

CITY OF MARLBOROUGH MEETING POSTING

Meeting: Planning Board
Date: May 23, 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 19 P 2:07

This meeting of the Planning Board will be held in Memorial Hall on Monday, May 23, 2022, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

A. May 9, 2022

2. Chair's Business

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

3. Approval Not Required (None)

4. Public Hearings

- A. 7:05 PM Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.
i. Legal Notice
ii. Slide Presentation
iii. Zoning standards for recommendation

5. Subdivision Progress Reports (None)

6. Preliminary/Open Space/Limited Development Subdivision

- A. 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
ii. Correspondence from Daniel Koravos

7. Definitive Subdivision

- A. 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 Jason Lavoie

8. Signs (None)

9. Correspondence (None)

CITY OF MARLBOROUGH MEETING POSTING

10. Unfinished Business

- A. Working Group Discussion – Update

11. Calendar Updates

- A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by **June 27, 2022**, meeting.
- B. Beauchemin Estates, Preliminary Open Space Concept Plan, 90 Days is August 7, 2022, vote on Special Permit by **July 25, 2022**, meeting.

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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

May 9, 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, Sean Fay, Phil Hodge, George LaVenture, Chris Russ, and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio. Sean Fay arrived at 7:05 PM, Phil Hodge arrived at 7:06 PM.

1. Draft Meeting Minutes

A. April 25, 2022

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the April 25, 2022, meeting minutes. Yea: Fowler, LaVenture, Russ, and Fenby. Yea: Fowler, LaVenture, Russ, and Fenby. Absent during time of vote: Fay and Hodge. Nay: 0. Motion carried. 4-0.

2. Chair's Business

A. Open Meeting Law Guidance

i. Correspondence from Assistant City Solicitor, Jeremy McManus, Legal Department

Mr. LaVenture read the May 3, 2022, correspondence from Jeremy McManus into the record.

On a motion by Mr. Russ, seconded by Mr. LaVenture the Board voted accept and file the correspondence and to defer discussion regarding Open Meeting Law until later in the meeting. Yea: Fowler, LaVenture, Russ, and Fenby. Absent during time of vote: Fay and Hodge. Nay: 0. Motion carried. 4-0.

B. *Public Hearing Date set for May 23, 2022*- Referred from City Council, Order #22-1008571: Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District. – **No discussion took place.**

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

Book: 79591 Page: 135

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

Mr. LaVenture read the May 5, 2022, correspondence from Mr. DiPersio into the record.

ii. 2 Lot Combination ANR Plan Dated: April 14, 2022

On a motion Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept, file, and endorse the above referenced 2 Lot Combination ANR Plan dated April 14, 2022, as Approval Not Required under the Subdivision Control Law. Yea: Fowler, LaVenture, Russ, and Fenby. Absent during time of vote: Fay and Hodge. Nay: 0. Motion carried. 4-0.

4. Public Hearings

A. 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)

**MINUTES
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Speaking in Opposition to of Project:

- Patricia Cutone (11 Dirardo Drive) spoke in opposition because of proximity, draining and foliage.
- Colin Daley 4 (Old Charter Road) spoke in opposition because of traffic.
- Robert Colombo (39 Fowler Street) spoke in opposition because of traffic.
- John Cutone (11 Dirado Drive) spoke in opposition because of blasting, ground water and value of his home increasing.
- Susan Mohran (158 Stevens Street) spoke in opposition because of privacy, drainage, increase in accidents, blasting, wildlife, current sewage back up issues, environmental impact and traffic. Ms. Mohran explained she was previously denied a building permit because of traffic concerns.
- Maratina Colombo (39 Fowler Street) spoke in opposition because of traffic and environmental concerns.
- Susan Mellace (23 Dirado Drive) spoke in opposition because of blasting, the proximity of the infiltration basin to her home and flooding concerns.
- Roger Barnum (172 Stevens Street) spoke in opposition because of traffic, specifically during the construction period and questioned the current gas line capabilities.

Dr. Fenby closed this portion of the Public Hearing.

Questions and Comments from the Planning Board:

Mr. Russ explained he would like to see the infiltration basins be as natural as possible, with screening around them and putting a restriction on some trees within the housing area.

Mr. Fay confirmed with the Mr. Lavoie and Mr. Carney they are not requesting any waivers and the plan is in full compliance with the Planning Board rules and regulations. He expressed concerns on the screening around the infiltration basins, blasting, communication with the neighbors and drainage on the property.

Mr. Fay asked about timing on the Arborist letter. Mr. Carney explained the report should be done within the next 2-4 week.

Dr. Fenby closed the Public Hearing.

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

B. 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

iv. Plan set

Dated: 02/10/22, Revised Date: 05/02/22

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.

**MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Presentation:

Daniel Koravos went over the plan set and explained the parcel is approximately 5.4 acres with an existing house and wetland that runs through the center of the property. The proposed open space development is a 7-lot subdivision with an open space area on the Pleasant Street. Mr. Koravos went over the process of filing for the special permit, and explained they submitted a conventional plan and an open space concept development plan to demonstrate the ability to fit the same number of lots on both plans. He went over the conventional, open space and the existing conditions plans and explained the proposed sites would be serviced by municipal water and sewer. He believes all the properties would require filing a notice of intent due to its proximity to the wetland. He explained during the final design of the open space concept plan he wants to speak with the Conservation Commission about alternative options to the detention basin.

- i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
Mr. LaVenture read the May 5, 2022, correspondence from Mr. DiPersio into the record.
Mr. DiPersio pointed out an error within the letter which reads "meets the minimum area of 33%" which should read 30%. The Plan displays 33%.
- ii. Correspondence from Priscilla Ryder, Conservation/Sustainability Officer, Conservation Commission
Mr. LaVenture read the May 4, 2022, correspondence from Priscilla Ryder into the record.
- iii. Correspondence from Daniel Koravos
Mr. LaVenture read the May 2, 2022, correspondence from Daniel Koravos into the record.

On a motion by Mr. Fay, seconded by Mr. Russ, the Board voted to accept and file all the correspondence. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

Speaking in Favor of the Project or having questions:

- Christine Devona (705 Pleasant St) expressed concerns on existing drainage issues on her property, tree removal along the proposed roadway, the ability to connect to the new sewer line and fencing to maintain her privacy.
- Leonard Solo (37 Avebury Ln #18) asked about the proximity to the condo association and the removal of trees.
- Christine Devona (705 Pleasant St) asked about the estimated values and size of the proposed homes.

Dr. Fenby closed this portion of the Public Hearing.

Speaking in Opposition to the Project:

- Christine Devona (705 Pleasant St) spoke in opposition.
- Paula Guz (669 Pleasant St) spoke in opposition because of privacy, wildlife, traffic, increase in accidents and noise concerns.
- Dr. Fenby closed this portion of the Public Hearing.

Questions and Comments from the Planning Board:

Mr. Fay explained to Mr. Koravos he must provide a list of draft findings to the Board for their review prior to the 90-day clock expiration with adequate time for review.

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MARLBOROUGH, MA 01752**

So the public could have a better understanding, Mr. DiPersio when over the definition of an open space development and explained the purpose of the plans that were presented and what the applicants next steps are in the process.

Dr. Fenby closed this portion of the Public Hearing.

- 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

Mr. LaVenture updated the Board on checklists and concluded the checklist would be combined and consolidated and will be presented at the May 23, 2022, meeting for the Board's comment. He explained flowcharts would be discussed at the next working group meeting.

i. Rules and Regulations – updated/formatted forms

The Planning Board Administrator reviewed the formatting and minor editing changes that were made to the forms and appendices, which consisted of pagination and uniform changes throughout the documents.

On a motion by Mr. Fay, seconded by Mr. Russ the Board voted to include the revised forms in the new rules and regulations based on the fact that they are better formatted and look consistent. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

Mr. LaVenture discussed the future of amending the rules and regulations and keeping them update to date and revising them as things arise.

Mr. Fay suggested separating the flow charts to make them easier to follow.

11. Calendar Updates – No discussion took place.

- 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)

The Board decided to discuss Open Meeting Law at the May 23, 2022, meeting.

Mr. LaVenture endorse the 401 & 405 Maple Street ANR Plan.

On a motion by Mr. Fowler, seconded by Mr. Russ, the Board voted to adjourn the meeting. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 6-0.

Respectfully submitted,

/kmm

George LaVenture/Clerk

**CITY OF MARLBOROUGH
PLANNING BOARD
MARLBOROUGH, MASSACHUSETTS 01752**

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CITY OF MARLBOROUGH

LEGAL NOTICE

2022 APR 19 A 11:36

Public Hearing – Marlborough Planning Board - Definitive Subdivision Plan of Land

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, May 9, 2022, at 7:00 PM** in the Memorial Hall, 3rd floor, City Hall, 140 Main Street, Marlborough, Massachusetts to consider the application for approval of a Definitive Subdivision Plan, “Colchester Drive - 0 Stevens Street”. This notice is published in accordance with the provisions of Subdivision Control Law, M.G.L. Chapter 41, Section 81T.

Name of Applicant:	Charles Bourque, P.O. Box 642 Weston, MA 02493
Name of Owner:	James & Rebecca Chaousis, 283 Bolton Street Marlborough, MA 01752
Name of Engineer:	Jason Lavoie, 100 Summer Street, 13 th Floor, Boston, MA 02110
Property Location:	0 Stevens Street, Marlborough, MA 01752, Map 44, Parcel 148
South Middlesex Registry of Deeds:	Book 9742, Page 362
Description:	The property consists of 18.26 acres of wooded land. The plan seeks to divide the parcel into seven lots, one of which is not to be considered a buildable lot.

A plan of the proposed subdivision and application is on file in the Office of the City Clerk, 140 Main Street Marlborough, MA 01752 (508) 460-3775, as well as the Administrative Office of the Planning Board, 135 Neil Street, 2nd Floor, Marlborough, MA 01752 (508) 624-6910 x33200. Materials are available for viewing during normal business hours.

This legal notice shall also be posted by the local newspaper on the Massachusetts Newspaper Publishers Association (“MNPA”) website (masspublicnotices.org).

This Legal Advertisement will be published on www.wickedlocal.com and <http://masspublicnotices.org>.

AD# 7175027

DN: 4/18, 4/25/22

**CITY OF MARLBOROUGH
PLANNING BOARD
MARLBOROUGH, MASSACHUSETTS 01752**

RECEIVED
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LEGAL NOTICE

2022 APR 19 A 11:36

Public Hearing – Marlborough Planning Board - Open Space Development (Step One – Special Permit)

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, May 9, 2022, at 7:15 PM** in the Memorial Hall, 3rd floor, City Hall, 140 Main Street, Marlborough, Massachusetts to consider the application for approval of an Open Space Development (Step One – Special Permit), “Beauchemin Estates - 689 Pleasant Street”. This notice is published in accordance with the provisions of Subdivision Control Law, MGL Chapter 41, Section 81T.

Name of Applicant:	Daniel Koravos, 59 Granite Lane, Chester, NH 03036
Name of Owner:	Joyce Beauchemin Realty Trust, Timothy L Beauchemin, Trustee P.O. Box 1067, Townsend, MA 01469
Name of Engineer:	Daniel Koravos, 59 Granite Lane, Chester, NH 03036
Property Location:	689 Pleasant Street, Marlborough, MA 01752, Map 28, Parcel 18B
South Middlesex Registry of Deeds:	Book 45210, Page 560
Description:	Property consists of 5.44 acres with one existing home. The plan seeks divide the parcel into seven lots and one open space parcel.

A plan of the proposed open space development and application is on file in the Office of the City Clerk, 140 Main Street Marlborough, MA 01752 (508) 460-3775, as well as the Administrative Office of the Planning Board, 135 Neil Street, 2nd Floor, Marlborough, MA 01752 (508) 624-6910 x33200. Materials are available for viewing during normal business hours.

This legal notice shall also be posted by the local newspaper on the Massachusetts Newspaper Publishers Association (“MNPA”) website (masspublicnotices.org).

This Legal Advertisement will be published on www.wickedlocal.com and <http://masspublicnotices.org>.

AD# 7175107

DN: 4/18, 4/25/22



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
PLANNING BOARD
MARLBOROUGH, MASSACHUSETTS 01752**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH **4A.i**

2022 APR 28 P 2:03

LEGAL NOTICE

Public Hearing – Proposed Zoning Amendment to Chapter 650 to amend Section 39 Neighborhood Business District.

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, May 23, 2022, at 7:05 PM** in the Memorial Hall, 3rd floor, City Hall, 140 Main Street, Marlborough, Massachusetts to amend Chapter 650 by amending §39 “Neighborhood Business District”.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS MOST RECENTLY AMENDED, BE FURTHER AMENDED BY AMENDING CERTAIN PROVISIONS OF ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, MASSACHUSETTS, CHAPTER 650 §39 “NEIGHBORHOOD BUSINESS DISTRICT”, BY ADDING A NEW PARAGRAPH F AS FOLLOWS:

- F. The City Council may, by special permit, elect to vary the dimensional, parking, design, and landscaping requirements applicable to a mixed-use development in the Neighborhood Business District upon finding that such change shall result in an improved design and will not nullify or substantially derogate from the intent or purpose of this section (650-39, et seq.). This authority continues subsequent to occupancy.

***Per Order of the City Council
#22-1008571***

Alta Marlborough

283-325 Lincoln Street, Marlborough, MA



Planning Board – Zoning Amendment

- Wood Partners Overview
- Project Team
- Site Aerials
- Proposed Project Overview
- Case Study
- Fiscal Impact



Wood Partners is a fully integrated real estate company focused solely on the development of luxury apartment communities. We fulfill the roles of developer, general contractor and property manager on the majority of our development projects. Wood Partners is consistently ranked as a top 5 multifamily housing developer, for number of starts, by Multifamily Executive magazine, including the #3 ranking in 2020.

National Infrastructure: Wood Partners has the advantage of a national platform with over 680 professionals located in 20 offices nationwide.

- In its history, Wood partners has developed over 70,000 units at a value of over \$11.6B nationwide.
- In 2020 Wood Partners started 5,178 units with a total capitalization of nearly \$1.1B despite the pandemic.
- In 2021, Wood Partners projects to start construction on 6,254 units, with a completed capitalization of nearly \$1.5B.

Local Expertise and Experience: The Boston/MA office opened in 2008 and has completed construction on fourteen successful communities with two currently under construction. This represents over 3,300 units of housing in Massachusetts.

Wood Partners' Boston office development portfolio includes:

- [Alta on the Row, Worcester, MA \(Under Construction\) – 370 units](#)
- [Alta Oxbow, Wayland, MA \(Under Construction\) – 218 units](#)
- [Alta Revolution, Somerville, MA \(Under Construction\) – 329 units](#)
- Alta Clara at the Fells, Stoneham, MA (2020) – 261 units
- Alta Union House, Framingham, MA (2019) – 196 units
- Alta Easterly, Walpole, MA (2018) – 157 units
- The Westerly at Forge Park, Franklin, MA (2017) – 280 units
- The Slate at Andover, Andover, MA (2016) – 224 units
- 37 Washington, Melrose, MA (2016) – 88 units
- 2 Washington, Melrose, MA (2015) – 94 units plus ground-floor retail
- Zinc, Cambridge, MA (2015) – 392 units plus ground-floor retail
- Everly, Wakefield, MA (2014) – 186 units
- Alta at The Estate, Watertown, MA (2014) – 155 units
- Alta Legacy Farms, Hopkinton, MA (2014) – 240 units
- Alta Stone Place, Melrose, MA (2013 & 2014) – 212 units
- Alta Brigham Square, Arlington, MA (2012) – 116 units plus retail
- Alta at Indian Woods, Stoughton, MA (2011) – 154 units



Applicant/Developer

Alta Marlborough, LLC (Wood Partners)
91 Hartwell Avenue
Lexington, MA 02421

**Architect**

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea, MA 02150

**Civil Engineer**

Allen & Major Associates, Inc.
10 Main Street
Lakeville, MA 02347

**Traffic Engineer**

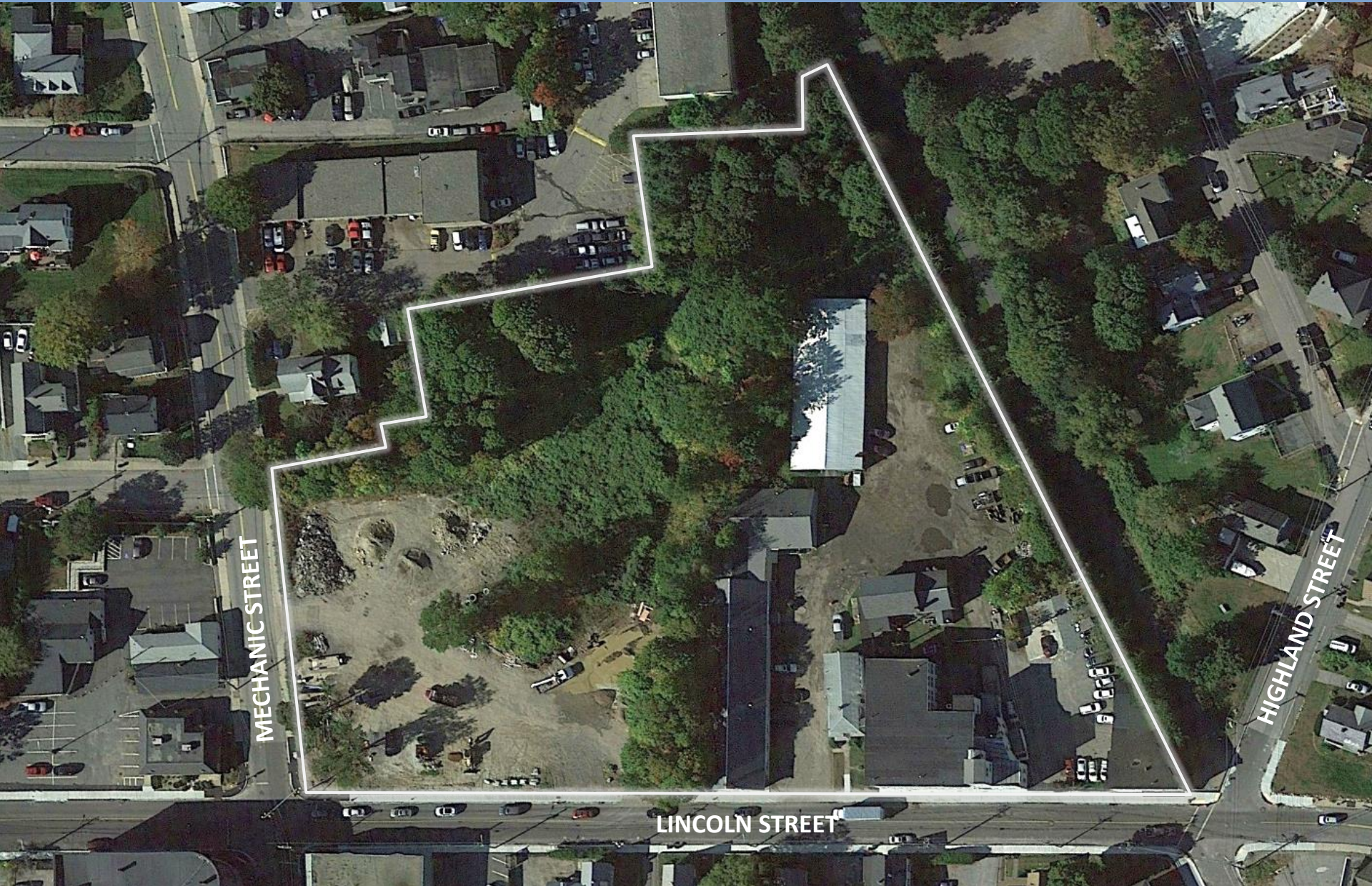
Vanasse & Associates Inc.
35 New England Bus Center Dr
Andover, MA 01810

**Legal Counsel**

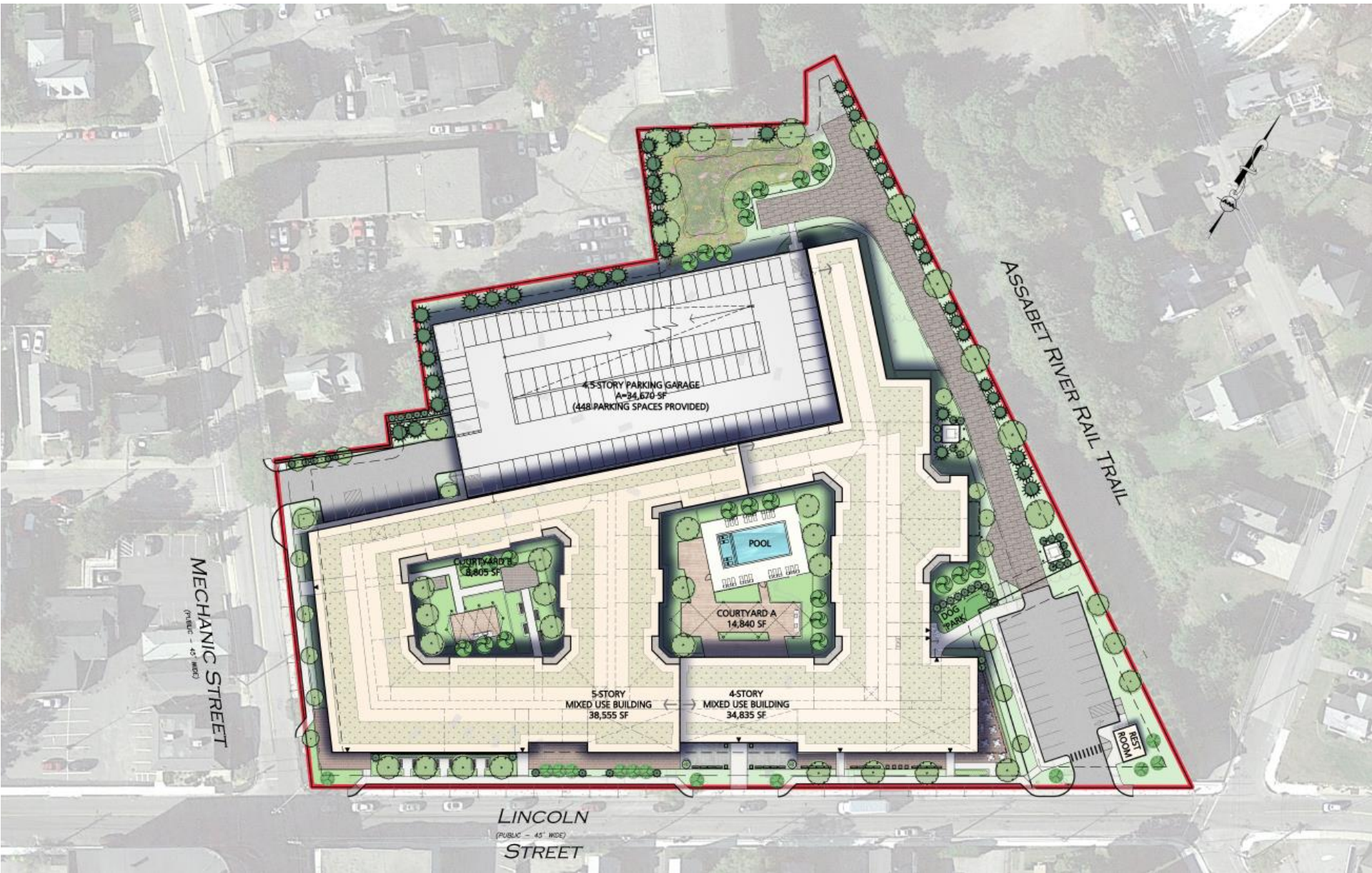
Mirick O'Connell
100 Front Street
Worcester, MA



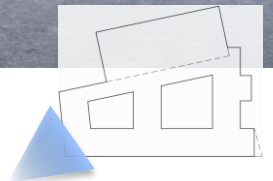




Proposed Site Plan



Rendering – Lincoln Street – View 1



Rendering – Lincoln Street – View 2



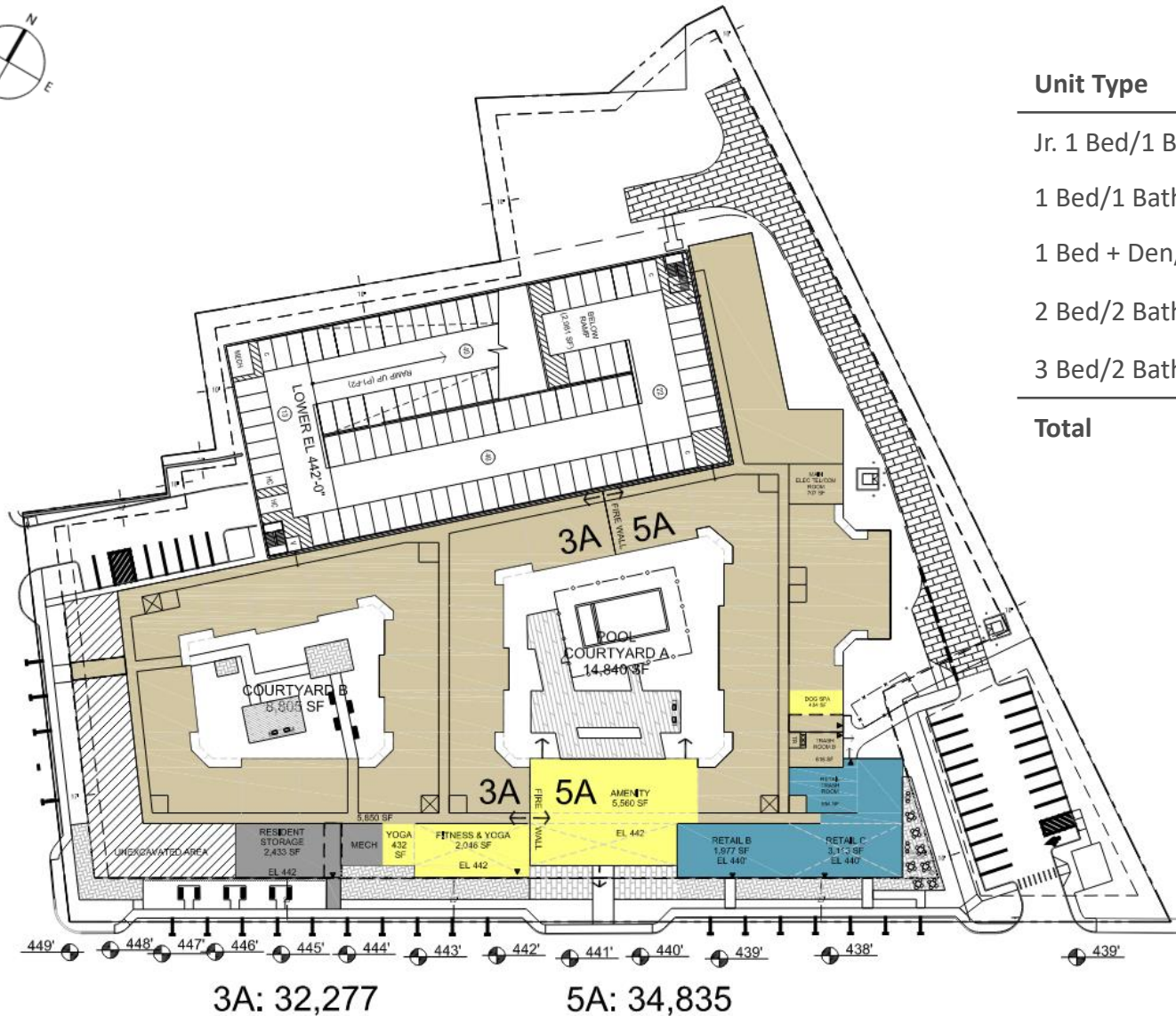
Rendering – Rail Trail – View 3



Rendering – Rail Trail – View 4



Proposed Site Plan – Architectural



UNIT MIX

Unit Type	Qty.	Avg. SF
Jr. 1 Bed/1 Bath	27	616
1 Bed/1 Bath	98	745
1 Bed + Den/1 Bath	36	840
2 Bed/2 Bath	105	1,090
3 Bed/2 Bath	10	1,400
Total	276	900

PARKING

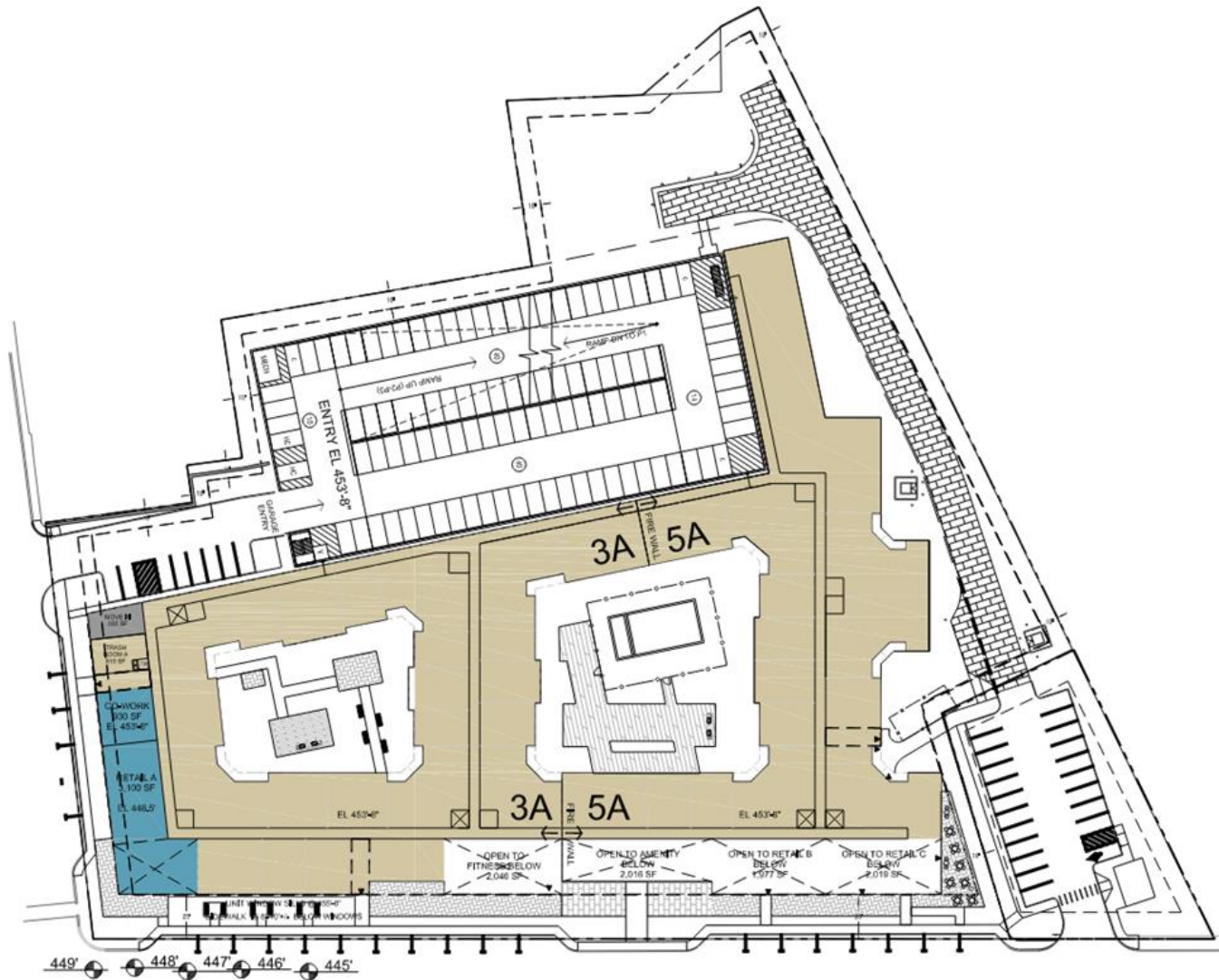
Project Parking

Garage Spaces	448
Surface Spaces	8
Total	456

Non-Project Parking

Parallel Spaces	25
Rail Trail Spaces	22
Total	47

Proposed Second Floor Plan

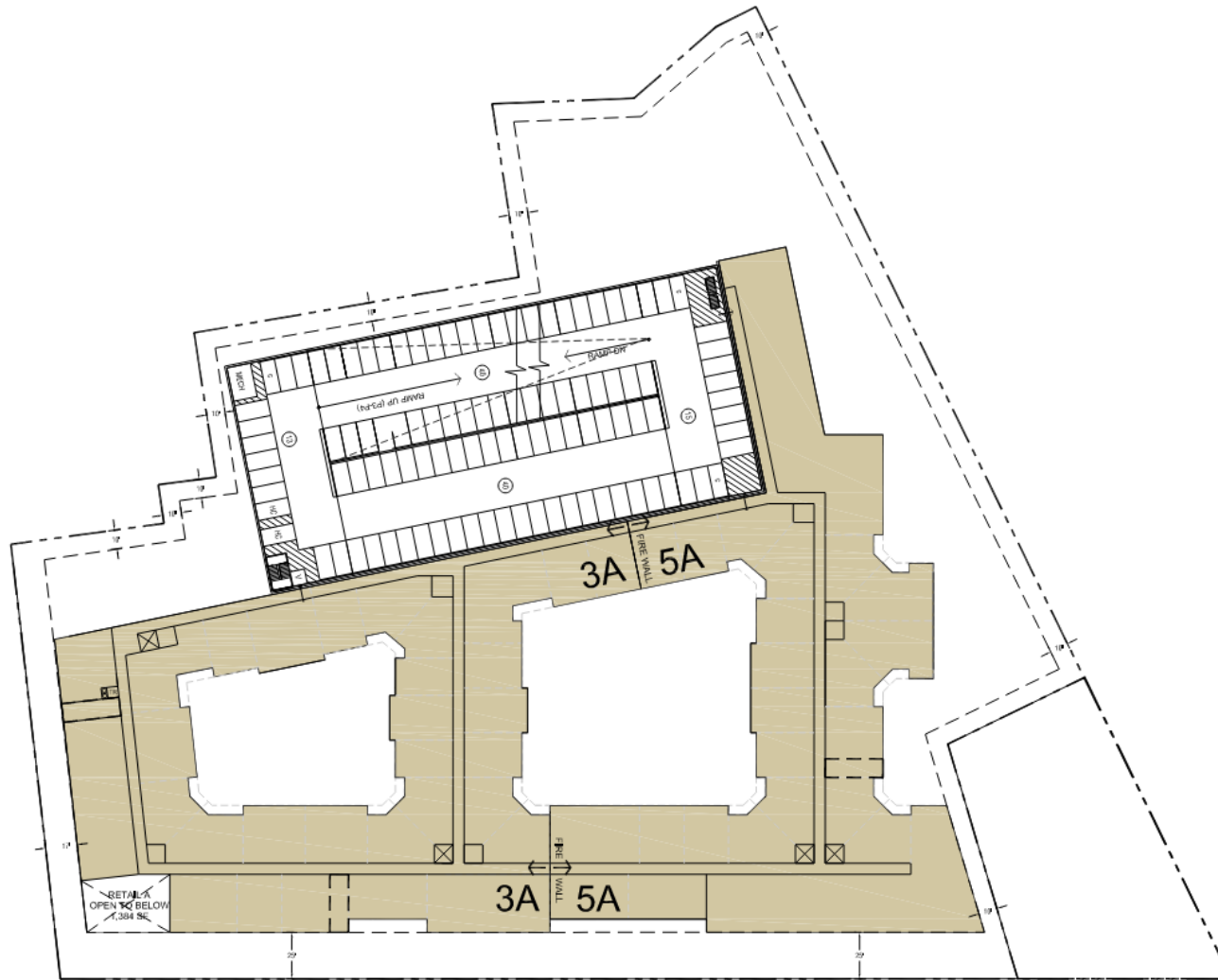


3A: 38,551

5A: 34,710



Proposed Third Floor Plan

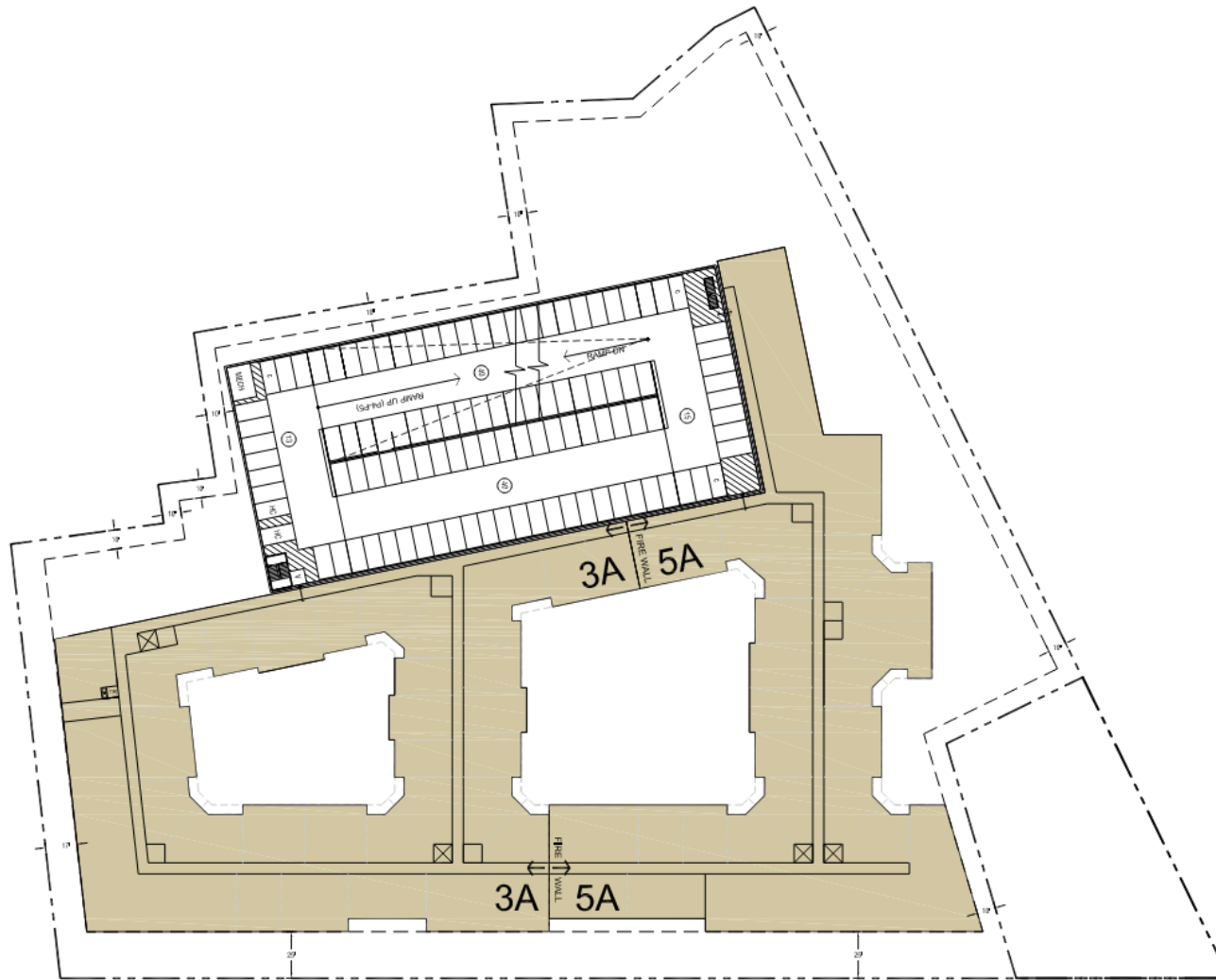


3A: 38,551

5A: 35,401



Proposed Fourth Floor Plan

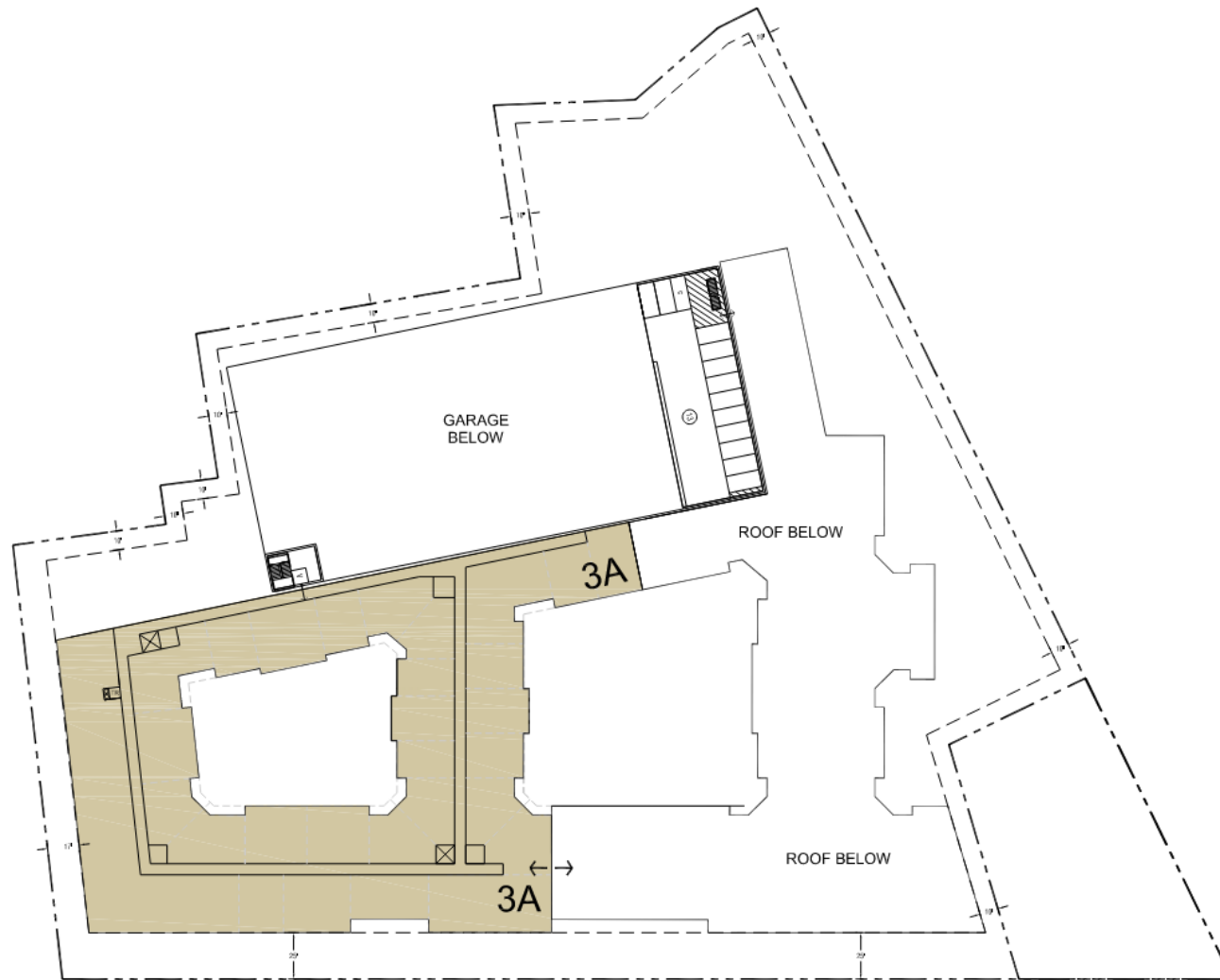


3A: 38,551

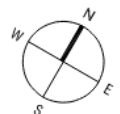
5A: 35,401



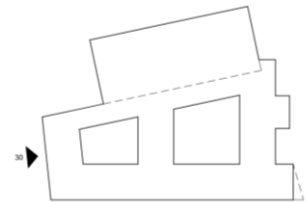
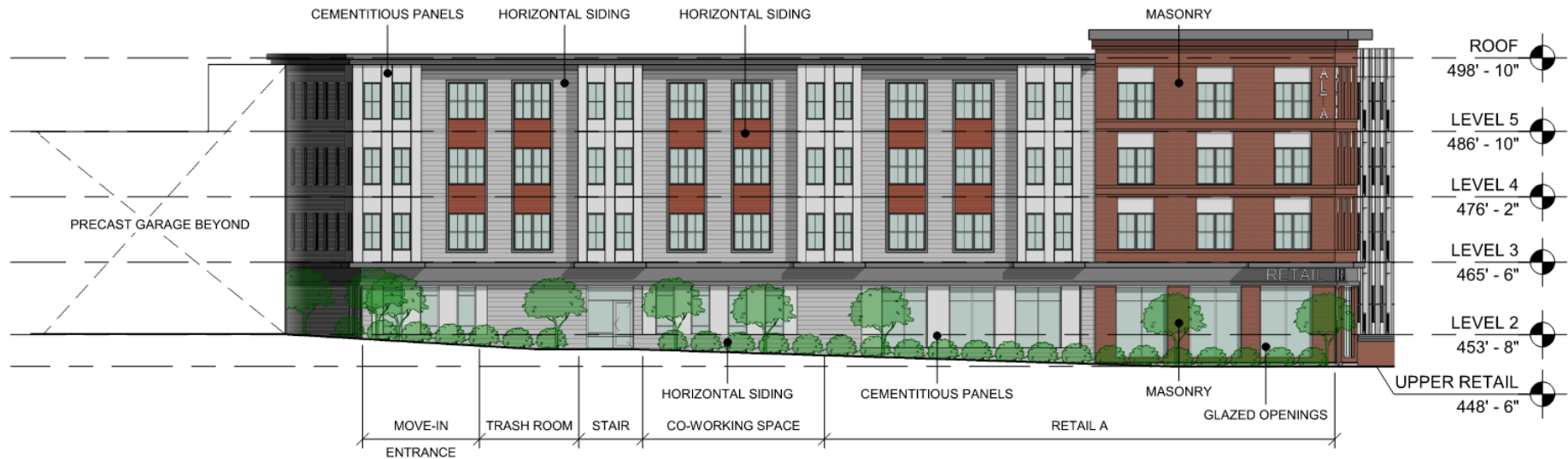
Proposed Fifth Floor Plan



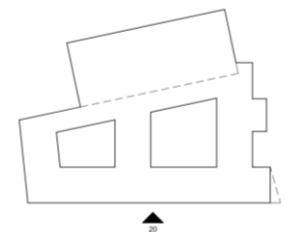
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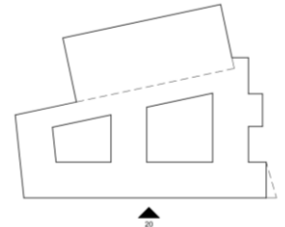
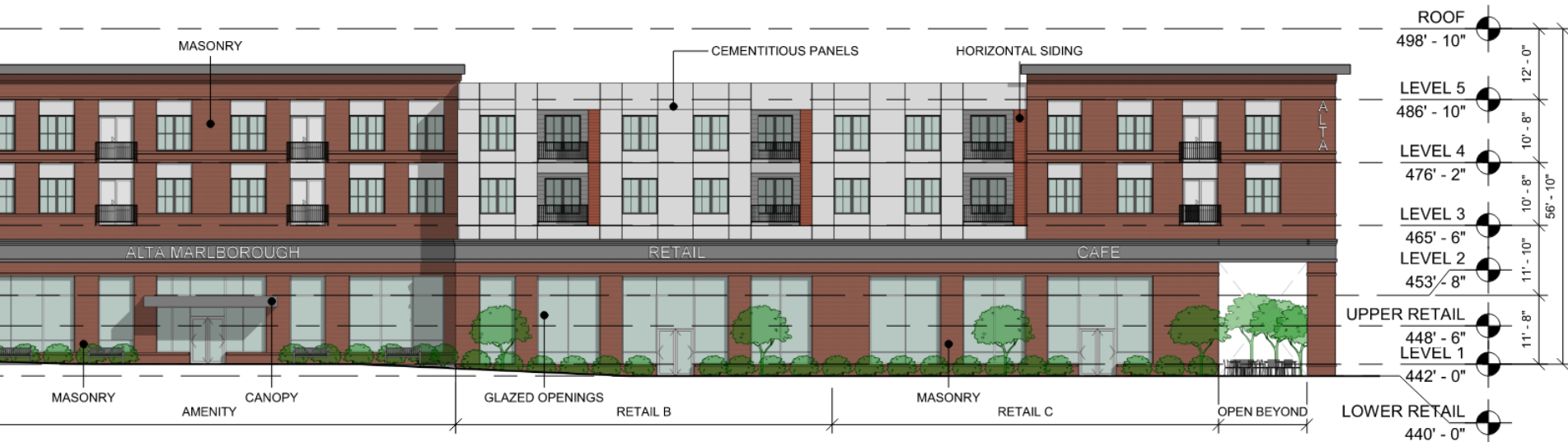
Proposed Elevations – Mechanic Street



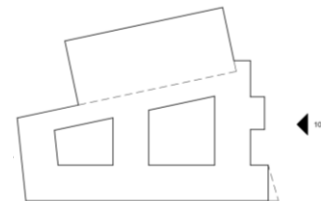
Proposed Elevations – Lincoln Street – A



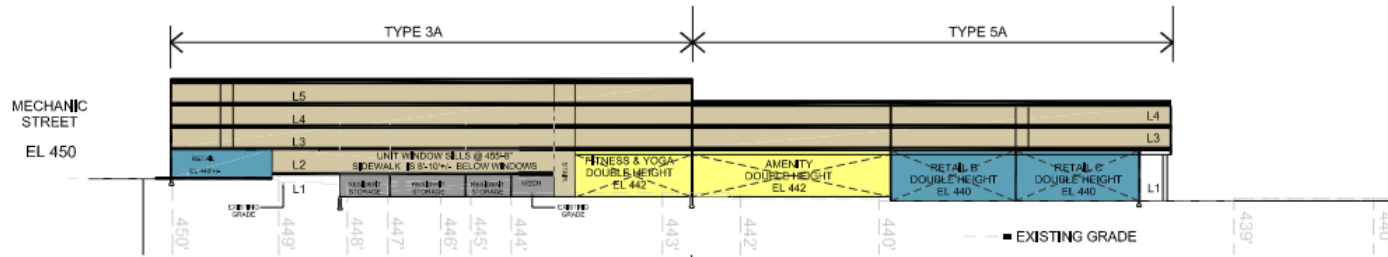
Proposed Elevations – Lincoln Street – B



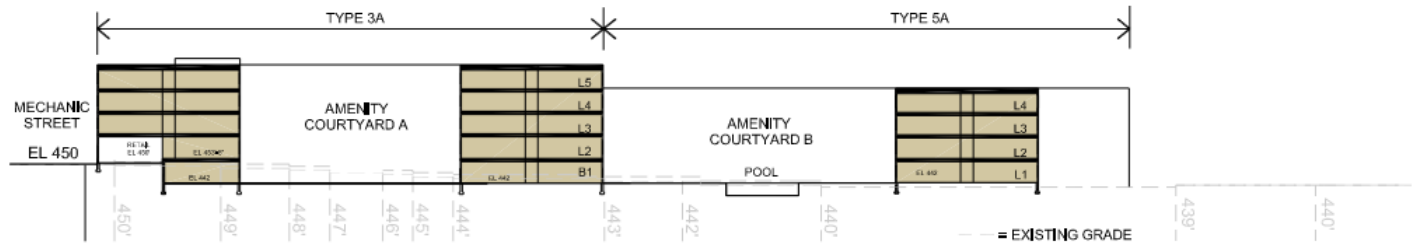
Proposed Elevations – Rail Trail



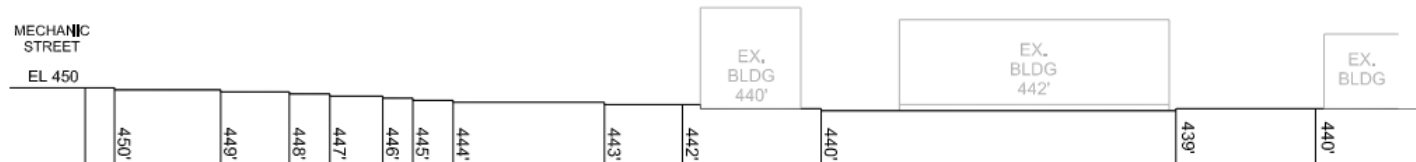
Proposed Sections



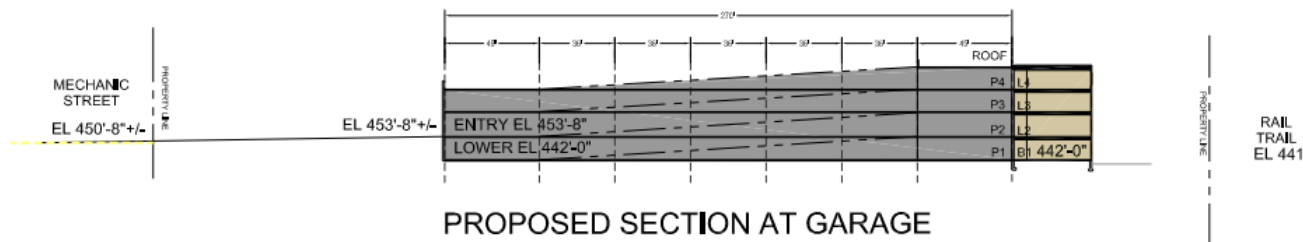
A-A PROPOSED SECTION AT LINCOLN STREET @ RETAIL/AMENITY



B-B PROPOSED SECTION AT COURTYARDS

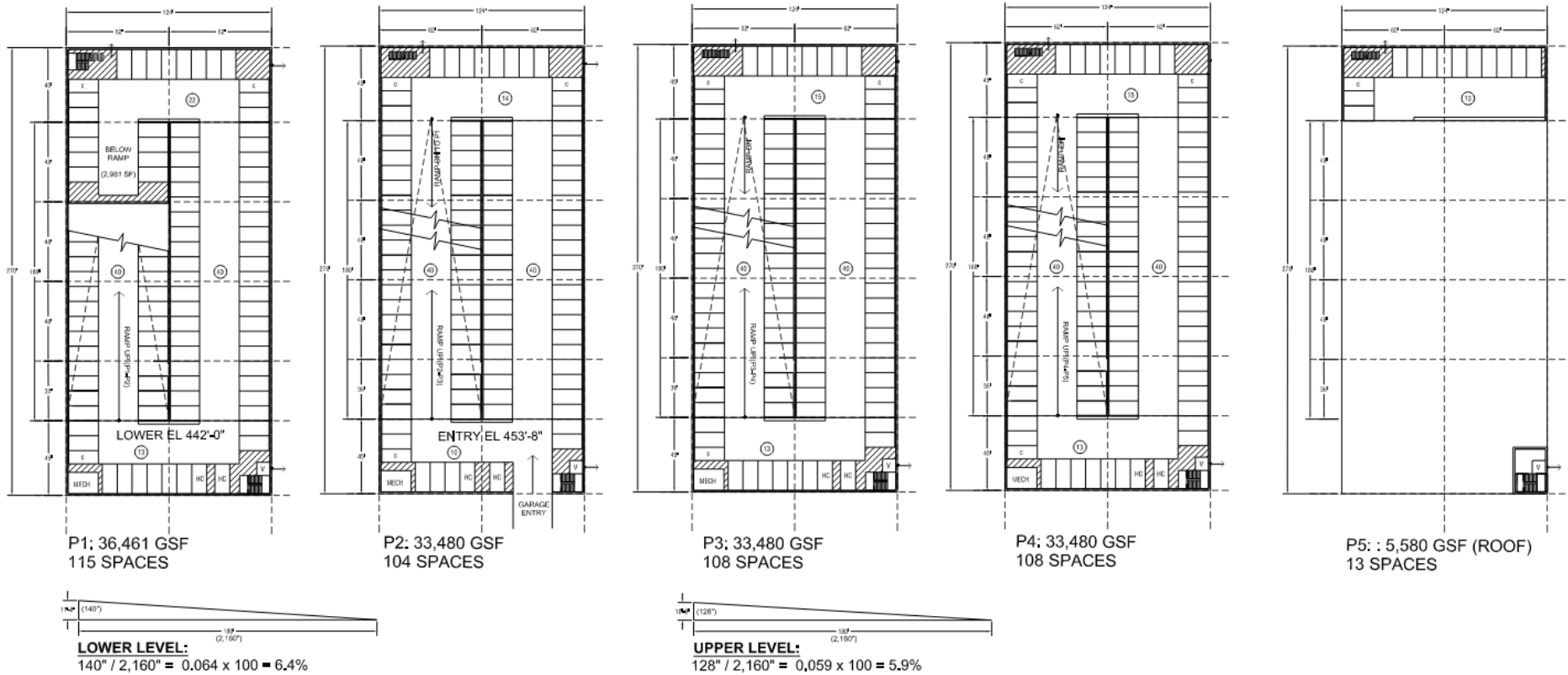


EXISTING SECTION AT LINCOLN STREET



PROPOSED SECTION AT GARAGE

Proposed Plan – Parking Structure



TOTAL GARAGE PARKING = 448 SPACES

Case Study – Alta Union House

LOCATION

Downtown
Framingham, MA

STATUS

Stabilized

UNITS

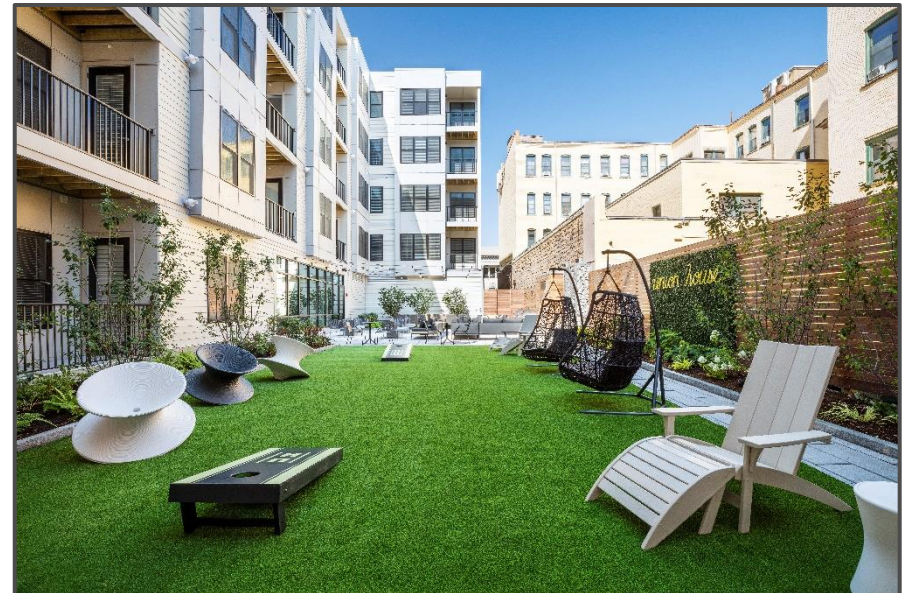
196

TYPE

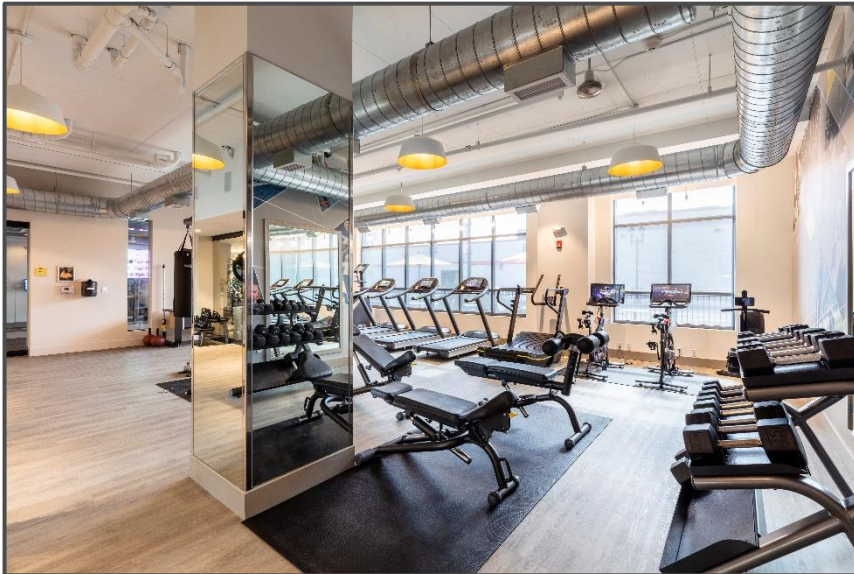
5-story wood-frame
with parking garage

YR BUILT

2019



Case Study – Alta Union House



Est. Annual Tax Revenue from the Project - \$1,061,156

Current Tax Revenue - \$38,730

- *Increase in property tax payments by 2,393%*
- Five of the properties are municipally owned and generate no tax revenue

Est. Net Annual Positive Fiscal Impact – (+) \$738,316



Thank You



- 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?



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 19, 2022

Marlborough Planning Board

RE: Pleasant Street Open Space Subdivision

Chair Fenby and Board Members,

The Engineering Division has completed its review of the Special Permit plans for the above referenced Open Space Subdivision Application, and at this time the applicant is drafting the findings and Special Permit documents for your review. If the board sees fit to approve the Special Permit, I recommend that the following conditions be included, and that the proposed conditions be forwarded to the applicant so that they can be included in the draft permit:

- Conditions numbered 1 through 6, and 9 and 10 which were set forth on page 3 of the Special Permit granted for the Goodale Estates subdivision (see attached).
- The condition recommended by the Conservation Commission, that the Open Space parcel be inspected prior to conveyance, for any trees near the perimeter which are deemed dead or hazardous, and that those trees shall be removed at the developer's expense.
- A condition which states that a fence and/or vegetative screening shall be planted along the western property lines adjacent to the abutting residential properties.
- A condition which states that the final design of the subdivision include a sewer service stub for the house at #705 Pleasant Street.
- Any other conditions the board deems warranted.

Please contact me at (508) 624-6910 with any questions.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
 City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner

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

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

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

6 B.

City of Marlborough Commonwealth of Massachusetts



Book 37309
Page 228
Goodale Farms, Inc

PLANNING BOARD

Barbara L. Fenby, Chair
Colleen M. Hughes
Philip J. Hodge
Edward F. Coveney
Sean N. Fay
Shawn McCarthy
Brian DuPont

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

PLANNING BOARD Granting of Special Permit Concept Plan Open Space Development DECISION

The Planning Board of the City of Marlborough voted to GRANT a special permit to Valre Realty Trust on May 9, 2016 under chapter 650, section 28 of the Marlborough Zoning Ordinance Open Space Developments.

NAME OF APPLICANT:

Valre Realty Trust
101 Adam Street
Quincy, MA 02169

LOCATION OF PROPERTY:

Goodale Street
Assessor Map 2 Parcel 5

VOTE:

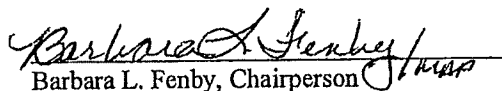
In Favor: All (5)
In Opposition: None (0)

DECISION FILED WITH CITY CLERK:

MAY 20, 2016

APPEALS

Appeals, if any, shall be made pursuant to M.G.L. Ch. 40A, Section 17, and shall be filed within twenty (20) days after the date of the filing of this Notice of the Decision to the Office of the City Clerk of the City of Marlborough.



Barbara L. Fenby, Chairperson

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 10th day of June, 2016

Return to: Given under Chapter 40A, Section 17 of the General Laws.

Sandra R. Trush
40 Mechanic St, Suite 305
Marlborough, MA 01752


A TRUE COPY
ATTEST:

City of Marlborough Commonwealth of Massachusetts

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH



2016 MAY 20 P 12:20
PLANNING BOARD

Barbara L. Fenby, Chair
Colleen M. Hughes
Philip J. Hodge
Edward F. Coveney
Brian DuPont
Sean N. Fay
Shawn McCarthy

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

CERTIFICATE OF VOTE OPEN SPACE DEVELOPMENT SPECIAL PERMIT GOODALE STREET

May 20 2016

The Planning Board of the City of Marlborough (the "Planning Board") hereby certifies that on May 9, 2016, it voted to approve an Open Space Special Permit for Valre Realty Trust for property located on Goodale Street owned by Goodale Farms, Inc., pursuant to § 650-28 of the Marlborough City Code as follows:

PROCEDURAL FINDINGS:

1. On February 9, 2016, an application (the "Application") was filed, pursuant to § 650-28 of the Zoning Ordinance (the "Ordinance") of the City of Marlborough (the "City") and M.G.L. Chapter 40A, on behalf of Valre Realty Trust with a principal place of business of 101 Adams Street, Quincy, MA 02169 (the "Applicant"). The Application was filed with the Planning Board, the City of Marlborough Clerk, and the City offices identified in § 650-28 H(4)(c). The Application is seeking approval of a special permit for an open space residential development consisting of seven (7) single family housing units as shown on sheet 4 of 4 of concept plans entitled "CONCEPT PLANS FOR OPEN SPACE DEVELOPMENT SPECIAL PERMIT APPLICATION IN MARLBOROUGH, MASSACHUSETTS," prepared for Paul Ricciardi, 101 Adams Street, Quincy, MA, prepared by Thomas DiPersio, Jr. & Associates, Inc., dated February 3, 2016 (the "Concept Plans"), on land identified on the City of Marlborough's Assessor's Map ("Assessor's Map") as Map 2, Parcel 5, located on Goodale Street, and owned by Goodale Farms, Inc. (the "Proposed Development").

2. The Concept Plan was based on a conventional subdivision layout, titled "Conventional Subdivision," prepared by Thomas DiPersio, Jr. & Associates, Inc., dated February 3, 2016 (the "Conventional Plan"), which was filed as Sheet 3 of 4 of the Concept Plans, as required by the Ordinance.
3. After notice and publication was provided pursuant to the applicable provisions of M.G.L. Chapter 40A and the applicable provisions of the Ordinance, a public hearing on the Application commenced on March 21, 2016. The Planning Board closed the public hearing on March 21, 2016.
4. Planning Board members Barbara Fenby, Colleen Hughes, Sean Fay, Brian DuPont, Philip Hodge and Shawn McCarthy were present for the public hearing.
5. Planning Board members deliberated on the Application at duly authorized meetings as follows: on April 4, 2016, Barbara Fenby, Sean Fay, Brian DuPont, and Philip Hodge were in attendance; on April 25, 2016, Barbara Fenby, Colleen Hughes, Sean Fay, Philip Hodge, and Shawn McCarthy were in attendance; and on May 9, 2016 Barbara Fenby, Sean Fay, Philip Hodge, Shawn McCarthy, and Brian DuPont were in attendance.

PROJECT FINDINGS:

1. The subject property consists of one (1) lot owned by Goodale Farms identified on the City Assessors Maps as follows: Map 2, Parcel 5.
2. In seeking approval of the Concept Plans, the Applicant proposes to build seven (7) single family homes and to convey to the City no less than 218,815 s.f. (5.02 acres) of permanently protected open space.
3. The Proposed Development, as modified by the conditions set forth in this Certificate of Vote, is consistent with the applicable provisions of M.G.L. Chapter 40A and § 650-28 of the Ordinance.
4. The Proposed Development meets the general requirements of an open space development set forth in § 650-28D of the Ordinance.
5. The Proposed Development meets the dimensional and intensity requirements set forth in § 650-28E of the Ordinance.
6. The Proposed Development meets the common open space requirements set forth in § 650-28F of the Ordinance.
7. The Planning Board specifically finds, in accordance with the requirements of § 650-28H(8), that:
 - a. The Proposed Development meets the open space objectives set forth in § 650-28B of the Ordinance.

- b. The Proposed Development meets the design criteria of an open space development set forth in § 650-28 H(7)(b) of the Ordinance.
- c. The Proposed Development will not have a substantial or undue adverse effect upon adjacent property or the character of the neighborhood.

The open space development is at least as beneficial to the City as a conventional plan based on the criteria set forth in § 650-28H(7)(b) of the Ordinance.

WAIVERS:

No waivers of the Subdivision Rules and Regulations of the Planning Board were requested.

CONDITIONS:

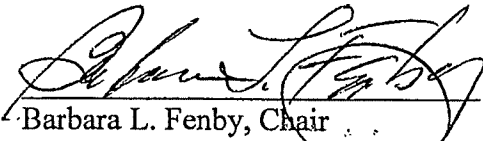
The Planning Board on May 9, 2016, by a vote of 5 to 0, approved the Proposed Development as described above, subject to the following conditions:

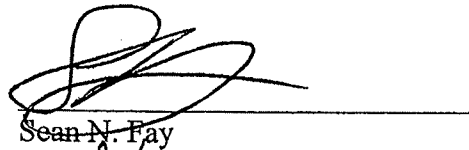
1. The Applicant shall submit to the Planning Board a definitive subdivision plan for the Proposed Development, based on the Concept Plans, for which the Planning Board shall hold a public hearing and render a decision within ninety (90) days of the hearing's closure, in accordance with MGL Chapter 41 and § 650-28H(3)(b) of the Ordinance.
2. The Applicant at its own expense shall record a copy of this Open Space Development Special Permit at the Middlesex South Registry of Deeds, and prior to the issuance of any building permits shall provide to the Planning Board and the Solicitor's office a copy of the Permit as recorded.
3. Pursuant to §650-28G of the Ordinance, the Applicant shall, following an inspection with the City's tree warden of the open space parcel and a removal of hazardous trees at Goodale Farms, Inc.'s expense, and subsequent to the approval of the definitive subdivision plan of this Proposed Development but prior to the issuance of any building permits, convey to the City no less than a 5.02 acre parcel of land shown on sheet 4 of 4 of the Concept Plans as "Open Space" which shall be preserved for conservation, passive recreational use, and preservation of open space.
4. Prior to conveying the open space parcel to the City, the Applicant at its expense shall provide to the City an attorney's certification that the Applicant has clear title to the open space parcel.
5. Prior to conveying the open space parcel to the City, the Applicant at its expense shall provide to the City an assessment of the open space parcel showing that the parcel is free of oil and hazardous material within the meaning of M.G.L. c. 21E.

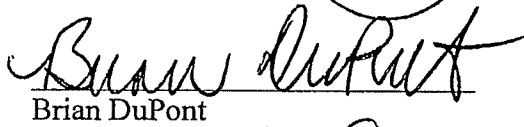
6. Prior to conveying the open space parcel to the City, the Applicant shall pay to the City the sum of five thousand dollars (\$5,000) to be allocated for the City's Conservation Maintenance Fund to support the future maintenance of the open space parcel.
7. The Applicant shall construct a sidewalk on the westerly side of Goodale Street between Hutchinson Drive and Woodland Drive, provided the City owns, or is able to acquire, sufficient width in the roadway right of way for the Applicant to construct the sidewalk. In the event that the City, as determined by the City Engineer or his designee, is unable or unwilling to provide sufficient roadway right of way width for the Applicant to construct the sidewalk, the Applicant shall construct an unpaved gravel path on the easterly side of Goodale Street in the existing roadway right of way owned by the City between Taylor Road and the proposed Jenks Road.
8. At the pump station abutting the Proposed Development on Goodale Street, the Applicant shall construct, to the satisfaction of the City Engineer or his designee, parking improvements not to exceed 400 square feet and not to exceed a cost of five thousand dollars (\$5,000).
9. Any future change, modification or amendment to the Proposed Development as may be approved by the Planning Board shall be in accordance with the requirements of M.G.L. Chapter 40A, and Chapter 41, § 81W and the Planning Board's Subdivision Rules and Regulations and/or § 650-28 of the Ordinance, as appropriate.
10. All conditions shall apply to Applicant, its successors and assigns, and its successors in title to the Proposed Development shown on the Concept Plan.

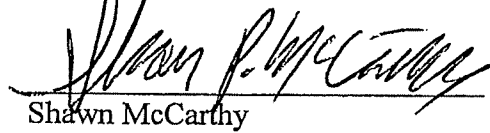
RECORD OF VOTE:

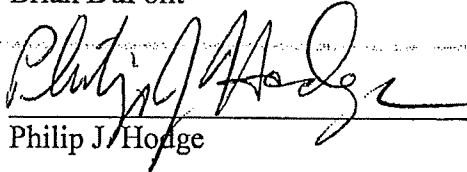
The following members of the Planning Board voted on May 9, 2016 to approve this Open Space Development Special Permit:


Barbara L. Fenby, Chair


Sean N. Fay


Brian DuPont

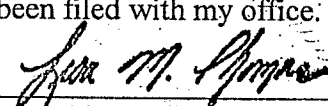

Shawn McCarthy


Philip J. Hodge

Certificate

I do hereby certify that twenty (20) days have elapsed since the filing of the above referenced decision in the Office of the Marlborough City Clerk on 5/20 and that no notice of an appeal of that decision has been filed with my office:

A True Copy Attest:


Lisa M. Thomas
Marlborough City Clerk

June 10, 2016
Date

May 19, 2022

City of Marlborough Planning Board
Marlborough City Hall
140 Main Street
Marlborough, MA 01752

Attn: Madam Chair and Members of the Board

RE: **689 Pleasant Street – Open Space Development Project**

During the Planning Board Hearing of May 9, 2022, I was asked to prepare a draft Decision for the Special Permit for the 689 Pleasant Street Open Space Development Project. I have been working on this task but will not have it completed for the May 23, 2022 Hearing. I expect it will be complete next week and will be ready for the June 6, 2022 Hearing. Therefore, I respectfully being scheduled for that hearing.

Should you have any questions or require additional information, please contact me at your convenience. I appreciate your consideration.

Sincerely,



Daniel Koravos, P.E.
DK Engineering LLC

Katlyn Miller

From: Lavoie, Jason B. <Jason.Lavoie@wsp.com>
Sent: Wednesday, May 18, 2022 4:18 PM
To: Katlyn Miller
Subject: Re: Monday May 23rd meeting

Hi Katlyn,

I don't believe so. The new arborist is still working on his report and tree protection plan. I don't think it will be ready this week.

We are working on the comments from Engineering and will need more time to finish.

The engineering work should be ready for the following meeting. Im hoping the arborist is as well.

Thanks,
Jay

Sent from my mobile phone

From: Katlyn Miller <kmiller@marlborough-ma.gov>
Sent: Wednesday, May 18, 2022 3:07:10 PM
To: Lavoie, Jason B. <Jason.Lavoie@wsp.com>
Subject: Monday May 23rd meeting

Hi Jason,

Just checking in. I am not sure if you plan on submitting anything for Monday's meeting.
If not, if you wouldn't mind sending me an email updating the Board so I can have something read into the record, it would greatly appreciated.

Thank you,
Katlyn

Katlyn Miller
Engineering and Planning Board Administrator
Department of Public Works
135 Neil Street
Marlborough, MA 01752
P: 508.624.6910 ext. 33200
kmiller@marlborough-ma.gov

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