) Planning Board, January 27, 2020 & February 10, 2020.
- f) Retirement Board, January 28, 2020.

## Reports of Committees:

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

**Marlborough City Council Public Services Committee**  
**Monday, March 2, 2020**  
**In City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 140 Main Street**

**Public Services:** Chairman Landers, Councilors Irish and Perlman  
**Other Councilors:** None  
**Also Present:** Katsunori Tanaka, Al Galvin (National Grid)

**The meeting convened at 7:13 PM.**

- 1. Order No. 19-1007840A: Application for Renewal of Livery License, Katsunori Tanaka, d/b/a Global Limousine & Tour Services, LLC, 17 Eager Court.** Katsunori Tanaka started as an Uber driver four years ago and this is his second year with his own livery business. His primary clientele are Japanese tourists who visit the area. The Police Chief and Building Commissioner had no objection to the renewal of his livery license. Motion by Councilor Perlman, seconded by Councilor Irish, to approve the application for renewal of livery license for Katsunori Tanaka, d/b/a Global Limousine & Tour Services, LLC, 17 Eager Court. Vote 3-0.

**Recommendation of the Public Services Committee is to approve the application.**

- 2. Order No. 20-1007933: Petition from Massachusetts Electric, to install a new pole and anchor #79-84 on Berlin Road, which will enable National Grid to remove the pole to tree guy wire.** Al Galvin, design engineer with National Grid, explained there was an initiative by the utility to remove the tree guy when work is performed in the area and replace them with stub poles. Motion by Councilor Irish, seconded by Councilor Perlman, to approve the petition to install a new pole and anchor #79-84 on Berlin Road. Vote 3-0.

**Recommendation of the Public Services Committee is to approve the petition.**

**The meeting adjourned at 7:29 PM.**

Councilor Irish reported the following out of the Finance Committee:

**Marlborough City Council Finance Committee**  
**Monday, March 2, 2020**  
**In City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 140 Main Street**

**Finance Committee:** Chairman Irish, Councilors Dumais (recused Order No. 20-1007941), Oram, and Perlman  
**Absent:** Councilor Tunnera  
**Other Councilors:** Councilors Landers, Navin, and Robey  
**Also Present:** Dan Guindon (Executive Director WMCT-TV), Mayor Arthur Vigeant

**Meeting convened at 7:31 PM.**

## Reports of Committee Continued:

1. **Order No. 20-1007940: Transfer Request in the amount of \$473,846.52 which moves funds from PEG Funds to Marlborough Cable Trust to fund the operation of WMCT for FY2021.** Communication from the Mayor dated February 20, 2020 requesting the transfer of \$473,846.52 to fund the fiscal year 2021 budget for WMCT-TV from the PEG Funds. Motion made by Councilor Dumais, seconded by Chair, to approve the transfer. Vote 4-0 (Tunnera absent).  
**Recommendation of the Finance Committee is to approve the transfer as requested by the Mayor.**
2. **Order No. 20-1007941: Transfer Request in the amount of \$400,000.00 from Undesignated Fund (Free Cash) to Stabilization – Open Space to replace the money used for the purchases of land on Bolton Street.** Communication from the Mayor dated February 20, 2020 requesting the transfer of \$400,000.00 from the Undesignated Fund (Free Cash) to Stabilization – Open Space account to replenish the \$400,000.00 approved from the Open Space account to purchase two parcels of land located at 45-47 and 55 Bolton Street, across from the DEC building. Motion made by Councilor Oram, seconded by Chair, to approve the transfer. Vote 3-0 (Tunnera absent, Dumais recused).  
**Recommendation of the Finance Committee is to approve the transfer as requested by the Mayor.**

Meeting adjourned at 7:51 PM.

Councilor Dumais reported the following out of the Personnel Committee:

**Marlborough City Council Personnel Committee**  
**Monday, March 2, 2020**  
**In City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 140 Main Street**

**Members Present:** Chairman Dumais, Councilors Doucette and Landers

**Other Councilors:** Councilors Irish, Navin, Oram, Perlman, and Robey

The meeting convened at 6:31 PM.

1. **Order No. 20-1007930: Reappointment to the Community Development Authority Board (CDA) of David Morticelli for a three-year term from date of confirmation.** David Morticelli has been a member of the Community Development Authority Board (CDA) since 2015. His responsibilities include the review of mortgage documents, subordination, and ensuring complete, accurate filings with the Massachusetts Registry of Deeds. Motion by Councilor Doucette, seconded by Chair, to approve the reappointment of David Morticelli for a three-year term from date of confirmation. Vote 3-0.  
**Recommendation of the Personnel Committee is to approve the reappointment.**

## Reports of Committee Continued:

2. **Order No. 20-1007943: Appointment of Lynn Davine as Director of Human Resources for a three-year term from date of confirmation.** Lynn Davine was a practicing attorney for twenty years specializing in workers compensation, personal injury, social security discrimination, and other employment related issues. She decided to change her career focus and found Human Resources was a good fit for her skills and worked for the City of Taunton for the past two and a half years. There was a change in administration which caused her to look for a new position which is how she arrived in Marlborough. Motion by Councilor Doucette, seconded by Councilor Landers, to approve the appointment of Lynn Davine as Director of Human Resources for a three-year term from the date of confirmation. Vote 3-0.  
**Recommendation of the Personnel Committee is to approve the appointment.**
3. **Order No. 20-1007944: Appointment of Michael Hennessy as Director of Veterans Services for a three-year term effective February 10, 2020.** Michael Hennessy was employed by the Veterans Northeast Outreach Center as the Interim Veterans Agent in November 2019 and was appointed as the interim Director of Veterans Services effective February 10, 2020. Mr. Hennessy explained several of the outreach opportunities he is cultivating with local agencies and businesses to help veterans in the community. Motion by Councilor Doucette, seconded by Chair, to approve the appointment of Michael Hennessy as Director of Veterans Services for a three-year term effective February 10, 2020. Vote 3-0.  
**Recommendation of the Personnel Committee is to approve the appointment.**
4. **Order No. 20-1007945: Reappointment of Beverly Sleeper as Chief Procurement Officer for a three-year term from date of confirmation.** Mrs. Sleeper explained the duties of the Procurement Office in overseeing insurance, bids and contracts, coordination with the legal department of procurement and real property disposition orders and insurance for the city including the MIIA awards program. She spent two years in the Solicitor's Office and has been Chief Procurement Officer for fourteen years. Motion by Councilor Doucette, seconded by Chair, to approve the reappointment of Beverly Sleeper as Chief Procurement Officer for a three-year term from date of confirmation. Vote 3-0.  
**Recommendation of the Personnel Committee is to approve the reappointment.**
5. **Order No. 20-1007946: Appointment of Melynda Gallagher to the Parks and Recreation Commission for a three-year term from date of confirmation.** Melynda Gallagher is a lifelong resident of Marlborough and was active in youth and school sports. As the owner of Lost Shoe Brewing and Roasting Company, one of her values is being a space for the community, a place where people can gather. The Recreation Department hosts many events that she would like to be involved in and part of on a different level. She hopes to bring a new perspective to the Recreation Commission as there are great facilities in the City to hold events. Motion by Councilor Doucette, seconded by Chair, to approve the appointment of Melynda Gallagher to the Parks and Recreation Commission for a three-year term from date of confirmation. Vote 3-0.  
**Recommendation of the Personnel Committee is to approve the appointment.**

**The meeting adjourned at 7:07 PM.**

ORDERED: That the City Council review the results of the FY20 abbreviated budget process; and it is further Ordered That the City Council approve the Massachusetts Department of Revenue Financial Review Recommendation for adopting an abbreviated budget authorization format for all departments for future city budgets, refer to **FINANCE COMMITTEE**; adopted.

ORDERED: That the Application for Livery License from Bismark Ohemeng d/b/a West Royal Car Service, 33 Paris Street, **FILE**; adopted.

ORDERED: That the Application for a Livery License from Snold Benjamin d/b/a Ben Transportation, to operate one (1) vehicle at 98 Bolton Street, **APPROVED**; adopted.

ORDERED: That the Transfer Request in the amount of \$1,331,902.00 from Undesignated Fund (Free Cash) to Undesignated Stabilization pursuant to the financial policies of the City of Marlborough, **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
\$13,169,020.00	\$1,331,902.00	10000	35900	Undesignated Fund	\$1,331,902.00	83600	32925	Undesignated Stabilization	\$13,942,532.76
Reason:		To increase undesignated stabilization funds							
\$1,331,902.00	Total					\$1,331,902.00	Total		

ORDERED That the Transfer Request in the amount of \$1,331,902.00 from Undesignated Fund (Free Cash) to OPEB Trust pursuant to the financial policies of the City of Marlborough, **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
<u>\$13,169,020.00</u>	<u>\$1,331,902.00</u>	<u>10000</u>	<u>35900</u>	<u>Undesignated Fund</u>	<u>\$1,331,902.00</u>	<u>87500</u>	<u>35900</u>	<u>OPEB Trust</u>	<u>\$10,373,553.72</u>
Reason:		<u>Transfer funds to OPEB trust</u>							
	<u>\$1,331,902.00</u>	Total			<u>\$1,331,902.00</u>	Total			

ORDERED That the Transfer Requests in the amount of \$838,902.00 from various departments for FY 20, which moves funds from and to accounts as noted in the attached spreadsheets, **APPROVED**; adopted.

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT:		Various				FISCAL YEAR:		2020	
Available Balance	Amount	FROM ACCOUNT:			Amount	TO ACCOUNT:			Available Balance
		Org Code	Object	Account Description:		Org Code	Object	Account Description:	
\$667,126.75	\$77,350.00	11990006	57820	Reserve for Salaries	\$7,850.00	11210001	50321	Exec Aide to Mayor	\$19,889.39
	Reason:				Reason:	Funds needed through June 30th			
	\$0.00				\$11,000.00	11210003	51250	Summer Employment	\$744.80
	Reason:				Reason:	Funds needed through June 30th			
	\$0.00				\$500.00	11110002	50401	Council P/T Sr Clerk	\$9,726.67
	Reason:				Reason:	Funds needed through June 30th			
	\$0.00				\$44,500.00	12410001	50260	Local Inspector	\$46,402.57
	Reason:				Reason:	To fund one local inspector not in original budget			
	\$0.00				\$12,100.00	12410001	50370	Plumbing Inspector	\$27,903.94
	Reason:				Reason:	To fund vacation payout due to retirement			
	\$0.00				\$1,400.00	12410003	51920	Bldg-Sick Leave Buy Back	\$5.68
	Reason:				Reason:	To fund sick leave buy back due to retirement			
\$1,080,000.00	\$67,600.00	13860006	59254	Interest on BAN	\$5,600.00	11940006	51770	Retirement Fund	\$6.00
	Reason:	Actual interest rate came in lower than budgeted amount			Reason:	Supplemental appropriation for military service			
	\$0.00				\$50,000.00	11930006	57410	Property Liability Insurance	\$5,725.00
	Reason:				Reason:	Additional insurance costs not budgeted			
	\$0.00				\$12,000.00	15430006	57710	Veterans Benefits	\$71,699.23
	Reason:				Reason:	Monthly benefits running higher than expected			
	\$144,950.00	Total			\$144,950.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Building

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$10,000.00</u>	<u>\$4,800.00</u>	<u>12410004</u>	<u>53140</u>	<u>Contract Services</u>	<u>\$800.00</u>	<u>12410001</u>	<u>50095</u>	<u>Asst Bldg Commissioner</u>	<u>\$31,253.92</u>
	Reason:	<u>Available funds</u>				<u>Step increase not included in original budget</u>			
					<u>\$2,000.00</u>	<u>12410001</u>	<u>50970</u>	<u>Asst Wiring Inspector</u>	<u>\$1,725.00</u>
	Reason:					<u>Expected funds needed through June 30th</u>			
					<u>\$2,000.00</u>	<u>12410001</u>	<u>50960</u>	<u>Asst Plumbing Inspector</u>	<u>\$2,100.00</u>
	Reason:					<u>Expected funds needed through June 30th</u>			
	<u>\$4,800.00</u>	<u>Total</u>			<u>\$4,800.00</u>	<u>Total</u>			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: City Clerk/Election

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$30,388.53</u>	<u>\$2,800.00</u>	<u>11610002</u>	<u>50290</u>	<u>Assistant City Clerk</u>	<u>\$5,300.00</u>	<u>11610004</u>	<u>53150</u>	<u>Advertising</u>	<u>\$1,621.11</u>
Reason:	<u>Surplus in account</u>				Reason:	<u>Additional Funds for remainder of FY20</u>			
<u>\$22,771.81</u>	<u>\$2,500.00</u>	<u>11610002</u>	<u>50770</u>	<u>Senior Clerk</u>					
Reason:	<u>Surplus in account</u>				Reason:				
<u>\$40,676.41</u>	<u>\$6,000.00</u>	<u>11620002</u>	<u>50520</u>	<u>Principal Clerk</u>	<u>\$7,500.00</u>	<u>11620004</u>	<u>53932</u>	<u>Election Programming</u>	<u>\$30.20</u>
Reason:	<u>Surplus in account</u>				Reason:	<u>Programming for Presidential Primary/Early Voting</u>			
<u>\$1,910.00</u>	<u>\$1,500.00</u>	<u>11620003</u>	<u>51920</u>	<u>Sick Leave Buy Back</u>					
Reason:	<u>Surplus in account</u>				Reason:				
<u>\$12,800.00</u>		<u>Total</u>			<u>\$12,800.00</u>	<u>Total</u>			

**CITY OF MARLBOROUGH  
BUDGET TRANSFERS --**

DEPT: HEALTH DEPARTMENT

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$53,455.00	\$15,701.00	15120001	50611	Assistant Sanitarian Salary	\$15,701.00	15120004	53140	Contract Services	\$8,368.00

Reason: Needed to fund our food inspection program contracted services that has and will be used more this year due to staffing vacancies.

\$15,701.00	Total	\$15,701.00	Total	\$8,368.00
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CITY OF MARLBOROUGH  
BUDGET TRANSFERS –

DEPT: POLICE

FY: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,126.75</u>	<u>\$93,550.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$11,550.00</u>	<u>12100001 #</u>	<u>50500</u>	<u>Police Captains</u>	<u>\$78,871.88</u>
	Reason:	<u>Contractual % increase not included in FY20 budget</u>				<u>Contractual % increase to contract</u>			
					<u>\$27,000.00</u>	<u>12100001</u>	<u>50510</u>	<u>Police Lieutenants</u>	<u>\$180,203.79</u>
	Reason:					<u>Contractual % increase to contract</u>			
					<u>\$55,000.00</u>	<u>12100001</u>	<u>50820</u>	<u>Police Sergeants</u>	<u>\$319,162.72</u>
	Reason:					<u>Contractual % increase to contract</u>			
<u>\$65,880.73</u>	<u>\$10,000.00</u>	<u>12100003</u>	<u>51450</u>	<u>Night Shift Differential</u>	<u>\$10,000.00</u>	<u>12100005</u>	<u>54220</u>	<u>Office Supplies</u>	<u>\$9,951.99</u>
	Reason:	<u>Surplus due to open officer positions</u>				<u>Deficit due to increase in classes &amp; Kennel transfers</u>			
<u>\$56,727.36</u>	<u>\$11,500.00</u>	<u>12100003</u>	<u>51342</u>	<u>Longevity</u>	<u>\$8,000.00</u>	<u>12100006</u>	<u>52560</u>	<u>Vehicle Repair &amp; Maintenance</u>	<u>\$6,456.36</u>
	Reason:	<u>Surplus due to open officer positions</u>				<u>Deficit due to higher increased number of cruisers, needed repairs,</u>			
					<u>\$3,500.00</u>	<u>12100006</u>	<u>51975</u>	<u>Initial Equipment</u>	<u>\$7,787.10</u>
						<u>Deficit due to candidates academy attendance in May 2020</u>			
	<u>\$115,050.00</u>	Total			<u>\$115,050.00</u>	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$393,893	\$250,000.00	60086006	52935	Solid Waste Disposal	\$50,000.00	60080004	53110	Legal Services	\$0.00
		Reason: Excess due to end of WeCare Contract				Northborough and closeout of WeCare			
					\$200,000.00	14003006	52920	Rubbish Collection	\$112,000.00
						Reason: Transfer three months of municipal solid waste			
\$60,500	\$60,500.00	14003006	53142	Protection Services	\$60,500.00	61090003	51240	Temporary Part-Time	\$1,674.00
		Reason: Excess due to cancelled contract				Due to Resident Drop-Off employees			
\$66,750	\$37,000.00	13032001	50690	Foreman	\$37,000.00	11920001	50292	Building Maint. Craftsman	\$26,620.00
		Reason: Excess due to vacancy				Due to temporary position			
\$667,127	\$76,947.00	11990006	57820	Reserve for Salaries	\$33,437.00	60081001	50910	Head Trmt Plant Op.	\$34,810.00
		Reason: Salary reserve				Due to Retirement - Superannuation			
					\$43,510.00	14001303	50740	Equipment Operators	\$389,881.00
		Reason:				Due to Retirement - Superannuation			
\$424,447.00	Total				\$424,447.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$667,127	\$31,336.00	11990006	57820	Reserve for Salaries	\$3,550.00	14001101	50108	GIS Administrator	\$29,283.00
				Reason: Salary reserve				Due to new Engineering CBA	
					\$8,450.00	14001101	50660	Assistant City Engineer	\$69,621.00
				Reason:				Due to new Engineering CBA	
					\$5,150.00	14001101	50700	Senior Engineering Aide	\$20,085.00
				Reason:				Due to new Engineering CBA	
					\$12,500.00	14001101	50710	Junior Civil Engineer	\$128,905.00
				Reason:				Due to new Engineering CBA	
					\$460.00	14001103	51430	Longevity	\$0.00
				Reason:				Due to new Engineering CBA	
					\$1,226.00	14001103	51920	Sick Leave Buyback	\$0.00
				Reason:				Due to new Engineering CBA	
\$31,336.00	Total				\$31,336.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$6,656.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$1,600.00</u>	<u>14001103</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$346.00</u>
Reason:	<u>Salary reserve</u>					<u>Due to new Engineering CBA</u>			
					<u>\$4,250.00</u>	<u>14001301</u>	<u>50660</u>	<u>General Foreman</u>	<u>\$34,913.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$135.00</u>	<u>14001303</u>	<u>51430</u>	<u>Longevity</u>	<u>\$459.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$310.00</u>	<u>14001303</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$10,035.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$161.00</u>	<u>14001303</u>	<u>51920</u>	<u>Sick Leave Buyback</u>	<u>\$2,287.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$200.00</u>	<u>14001303</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$250.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
	<u>\$6,656.00</u>	<u>Total</u>			<u>\$6,656.00</u>	<u>Total</u>			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$5,325.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$4,250.00</u>	<u>14001401</u>	<u>50692</u>	<u>Supt. Auto Maintenance</u>	<u>\$34,808.00</u>
Reason:	<u>Salary reserve</u>					<u>Due to new Engineering CBA</u>			
					<u>\$230.00</u>	<u>14001403</u>	<u>51430</u>	<u>Longevity</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$230.00</u>	<u>14001403</u>	<u>51440</u>	<u>Education Incentive</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$245.00</u>	<u>14001403</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$276.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$170.00</u>	<u>14001403</u>	<u>51920</u>	<u>Sick Leave Buyback</u>	<u>\$1,988.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$200.00</u>	<u>14001403</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
	<u>\$5,325.00</u>	<u>Total</u>			<u>\$5,325.00</u>	<u>Total</u>			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$5,230.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$4,250.00</u>	<u>14001501</u>	<u>50680</u>	<u>General Foreman</u>	<u>\$34,810.00</u>
Reason:	<u>Salary reserve</u>					<u>Due to new Engineering CBA</u>			
					<u>\$230.00</u>	<u>14001503</u>	<u>51430</u>	<u>Longevity</u>	<u>\$1,643.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$75.00</u>	<u>14001503</u>	<u>51440</u>	<u>Education</u>	<u>\$8,065.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$300.00</u>	<u>14001503</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$609.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$175.00</u>	<u>14001503</u>	<u>51920</u>	<u>Sick Leave Buyback</u>	<u>\$3,841.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$200.00</u>	<u>14001503</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
	<u>\$5,230.00</u>	<u>Total</u>			<u>\$5,230.00</u>	<u>Total</u>			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$667,127	\$7,734.00	11990006	57820	Reserve for Salaries	\$4,500.00	60080001	50570	Chemist	\$29,658.00
				Reason: Salary reserve				Due to new Engineering CBA	
					\$2,650.00	60080001	50580	Assistant Chemist	\$21,560.00
				Reason:				Due to new Engineering CBA	
					\$100.00	60080003	51430	Longevity	\$0.00
				Reason:				Due to new Engineering CBA	
					\$84.00	60080003	51470	Interim Foreman	\$348.00
				Reason:				Due to new Engineering CBA	
					\$400.00	60080003	51940	Clothing Allowance	\$0.00
				Reason:				Due to new Engineering CBA	
	\$7,734.00	Total			\$7,734.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS –

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$31,563.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$21,450.00</u>	<u>60081001</u>	<u>50850</u>	<u>Sewage Trmt Plant Op</u>	<u>\$150,046.00</u>
				Reason: <u>Salary reserve</u>				<u>Due to new Engineering CBA</u>	
					<u>\$7,300.00</u>	<u>60081001</u>	<u>50910</u>	<u>Chief Trmt Plant Op</u>	<u>\$34,810.00</u>
				Reason:				<u>Due to new Engineering CBA</u>	
					<u>\$900.00</u>	<u>60081003</u>	<u>51430</u>	<u>Longevity</u>	<u>\$0.00</u>
				Reason:				<u>Due to new Engineering CBA</u>	
					<u>\$98.00</u>	<u>60081003</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$2,845.00</u>
				Reason:				<u>Due to new Engineering CBA</u>	
					<u>\$615.00</u>	<u>60081003</u>	<u>51920</u>	<u>Sick Leave Buyback</u>	<u>\$0.00</u>
				Reason:				<u>Due to new Engineering CBA</u>	
					<u>\$1,200.00</u>	<u>60081003</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$0.00</u>
				Reason:				<u>Due to new Engineering CBA</u>	
<u>\$31,563.00</u>		<u>Total</u>			<u>\$31,563.00</u>	<u>Total</u>			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$28,115.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$19,000.00</u>	<u>60085001</u>	<u>50850</u>	<u>Sewage Trmt Plant Op</u>	<u>\$99,698.00</u>
Reason:	<u>Salary reserve</u>					<u>Due to new Engineering CBA</u>			
					<u>\$7,300.00</u>	<u>60085001</u>	<u>50910</u>	<u>Chief Trmt Plant Op</u>	<u>\$36,246.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$350.00</u>	<u>60085003</u>	<u>51430</u>	<u>Longevity</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$45.00</u>	<u>60085003</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$1,183.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$420.00</u>	<u>60085003</u>	<u>51920</u>	<u>Sick Leave Buyback</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$1,000.00</u>	<u>60085003</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
\$28,115.00	Total				\$28,115.00	Total			

CITY OF MARLBOROUGH  
BUDGET TRANSFERS --

DEPT: Department of Public Works/Public Facilities

FISCAL YEAR: 2020

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
<u>\$667,127</u>	<u>\$5,195.00</u>	<u>11990006</u>	<u>57820</u>	<u>Reserve for Salaries</u>	<u>\$4,350.00</u>	<u>61090001</u>	<u>50680</u>	<u>General Foreman</u>	<u>\$34,888.00</u>
Reason:	<u>Salary reserve</u>					<u>Due to new Engineering CBA</u>			
					<u>\$75.00</u>	<u>61090003</u>	<u>51440</u>	<u>Education Incentives</u>	<u>\$0.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$570.00</u>	<u>61090003</u>	<u>51470</u>	<u>Interim Foreman</u>	<u>\$2,955.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
					<u>\$200.00</u>	<u>61090003</u>	<u>51940</u>	<u>Clothing Allowance</u>	<u>\$200.00</u>
Reason:						<u>Due to new Engineering CBA</u>			
	<u>\$5,195.00</u>	<u>Total</u>			<u>\$5,195.00</u>	<u>Total</u>			

ORDERED That the Proposed Salary Ordinance as offered by the Mayor relative to Chapter 125 §6 of the Code of the City of Marlborough, refer to **CITY SOLICITOR TO PLACE IN PROPER LEGAL FORM**; adopted.

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

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

Position	Effective Date	Minimum	Step 1	Step 2	Maximum
Social Service Coordinator	Upon Passage	\$15.4903	\$16.1094	\$16.7540	\$17.6143

<u>Position</u>	<u>Rate</u>
Planning Board Member	\$150 Per Planning Board Meeting Attended
Zoning Board of Appeals Member (including associate member)	\$150 Per Zoning Board of Appeals Meeting Attended
Detention Assistant	Not to Exceed \$18.00 Per Hour
Parking Enforcement Officer	Not to Exceed \$18.00 Per Hour
Mail Clerk	Not to Exceed \$18.00 Per Hour
Crossing Guard	Not to Exceed \$18.00 Per Hour

II. By deleting from the salary schedule referenced in Section 125-6: any reference to salary rate for the following positions: Planning Board Member, Zoning Board of Appeals Member (including associate member), Detention Assistant, Parking Enforcement Officer, Mail Clerk and Crossing Guard.

ORDERED That the Reappointments to the Community Development Authority Board (CDA) of Stephanie Ferrecchia for a three-year term to expire from date of confirmation, and Paul Sliney for a two-year term to expire from date of confirmation, **APPROVED**; adopted.

ORDERED That the revised rules attached hereto for operation of the City Council in 2020, **APPROVED**; adopted.

ORDERED: There being no further business, the regular meeting of the City Council is herewith adjourned at 8:16 PM; adopted.



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 24, 2020

ORDERED:

PAGE 1

That the Proposed Zoning Amendment to Chapter 650, §5, §17, & §18 – Contractor Yards and the Proposed Rezoning of land located on Farm Road, identified as Map 85 Parcel 12, be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, MARCH 23, 2020.**

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

- I. Section 650-5, entitled “Definitions; word usage,” is hereby amended, as follows:
  - a. By amending the definition in subsection B of “OUTDOOR STORAGE,” by inserting at the end thereof the following sentence: “Outdoor storage shall not include either a contractor’s yard or a landscape contractor’s yard.”
  - b. By inserting the following new definitions:

CONTRACTOR’S YARD - Premises used for the storage of equipment and/or materials used for providing contracting services, including but not limited to building construction, heating, plumbing, roofing, and excavation.

LANDSCAPE CONTRACTOR’S YARD – Premises used for the storage of equipment and/or materials used by a business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds, including the installation of hardscape such as stonework, patios, decks, arbors, and other decorative elements of the landscape. Such a business may engage in the installation and construction of underground improvements, but only to the extent that such improvements (e.g., irrigation or drainage facilities) are accessory to the principal business and are necessary to support or sustain the landscaped surface of the grounds being otherwise landscaped.



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 24, 2020

ORDERED:

PAGE 2

II. Section 650-17, entitled "Table of Uses," is hereby amended by adding the following new uses:

**RR A1 A2 A3 RB RC RCR B CA LI I MV NB WAYS.**

Contractor's

Yard (48)    N   N   N   N   N   N   N   N   N   SP   SP   N   N   N   N

Landscape Contractor's

Yard (48)    N   N   N   N   N   N   N   N   N   SP   SP   N   N   N   N

III. Section 650-18, entitled "Conditions for uses," is hereby amended as follows:

a. By inserting in subsection A thereof a new paragraph (48) as follows:

(48) Contractor's yard and landscape contractor's yard.

(a) **Exemptions; Design Standards for Certain Existing Yards.** All existing contractor's yards and landscape contractor's yards in the CA or LI zoning district as of the date of this amendment that existed prior to December 31, 2014 shall not be required to obtain a special permit, but shall file for site plan review with an as-built plot plan by the City of Marlborough Site Plan Review Committee within nine (9) months of the effective date of this paragraph, and complete site plan review within twenty-four (24) months of the effective date of this paragraph. Said site plan review shall be limited to the following design standards:

(1) *Screening.* To the maximum extent practicable, the yard shall be adequately screened from the street and adjacent properties to obscure the vehicles parked thereon, and the equipment and/or materials stored therein, to create an effective visual barrier.

(2) *Vehicles, Equipment and/or Materials.* To the maximum extent practicable, all vehicles, equipment and/or materials associated with the yard must be stored on and accessed from impervious or otherwise dust-free surfaces.

(3) *Flammable, Combustible or Dangerous Substances.* A yard shall not store excessive quantities of flammable, combustible or dangerous substances, and may be required to comply with the notification, reporting and permitting requirements set forth in SARA Title III (the Emergency Planning and Community Right-To-Know Act, or EPCRA) and/or MGL c. 148.



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 24, 2020

ORDERED:

PAGE 3

(4) *Maximum size of yard.* The maximum size of the yard (including all structures, parking and driveways on the lot) shall not exceed the percentage of maximum lot coverage permitted under Section 650-41 for the zoning district in which the lot is located. If the yard exceeds said lot coverage percentage, the yard shall not increase its lot coverage and shall be made compliant within twenty-four (24) months of the effective date of this paragraph.

For yards that are in compliance with a prior special permit or site plan approval, no special permit or site plan review is required.

(b) **Design Standards for All Other Permissible Yards.** Yards shall require a special permit, and site plan approval by the City of Marlborough Site Plan Review Committee, whose review shall include, but not be limited to, the following design standards.

(1) *Screening.* Yard shall be adequately screened from the street and adjacent properties to obscure the vehicles parked thereon, and the equipment and/or materials stored therein, to create an effective visual barrier from ground level to a height of at least five (5) feet.

(2) *Vehicles, Equipment and/or Materials.* All vehicles, equipment and/or materials associated with the yard must be stored on and accessed from impervious or otherwise dust-free surfaces.

(3) *Flammable, Combustible or Dangerous Substances.* A yard shall not store excessive quantities of flammable, combustible or dangerous substances, and may be required to comply with the notification, reporting and permitting requirements set forth in SARA Title III (the Emergency Planning and Community Right-To-Know Act, or EPCRA) and/or MGL c. 148.

(4) *Maximum size of yard.* The maximum size of the yard, when combined with all structures, parking and driveways on the lot being proposed for the lot on which the yard is proposed to be located, shall not exceed the percentage of maximum lot coverage permitted under Section 650-41 for the zoning district in which the lot is located.

(5) *Proximity to existing residential zoning districts/uses.* (i) Yard shall not be located on a lot less than two hundred (200) feet from a residential zoning district, and on any lot if a residential use is being made of any abutting lot(s); and (ii) *Minimum lot area.* Minimum area of the lot shall be 22,500 square feet.



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 24, 2020

ORDERED:

PAGE 4

## IV. Zoning Map Amendment

The Zoning Map, Section 650-8, is amended by making the following changes:

Change a portion of Assessor's Parcel 85-12, consisting of less than 6.53 +/- acres, being the portion of the property currently zoned Business (B), to the adjacent Light Industrial (LI) District. The proposed Zoning Map change is shown on the attached map.

ADOPTED

ORDER NO. 20-1007947



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 24, 2020

## ORDERED:

That there being no objection thereto set **MONDAY, MARCH 23, 2020** as **DATE FOR PUBLIC HEARING** Application for LED Sign Special Permit, from William Camuso on behalf of Lincoln 431 LLC, (Shell Station) 431 Lincoln Street, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE.**

ADOPTED

ORDER NO. 20-1007948



*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

*Arthur G. Vigeant*  
MAYOR

2020 MAR 19 A 9:35

*Nathan R. Boudreau*  
EXECUTIVE AIDE

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

*Patricia Bernard*  
EXECUTIVE SECRETARY

March 19, 2020

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

**Re: Inspectional Services Transfer**

Honorable President Ossing and Councilors:

Please find enclosed for your review a transfer request for \$55,000.00 to fund additional Inspectional Services and Site Plan Review Services in the City of Marlborough. If approved, this transfer will move the funds from the Interest on Bond Anticipation Notes account into the Contract services account.

The City of Marlborough continues to grow, which means large scale projects continue to present themselves in our city. We must be ready to service these needs in a timely and efficient manner. Through February, the city has received \$698,302.00 through the building permitting process, and \$54,846.00 through the special permitting process. These funds are an asset to the community; however, they are not available during the current fiscal year. This transfer will ensure our inspectional services department will continue to offer the highest-grade inspectional services to our community.

We have entered into a contract with 4Leaf Inc. to provide additional inspectional and site plan review services. 4Leaf is a nationally acclaimed company with an office in Foxborough, Massachusetts. All their employees are licensed inspectors with years of experience in their chosen field.

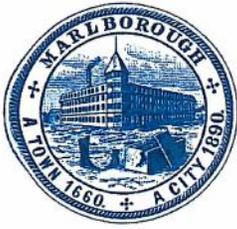
If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Arthur G. Vigeant  
Mayor

Enclosures





*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
Arthur G. Vigeant  
MAYOR

2020 MAR 19 A 9:35

*Nathan R. Boudreau*  
EXECUTIVE AIDE

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

*Patricia Bernard*  
EXECUTIVE SECRETARY

March 19, 2020

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

Re: Refunding Opportunities

Honorable President Ossing and Councilors:

Recently, Hilltop Securities, the City's Financial Advisor, has brought refunding opportunities to our attention. Due to the current low-interest-rate environment, we could save \$86,000.00 on the remaining life of our June 15, 2006 bond and \$122,000 on the remaining life of our May 15, 2008 bond.

We will need to reauthorize the refunding of bonds to realize these savings. Included you will find proposed refund language drafted by our Bond Counsel.

If you have any questions, please do not hesitate to contact Auditor Diane Smith or myself.

Sincerely,

Arthur G. Vigeant  
Mayor

Enclosures



**CITY OF MARLBOROUGH**  
**Office of the City Auditor**  
140 Main St.  
Marlborough, MA 01752

March 13, 2020

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

**RE: Refunding Opportunity**

Hilltop Securities, the City's Financial Advisor, recently brought to our attention that, with the current low interest rate environment, the City has a refunding opportunity with respect to its 2006 and 2008 bond issues.

- Current refunding of June 15, 2006: \$86,000 budgetary savings over the remaining life of the bonds
- Current refunding of May 15, 2008: \$122,000 budgetary savings over the remaining life of the bonds.

The City has authorized refunding bonds in the past, however it will need to reauthorize refunding bonds in order to proceed with the opportunity. I am including the appropriate refunding language that we received from our Bond Counsel that will require City Council approval.

Sincerely,

Diane Smith  
City Auditor

ORDERED:

That, in order to reduce interest costs, the Treasurer (or the Acting Treasurer) with the approval of the Mayor is authorized to issue refunding bonds, at one time or from time to time, pursuant to Chapter 44, Section 21A of the Massachusetts General Laws, or pursuant to any other enabling authority, to refund all or any portion of the City's general obligation bonds outstanding as of the date of adoption of this Order; and that the proceeds of any refunding bonds issued pursuant to this vote shall be used to pay the principal, redemption premium and interest on the bonds of the City to be refunded, and costs of issuance of the refunding bonds; and that the Treasurer (or the Acting Treasurer) is authorized to execute such documents, including, without limitation, a refunding trust agreement or escrow agreement with a bank or trust company, and to take any action as may be necessary or desirable to carry out this transaction.

ADOPTED  
In City Council  
Order No. [ ]-[ ]  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:

**City of Marlborough, Massachusetts**  
**\$1,860,000 General Obligation Refunding Bonds; Dated April 1, 2020**  
**Current Refunding of 6/15/06**

**Debt Service Comparison**

Date	Total P+I	Net New D/S	Old Net D/S	Savings	Fiscal Total
04/01/2020	-	-	-	-	-
05/15/2020	389,093.33	389,093.33	-	(389,093.33)	-
06/15/2020	-	-	403,512.53	403,512.53	-
06/30/2020	-	-	-	-	14,419.20
11/15/2020	29,600.00	29,600.00	-	(29,600.00)	-
12/15/2020	-	-	31,212.53	31,212.53	-
05/15/2021	319,600.00	319,600.00	-	(319,600.00)	-
06/15/2021	-	-	331,212.53	331,212.53	-
06/30/2021	-	-	-	-	13,225.06
11/15/2021	23,800.00	23,800.00	-	(23,800.00)	-
12/15/2021	-	-	25,212.53	25,212.53	-
05/15/2022	308,800.00	308,800.00	-	(308,800.00)	-
06/15/2022	-	-	320,212.53	320,212.53	-
06/30/2022	-	-	-	-	12,825.06
11/15/2022	18,100.00	18,100.00	-	(18,100.00)	-
12/15/2022	-	-	19,312.53	19,312.53	-
05/15/2023	293,100.00	293,100.00	-	(293,100.00)	-
06/15/2023	-	-	304,312.53	304,312.53	-
06/30/2023	-	-	-	-	12,425.06
11/15/2023	12,600.00	12,600.00	-	(12,600.00)	-
12/15/2023	-	-	13,612.53	13,612.53	-
05/15/2024	272,600.00	272,600.00	-	(272,600.00)	-
06/15/2024	-	-	283,612.53	283,612.53	-
06/30/2024	-	-	-	-	12,025.06
11/15/2024	7,400.00	7,400.00	-	(7,400.00)	-
12/15/2024	-	-	8,043.75	8,043.75	-
05/15/2025	207,400.00	207,400.00	-	(207,400.00)	-
06/15/2025	-	-	218,043.75	218,043.75	-
06/30/2025	-	-	-	-	11,287.50
11/15/2025	3,400.00	3,400.00	-	(3,400.00)	-
12/15/2025	-	-	3,712.52	3,712.52	-
05/15/2026	173,400.00	173,400.00	-	(173,400.00)	-
06/15/2026	-	-	183,712.52	183,712.52	-
06/30/2026	-	-	-	-	10,625.04
<b>Total</b>	<b>\$2,058,893.33</b>	<b>\$2,058,893.33</b>	<b>\$2,145,725.31</b>	<b>\$86,831.98</b>	<b>-</b>

**PV Analysis Summary (Net to Net)**

Gross PV Debt Service Savings.....	77,346.78
Net PV Cashflow Savings @ 2.338%(AIC).....	77,346.78
Contingency or Rounding Amount.....	1,319.43
Net Present Value Benefit.....	<b>\$78,666.21</b>
Net PV Benefit / \$1,905,000 Refunded Principal.....	4.129%
Net PV Benefit / \$1,860,000 Refunding Principal.....	4.229%

**Refunding Bond Information**

Refunding Dated Date.....	4/01/2020
Refunding Delivery Date.....	4/01/2020

**City of Marlborough, Massachusetts**  
**\$1,390,000 General Obligation Refunding Bonds; Dated April 1, 2020**  
**Current Refunding of 5/15/08**

**Debt Service Comparison**

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings	Fiscal Total
04/01/2020	-	-	-	-	-	-
05/15/2020	16,795.56	213,937.50	230,733.06	243,466.88	12,733.82	-
06/30/2020	-	-	-	-	-	12,733.82
11/15/2020	27,600.00	-	27,600.00	29,529.38	1,929.38	-
05/15/2021	227,600.00	-	227,600.00	239,529.38	11,929.38	-
06/30/2021	-	-	-	-	-	13,858.76
11/15/2021	23,600.00	-	23,600.00	25,329.38	1,729.38	-
05/15/2022	223,600.00	-	223,600.00	235,329.38	11,729.38	-
06/30/2022	-	-	-	-	-	13,458.76
11/15/2022	19,600.00	-	19,600.00	21,129.38	1,529.38	-
05/15/2023	214,600.00	-	214,600.00	226,129.38	11,529.38	-
06/30/2023	-	-	-	-	-	13,058.76
11/15/2023	15,700.00	-	15,700.00	17,029.38	1,329.38	-
05/15/2024	210,700.00	-	210,700.00	222,029.38	11,329.38	-
06/30/2024	-	-	-	-	-	12,658.76
11/15/2024	11,800.00	-	11,800.00	12,929.38	1,129.38	-
05/15/2025	206,800.00	-	206,800.00	217,929.38	11,129.38	-
06/30/2025	-	-	-	-	-	12,258.76
11/15/2025	7,900.00	-	7,900.00	8,829.38	929.38	-
05/15/2026	202,900.00	-	202,900.00	213,829.38	10,929.38	-
06/30/2026	-	-	-	-	-	11,858.76
11/15/2026	4,000.00	-	4,000.00	4,729.38	729.38	-
05/15/2027	104,000.00	-	104,000.00	119,729.38	15,729.38	-
06/30/2027	-	-	-	-	-	16,458.76
11/15/2027	2,000.00	-	2,000.00	2,371.88	371.88	-
05/15/2028	102,000.00	-	102,000.00	117,371.88	15,371.88	-
06/30/2028	-	-	-	-	-	15,743.76
<b>Total</b>	<b>\$1,621,195.56</b>	<b>\$213,937.50</b>	<b>\$1,835,133.06</b>	<b>\$1,957,221.96</b>	<b>\$122,088.90</b>	<b>-</b>

**PV Analysis Summary (Net to Net)**

Gross PV Debt Service Savings.....	112,642.31
Net PV Cashflow Savings @ 1.953%(AIC).....	112,642.31
Contingency or Rounding Amount.....	2,438.52
Net Present Value Benefit.....	\$115,080.83
Net PV Benefit / \$1,470,000 Refunded Principal.....	7.829%
Net PV Benefit / \$1,390,000 Refunding Principal.....	8.279%

**Refunding Bond Information**

Refunding Dated Date.....	4/01/2020
Refunding Delivery Date.....	4/01/2020