

CITY OF MARLBOROUGH MEETING POSTING

Meeting: Planning Board
Date: May 9, 2022
Time: 7:00 PM
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2022 MAY -5 P 2:19

This meeting of the Planning Board will be held in Memorial Hall on Monday, May 9, 2022, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. April 25, 2022

2. Chair's Business

- A. Open Meeting Law Guidance
 - i. Correspondence from Assistant City Solicitor, Jeremy McManus, Legal Department

No Discussion Required – Public Hearing Date set for May 23, 2022

- B. Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.

3. Approval Not Required

- A. 401 & 405 Maple Street Map: 93 Parcel: 52
Map: 93 Parcel: 51
Applicant: Fazza Properties, LLC (708 Boston Post Road, Sudbury, MA 01776)
Deed Reference: Book: 79591 Page: 128
Surveyor: Norman G. Hill, P.L.S., Land Planning, Inc. (214 Worcester St., N. Grafton, MA 01536)
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
 - ii. 2 Lot Combination ANR Plan Dated: April 14, 2022

4. Public Hearings

- A. 7:00 PM - Colchester Drive, Definitive Subdivision Plan
Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752
Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)
Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)
Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13th Floor, Boston, MA 02110)
Deed Reference: Book: 9742 Page: 148
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
 - ii. Correspondence from Priscilla Ryder, Conservation/Sustainability Officer, Conservation Commission
 - iii. Plan set Dated: 03/11/22
- B. 7:15 PM - Beauchemin Estates, Preliminary Open Space Concept Plan
689 Pleasant Street, Marlborough, MA 01752
Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)
Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)
Deed Reference: Book: 45210 Page: 560
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
 - ii. Correspondence from Daniel Koravos
 - iii. Plan set Dated: 02/10/22, Revised Date: 05/02/22

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.

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- 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. Working Group Discussion – Update
 - i. Rules and Regulations – updated/formatted forms

- 11. **Calendar Updates**
 - A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.

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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

April 25, 2022

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Phil Hodge, George LaVenture, Chris Russ, and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

1. Draft Meeting Minutes

A. April 11, 2022

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the April 11, 2022, meeting minutes. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

2. Chair's Business

A. Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.

May 23, 2022, at 7:05 PM was selected for the Planning Board's public hearing on the proposed zoning amendment.

3. Approval Not Required

A. 547 Stow Road

Map: 20

Parcel: 4

Map: 20

Parcel: 150

Applicant:

McCabe Family Irrevocable Trust and Judith Mello McCabe
(547 Stow Rd, Marlborough, MA 01752)

Deed Reference:

Book: 66136 Page: 582

Deed Reference:

Book: 78814 Page: 591

Surveyor:

Robert Parente, P.E., P.L.S. (328 Desimone Dr, Marlborough, MA 01752)

i. Correspondence from Thomas DiPersio, City Engineer, Engineering Division

Mr. LaVenture read the April 20, 2022, correspondence from Thomas DiPersio into the record.

ii. Plan of Land

Dated: April 5, 2022

On a motion by Mr. Russ seconded by Mr. LaVenture, the Board voted to accept, file, and endorse the 547 Stow Road plan of land dated April 5, 2022, as Approval Not Required under the Subdivision Control Law. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to move up 4. Public Hearings A. Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

4. Public Hearings

A. 7:00 PM - Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.

i. Legal Notice

ii. Correspondence from Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608)

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MARLBOROUGH, MA 01752**

iii. Proposed Zoning Change Commercial Automotive to NB & RB GIS Map

Chairperson Fenby opened the hearing. Mr. LaVenture read the public hearing legal notice into the record. Chairperson Fenby provided instructions to those in attendance. The hearing was conducted in the following stages: 1) Presentation 2) Those speaking in favor 3) Those speaking in opposition 4) Comments and questions from the Board members.

Presentation:

Mayor Arthur Vigeant (650 Pleasant Street, Marlborough, MA 01752) explained the City realized they did not include a small portion of the development site at the corner of Lincoln and Mechanic Streets, as well as a portion of Jefferson Street, as part of the new Neighborhood Business Zone. The desire is to keep the area conducive to the City's future plans for the Lincoln Street property and a future mix use project. He explained he is confident that this project will move forward and had an agreement in place. This rezoning would not affect any of the commercial automotive properties currently being used as commercial automotive.

- ii. Correspondence from Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608)
Mr. LaVenture read the April 21, 2022, correspondence from Brian R. Falk into the record.

Speaking in Favor of the Amendment:

Brian R. Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608), spoke in favor and went over the zoning map he provided.

Dr. Fenby closed this portion of the Public Hearing.

Speaking in Opposition to the Amendment:

No one spoke in opposition.

Dr. Fenby closed this portion of the Public Hearing.

Questions and Comments from the Planning Board:

The Board discussed the key factors the Board would review while making their recommendation.

- Is the proposed change in keeping with the character of the neighborhood?
- Analysis of the impact on the neighbors.
- Does the proposed change benefit the City or provide a use not permitted elsewhere?
- Is the proposed change in keeping with the intent and purposes of the City's zoning by-laws?

Dr. Fenby closed this portion of the Public Hearing.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to return to its regularly scheduled agenda. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

3. Approval Not Required

B. 36 Jefferson Street	Map: 56	Parcel: 153
Deed Reference:	Book: 65099	Page: 275
Name of Applicant:	Raimundo Coelho Araujo Neto (36 Jefferson St, Marlborough, MA 01752)	
Name of Surveyor:	William Tirrell, Chappell Engineering (201 Boston Post Rd W, Marlborough, MA, 01752)	

- i. June 24, 2020, denial letter of ANR plan dated April 15, 2020, revised June 16, 2020
(1) ANR Plan Dated: April 15, 2020, Revised: June 16, 2020
Mr. LaVenture read the June 24, 2020, correspondence from Barbara Fenby into the record.

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- ii. Correspondence from Thomas DiPersio, City Engineer, Engineering Division
Mr. LaVenture read the April 21, 2022, correspondence from Thomas DiPersio into the record.
- iii. Correspondence from Jason Grossfield, City Solicitor, Legal Department
Mr. LaVenture read the April 21, 2022, correspondence from Jason Grossfield into the record.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board vote to accept and file all the correspondence. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

- iv. ANR Plan Dated: March 31, 2022

William Tirrell thanked the Board for their time and guidance and accepted the Board's rejection.

On a motion by Mr. Russ seconded by Mr. LaVenture, the Board voted to deny any endorsement of the ANR Plan 36 Jefferson Street dated March 31, 2022, as Approval Not Required under the Subdivision Control Law. Yeas: Hodge, Fowler, LaVenture, Russ, and Fenby. Nays: 0. Motion carried. 5-0.

- C. 401 & 405 Maple Street Map: 93 Parcel: 52
Map: 93 Parcel: 51
Applicant: Fazza Properties, LLC (708 Boston Post Road, Sudbury, MA 01776)
Deed Reference: Book: 79591 Page: 128
Surveyor: Norman G. Hill, P.L.S., Land Planning, Inc. (214 Worcester St., N. Grafton, MA 01536)
i. Form A
ii. 2 Lot Combination ANR Plan Dated: April 14, 2022

Dell Costa and Yuri Souza of Fazza Properties, LLC went over their future plans for the property and explained the purpose of this ANR plan is to combine the two lots into one.

Mr. DiPersio explained an ANR is not required to combine two properties when there are no changes in ownership but that this gives the applicant an opportunity to get the plans signed by the City.

On a Motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to refer the 401 & 405 Maple Street ANR to the Engineering Division for review. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

5. Subdivision Progress Reports

- A. Acceptance of Gikas Line as Public Way
- i. Correspondence from Arthur G. Vigeant, Mayor
- Mr. LaVenture read the April 11, 2022, from Arthur G. Vigeant, Mayor, into the record.

On a motion by Mr. Russ, seconded by Mr. LaVenture the Board vote to accept and file the correspondence. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

- ii. Photos of current road condition

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Mr. DiPersio explained the road was paved about 3 years ago and believes the cracks are superficial and are not indicative of failure of the base or anything substantial. He explained he reached out to the developer to make them aware they need to have these cracks sealed if they want the acceptance process to continue to move forward. The has Mayors concern because past developers have left the City with substandard work, which Mr. DiPersio explained he does not believe this an example of.

The Board discussed including a site visit as part of their acceptance process and Mr. LaVenture agreed to add this topic to a future working group meeting.

Mr. LaVenture and Mr. DiPersio discussed how these cracks can occur and concluded in Mr. DiPersio's opinion sealing of the cracks would is the best option for repair to maintain the longevity of the roads condition.

On a motion by Mr. Hodge, second by Mr. LaVenture, the Board voted to defer the acceptance process until after the developer repairs the cracks to satisfy the City. Yea: Hodge, Fowler, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

6. Preliminary/Open Space/Limited Development Subdivision

A. No Discussion Occurred

Beauchemin Estates, Preliminary Open Space Concept Plan – **Public Hearing Date set for May 9, 2022**

689 Pleasant Street, Marlborough, MA 01752

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

7. Definitive Subdivision Submissions

A. No Discussion Occurred

Colchester Drive, Definitive Subdivision Plan - **Public Hearing Date set for May 9, 2022**

Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752

Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)

Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)

Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13th Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

8. Signs (None)

9. Correspondence (None)

The Board concluded their recommendation on the Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.

On a motion by Mr. LaVenture seconded by Mr. Russ, the Board voted to make a favorable recommendation to the City Council for the Proposed Zoning Map Amendment to Section 650-8 - Parcels of land located on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcels 147, 148, 150, 151, 152 & 153 and Map 56, Parcels 154, 155, 156, 157 & 158. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion Carried. 5-0

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MARLBOROUGH, MA 01752**

The Board provided the following reasons in reaching its recommendation:

- The proposed Zoning Map Amendment is consistent with the character of the surrounding neighborhood;
- The proposed Zoning Map Amendment would not be overly burdensome to the neighbors;
- The proposed Zoning Map Amendment would provide the neighborhood a more cohesive piece of zoning and the Zoning Amendment would benefit the City;
- The proposed Zoning Amendment would be keeping with the intent and purposes of the City Zoning Ordinance.

10. Unfinished Business

A. Working Group Discussion – Update

Mr. LaVenture updated the board and went over the attached deliverables list. – see attached.

The Board discussed the logistics of full Board site visits outside of regular meetings.

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to request procedural guidance from the Legal Department on how to conduct a full Board site visit, outside of its normal meeting schedule, should it wish to do so on future projects. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay 0 Motion carried 5-0.

11. Calendar Updates

- A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.

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

Mr. LaVenture announced he was formally sworn into his next term for the Planning Board which expires on February 1, 2027.

Dr. Fenby and Mr. Russ signed the ANR Plan for 547 Stow Road.

On a motion by Mr. Fowler, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 5-0.

Respectfully submitted,

/kmm

George LaVenture/Clerk

14 Apr 22 MPB SWG Meeting

Deliverables

1. Submission Procedures

- ANR
- Preliminary Plan
- Definitive Plan
- Open Space
- Scenic Road/Trees
- Limited Development

2. Process Flow Chart

- Preliminary Plan
- Definitive Plan
- Open Space/Limited Development

3. Acceptance Procedures

4. Decision Making Criteria

- Zoning Changes
- Preliminary/Definitive Plans
- Signs
- Waivers

5. Checklists

- Drawings
- Process

6. Boiler Plates

- covenants
- certificate of vote
- open space special permit



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

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

SUSAN A. CORREIA
PARALEGAL

May 3, 2022

City of Marlborough Planning Board
135 Neil Street, 2nd Floor
Marlborough, MA 01752

Dear Honorable Planning Board Members:

As requested, I reviewed how the full Board can conduct a site visit in compliance with the "Open Meeting Law," G.L. c. 30A, §§ 18-25.¹ In response, I offer the following guidance:

The Massachusetts Attorney General's Division of Open Government has offered the following options as part of a determination on an Open Meeting Law complaint on site visits:

...in order to conduct an on-site inspection in compliance with the Open Meeting Law, the Board has three options: (1) post notice of the inspection as a 'meeting,' provided only if the property was accessible to everyone, including members of the public; (2) visit the property as individuals or in groups that constitute less than a quorum so as to avoid deliberations among a quorum; or (3) visit the property as a quorum, but refrain from asking any questions of the property owner or otherwise discussing any matters within the Board's jurisdiction until the Board convenes in a properly noticed meeting. See OML 2018-57.

To provide additional context, the Open Meeting Law applies to "meetings" of public bodies. The Open Meeting Law requires, among other things, that a public body provide advanced notice of meetings and allow them to be open to the public. A statutory exception to the definition of "meeting" exists, however, for "an on-site inspection of a project or program, so long as the members do not deliberate." G.L. c. 30A, § 18(a).²

Please let me know if you have any questions.

Respectfully,

Jeremy McManus
Assistant City Solicitor

¹ Although beyond the scope of the Open Meeting Law, it is also advisable that the Board receive permission to access properties prior to conducting site visits, and that visits be scheduled in advance at a prior meeting.

² G.L. c. 30A, § 18 defines "deliberation" as "an oral or written communication through any medium, including electronic mail, between or among a quorum of a public body on any public business within its jurisdiction; provided, however, that 'deliberation' shall not include the distribution of a meeting agenda, scheduling information or distribution of other procedural meeting or the distribution of reports or documents that may be discussed at a meeting, provided that no opinion of a member is expressed." The Massachusetts Attorney General has also made it a point of emphasis to remind public bodies that "[e]ven one-way factual statements, when made between or among a quorum of a public body, can constitute deliberation." See OML 2018-85.



City of Marlborough
Department of Public Works

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

SEAN M. DIVOLL, P.E.
 COMMISSIONER

May 5, 2022

Marlborough Planning Board

RE: ANR Plan
 Maple Street

Chair Fenby and Board Members,

At the request of the Planning Board at their April 25, 2022 meeting, the Engineering Division has reviewed the following ANR Plan:

“2 Lot Combination ANR Plan ”

Located at: 401 & 405 Maple Street, Marlborough, MA

Owned by: Fazza Properties, LLC, 708 Boston Post Road, Sudbury, MA

Prepared By: Land Planning, Inc.

Dated: April 14, 2022

Scale: 1" = 40'

The purpose of the plan is to combine two existing abutting properties, Marlborough Assessors Map 93, Parcels 51 and 52, into one contiguous lot. The resulting lot has the requisite area and frontage to be considered a building lot in the Commercial Automotive (CA) zone.

Based on our review, we can recommend endorsement of this ANR Plan by the Planning Board. Should you have any questions regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
 City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner
 Applicant and representative



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
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 *TDD 508-460-3610

SEAN M. DIVOLL, P.E.
 COMMISSIONER

May 3, 2022

Marlborough Planning Board

RE: Definitive Subdivision Plan
 "Colchester Drive", Stevens Street

Chair Fenby and Board Members,

The Engineering Division has conducted a review of the Definitive Subdivision Plans entitled:

"Definitive Plan for Colchester Drive,
 Map 44, Lot 148,
 Marlborough, Massachusetts"
 Dated: March 11, 2022
 Applicant: Charles Bourque
 Owner: James & Rebecca Chaousis
 Prepared by: WSP USA, Jason Lavoie, PE

We have also reviewed supporting documents including "Colchester Drive Subdivision Stormwater & Erosion Control Report" dated March 11, 2022 and "Colchester Drive Subdivision Operation & Maintenance Plan" (undated), by WSP. Our comments on the plans and supporting documents are listed below.

Summary

The existing property consists of a total of approximately 20.1 acres. The property is bisected by a 30 foot wide City of Marlborough sewer taking, dividing it into two parcels. The subject of this subdivision is a 6.1 acre parcel with approximately 233 feet of frontage on Stevens Street. The remaining parcel is approximately 14 acres with a small amount of frontage to the north on Stevens Street. In 2020 the Planning Board endorsed an ANR plan which created two frontage lots from the northern part of the property on Stevens Street. The subdivision would create six building lots on a five-hundred foot roadway, which has been designed as a "Lane" in accordance with the Planning Board Regulations.

General comments

- "Colchester Drive" cannot be used for the proposed street name. The next name from the list of deceased Marlborough veterans is "Pettes Drive".
- The Planning Board signature block should contain seven lines.
- The Lot Shape Rectangles shown within the proposed lots are incorrect and need to be revised. The proposed lot lines will have to be adjusted to accommodate the correct rectangles. This could have a significant impact on the lot layout.

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

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

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

- A Tree Preservation and Protection Plan has not been provided, in accordance with 676-22 of the Planning Board Regulations.

Sheet C-001 Lotting Plan

- As noted above the lot shape Rectangles are incorrect.
- Proposed Lot 4 is not labeled.
- Roadway stationing should be provided, showing dimensions to the radius point of the cul-de-sac and the overall length of the road.
- The area of the proposed easements should be provided.
- Proposed easements should be bounded at the angle points.
- The drainage easement on Lot 4 is shown as 20 feet wide. It should be revised to 30 feet wide.
- Proposed "Lot B" should be called "Parcel B", as it is not a buildable lot.
- "Proposed Zoning Easement" shown in the legend is not applicable and should be removed.

Sheet C-002 Grading and Drainage Plan

- Proposed houses and driveways, and lot grading back to the house line, should be shown schematically on each lot.
- The proposed grading does not reflect that the roadway will have curbing. This should be revised and the curbing should be called out with the material indicated.
- The limits of sidewalk disturbance on Stevens Street should be shown. Wheelchair ramps should be shown as well as a crosswalk across the new roadway opening. The wheelchair ramps should be constructed of cement concrete. Wheelchair ramps should be provided at the opening of the cul-de-sac as well.
- The roadway stationing should be shown, with the location of the high point called out.
- The construction material for the 5.5' sidewalk should be indicated.
- Details for the "proposed curb inlet" should be provided. This structure may not be allowed.
- The proposed infiltration basin 1 is designed such that the only outlet is an emergency overflow directed to the Stevens Street sidewalk. A primary overflow structure should be added, that is piped directly into the Stevens Street drainage system.
- The proposed retaining wall types and elevations should be shown. The limits and location of the proposed wall on Lot 1 are not clear. The wall should not be on (future) City property.
- Proposed tree plantings should be shown in accordance with the regulations. Plantings for screening should be shown around the infiltration basins.
- Exposed ledge is shown partially in proposed infiltration basin. Test pits should be conducted in the areas of both basins, to determine the extent and depth of ledge under the bottom of the basins. The data should be added to the plans.

Sheet C-003 Utility Plan & Profile

- There is no gas main shown. Is it proposed?
- The proposed size and type of water main should be indicated.
- A hydrant should be provided at the end of the water main at the cul-de-sac.
- The proposed type of sewer main should be indicated, as well as the length of each proposed segment.
- The proposed type of drainage pipe should be indicated, as well as the length and slope of each proposed segment.
- The proposed water and sewer laterals to each lot should be shown.
- The proposed street lights are shown on the curb line. They should be moved to within the grass strip.
- The proposed underground electric, telephone, and communication lines should be shown.
- Stevens Street shall be milled and paved from curb to curb, for a length that includes all new utility trenches. This should be indicated on the plan with the limits shown.

- The proposed drain connection to the existing drain manhole in Stevens Street should be shown on the plan. It should be verified that this connection will be possible, given the locations of the existing pipes connected to that manhole.
- Details for the “proposed curb inlet” should be provided. This structure may not be allowed.
- The water main should be shown in the profile view.
- Ledge conditions, where they are known, should be indicated in the profile view.
- Is the sewer connection in Stevens Street proposed as a “dog house”-style manhole? This should be detailed.
- The proposed “DMH#1-1” is not shown.

Sheet C-004 Erosion Control Plan

- Proposed stockpile area(s) should be shown.
- Temporary sediment basins to be used and maintained during construction should be shown. The areas of the proposed infiltration basins should not be used for temporary sediment basins during construction, or if it is unavoidable, specifications should be provided on the plans to ensure that the native soil at those locations is not made suitable for infiltration upon completion of construction.
- Proposed tree clearing limits should be shown.
- Construction dewatering specifications should be provided.
- Notes regarding construction sequencing as it relates to erosion control and site stability, should be provided.

Sheets C-005-007 Construction Details

- A detail for the proposed “curb inlet” should be provided.
- A detail for flared end section is provided. Are there any on the plans?
- A drainage trench detail should be provided.
- A detail for the dog house sewer manhole should be provided.
- A water service detail should be provided.
- Additional information is needed on the infiltration basin detail, including soil profile specifications, basin side slopes, construction details for
- A detail for the plug at the end of the water main should be provided.
- There are several notes related to contractor permitting, required inspections, etc. that are listed on the Engineering Division checklist that should be added to the plans.

Supporting Documents – Stormwater & Erosion Control Report

- Section 6 “Estimated Construction Phasing” is listed in the table of contents but is not in the report. This section should be provided.
- The “Tables” listed in the table of contents do not appear to be included in the report.
- The Appendices are listed in the table of contents with page numbers. There are no page numbers in the report.
- Proposed conditions runoff calculations – proposed houses and driveways should be included in the curve number calculations. As noted previously they should be shown schematically on the subdivision plans along with the proposed grading. This information should be used for the proposed runoff calculations.
- Proposed conditions runoff calculations – a “sheet flow” length of 50 feet was used on all time of concentration calculations. This should not be a “default” value but should be estimated based on specific conditions. We do not feel that this maximum length is appropriate in all cases, such as for “SA#15”, where the slope is 11%. Times of concentration should be revisited for confirmation.

- Proposed Infiltration Basin #2 does not meet the requirement for drawdown within 72 hours. The summary indicates 91.3 hours. The report should certify that the design meets all of the DEP Stormwater Standards.
- Soil test pit data should be provided for each of the infiltration basins, as noted above.

Supporting Documents – Operation & Maintenance Plan

- A section should be provided describing maintenance of the roadway, plantings, and infrastructure by the owner until such time as the roadway is accepted by the City.
- Infiltration basins: add language regarding inspecting after major storms.
- Infiltration basins: add language regarding maintenance of slopes/mowing.
- Sediment forebays: same comments as infiltration basins.
- “Drainage Manholes & Cleanouts”: change to “Drainage Manholes”
- “Trench Drains, Catch Basins & Area Drains”: change to “Catch Basins & Area Drains”
- “Trench Drains, Catch Basins & Area Drains”: indicate that catch basins must have 4’ deep sumps with hoods for oil separation, and include language that catch basins should be cleaned by a proper catch basin cleaning device.

Should you have any question regarding the above, please do not hesitate to contact me.

Sincerely,



Thomas DiPersio, Jr., PE, PLS
City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner
Project applicant and engineer

DEFINITIVE PLAN
FOR
COLCHESTER DRIVE
MAP 44 LOT 148
MARLBOROUGH, MASSACHUSETTS
MIDDLESEX COUNTY
MARCH 11, 2022

APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

REGISTRY USE ONLY:

GENERAL NOTES

- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 9742, PAGE 362 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
- CITY OF MARLBOROUGH ASSESSOR'S MAP/LOT REFERENCE FOR THE PROJECT IS MAP 44, LOT 148.
- THE ZONING CLASSIFICATION FOR THIS PROJECT IS RESIDENTIAL ZONES A-2 AND A-3.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.

DRAWING INDEX

G-001	TITLE SHEET
G-002	ABUTTERS LIST
E-001	EXISTING CONDITIONS PLAN
C-001	LOTGING PLAN
C-002	GRADING AND UTILITY PLAN
C-003	PLAN & PROFILE
C-004	EROSION CONTROL PLAN
C-005	DETAIL SHEET 1 OF 3
C-006	DETAIL SHEET 2 OF 3
C-007	DETAIL SHEET 3 OF 3

PREPARED FOR:

APPLICANT:

CHARLES BOURQUE
STEVENS STREET DEVELOPMENT LLC
131 BLACK BEAR DRIVE, SUITE 1912
WALTHAM, MA 02451

OWNER:

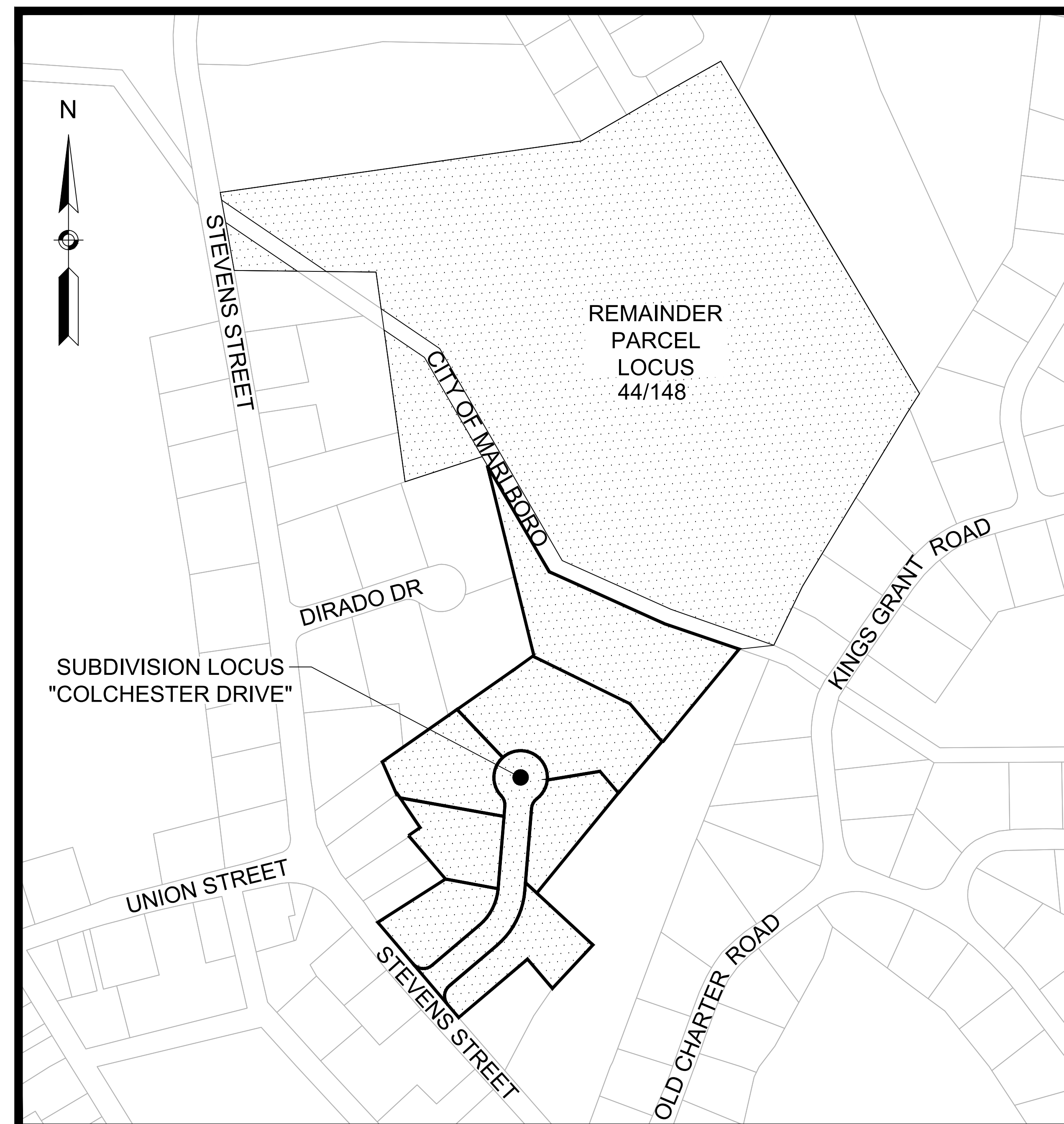
JAMES & REBECCA CHAOUSIS
283 BOLTON STREET
MARLBOROUGH, MA 01752

PREPARED BY:

CIVIL:



WSP USA
100 SUMMER STREET
BOSTON, MA 02110



PROJECT LOCUS

SCALE: 1" = 150'

ZONING
RESIDENTIAL CLASS A-2 & A-3

ZONING REQUIREMENTS

	ZONE A-2	ZONE A-3
MINIMUM LOT AREA	18,000 S.F.	12,500 S.F.
FRONTAGE	120 FT.	100 FT.
FRONT YARD	30 FT.	20 FT.
SIDE YARD	15 FT.	15 FT.
REAR YARD	40 FT.	30 FT.
MAXIMUM LOT COVERAGE	30%	30%

PROPOSED LOTS ZONING COMPLIANCE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
ZONING CLASSIFICATION	A-2/A-3	A-2	A-2	A-2	A-2	A-2/A-3
LOT AREA	20,863± S.F.	20,897± S.F.	28,022± S.F.	23,664± S.F.	20,625± S.F.	24,212± S.F.
FRONTAGE	234± FT.	136± FT.	120± FT.	120± FT.	201± FT.	289± FT.
FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
SIDE YARD	15 FT.	15 FT.	15 FT.	15 FT.	15 FT.	15 FT.
REAR YARD	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.



REVISIONS:			
REV NO:	DATE:	DESCRIPTION:	BY:

SHEET NUMBER:

G-001



APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

LEGEND

BMK	BENCHMARK	CBMH	CONCRETE BOUND WITH DRILL HOLE
BOMO	BOLT OVER MAIN OUTLET	SBMH	STONE BOUND WITH DRILL HOLE
BIT	BITUMINOUS PAVEMENT	IPF	IRON PIPE FOUND
CONC	CONCRETE PAVEMENT	IRF	IRON ROD FOUND
BC	BITUMINOUS CURB		CATCH BASIN
GC	GRANITE CURB		DRAIN MANHOLE
LSA	LANDSCAPED AREA		SEWER MANHOLE
FFE	FINISHED FLOOR ELEVATION		ELECTRIC BOX
SRW	STONE RETAINING WALL		GAS VALVE
CRW	CONCRETE RETAINING WALL		WATER GATE
BRW	BLOCK RETAINING WALL		WATER SHUT OFF
SWL	SOLID WHITE LINE		FIRE HYDRANT
DYL	DOUBLE YELLOW LINE		GUY WIRE
RC	REINFORCED CONCRETE PIPE		UTILITY POLE WITH RISER
VC	VITRIOUS CLAY PIPE		UTILITY POLE
PVC	POLYVINYL CHLORIDE		UTILITY POLE WITH LIGHT
CA	COATED ASBESTOUS PIPE		DECIDUOUS TREE
DI	DUCTILE CAST IRON PIPE		CONIFER TREE
INV.	INVERT		SHRUB
(R)	RECORD INFORMATION		SIGN (SINGLE POSTED)
NPV	NO PIPES VISIBLE		POST
CNO	COULD NOT OPEN		MAILBOX
			ABUTTERS LOT LINE
			PROPERTY LINE
			EASEMENT LINE
			ZONING LINE
			CHAIN LINK FENCE
			WOOD FENCE
			VINYL FENCE
			EDGE OF BROOK
			STONE WALL
			TREE LINE
			INTERMEDIATE CONTOURS
			INDEX CONTOURS

SURVEYORS NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN JUNE OF 2021.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES.
3. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE VERTICAL DATUM NAVD88 AND WAS ESTABLISHED ON SITE UTILIZING RTK GPS SURVEY TECHNIQUES.
4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S). GAS AND TELEPHONE RECORDS NOT YET RECIEVED.
6. AREAS OF THIS PARCEL WITHIN 100 FEET OF STEVENS STREET IS IN ZONE A-3, WITH THE REMAINDER OF THE PARCEL IN ZONE A-2, WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

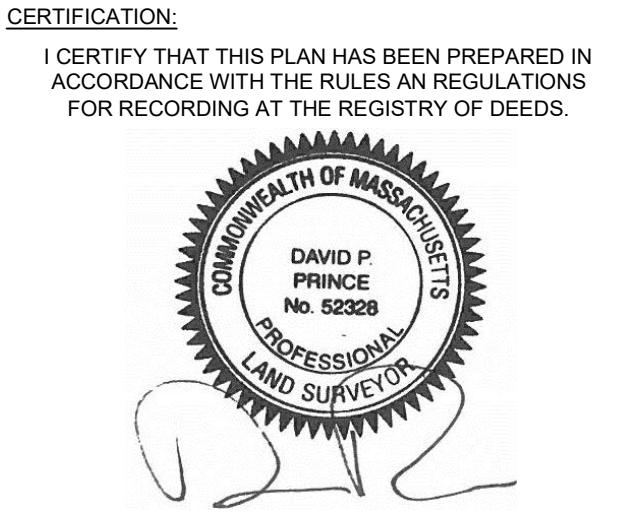
	ZONE A-2	ZONE A-3
MINIMUM LOT AREA:	18,000 S.F.	12,500 S.F.
MINIMUM LOT FRONTAGE:	120 FEET	100 FEET
MINIMUM SIDE YARD:	15 FEET	15 FEET
MINIMUM FRONT YARD:	30 FEET	20 FEET
MINIMUM REAR YARD:	40 FEET	30 FEET
MAXIMUM HEIGHT:	2 1/2 STORIES	2 1/2 STORIES
MAXIMUM COVERAGE:	30%	30%
7. THIS PARCEL IS LOCATED WHOLLY WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C0481F, EFFECTIVE DATE 7/7/2014.

GENERAL NOTES

1. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED BOOK 9742, PAGE 362 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
2. CITY OF MARLBOROUGH ASSESSOR'S MAP/LOT REFERENCE FOR THE PROJECT IS MAP 44, LOT 148.
3. THE PLAN REFERENCES ARE RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT AS FOLLOWS: LAND COURT PLAN 19247-A, PLAN 1350 OF 1957, PLAN 688 OF 1959, PLAN 1346 OF 1967, PLAN 1557 OF 1968, PLAN 1560 OF 1968, PLAN 332 OF 1982, PLAN 1630 OF 1987 AND PLAN 467 OF 2018.
4. THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330



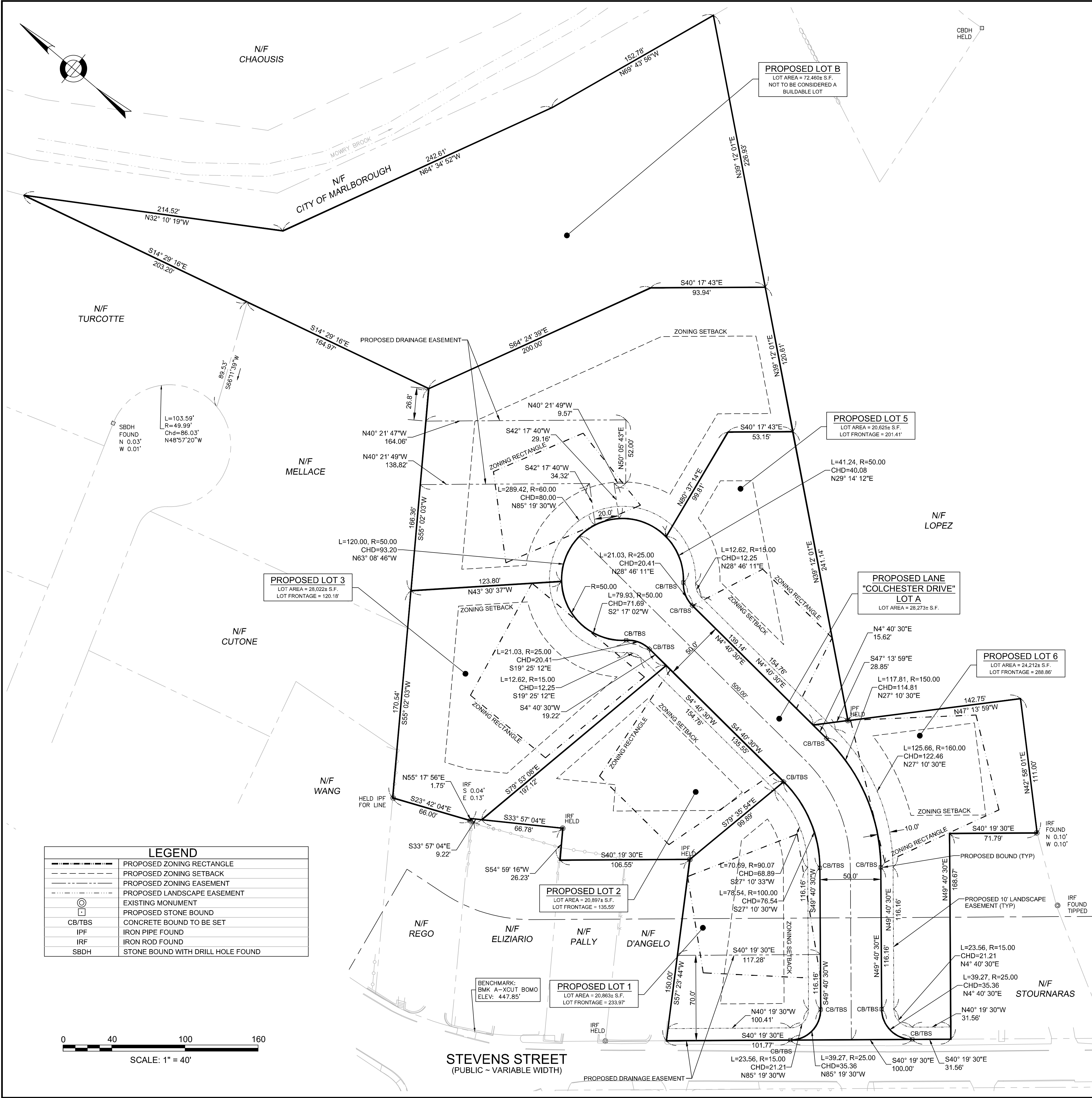
REVISIONS:			
REV NO.	DATE:	DESCRIPTION:	BY:

REGISTRY USE ONLY:

PLAN TITLE:
**COLCHESTER DRIVE SUBDIVISION
EXISTING CONDITIONS PLAN
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS**

DISCIPLINE:		
CIVIL		
DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	JL	JL
SCALE: 1" = 40'		DATE: 3/11/2022

SHEET NUMBER:
E-001



APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

COLCHESTER DRIVE SUBDIVISION

SHEET NO. C-001

- TOTAL AREA OF ORIGINAL TRACT SHOWN ON THIS PLAN EQUALS 795,406 S.F.
 - AREA IN LOTS 1,2,3,4,5 & 6 EQUALS 164,978 S.F.
 - AREA IN STREETS EQUALS 28,273 S.F.
 - AREA IN EASEMENTS EQUALS 15,699 S.F.
 - AREA RESERVED FOR PARKS, SCHOOLS, ETC. EQUALS 72,460 S.F.TOTAL AREA OF SUBDIVISION EQUALS 265,710 S.F.
TOTAL AREA REMAINING ON ORIGINAL TRACT EQUALS 529,696 S.F.
- STREETS:

COLCHESTER DRIVE:

STATION 0+00.00 TO STATION 5+00.00
TOTAL AREA OF STREETS EQUALS 28,273 S.F.
- EASEMENTS:

DRAINAGE:

STATION 0+0.00 LT TO STATION 0+70.00 LT
STATION 4+86.70 RT TO STATION 4+96.82 RT
LANDSCAPE:

10' WIDE AROUND ENTIRE RIGHT OF WAY

TOTAL AREA OF EASEMENTS EQUALS 15,699 S.F.
- OTHER AREAS:

LOT B (NOT A BUILDABLE LOT) EQUALS 72,460 S.F.

SURVEYORS NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN JUNE OF 2021.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES.
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE VERTICAL DATUM NAVD88 AND WAS ESTABLISHED ON SITE UTILIZING RTK GPS SURVEY TECHNIQUES.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S). GAS AND TELEPHONE RECORDS NOT YET RECEIVED.
- AREAS OF THIS PARCEL WITHIN 100 FEET OF STEVENS STREET IS IN ZONE A-3, WITH THE REMAINDER OF THE PARCEL IN ZONE A-2, WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:


	ZONE A-2	ZONE A-3
MINIMUM LOT AREA:	18,000 S.F.	12,500 S.F.
MINIMUM LOT FRONTAGE:	120 FEET	100 FEET
MINIMUM SIDE YARD:	15 FEET	15 FEET
MINIMUM FRONT YARD:	30 FEET	20 FEET
MINIMUM REAR YARD:	40 FEET	30 FEET
MAXIMUM HEIGHT:	2½ STORIES	2½ STORIES
MAXIMUM COVERAGE:	30%	30%
- THIS PARCEL IS LOCATED WHOLLY WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C0481F, EFFECTIVE DATE 7/7/2014.

GENERAL NOTES

- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED BOOK 9742, PAGE 362 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
- CITY OF MARLBOROUGH ASSESSOR'S MAP/LOT REFERENCE FOR THE PROJECT IS MAP 44, LOT 148.
- THE ZONING CLASSIFICATION FOR THIS PROJECT IS ZONE A-2 AND ZONE A-3.
- THE PLAN REFERENCES ARE RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT AS FOLLOWS: LAND COURT PLAN 19247-A, PLAN 1350 OF 1957, PLAN 688 OF 1959, PLAN 1346 OF 1967, PLAN 1557 OF 1968, PLAN 1560 OF 1968, PLAN 332 OF 1982, PLAN 1630 OF 1987 AND PLAN 467 OF 2018.
- LOT B IS NOT BE CONSIDERED A BUILDABLE LOT.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330

CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.


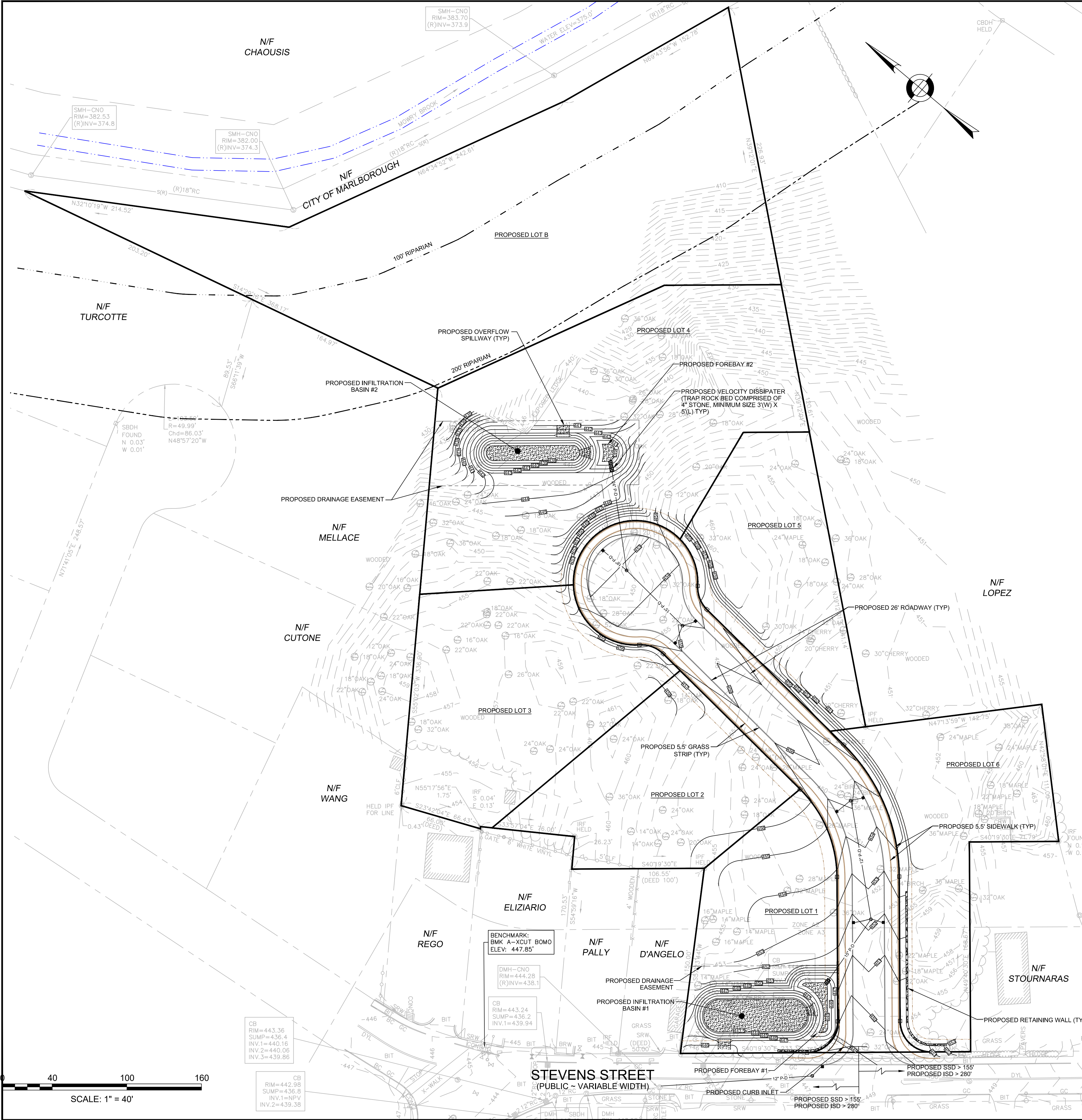
REVISIONS:			
REV NO.	DATE	DESCRIPTION	BY

REGISTRY USE ONLY:

PLAN TITLE:
COLCHESTER DRIVE SUBDIVISION
LOTING PLAN
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS

DISCIPLINE:		
CIVIL		
DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	JL	JL
SCALE: 1" = 40'		DATE: 3/11/2022

SHEET NUMBER:
C-001



APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

UNCLASSIFIED EARTH
WORK VOLUME

PROPOSED CUT: 3,231± CY
PROPOSED FILL: 4,052± CY
NET FILL: 821± CY
(SEE GENERAL NOTE #8)

LEGEND

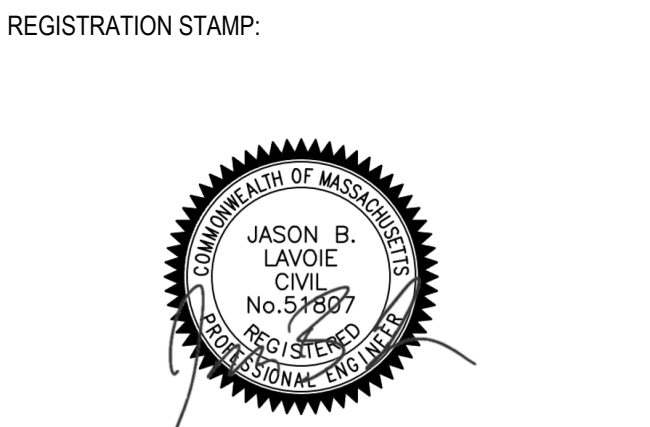
190	EXISTING CONTOUR
190	PROPOSED CONTOUR
+190.0	PROPOSED SPOT ELEVATION
S	EXISTING SEWER PIPE
W	EXISTING WATER SERVICE
G	EXISTING GAS SERVICE
UE	EXISTING UNDERGROUND ELECTRIC
UP	EXISTING UTILITY POLE
P-D	PROPOSED 12" DRAINAGE PIPE
EXISTING RETAINING WALL	EXISTING RETAINING WALL
EXISTING EDGE OF PAVEMENT	EXISTING EDGE OF PAVEMENT
PROPOSED RETAINING WALL	PROPOSED RETAINING WALL
PROPOSED EDGE OF ROAD	PROPOSED EDGE OF ROAD
PROPOSED EDGE OF SIDEWALK	PROPOSED EDGE OF SIDEWALK
PROPOSED LANDSCAPE EASEMENT	PROPOSED LANDSCAPE EASEMENT
PROPOSED DRAINAGE EASEMENT	PROPOSED DRAINAGE EASEMENT

GENERAL NOTES

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- THE ZONING CLASSIFICATION FOR THIS PROJECT IS ZONE A-2 AND ZONE A-3.
- THE PROJECT SITE DATUM IS BASED ON N.A.V.D. 88.
- THE PLANIMETRIC AND TOPOGRAPHIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY WSP USA, INC. IN JUNE 2021.
- ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON DIG SAFE MARKINGS AND SHALL BE CONSIDERED APPROXIMATE.
- THE PROPOSED SUBDIVISION IS LOCATED WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FIRM FLOOD MAP NUMBER 24017C0481F, EFFECTIVE DATE 7/7/2014.
- THE VOLUME DATA SHOWN HEREON IS APPROXIMATE AND INTENDED FOR DISCUSSION PURPOSES ONLY. INDIVIDUAL MATERIALS WERE NOT DIFFERENTIATED AND NO SWELLING OR SHRINK FACTORS WERE USED. FOR MORE SPECIFIC INFORMATION REGARDING CUT/FILL CALCULATIONS, CONTACT THE DESIGN ENGINEER.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330



REVISIONS:

REV NO.	DATE	DESCRIPTION	BY

REGISTRY USE ONLY:

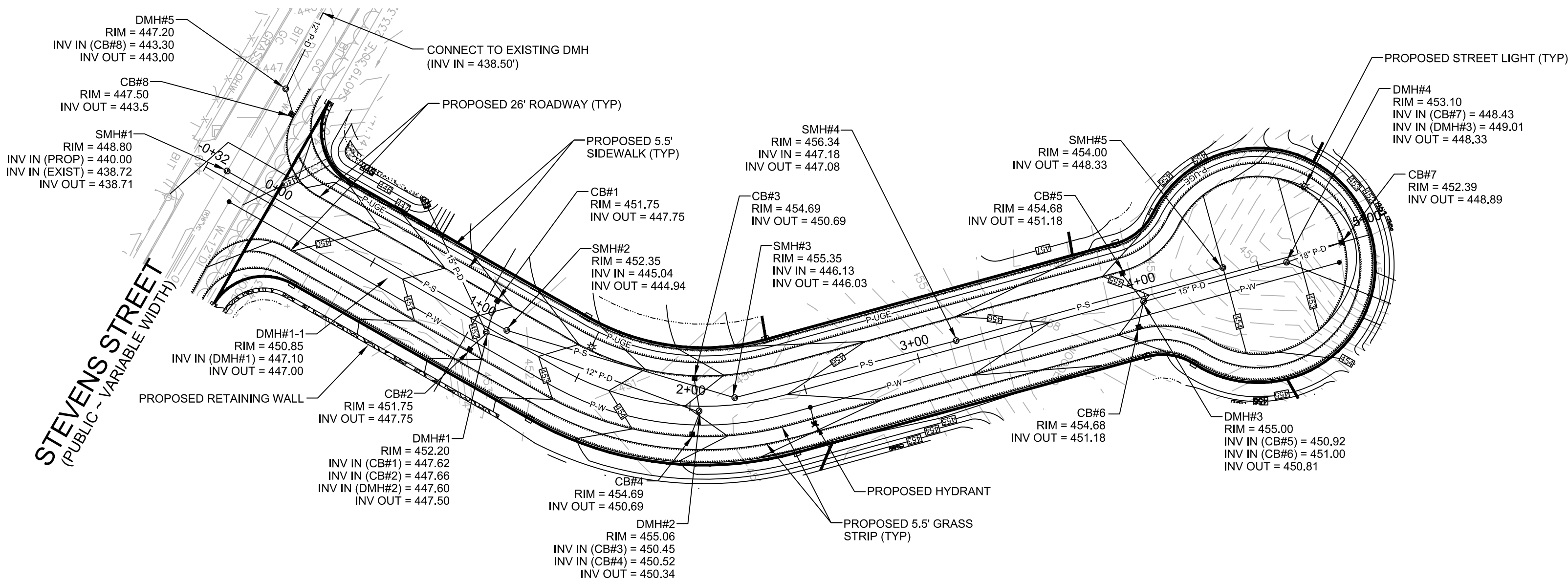
PLAN TITLE:
COLCHESTER DRIVE SUBDIVISION
GRADING & DRAINAGE PLAN
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS

DISCIPLINE:
CIVIL

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	JL	JL

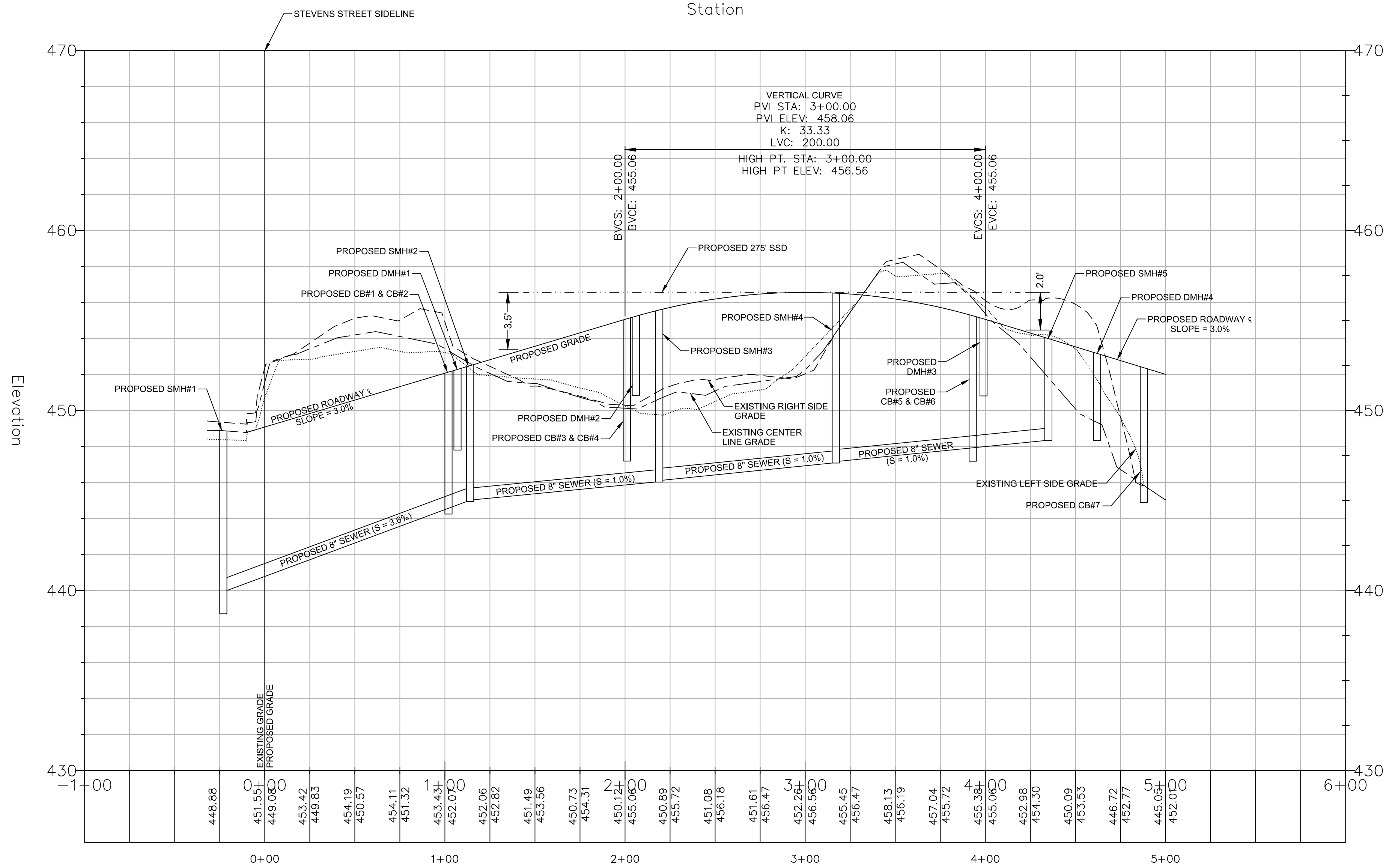
SCALE:	DATE:
1" = 40'	3/11/2022

SHEET NUMBER:
C-002



PROPOSED ROADWAY PLAN VIEW

HORIZONTAL SCALE: 1"=40'



PROPOSED ROADWAY CENTERLINE PROFILE

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

APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330

REGISTRATION STAMP:



REVISIONS:

REV NO.	DATE	DESCRIPTION	BY:

REGISTRY USE ONLY:

PLAN TITLE:
COLCHESTER DRIVE SUBDIVISION
UTILITY PLAN & PROFILE
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS

DISCIPLINE:
CIVIL

DRAWN BY: NB	CHECKED BY: JL	APPROVED BY: JL
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SCALE: AS NOTED	DATE: 3/11/2022
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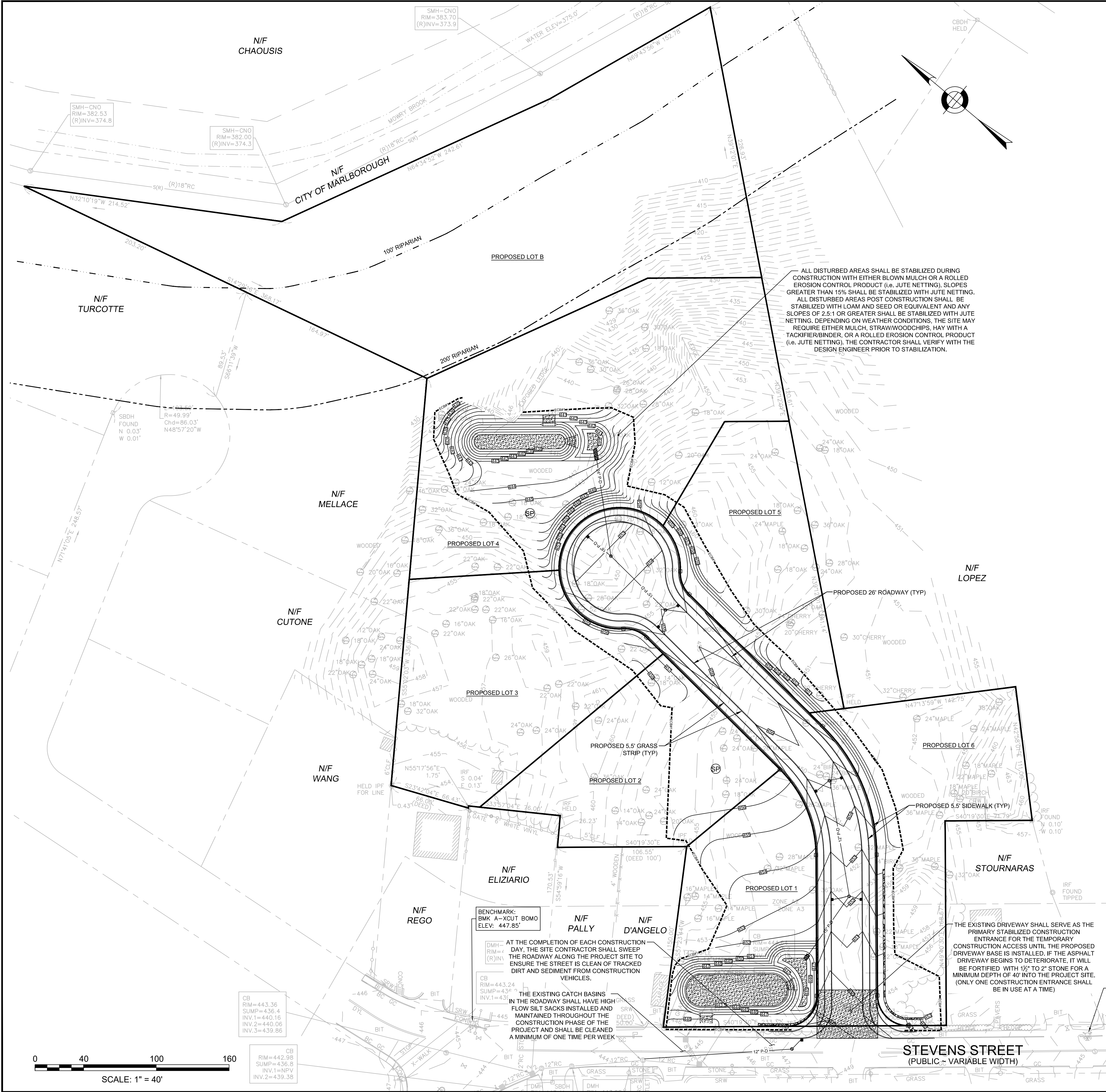
SHEET NUMBER:

C-003

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SEWER PIPE
	EXISTING WATER SERVICE
	EXISTING GAS SERVICE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE
	PROPOSED 8"Ø WATER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED UNDERGROUND ELECTRIC SERVICE
	PROPOSED 12"Ø DRAINAGE PIPE
	PROPOSED 8"Ø SEWER PIPE
	EXISTING RETAINING WALL
	EXISTING EDGE OF PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED EDGE OF PAVEMENT
	EXISTING CENTER LINE PROFILE
	EXISTING LEFT SIDE PROFILE
	EXISTING RIGHT SIDE PROFILE
	PROPOSED STOPPING SIGHT DISTANCE

GENERAL NOTES

- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED BOOK 9742, PAGE 362 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
- CITY OF MARLBOROUGH ASSESSOR'S MAP/LOT REFERENCE FOR THE PROJECT IS MAP 44, LOT 148.
- THE ZONING CLASSIFICATION FOR THIS PROJECT IS ZONE A-2 AND ZONE A-3.
- THE PROJECT SITE DATUM IS BASED ON N.A.V.D. 88.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.



APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330

REGISTRATION STAMP:

REVISIONS:			
REV NO.	DATE	DESCRIPTION	BY

REGISTRY USE ONLY:




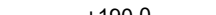











PLAN TITLE:
COLCHESTER DRIVE SUBDIVISION
EROSION CONTROL PLAN
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS

DISCIPLINE:
CIVIL

DRAWN BY:	CHECKED BY:	APPROVED BY:
NB	JL	JL

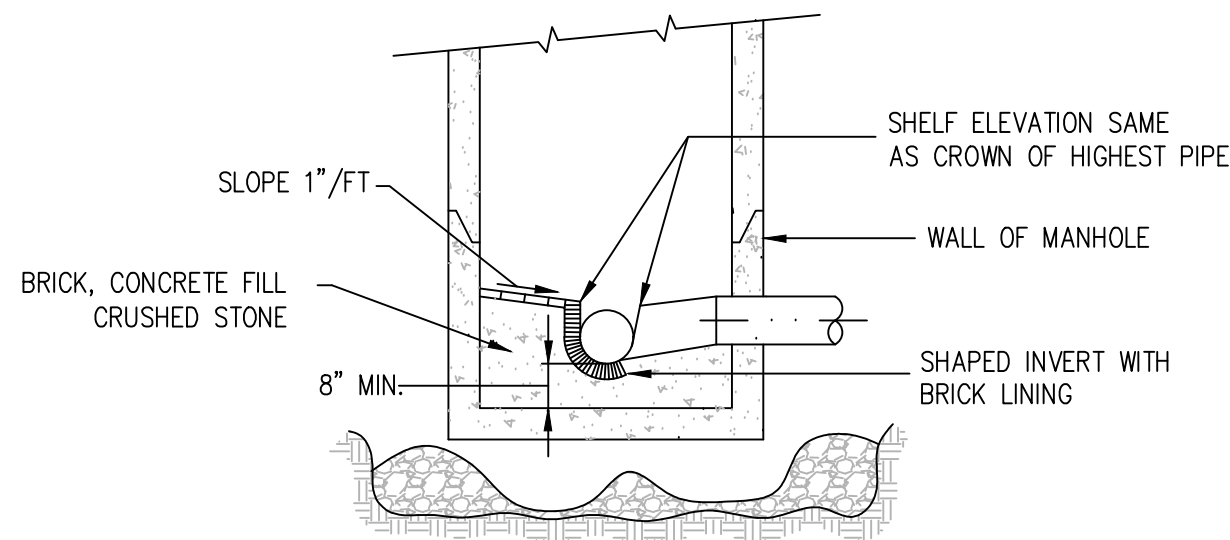
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1" = 40'	3/11/2022

SHEET NUMBER:
C-004

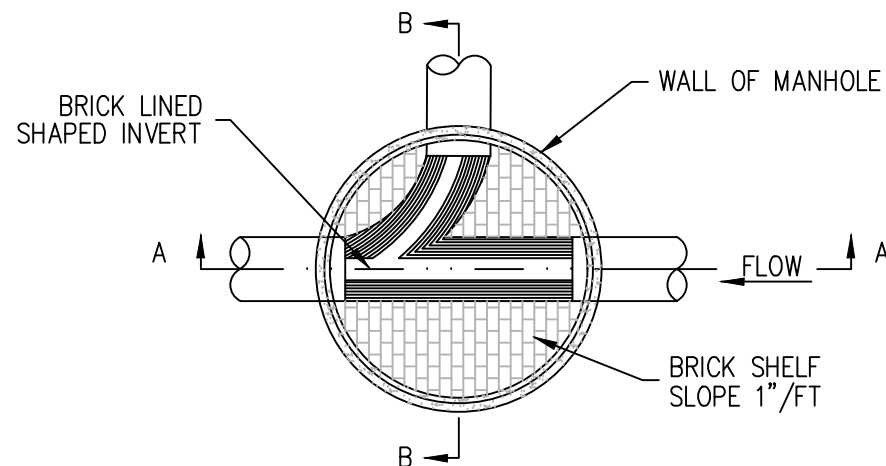
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SEWER PIPE
	EXISTING WATER SERVICE
	EXISTING GAS SERVICE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UTILITY POLE
	PROPOSED 12"Ø DRAINAGE PIPE
	EXISTING RETAINING WALL
	EXISTING EDGE OF PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED EDGE OF ROAD
	PROPOSED EROSION CONTROL BARRIER #1
	PROPOSED POTENTIAL STOCK PILE AREA

GENERAL NOTES

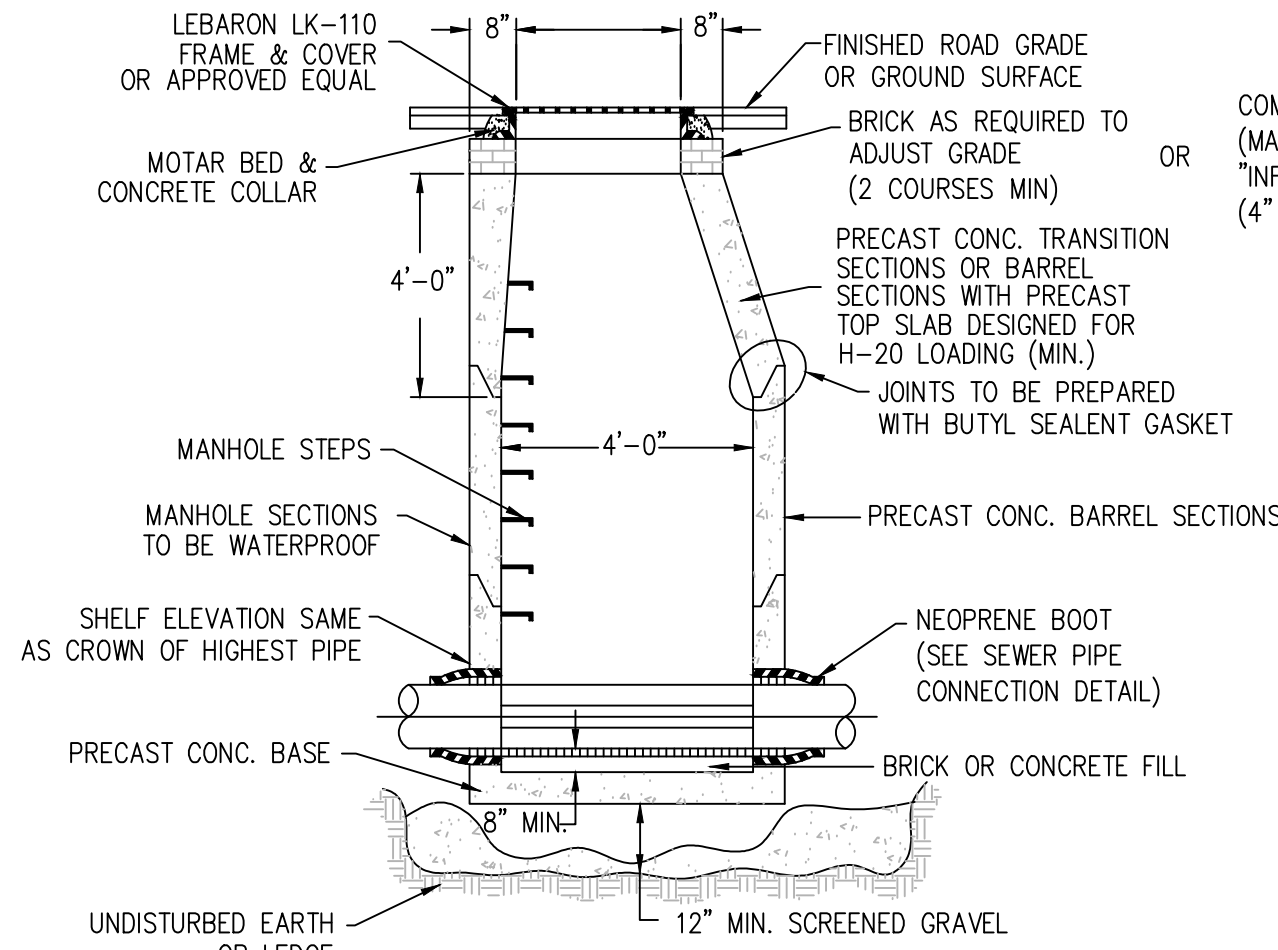
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- THE PLANIMETRIC AND TOPOGRAPHIC SITE FEATURES SHOWN HEREON ARE BASED ON FIELD SURVEY WORK PERFORMED BY WSP USA, INC. IN JUNE 2021.
- ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON DIG SAFE MARKINGS AND SHALL BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR SHALL INSTALL TEMPORARY DRAINAGE SYSTEMS DURING CONSTRUCTION TO ENSURE THAT THERE IS NO INCREASE IN FLOODING TO ANY OF THE ABUTTERS OR WETLAND RESOURCES.
- THE PROPOSED SUBDIVISION IS LOCATED WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FIRM FLOOD MAP NUMBER 24017C0481F, EFFECTIVE DATE 7/7/2014.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.



SECTION B-B



PLAN

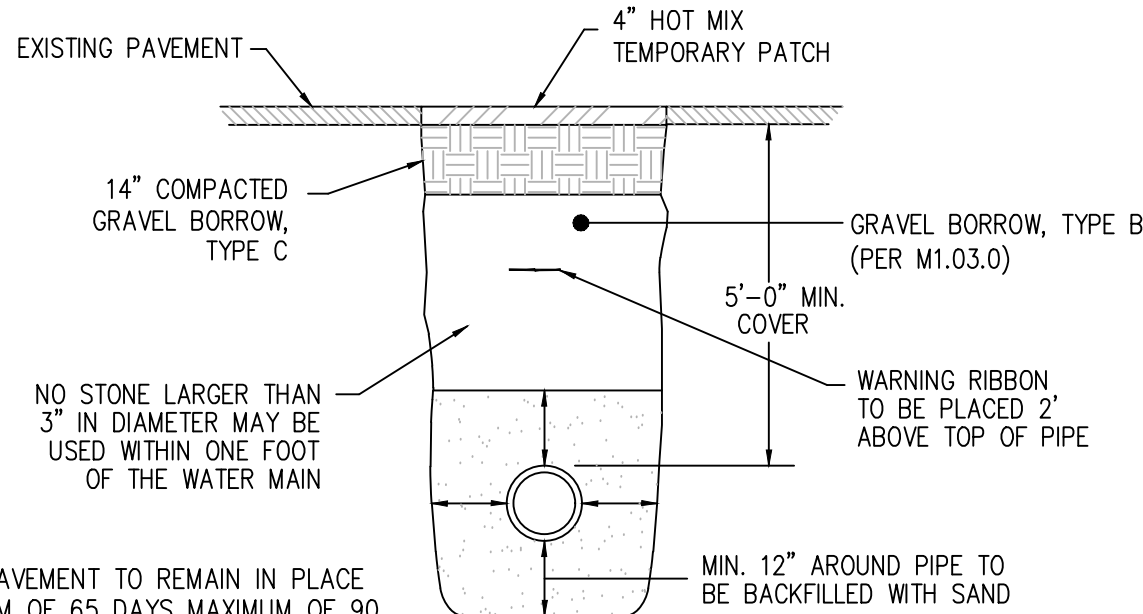


SECTION A-A
PRECAST SEWER MANHOLE

N.T.S.

- NOTE:
- LANDING PLATFORMS SHALL BE INSTALLED IN MANHOLES THAT ARE OVER TWENTY FEET (20') DEEP TO THE INVERT.

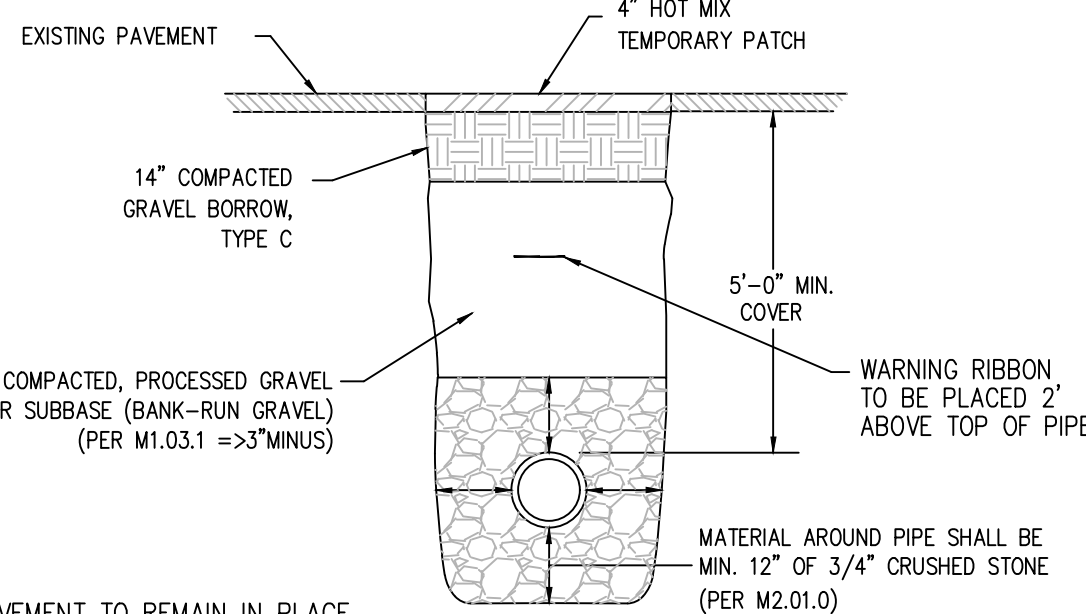
COMPOSITE ADJUSTMENT RISERS
(MANUFACTURED BY EAST JORDAN IRON WORKS)
"INFRA-RISER" OR APPROVED EQUAL)
(4" OF ADJUSTMENT MIN)



TYPICAL
WATER TRENCH

N.T.S.

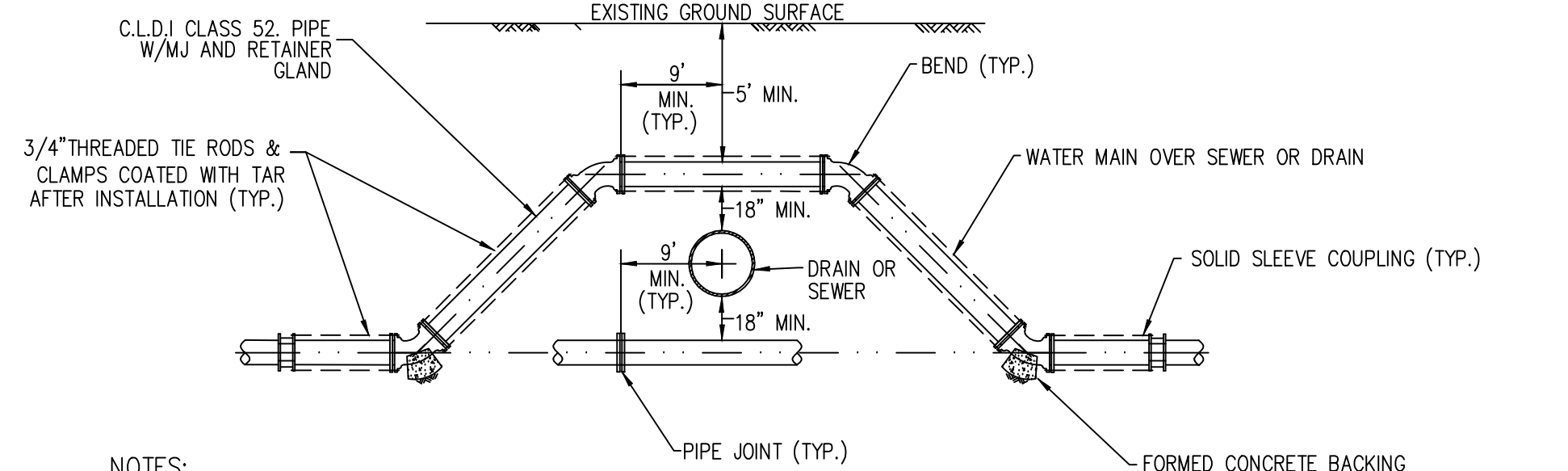
- NOTE:
- TEMPORARY PAVEMENT TO REMAIN IN PLACE FOR A MINIMUM OF 65 DAYS MAXIMUM OF 90 DAYS, TO BE COMPLETELY REMOVED DURING FINAL PAVING.
 - COMPACTION EQUIPMENT AND LIFT THICKNESS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.



TYPICAL
SEWER TRENCH

N.T.S.

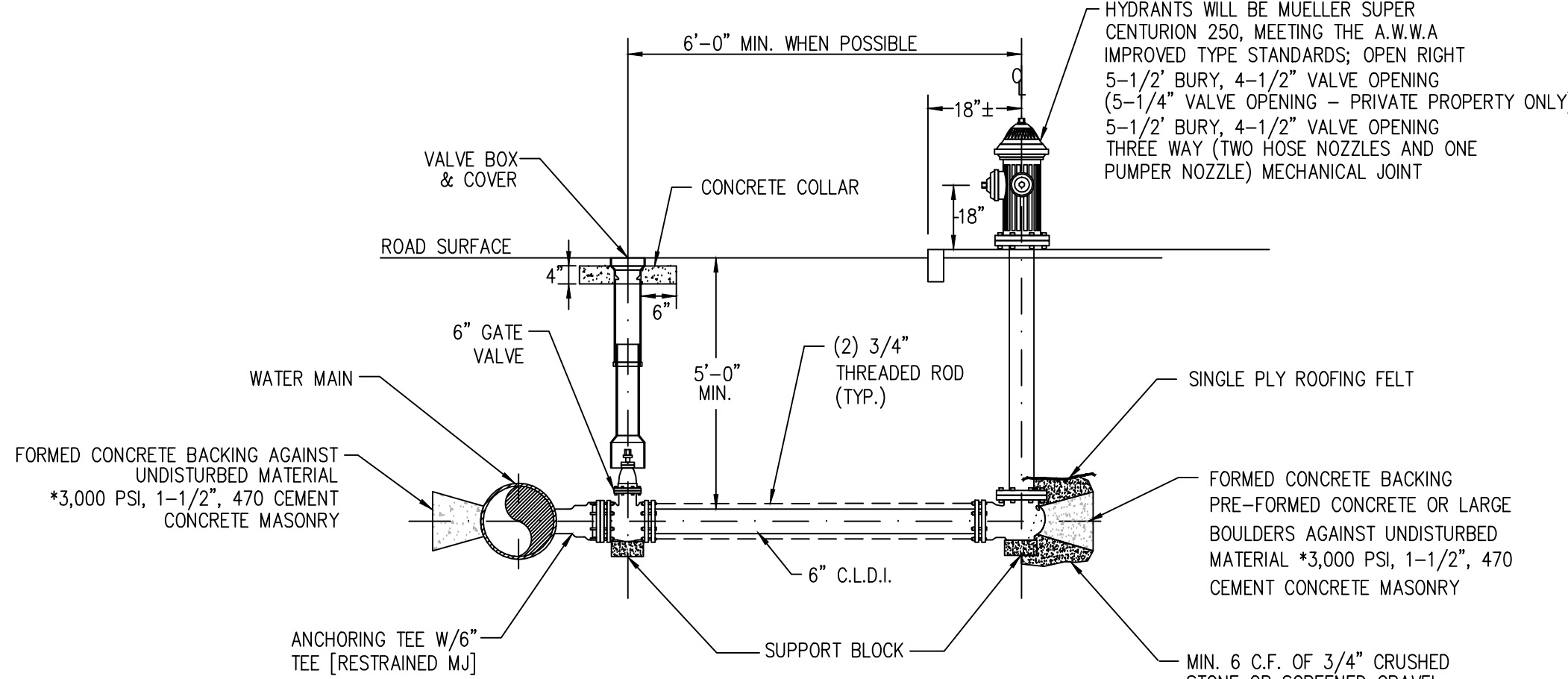
- NOTE:
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- NOTES:
- BENDS TO BE UTILIZED ONLY WHEN DEFLECTION CANNOT ACHIEVE REQUIRED DEPTH.
 - ALL VERTICAL BENDS ARE TO BE RODDED W/ MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS.
 - THE UTILITY WHICH LIES BELOW ANOTHER UTILITY SHALL BE SLEEVED IN A CEMENT LINED DUCTILE IRON PIPE THAT IS 4 INCHES LARGER IN DIAMETER AND FURNO BOOTED AT EITHER END, OR ENCASED WITH EXCAVATABLE FLOWABLE FILL. THE EXACT METHOD IS TO BE DETERMINED BY THE CITY.
 - 6 MIL POLYETHYLENE SHALL BE PLACE BETWEEN THE THRUST BLOCK AND PIPE AT ALL MECHANICAL JOINTS PRIOR TO POURING CONCRETE.

WATER MAIN CROSSING
WITH SEWER OR DRAIN

N.T.S.



HYDRANT SETTING
WITH VALVE

N.T.S.

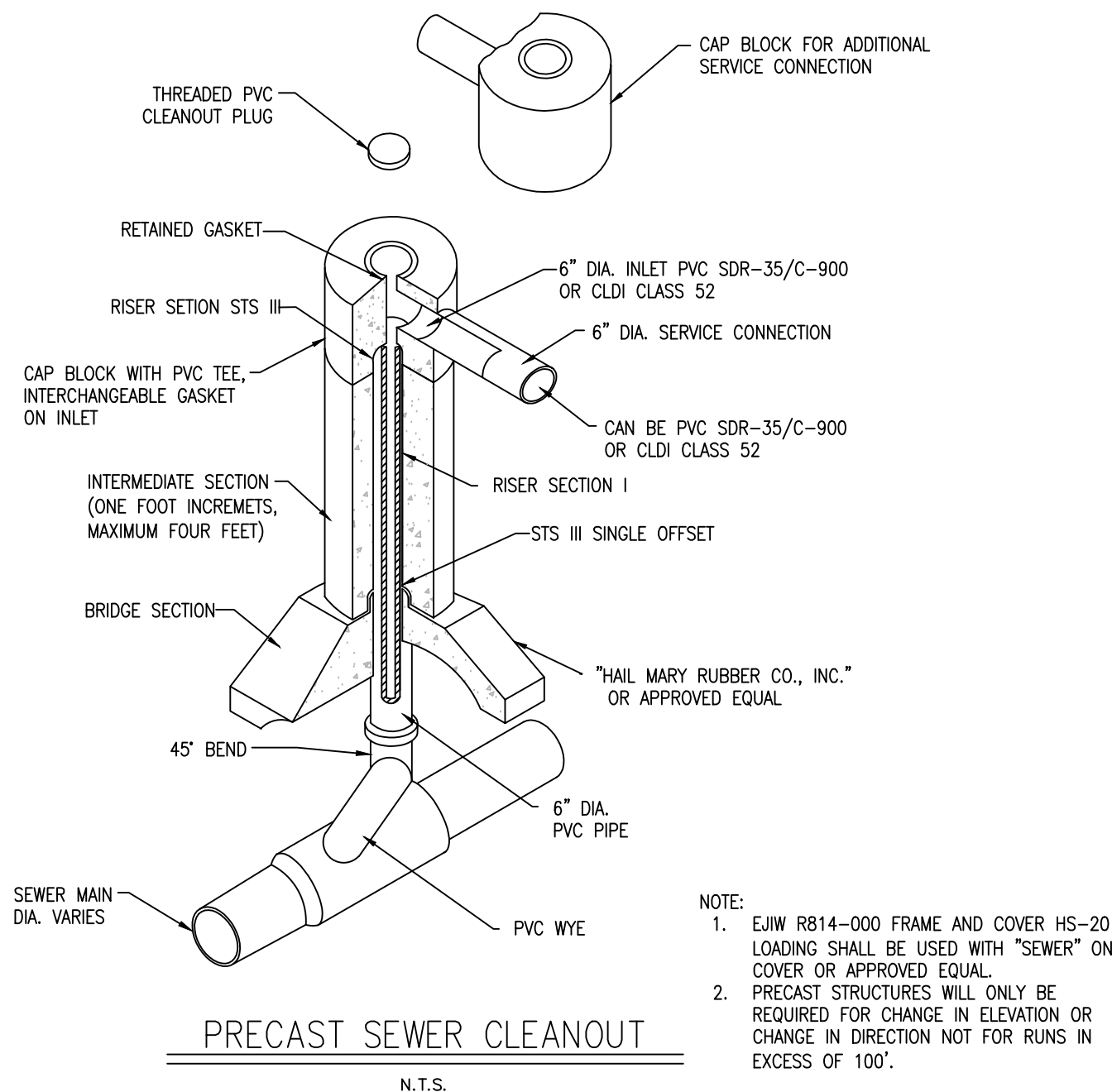
- NOTES:
- PROVIDE HYDRANT AND VALVE JOINTS WITH MECHANICAL JOINTS (MEGALUG OR APPROVED EQUAL).
 - SUPPORT BLOCKS TO BE PRESSURE TREATED WOOD OR CONCRETE MASONRY BLOCKS.
 - ALL VALVES OPEN RIGHT.
 - 6 MIL POLYETHYLENE SHALL BE PLACE BETWEEN THE THRUST BLOCK AND PIPE AT ALL MECHANICAL JOINTS PRIOR TO PORING CONCRETE.

APPROVED BY THE
MARLBOROUGH PLANNING BOARD

DATE:

CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION, THE RECORD CONTRACTOR SHALL MEET WITH WSP TO REVIEW THE APPROVED DESIGN PLANS AND DISCUSS CONSTRUCTION STANDARDS, REQUIREMENTS, INSPECTIONS & SCHEDULING.
- ALL CONSTRUCTION METHODS SHALL COMPLY WITH THE SITE DEVELOPMENT PLAN SET AND ALL LOCAL, STATE AND FEDERAL AGENCY APPROVALS AND PUBLIC/ PRIVATE UTILITY COMPANY REQUIREMENTS.
- THIS PLANSET IS INTENDED FOR PERMITTING REVIEW AND APPROVAL ONLY.

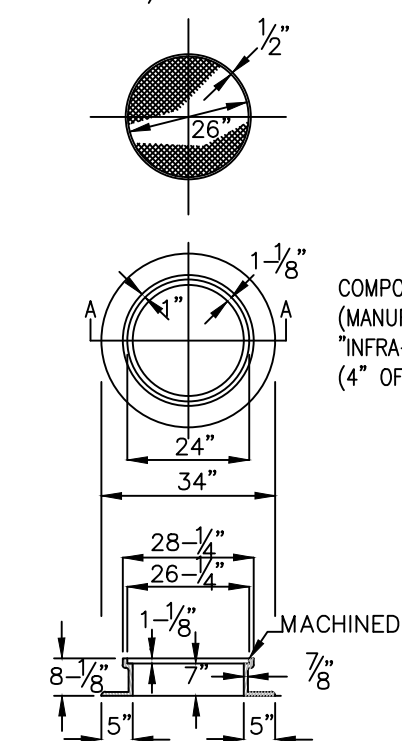


PRECAST SEWER CLEANOUT

N.T.S.

- NOTE:
- EJWB RB14-000 FRAME AND COVER HS-20 LOADING SHALL BE USED WITH "SEWER" ON COVER OR APPROVED EQUAL.
 - PRECAST STRUCTURES WILL ONLY BE REQUIRED FOR CHANGE IN ELEVATION OR CHANGE IN DIRECTION NOT FOR RUNS IN EXCESS OF 100'.

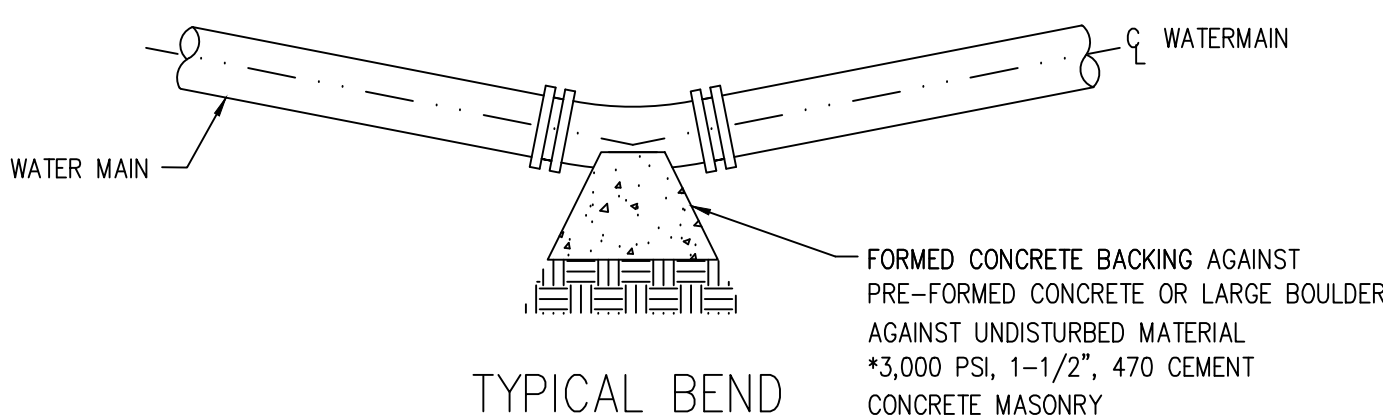
"SEWER" W/ 3 INCH LETTERING



FRAME & COVER

N.T.S.

TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS			
SIZE OF MAIN (IN.)	45° BEND (S.F.)	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" - 12"	22	16	13



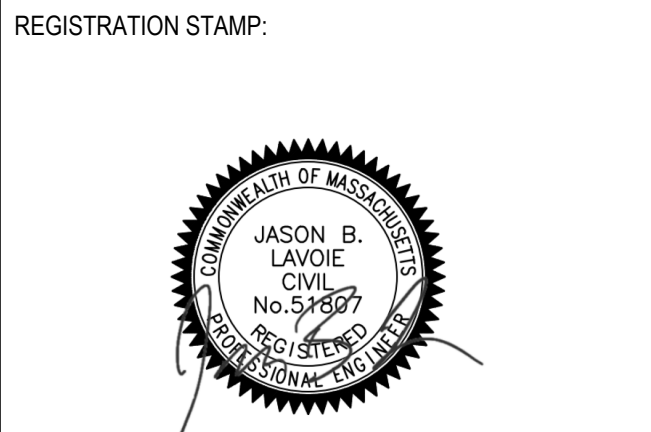
TYPICAL BEND

N.T.S.

- NOTES:
- PROVIDE RESTRAINTS FOR MECHANICAL JOINTS (MEGALUGS OR FRICTION CLAMPS).
 - 6 MIL POLYETHYLENE SHALL BE PLACE BETWEEN THE THRUST BLOCK AND PIPE AT ALL MECHANICAL JOINTS PRIOR TO PORING CONCRETE.

PREPARED FOR:
CHARLES BOURQUE
131 BLACK BEAR DRIVE SUITE 1912
WALTHAM, MA 02451

PREPARED BY:
wsp
100 SUMMER STREET
BOSTON, MA 02110
617.426.7330



REVISIONS:			
REV NO.	DATE	DESCRIPTION:	BY:

REGISTRY USE ONLY:

PLAN TITLE:
COLCHESTER DRIVE SUBDIVISION
DETAIL SHEET 2 OF 3
OF LAND IN MARLBOROUGH, MA
OWNED BY
JAMES CHAOUSIS

DISCIPLINE:
CIVIL

DRAWN BY: NB	CHECKED BY: JL	APPROVED BY: JL
-----------------	-------------------	--------------------

SCALE: NTS	DATE: 3/11/2022
---------------	--------------------

SHEET NUMBER:

C-006



City of Marlborough
Department of Public Works

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

SEAN M. DIVOLL, P.E.
 COMMISSIONER

May 5, 2022

Marlborough Planning Board

RE: Open Space Subdivision Application
 Pleasant Street

Chair Fenby and Board Members,

The Engineering Division has conducted a review of the Special Permit application plans for a proposed Open Space Subdivision:

“Open Space Subdivision (Step One), A Single Family Development in Marlborough, Massachusetts”

Site Address: Pleasant Street

Prepared For: Joyce Beauchemin Realty Trust, P.O. Box 1067, Townsend, MA 01469

Prepared By: DK Engineering LLC

Dated: Feb. 10, 2022, Revised: May 2, 2022

Scale: 1" = 30'

Our comments on the plans are presented below.

Project Background

The existing property consists of a 5.44 acre lot at 689 Pleasant Street. The property is located in the A-2 Residence zoning district, where the minimum lot requirements are 18,000 square feet of area and 120 feet of frontage. The applicant is proposing a seven-lot subdivision under Chapter 650-28 of the City code (the code): Open Space Development. In accordance with the code, Open Space Developments are allowed by Special Permit of the Planning Board, in residence districts on lots of at least five acres. The Open Space Special Permit allows for lots with a minimum of 12,000 square feet of area and 50 feet of frontage. The subject plans represent the submittals required for Special Permit approval as outlined in the code: the Conventional Subdivision Plan and the Open Space Concept Plan.

Conventional Preliminary Plan

The Preliminary Plan set showing the conventional subdivision includes: “Existing Conditions Plan”, “Tree Inventory Plan”, “Conventional Preliminary Plan”, and “Preliminary Plan & Profile”. The plans contain the required information listed in (H)(4)(g) of the code. The plans show seven lots on a proposed 828 foot long cul-de-sac. The proposed lots have the requisite frontage and area, and include the required zoning rectangle. None of the lots have greater than 50% of wetland area or steep slope area. As such, the lots can be considered “by-right” with respect to the requirements defined in the code. The width, geometry, and grading of the proposed roadway are in compliance with Planning Board regulations (the regulations), and as such, do not show any necessary waivers. The roadway construction would involve wetland alteration, which would

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

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

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

require review and approval under the Wetlands Protection Act. The plans schematically show a wetland replication area to compensate for the area that would be filled. The Conservation Commission will provide comments on this for the board's consideration.

Open Space Concept Plan

The Open Space Concept Plan shows a total of seven lots on a 500 foot long cul-de-sac. It shows approximately 1.79 acres of open space, which meets the minimum area requirement of 33% of the total parcel area. The Conservation Commission will provide comment to the board as to the importance and desirability of this open space. The Open Space layout shown allows for the roadway to be built without wetland disturbance. Each of the lots has at least 50 feet of frontage and 70 feet of lot width as required in the code. Lot 1 shows the buffer strip required at (F)(7) of the code, however this should be called out as such on the plan. In accordance with the code, the board may require additional plantings within this buffer strip.

Review Summary

Based on the review of the plans, we concur that the "number of lots that could reasonably be expected to be developed under a conventional plan in full conformance with zoning and subdivision regulations, health codes and wetlands protection regulations", as defined in (E)(2) of the code, is seven. Based on the review of the plans, we concur that they meet the minimum requirements for a Special Permit under the code. The board can use this information in its consideration of the evaluation criteria in (H)(7)(b) of the code.

If the board makes the findings listed at (H)(8) of the code and votes to issue a Special Permit, a Definitive Plan submittal as defined in the regulations will be required and this submittal shall include a Tree Preservation and Protection Plan.

Should you have any question regarding the above, please do not hesitate to contact me.

Sincerely,



Thomas DiPersio, Jr., PE, PLS
City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner
Applicant and representative



City of Marlborough Conservation Commission

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768 Facsimile (508) 460-3747

Edward Clancy – Chairman
Allan White
David Williams
Dennis Demers
John Skarin
Karin Paquin
William Dunbar
Priscilla Ryder Conservation Officer

May 4, 2022

Barbara Fenby, Chair
Planning Board
City Hall
Marlborough, MA 01752

RE: 689 Pleasant St. Open Space Development

Dear Chairwomen and Members:

At its meeting on April 21, 2022, the Conservation Commission reviewed the subdivision plans titled:

"Open Space Development (Step One) Beauchemin Estates, a Single-Family Development In Marlborough MA" Stamped by Daniel Koravos of D.K. Engineering, dated 2/10/22 last Revised 4/6/2022.

and have the following comments:

Overall, the plans have addressed the comments provided to you in March, including:

1. The 30' wetland no disturb zone has been shown on the plans and the detention basin is shown outside the open space parcel as required.
2. The 2.55+ acres of open space are an important wetland that feeds Flagg Brook and then Ft. Meadow Reservoir. Providing ample protection to this wetland will in turn help to preserve Ft. Meadow. Therefore, this Open Space parcel would be acceptable for open space. The Commission notes that normally we don't encourage these isolated pockets of open space as they become difficult to maintain etc. But in this situation, it can be protected for its wetland and habitat value and not necessarily for public use or trail access. With climate change and warmer temperatures our wetlands and woodlands will need to work harder to keep the air cooler and provide habitat and shade to wetland dependent critters.
3. As with other Open Space Development subdivisions, the Commission recommends that the proposed open space parcel be conveyed to the city of Marlborough for conservation and open space protection purposes. As has been done for all other open space developments \$5,000 should be requested to be deposited to the city's conservation maintenance fund for future maintenance of this site. The applicant also has the option to have the land held by a homeowner's association as outlined in the

4. ordinance, if they so choose. However, the Commission prefers that the land be held by the city and managed by the Conservation Commission.
5. A new condition we recommend be considered, is that before conveyance and acceptance of the Open Space by the City Council, the parcel be inspected for trees along the boundaries to the new homes or roadway that may be hazardous and have them removed at the subdivision owners' expense. Over the years the city has been responsible for removal of trees along the open edges on newly acquired open spaces and have incurred the cost of removal to protect the new homes/ roadway. This would avoid that problem
6. In regard to the design guidelines, the Commission finds that the proposed project satisfies those criteria: Specifically, this open space development will:
 - a. Protects scenic views and vistas along the wetland by saving trees and woodland.
 - b. Provide protection to the Flagg Brook watershed and maintains this important wildlife corridor along the brook.
 - c. Consolidate the open space as one large, contiguous unit.
 - d. The elements of the site plan are arranged favorably with existing natural features so as to minimize soil removal, tree cutting and general disturbance of the site.
 - e. Provide protection to the wetland in the area by allowing for a much wider natural vegetated area along the stream corridor, eliminating a stream crossing and protecting the wooded area from future development.

Thank you for providing the Commission an opportunity to comment. If you have any questions, please let us know.

Sincerely,

On Behalf of the Conservation Commission


Priscilla Ryder

Conservation Officer

Cc: Tom DiPersio, City Engineer
Tin Htway, Building Commissioner
Conservation Commission

Katlyn Miller

From: Dan Koravos <dan.koravos@gmail.com>
Sent: Monday, May 2, 2022 1:55 PM
To: Thomas DiPersio
Cc: Katlyn Miller
Subject: 42103 ~ 689 Pleasant Street - Open Space Development (Step One) 2022-05-02
Attachments: 42103 ~ Open Space Dev (Step One) 2022-05-02.pdf

Tom,

Attached is the revised Plan for Beauchemin Estates dated 2022-05-02. The revisions were to address the comments that were expressed at the last Planning Board Meeting. They consist of the following:

1. Remove the sewer within the 30-foot wetland setback (sheet 4).
2. Revise the wetland buffer adjacent to the replication area (sheet 4).
3. Add a typical building with dimensions (sheet 4).
4. Remove reference to the NH Highway Bound in the List of Abbreviations.
5. Add revision #1 and a revision date of 2022-05-02.
6. Minor drafting modifications.

Please let me know if you have any questions.

Daniel Koravos, P.E.

DK Engineering LLC

Office Location: 47 Enterprise Drive, Windham, NH

Mailing Address: 59 Granite Lane, Chester, NH 03036

Telephone No.: (603) 505-5226

E-mail Address: Dan.Koravos@gmail.com

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OPEN SPACE DEVELOPMENT (STEP ONE)

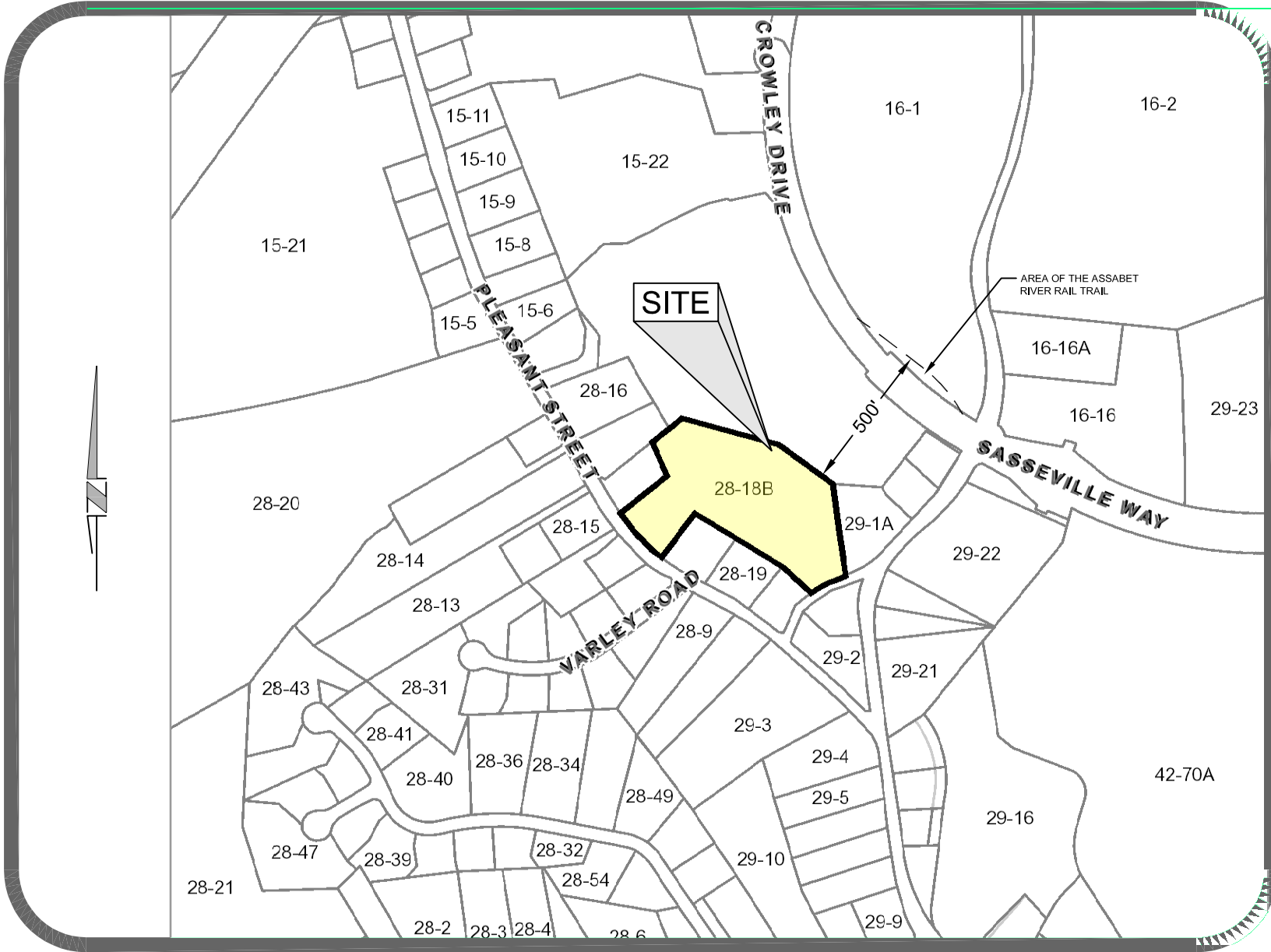
BEAUCHEMIN ESTATES

A SINGLE FAMILY DEVELOPMENT
IN
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:
JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MASSACHUSETTS 01469

NOTES:

1. THE MAJOR FEATURES OF THE LAND INCLUDING EXISTING WALLS, FENCES, BUILDINGS, LARGE TREES (12" DIAMETER OR GREATER), WOODED AREAS, OUTCROPPINGS, DITCHES, ETC. ARE SHOWN THE EXISTING CONDITIONS PLAN (SHEET 2) AND THE TREE INVENTORY PLAN (SHEET 3).
2. THE PROFILES AND APPROXIMATE FINISHED GRADES OF THE ROADWAY, DRAIN AND SEWER UTILITIES ARE SHOWN ON THE PRELIMINARY PLAN & PROFILE (SHEETS 5 & 6).
3. THE WATER DISTRIBUTION SYSTEM IS SHOWN ON THE CONVENTIONAL PRELIMINARY PLAN (SHEET 4) AND THE PRELIMINARY PLAN & PROFILE (SHEET 5).
4. THE PERCENT OF THE PROPOSED OPEN SPACE WHICH HAS STEEP SLOPES IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
5. THE PERCENT OF THE EXISTING PARCEL THAT IS WETLAND AND THE PERCENT OF THE PROPOSED OPEN SPACE WHICH IS WETLAND IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
6. EXISTING LANDSCAPE FEATURES IN SUCH DETAIL APPROPRIATE TO THE SITE, INCLUDING DIFFERENTIATION OF WOODED VERSUS OPEN AREAS, AND A FURTHER DIFFERENTIATION BETWEEN CONIFEROUS AND DECIDUOUS TREES IS SHOWN ON THE TREE INVENTORY PLAN (SHEET 3).
7. THERE ARE NO OPEN SPACES IDENTIFIED WITHIN 500 FEET OF THE SITE. IT APPEARS THAT THE ASSABET RIVER RAIL TRAIL IS LOCATED WITHIN 500 FEET OF THE SITE AS SHOWN ON THE LOCUS MAP TO THE RIGHT.
8. THERE WERE NO ARCHEOLOGICAL AND HISTORIC FEATURES LOCATED ON SITE.
9. THE SITE IS WOODED SO THERE ARE NO MAJOR LONG VIEWS WITHIN THE SITE AND WITHIN 500 FEET OF THE SITE.



LOCUS MAP
SCALE: 1" = 500'

SITE ANALYSIS

LOT NO.	CONVENTIONAL AREA REQUIRED (S.F.)	OPEN SPACE AREA REQUIRED (S.F.)	AREA DECREASE (S.F.)
1	18,000	13,230	4,770
2	18,000	12,025	5,975
3	18,000	12,010	5,990
4	18,000	12,000	6,000
5	18,000	12,000	6,000
6	18,000	17,075	925
7	18,000	22,472	---
TOTALS	97,450	---	29,660

TOTAL PARCEL AREA = 5.44 ACS. OR 237,045 S.F.
30% OF PARCEL AREA = 71,114 S.F.

OPEN SPACE = 97,450 S.F.
WETLANDS = 19,660 S.F. (USEABLE = 0)
STEEP SLOPES = 11,750 S.F. (USEABLE = 50% OF OPEN SPACE AREA)
77,790 S.F.

ACTUAL OPEN SPACE AREA = 77,790 S.F.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN SET IS TO SHOW A CONVENTIONAL PRELIMINARY PLAN AND OPEN SPACE CONCEPT PLAN.
2. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
3. TOTAL LOT AREA: 326,895± S.F. (5.437± ACRES).
4. THE PROPERTY IS ZONED: RESIDENCE A-2.
5. OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
6. DEED REFERENCE: BOOK 45210, PAGE 560.
7. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDEISEN SURVEY & DESIGN, LLC.
8. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REQUIREMENTS:

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ BLDG. LINE = 70 FEET
4. MAXIMUM LOT COVERAGE = 30%
5. MINIMUM BUILDING SETBACKS:

FRONT - 20 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING REQUIREMENTS:

1. MINIMUM LOT AREA = 18,000 S.F.
2. MINIMUM FRONTAGE = 120 FEET
3. MAXIMUM LOT COVERAGE = 30%
4. MINIMUM BUILDING SETBACKS:

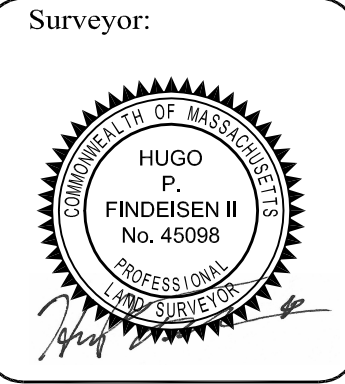
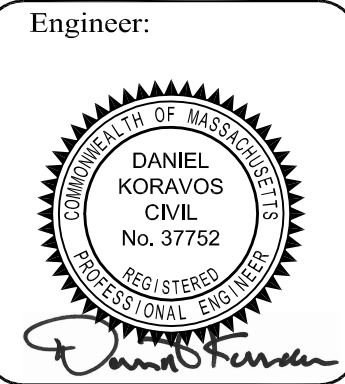
FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

INDEX TO SHEETS

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
TREE INVENTORY PLAN	3
CONVENTIONAL PRELIMINARY PLAN	4
PRELIMINARY PLAN & PROFILE	5
CONCEPTUAL OPEN SPACE PLAN	6

Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel. (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire 03098
Tel. (603) 880-8616 / Fax (603) 880-8497



Applicant:

DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):

JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	05/02/22	DK	ADDRESS COMMENTS FROM PB NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: AS SHOWN
Plan Date: 02/10/2022 Revised Date: 05/02/2022

Sheet Title:

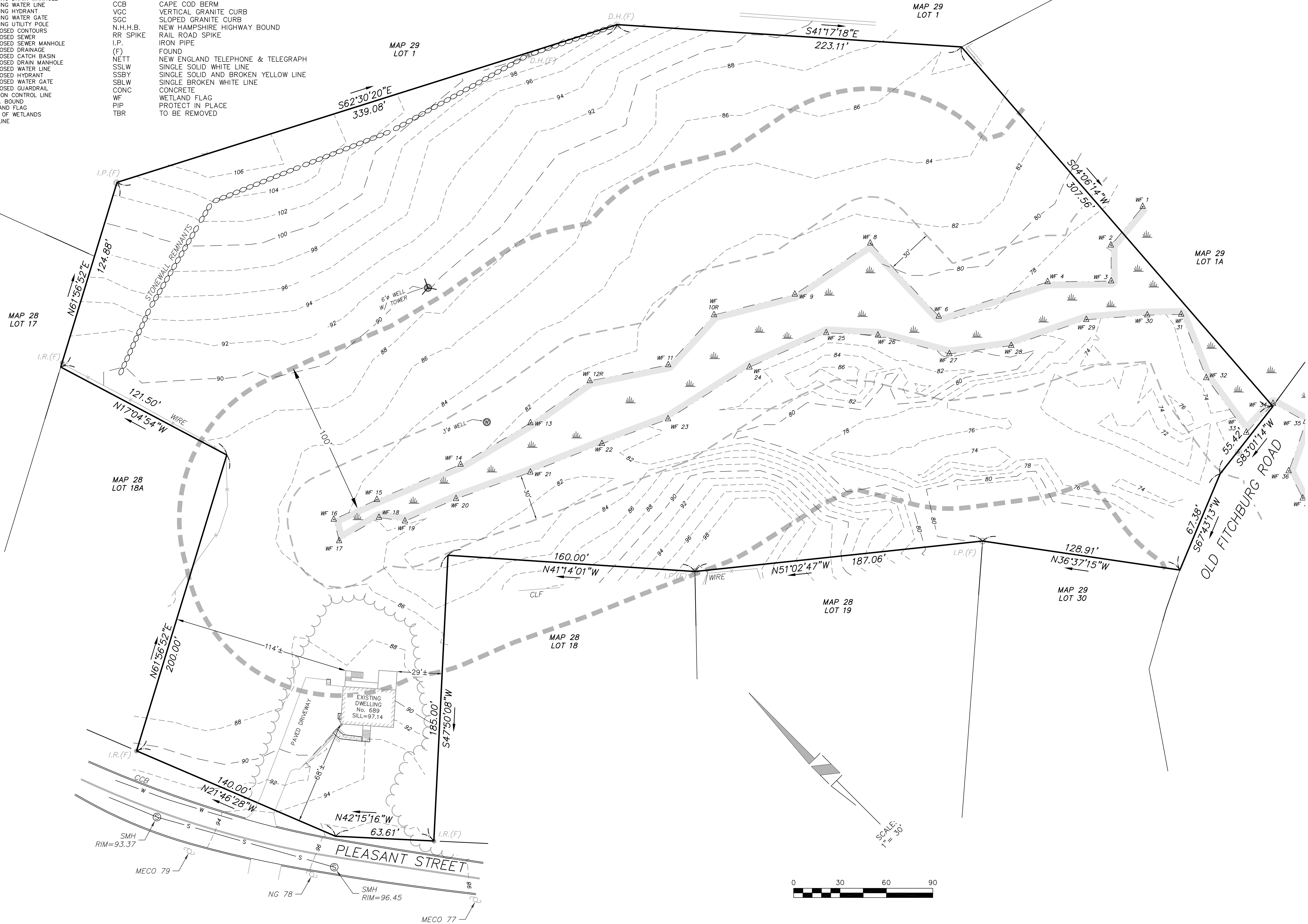
TITLE SHEET

Sheet No.: 1
Total No. of Sheets: 6

- LEGEND**
- PROPOSED RETAINING WALL
 - EXISTING SEWER
 - EXISTING SEWER MANHOLE
 - EXISTING DRAINAGE
 - EXISTING CATCH BASIN
 - EXISTING DRAIN MANHOLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE
 - EXISTING UTILITY POLE
 - PROPOSED CONTOURS
 - PROPOSED SEWER
 - PROPOSED SEWER MANHOLE
 - PROPOSED DRAINAGE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED HYDRANT
 - PROPOSED WATER GATE
 - PROPOSED GUARDRAIL
 - EROSION CONTROL LINE
 - PROP. BOUND
 - WETLAND FLAG
 - EDGE OF WETLANDS
 - TREELINE

LIST OF ABBREVIATIONS

- | | |
|----------|-------------------------------------|
| BIT. | BITUMINOUS |
| CB | CATCH BASIN |
| DMH | DRAINAGE MANHOLE |
| EOP | EDGE OF PAVEMENT |
| P&R | POST AND RAIL |
| FFE | FINISHED FLOOR ELEVATION |
| CCB | CAPE COD BERM |
| VGC | VERTICAL GRANITE CURB |
| SGC | SLOPED GRANITE CURB |
| N.H.H.B. | NEW HAMPSHIRE HIGHWAY BOUND |
| RR SPIKE | RAIL ROAD SPIKE |
| I.P. | IRON PIPE |
| (F) | FOUND |
| NETT | NEW ENGLAND TELEPHONE & TELEGRAPH |
| SSLW | SINGLE SOLID WHITE LINE |
| SSBY | SINGLE SOLID AND BROKEN YELLOW LINE |
| SBLW | SINGLE BROKEN WHITE LINE |
| CONC | CONCRETE |
| WF | WETLAND FLAG |
| PIP | PROTECT IN PLACE |
| TBR | TO BE REMOVED |



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03038
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, NH 03098
Tel: (603) 898-8616 / Fax: (603) 898-8497

Engineer:
DANIEL KORAVOS
CIVIL
No. 37752
Professional Seal

Surveyor:
HUGO P. FINDEISEN II
CIVIL
No. 45098
Professional Seal

Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03038

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
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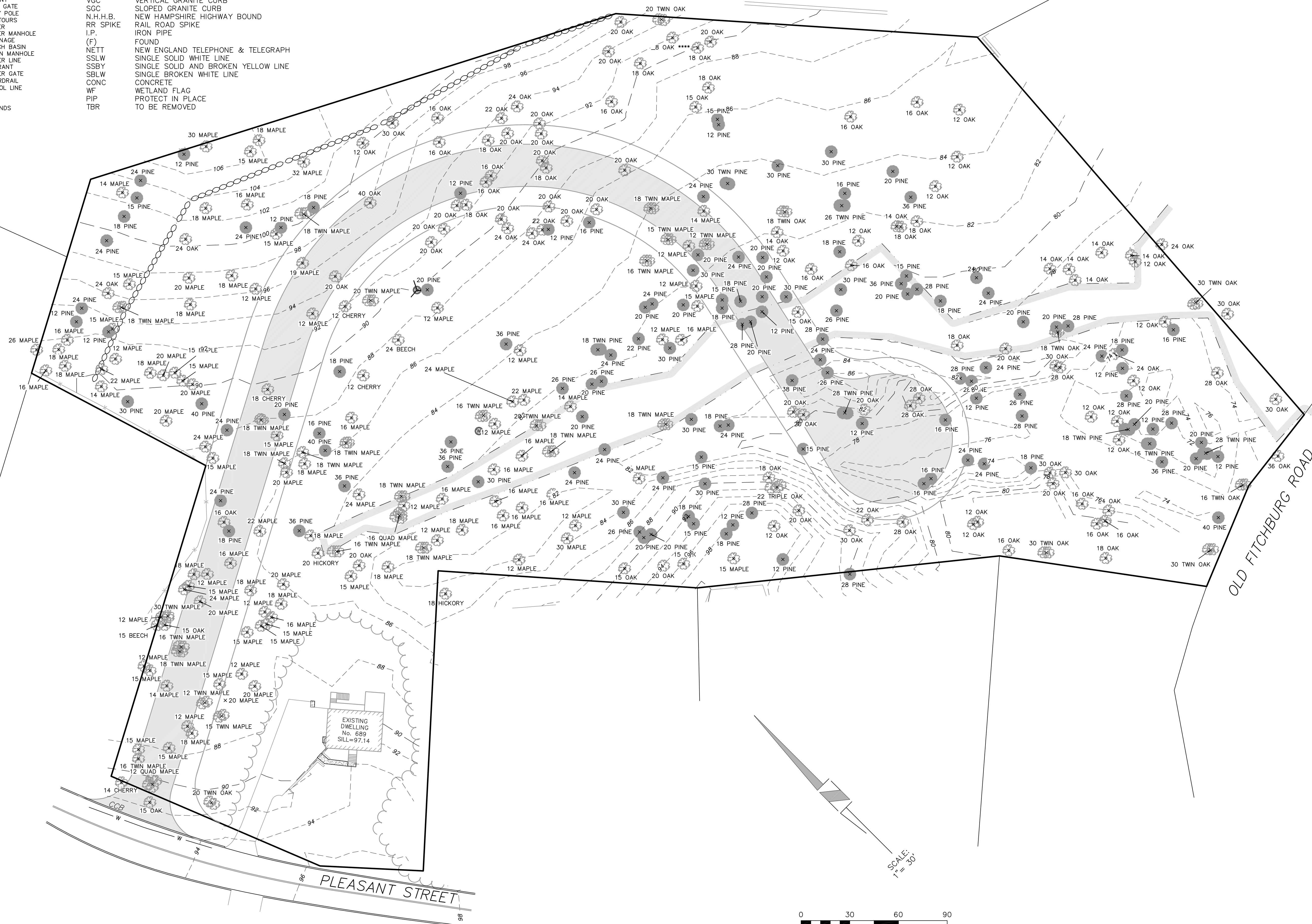
Sheet Title:
**EXISTING
CONDITIONS PLAN**

Sheet No.: **2**
Total No. of Sheets: **6**

- LEGEND**
- PROPOSED RETAINING WALL
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EXISTING SEWER MANHOLE
 - EXISTING DRAINAGE
 - EXISTING CATCH BASIN
 - EXISTING DRAIN MANHOLE
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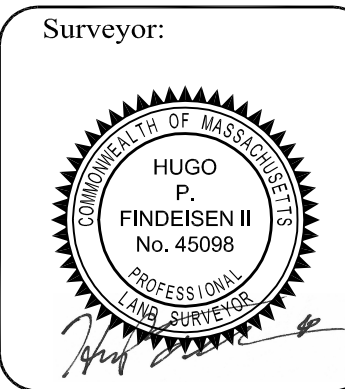
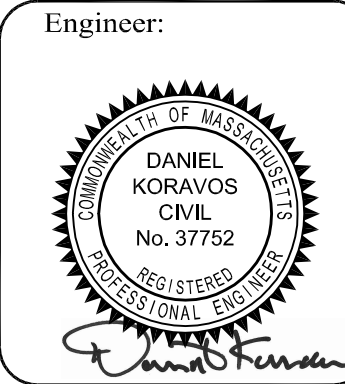
LIST OF ABBREVIATIONS

- | | |
|----------|-------------------------------------|
| BIT. | BITUMINOUS |
| CB | CATCH BASIN |
| DMH | DRAINAGE MANHOLE |
| EOP | EDGE OF PAVEMENT |
| P&R | POST AND RAIL |
| FFE | FINISHED FLOOR ELEVATION |
| CCB | CAPE COD BERM |
| VGC | VERTICAL GRANITE CURB |
| SGC | SLOPED GRANITE CURB |
| N.H.H.B. | NEW HAMPSHIRE HIGHWAY BOUND |
| RR SPIKE | RAIL ROAD SPIKE |
| I.P. | IRON PIPE |
| (F) | FOUND |
| NETT | NEW ENGLAND TELEPHONE & TELEGRAPH |
| SSLW | SINGLE SOLID WHITE LINE |
| SSBY | SINGLE SOLID AND BROKEN YELLOW LINE |
| SBLW | SINGLE BROKEN WHITE LINE |
| CONC | CONCRETE |
| WF | WETLAND FLAG |
| PIP | PROTECT IN PLACE |
| TBR | TO BE REMOVED |



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
Tel: (603) 890-8616 / Fax: (603) 890-8497



Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	05/02/22	DK	ADDRESS COMMENTS FROM PB NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B

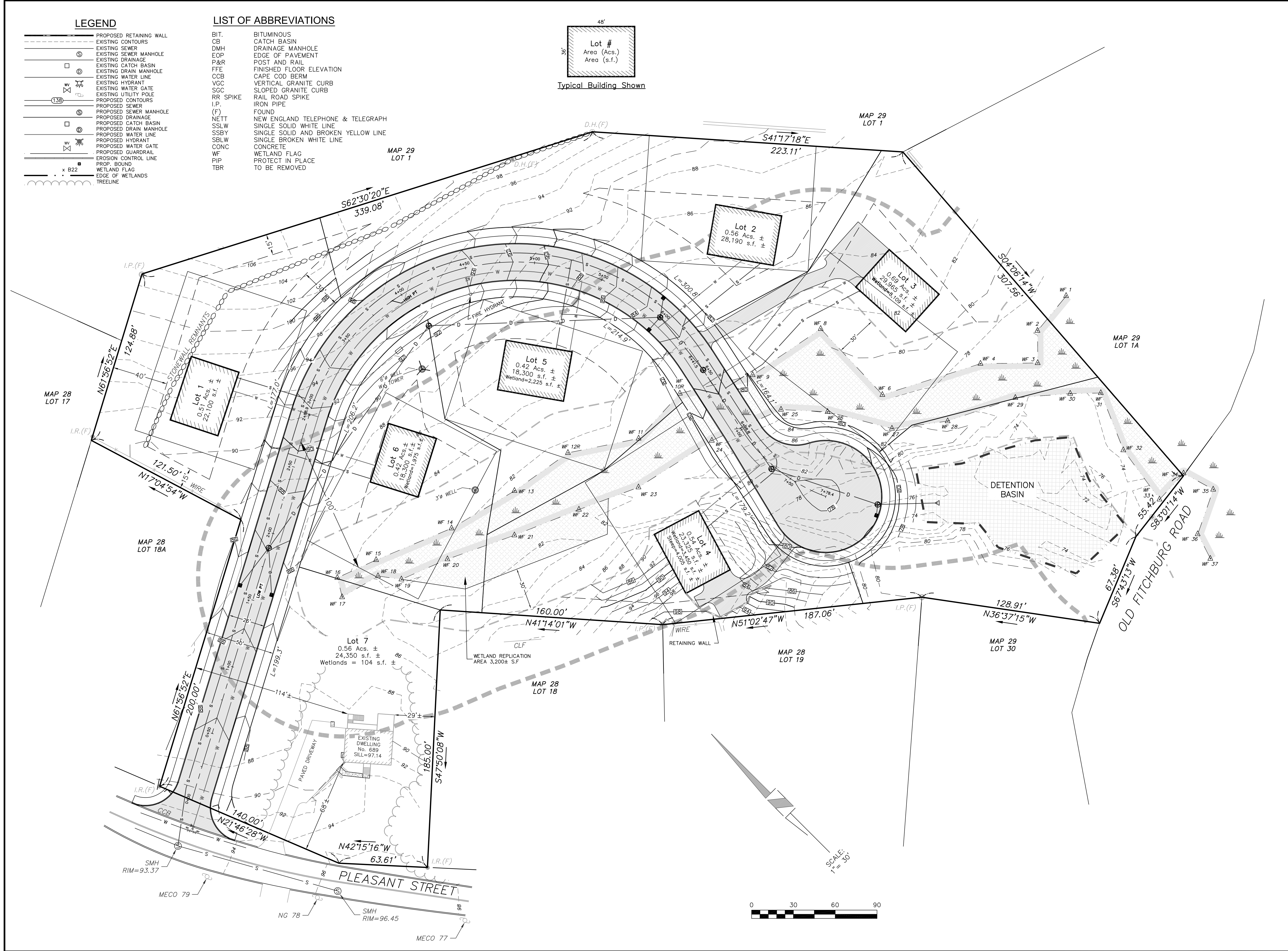
Project No.: 42103 Drawing Scale: 1"=30'

Plan Date: 02/10/2022 Revised Date: 05/02/2022

Sheet Title:
TREE INVENTORY PLAN

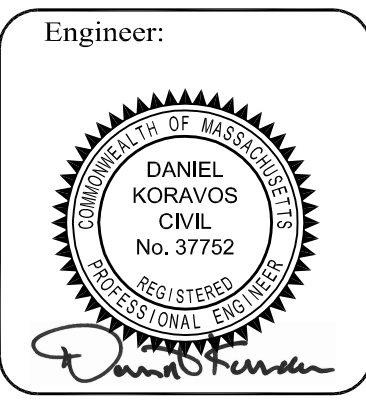
Sheet No.: **3**

Total No. of Sheets: **6**



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
Tel: (603) 880-8616 / Fax: (603) 880-8497



Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

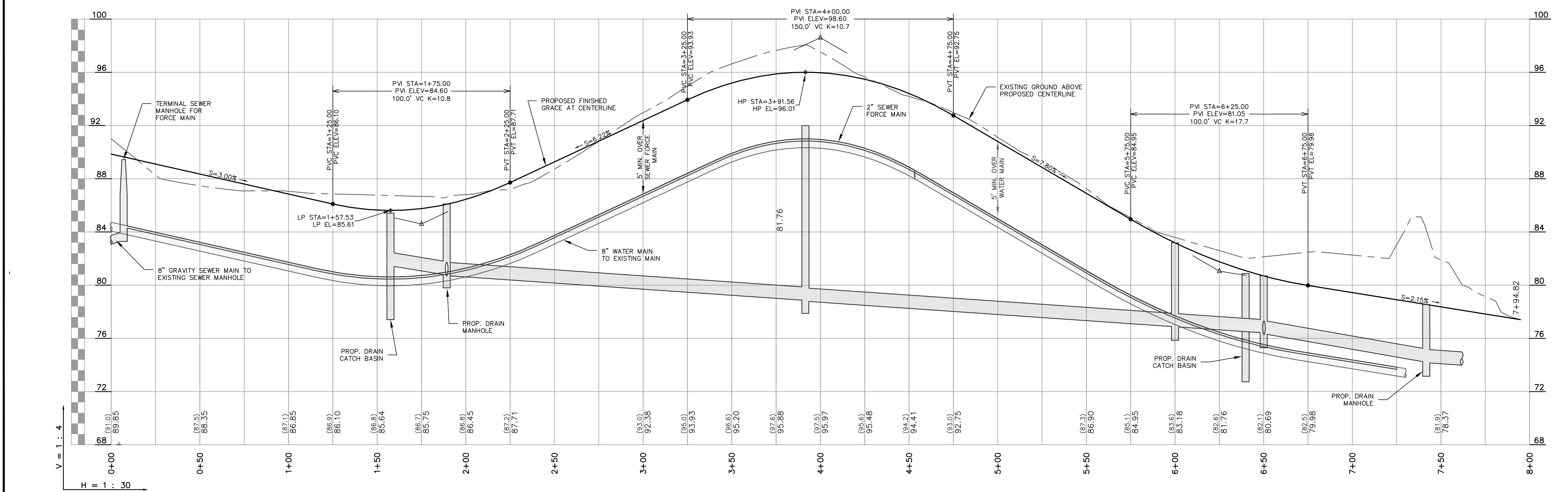
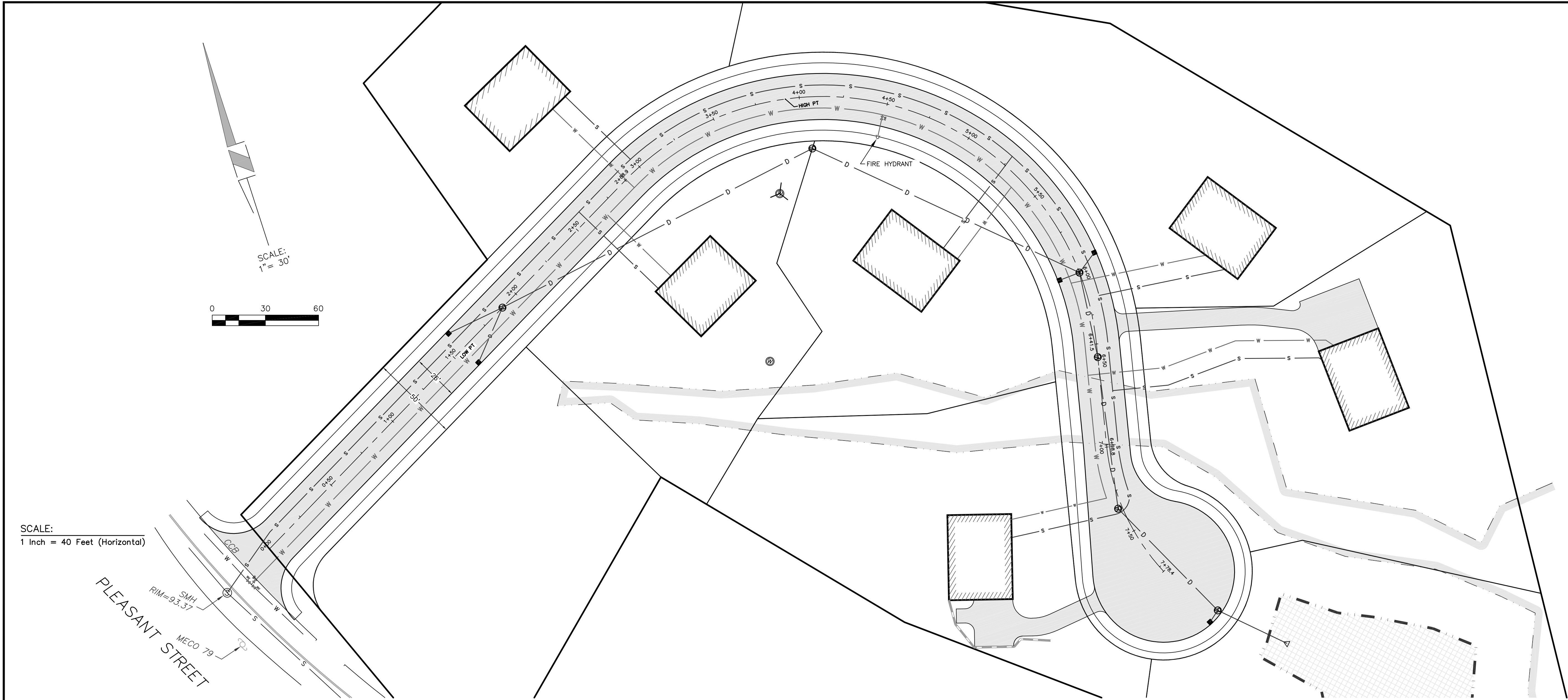
Owner(s):
JOYCE BEACHEMIN
REALTY TRUST
TIMOTHY L. BEACHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	05/02/22	DK	ADDRESS COMMENTS FROM PB NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: 1"=30'
Plan Date: 02/10/2022 Revised Date: 05/02/2022

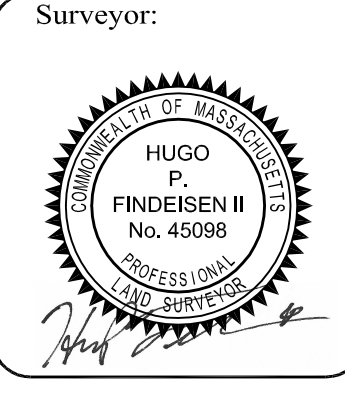
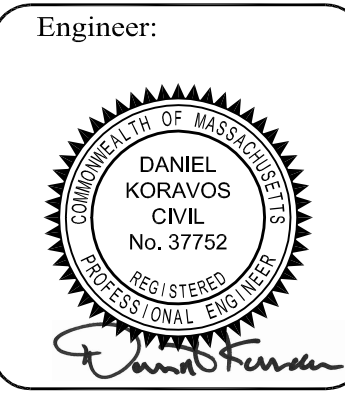
Sheet Title:
**CONVENTIONAL
PRELIMINARY PLAN**

Sheet No.: **4**
Total No. of Sheets: **6**



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
OK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
Tel: (603) 880-8616 / Fax (603) 880-8497



Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	05/02/22	DK	ADDRESS COMMENTS FROM PB NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B

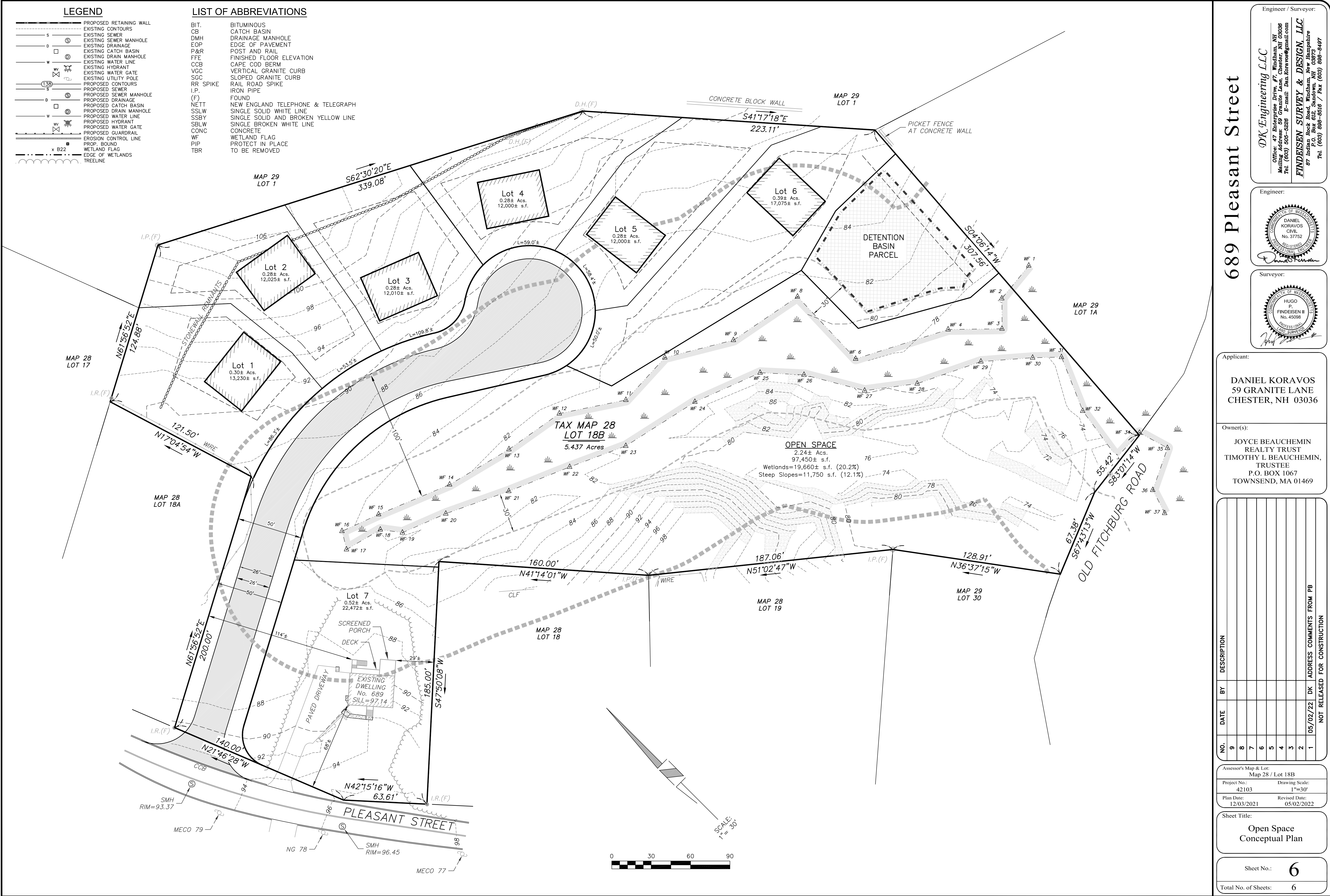
Project No.: 42103 Drawing Scale: AS SHOWN

Plan Date: 02/10/2022 Revised Date: 05/02/2022

Sheet Title:
**PRELIMINARY
PLAN & PROFILE**

Sheet No.: **5**

Total No. of Sheets: **6**



689 Pleasant Street

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
Tel: (603) 880-8616 / Fax: (603) 880-8497

Engineer:
DANIEL KORAVOS
CIVIL
No. 37752
Professional Seal

Surveyor:
HUGO P. FINDEISEN II
No. 45098
Professional Seal

Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1	05/02/22	DK	ADDRESS COMMENTS FROM PB NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: 1"=30'
Plan Date: 12/03/2021 Revised Date: 05/02/2022

Sheet Title:
**Open Space
Conceptual Plan**

Sheet No.: **6**
Total No. of Sheets: **6**

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

(Date)

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

3. Deed of Property in the South Middlesex Registry of Deeds: _____

4. Property address, description of property and plan reference: _____ Map: _____ Parcel: _____

5. Number of lots altered: _____ Number of lots created: _____

Signature of Owner

Print

Address: _____



RESERVED FOR OFFICIAL USE



A copy must be delivered to the City Clerk's Office

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: _____

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Number of lots altered: _____ Number of lots created: _____

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

FORM A-1

APPLICATION FOR SPECIAL PERMIT FOR A LIMITED DEVELOPMENT SUBDIVISION PLAN

***File one completed form with the Planning Board and a copy
with the City Clerk in accordance with the requirements of §A676-9.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Preliminary Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Number of Lots shown on the preliminary plan: _____

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

↑ RESERVED FOR OFFICIAL USE ↑
A copy must be delivered to the City Clerk's Office

FORM A-2

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL WITH SPECIAL PERMIT HAVING BEEN GRANTED BY THE PLANNING BOARD FOR A LIMITED DEVELOPMENT SUBDIVISION

***File one completed form with the Planning Board and then file a copy
with the City Clerk in accordance with the requirements of §A676-3.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Special permit approved on: _____ by the Planning Board (attached special permit to application).

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

***File one completed form with the Planning Board and a copy
with the City Clerk in accordance with the requirements of §A676-9.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Preliminary Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Engineer: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Length of proposed roadway: _____ feet

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

↑ RESERVED FOR OFFICIAL USE ↑
A copy must be delivered to the City Clerk's Office

FORM B-1

APPLICATION FOR APPROVAL OF A PRELIMINARY OPEN SPACE CONCEPT PLAN

***File one completed form with the Planning Board and a copy
with the City Clerk in accordance with the requirements of §A676-9.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Preliminary Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Engineer: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Number of Lots shown, without excessive slopes or wetlands: _____

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

↑ RESERVED FOR OFFICIAL USE ↑
A copy must be delivered to the City Clerk's Office

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

***File one completed form with the Planning Board and one copy
with the City Clerk in accordance with the requirements of §A676-10.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

☐ Preliminary plan approved on: _____
(if applicable)

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Definitive Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Length of proposed roadway: _____ feet

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

↑ RESERVED FOR OFFICIAL USE ↑
A copy must be delivered to the City Clerk's Office

FORM C-1

APPLICATION FOR APPROVAL OF OPEN SPACE DEVELOPMENT PLAN

***File one completed form with the Planning Board and one copy
with the City Clerk in accordance with the requirements of §A676-10.***

Marlborough, Massachusetts

*Note: Use as many sheets as necessary to fully describe all
of the properties affected in this plan submission.*

Date: _____

To the Marlborough Planning Board:

The undersigned, herewith submits the accompanying Definitive Plan of Property located in the City of Marlborough for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board in the City of Marlborough.

1. Name of Applicant: _____

Address: _____

Email: _____ Telephone: _____

2. Name of Owner (if different): _____

Address: _____

Email: _____ Telephone: _____

3. Name of Surveyor: _____

Address: _____

Email: _____ Telephone: _____

4. Property(ies) Information

Deed References (South Middlesex Registry of Deeds): _____

Assessors Reference(s): Map: _____ Parcel: _____

Map: _____ Parcel: _____

Property Address(es): _____

Property Description: _____

5. Length of proposed roadway: _____ feet

6. Special permit approved on: _____ by the Planning Board (attached special permit to application).

Signature of Owner: _____

Print: _____

Address: _____

Signature of Owner: _____

Print: _____

Address: _____

↑ RESERVED FOR OFFICIAL USE ↑
A copy must be delivered to the City Clerk's Office

FORM D

PETITION FOR APPROVAL OF FINAL PLAN

Page 1

***File one completed form with the Marlborough Planning Board and a copy
with the City Clerk in accordance with the requirements of §A676-10.***

Date: _____

Subdivision Name: _____

Applicant(s): _____

To the Planning Board:

The undersigned petitioner desires to subdivide a parcel of land and to open in the City of Marlborough, as described on plot, ways or street for access to all lots of land within the parcel. Said parcel of land is described as follows:

All as more particularly described and bounded on a plot or plan filed herewith and made a part of this petition. The following are all of the mortgages and other liens or encumbrances on the whole or any part of the described property:

The undersigned hereby applies for the approval of said plan by the Planning Board. The undersigned hereby covenants and agrees with the City of Marlborough upon the approval of said plan:

- a. to complete the ways as finally approved by the Board within **2 years** from the date hereof;
- b. to install utilities in accordance with the Rules and Regulations of the Planning Board, the Commissioner of Public Works, Board of Health, and all general as well as Zoning Ordinances of said City, as are applicable to the installation of utilities within the limits of ways or streets;
- c. to complete and construct the said streets or ways in accordance with Section II (General Requirements) and the approved plan, profile, and cross-sections of same. All to be in accordance with the specifications provided for in said Rules and Regulations of the Board. Said plans, profiles, cross-sections, and construction specifications are specifically, by reference, incorporated herein and made a part of this petition. This petition shall be binding upon all heirs, executors, administrators, successor, grantees of the whole or part, and assigns of the undersigned.

Signature of Applicant(s):

_____ Print: _____

_____ Print: _____

_____ Print: _____

_____ Print: _____

FORM D

PETITION FOR APPROVAL OF FINAL PLAN

Page 2

Subdivision Name: _____

Sheet No: _____ (Complete for each sheet of the subdivision plans as submitted)

1. Total area of original tract shown on this plan equals _____.

a. Area in lots Nos. 1, 2, 3, etc. equals _____.

b. Area in streets A-B-C equals _____.

c. Area in easements equals _____.

d. Area reserved for parks, schools, etc., equals _____.

Total area of Subdivision Lots equals _____. (Should equal (1a) above.)

2. Streets:

a. Street _____ : Station _____ + _____ to Station _____ + _____ Equals _____ square feet.

b. Street _____ : Station _____ + _____ to Station _____ + _____ Equals _____ square feet.

c. Street _____ : Station _____ + _____ to Station _____ + _____ Equals _____ square feet.

Total Area of Streets equals _____. (Should equal (1b) above.)

3. Easements:

a. Easement _____ Equals _____ square feet.

b. Easement _____ Equals _____ square feet.

c. Easement _____ Equals _____ square feet.

Total Area of Easements equals _____. (Should equal (1c) above.)

4. Other Areas:

a. Park Area (locate) _____ Equals _____ square feet.

b. School Area (locate) _____ Equals _____ square feet.

c. Other (define and locate) _____ Equals _____ square feet.

Total remaining area equals _____. (Should equal (1d) above.)

(5) A grading plan with two-foot (2') contour intervals depicting existing and proposed topographic conditions for the entire subdivision including on and off-site easements. The City shall not accept any design or layouts unless based on an actual on-the-ground survey.

FORM E

CERTIFICATE OF DELINEATION OF PLAN

***File one completed form with the Marlborough Planning Board and a copy
with the City Clerk in accordance with the requirements of §A676-10.***

Date: _____

Subdivision Name: _____

Applicant(s): _____

To the Planning Board:

In preparing the plan entitled _____

my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from _____ to _____

Dated _____ and recorded in the Middlesex South District Registry of Deeds:

Book: _____ Page: _____

2. Other plans as follows: _____

3. Oral information furnished by: _____

4. Actual measurement on the ground from a starting point established by: _____

5. Other sources: _____

Signature of Engineer or Surveyor

FORM G

CONVEYANCE OF EASEMENTS AND UTILITIES

Page1

File one completed form with the Planning Board and one copy with the City Clerk in accordance with the requirements of Section VI-F.

_____, of _____
(name of owner) (address of owner)

Middlesex County, Massachusetts; for the consideration of _____
hereby grants, transfers and delivers unto the City of Marlborough a municipal corporation in Middlesex County,
the following:

A. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate and forever maintain (1) a sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance of water, and (3) a covered surface and ground water drain or drains with any detention/retention basins, manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, including the right to pass along and over the land for all the aforesaid purposes, in, through, and under the whole of _____, dated _____, said plan is made and said plan is incorporated herein for a complete and detailed description of said roads.

B. The perpetual rights and easements to use for _____
(describe use or purpose)
of the following parcel of land situated on _____ in said City of Marlborough
(name of street(s))
and bounded and described as follows: _____

The grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that he (she/it) has good title to transfer the same, and that he will defend the same against claims of all persons.

For grantor's title see deed from _____ dated _____, and recorded in Middlesex South District Registry of Deeds, Book _____, Page _____.

This is not a homestead property.

And (to be completed if a mortgage exists) _____
(name of mortgage holder)

_____ The present holder of a
(name and address)

mortgage on the above described land, which mortgage is dated _____, and recorded in the South Middlesex Registry of Deeds as Book _____, Page _____ for consideration paid, hereby releases unto the City of Marlborough forever from the operation of said mortgages, the rights and easements hereinabove granted and assents thereto.

FORM G

CONVEYANCE OF EASEMENTS AND UTILITIES

Page2

Authorized Signature of Mortgagee

Owner

IN WITNESS WHEREOF we have hereunto set our hand and seals this _____ day of _____, 20____.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

_____, 20____

Then personally appeared the above named

_____ and acknowledged the foregoing to be
his/her/their free act and deed, before me.

Notary Public

My commission expires on: _____

seal

NOTE: This conveyance is NOT effective until accepted by city council.

FORM H

STREET BOND/ LOT RELEASE REQUEST FORM

File one completed form with the City Engineer in accordance with the requirements of Section III-b.

Fill out Section A and return to the City Engineer's Office – Planning Board Administrator

Section A:

Subdivision: _____ Date: _____

Developer: _____

Date of expiration for subdivision approval: _____

Nature of Request:

☐ Bond Establishment ☐ Lot Release ☐ Bond Reduction ☐ Bond Release

Covenant recording information Book: _____ Page: _____

Current bond amount \$ _____

Bond expiration date: _____

Form of bond: _____

Description of work performed: _____

Provide the following:

- Updated Construction Schedule
- Certificate from the Tax Collector stating that all taxes are current and that there are no municipal liens on the property
- Certificate from the Code Enforcement Officer stating that the property is free from blight and other enforcement actions
- Continuation Certificate to verify bond status (current expiration date and bond amount)

The developer should be present at the Planning Board meeting for possible discussion regarding the progress of the construction of the subdivision.

Bond Reductions will not be considered unless the work performed has a value of at least 10% of the current bond amount.

SECTION B – (FOR OFFICE USE ONLY)

Project review summary: _____

Date scheduled for Planning Board review: _____

APPENDIX K

SUBDIVISION REGULATIONS FEE SCHEDULE

The Planning Board shall require fees for all submissions, reviews, approvals, changes, and requests as listed below. Said fees shall be as adopted by the Board and according to the Schedule of Fees posted in DPW – Engineering Division and available from the City Clerk's Office. Said fees shall be tendered at the times specified in the Schedule of Fees.

The Planning Board fees are established to cover all administrative costs borne by the City.

All filing fees are to be paid at the time of plan submission.

Filing fee shall consist of a fixed application fee plus any supplemental fee listed below.

INFORMAL DISCUSSIONS

No fee required

APPROVAL NOT REQUIRED (ANR PLAN)

Application Fee:	\$	100.00
Supplemental Fee:	\$	50.00 for each lot altered
	\$	50.00 for each lot created

PRELIMINARY SUBDIVISION PLAN

Application Fee:	\$	400.00
Supplemental Fee:	\$	2.00 per linear foot of proposed roadway
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 100 feet of the lots shown on the proposed Preliminary Plan.	

DEFINITIVE SUBDIVISION PLAN

Application Fee:	\$	1,000.00
Supplemental Fee:	\$	3.00 per linear foot of proposed roadway
Preliminary Plan Credit:	less 80% of Application Fee and Supplemental Fee	
Public Hearing Deposit Fee	The cost of advertising will be billed directly to the applicant.	
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 500 feet of the lots shown on the proposed Definitive Plan.	

CHANGES TO A SUBDIVISION PLAN SUBSEQUENT TO APPROVAL

Application Fee:	\$	400.00
Public Hearing Deposit Fee:	The cost of advertising will be billed directly to the applicant.	
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 500 feet of the lots shown on the proposed Definitive Plan.	

LIMITED DEVELOPMENT SUBDIVISION

Application Fee:	\$	500.00
Supplemental Fee:	\$	50.00 for each lot proposed
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 100 feet of the lots shown on the proposed Preliminary Plan.	

OPEN SPACE DEVELOPMENT

Step 1 - Concept Plan

Application Fee:	\$ 400.00
Public Hearing Deposit Fee:	The cost of advertising will be billed directly to the applicant.
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 100 feet of the lots shown on the proposed Open Space Development.

Step 2 – Open Space Development Plan

Application Fee:	\$ 1,000.00
Supplemental Fee:	\$ 3.00 per linear foot of proposed roadway
Public Hearing Deposit Fee:	The cost of advertising will be billed directly to the applicant.
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 500 feet of the lots shown on the proposed Open Space Development.

SUBDIVISION COMPLETION DATE EXTENSION REQUEST

Application Fee:	\$ 200.00
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SCENIC ROAD HEARING

Application Fee:	\$ 50.00
Public Hearing Deposit Fee:	The cost of advertising will be billed directly to the applicant.
Mailing Deposit Fee:	Equal to the then in force rate for first class mail, for each property in whole or in part, within 100 feet of the proposed work.

SIGN VARIANCE REQUEST

Application Fee:	\$ 50.00
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SPECIAL STUDIES BY CONSULTANTS

All expenses in connection with any special consultant's studies, (such as a traffic, impact, ground water or sub-surface study) considered necessary by the Planning Board shall be borne by the applicant in full and shall be in addition to the filing fee or paid directly to the consultant.

All fees to be paid in the form of a check payable to the City of Marlborough.

Signed: _____

Barbara L. Fenby, Chairperson

MARLBOROUGH CITY PLANNING BOARD

FORM L

PLANNING BOARD APPLICATION – PRESENTATION PERMISSION FORM

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Date: _____

To the Marlborough Planning Board:

I the undersigned, Applicant/Presenter have been given permission by the following property owners to present to the Marlborough Planning Board, the following submittal(s) for their consideration:

For a special permit:

☐ Preliminary Open Space Development Plan ☐ Preliminary Limited Development Subdivision Plan (LDS)

For endorsement/approval:

☐ Approval Not Required (ANR) ☐ (LDS) ☐ Preliminary Subdivision Plan

☐ Open Space Development Plan ☐ Definitive Subdivision Plan

1. Name of Applicant/Presenter: _____

Address: _____

Email: _____ Telephone: _____

Signature: _____

2. Plan Description: _____

3. Property Description:

Map: _____ Parcel: _____ Deed Reference: _____

Print: _____ Date: _____

Signature of Owner: _____

Map: _____ Parcel: _____ Deed Reference: _____

Print: _____ Date: _____

Signature of Owner: _____

Map: _____ Parcel: _____ Deed Reference: _____

Print: _____ Date: _____

Signature of Owner: _____