

CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**
Date: **February 08, 2021**
Time: **7:00 PM**
Location: **REMOTE MEETING NOTICE**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2021 FEB -4 P 3:07

In accordance with the March 12, 2020 Executive Order issued by Governor Baker modifying certain requirements of the Open Meeting Law, the City of Marlborough Planning Board will hold a remote meeting on Monday, February 08, 2021 at 7:00 pm. The public may access the meeting by clicking on the link provided in the Planning Board calendar on the Planning Board Website <https://www.marlbrough-ma.gov/planning-board> or by dialing in (audio only) using the following phone number and conference ID : **+1 617-433-9462** United States, Boston (Toll) Conference ID: 441 192 236#

Agenda Items to be Addressed:

1. **Meeting Minutes**
 - A. January 25, 2021
2. **Chair's Business (None)**
3. **Approval Not Required (None)**
4. **Public Hearings (None)**
5. **Subdivision Progress Reports (None)**
6. **Preliminary/Open Space /Limited Development Subdivision (None)**
7. **Definitive Subdivision Submissions (None)**
8. **Signs (None)**
9. **Correspondence (None)**
10. **Unfinished Business**
 - A. **Definitive Subdivision Application - 76 Broad St. 4-Lot Subdivision (VOTE)**

Applicant: W.R.E., LLC, 319 Stow Road, Marlborough, MA 01752
Engineer: Hancock Associates, 315 Elm St., Marlborough, MA 01752. Robert DiBenedetto, Representative. Attorney Sandra Austin, Counsel.

 - i. Communication from Robert DiBenedetto, P.E., Hancock Associates
 - i. Letters from affected property owners
 - ii. 76 Broad Plan Set Rev. 02/04/21
 - iii. Communication from Assistant City Engineer Collins (**Vote on Waivers and Application**)
 - iv. Communication from Assistant City Solicitor Piques Regarding Certificate of Vote-Legal Form
 - v. Draft Covenant
 - B. Working Group Discussion – Planning Board Rules and Regulations
 - i. Rules and Regulations – Initial Recommendations
 - ii. Assignment of Next Tasks
11. **Calendar Updates**
12. **Public Notices of other Cities & Towns (None)**

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

January 25, 2021

The **remote meeting** of the Marlborough Planning Board was called to order at 7:00 pm. Members present- Barbara Fenby, Matt Elder, Sean Fay, Phil Hodge, George LaVenture and Chris Russ. Meeting support provided by City Engineer, Thomas DiPersio, Assistant City Solicitor, Jason Piques and Planning Board Administrator, Krista Holmi.

1. Meeting Minutes

A. January 11, 2021

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the January 11, 2021 meeting minutes. Yea: Elder, Fay, Hodge, LaVenture, Russ and Fenby. Nay: 0. Motion carried.

2. Chair's Business (None)

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports

A. Goodale Estates Performance Bond (informational)

At the December 21, 2020 meeting, the Board voted to approve the reduction of the bond securing the completion of the Goodale Estates subdivision to \$123,000. The provided rider confirms the new bond value. The bond is set to expire on February 4, 2022.

6. Preliminary/Open Space /Limited Development Subdivision (None)

7. Definitive Subdivision Submissions (None)

8. Signs

A. Continued - Application for Sign Variance - Serrato Signs, LLC on behalf of St. Mary's Credit Union/Starbucks 133 S. Bolton St.

Mr. LaVenture read the January 21, 2021 letter from Assistant City Solicitor Piques into the record. Assistant City Solicitor Piques outlined his opinions regarding several elements of the sign ordinance, including the conditions under which the Board may grant the variance. A variance may be granted under § 526-13 (B) (12): If because of the shape, size and/or proximity of a commercial lot to a residentially zoned district it is not possible to place the sign more than 200 feet from the nearest point of an abutting residentially zoned district, then the Planning Board may grant a variance for closer placement, provided that when located within 200 feet of a residentially zoned district, all digital display portions of the sign shall be oriented so that no portion of the sign is visible from an existing primary residential structure in that district.

Chair Fenby asked if the Board was ready to make a motion. Mr. Fay offered the motion.

On a motion by Mr. Fay, seconded by Mr. Elder, the Board voted to accept and file the correspondence and approve the variance request for closer placement (of the sign) conditioned upon the determination of appropriate screening to the abutting residential neighborhood (by the City's Engineering Division) and acceptance of the applicant's stated terms of use - that the "DOS" digital customer order screen turns off between customer orders. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Motion carried. A Special Permit Must be Obtained from the Marlborough City Council Prior to Sign Placement. Councilor Robey requested that the Board share its decision with the City Council.

Mr. Fay suggested that with the proliferation of new digital technology, the City should consider evaluating its sign ordinance for possible modification. Mr. LaVenture expressed some concerns that it was evident that the site was already prepared for the sign installation. It is preferable for applicants to appear before the Board prior to investing in the site infrastructure.

9. Correspondence (None)

10. Unfinished Business

A. Definitive Subdivision Application - 76 Broad St. 4-Lot Subdivision

Applicant: W.R.E., LLC, 319 Stow Road, Marlborough, MA 01752

Engineer: Hancock Associates, 315 Elm St., Marlborough, MA 01752. Robert DiBenedetto, Representative.
Attorney Sandra Austin, Counsel.

Chair Fenby asked if there were objections to waiving the full reading of the January 20, 2021 correspondence from Hancock Associates Re: Four Lot Subdivision – 76 Broad St. Response to Engineering Division review comments. There were no objections. Ms. Fenby lead the discussion by reviewing select Engineering comments on the 12-page plan. Page C2: Notes, Reference and Legend - Note 19. Mr. Fay favors that the approval be conditioned on the developer building only two-family structures on the lots. While the developer has repeatedly expressed this intention to build two-families, properties are routinely sold, and a new owner may request higher density dwellings. Mr. Fay would like to hear from Legal whether a note can be added to the plan as well.

Page DS: Definitive Subdivision Plan. Mr. DiBenedetto responded to the comment requesting a letter that record owners of involved properties have granted permission for the use of their property in the design/use of the Definitive Subdivision Plan. A record letter will be provided prior to Board endorsement. Mr. DiPersio addressed the following comments: *The proposed location of the crosswalk and curbing and utility pole modifications along the intersection roundings at Broad Street eliminate the access for both properties at #70-#72 Broad Street and #84 Broad Street. The Definitive Subdivision Plan will need to show a construction easement on both #70-#72 Broad Street and #84 Broad Street over the area that will be affected by the change in the driveway location and changes to the parking areas for each of these two lots.* The City Engineer also commented that the plan should show that the new driveways have the proper grade.

C6: Grading and Drainage Plan. The City Engineer said he preferred to have the drain line and sewer main swapped. Doing so would reduce the number of crossings. Mr. DiBenedetto said making that swap could lead to crossing issues elsewhere on the plan, since the swap would require the relocation of the water line and other utilities. On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the correspondence and to refer the plan back to Engineering. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Motion carried.

Mr. LaVenture read the January 21, 2021 letter from Assistant City Engineer Collins into the record. In order to facilitate a proper and complete review of the plan set, Mr. Collins requests that the Board approve or deny the seven requested waivers. Mr. Fay prefers to vote on the waivers as part of the Board's findings. Mr. LaVenture asked if any of the requested waivers were not tied to the Board's requests. Mr. DiPersio confirmed that they were inter-related. The waiver related to roundings eliminated the need for some easements, and the waiver related to a right-of-way slightly less than 50' in one location is more related to the site topography. Chair Fenby asked for the Board's sense in voting on the waivers at this time. Mr. LaVenture supports continuing with past practice of waiting for a formal vote on the waivers. The Board gave a general sense on each of the 7 waivers. There were no specific objections to any of the 7 waivers.

Mr. LaVenture read the January 20, 2021 letter from Assistant City Solicitor Piques into the record. Mr. Piques certified that the attached Certificate of Vote is in proper legal form, subject to modification of dates. Mr. Fay requests that a condition relating to a limitation of two-family dwellings be added to the Certificate of Vote.

Attorney Austin requested to speak. She noted that Mr. Piques edited a point in the findings section of the COV. She had used the language from a past project previously reviewed by the former City Solicitor. Mr. DiPersio commented on the edited item 4 of the findings, which related to public safety to the City and surrounding properties. City Engineer DiPersio stated that the City's Engineering Division and public safety officials review the plan and comment on any safety concerns. Mr. Piques said he has no problem adapting the language. On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the letter. Legal will work with Attorney Austin on any necessary changes to the Certificate of Vote. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Motion carried.

10. Unfinished Business

B. Working group discussion – Planning Board Rules and Regulations

i) Cross-Sections Appendix F

Mr. LaVenture provided an update to the Board of the working group's most recent meeting on January 20. He thanked the Engineering Division and Legal Dept. for their work and participation. Mr. LaVenture summarized the meetings discussion points and progress to date. Five Cross-Sections are proposed:

Typical Cross-Sections - Applications (10B i-3)

#1 – Secondary Street (50' layout, 28' pavement width & grass strip between curbing and sidewalk) – defined as a street which in the opinion of the Planning Board "is used primarily to provide access to abutting lots", the cross-section allows for staggered tree placement on either side of the sidewalk, structural soil for tree planting/infiltration and decreased snow placement on the sidewalk from plowing. City Engineer DiPersio explained that the use of Structural Soil™ is recommended for plantings in confined spaces and is the Tree Warden's recommended standard for tree planting in this cross-section (as the amended soil encourages deeper root growth, reduces the chance of pavement heaving, and encourages healthier plantings that are less susceptible to heat or root rot.)

#2 – Major Residential Street (50' layout, 38' of pavement) – defined as a street which in the opinion of the Planning Board "is being used or will be used as a thoroughfare between different portions of the City of Marlborough or which will otherwise carry a heavy volume of traffic".

#3 – Secondary Residential Street (40' layout, 28' pavement width) – defined as a street which in the opinion of the Planning Board "is used primarily to provide access to abutting lots". This cross-section requires a waiver from the Planning Board for a reduced Right-of-Way width.

#4 – Industrial/Commercial Street (60' layout, 44' pavement width) – for roadways serving lots in an Industrial/Commercial zone, where truck traffic is considerably greater than a residential area – as determined by the Planning Board.

#5 – Lane Status (50' layout, 26' pavement width) – Lane Status is defined as, in the opinion of the Planning Board, "a secondary street which serves as access to no more than eight potential dwelling units, has lot frontages averaging 150 feet or more, and is incapable of extension".

Mr. LaVenture shared Assistant City Engineer's emailed summary of proposed changes **(10B-i-1)**.

Appendix F changes:

Added language to Structural Soil, noting CU-Structural Soil™ is a proprietary product that can only be supplied by a qualified AMEREQ-licensed company

Defined INDUSTRIAL/Commercial Street as "roadways serving lots in an Industrial/Commercial zone, where truck traffic is considerably greater than a residential area".

Cross-section changes:

Commercial/Industrial cross-section (#4) – pavement thickness = 7 inches: 5" base course, 2-1/2" binder course and 1-1/2" top course. Pavement thickness language modified on all other cross-sections: 2-1/2" binder course and 1-1/2" top course. Structural Soil language modified: removed "OR EQUAL". added trademark symbol.

Added dimensional requirements, "Centered – 5' x 10' Area"

Added language to Electric-Telephone-Cable underground wires – requiring "(Placed in Conduit)" – added, after discussion with Tom regarding an older subdivision where electric outages may be due to broken underground electric services, having not been placed in conduit but were installed as "direct burial".

CU-Structural Soil™ - this document can be added to the Planning Board Rules and Regulations – Appendices, as a reference document.

Typical Cross Sections (10B-i-2)

Each of the five cross-sections were displayed, and City Engineer DiPersio walked the Board through each of the five cross-section diagrams.

There was an informal discussion of maintenance responsibilities within the City's right of way. Mr. Fay asked about enforcement of maintenance in these areas. The City Engineer commented that in practice, homeowners typically accept responsibility for upkeep at their properties and felt that imposing any unique enforcement regulations for a cross-section may be counterproductive.

Following the discussion, Mr. LaVenture reminded the Board of the working group's approach of incremental review for "general blessings", with a referral to Legal to ensure proper form. On a motion by Mr. Fay, seconded by Mr. Elder, the Board voted to accept and file the correspondence, provide its general blessing of the proposed changes and to refer the materials to Legal. Yea: Elder, Fay, Hodge, LaVenture, Russ and Fenby. Nay: O. Motion carried.

ii. Assignment of Next Tasks

Mr. LaVenture proposed another working group meeting prior to the next Planning Board meeting to set the stage for the general language review of the Rules and Regulations.

Mr. LaVenture shared the following proposed timetable:

Wed, 3 Feb WG meeting –

- review and discuss "Evan's List", 2005 proposed changes, consultant use, and other items identified for change
- the goal here is to have an immediate list of known items requiring change that can be presented to the Board for review and blessing

Mon, 8 Feb PP meeting –

- present the known list of required changes to the Board for review, blessing, and referral to Legal
- request the Board continue reviewing the existing Rules & Regs and forward recommended changes to Krista by 12 Feb

Fri, 12 Feb

- Krista receives final Rules & Regs change recommendations and sends the consolidated list to the WG

Wed, 17 Feb WG meeting -

- review the collated list of Board generated Rules & Regs changes and discuss presentation to the Board
- depending upon the number of recommendations, divide them in segments for presentation to the Board in about 30 minutes starting on page 1 and working forward
- for planning, let's assume 3 segments of recommendations

Mon, 22 Feb PP meeting –

- present segment 1 of 3 of the proposed changes to the Board for review, blessing, and referral to Legal

Wed, 3 Mar WG meeting –

- meet as required to discuss

Mon, 8 Mar PP meeting –

- present segment 2 of 3 of the proposed changes to the Board for review, blessing, and referral to Legal

Wed, 17 Mar WG meeting –

- meet as required to discuss

Mon, 22 Mar PP meeting –

- present segment 2 of 3 of the proposed changes to the Board for review, blessing, and referral to Legal

Wed, 31 Mar WG meeting –

- meet as required to discuss

Mon, 5 Apr PP meeting –

- present segment 3 of 3 of the proposed changes to the Board for review, blessing, and referral to Legal
- schedule the public meeting to review, approve, and referral to Legal

TBD –

- meeting to discuss presentation at public meeting

11. Calendar Updates

A. 76 Broad St. Definitive Subdivision Application - Feb. 12, 2021. Decision is due by the February 8 meeting.

12. Public Notices of other Cities & Towns (None)

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and all file any remaining items and to adjourn the meeting. Yea: Elder, Fay, Hodge, LaVenture, Russ, Fenby. Nay: 0. Motion carried.

Respectfully submitted,

/kih

George LaVenture/Clerk

February 4, 2021

Marlborough Planning Board
Dr. Barbara L. Fenby, Chair
c/o Ms. Krista Holmi, Administrator
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Subject: Four-Lot Subdivision, 76 Broad Street, Marlborough, MA
Response to Engineering Division review comments

Dear Dr. Fenby,

On behalf of the applicant W.R.E., LLC, Hancock Associates has received and reviewed the comments prepared by Marlborough DPW Engineering Division in emails dated 2/1/2021 and 2/3/2020, regarding the Definitive Subdivision plan set for the proposed four-lot subdivision at 76 Broad Street.

All comments have been addressed, and the plan set has been revised accordingly. The revised plan set, including the Existing Conditions plan and the Lotting Plan, has been submitted to the City.

Letters from the Broad Street abutters agreeing to the proposed development and permitting construction work on their lots have been provided to the Planning Board.

Please do not hesitate to contact our office should you have any questions or concerns.

Regards,
Hancock Associates



Robert M. DiBenedetto, PE
Project Manager

1/26/2021

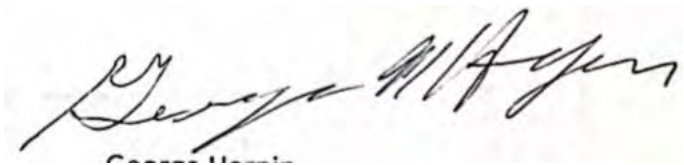
Planning Board 135 Neil Street
Marlborough, MA 01752

Re: 76 Broad Street Definitive Subdivision.

Dear Dr. Fenby and Members of the Planning Board:

My name is George Harpin, I am the manager of 84 Broad Street, LLC. This LLC owns the property known as 84 Broad St in Marlborough MA 01752. I have been in discussion with Gary White Manager of W.R.E.LLC for a couple of years now, discussing his plan for the development of 76 Broad St. I have reviewed the plans, I understand the project, and I am in agreement with the plan Mr. White has submitted to the Board. I also understand work will be done on the LLC's property as part of this Subdivision and I give permission to do such work.

Sincerely,

A handwritten signature in black ink, appearing to read "George Harpin". The signature is written in a cursive, flowing style. Below the signature, there is a faint, partially visible line of text that appears to be "George Harpin".

1/26/2021

Planning Board

135 Neil Street

Marlborough, MA 01752

Re: 76 Broad Street Definitive Subdivision.

Dear Dr. Fenby and Members of the Planning Board:

Our names are Charles & Connie Estes. We are the trustees of the 70-72 Broad St Realty Trust. This Trust owns the property known as 70-72 Broad St in Marlborough MA 01752. We have been in discussion with Gary White Manager of W.R.E.LLC for a couple of years now, discussing his plans for the development of 76 Broad St. We have reviewed the plans, we understand the project, and we are in agreement with the plan Mr. White has submitted to the Board. We also understand work will be done on our property as part of this Subdivision and we give our permission to do such work.

Sincerely

Charles & Connie Estes

A handwritten signature in black ink, appearing to read "Charles Estes", written over a horizontal line.

Charles Estes

A handwritten signature in black ink, appearing to read "Connie Estes", written over a horizontal line.

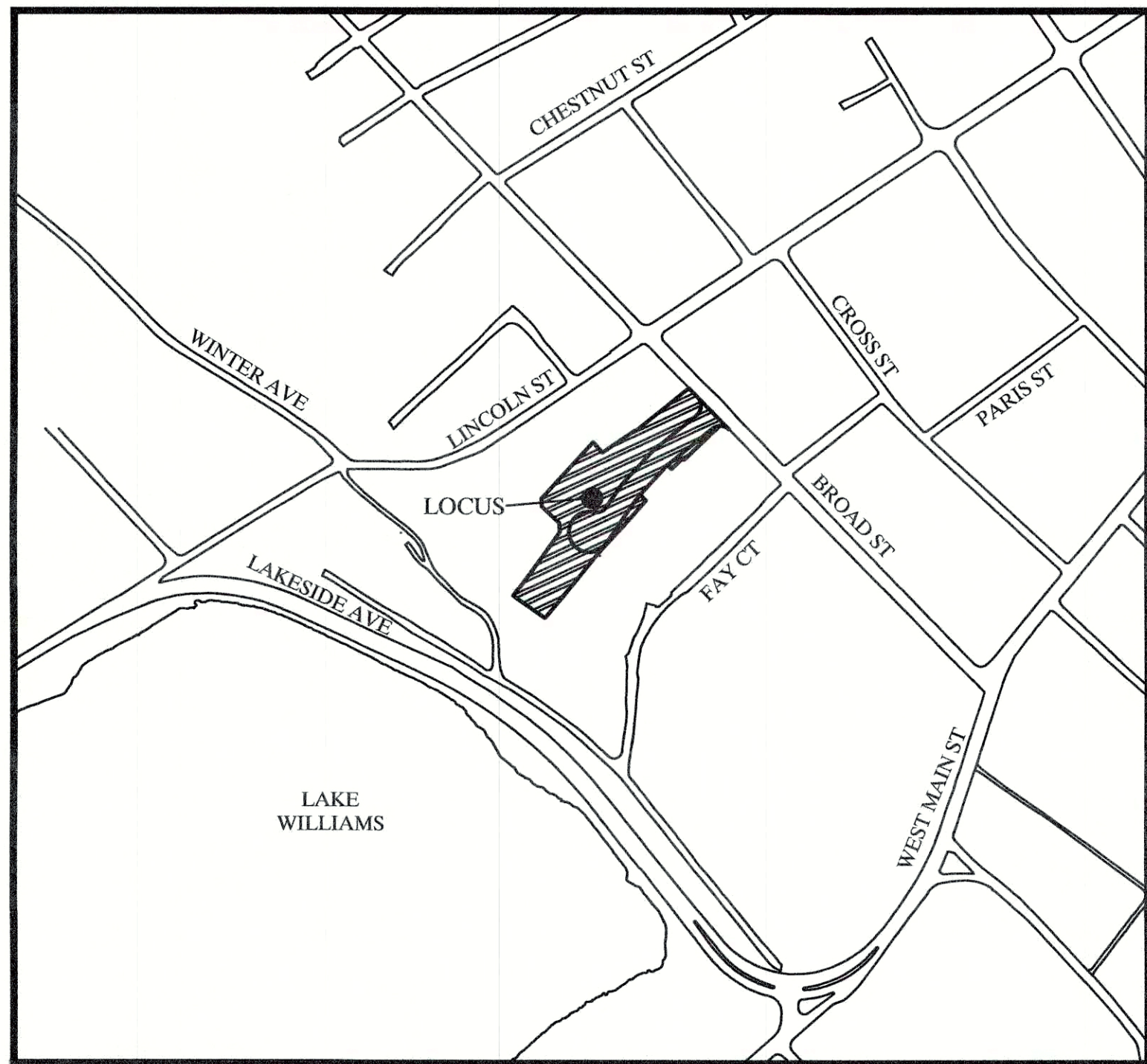
Connie Estes

DEFINITIVE SUBDIVISION PLAN

RESIDENTIAL SUBDIVISION & SITE DEVELOPMENT

76 Broad Street
Marlborough, Massachusetts 01752

FOR
W.R.E., LLC



LOCUS MAP
SCALE: 1"=APPROX. 350'

RECORD OWNER:

W.R.E., LLC
319 Stow Road
Marlborough, MA

APPLICANT:

W.R.E., LLC
319 Stow Road
Marlborough, MA

ASSESSORS:

MAP 68 LOT 123
MAP 68 LOT 122
MAP 80 LOT 52
MAP 80 LOT 47

REFERENCES:

DEED BOOK 52361, PAGE 362
DEED BOOK 59406, PAGE 1
DEED BOOK 72215, PAGE 98
DEED BOOK 72215, PAGE 106
PLAN 998 OF 2018

ZONING

RC - RESIDENCE C DISTRICT
WATER SUPPLY DISTRICT ZONES A & B

SHEET INDEX

SHEET 1	C1	TITLE SHEET
SHEET 2	C2	NOTES AND LEGEND
SHEET 3	EC	EXISTING CONDITIONS
SHEET 4	DS	DEFINITIVE PLAN OF LAND
SHEET 5	C5	LAYOUT AND MATERIALS PLAN
SHEET 6	C6	GRADING AND DRAINAGE PLAN
SHEET 7	C7	UTILITIES PLAN
SHEET 8	C8	PLAN AND PROFILE
SHEET 9	C9	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 10	C10	SITE DETAILS SHEET 1 OF 2
SHEET 11	C11	SITE DETAILS SHEET 2 OF 2
SHEET 12	C12	LANDSCAPE PLAN

REVISION UPDATES

1 - REMOVED SHEET C12
2 - ADDED C12-LANDSCAPE PLAN
- REVISED ASSESSORS TABLE
- REVISED REFERENCES TABLE
- ADDED WAIVER LIST
3 - WAIVER LIST APPROVALS ADDED
4 - ADDED NOTE

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

**APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED.
MARLBOROUGH PLANNING BOARD**

DATE _____
PROFESSIONAL LAND SURVEYOR
FOR REGISTRY USE

THIS PLAN APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____
DATED _____
TO BE RECORDED HEREWITH.

DATE: _____

WAIVER REQUEST LIST:	APPROVED	
	YES	NO
1. §A676-12.B.5: "PROPERTY LINES AT STREET INTERSECTIONS SHALL HAVE A RADIUS EQUAL TO 30 FEET AT INTERSECTIONS INVOLVING A MAJOR STREET AND 25 FEET AT OTHER INTERSECTIONS." PROPOSED: RIGHT-OF-WAY LINES AS SHOWN ON "LOTTING PLAN".		
2. §A676-12.C.1.a: "THE MINIMUM WIDTH OF RIGHTS-OF-WAY SHALL BE AS FOLLOWS:" "SECONDARY STREETS: 50 FEET." PROPOSED: RIGHT-OF-WAY WIDTH OF 49.2 FEET AT STA1+75. RIGHT-OF-WAY LINES AS SHOWN ON "LOTTING PLAN".		
3. §A676-12.D.3: "WHERE CHANGES IN GRADE EXCEED 1%, REASONABLE VERTICAL CURVES, AS REQUIRED BY THE COMMISSIONER OF PUBLIC WORKS, WILL BE PROVIDED..." PROPOSED: GRADE BREAK AT PROPOSED CROSSWALK FROM 2% TO 4.9%.		
4. §A676-20: "SEE CROSS SECTIONS IN APPENDIX F" "TYPICAL CROSS SECTION #1: SECONDARY RESIDENTIAL STREET". PROPOSED: 3' LANDSCAPING STRIP BETWEEN CURB AND SIDEWALK. SIDEWALK WITH NO CURB REDUCED TO 5.5-FOOT WIDTH. VARIED TREE LOCATIONS.		
5. §A676-23.A: "NO STREET OF WAY THROUGH PRIVATE PROPERTY SHALL BE ACCEPTED BY THE CITY UNLESS THE SAME BE PREVIOUSLY CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE STANDARD CROSS SECTION (SEE APPENDIX F)..." PROPOSED: RIGHT-OF-WAY DEVIATES FROM STANDARD CROSS-SECTION. SEE ITEM 4 ABOVE..		
6. §A676-24.B: "ROADWAYS SHALL BE CONSTRUCTED FOR THE FULL LENGTH OF ALL STREETS WITHIN THE SUBDIVISION AND SHALL HAVE THE SAME CURB RADIUS REQUIRED IN §A676-12B ABOVE." (30 FEET) PROPOSED: CURB RADIUS AT WESTERN CORNER OF INTERSECTION = 25 FEET. CURB RADIUS AT EASTERN CORNER OF INTERSECTION = 22 FEET.		
7. §A676-28.A: "STREET TREES OF A SPECIES APPROVED BY THE CITY FORESTER SHALL BE PLANTED ON EACH SIDE OF EACH STREET IN A SUBDIVISION, EXCEPT WHERE THE DEFINITIVE PLAN SHOWED TREES TO BE RETAINED WHICH ARE HEALTHY AND ADEQUATE. SUCH TREES SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AS SHOWN IN THE PROFILE AND STANDARD CROSS SECTION PLANS, APPENDIX F, APPROXIMATELY AT FORTY-FOOT INTERVALS, AND SHALL BE AT LEAST 12 FEET IN HEIGHT AND A MINIMUM OF THREE-INCH CALIPER." PROPOSED: STREET TREES AS SHOWN ON "LANDSCAPE PLAN".		

10A-4

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

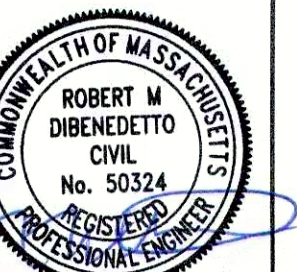
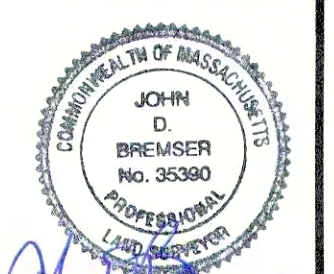
**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



4	RD	RD	2/4/21	PLAN UPDATES
3	DJR	RD	1/15/21	PLAN UPDATES
2	DJR	RD	12/16/20	PLAN UPDATES
1	RD	JP	10/29/20	PLAN UPDATES
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 9/9/2020 | DESIGN BY: RD/DJR
SCALE: AS NOTED | DRAWN BY: DJR
APPROVED BY: RD | CHECK BY: JP

**TITLE
SHEET**

PLOT DATE: Feb 04, 2021 12:30 pm

DWG: 13820DF R4.dwg

LAYOUT: TS

SHEET: 1 OF 12

PROJECT NO.:

C1

13820

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



REVISION UPDATES				
1	-	UPDATE TO GENERAL NOTES		
2	-	UPDATE TO GENERAL NOTES		
3	-	NOTE 19 REVISED		
4	-	NO UPDATES THIS SHEET		

4	RD	RD	2/4/21	PLAN UPDATES
3	DJR	RD	1/15/21	PLAN UPDATES
2	DJR	RD	12/16/20	PLAN UPDATES
1	RD	JP	10/29/20	PLAN UPDATES
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE: 9/9/2020 DESIGN BY: RD/DJR SCALE: AS SHOWN DRAWN BY: DJR APPROVED BY: RD CHECK BY: JP				

NOTES,
REFERENCES
AND LEGEND

PLOT DATE: Feb 04, 2021 12:30 pm

DWG: 13820DF R4.dwg

LAYOUT: NOTES

SHEET: 2 OF 12

PROJECT NO.:

13820

C2

GENERAL NOTES:

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDINGS AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- SILT FENCE AND/OR STRAW WATTLES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- 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.
- THE PROPOSED SITE DEVELOPMENT FOR ALL PROPOSED LOTS ARE SHOWN SCHEMATICALLY ONLY. INDIVIDUAL SITE PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DEVELOPMENT OF PROPOSED LOTS. EACH LOT PROPOSED SHALL CONTAIN UP TO ONE (1) TWO-FAMILY DWELLING PER LOT MAXIMUM AS OF RIGHT. MULTI-FAMILY DWELLINGS CONTAINING THREE OR MORE DWELLING UNITS ON A SINGLE LOT ARE ALLOWED IN A RESIDENCE C ZONE WITH A SPECIAL PERMIT ISSUED BY THE MARLBOROUGH CITY COUNCIL PROVIDED THAT THE LOT MEETS ALL THE REQUIREMENTS OF ARTICLE VII AND, IN ADDITION, HAS A LANDSCAPE AREA MEETING ALL THE REQUIREMENTS OF §650-18A(9)(e).

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 10.00.

LEGEND

EXISTING

- FM FORCE MAIN
- 8" S SEWER LINE AND MANHOLE SIZE MATERIAL & FLOW DIRECTION
- 12" RCP DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN
- MANHOLE & ROUND CATCH BASIN
- RD ROOF DRAIN AND DOWNSPOUT
- UD PERFORATED UNDERDRAIN
- FD FOUNDATION DRAIN
- W DOMESTIC WELL
- WS WATER SERVICE
- W WATER MAIN AND VALVE
- G NATURAL GAS LINE AND VALVE
- PROPERTY LINE
- EASEMENT LINE
- TOWN LINE
- MATCH LINE
- Z LIGATURE TO INDICATE CONTINUOUS OWNERSHIP ACROSS LINES
- 55.36' BEARING & DISTANCE ALONG BOUNDARY
- N120°46'23"E
- << 249.56' >> TOTALED BOUNDARY FRONTAGE
- #2 ELEVATION BENCH MARK
- 6' CLF BARBED WIRE FENCE
- 6' CLF CHAIN LINK FENCE WITH HEIGHT
- 5 WF WOOD FENCE WITH HEIGHT
- STONE WALL
- STONE RETAINING WALL
- RETAINING WALL
- EDGE OF LAWN
- EDGE OF GRAVEL OR DIRT ROAD
- EDGE OF PAVEMENT
- VGC CURB (see abbreviations)
- PATH OR TRAIL
- BUILDING, LIGHT, STEPS & OVERHANG
- 92.6 SPOT ELEVATION
- 92 ELEVATION CONTOUR
- INTERMITTENT STREAM, DRAINAGE DITCH, OR EDGE OF SEASONAL PONDING AREA
- SHORE LINE (see abbreviations)
- MHW MEAN HIGH WATER
- MLW MEAN LOW WATER
- WFA9 LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)
- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- LIMIT OF 200-FOOT RIVERFRONT ZONE
- LIMIT OF 100-YEAR FLOODPLAIN
- LIMIT OF 10-YEAR FLOODPLAIN
- LIMIT OF CONSERVANCY DISTRICT, WATERSHED PROTECTION DISTRICT, OR "INLAND FLOODPLAIN"
- LIMIT OF WETLAND REPLICATION AREA
- LIMIT OF COASTAL BANK
- EDGE OF WOODS OR BRUSH (DRIP LINE)
- 96.8 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 12" M
- 96.8 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- 18" P
- ROCK OUTCROP (LEDGE)
- SILT FENCE
- HAYBALES
- FILTER SOCK
- SURFACE RUNOFF DIRECTION
- WATERCOURSE FLOW
- PIPE FLOW
- TP-1 TEST PIT WITH ELEVATION
- 95.2
- PT6 PERCOLATION TEST
- SP2 SOIL PROBE
- SB3 SOIL BORING
- GM5 GROUNDWATER MONITORING WELL

PROPOSED

- FM FORCE MAIN
- SS SMH
- SD DMH
- RD DS
- UD
- FD
- W WS
- W WATER MAIN AND VALVE
- G G
- 6' CLF
- 5 WF
- VGC
- 93.3 F.G.
- 92

ASSESSORS:

MAP 68, LOT 122 & 123
MAP 80, LOTS 47 & 52

ZONING:

RC RESIDENCE C
WATER SUPPLY DISTRICT ZONES A & B

REFERENCES:

DEED BOOK 59406, PAGE 1 (#70 BROAD)
DEED BOOK 52361, PAGE 362 (#84 BROAD)
DEED BOOK 72215, PAGE 98 (#574 LINCOLN)
DEED BOOK 72215, PAGE 106 (#76 BROAD)
PLAN 998 OF 2018

RECORD OWNERS:

(M68, L123) 76 BROAD STREET
W.R.E., LLC
319 STOW ROAD
MARLBOROUGH, MA 01752

ABUTTERS WITH EASEMENTS:

(M80, L52) 70-72 BROAD STREET
70-72 BROAD STREET REALTY TRUST
250 STOW ROAD
MARLBOROUGH, MA 01752

(M80, L47) 574 LINCOLN STREET
WHITE LIVING TRUST
319 STOW ROAD
MARLBOROUGH, MA 01752

(M68, L122) 84 BROAD STREET
84 BROAD STREET LLC
1 TURNER RIDGE ROAD
MARLBOROUGH, MA 01752

ZISLER INVESTMENT ASSOCIATES
LTD PARTNERSHIP
DEED BOOK 26688, PAGE 537
MAP 80, LOT 38

WATERWIND KNOLLS CONDOMINIUM
DEED BOOK 14711, PAGE 54
MAP 80, LOT 60

NOTES:

1) PROJECT SOURCE BENCHMARK IS BASED ON A CHISELED CROSS IN THE MIDDLE RIVET IN THE BASE PLATE OF THE MOST SOUTHEAST LEG OF THE MARLBOROUGH WATER TOWER, KNOWN AS 68-F 32 C. ELEVATION IS PURPORTED TO BE ON NGVD29 DATUM.

2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.

4) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=30' HORIZONTALLY AND A 2 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.

ELEVATION BENCH MARKS DATUM: NGVD29 (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
A	X-CUT IN HYDRANT BONNET BOLT	538.183
B	CUT SPIKE SET 3' UP 24" MAPLE	514.253
C	CUT SPIKE SET 3' UP 15" MAPLE	527.638

SCALE: 1" = 30'

LEGEND

234 SURFACE CONTOUR
STONE WALL
EDGE OF PAVEMENT
CHAIN LINK FENCE
WOOD FENCE
CURB WITH TOP AND BOTTOM CURB ELEVATION
EDGE OF WOODED AREA
SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN

232.6 SPOT ELEVATION
CI CAST IRON
VC VITRIFIED CLAY
SMH SEWER MANHOLE
DMH DRAIN MANHOLE
CB CATCH BASIN
(FD) FOUND
(R) RECORD
(R/H) RECORD AND HELD
DH DRILL HOLE
I PIPE IRON PIPE
CB CONCRETE BOUND
BIT BITUMINOUS
BM BENCHMARK
BC BITUMINOUS CURB
P PLASTIC
CRW CONCRETE RETAINING WALL
WRW WOOD RETAINING WALL
WP WOOD PORCH
NTS NOT TO SCALE
CW CONCRETE WALK

SITE ADDRESS 10A-06

#76 BROAD STREET

Marlborough, Massachusetts 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, Massachusetts 01752

HANCOCK ASSOCIATES

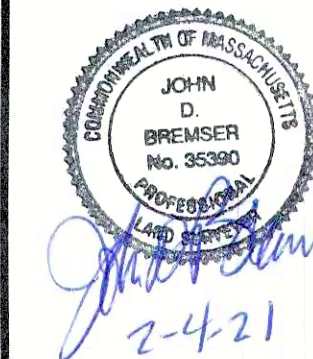
Civil Engineers

Land Surveyors

Landscape Architects

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com



NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	2/4/21	DRAWN BY:	CMC/RD		
SCALE:	1" = 30'	CHECK BY:	JDB		

EXISTING CONDITIONS PLAN

PLOT DATE: Feb 04, 2021 1:54 pm

DWG: 13820-SV-2 R4.dwg

LAYOUT: EC

SHEET: 1 OF 1

PROJECT NO.:

EC

13820

Lotting Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

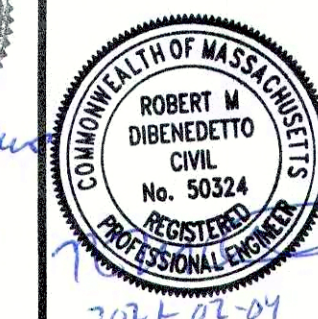
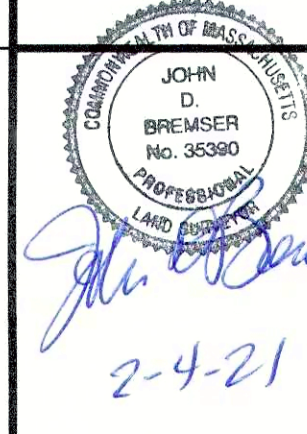
HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
4	RD	JDB	2/4/21	CITY COMMENTS
3	DJR	JDB	1/20/21	REVISED EASEMENTS & NOTES
2	DJR	JDB	12/15/20	REVISED PARCELS
1	RD	JDB	10/29/20	REVISED DRAINAGE EASEMENTS
DATE: 8/18/2020 DESIGN BY: RD/DJR				
SCALE: 1"=30' DRAWN BY: PJD				
APPROVED BY: --- CHECK BY: JDB				

DEFINITIVE
SUBDIVISION
PLAN

PLOT DATE: Feb 04, 2021 1:50 pm

DWG: 13820-DS R4.dwg

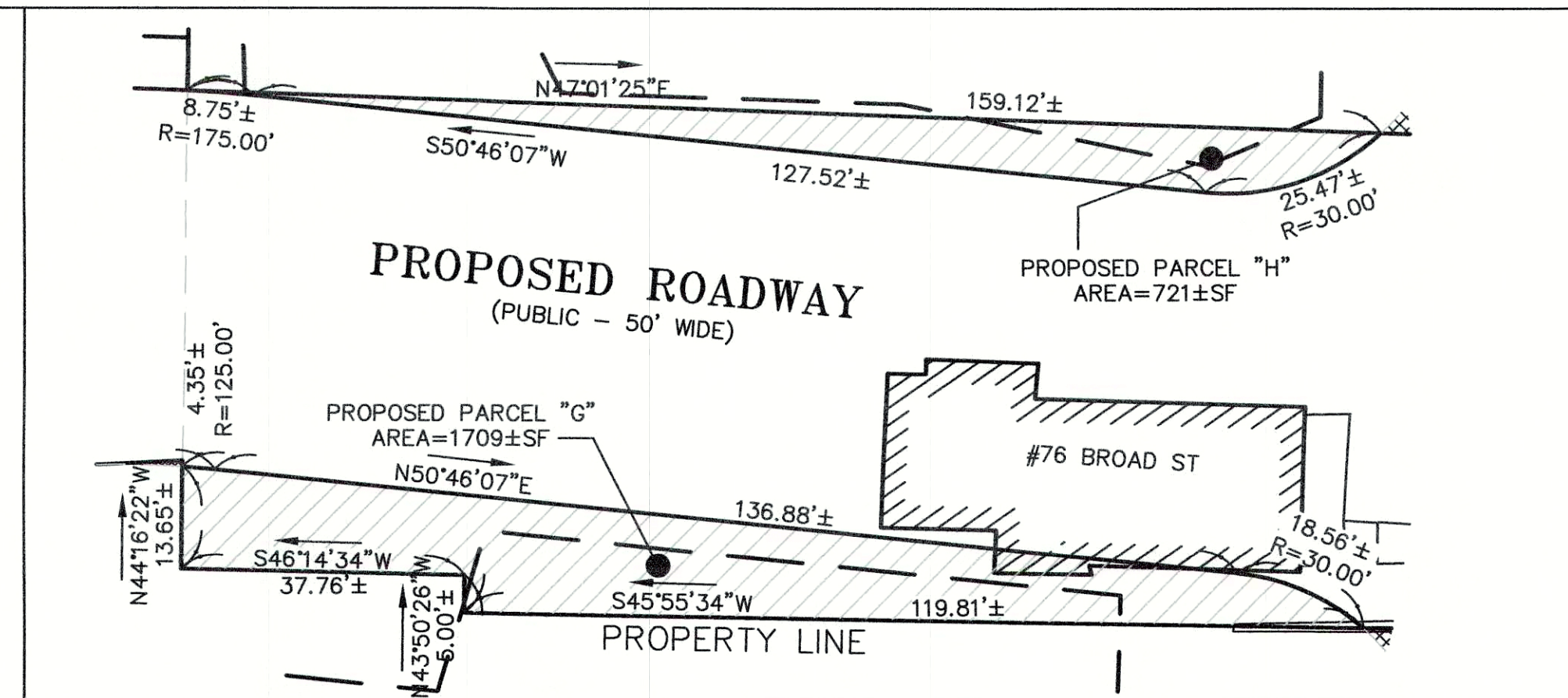
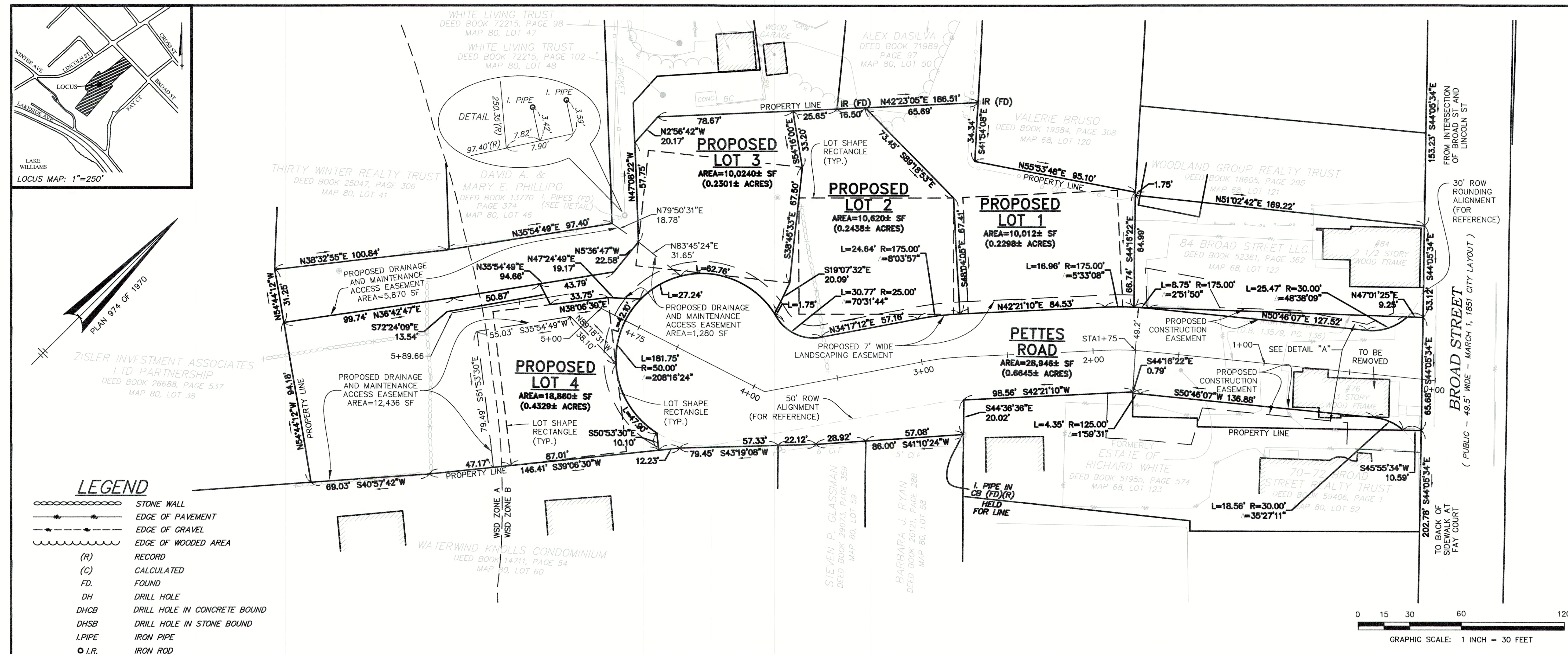
LAYOUT: DS

SHEET: 1 OF 1

PROJECT NO.:

DS

13820



DETAIL A: NTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED.
MARLBOROUGH PLANNING BOARD

DATE: _____

ASSESSORS:

MAP 68, LOT 122 & 123
MAP 80, LOTS 47 & 52

REFERENCES:

DEED BOOK 59406, PAGE 1 (#70 BROAD)
DEED BOOK 52361, PAGE 362 (#84 BROAD)
DEED BOOK 72215, PAGE 98 (#574 LINCOLN)
DEED BOOK 72215, PAGE 106 (#76 BROAD)
PLAN 998 OF 2018

RECORD OWNER:

(M68, L123) 76 BROAD STREET
W.R.E., LLC
319 STOW ROAD
MARLBOROUGH, MA 01752

ABUTTERS WITH EASEMENTS:

(M80, L52) 70-72 BROAD STREET
THIRTY WINTER REALTY TRUST
250 STOW ROAD
MARLBOROUGH, MA 01752

(M80, L47) 574 LINCOLN STREET
WHITE LIVING TRUST
319 STOW ROAD
MARLBOROUGH, MA 01752

(M68, L122) 84 BROAD STREET
84 BROAD STREET LLC
1 TURNER RIDGE ROAD
MARLBOROUGH, MA 01752

THIS PLAN APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____
DATED _____
TO BE RECORDED HEREWITH.

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE
PROPOSED REVISED LOT LINES, EASEMENTS,
PARCELS, AND ROADWAY.

2) PARCELS G AND H ARE NOT TO BE
CONSIDERED SEPARATE BUILDING LOTS. PARCEL G
IS TO BE DEEDED TO #70-72 BROAD AND
PARCEL H TO #84 BROAD.

3) THIS LOTTING PLAN IS SHEET 4 OF 12 IN A
DEFINITIVE SUBDIVISION PLAN SET. THE REVISED
PLANS HAVE 12 SHEETS IN THE DEFINITIVE
SUBDIVISION PLAN SET.

4) SEE SHEET 1 OF DEFINITIVE SUBDIVISION PLAN
SET IN CITY FILE FOR REQUESTED AND APPROVED
WAIVERS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR
FOR REGISTRY USE

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



2021-02-04

REVISION UPDATES				
1	-	REVISED BASINS		
	-	REVISED DRAINAGE EASEMENT		
	-	ADDED ABBREVIATIONS		
2	-	REVISED SIDEWALKS AND SAWCUTS		
	-	REVISED ZONING TABULATION AND NOTE ADDED		
	-	LANDSCAPE EASEMENT ADDED		
3	-	REVISED NOTES		
4	-	ADDED STATIONING		

ABBREVIATIONS

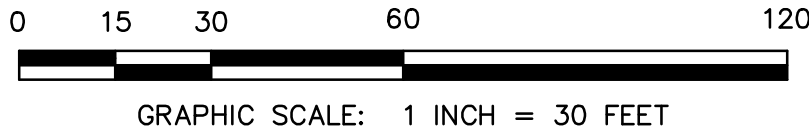
BF	BASEMENT FLOOR (ELEVATION)	ISO	ISOLATOR (ROW)
LF	LINEAR FEET	MF	MANIFOLD
BOT	BOTTOM	PROP	PROPOSED
BW	BOTTOM OF WALL	R	RIM
CB	CATCH BASIN	R3'	3' RADIUS
DMH	DRAIN MANHOLE	S	SLOPE
EX	EXISTING	SMH	SEWER MANHOLE
FIN	FINISHED	TW	TOP OF WALL
FF	FINISH FLOOR (ELEVATION)	TYP	TYPICAL
HDPE	HIGH-DENSITY POLYETHYLENE (PIPE)	VGC	VERTICAL GRANITE CURB
I.D.	DIAMETER	WSD	WATER SUPPLY PROTECTION DISTRICT
INV	INVERT	X1	CROSSING 1

ZONING TABULATION (RESIDENCE C)

ITEM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
MIN. LOT AREA	10,000 SF	10,012 SF	10,620 SF	10,024 SF	18,860 SF
MIN. LOT FRONTAGE	90'	101'	114'	90'	90'
MAX. BUILDING HEIGHT	3 STORIES	3 STORIES OR LESS	3 STORIES OR LESS	3 STORIES OR LESS	3 STORIES OR LESS

LAYOUT AND MATERIALS NOTES

- THE PROPOSED SITE DEVELOPMENT FOR ALL PROPOSED LOTS ARE SHOWN SCHEMATICALLY ONLY. INDIVIDUAL SITE PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DEVELOPMENT OF PROPOSED LOTS. EACH LOT PROPOSED SHALL CONTAIN UP TO ONE (1) TWO-FAMILY DWELLING PER LOT MAXIMUM AS OF RIGHT.
- MULTI-FAMILY DWELLINGS CONTAINING THREE OR MORE DWELLING UNITS ON A SINGLE LOT ARE ALLOWED IN A RESIDENCE C ZONE WITH A SPECIAL PERMIT ISSUED BY THE MARLBOROUGH CITY COUNCIL PROVIDED THAT THE LOT MEETS ALL THE REQUIREMENTS OF ARTICLE VII AND, IN ADDITION, HAS A LANDSCAPE AREA MEETING ALL THE REQUIREMENTS OF §650-18A(9)(e).



PLOT DATE: Feb 04, 2021 3:20 pm

DWG: 13820DF R4.dwg

LAYOUT: LM

SHEET: 5 OF 12

PROJECT NO.:

C5

13820

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



2021-01-04

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
4	RD	RD	2/4/21	PLAN UPDATES
3	DJR	RD	1/15/21	PLAN UPDATES
2	DJR	RD	12/16/20	PLAN UPDATES
1	RD	JP	10/29/20	PLAN UPDATES

DATE: 9/9/2020 DESIGN BY: RD/DJR
SCALE: 1"=30' DRAWN BY: DJR
APPROVED BY: RD/CHECK BY: JP

GRADING AND
DRAINAGE
PLAN

PLOT DATE: Feb 04, 2021 3:18 pm

DWG: 13820DF R4.dwg

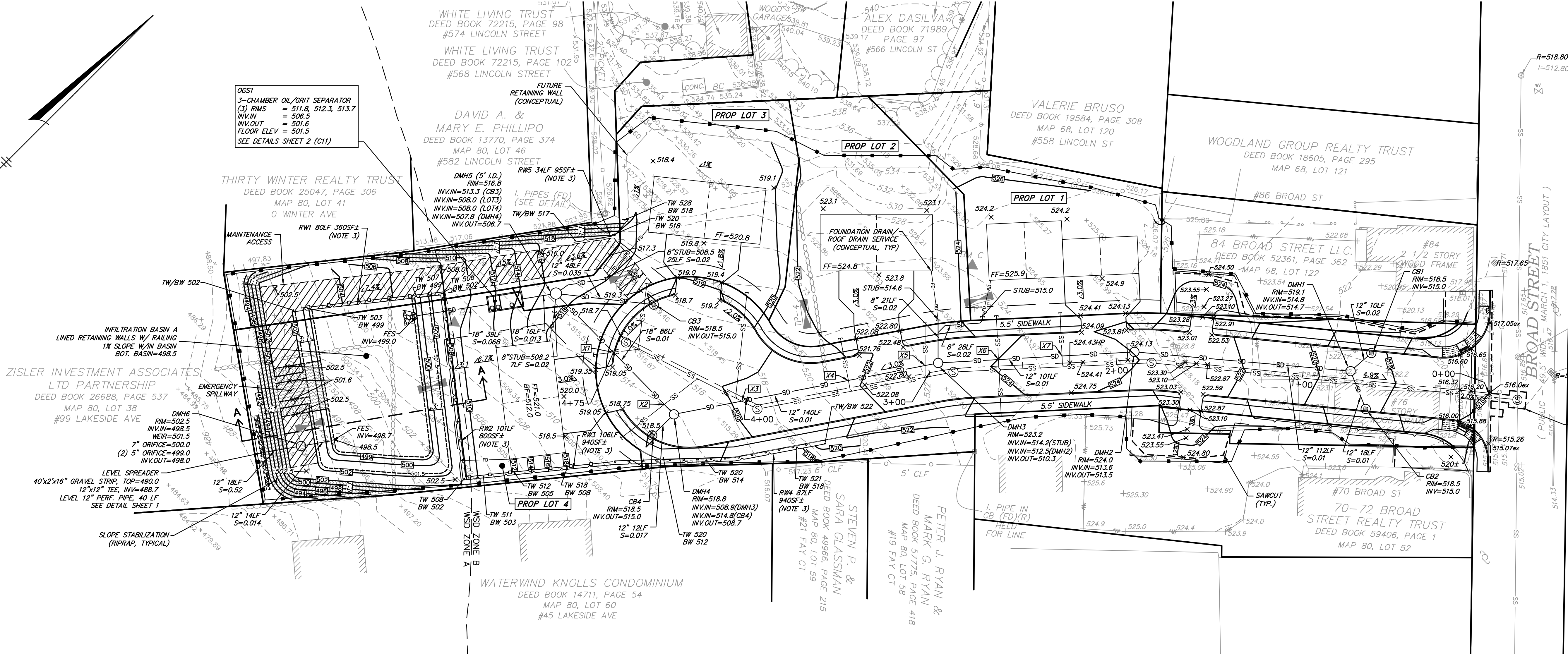
LAYOUT: GD

SHEET: 6 OF 12

PROJECT NO.:

C6

13820



GRADING AND DRAINAGE NOTES

1. THE PROPOSED DRIVEWAYS FOR #70-#72 BROAD STREET AND #84 BROAD STREET ARE SHOWN SCHEMATICALLY ONLY. CONSTRUCTED DRIVEWAYS MUST MEET §650-49 OF THE ZONING ORDINANCE WHICH STATES: "OUTSIDE STREET LAYOUT. NO DRIVEWAY OUTSIDE THE STREET RIGHT-OF-WAY SHALL EXCEED A POSITIVE OR NEGATIVE GRADE OF 3% FOR A DISTANCE AT LEAST 15 FEET, AND 12% FOR A DISTANCE OF AT LEAST 40 FEET FROM THE STREET RIGHT-OF-WAY. BEYOND SAID 40 FEET, THE GRADE OF A MINOR DRIVEWAY SHALL NOT EXCEED 15%, BUT MAJOR DRIVEWAYS SHALL IN NO CASE EXCEED A GRADE OF 12%."
2. THE PROPOSED SITE DEVELOPMENT FOR ALL PROPOSED LOTS ARE SHOWN SCHEMATICALLY ONLY. INDIVIDUAL SITE PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO DEVELOPMENT OF PROPOSED LOTS. EACH LOT PROPOSED SHALL CONTAIN UP TO ONE (1) TWO-FAMILY DWELLING PER LOT MAXIMUM AS OF RIGHT. MULTI-FAMILY DWELLINGS CONTAINING THREE OR MORE DWELLING UNITS ON A SINGLE LOT ARE ALLOWED IN A RESIDENCE C ZONE WITH A SPECIAL PERMIT ISSUED BY THE MARLBOROUGH CITY COUNCIL PROVIDED THAT THE LOT MEETS ALL THE REQUIREMENTS OF ARTICLE VII AND, IN ADDITION, HAS A LANDSCAPE AREA MEETING ALL THE REQUIREMENTS OF §650-18A(9)(e).
3. ALL PROPOSED RETAINING WALLS TO BE DESIGNED BY OTHERS.

CROSSING TABLE

CROSSING X1	CROSSING X3	CROSSING X5	CROSSING X7
6" SS: 513.5	8" SS: 512.6	6" SS: 511.8	12" SD: 513.1
18" SD: 508.3	12" SD: 509.3	12" SD: 510.3	6" SS: 511.1
OFFSET=3.5'±	OFFSET=2.1'±	OFFSET=0.3'±	OFFSET=1.3'±

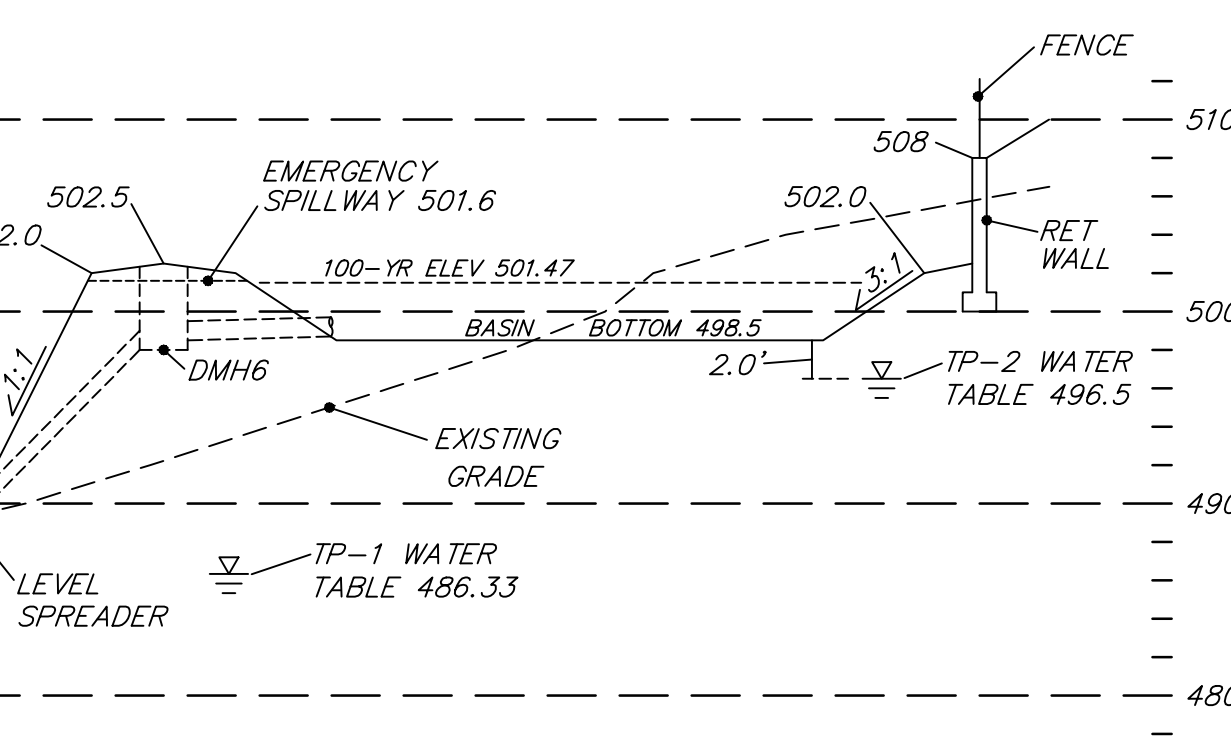
CROSSING X2	CROSSING X4	CROSSING X6
6" SS: 513.4	6" SS: 512.2	12" SD: 512.8
18" SD: 508.7	12" SD: 509.9	6" SS: 511.4
OFFSET=3.0'±	OFFSET=1.1'±	OFFSET=0.7'±

REVISION UPDATES

- 1 - REPLACED CHAMBERS W/ DETENTION POND
- ADDED OIL/GRIIT SEPARATOR
- REVISED DMH LOCATIONS
- LOWERED STORM DRAINS DUE TO SEWER CROSSINGS
- ADDED DETENTION POND DETAIL
- ADDED BASIN CROSS-SECTION
- ADDED CROSSING TABLE
- ADDED ABBREVIATIONS
- 2 - REVISED SIDEWALKS
- REVISED GRADING FOR ABUTTER DRIVEWAYS
- ADDED AND REVISED NOTES
- 3 - REVISED NOTES
- REVISED GRADING FOR ABUTTER DRIVEWAYS
- 4 - ADDED STATIONING
- ADDED NOTE 3

ABBREVIATIONS

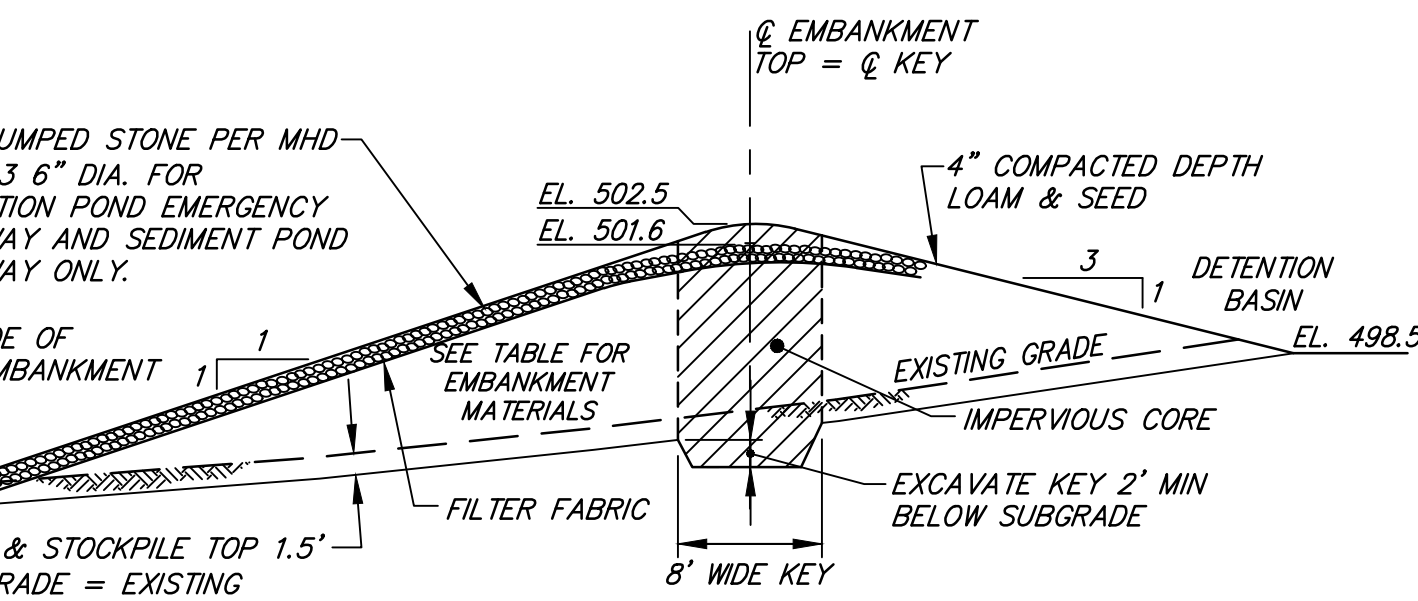
BF	BASEMENT FLOOR (ELEVATION)	ISO	ISOLATOR (ROW)
BOT	BOTTOM OF WALL	LF	LINEAR FEET
BW	BOTTOM OF WALL	MF	MANIFOLD
CB	CATCH BASIN	PROP	PROPOSED
DMH	DRAIN MANHOLE	R	RADIUS
EX	EXISTING	R3'	3' RADIUS
FIN	FINISHED	S	SLOPE
FF	FINISH FLOOR (ELEVATION)	SMH	SEWER MANHOLE
HDPE	HIGH-DENSITY POLYETHYLENE (PIPE)	TW	TOP OF WALL
I.D.	DIAMETER	TYP	TYPICAL
INV	INVERT	VGC	VERTICAL GRANITE CURB
		WSD	WATER SUPPLY
		X1	CROSSING 1



SECTION A-A

SCALE: 20' HORZ, 10' VERT

NOTE: SEE DETAILS SHEET 2 FOR RETAINING WALL & FENCE DETAIL.



EMBANKMENT MATERIALS

LOCATION	MATERIAL	MAX PARTICLE SIZE (IN)	LOOSE LIFT THICKNESS (IN)	COMPACTION REQUIREMENT (% MOD [1])
KEY	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
EMBANKMENT	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
LOAM COVER	NATIVE TOPSOIL	1	8 MIN	80
IMPERVIOUS CORE	SOIL WITH AT LEAST 30% CLAY AND SILT CONTENT	6	12 MAX	92 [3]

- [1] MDD: MAXIMUM DRY DENSITY.
- [2] ACCEPTABLE TO ENGINEER.
- [3] COMPACT TO TEST AVERAGE OF 92%, NO TEST LESS THAN 90%.

DETENTION POND EMBANKMENT

TYPICAL CROSS SECTION
NOT TO SCALE

DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES	NOTES
0"-12"	Ap	LOAMY SAND	NONE	
12"-39"	Bw	LOAMY SAND	NONE	
39"-86"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, SOME BOULDERS DEEP.

SURFACE ELEVATION = 493.5, NO GROUNDWATER OBSERVED, NO REFUSAL
ESHW = 486.33 BASED ON MAX. DEPTH = 86"

DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES	NOTES
0"-12"	Ap	LOAMY SAND	NONE	
12"-39"	Bw	LOAMY SAND	NONE	
39"-114"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, BOULDERS.

SURFACE ELEVATION = 506.0, NO GROUNDWATER OBSERVED, NO REFUSAL
ESHW = 496.5 BASED ON MAX. DEPTH = 114"

DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES	NOTES
0"-12"	Ap	LOAMY SAND	NONE	
12"-24"	Bw	LOAMY SAND	NONE	
24"-96"	C	LOAMY FINE SAND	NONE	SOME GRAVEL, COBBLES, LARGE BOULDERS.

SURFACE ELEVATION = 520.0, NO GROUNDWATER OBSERVED, NO REFUSAL
ESHW = 513.0 BASED ON MAX. DEPTH = 96"

DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES	NOTES
0"-12"	Ap	LOAMY SAND	NONE	
12"-18"	Bw	LOAMY SAND	NONE	
18"-108"	C	LOAMY SAND	NONE	SOME GRAVEL, COBBLES, BOULDERS.

SURFACE ELEVATION = 522.0, NO GROUNDWATER OBSERVED, REFUSAL AT 108"
ESHW = 513.0 BASED ON REFUSAL AT 108"

DEPTH	LAYER	TEXTURAL CLASSIFICATION	REDOXIMORPHIC FEATURES	NOTES
0"-12"	Ap	LOAMY SAND	NONE	
12"-18"	Bw	LOAMY SAND	NONE	
18"-72"	C	LOAMY SAND	42"	SOME GRAVEL, COBBLES, BOULDERS.

SURFACE ELEVATION = 523.5, NO GROUNDWATER OBSERVED, NO REFUSAL
ESHW = 520.0 BASED ON REDOX AT 42"

SOIL EVALUATION WAS PERFORMED BY HANCOCK ASSOCIATES ON AUGUST 6TH 2020.
EVALUATOR: ROBERT DIBENEDETTO S.E. #14044

Site Plan

for
A Four-Lot Subdivision

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

PREPARED FOR:

W.R.E., LLC

319 Stow Road
Marlborough, MA 01752

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



4	RD	RD	2/4/21	PLAN UPDATES	
3	DJR	RD	1/15/21	PLAN UPDATES	
2	DJR	RD	12/16/20	PLAN UPDATES	
1	RD	JP	10/29/20	PLAN UPDATES	
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION	

DATE: 9/9/2020 DESIGN BY: RD/DJR
SCALE: 1"=30' DRAWN BY: DJR
APPROVED BY: RD/CHECK BY: JP

UTILITY PLAN

PLOT DATE: Feb 04, 2021 12:31 pm

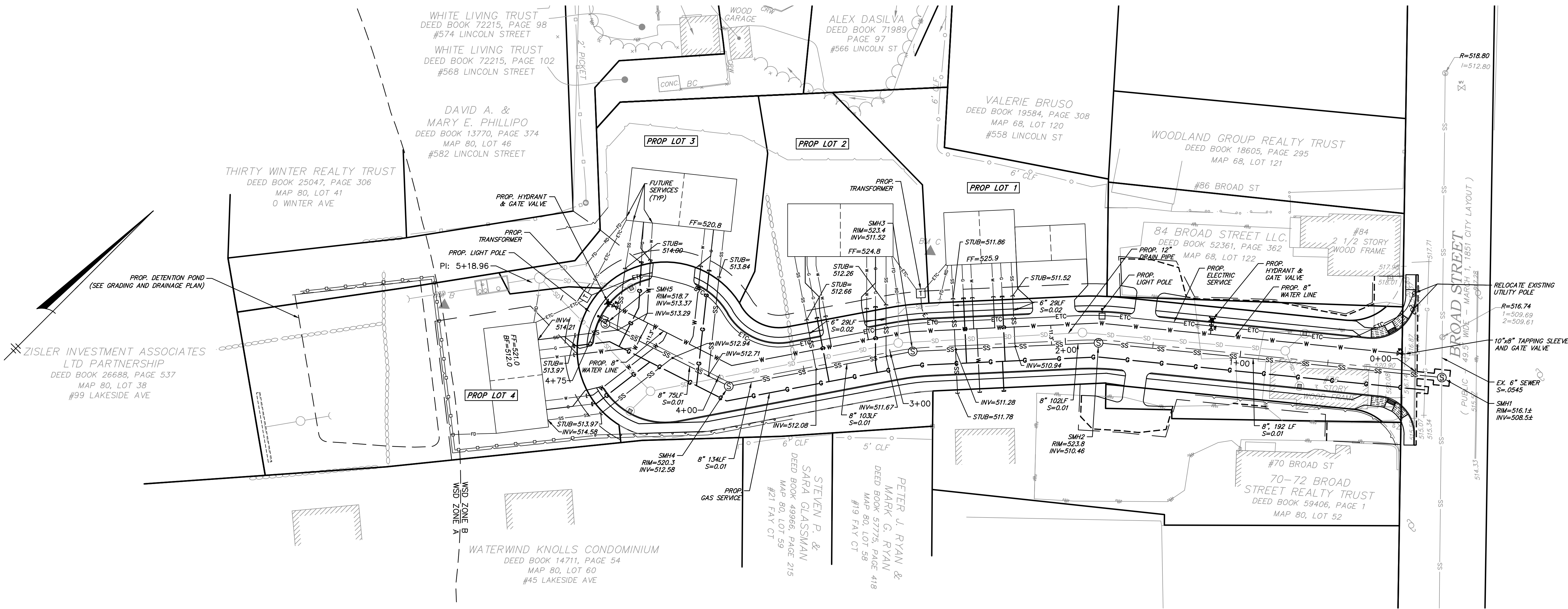
DWG: 13820DF R4.dwg

LAYOUT: UT

SHEET: 7 OF 12

PROJECT NO.:

13820



UTILITY NOTES

1. ALL DRAIN PIPES WILL BE HDPE UNLESS OTHERWISE NOTED.
2. ALL SEWER PIPES WILL BE PVC SDR35 UNLESS OTHERWISE NOTED.
3. ALL WATER LINES WILL BE 8" CEMENT LINED DUCTILE IRON CLASS 52 UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL TEST PIT CROSSINGS TO VERIFY MINIMUM 12" CLEARANCE BETWEEN PIPES. IF POTENTIAL FOR CONFLICT EXISTS, CONTACT THE ENGINEER TO DETERMINE COURSE OF ACTION.
5. CONTRACTOR SHALL ADJUST GRADES OF MANHOLES, GATE VALVES AND HYDRANTS PER ELEVATION SHOWN ON GRADING PLAN.
6. ALL UTILITY EXCAVATIONS REGARDLESS OF THE DEPTH OR THE MEANS OF ANY EXCAVATION SHALL REQUIRE DIG SAFE NOTIFICATION AND MUST APPLY FOR A ROAD OPENING/TRENCH PERMIT WITH THE DPW ENGINEERING DIVISION.

ABBREVIATIONS

BF	BASEMENT FLOOR (ELEVATION)	ISO	ISOLATOR (ROW)
BOT	BOTTOM	LF	LINEAR FEET
BW	BOTTOM OF WALL	MF	MANIFOLD
CB	CATCH BASIN	PROP	PROPOSED
DMH	DRAIN MANHOLE	R	RIM
EX	EXISTING	R3'	3' RADIUS
FF	FINISHED FLOOR (ELEVATION)	S	SLOPE
HDPE	HIGH-DENSITY POLYETHYLENE (PIPE)	SMH	SEWER MANHOLE
I.D.	DIAMETER	TW	TOP OF WALL
INV	INVERT	TYP	TYPICAL
		VGC	VERTICAL GRANITE CURB
		WSD	WATER SUPPLY PROTECTION DISTRICT CROSSING 1
		X1	

REVISION UPDATES	
1	- ADDED SEWER SERVICE INFORMATION
2	- ADDED ABBREVIATIONS
3	- REVISED WATERLINE NOTES
4	- ADDED HYDRANTS
5	- ADDED STATIONING
6	- ADDED NOTE
7	- NO CHANGES THIS SHEET



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2021-07-04

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE: 9/9/2020 DESIGN BY: RD/DJR				
SCALE: 1"=30' DRAWN BY: DJR				
APPROVED BY: RD/CHECK BY: JP				

PLAN AND PROFILE

PLOT DATE: Feb 04, 2021 12:32 pm

DWG: 13820DF R4.dwg

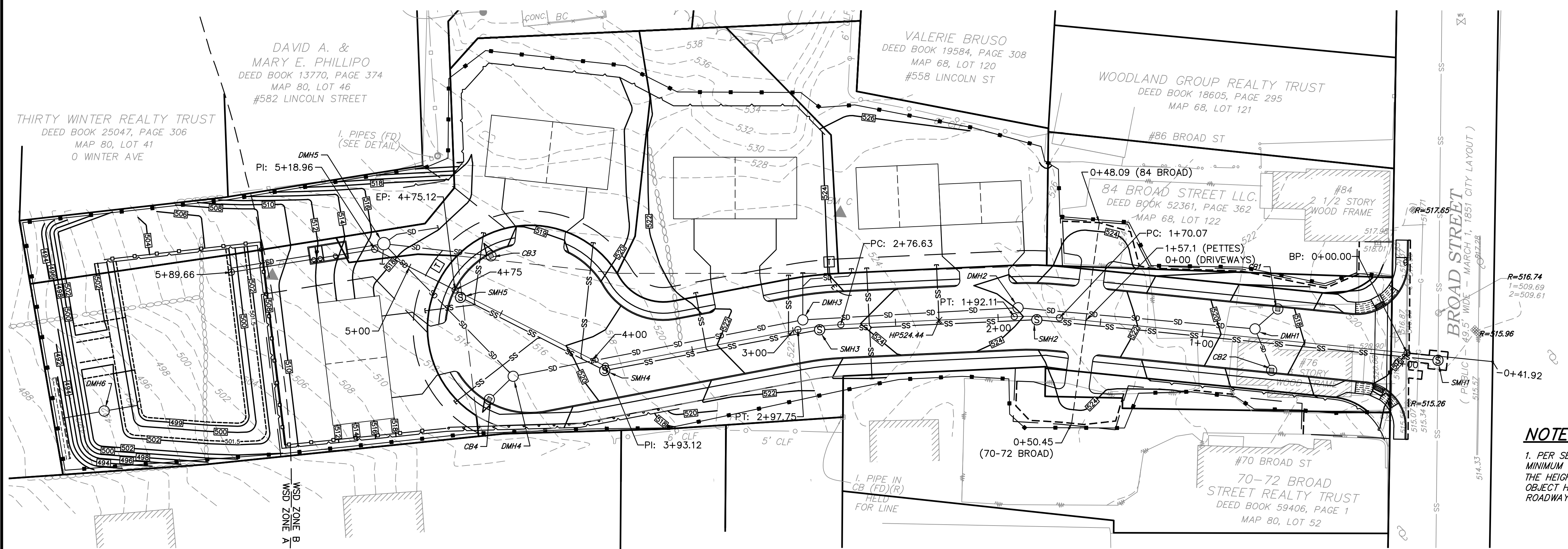
LAYOUT: PP

SHEET: 8 OF 12

PROJECT NO.:

C8

13820



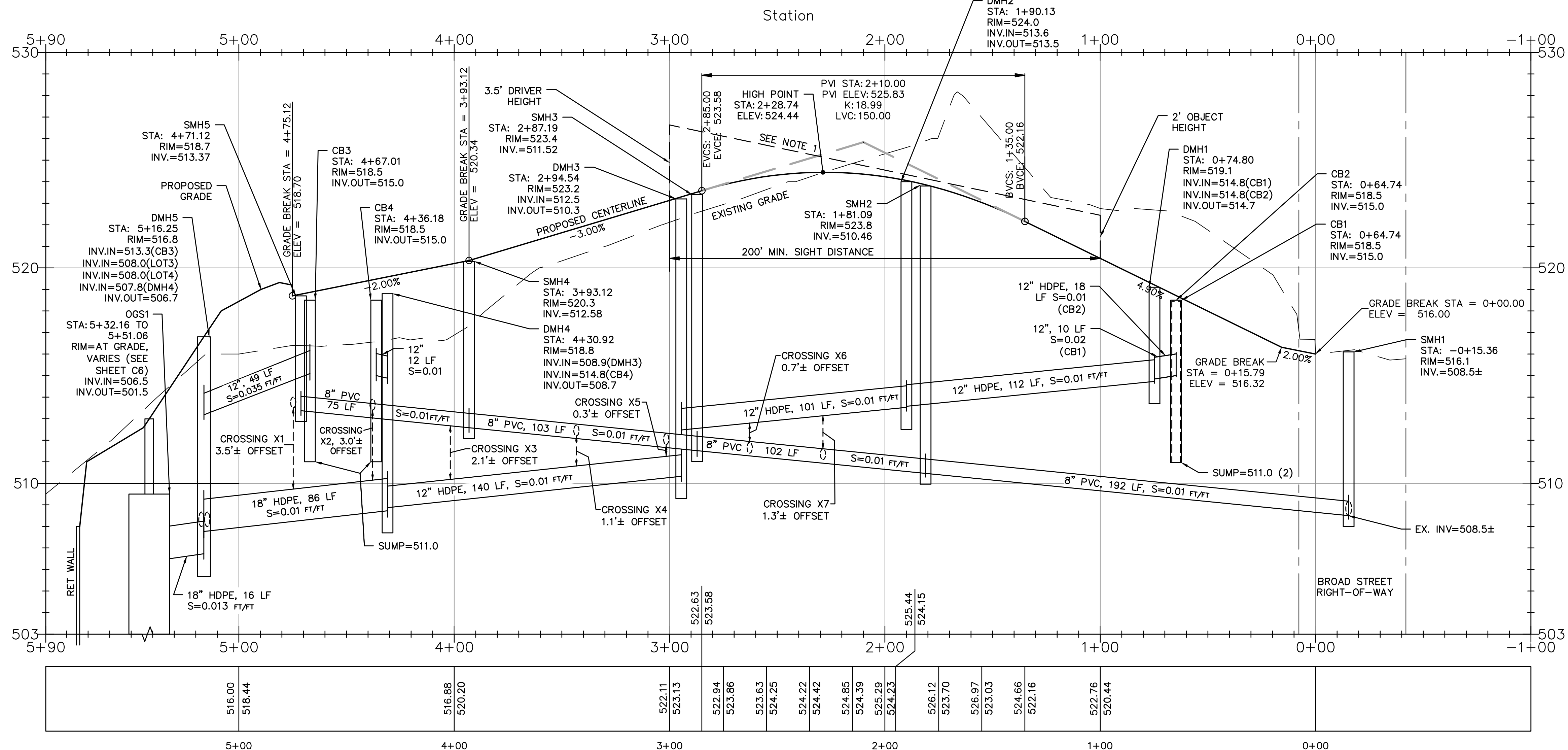
ABBREVIATIONS

BF	BASEMENT FLOOR (ELEVATION)	ISO	ISOLATOR (ROW)
BOT	BOTTOM	LF	LINEAR FEET
BW	BOTTOM OF WALL	MF	MANIFOLD
CB	CATCH BASIN	PROP	PROPOSED
DMH	DRAIN MANHOLE	R	RIM
EX	EXISTING	R3'	3' RADIUS
FIN	FINISHED	S	SLOPE
FF	FINISH FLOOR (ELEVATION)	SMH	SEWER MANHOLE
HDPE	HIGH-DENSITY POLYETHYLENE (PIPE)	TW	TOP OF WALL
I.D.	DIAMETER	TYP	TYPICAL
INV	INVERT	VGC	VERTICAL GRANITE CURB
		WSD	WATER SUPPLY PROTECTION DISTRICT CROSSING 1

NOTES

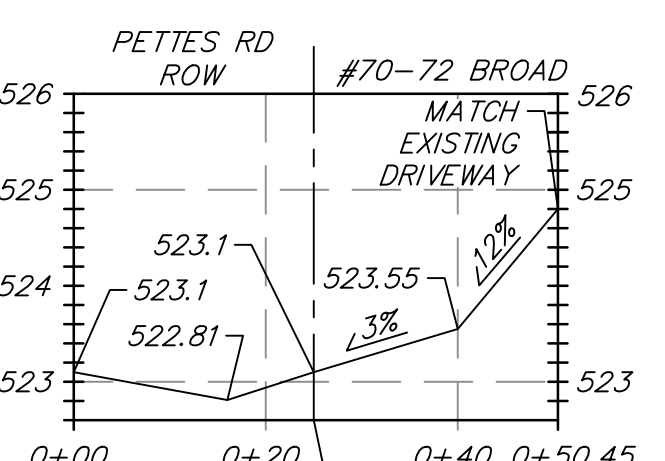
1. PER SECTION A676-12 OF THE MARLBOROUGH SUBDIVISION REGULATIONS, A MINIMUM SIGHT DISTANCE OF 200 FEET IS REQUIRED. PER AASHTO STANDARDS, THE HEIGHT OF THE DRIVER'S EYE IS 3.5 FEET ABOVE THE ROADWAY AND THE OBJECT HEIGHT IS 2 FEET ABOVE THE ROADWAY SURFACE. THE PROPOSED ROADWAY PROVIDES A SIGHT DISTANCE OF AT LEAST 200 FEET.

PETTES ROAD PROFILE



#84 BROAD ST. DRIVEWAY PROFILE

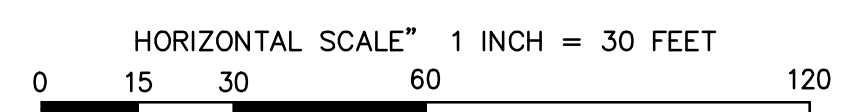
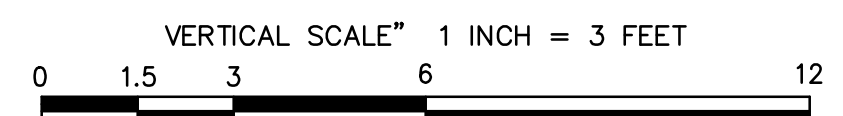
SCALE: 1"=20' HORIZ., 1"=2' VERT.



#70-72 BROAD ST. DRIVEWAY PROFILE

SCALE: 1"=20' HORIZ., 1"=2' VERT.

REVISION UPDATES	
1	- SHIFTED DMH'S
2	- REVISED BASIN STRUCTURES
3	- ADDED CROSSINGS
4	- ADDED STATIONING, FINAL GRADES ON VERTICAL CURVE, ADDED PIPE MATERIAL NOTE
5	- ADDED DRIVEWAY PROFILES
6	- REVISED DRIVEWAY PROFILES



A Four-Lot Subdivision

PREPARED FOR:

W.R.E., LLC

HANCOCK

ASSOCIATES

Wetland Scientists

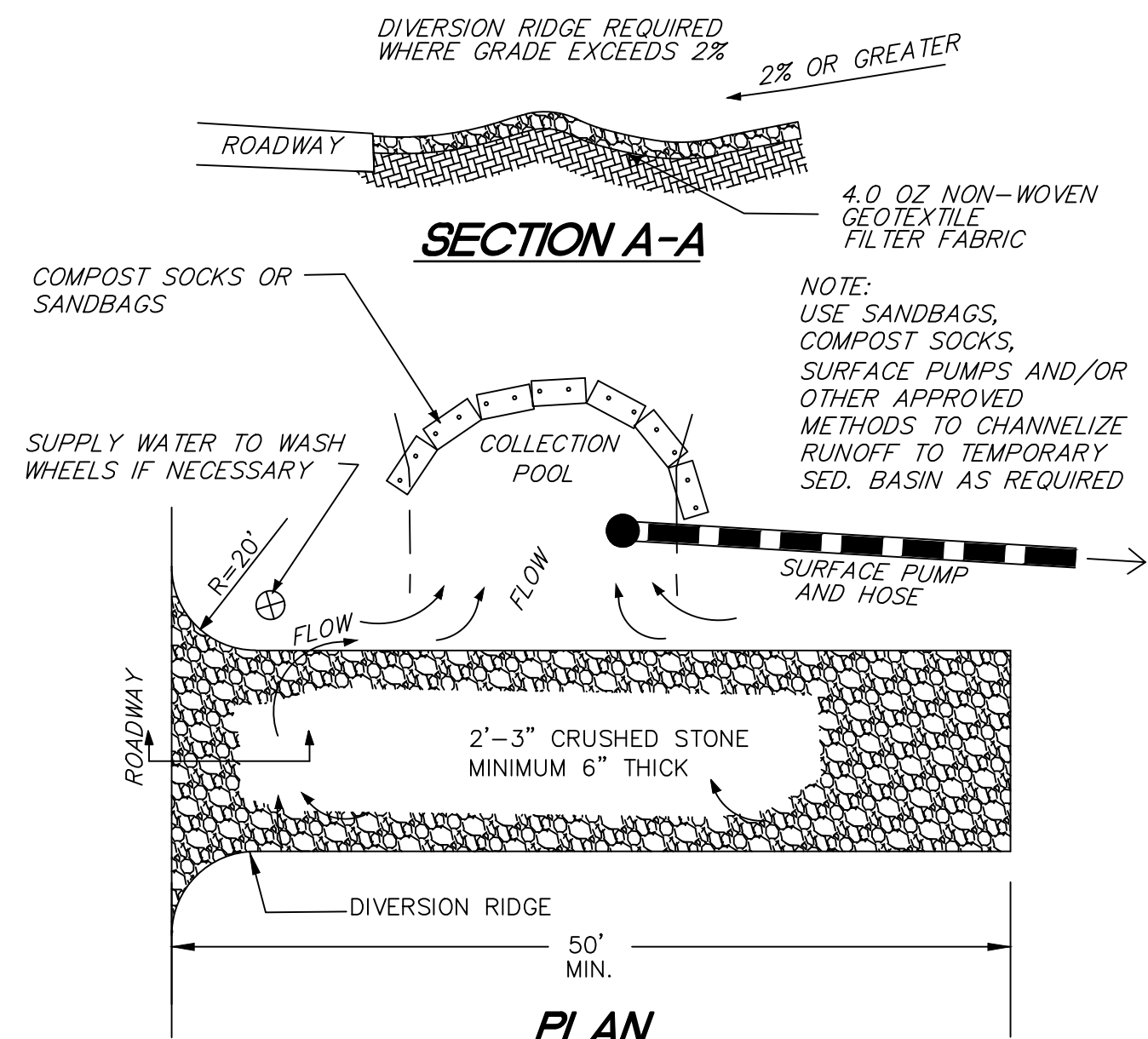
4	RD	RD	2/4/21	PLAN UPDATES
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2	DJR	RD	12/16/20	PLAN UPDATES
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NO	RY	APP	DATE	ISSUE/REVISION DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN

SHEET: 9 OF 12

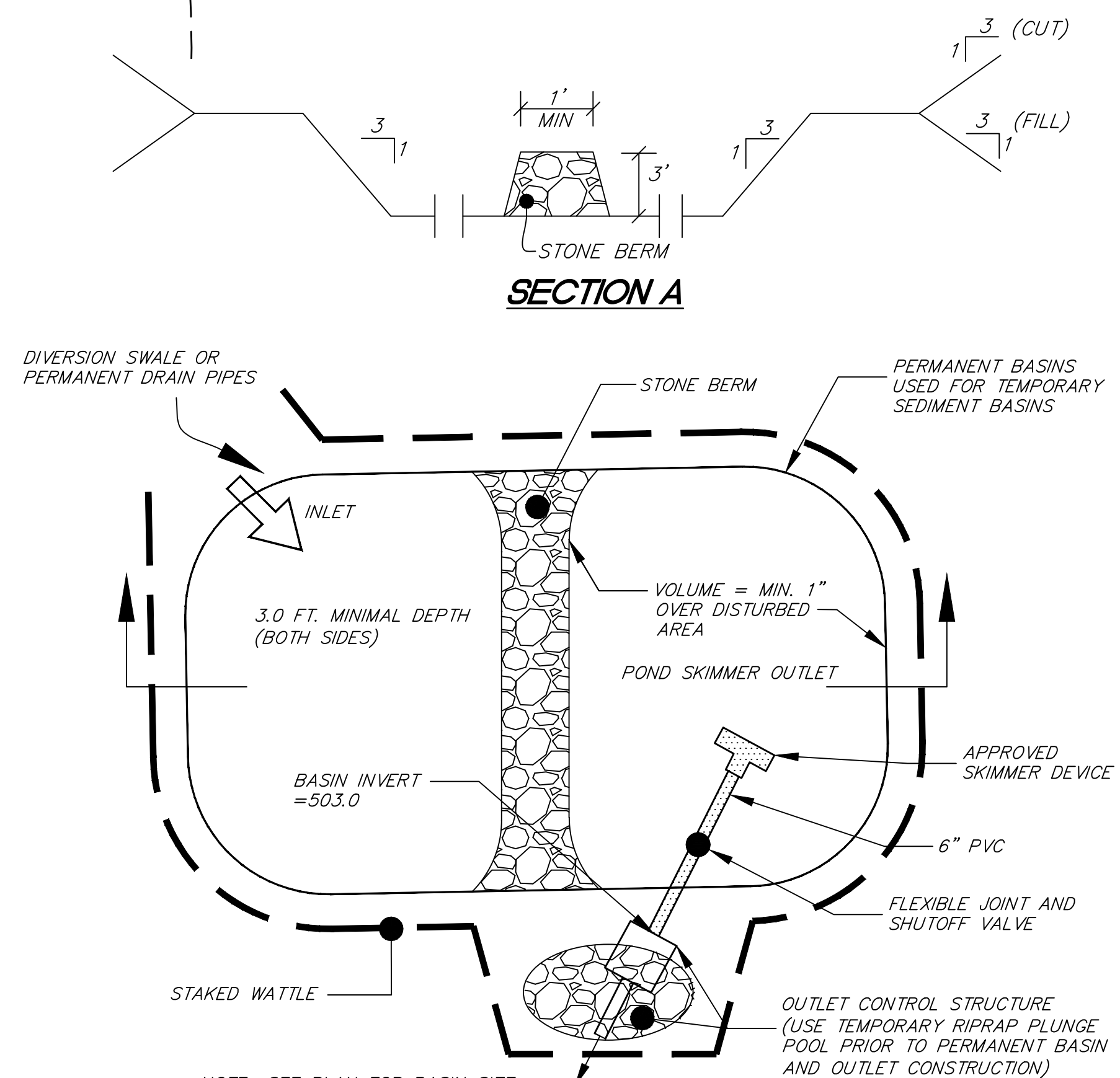
C9

3820



**TEMPORARY GRAVEL
CONSTRUCTION
ENTRANCE/EXIT**

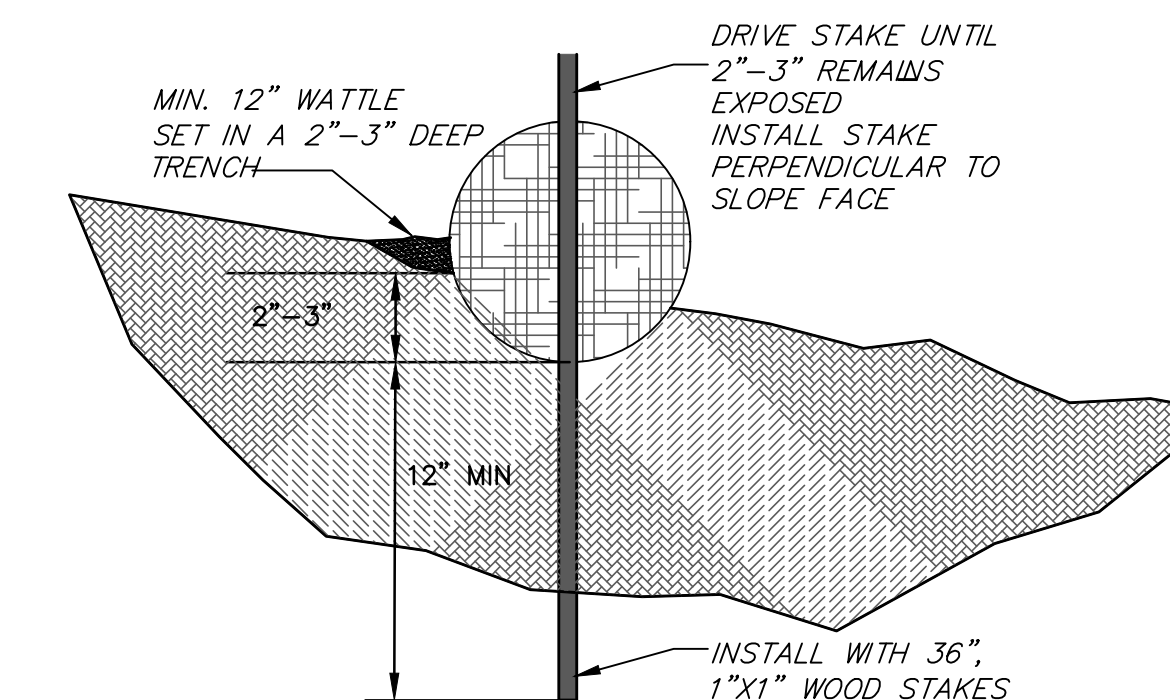
NOT TO SCALE



TEMPORARY SEDIMENT BASIN

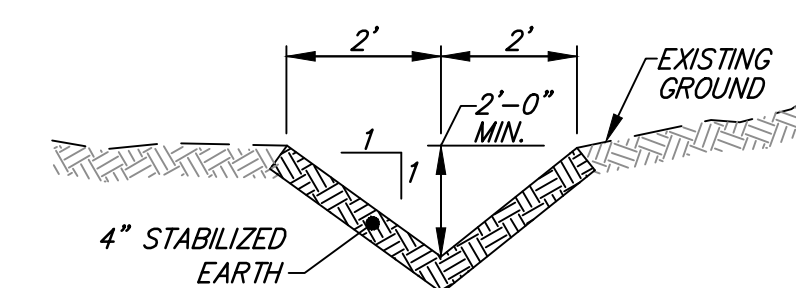
NOT TO SCALE

UPSTREAM AREA = 24,280 SF = 0.6 ACRES
MIN REQUIRED VOLUME = 0.6 AC x 3,600 CF/AC = 2,160 CF
BASIN DIMENSIONS: 1,400 SF TOP AREA
3' DEPTH, 3:1 SIDE SLOPES
PROVIDED VOLUME: 2,600 CF SHOWN



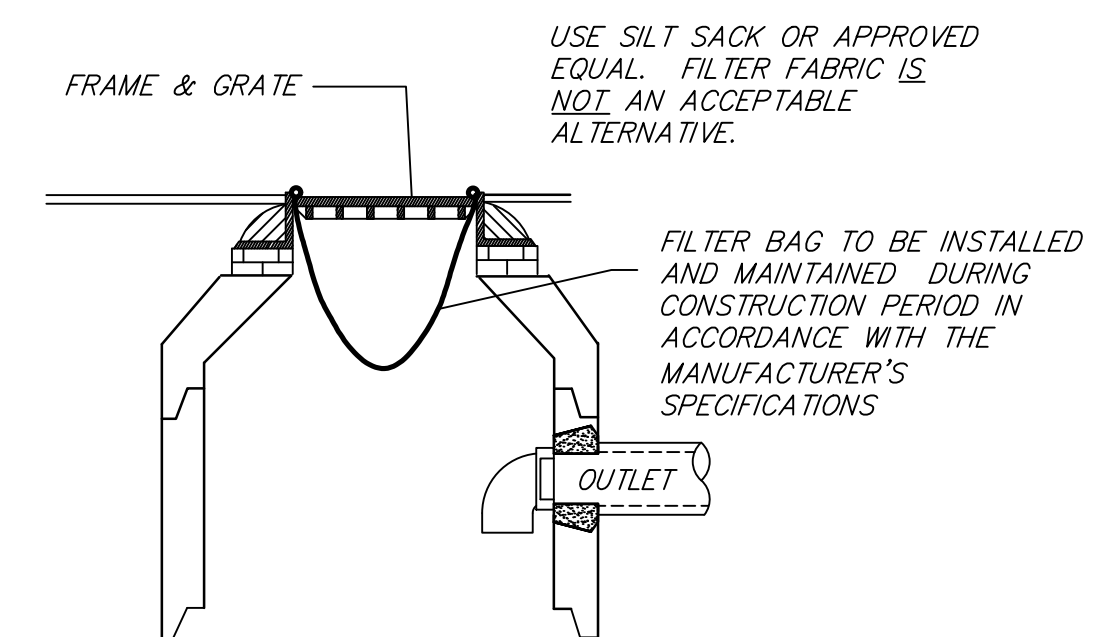
STAKED WATTLE INSTALLATION

NOT TO SCALE



V-SHAPED SWALE

NOT TO SCALE

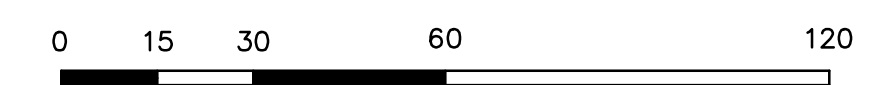


**CATCH BASIN FILTER BAG
(INLET PROTECTION)**

TYPICAL CROSS SECTION - NOT TO SCALE

REVISION UPDATES

- 1 - REDUCED CONSTRUCTION ENTRANCE WIDTH
- ADDED DIVERSION POOL, SURFACE PUMP
- ADDED BASIN AT REAR OF SITE
- REVISED CONSTRUCTION ENTRANCE DETAIL
- ADDED SWALE DETAIL
- 2 - REVISED TEMPORARY SEDIMENT BASIN LOCATION, ADDED SWALE, ADDED EROSION CONTROL
- 3 - NO CHANGES THIS SHEET
- 4 - NO CHANGES THIS SHEET



GRAPHIC SCALE: 1 INCH = 30 FEET

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DATE: 9/9/2020 DESIGN BY: RD/DJR
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DETAILS
SHEET 1

PLOT DATE: Feb 04, 2021 12:33 pm

DWG: 13820DF R4.dwg

LAYOUT: DET1

SHEET: 10 OF 12

PROJECT NO.:

13820

CITY OF MARLBOROUGH SEWER NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS OF INSTALLATION OF SEWER MAINS IN GENERAL. ALL WORK SHALL CONFORM TO THE CITY OF MARLBOROUGH MUNICIPAL REQUIREMENTS.

MAIN INSTALLATION

ALL GRAVITY MAINS WILL BE A MINIMUM OF EIGHT INCHES IN DIAMETER; ALL LATERAL INTERCEPTORS, TRUNKLINES, ETC. WILL BE EITHER POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON. THE CLASS OF THE PIPE WILL ACCOMMODATE THE FIELD CONDITIONS, I.E., PVC PIPE SHALL MEET OR EXCEED THE ASTM D-3034, SDR 35 REQUIREMENTS. PVC PIPE SHALL NOT BE USED FOR PIPES WITH DIAMETERS GREATER THAN 15 INCHES UNLESS EXPRESSLY APPROVED IN WRITING BY THE COMMISSIONER OF PUBLIC WORKS. PVC PIPE SHALL NOT BE USED WHEN THE DEPTH EXCEEDS 10 FEET. FOR DEPTHS OF SEWERS EXCEEDING 10 FEET, CLASS 52 DUCTILE IRON SHALL BE USED. WHEN THE COVER IS FIVE FEET OR LESS UNDER A ROADWAY, THE CLASS AND TYPE OF PIPE WILL BE SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. THE SLOPE OF THE SEWER SHALL NOT BE LESS THAN 1% OR EXCEED 9%. ALL SIZES OF ALL PIPE WILL HAVE AS THEIR MINIMUM SLOPE THAT SLOPE WHICH YIELDS THE SCOURING VELOCITY FOR THE PARTICULAR DIAMETER PIPE. WARNING RIBBON SHALL BE USED IN THE INSTALLATION OF ANY SEWER MAIN. SAID RIBBON SHALL BE GREEN IN COLOR AND IMPRINTED WITH THE WORDS "CAUTION SEWER LINE BELOW", OR WORDS OF SIMILAR INTENT, AND SHALL BE METALLIC TO PROVIDE FUTURE LOCATING WITH INDUCTIVE TAPE LOCATORS. DEPTH OF BURIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS, EXCEPT THAT BURIAL SHALL NOT BE AT A DEPTH LESS THAN 18 INCHES NOR A DEPTH GREATER THAN 48 INCHES.

MANHOLES

DISTANCE BETWEEN ANY TWO MANHOLES SHALL NOT EXCEED 300 FEET. ANY TWO SEWER TWO SEWER LINES ENTERING A MANHOLE OR A STRUCTURE WITH A DIFFERENCE IN ELEVATION OF 18 INCHES AN INSIDE DROP SHALL BE PROVIDED. THE INSIDE DROP IN A MANHOLE SHALL NOT EXCEED 5 FEET IN CHANGE OF ELEVATION. ANY MANHOLE THAT IS REQUIRED TO HAVE AN INSIDE DROP SHALL BE A 5 FOOT INSIDE DIAMETER MANHOLE. MANHOLES SHALL BE PRECAST CONCRETE AND PRECAST SECTIONS WILL BE MADE WATER TIGHT BY O-RING JOINTS OR APPROVED EQUAL. CONNECTIONS TO MANHOLES SHALL BE CORED AND MADE WITH A FLEXIBLE MANHOLE BOOT. THE EXTERIOR OF ALL MANHOLES SHALL BE COMPLETELY COVERED WITH A BITUMINOUS WATERPROOFING. ALL SEWER MANHOLES WILL HAVE A BRICK TABLE CONSTRUCTED IN THEIR BASE TO MEET ALL INCOMING AND OUTGOING PIPES SO THAT FLOW IS CHANNELLED SMOOTHLY FROM ONE POINT TO ANOTHER. ALL BRICKS USED FOR MANHOLE INVERTS WILL BE A HARD-BURNED SEWER BRICK TO MEET ASTM C32-69 GRADE SS. BRICKWORK WILL ALSO BE USED BETWEEN THE MANHOLE STRUCTURE AND RING AND RING COVER TO GIVE THE DESIRED GRADE. HOWEVER, THE BRICKWORK IN THIS AREA WILL NEVER EXCEED EIGHT INCHES. THIS BRICKWORK CAN BE WITH A COMMON BRICK.

THRUST BLOCKS

THRUST BLOCKS WILL BE USED ON ANY FORCE MAIN SECTIONS WHERE CALED FOR BY THE DEPARTMENT OF PUBLIC WORKS. THE THRUST BLOCK SHALL CONSIST OF A FORMED CONCRETE BLOCKING AGAINST UNDISTURBED MATERIAL, POURED IN PLACE WITH 3,000 PSI, 1-1/2", 470 CEMENT CONCRETE MASONRY

INSPECTIONS

INSPECTIONS WILL BE PROVIDED BY THE CITY OF MARLBOROUGH ONLY ON A LIMITED OR PART-TIME BASIS. BEFORE ANY BACKFILLING IS DONE, THE DEPARTMENT OF PUBLIC WORKS' WATER & SEWER DIVISION WILL BE NOTIFIED 24 HOURS IN ADVANCED, A CITY REPRESENTATIVE WILL INSPECT THE COMPLETED WORK. IF THE DEPARTMENT OF PUBLIC WORKS FEELS THAT INSUFFICIENT WORKMANSHIP AND CARE IS BEING TAKEN DURING THE INSTALLATION, A PERSON WILL BE ASSIGNED FROM THE DEPARTMENT OF PUBLIC WORKS ON A FULL-TIME BASIS. THE CONTRACTOR OR OWNER WILL BEAR THE COST OF THIS INSPECTOR.

CONNECTIONS

MAIN-TO-MAIN CONNECTIONS WILL ONLY BE MADE BY USE IF A MANHOLE AS SPECIFIED IN THE MARLBOROUGH CITY CODE 510-198(2). IN THE CASE OF A TAP OF A SEWER-TO-MAIN THE USE OF A TAPPING SADDLE AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. CHIMNEYS WILL BE EMPLOYED ON THE MAIN WHEREVER A SERVICE IS NEEDED WHEN THE DEPTH OF THE MAIN EXCEEDS EIGHT FEET. THIS SHALL BE EXCEPTED WHEN THE ELEVATION OF THE CONNECTION AT THE BUILDING DOES NOT ALLOW THE USE OF A CHIMNEY. ALL CHIMNEYS WILL BE PRECAST STRUCTURES. ALL WYE-BRANCHES WILL BE PROVIDED WITH THE PROPER END CAPS UNTIL SUCH TIME THE COMPLETED TIE-IN IS MADE. THE CONNECTIONS OF BUILDING SEWERS INTO PUBLIC SEWER SHALL BE MADE AT THE WYE OR AT BENCH LEVEL IN THE MANHOLE. IF A WYE-BRANCH OR MANHOLE IS UNAVAILABLE, A CONNECTION MAY BE MADE BY TAPPING THE EXISTING SEWER BY AN APPROVED METHOD. THIS MAY CONSIST OF CUTTING OUT A PORTION OF THE SEWER MAIN AND INSTALLING A "WYE" AT THE MAIN AND RECONNECTING THE EXISTING MAIN WITH THE NEW PIPE AND PROPER COUPLINGS AS APPROVED BY INSPECTOR. NO PERSON SHALL MAKE A CONNECTION OF FOUNDATION DRAINS, DOWNSPOUTS, FOUNDATION DRAINS, AREAWAY DRAINS, BASEMENT DRAINS, SUMP PUMP OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING SEWER OR BUILDING DRAIN WHICH IS DIRECTLY OR INDIRECTLY TO A PUBLIC SEWER. ALL SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS.

BUILDING SEWERS

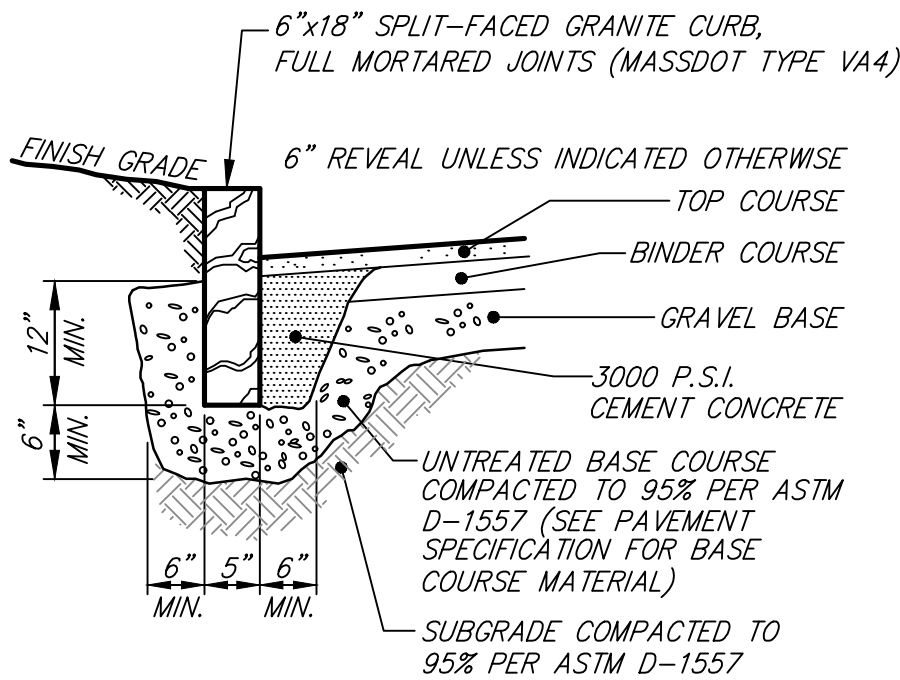
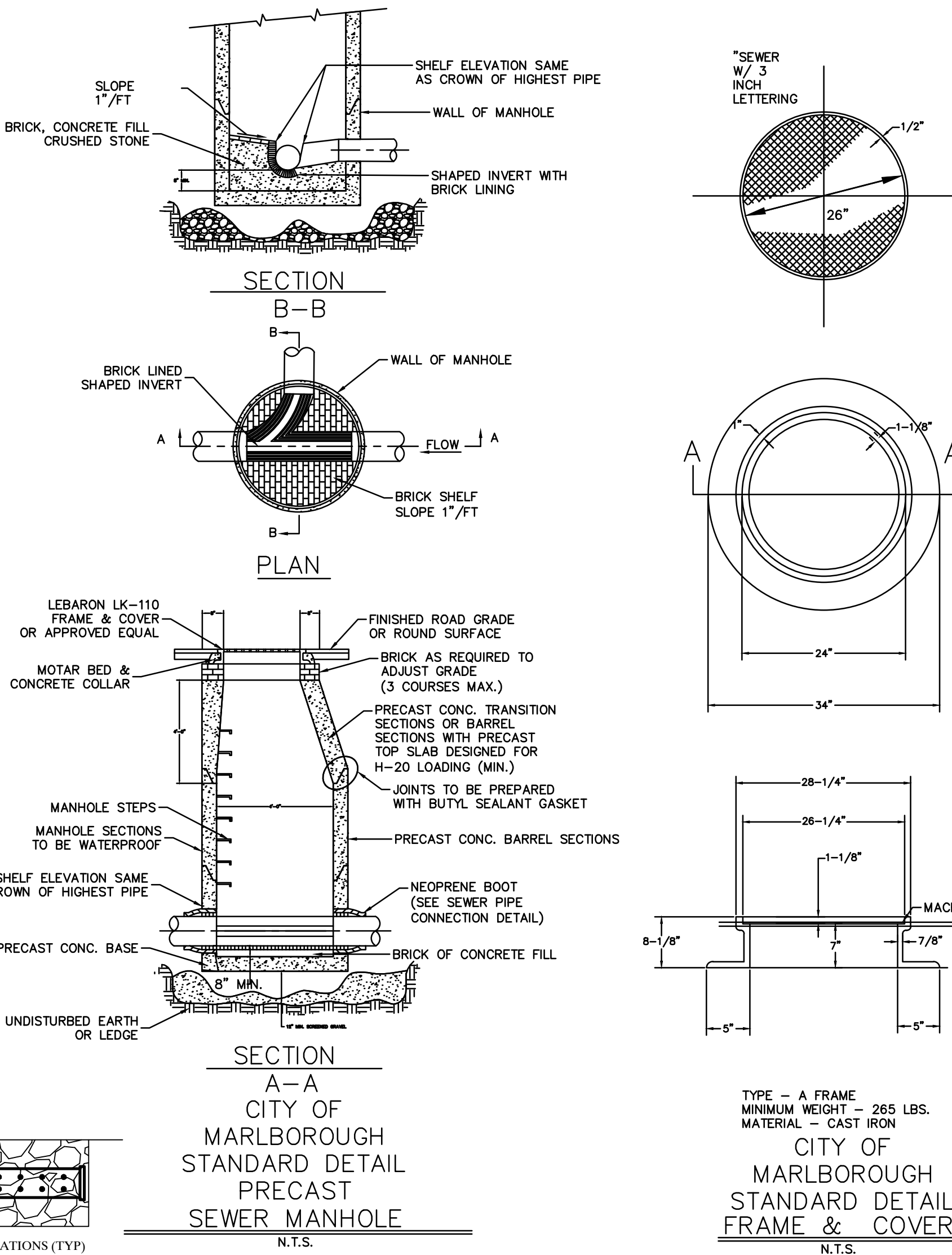
THE SIZE AND SLOPE OF THE BUILDING SEWER SHALL BE SUBJECT TO THE APPROVAL OF THE COMMISSIONER BUT IN NO EVENT SHALL THE DIAMETER LESS THAN SIX INCHES. THE SLOPE OF SUCH PIPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 9%. THE BUILDING SEWER SHALL BE LAID AT THE UNIFORM GRADE AND IN A STRAIGHT LINE ALIGNMENT INSOFAR AS POSSIBLE. CHANGES IN DIRECTION SHALL BE MADE ONLY WITH BENDS, SWEEPS, MANHOLES OR PRECAST CLEANOUTS AS APPROVED BY THE COMMISSIONER. CLEANOUTS SHALL BE LOCATED ON THE EXTERIOR SIDE OF THE BUILDING SERVICE AND SHALL BE IN A PLACE THAT IS ACCESSIBLE FOR MAINTENANCE BY THE DEPARTMENT OF PUBLIC WORKS OR OTHERS. WARNING RIBBON SHALL BE USED IN THE INSTALLATION OF ANY SERVICE PIPE. SAID RIBBON SHALL BE GREEN IN COLOR AND IMPRINTED WITH THE WORDS "CAUTION SEWER LINE BELOW", OR WORDS OF SIMILAR INTENT, AND SHALL BE METALLIC TO PROVIDE FUTURE LOCATING WITH INDUCTIVE TAPE LOCATORS. DEPTH OF BURIAL SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS, EXCEPT THAT BURIAL SHALL NOT BE AT A DEPTH LESS THAN 18 INCHES NOR A DEPTH GREATER THAN 48 INCHES. THE SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS. WHERE APPLICABLE ENTRANCE FEES IN ACCORDANCE WITH THE MARLBOROUGH CITY CODE SECTION 510-4 "BUILDING SEWER CONNECTIONS" SHALL BE PAID PRIOR TO ANY WORK.

TESTING

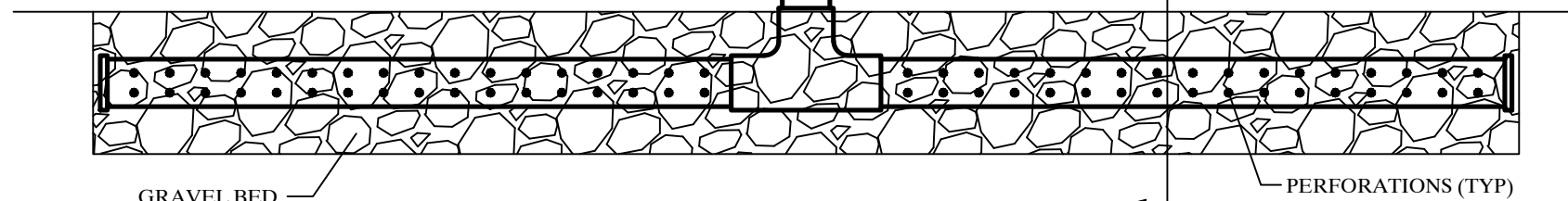
TESTING SHALL CONFORM TO CITY OF MARLBOROUGH REQUIREMENTS.

REVISION UPDATES

- 1 - SMALL REVISION TO ENERGY DISSIPATOR DETAIL
- 2 - NO CHANGES THIS SHEET
- 3 - ROAD CROSS SECTION REVISED
- 4 - NO CHANGES THIS SHEET

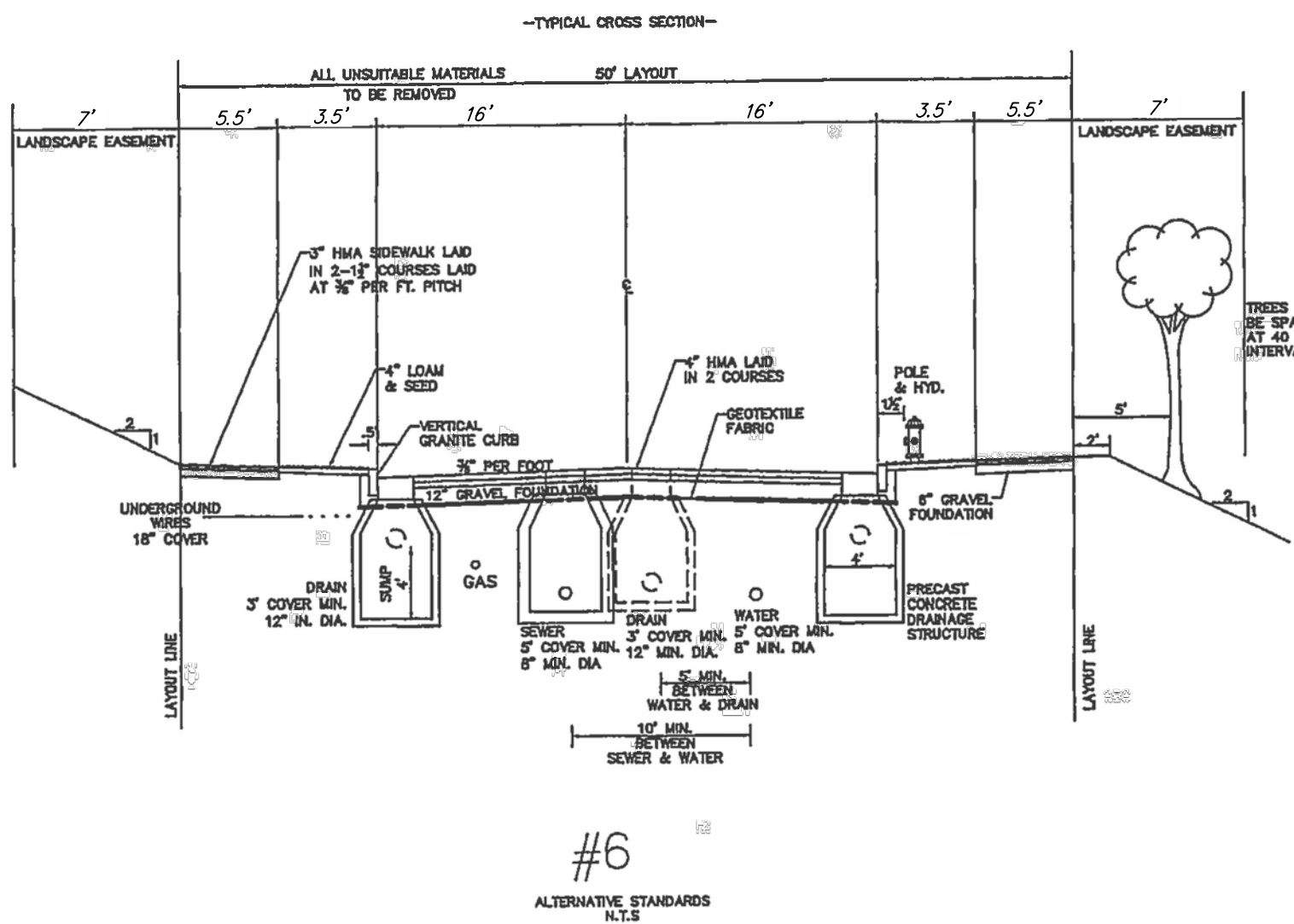
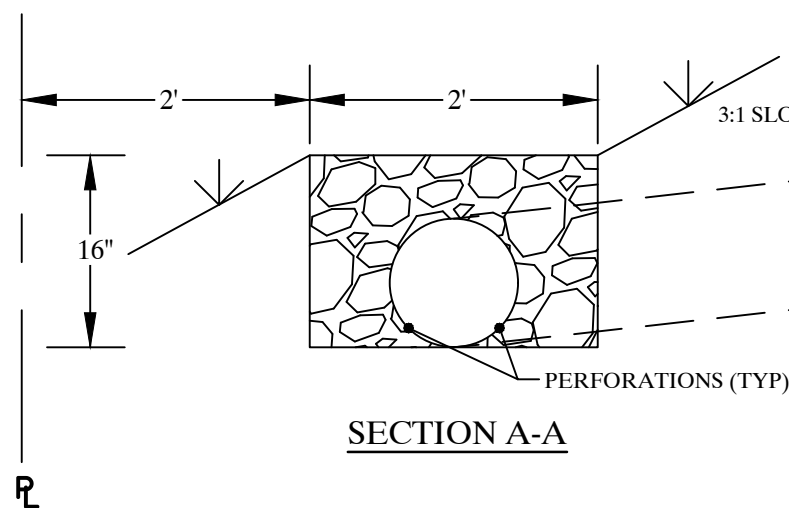


VERTICAL GRANITE CURB (VGC)
CROSS SECTION
NOT TO SCALE

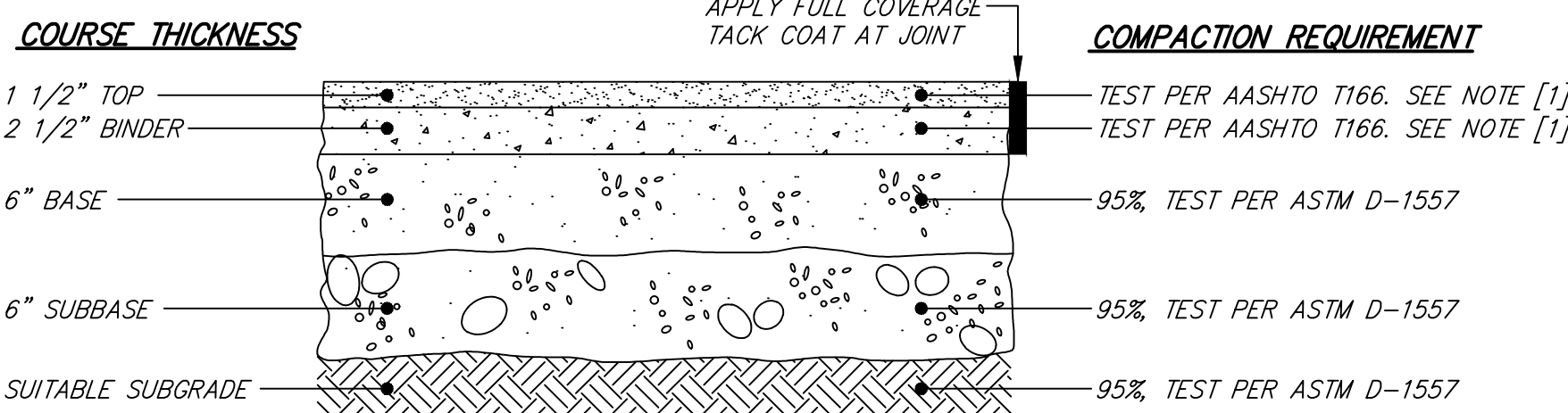


ENERGY DISSIPATOR
NOT TO SCALE

- NOTES:
- PERFORATED PIPE SHALL BE 12" HDPE OR APPROVED EQUAL.
 - PERFORATIONS SHALL BE EVENLY SPACED ALONG TWO ROWS RUNNING THE LENGTH OF THE LINE, ONE ON EACH SIDE, MIDWAY BETWEEN THE INVERT AND CENTER-LINE THAT SEPARATES THE UPPER AND LOWER HALVES OF THE PIPE. PERFORATIONS SHALL BE APPROXIMATELY 1/2" IN DIAMETER. PIPE SHALL HAVE ENDS CAPPED.
 - GRAVEL BED: 40' LONG, 2' WIDE, 16" DEEP. PIPE SHALL BE CENTERED HORIZONTALLY WITHIN BED.



CITY OF MARLBOROUGH
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



COMPACTION REQUIREMENT

TEST PER AASHTO T166. SEE NOTE [1]
TEST PER AASHTO T166. SEE NOTE [1]

95% TEST PER ASTM D-1557

95% TEST PER ASTM D-1557

95% TEST PER ASTM D-1557

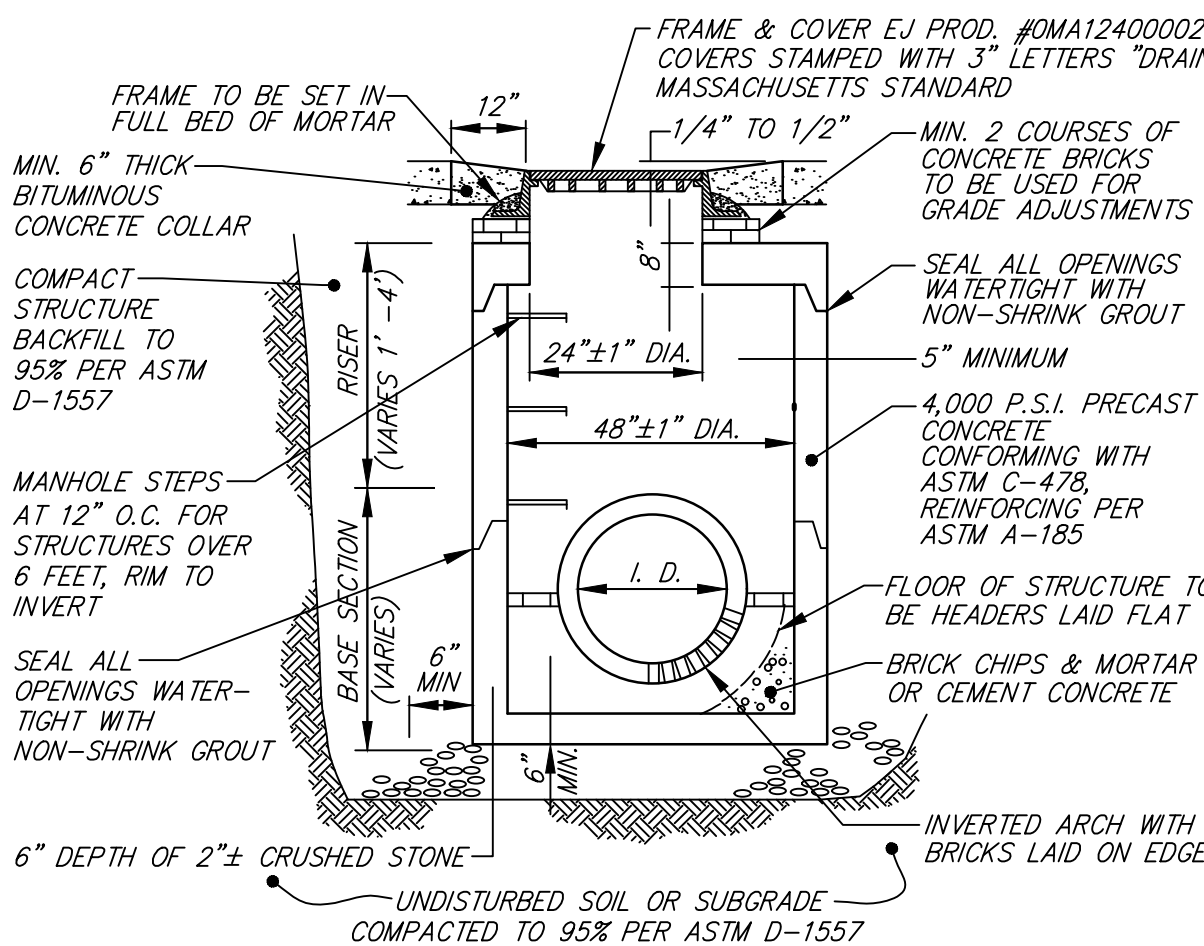
NOTES:

[1] COMPACT TO TEST AVERAGE OF 96%, NO TEST LOWER THAN 94%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

BITUMINOUS CONCRETE PAVEMENT

TYPICAL CROSS SECTION
NOT TO SCALE

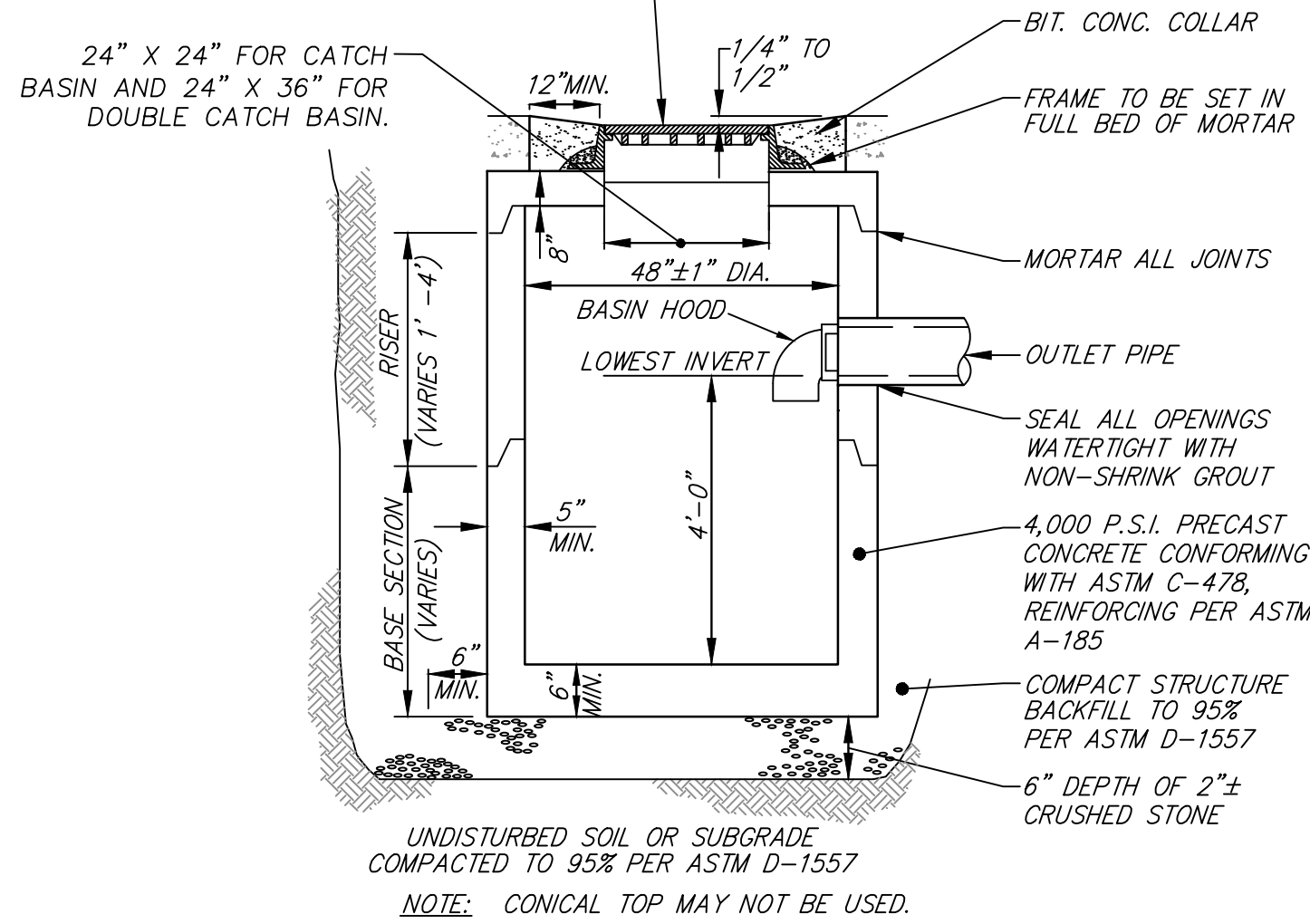


NOTE: CONICAL TOP MAY ALSO BE USED

DRAIN MANHOLE (DMH)

TYPICAL CROSS SECTION
NOT TO SCALE

USE FRAME & GRATE EJ PROD. #0MA55400004 (24X6 4-FLANGE) AT CB. USE TWO EJ PROD. #0MA55400003 (24X6 3-FLANGE) BUTTED TOGETHER AT DCB.



CATCH BASIN (CB) AND DOUBLE CATCH BASIN (DCB) WITH HOOD

TYPICAL CROSS SECTION
NOT TO SCALE

THE FOLLOWING DESCRIBED MATERIALS AND METHODS OF INSTALLATION OF WATER MAINS IN GENERAL. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS IN THE PARTICULAR CONTRACT AND IN ACCORDANCE WITH THE MOST RECENT A.W.W.A. STANDARDS.

ALL MAINS WILL BE A MINIMUM OF EIGHT INCH DUCTILE IRON PIPE, CLASS 52, CEMENT UNED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL MAINS OVER EIGHT (8) INCHES IN DIAMETER WILL BE DUCTILE IRON CLASS 52, INCLUDING NIPPLE PIECES. ALL HYDRANT BRANCHES SHALL BE SIX (6) INCH DUCTILE IRON CLASS 52. ALL INTERSECTIONS OF MAINS WILL BE GATED IN THEIR RESPECTIVE DIRECTIONS. NO MAIN GATE WILL EXTEND OVER ONE THOUSAND (1,000) FEET OF EACH OTHER OR SO SPACED AT THE DIRECTION OF THE DEPARTMENT OF PUBLIC WORKS OR FIRE CHIEF. ALL HYDRANTS WILL BE GATED. ALL TAPS TO THE EXISTING PUBLIC SYSTEM WILL BE PROVIDED A TAPPING SLEEVE AND GATE VALVE. EXCAVATION WILL BE TO A DEPTH THAT WILL PROVIDE A MINIMUM 12" COVER OVER THE PIPE. IF THE EXCAVATION IS IN LEDGE, A MINIMUM OF 12 INCH SPACING AROUND THE PIPE WILL BE REQUIRED TO ALLOW FOR SELECTED BACKFILL MATERIAL (SEE TRENCHING DETAILS). IT WILL BE AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS AS TO THE TYPE OF BEDDING USED AND WILL DEPEND ON THE FIELD CONDITIONS. IN ANY EVENT, IT WILL BE EITHER CRUSHED BANK GRAVEL, SAND BORROW, OR THREE-FOURTHS INCH STONE. NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER MAY BE USED WITHIN THE FIRST FOOT OF BACKFILL OVER THE PIPE. ONCE THE PIPE HAS SUFFICIENT COVER TO THE SELECTED MATERIAL, NORMAL BACKFILLING MAY PROCEED WITH CARE. JOINING OF PIPE ON TYCTON JOINT CAST IRON WILL BE WITH THE USE OF COME-ALONG BARS. IF A BAR IS USED AS A TIE, IT MUST BE USED BETWEEN THE TIE AND THE PIPE. THE APPROPRIATE FOR HAVING A BACKHOE/EXCAVATOR SET LARGER DIAMETER PIPE, A BLOCK OF WOOD WILL BE INSERTED BETWEEN THE BUCKET AND THE PIPE. IN NO EVENT WILL THERE BE A METAL-TO-METAL DRIVING FORCE TO SET THE PIPE. IF THIS IS NOT STRICTLY COMPLIES WITH THE LENGTH OF THE PIPE WILL BE REMOVED AND A NEW ONE USED IN ITS PLACE.

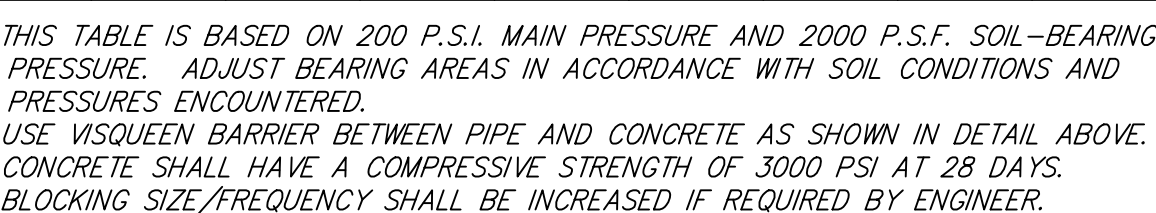
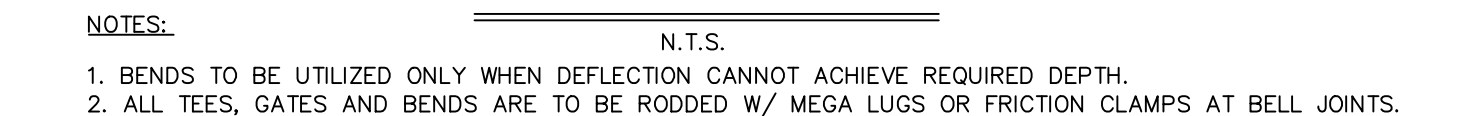
MAIN GATE VALVES SHALL BE OPEN RIGHT, IRON BODY, BRONZED MOUNTED, DOUBLE DISC, NON-RISEING STEM AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUAL. MAIN GATE BOXES SHALL BE CAST-IRON, SLIDE TYPE WITH AT LEAST SIX (6) INCHES OF ADJUSTMENT AND AT LEAST FIVE (5) FEET LONG. THE COVERS SHALL BE FLUSH, CLOSE-FITTING WITH THE LETTER "W" OR THE WORD "WATER" CAST INTO THE COVER.

ALL PLUGS, CAPS, TEES, BENDS AND HYDRANTS SHALL BE PROVIDED WITH A CONCRETE THRUST BLOCK TO PREVENT MOVEMENT. THE THRUST BLOCK SHALL CONSIST OF A FORMED CONCRETE BACKING AGAINST UNDISTURBED MATERIAL, POURED IN PLACE WITH 3,000 PSI, 1-1/2", 470 CEMENT CONCRETE MASONRY.

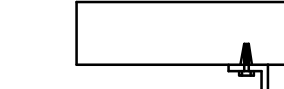
INSPECTION WILL BE PROVIDED BY THE CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR. BEFORE ANY BACKFILLING IS DONE, THE DEPARTMENT OF PUBLIC WORKS WATER DIVISION WILL BE NOTIFIED TWENTY-FOUR (24) HOURS IN ADVANCE, AND A CITY OF MARLBOROUGH WATER AND SEWER INSPECTOR WILL INSPECT THE COMPLETED WORK. THIS METHOD OF OPERATION WILL BE USED FOR ALL URGENT AND EMERGENCY SERVICE CALLS. TESTING AND RECORDING OF THE METHOD OF PUBLIC WORKS FEELS THAT SUFFICIENT WORKMANSHIP AND CARE IS BEING TAKEN IN THE INSTALLATION, THIS WORK MAY BE TERMINATED UNTIL FURTHER APPROVAL FOR THE CITY ENGINEER.

SERVICE CONNECTIONS SHALL HAVE A MINIMUM SIZE OF THREE-FOURTHS (3/4) INCH IN DIAMETER. ALL SERVICE PIPES SHALL BE TYPE K COPPER TUBING. ANY SERVICE PIPE LARGER THAN TWO (2) INCHES AND LESS THAN EIGHT (8) INCHES IN DIAMETER SHALL BE DUCTILE IRON CLASS 52, CEMENT LINED MECHANICAL JOINT OR PUSH-ON JOINT IN ACCORDANCE WITH A.W.W.A. STANDARDS. ALL NEW MAIN CONNECTIONS WILL BE MADE BY USE OF DIRECT WET TAP. THE USE OF A TWO-STRAP CORROSION SADDLE SHALL ONLY BE USED WITH THE APPROVAL OF AN ENGINEER. TYPE, SIZE, AIR OR DRAIN, CURB OR BOX SHALL BE FARNUM OR COPPER DRAIN, COPPER DRAIN, OPEN RIGHT, WITH DRAIN, AS MANUFACTURED BY FARNUM OR MUELLER. ANY SERVICE ONE (1) INCH OR GREATER SHALL EMPLOY AN ORISAL CURB WITH DRIP. THE SERVICE SHALL BE INSTALLED AT 90° FROM THE ROAD, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. UNDER NO CIRCUMSTANCES WILL ANY INVERTED CUE CURBS BE INSTALLED IN ANY WATER SYSTEM IN THE CITY OF MARLBOROUGH. THE CURB BOX OR SERVICE BOX SHALL BE FOUR-AND-ONE-HALF (4 1/2) TO FIVE-AND-ONE-HALF (5 1/2) FEET, EXTENSION-TYPE, THREE-FOURTHS INCH ROD, A COVER FOR THE SERVICE SHALL BE FIVE (5) FEET ZERO (0) INCHES. A SAND BACKFILL MATERIAL SHALL BE CAREFULLY PLACED AROUND THE SERVICE PIPE TO PROTECT IT FROM NORMAL BACKFILL AND COMPACTION.

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TESTING FIRM THAT SPECIALIZES IN WATER LINE TESTING AND DISINFECTIONS OF WATER DISTRIBUTION SYSTEMS APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL FURNISH A WATER METER PRESSURE GAUGE, TESTING PLOGS, PUMPS, PIPE CUTTERS AND HOSES THAT ARE REQUIRED TO TEST THE SECTIONS. THE SECTIONS TO BE TESTED SHALL BE COMPLETELY FILLED WITH WATER AND AIR BLOWN OFF THROUGH A HIGH POINT, SUCH AS A HYDRANT. THE SECTION UNDER TEST WILL BE MAINTAINED FULL AND UNDER PRESSURE AT 200 LBS. FOR A PERIOD OF ONE (1) HOUR. THE LINE SHALL BE FILLED AND TESTED WITHIN ONE (1) TO THREE (3) DAYS AFTER FILLING. ANY FAILURE OF THE VARIOUS PIPELINES, STRUCTURES, VALVES, HYDRANTS AND FITTINGS THAT OCCURS BEFORE FINAL ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. A SUCCESSFUL WATER PRESSURE TEST IS NOT TO BE INTERPRETED AS FINAL ACCEPTANCE. THE PRESSURE AND LEAKAGE TEST SHALL CONSIST OF FIRST RAISING THE WATER PRESSURES (BASED ON ELEVATION) TO A PRESSURE IN EXCESS OF THE NORMAL OPERATING PRESSURE. THE SECTION TO BE TESTED SHALL BE MAINTAINED AT THIS PRESSURE. THE CONTRACTOR SHALL MAKE A LEAKAGE TEST BY MEETING THE FLOW OF WATER INTO THE PIPE. IF THE AVERAGE LEAKAGE DURING A TWO-HOUR PERIOD EXCEEDS A RATE OF TEN (10) GALLONS PER INCH OF DIAMETER PER TWENTY-FOUR (24) HOUR PER MILE OF PIPELINE, THE SECTION WILL BE CONSIDERED AS HAVING FAILED THE TEST. AFTER TESTING THE PIPELINE IS TO BE DE-CHLORINATED TO A MINIMUM OF TWO (2) BACTERIA SAMPLES PER 100 PARTS PER MILLION PRIOR TO BEING PLACES IN SERVICE. THE INTRODUCTION OF THIS SHORLINE SHALL BE ACCOMPLISHED BY PUMPING OR SIPHONING A CALCIUM HYDROCHLORIDE SOLUTION INTO THE MAIN. THE CHLORINATION WATER IS TO REMAIN IN THE NEW PIPELINE FOR A PERIOD OF TWENTY-FOUR (24) HOURS. DURING THIS PERIOD, PROPER PRECAUTIONS ARE TO BE TAKEN TO PREVENT THIS SHALINE FROM OVERTHEWING THE EXISTING MAIN. AFTER THE CHLORINATION AND DE-CHLORINATION A MINIMUM OF (2) BACTERIA SAMPLES ARE TO BE TAKEN TWENTY-FOUR (24) HOURS APART.



BAFFLE WALL DETAIL



NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H=20 LOADING.
3. ALSO AVAILABLE IN H=10 LOADING WITH 3" WALL.
4. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

REVISION UPDATES
 1 - NO CHANGES THIS SHEET
 2 - ADDED WALL DETAIL AND
 OGS DETAIL
 3 - NO CHANGES THIS SHEET
 4 - NO CHANGES THIS SHEET

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



4	RD	RD	2/4/21	PLAN UPDATES	
3	DJR	RD	1/15/21	PLAN UPDATES	
2	DJR	RD	12/16/20	PLAN UPDATES	
1	RD	JP	10/29/20	PLAN UPDATES	
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	9/9/2020			DESIGN BY:	RD/DJR
SCALE:	1"=30'			DRAWN BY:	DJR
APPROVED BY:	RD	CHECK BY:			JP

PLOT DATE: Feb 04, 2021 3:25 pm

DWG: 13820DF R4.c

SHEET: 11 OF 12

PROJECT NO.:

13820

Map 68 Lot 123
76 Broad Street
Marlborough, MA 01752

W.R.E., LLC

HANCOCK
ASSOCIATES

Wetland Scientists

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. DIBENEDETTO
CIVIL
No. 50324
REGISTERED
PROFESSIONAL ENGINEER

4	RD	RD	2/4/21	PLAN UPDATES
3	DJR	RD	1/15/21	PLAN UPDATES
2	DJR	RD	12/16/20	PLAN UPDATES
1	RD	JP	10/29/20	PLAN UPDATES
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

LANDSCAPING PLAN

PROJECT NO.

13820

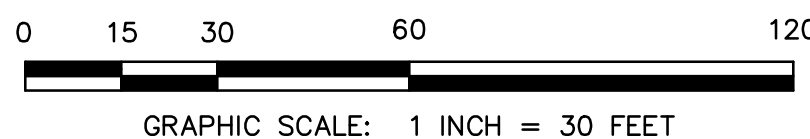


NOTE: PROPOSED TREE LOCATIONS DO NOT CONFORM TO §A676-28.A OF THE ZONING ORDINANCE. A WAIVER IS REQUESTED, SEE TITLE SHEET.

TYPICAL TREE PLANTING DETAIL

*TYPICAL TREE PLANTING USING
CU-STRUCTURAL SOIL UNDER SIDEWALK*

2 - ADDED LANDSCAPING PLAN
3 - ADDED, REVISED PLANTING
DETAILS
4 - NO CHANGES THIS SHEET





City of Marlborough
Department of Public Works

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

10A-16

SEAN M. DIVOLL, P.E.
DPW COMMISSIONER

February 4, 2021

Dr. Barbara L. Fenby, Chairwoman - Marlborough Planning Board
c/o Krista Holmi – Planning Board Administrator
135 Neil Street
Marlborough, MA 01752

RE: Definitive Subdivision Plan – 76 Broad Street

Dear Dr. Fenby:

The D.P.W. – Engineering Division has completed their review of the following revised Definitive Subdivision Plan for review:

DEFINITIVE SUBDIVISION PLAN
RESIDENTIAL SUBDIVISION AND SITE DEVELOPMENT
76 BROAD STREET, MARLBOROUGH, MASSACHUSETTS 01752
FOR
WRE, LLC.

Prepared by:
Hancock Associates, 315 Elm Street, Marlborough, MA 01752

Date: September 09, 2020 (Revised February 4, 2021)

The Definitive Subdivision Plan has been designed with 7 requested waivers presented to the Marlborough Planning Board. This review of the Definitive Subdivision Plan submission is based on a favorable decision regarding these waivers. Should any of the waivers request be denied, a new submission will be required, and a review of the amended Definitive Subdivision Plans will be needed along with a favorable recommendation from the DPW – Engineering Division before the plan is endorsed by the Marlborough Planning Board.

As required §A676-10. K. Decision, my review of the Definitive Subdivision Plan has determined the following:

- That submission is substantially “complete and has adequately met the technical requirements set forth in the Planning Board Rules and Regulations”. Proof that the required easements shown on the plan are valid has not been presented to the Planning Board. Approval of the Definitive Subdivision Plan should be contingent upon delivery of title to the easements before the Definitive Subdivision Plan is endorsed.

THEODORE L. SCOTT, P.E.
ASST. COMMISSIONER, OPERATIONS


CHRISTOPHER S. LAFRENIERE
ASST. COMMISSIONER, UTILITIES

THOMAS DIPERSIO, JR. P.E., P.L.
CITY ENGINEER

- That the development of this property “does not entail unwarranted hazard to safety, health and convenience of future residents of the development or of others because of natural disaster, traffic hazard or other environmental degradation”.
- That the plans are “in conformity with the requirements of the Design Standards (Article IV) of the Planning Board Rules and Regulations”, except for those provisions for which waivers have been requested.
- That the subdivision will not “cause substantial and irreversible damage to the environment” and that “all adverse impacts on water, sewer and street systems will be adequately mitigated and that recreation, open space and scenic values are adequately provided for.”
- That “access to the subdivision is adequate” as provided in §A676-7 Adequate access.
- That the lots are in “conformity with all applicable zoning requirements” and the Definitive Subdivision Plan is “consistent with the purposes of the Subdivision Control Law.

Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,


Timothy F. Collins
Assistant City Engineer

xc: Sean M. Divoll, P.E. – DPW Commissioner
Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer



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

February 3, 2021

Planning Board
135 Neil Street
Marlborough, MA 01752
kholmi@marlborough-ma.gov

Re: 76 Broad Street Definitive Subdivision

Dear Dr. Fenby and Members of the Planning Board:

As requested, enclosed please find an updated clean version of the Certificate of Vote regarding the above-referenced proposed definitive subdivision. I hereby certify the attached Certificate of Vote, as amended, is in proper legal form, subject to the appropriate dates referring to revised definitive plans being included in paragraphs 1 and 8 in the Procedural Findings.

The Board asked if a notation could be added to the Plan, reflecting conditions to the approval of the subdivision. In my opinion, such a notation is required. "If the approval is with conditions, the conditions must be inscribed on the plan or set out in a separate document referred to in the plan." See Green v. Bd. of Appeal of Norwood¹. For the board's reference, a notation was recently recorded on the Commonwealth Heights revised subdivision plan that stated:

THIS PLAN APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____ DATED _____ TO BE RECORDED
HEREWITH.

A Covenant has been submitted by the Applicant and has been referred to this office, which will be reviewed as to legal form following the Board's vote on the plan.

Please contact me if you have any questions.

¹ 358 Mass. 253 (1970);
See also: SUBDIVISION CONTROL LAW, ZONE MA-CLE 17-1

Respectfully,

/s/ Jay Piques

Jay Piques

Assistant City Solicitor

Enclosure

cc: Jason Grossfield, City Solicitor

**CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION PLAN
76 BROAD STREET**

February __, 2021

Pursuant to MGL c. 41, s. 81 and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Marlborough, the Planning Board of the City of Marlborough (the "Planning Board") hereby certifies that on February __, 2021 it voted to **approve** a Definitive Subdivision Plan for a Residential Subdivision for property located on 76 Broad Street owned by W.R.E., LLC as follows:

PROCEDURAL FINDINGS:

1. On September 9, 2020, an application (the "Application") was filed on behalf of the W.R.E., LLC with a principal place of business of 319 Stow Rd, Marlborough MA 01752 (the "Applicant" or "W.R.E."), 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 four (4) two family housing unit definitive subdivision plan as shown on a plan entitled "Definitive Subdivision Plan, Residential Subdivision and Site Development 76 Broad Street Marlborough, MA" prepared by Hancock Associates Inc., 315 Elm Street, Marlborough, Massachusetts, dated September 9, 2020 and last revised on _____ (the "Plan"), on land identified on the City of Marlborough's Assessor's Map ("Assessor's Map") as Map 68, Parcel 123, located on 76 Broad Street, owned by W.R.E., LLC, further identified in the Middlesex South District Registry of Deeds in Book 72215 Page 106 and consisting of 1.86 acres of land ("Development").
2. 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.
3. The Board of Health submitted an email correspondence dated October 19, 2020 indicating that in its review the Board of Health was not opposed to the issuance of subdivision approval subsequent to review by the city engineer of the stormwater drainage design and calculations.
4. The Conservation Commission submitted a letter to the Board October 5, 2020 indicating that no Conservation Commission review will be required as there are no wetlands located within the proposed Development, but further requesting that the drainage design meet the higher water quality standard as outlined in the Water Supply Protection District regulations as the property drains into Lake Williams, attention to ground water impact, in particular on any downhill properties, and inspection of the system during construction. The Conservation Commission also

- recommended the applicant prepare a full construction sequencing and erosion control plan and for the preservation of as many large trees as possible.
5. Pamela A. Wilderman, Code Enforcement Officer, submitted a letter dated October 20, 2020, in support of the subdivision due to enforcement actions in the rear of the site.
 6. 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 14, 2020, September 21, 2020, and October 19, 2020. The Planning Board closed the public hearing on October 19, 2020.
 7. Planning Board members Barbara Fenby, Sean Fay, Phillip Hodge, George LaVenture, Christopher Russ, and Matthew Elder were present for the public hearing.
 8. The Plan was further amended on _____ and _____ to incorporate details and to address the comments and requirements of City Engineer Thomas DiPersio and the Planning Board.
 9. Planning Board members Barbara Fenby, Sean Fay, Phillip Hodge, George LaVenture, Christopher Russ, and Matthew Elder deliberated on the Application at duly authorized meetings on October 19, 2020, November 16, 2020, December 21, 2020, January 11, 2021, January 25, 2021, and February ___, 2021

PROJECT FINDINGS:

1. The subject property consists of one (1) lot owned by W.R.E. identified on the City Assessors Maps as follows: Map 68, Parcel 123.
2. The Applicant proposes a 484.12 foot \pm new road and cul-de-sac to serve four new lots (lot 1 proposed to be 10,012 square feet \pm , lot 2 proposed to be 10,620 square feet \pm , lot 3 proposed to be 10,024 square feet \pm , and lot 4 proposed to be 18,860 square feet \pm .)
3. In seeking approval of the amended Plan, the Applicant voluntarily agrees to build no greater than one (1) two (2) family house per any of the above lots, subject to conditions set forth below.
4. 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.
5. 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 and deliberations on the amended Plan, the Planning Board did on February ___, 2021, by a vote of _____ in favor and _____ 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 A676-12 Streets, § B.(5) Alignment

REQUIRED: Property lines at street intersections shall have a radius equal to 30 feet at intersections involving a major street and 25 feet at other intersections.

ALLOWED: Right-of-way lines as shown on “Lotting Plan.”

2) Section A676-12 Streets, § C.(1)(a) Width

REQUIRED: 50 feet for all secondary roads.

ALLOWED: Right-of-way width of 49.2 feet at STA1+75. Right-of-way lines as shown on “Lotting Plan.”

3) Section A676-12 Streets, § D.(3): Grade

REQUIRED: Where changes in grade exceed 1%, reasonable vertical curves, as required by the commissioner of public works, will be provided...”

ALLOWED: Grade break at proposed crosswalk from 2% to 4.9%.

4) Section A676-20: Sidewalks, grass plots, trees

REQUIRED: See cross sections in Appendix F” “Typical cross section #1: Secondary residential street.

ALLOWED: 3’ Landscaping strip between curb and sidewalk, sidewalk with no curb reduced to 5.5-foot width. Varied tree locations.

5) Section A676-23 General, § A

REQUIRED: No street of way through private property shall be accepted by the city unless the same be previously constructed and completed in accordance with the standard cross section

ALLOWED: Right-of-way deviates from standard cross-section, see item 4 above

6) Section A676-24 Streets and roadway, § B

REQUIRED: Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in § A676-13B above”(30 Feet)

ALLOWED: Curb radius at western corner of intersection =25 feet. Curb radius at Eastern corner of intersection = 22 feet.

7) Section A676-28. Trees, § A

REQUIRED: Street trees of a species approved by the city forester shall be planted on each side of each street in a subdivision, except where the definitive plan showed trees to be retained which are healthy and adequate. Such trees shall be located outside of the right-of-way as shown in the profile and standard cross section plans, Appendix F, approximately at forty-foot intervals, and shall be at least 12 feet in height and a minimum of three-inch caliper.

ALLOWED: Street trees as shown on “landscape Plan”.

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

CONDITIONS:

The Planning Board on February ___, 2021, by a vote of ___ to ___, 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 comply with all conditions of the Marlborough Conservation Commission, as set forth in any Order of Conditions for the Development.
3. 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.
4. The Applicant 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 copies to the Planning Board and the Solicitor’s office.
5. In seeking approval of the amended Plan, the Applicant voluntarily agrees to build no greater than one (1) two (2) family house on any lot of the Subdivision.
6. 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.
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 February ___, 2021 to approve the Plan, as amended:

Barbara L. Fenby, Chair

Sean N. Fay

George LaVenture, Clerk

Matthew Elder

Philip J. Hodge

Christopher Russ

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 February ____, 2021, and that no notice of an appeal of that decision has been timely filed with said Office.

A True Copy Attest: _____

Steven Kerrigan
Marlborough City Clerk

Date

COVENANT

The undersigned Gary White, as Manager of W.R.E., LLC with a principal place of business of 319 Stow Road, Marlborough, Middlesex County, Massachusetts, hereinafter called the "Covenantor," having submitted to the Planning Board for the City of Marlborough a Definitive Plan of a subdivision, entitled "Definitive Subdivision Plan, Residential Subdivision and Site Development 76 Broad Street Marlborough, MA" on land identified on the City of Marlborough's Assessor's Map ("Assessor's Map") as Map 68, Parcel 123, located on 76 Broad Street, owned by W.R.E. LLC ("W.R.E."), further identified in the Middlesex South District Registry of Deeds in Book 72215 Page 106 and consisting of 1.86 acres of land ("Development") does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to M.G.L. c. 41, § 81U, as amended, that:

1. The Covenantor is the owner of record of the premises including four (4) lots ("Lots") as shown on said Plan which is to be recorded in the Middlesex South District Registry of Deeds herewith as Plan _____ of 2021 and is referred to herein.
2. This Covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the Covenantor, and their successors in title to the premises shown on said Plan.
3. The construction of the subdivision road and the installation of municipal services shall be provided to serve any and all Lots in accordance with the applicable Rules and Regulations of said Planning Board before any such Lot shall be built upon or conveyed, other than by mortgage deed; provided, however that a mortgagee who acquires title to the mortgaged premises or any part thereof may sell any such Lot, subject only to that portion of this Covenant which provides that no Lot so sold shall be built upon until such ways and services have been provided to serve such Lot.
4. Nothing contained herein shall be deemed to prohibit a conveyance subject to this Covenant by a single deed of the entire parcel of land shown on the Plan or all Lots not previously released by the Planning Board without first providing such subdivision road and services. A deed of any part of the premises shown on the Plan in violation of any portion of the above referenced statute shall be voidable by the grantee prior to the release of the Covenant, but not later than three (3) years from the date of such deed.
5. The Covenantor agrees to the easement(s) shown on the Plan and will grant to the City of Marlborough the easement(s) shown. Further, the Covenantor will submit to the City Solicitor's Office a written Attorney's Certification of Title to such easement(s) to the City of Marlborough, specifying that the Covenantor has good and marketable title to said easement(s) and that said easement(s) is (are) free and clear of all encumbrances at the time of conveyance to the City. Said Certificate shall be a condition precedent to consideration by the City to accept the subdivision road as shown on the Plan.
6. Prior to release by the Planning Board of any Lots shown on the Plan from the terms of this Covenant, the Covenantor shall deposit with the City of Marlborough a Performance Bond in an amount to be determined by the Planning Board, said bond to be secured by the posting of cash, or by surety company bond or by such other form of security as may be approved by the

Planning Board. Said bond shall be to secure the performance by the Covenantor of the construction of the subdivision road and the installation of municipal services as required by the Approval of the Plan, within the time requirements as stipulated herein. The amount of the bond may be reduced from time to time by said Planning Board. However, due to present and anticipated future inflationary conditions, the amount of the Performance Bond is subject to annual redetermination by the Planning Board.

7. Pursuant to the Rules and Regulations of the Planning Board, Section III.B.7(a), as amended, such bond or security, when filed or deposited, shall be reviewed as to form and manner of execution by the City Solicitor's Office, and as to sureties by the City Treasurer.
8. No Lot shall be built upon until such time as it has been approved by the Marlborough Board of Health.
9. No Lot shall be sold or built upon until released by the Planning Board after acceptable bonding. If at any time said bonding as required in Paragraph 6 expires, then all lot releases of Lots not transferred to third-party purchasers or mortgaged subsequent to release shall be void.
10. Pursuant to M.G.L. c. 41, § 81R, as amended, the Planning Board has not agreed to waive compliance with its Rules and Regulations as set forth in the Marlborough City Code, Chapter A676, entitled "Subdivision Regulations"), except as follows:
 - 1) § A676-12.B.5: "Property lines at street intersections shall have a radius equal to 30 feet at intersections involving a major street and 25 feet at other intersections."
Proposed: Right-of-way lines as shown on "Lotting Plan".
 - 2) §A676-12.C.1.a: "The minimum width of rights-of-way shall be as follows:"
"Secondary streets: 50 feet."
Proposed: Right-of-way width of 49.2 feet at STA1+75. Right-of-way lines as shown on "Lotting Plan."
 - 3) §A676-12.D.3: "Where changes in grade exceed 1%, reasonable vertical curves, as required by the commissioner of public works, will be provided..."
Proposed: Grade break at proposed crosswalk from 2% to 4.9%.
 - 4) §A676-20: "See cross sections in Appendix F" "Typical cross section #1: Secondary residential street".
Proposed: 3' Landscaping strip between curb and sidewalk, sidewalk with no curb reduced to 5.5-foot width. Varied tree locations.
 - 5) §A676-23.A: "No street of way through private property shall be accepted by the city unless the same be previously constructed and completed in accordance with the standard cross section (see Appendix F)..."
Proposed: Right-of-way deviates from standard cross-section, see item 4 above...
 - 6) §A676-24.B: "Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in §A676-12B above"(30 Feet)
Proposed: Curb radius at western corner of intersection =25 feet. Curb radius at Eastern corner of intersection = 22 feet.
 - 7) §A676-28.A: "Street trees of a species approved by the city forester shall be planted on each side of each street in a subdivision, except where the definitive plan showed trees to be retained which are healthy and adequate. Such trees shall

be located outside of the right-of-way as shown in the profile and standard cross section plans, Appendix F, approximately at forty-foot intervals, and shall be at least 12 feet in height and a minimum of three-inch caliper.”

Proposed: Street trees as shown on “landscape Plan.”

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

11. The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable Rules and Regulations of the Planning Board within a period of two (2) years from the date of the approval of the Plan. Failure to so complete or to obtain an extension shall automatically rescind approval of the Plan as to Lots not yet released from this Covenant and full re-application for approval of such Lots will be required.

The Covenantor hereby agrees that the two (2)-year time period for completion of the subdivision may be extended at the sole discretion of the Board, but only upon the condition that the City of Marlborough has received, on or before the specified completion date, payment of all real estate taxes owed as to the premises shown on the “Plan”, and upon the further condition that the Board has received, on or before the specified completion date, a certification from the City’s Code Enforcement Officer determining that no conditions exist on the said premises that are in violation of the City’s so-called Anti-Blight Ordinance set forth in Chapter 485 of the Marlborough City Code; provided, however, that the Anti-Blight condition may be waived temporarily by a majority vote of the Board if the Board finds that an extension of no more than thirty (30) calendar days from the specified completion date is necessary for the Code Enforcement Officer to examine the said premises and make a proper determination.

12. Upon the proper completion of all improvements and their approval by the City Engineer, and if said improvements comply with the applicable state laws, city ordinances and Planning Board Rules and Regulations and requirements, the City may then, and only then, accept the improvements.
13. The Covenantor will retain ownership of the fee interest in and to the road in the subdivision as shown on the Plan until such time as the road may be accepted as a public way by the City Council of the City of Marlborough. The Covenantor agrees to include the following paragraph in all deeds to Lots within the subdivision:

“Grantor reserves to his or her benefit, the fee simple in the proposed right-of-way within the subdivision and also reserves to his or her benefit any easement(s) within the proposed Lots of the subdivision which are shown on the Plan. Grantor also reserves the right, upon written approval of the Planning Board, to relocate any easement(s) shown on the Plan, within a Lot, as conditions and local regulations require and permit.”

14. The Covenantor shall prepare a grant of authority to the Marlborough Police Department to enforce all traffic regulations dictated by the traffic signage approved and shown on the Plan, during the period the subdivision road is a private way.
15. The City of Marlborough shall not be responsible for maintenance and care of the subdivision road or other improvements, until the same have been accepted. In emergency situations as determined by the City Engineer, the City of Marlborough may take steps to correct a condition(s) within the subdivision which, if not corrected, would jeopardize public health and safety. In these instances, any and all costs so incurred by the City to correct said condition(s),

shall be reimbursed to the City within thirty (30) days of notice to the Covenantor. Failure to reimburse the City within this period will be considered cause to rescind approval of the subdivision Plan.

16. All as-built plans and profiles pertaining to the above-described Plan shall be submitted to the City Engineer forthwith after the completion of said subdivision. The subdivision road will not be considered for acceptance until such plans and profiles have been approved by the City Engineer. Copies of all the site plans prepared for each of the individual building Lots shall be forwarded to the City Engineer and to the Planning Board at the time they are submitted to the Building Inspector for a Building Permit.
17. Prior to the execution of this Covenant, the Covenantor agrees to submit a work schedule, and a progress report every month after the commencement of work, to the City Engineer, with copies to the Planning Board, until said subdivision has been completed. Said progress reports shall be delivered to the Planning Board prior to the third Monday of each and every month. Failure to comply with the provisions of this paragraph shall give the Planning Board the right to rescind the approval of the application for subdivision approval after notice to the Covenantor and opportunity to be heard.
18. If the City, by its Planning Board, determines that there is a violation of the applicable state laws, City ordinances, Planning Board Rules and Regulations and/or the terms and provisions of this Covenant, it shall seek a cease-and-desist order after appropriate application to a court of competent jurisdiction, and it shall seek any and all other equitable and legal relief it deems necessary. If, in the opinion of the Covenantor, there has not been a violation of said applicable state laws, city ordinances, Planning Board Rules and Regulations, or the terms and provisions of this Covenant, nothing herein shall be construed as the Covenantor's consent to cease and desist from work on the subdivision without court order.
19. The Covenantor's applications, all plans and profiles, calculations, and other supporting data relating to the Plan, state laws, city ordinances, Planning Board Rules and Regulations and all terms, provisions, and conditions of final approval of the Plan are incorporated herein by reference, as if set forth in full, except as expressly modified herein.
20. This Covenant shall take effect upon the approval of Plan.
21. Reference to this Covenant shall be entered upon the Plan, and the Covenant shall be recorded with the Plan. The Covenantor further agrees that it shall cause two (2) certified copies of this Covenant, as recorded at the Middlesex South District Registry of Deeds, to be delivered to the City Solicitor's Office and the Planning Board Office, City Hall, Marlborough, MA within three (3) business days of the date of recording.
22. The provisions of this Covenant are severable, and if any of these provisions shall be held to be illegal or unconstitutional by any Court of competent jurisdiction, then the remaining provisions of this Covenant shall continue in effect.

[Signature Page to Follow.]

WITNESS my hand and seal this _____ day of February 2021.

COVENANTOR:
W.R.E., LLC.

By: _____
Gary White, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex: SS

On this ____ day of February 2021, before me, the undersigned notary public, personally appeared Gary White, Manager of W.R.E., LLC. proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public

Approved and Accepted: February ____, 2021

MARLBOROUGH PLANNING BOARD

Changes/corrections to the Planning Board Rules & Regulations adopted in 2015

Current Regulation: §A676-10.H½ Required remedial action after lapse of time.

If more than two years has elapsed from the time that the developer has installed the base course of the subdivision road pavement to the **time that the developer has installed the top course**, the planning Board may require that the developer take such remedial action as may be recommended to the Board by the DPW's Engineering Division.

Proposed change:

If more than two years has elapsed from the time that the developer has installed the base course of the subdivision road pavement to the **time that the developer has** ~~(REMOVE) installed~~ ~~(ADD) scheduled to pave~~ the top course, the planning Board may require that the developer take such remedial action as may be recommended to the Board by the DPW's Engineering Division.

Reason for change:

Remedial action needs to take place on the binder course, before the top course is installed (paved).

Current Regulation: §A676-24.A(4½) Layer of geotextile fabric placed beneath gravel base.

"A layer of geotextile fabric shall be installed beneath the gravel base specified in §A676-24.A(5)."

Proposed change/addition:

~~(ADD) The required fabric shall be TenCate Mirafi® 500X woven polypropylene geotextile material or approved equal.~~

Reason for change:

A description of the geotextile fabric was not specified in the regulation.

Current Regulation: §A676-26. Sidewalks, curbs and gutters. B.

Bituminous concrete sidewalks having **a minimum thickness of two inches after compression** shall be constructed on a six-inch gravel foundation to the required lines and grades in accordance with these specifications.

Proposed change:

Bituminous concrete sidewalks having a minimum thickness of ~~(REMOVE) two~~ ~~(ADD) three~~ inches after compression shall be constructed on a six-inch gravel foundation to the required lines and grades in accordance with these specifications.

Reason for change:

The increased pavement thickness for sidewalks was changed on the cross sections but was not changed in the language contained in §A676-26. Sidewalks, curbs and gutters. B.

Changes/corrections to the Planning Board Rules & Regulations adopted in 2015

Current Regulation: §A676-24. Streets and roadway B.(1)

The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. Provided however, that the minimum centerline radius for **a paved width less than 32 feet shall be 350 feet.**

Proposed change:

The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. Provided however, that the minimum centerline radius for a paved width less than 32 feet shall be ~~(REMOVE) 350~~ (ADD) 150 feet.

Reason for change:

City Engineer felt that the 350-foot minimum centerline radius was too restrictive for streets with Lane Status and secondary residential streets (having a paved width less than 32 feet.).

Current Regulation: §A676-12 Streets. B. Alignment

(2) The minimum center-line radii of curved streets shall be as follows:

(a) Lanes: 125 feet

(b) Other secondary streets: 150 feet

(c) Major streets: 350 feet

Proposed change:

(2) The minimum center-line radii of curved streets shall be as follows:

~~(REMOVE) (a) Lanes: 125 feet~~

~~(REMOVE) (b)~~ (ADD)(a) Other secondary streets (ADD) and Lanes: 150 feet

~~(REMOVE) (c)~~ (ADD)(b) Major streets (ADD) and Commercial/Industrial streets: 350 feet

Reason for change:

Legal review in 2015 did not consider that centerline radius language was contained in §A676-24. Streets and roadway B.(1) and also in §A676-12 Streets. B. Alignment

Current Regulation: §A676-9. Preliminary Plan B. Contents

The preliminary plan shall be **drawn on with pencil at a suitable scale**, preferably 40 feet to the inch, and five prints shall be filed with the Planning Board and one print shall be **filed with the Board of Health at City Hall.**

Proposed change:

The preliminary plan shall be drawn ~~(REMOVE) on with pencil~~ at a suitable scale, preferably 40 feet to the inch, and five prints shall be filed with the Planning Board and one print shall be filed with the Board of Health ~~(REMOVE) at City Hall.~~

Reason for change.

In 2015, there was no Legal opinion (drafted in legal form) when “tracing paper” was removed from this section. Pencils were used to draw on the tracing paper – this reference should also have been removed. Board of Health has not always been located at City Hall.

Current Regulation: §A676-10. Definitive Plan A. (1).

An original drawing of the **definitive plan, dark line on white background**. The original drawing will be returned after approval of disapproval.

Proposed change:

An original drawing of the definitive plan, ~~(ADD) and eight copies thereof~~, dark line on white background. The original drawing will be returned after approval of disapproval.

Reason for change:

In 2015, there was no Legal opinion (drafted in legal form) when “contact prints” was removed from this section. “Contact Prints” was a reference to copies of the plan submission – 8 copies of the plan submission should be required.

Current Regulation: §A676-10. Definitive Plan C.

Review by Board of Health as to suitability of the land. At the time of filing of the definitive plan, the subdivider shall also file with the Board of Health **two contact prints of the definitive plan**, dark line on white background.

Proposed change:

Review by Board of Health as to suitability of the land. At the time of filing of the definitive plan, the subdivider shall also file with the Board of Health two ~~(REMOVE) contact prints~~ ~~(ADD) copies~~ of the definitive plan, dark line on white background.

Reason for change:

Changes made in 2015 did not consider that the term “contact prints” was contained in §A676-10. Definitive Plan. C., which also should be changed to “copies”.

Current Regulation: §A676-10. Definitive Plan B. Contents. (1).

The definitive plan be prepared by a professional engineer and/or land surveyor registered in Massachusetts and shall be clearly and legibly drawn in black India ink upon tracing cloth or single matte three-mil mylar.

Proposed change:

The definitive plan be prepared by a professional engineer and ~~(REMOVE) /or~~ (ADD) a professional land surveyor registered in Massachusetts and shall be clearly and legibly drawn ~~(REMOVE) in black India~~ (ADD) with black ink on ~~(REMOVE) upon tracing cloth or~~ single matte three-mil mylar.

Reason for change:

In 2015, there was no Legal opinion (drafted in legal form) when “tracing cloth” was removed from this section. India ink is reference to re-fillable technical pens that were used to draw on tracing cloths and mylars.– this specific reference to the type of ink should also have been removed.

The design of the subdivision has to be done by a professional engineer. The layout of the roadway and property lines has to be done by a professional land surveyor. The “and/or” should be removed.

Current Regulation: §A676-23.H.

The developer shall have prepared and certified by a registered land surveyor a “plan of acceptance” drawn with India ink on single matte, three-mil Mylar (size: 18 inches by 24 inches or 24 inches by 36 inches), showing widths, areas, lengths, bearings of all boundary lines of streets and easements and radii, tangents, and central angles of all curves in street lines.

Proposed change:

The developer shall have prepared and certified by a registered land surveyor a “plan of acceptance” drawn with ~~(REMOVE) India~~ (ADD) black ink on single matte, three-mil Mylar (size: 18 inches by 24 inches or 24 inches by 36 inches), showing widths, areas, lengths, bearings of all boundary lines of streets and easements and radii, tangents, and central angles of all curves in street lines.

Reason for change:

In 2015, there was no Legal opinion (drafted in legal form) when “tracing cloth” was removed from this section. India ink is reference to re-fillable technical pens that were used to draw on tracing cloths and mylars.– this specific reference to the type of ink should also have been removed.

Changes/corrections to the Planning Board Rules & Regulations adopted in 2015

Current Regulation: §A676-27. Grass Plots

- A. Grass plots on secondary road layouts **may not be permitted.**
- B. Grass plots **on major roads or secondary roads (based on sixty-foot layout) may be permitted** if desired by the Planning Board.
- C. **Grass plots on secondary roads, fifty-foot layout, in PUD developments which are to be privately maintained may be permitted if desired by the Planning Board.**

Proposed changes:

- A. Grass plots on secondary road layouts may (REMOVE) ~~not~~ be permitted.
- B. Grass plots on (REMOVE) major roads or secondary roads (based on sixty foot layout) (ADD) Commercial/industrial streets may be permitted if desired by the Planning Board.
- ~~C. (REMOVE) Grass plots on secondary roads, fifty foot layout, in PUD developments which are to be privately maintained may be permitted if desired by the Planning Board.~~

Reason for change:

The intent of the 2015 change in the Planning Board Rules & Regulations was to allow for the cross section that was used in the Mauro Farm Subdivision, which had a grass plot. At the time of the vote on the 2015 changes in the Planning Board Rules & Regulations, it was believed that change “will not be permitted” to “may be permitted” was a Scribner’s error and should have been proposed as “may not be permitted”. The “Mauro Farm” cross section was adopted as Cross section #6 which allows for grass plots. The Scribner’s error did not exist.

Residential roadways (major and secondary) do not have a 60-foot Right-of-Way (anymore).

PUD Developments were never adopted by the City Council (per Karen Boule – City Council Secretary/Steve Kerrigan – City Clerk).