

CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**
Date: September 27, 2021
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
2021 SEP 23 P 1:14

This meeting of the Planning Board will be held in Memorial Hall on Monday, September 27, 2021 at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED.

Agenda Items to be Addressed:

1. **Draft Meeting Minutes**
 - A. September 13, 2021
2. **Chair's Business (None)**
 - A. Marlborough Planning Board Subdivision Rules and Regulations discussion
3. **Approval Not Required (None)**
4. **Public Hearings (None)**
5. **Subdivision Progress Reports (None)**
6. **Preliminary/Open Space/Limited Development Subdivision**
 - A. **VOTE** – Preliminary Subdivision Application - 209 Cullinane Drive Extension – Continued from August 23, 2021
Applicant: J. Mor Realty Trust (209 Cullinane Drive, Marlborough, MA 01752)
Engineer: William Tirrell, Chappell Engineering Associates, LLC (201 Boston Post Road West, Suite 101, Marlborough, MA 01752)
 - B. Informal Discussion of potential subdivision - 342 Sudbury Street, Marlborough, MA 01752 – Continued from July 19, 2021
Representative: Neal Vigeant
Engineer: Robert Parente, P.E.
Correspondence from Engineering
7. **Definitive Subdivision Submissions (None)**
8. **Signs (None)**
9. **Correspondence (None)**
10. **Unfinished Business (None)**
11. **Calendar Updates (None)**
12. **Public Notices of other Cities & Towns**
 - A. Misc. surrounding Cities/Towns Planning Board – Notices of Public Hearings

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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

September 13, 2021

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: Sean Fay, Barbara Fenby, William Fowler, Phil Hodge, and George LaVenture. Meeting support provided by City Engineer, Thomas DiPersio and City Solicitor, Jason Grossfield.

1. Draft Meeting Minutes

A. August 23, 2021

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to accept and file the August 23, 2021 meeting minutes. Yea: Fay, LaVenture, and Fenby. Nay: 0. Abstained: Fowler. Absent at time of vote: Hodge. Motion carried.

2. Chair's Business

A. Scenic Roads Bylaw

City Engineer Thomas DiPersio updated the Board on discussions he had with the Legal Department and reviewed the Town of Weston's Scenic Roads Bylaw for reference.

The Board had a discussion on extending the coverage and refining the scope within the ordinance. The Board determined, Engineering and the Legal Department are on the right track and that they could continue their discussions on outlining a sample for amendments to the City ordinance.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the board voted to move up (Signs 8-A). Yea: Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

8. Signs

A. Sunoco: Sign Variance Application 121 Bolton Street, Marlborough, MA 01752 - Continued from June 7, 2021

Mr. LaVenture read the correspondence from City Solicitor Jason Grossfield into the record.

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

City Solicitor Jason Grossfield went over key points within the sign ordinance and the board's authority in granting the sign variance based on the board's determination on whether this situation is contemplated.

City Engineer Thomas DiPersio and City Solicitor Jason Grossfield discussed how the strict prohibition could be waived from the ordinance if the Board believes the scenario is not contemplated.

The Board reviewed the street view location of the proposed signed and correspondence from the Legal Department.

The Board ask Brian Falk, Mirick O'Connell (100 Front Street, Worcester, MA 01608) to reach out the applicant to discuss the potential of lower the height of the proposed sign.

The Board determined they wanted to work further with City Solicitor Jason Grossfield on the sign variance.

3. Approval Not Required (None)

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

4. Public Hearings

A. Proposed Changes to Amend the Marlborough Planning Board Subdivision Rules and Regulations

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:

Mr. LaVenture acknowledged the support from Engineering, Legal Department, and the Working Group. Mr. LaVenture went over the proposed changes with the Board.

Speaking in Favor of the Amendment:

(No one spoke in favor)

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:

(No questions or comments were presented by the Board)

Dr. Fenby closed the public hearing.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to approve the changes to the Marlborough Planning Board's Subdivision Rules and Regulations. Yea: Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

5. Subdivision Progress Reports (None)

6. Preliminary/Open Space/Limited Development Subdivision

A. Preliminary Subdivision Application - 209 Cullinane Drive Extension

Mr. LaVenture read the correspondence from Conservation, Engineering, and the Board of Health into the record.

Dr. Fenby and William Tirrell, Chappell Engineering Associates, LLC (201 Boston Post Road West, Suite 101, Marlborough, MA 01752) discussed the access point on the proposed cul-de-sac to an existing recreation path that runs from Longfellow Terrace to Cullinane Drive.

City Engineer Thomas DiPersio explained this proposed subdivision would require a waiver for the 40-foot right-of-way. From an engineering standpoint alternative 3 is favorable because utilities are not being extended and it would eliminate the need for a zoning variance for the front yard setback.

The Board, City Engineer Thomas DiPersio and the applicant had discussions on the title 5 requirements from the Board of Health with respect to the septic systems on the remaining Red Spring Road property.

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

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

B. Informal Discussion of potential subdivision - 342 Sudbury Street, Marlborough, MA 01752

Mr. LaVenture read the correspondence from Robert J. Parenete into the record.

Robert J. Parenete, (21 Chapin St., Northboro, MA 01532) went over the revised two alternatives described below:

- A private roadway that would require many waivers and would have a “hammerhead” turn-around.
- A public roadway that would require minimal waivers and have cul-de-sac turn-around.

City Engineer Thomas DiPersio and Dr. Fenby had a discussion regarding concerns on the road being private and where the frontage of the proposed second lot would be. Dr. Fenby also questioned whether the house could have a Sudbury street address.

On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted to refer the informal subdivision for 342 Sudbury Street to Engineering. Yea: Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

7. Definitive Subdivision Submissions (None)

9. Correspondence (None)

10. Unfinished Business

A. Order #21-1008344, Proposed Zoning Amendment to Chapter 650, Section 5 and Section 18(36) by adding “Hobby Vehicle Storage” as a warehousing use in the Limited Industrial District

Mr. Fay discussed concerns on parking, large crowds, zoning use “museums” and future potential use for commercial auto sales.

On a motion by Mr. Fay seconded by Mr. LaVenture, the Board voted to make a favorable recommendation to the City Council for the amendment to Chapter 650, Section 5 and Section 18(36) by adding “Hobby Vehicle Storage” as a warehousing use in the Limited Industrial District. Motion Carried.

The Board provided the following reasons in reaching its recommendation:

The developer established the proposed Zoning Amendment is consistent with the character of the surrounding neighborhood; In the Planning Board’s opinion, approval of the Zoning Amendment would not be overly burdensome to the neighbors; The developer established the proposed Zoning Amendment would provide the City with a type of warehousing use that is not already available in the City and that the Zoning Amendment would benefit the City; The developers established the proposed Zoning Amendment would be keeping with the intent and purposes of the City Zoning Ordinance.

The Planning Board suggests the following limitations if the City Council sees fit to approve the Zoning Amendment:

Strictly prohibit commercial automotive sales in the definition of Hobby Vehicle Storage. Multiple Board members expressed concerns that the new definition could be exploited in the future by a business seeking to sell such vehicles in an indoor setting.

11. Calendar Updates (None)

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

12. Public Notices of other Cities & Towns

A. Misc. surrounding Cities/Towns Planning Board – Notices of Public Hearings

On a motion by Mr. LaVenture, seconded by Mr. Fay, the Board voted to accepted and file the notice of public hearing from surrounding town. Yea: Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

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

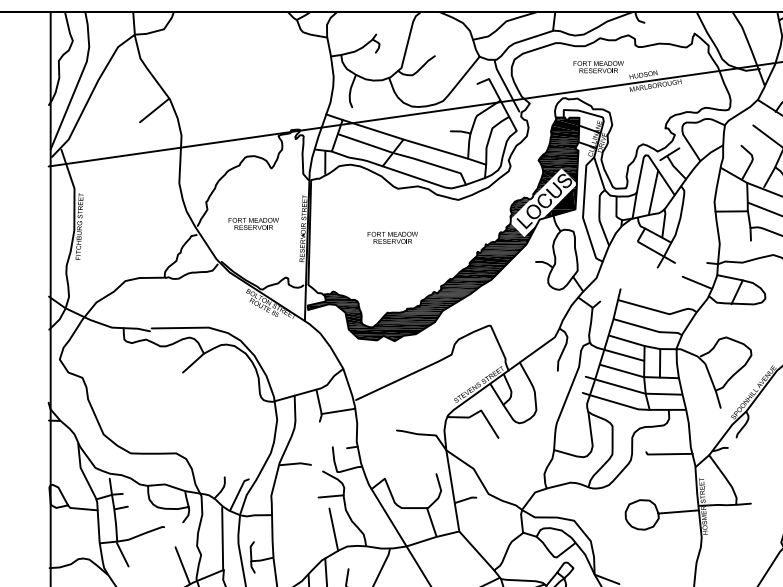
Respectfully submitted,

/kmm

George LaVenture/Clerk

*PRELIMINARY
SUBDIVISION PLAN*

*CULLINANE DRIVE
EXTENSION
MARLBOROUGH, MA*



LOCUS MAP

OWNER:
J. MOR REALTY TRUST
209 CULLINANE DRIVE
MARLBOROUGH, MA 01752
BOOK 18768 PAGE 509
PARCEL I.D. 30-10

***PRELIMINARY
SUBDIVISION PLAN
CULLINANE DRIVE
EXTENSION***

PLAN OF LAND

209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'

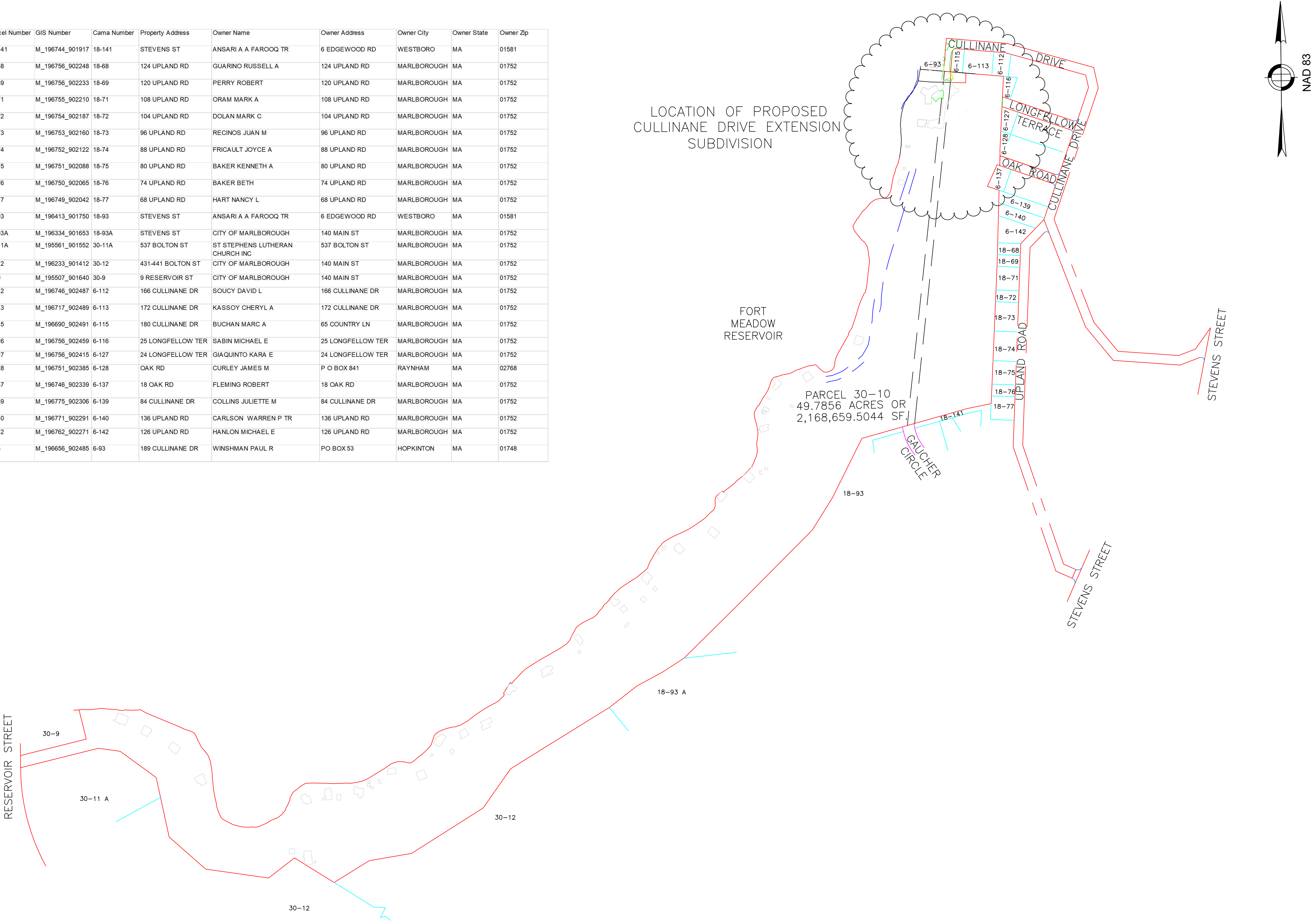
DATE: AUGUST 6, 2021

C CHAPPELL
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COVER SHEET

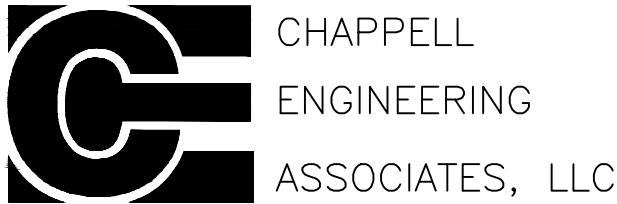
Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
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18-68	M_196756_902248	18-68	124 UPLAND RD	GUARINO RUSSELL A	124 UPLAND RD	MARLBOROUGH	MA	01752
18-69	M_196756_902233	18-69	120 UPLAND RD	PERRY ROBERT	120 UPLAND RD	MARLBOROUGH	MA	01752
18-71	M_196755_902210	18-71	108 UPLAND RD	ORAM MARK A	108 UPLAND RD	MARLBOROUGH	MA	01752
18-72	M_196754_902187	18-72	104 UPLAND RD	DOLAN MARK C	104 UPLAND RD	MARLBOROUGH	MA	01752
18-73	M_196753_902160	18-73	96 UPLAND RD	RECINOS JUAN M	96 UPLAND RD	MARLBOROUGH	MA	01752
18-74	M_196752_902122	18-74	88 UPLAND RD	FRICAULT JOYCE A	88 UPLAND RD	MARLBOROUGH	MA	01752
18-75	M_196751_902088	18-75	80 UPLAND RD	BAKER KENNETH A	80 UPLAND RD	MARLBOROUGH	MA	01752
18-76	M_196750_902065	18-76	74 UPLAND RD	BAKER BETH	74 UPLAND RD	MARLBOROUGH	MA	01752
18-77	M_196749_902042	18-77	68 UPLAND RD	HART NANCY L	68 UPLAND RD	MARLBOROUGH	MA	01752
18-93	M_196413_901750	18-93	STEVENS ST	ANSARI A A FAROOQ TR	6 EDGEWOOD RD	WESTBORO	MA	01581
18-93A	M_196334_901653	18-93A	STEVENS ST	CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA	01752
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30-12	M_196233_901412	30-12	431-441 BOLTON ST	CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA	01752
30-9	M_195507_901640	30-9	9 RESERVOIR ST	CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA	01752
6-112	M_196746_902487	6-112	166 CULLINANE DR	SOUCY DAVID L	166 CULLINANE DR	MARLBOROUGH	MA	01752
6-113	M_196717_902489	6-113	172 CULLINANE DR	KASSOY CHERYL A	172 CULLINANE DR	MARLBOROUGH	MA	01752
6-115	M_196690_902491	6-115	180 CULLINANE DR	BUCHAN MARC A	65 COUNTRY LN	MARLBOROUGH	MA	01752
6-116	M_196756_902459	6-116	25 LONGFELLOW TER	SABIN MICHAEL E	25 LONGFELLOW TER	MARLBOROUGH	MA	01752
6-127	M_196756_902415	6-127	24 LONGFELLOW TER	GIAQUINTO KARA E	24 LONGFELLOW TER	MARLBOROUGH	MA	01752
6-128	M_196751_902385	6-128	OAK RD	CURLEY JAMES M	P O BOX 841	RAYNHAM	MA	02768
6-137	M_196746_902339	6-137	18 OAK RD	FLEMING ROBERT	18 OAK RD	MARLBOROUGH	MA	01752
6-139	M_196775_902306	6-139	84 CULLINANE DR	COLLINS JULIETTE M	84 CULLINANE DR	MARLBOROUGH	MA	01752
6-140	M_196771_902291	6-140	136 UPLAND RD	CARLSON WARREN P TR	136 UPLAND RD	MARLBOROUGH	MA	01752
6-142	M_196762_902271	6-142	126 UPLAND RD	HANLON MICHAEL E	126 UPLAND RD	MARLBOROUGH	MA	01752
6-93	M_196656_902485	6-93	189 CULLINANE DR	WINSHMAN PAUL R	PO BOX 53	HOPKINTON	MA	01748



FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES. LLC. COMPLETED ON JULY 26TH-30TH, 2021.

PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, CITY OF MARLBOROUGH, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED ON JULY 30, 2021.



Civil Structural Land Surveying
201 BOSTON POST ROAD WEST-SUITE 101
MARLBOROUGH, MA 01752
TEL (508) 481-7400
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DATE WILLIAM-TIRRELL-49330



LEGEND	
	STREET R.O.W. LINE
	ABUTTER PROPERTY LINE
	LOCUS PROPERTY LINE
	EDGE OF PAVEMENT
	EDGE OF WATER
	CHAIN LINK FENCE
	PARCEL LINE
	PROPOSED SUBDIVISION LINE
	SEWER MANHOLE
	CATCH BASIN
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	GUY WIRE ANCHOR
	SIGN
	HYDRANT
	WATER GATE
	GAS GATE
	CONCRETE BOUND DRILLHOLE
	STONE BOUND

PLAN REFERENCES	
ROAD LAYOUTS	
1890 BOLTON STREET COUNTY LAYOUT	
1940 RESERVOIR STREET COUNTY LAYOUT	
1968 CULLINANE ROAD TOWN LAYOUT PLAN 1588 OF 1968	
1968 OAK ROAD TOWN LAYOUT PLAN 1529 OF 1968	
1968 LONGFELLOW ROAD TOWN LAYOUT PLAN 1533 OF 1968	
1968 UPLAND ROAD TOWN LAYOUT PLAN 1586 OF 1968	
RECORDED PLANS	
1052 OF 1950	
1468 OF 1965	
944 OF 1969	
1033 OF 1973	
292 OF 1998	
293 OF 1998	

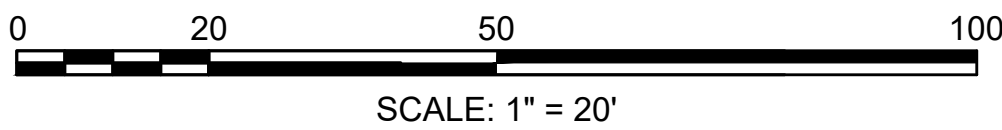
OWNER:
J. MOR REALTY TRUST
209 CULLINANE DRIVE
MARLBOROUGH, MA 01752
BOOK 18768 PAGE 509
PARCEL I.D. 30-10

**PRELIMINARY
SUBDIVISION PLAN
CULLINANE DRIVE
EXTENSION**

EXISTING CONDITIONS
209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'
DATE: AUGUST 6, 2021

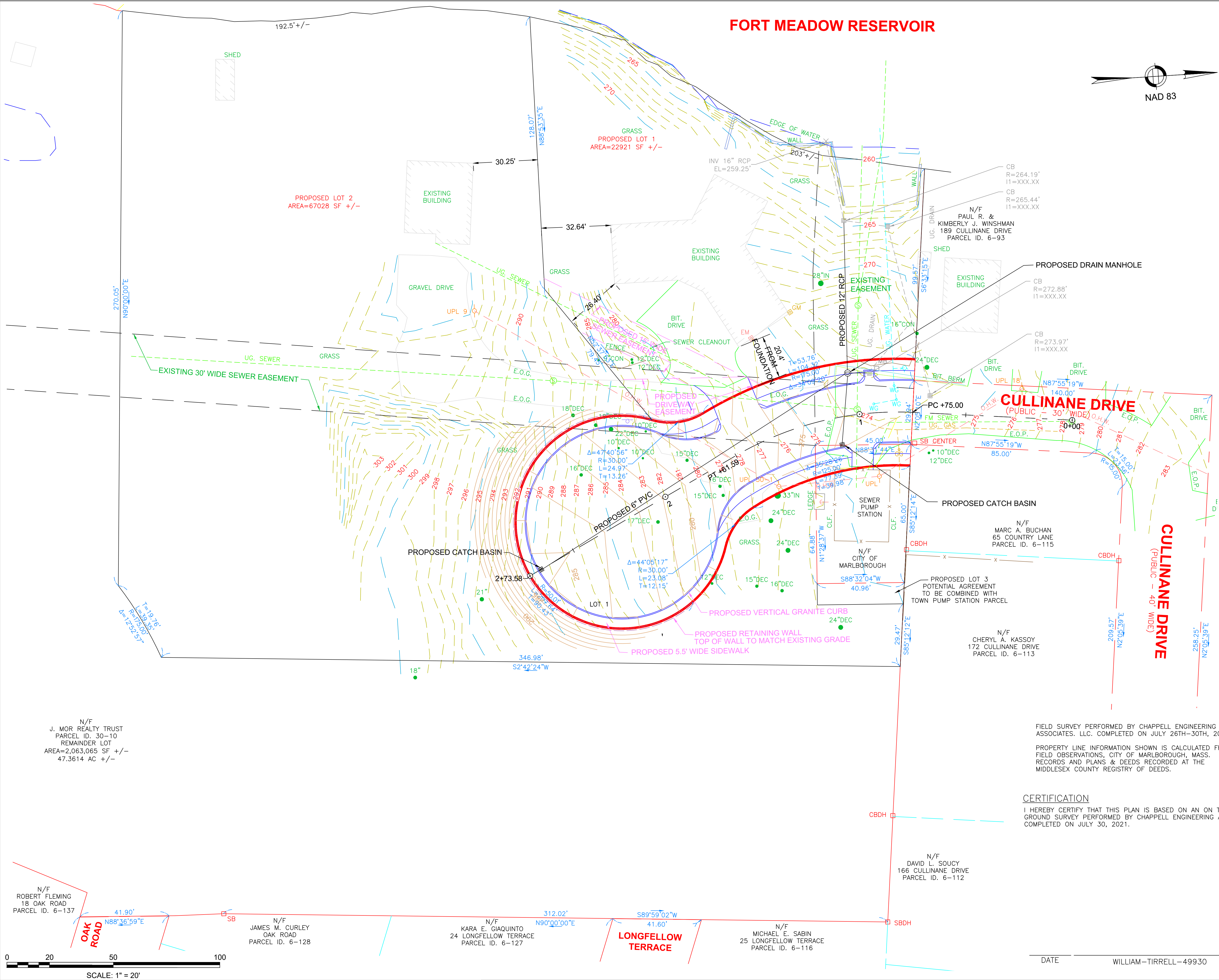
FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES, LLC. COMPLETED ON JULY 26TH-30TH, 2021.
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DATE WILLIAM-TIRRELL-49930

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LEGEND	
	STREET R.O.W. LINE
	ABUTTER PROPERTY LINE
	LOCUS PROPERTY LINE
	EDGE OF PAVEMENT
	EDGE OF WATER
	CHAIN LINK FENCE
	PARCEL LINE
	PROPOSED SUBDIVISION LINE
	SEWER MANHOLE
	CATCH BASIN
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	GUY WIRE ANCHOR
	SIGN
	HYDRANT
	WATER GATE
	GAS GATE
	CONCRETE BOUND DRILLHOLE
	STONE BOUND

ROAD LAYOUTS

1890 BOLTON STREET COUNTY LAYOUT
1940 RESERVOIR STREET COUNTY LAYOUT
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1968 OAK ROAD TOWN LAYOUT PLAN 1529 OF 1968
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RECORDED PLANS

1052 OF 1960
1468 OF 1965
944 OF 1969
1033 OF 1973
292 OF 1998
293 OF 1998

OWNER:

J. MOR REALTY TRUST
209 CULLINANE DRIVE
MARLBOROUGH, MA 01752
BOOK 18768 PAGE 509
PARCEL I.D. 30-10

**PRELIMINARY
SUBDIVISION PLAN**

**CULLINANE DRIVE
EXTENSION**

ALTERATIVE 1

50' WIDTH ROW
CENTERED TO
EXISTING ROW

209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'

DATE: AUGUST 4, 2021

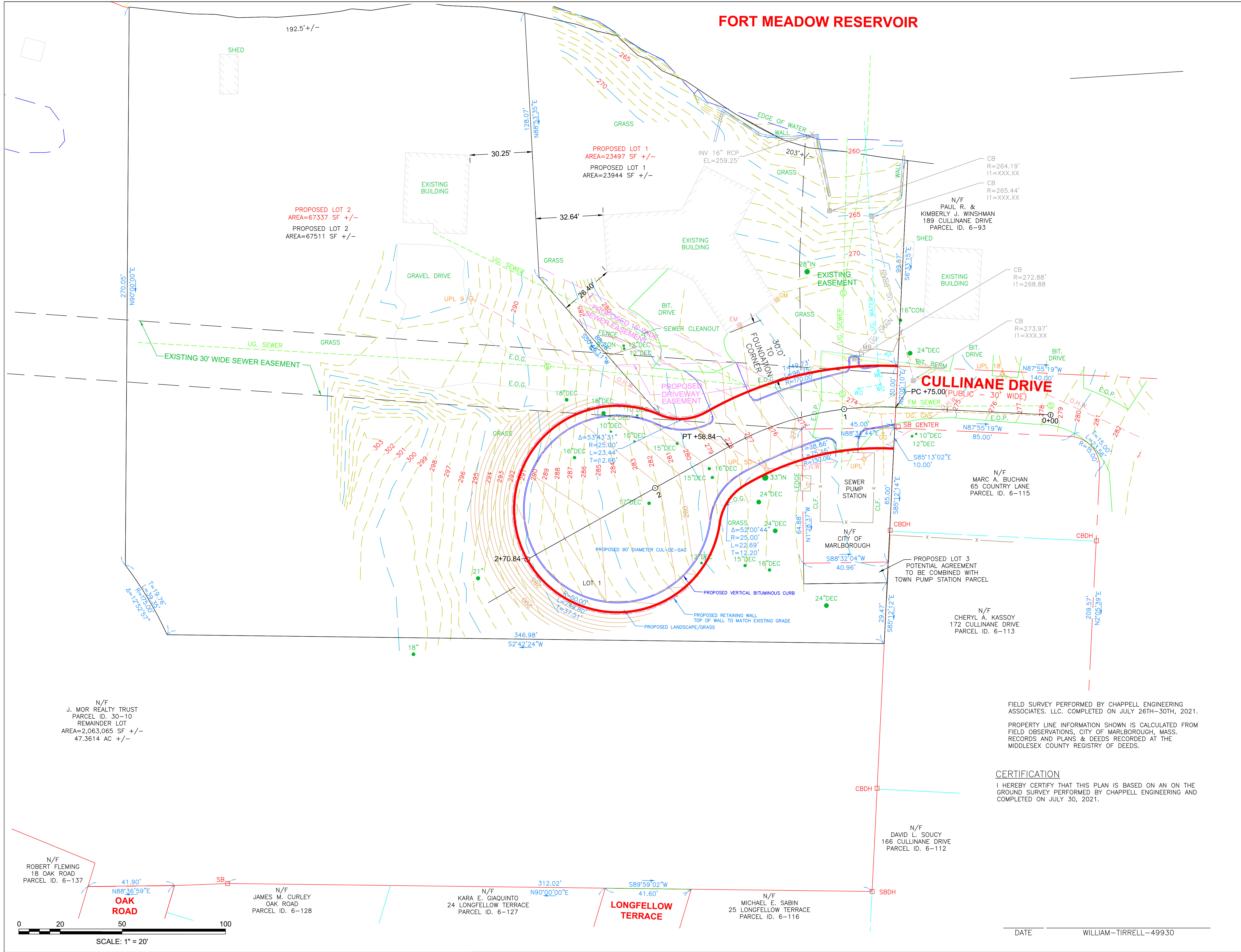
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SHEET 3 OF 8

SHEET 4 OF 8

FORT MEADOW RESERVOIR



LEGEND

- STREET R.O.W. LINE
- ABUTTER PROPERTY LINE
- LOCUS PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF WATER
- CHAIN LINK FENCE
- PARCEL LINE
- PROPOSED SUBDIVISION LINE
- SEWER MANHOLE
- CATCH BASIN
- ELECTRIC METER
- GAS METER
- UTILITY POLE
- GUY WIRE ANCHOR
- SIGN
- HYDRANT
- WATER GATE
- GAS GATE
- CONCRETE BOUND DRILLHOLE
- STONE BOUND

PLAN REFERENCES

ROAD LAYOUTS

- 1899 BOLTON STREET COUNTY LAYOUT
- 1940 RESERVOIR STREET COUNTY LAYOUT
- 1968 CULLINANE ROAD TOWN LAYOUT PLAN 1588 OF 1968
- 1968 OAK ROAD TOWN LAYOUT PLAN 1529 OF 1968
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RECORDED PLANS

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- 1033 OF 1973
- 292 OF 1998
- 253 OF 1998

OWNER:

J. MOR REALTY TRUST
209 CULLINANE DRIVE
MARLBOROUGH, MA 01752
BOOK 18768 PAGE 509
PARCEL I.D. 30-10

**PRELIMINARY
SUBDIVISION PLAN
CULLINANE DRIVE
EXTENSION
ALTERNATIVE 3**

40' WIDTH ROW
OFFSET TO EXISTING ROW

209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'

DATE: AUGUST 6, 2021

**CHAPPELL
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SHEET 5 OF 8

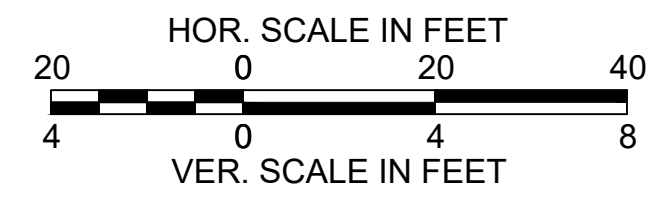
FIELD SURVEY PERFORMED BY CHAPPELL ENGINEERING ASSOCIATES, LLC. COMPLETED ON JULY 26TH-30TH, 2021.

PROPERTY LINE INFORMATION SHOWN IS CALCULATED FROM FIELD OBSERVATIONS, CITY OF MARLBOROUGH, MASS. RECORDS AND PLANS & DEEDS RECORDED AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

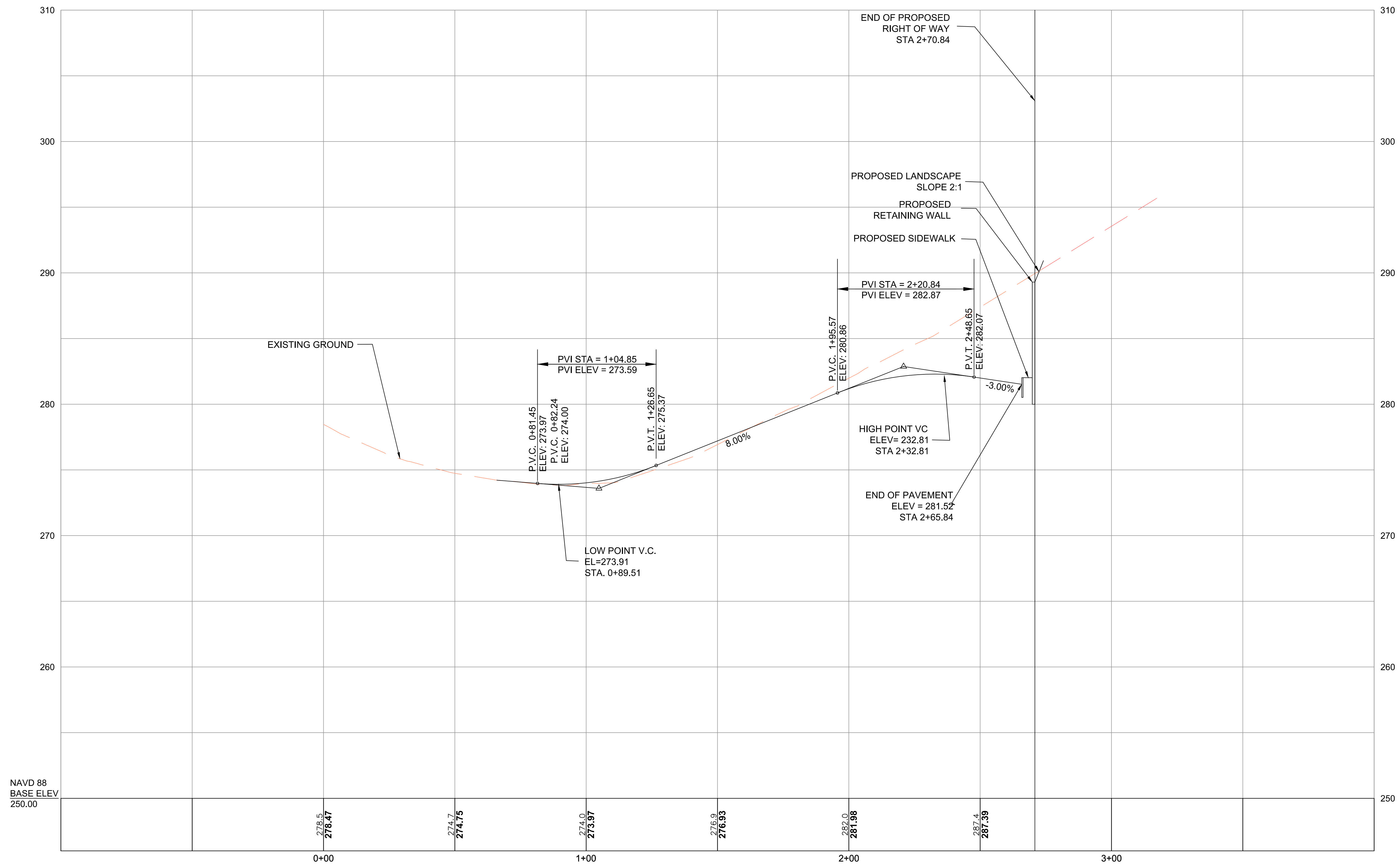
CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY CHAPPELL ENGINEERING AND COMPLETED ON JULY 30, 2021.

DATE WILLIAM-TIRRELL-49930



50' CENTERED



**PRELIMINARY
SUBDIVISION PLAN**

**CULLINANE DRIVE
EXTENSION**

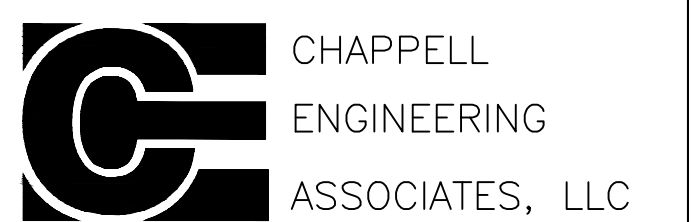
ALTERNATIVE 1

50' WIDTH ROW
CENTERED TO
EXISTING ROW

209 CULLINANE DRIVE
MARLBOROUGH, MASS.

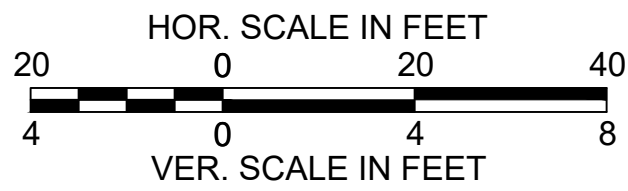
SCALE: 1" = 20'

DATE: AUGUST 4, 2021



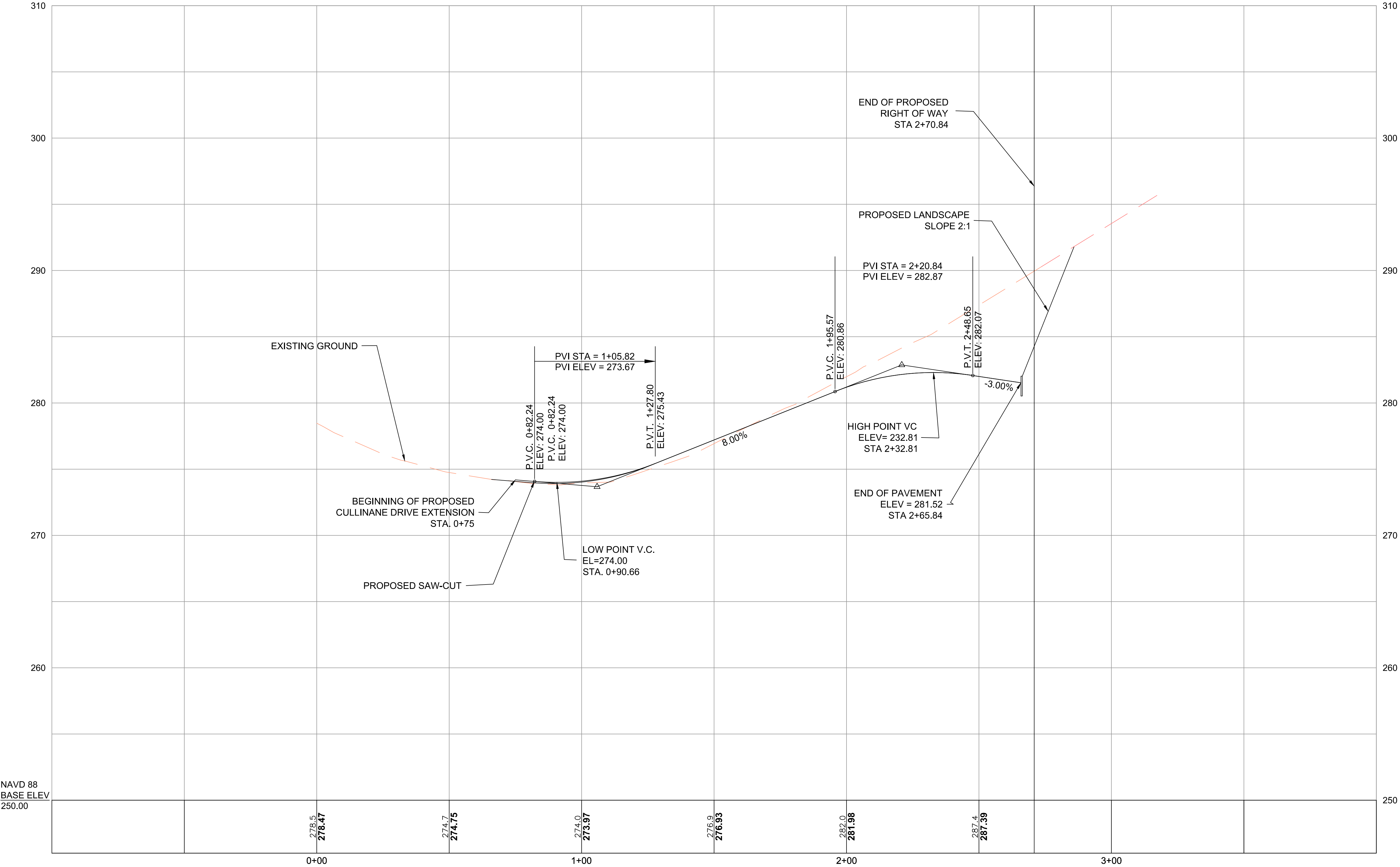
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40' LAYOUT CENTERED

DATE WILLIAM-TIRRELL-49930

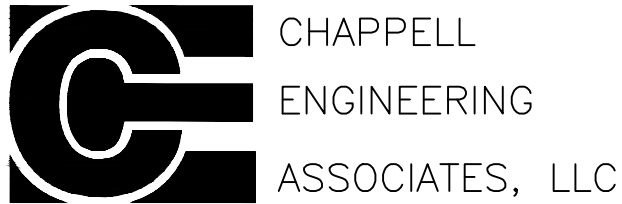


NAVD 88
BASE ELEV
250.00

**PRELIMINARY
SUBDIVISION PLAN**
**CULLINANE DRIVE
EXTENSION**
ALTERNATIVE 2
40' WIDTH ROW
CENTERED TO
EXISTING ROW
209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'

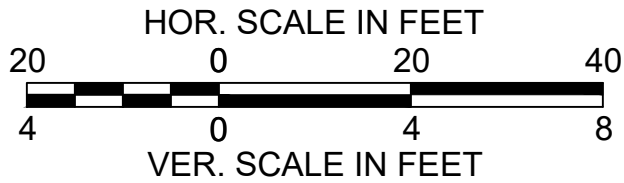
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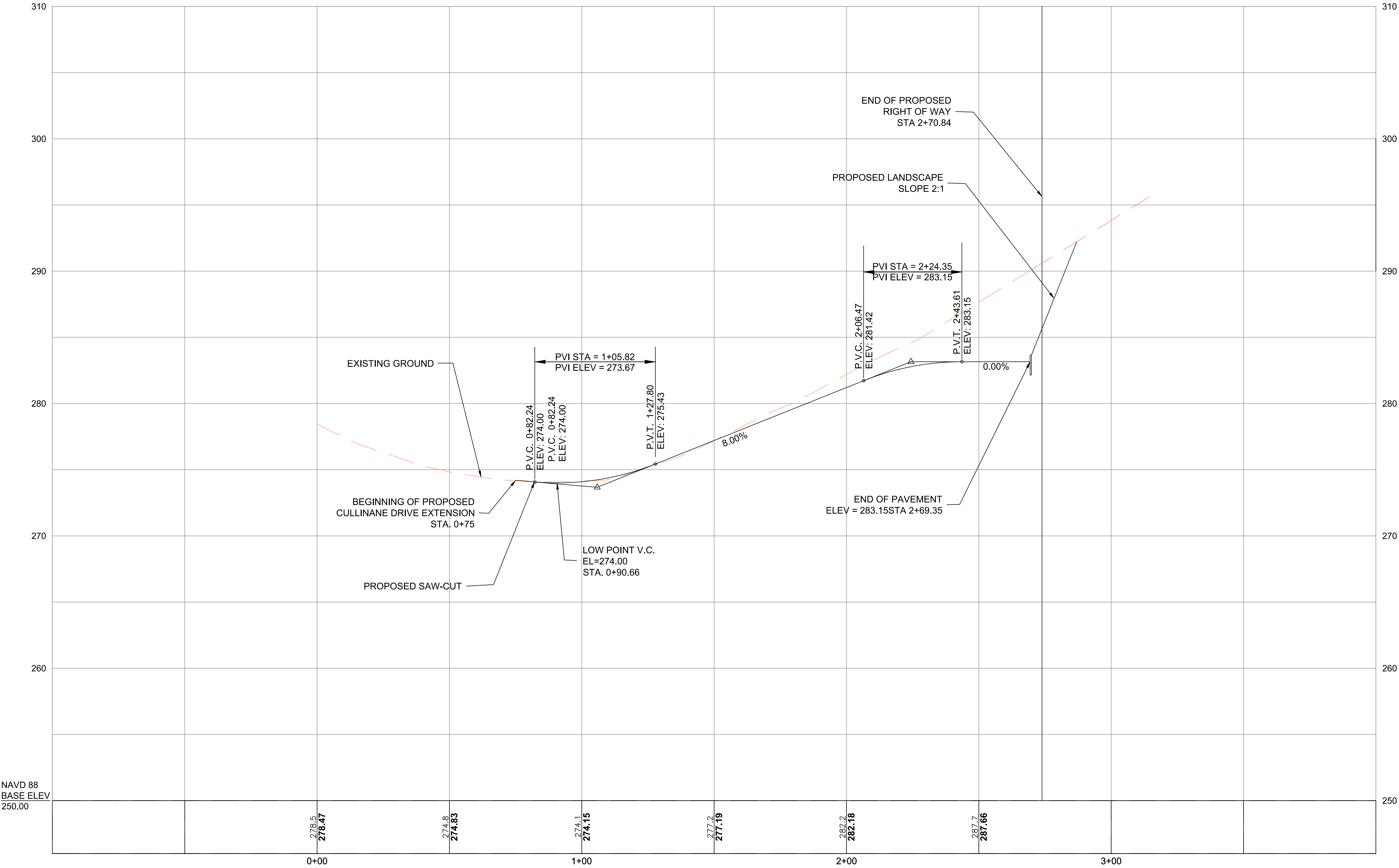
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40 FOOT LAYOUT OFFSET



DATE WILLIAM-TIRRELL-49930

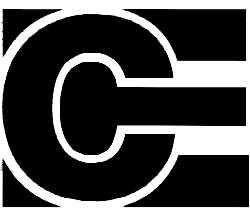


PRELIMINARY
SUBDIVISION PLAN
CULLINANE DRIVE
EXTENSION
ALTERNATIVE 3

40' WIDTH ROW
OFFSET TO EXISTING ROW
209 CULLINANE DRIVE
MARLBOROUGH, MASS.

SCALE: 1" = 20'

DATE: AUGUST 4, 2021



CHAPPELL
ENGINEERING
ASSOCIATES, LLC

Civil Structural Land Surveying
201 BOSTON POST ROAD WEST-SUITE 101
MARLBOROUGH, MA 01752
TEL (508) 481-7400
www.chappellengineering.com



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

September 23, 2021

Marlborough Planning Board

RE: Subdivision Plan Concept
 Sudbury Street

Chair Fenby and Board Members,

Pursuant to the request of the Planning Board at the meeting held on September 13, 2021, I have conducted a review of the conceptual subdivision plans entitled:

“Concept Plan of Two Lot Subdivison” and “Sketch of Conventional Road Width”

Dated: September 8, 2021

Location: 342 Sudbury Street

Owned by: 342 Sudbury Street Trust

Prepared by: Robert Parente, PE, PLS

The review of these conceptual plans is limited to the concept of the subdivision and the major design elements. A more detailed review of the engineering design would be done upon a submission of a subdivision application, assuming that will happen in the future. My general comments on these plans are listed below.

The existing property consists of approximately 3.3 acres and includes one house. The property has approximately 215 feet of frontage. The proposed subdivision would create one additional building lot. In order to create frontage for the two lots, a roadway would have to be created as part of the subdivision. The plans show this roadway as a 40 foot right-of-way and a 50-foot radius cul-de-sac. With respect to the construction standards that the new road would be constructed to, two alternatives are proposed. The applicant has requested feedback from the board on the alternatives.

The first plan shows an 18-foot wide “roadway”, with a hammerhead shaped turn-around. The plan lists the waivers that would be sought, including width of right-of-way (40 feet), width of pavement (18 feet), sidewalks, curbing, and watermain diameter (2-inch). The plan notes that the intent would be that the roadway would remain private. The roadway in this case would have the appearance of the driveway to the new house. The proponent has indicated that a significant number of trees could be saved with this approach. He also has noted that the Fire Chief has preliminarily indicated that this may be acceptable to his department although he has not offered comment directly to the board as of this time.

The second plan shows what apparently would be a fully compliant roadway, with a 40-foot right-of-way. Other than the 40-foot right of way, no other waivers are listed on this plan.

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

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

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

As I have stated previously, in my opinion there is a benefit to the DPW in not having to maintain a new public roadway for access to only one house. I also have the following comments:

- Reduced roadway construction and future ownership/maintenance: If a significant number of construction standards are waived for the new roadway, then my recommendation would be that the City not accept such roadway as a public way.
- Private roadway and legal frontage: Regardless of whether the roadway is public or private, and regardless of the ultimate construction standards to which the roadway is built; the approval of the roadway by the Planning Board under the Subdivision Control Law would create the necessary legal frontage for the two lots.
- Private roadway and future resident issues: The Planning Board has been resistant to approval of roadways that are intended to remain private, so as not to create a situation where future residents of the roadway petition for City acceptance so that the responsibility for maintenance can be taken over by the City. To try to address this, the proponent has indicated that language could be placed in the deeds to the properties and the roadway, indicating that the roadway is to remain private in perpetuity.
- House numbering: In both alternatives, both of the lots would have their legal frontage on the new roadway. If this were to become a full public way then the houses would have addresses on the new roadway. If the roadway were to remain private and full construction waived such that the roadway appeared more as a "driveway", it would be preferable in terms of emergency response situations if the existing house retained the 342 Sudbury Street address and the new house were given a number of 348 Sudbury Street. I see nothing in the City Code Chapter 439 that would preclude this.

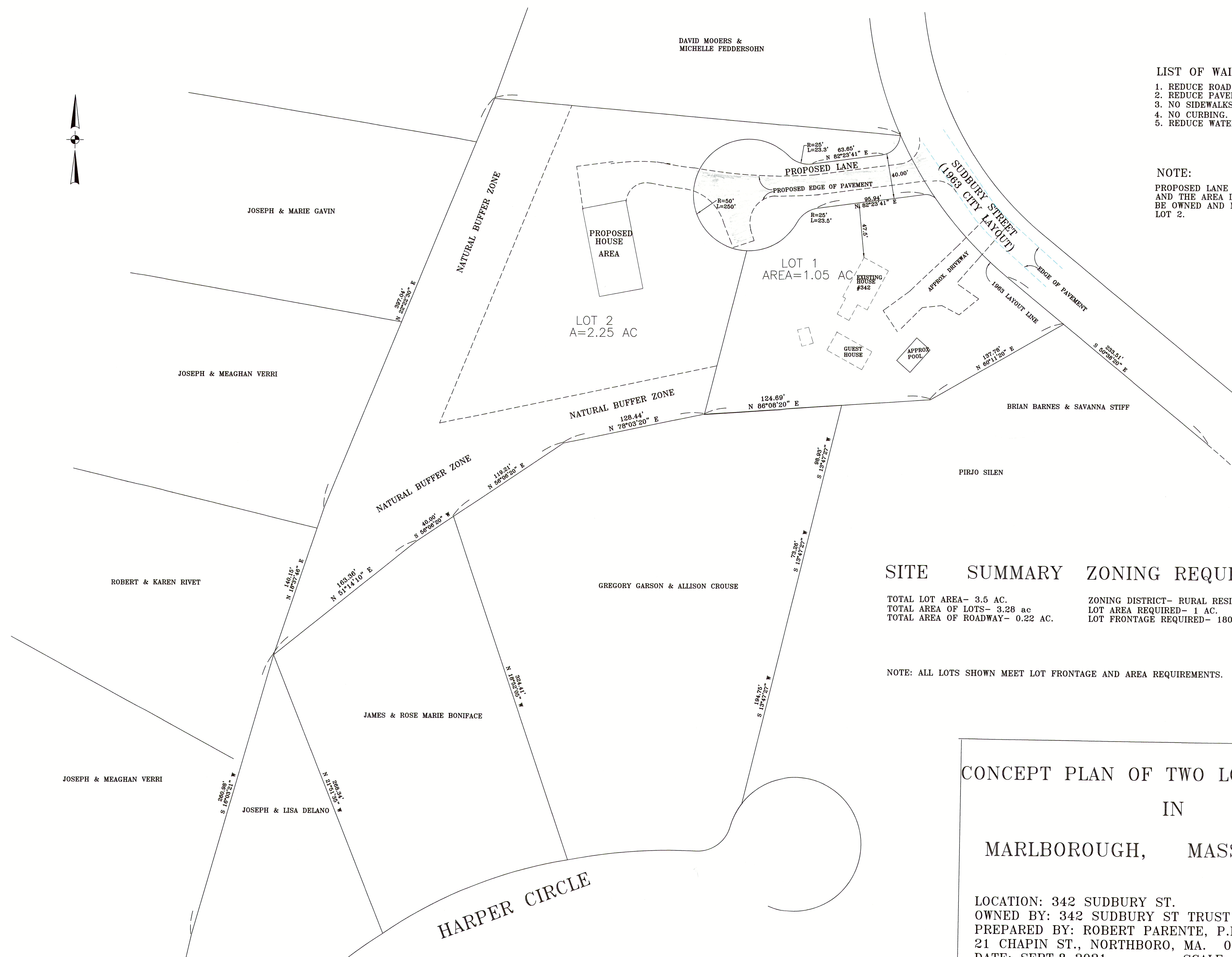
Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,



Thomas DiPersio, Jr., PE, PLS
City Engineer

xc: Sean Divoll, P.E. – DPW Commissioner
Proponent

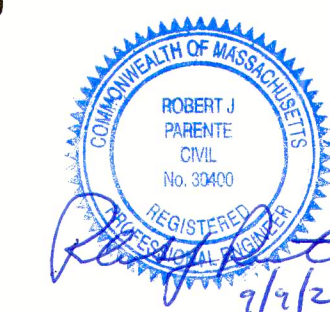


SITE SUMMARY ZONING REQUIREMENTS

TOTAL LOT AREA- 3.5 AC.
TOTAL AREA OF LOTS- 3.28 ac
TOTAL AREA OF ROADWAY- 0.22 AC.

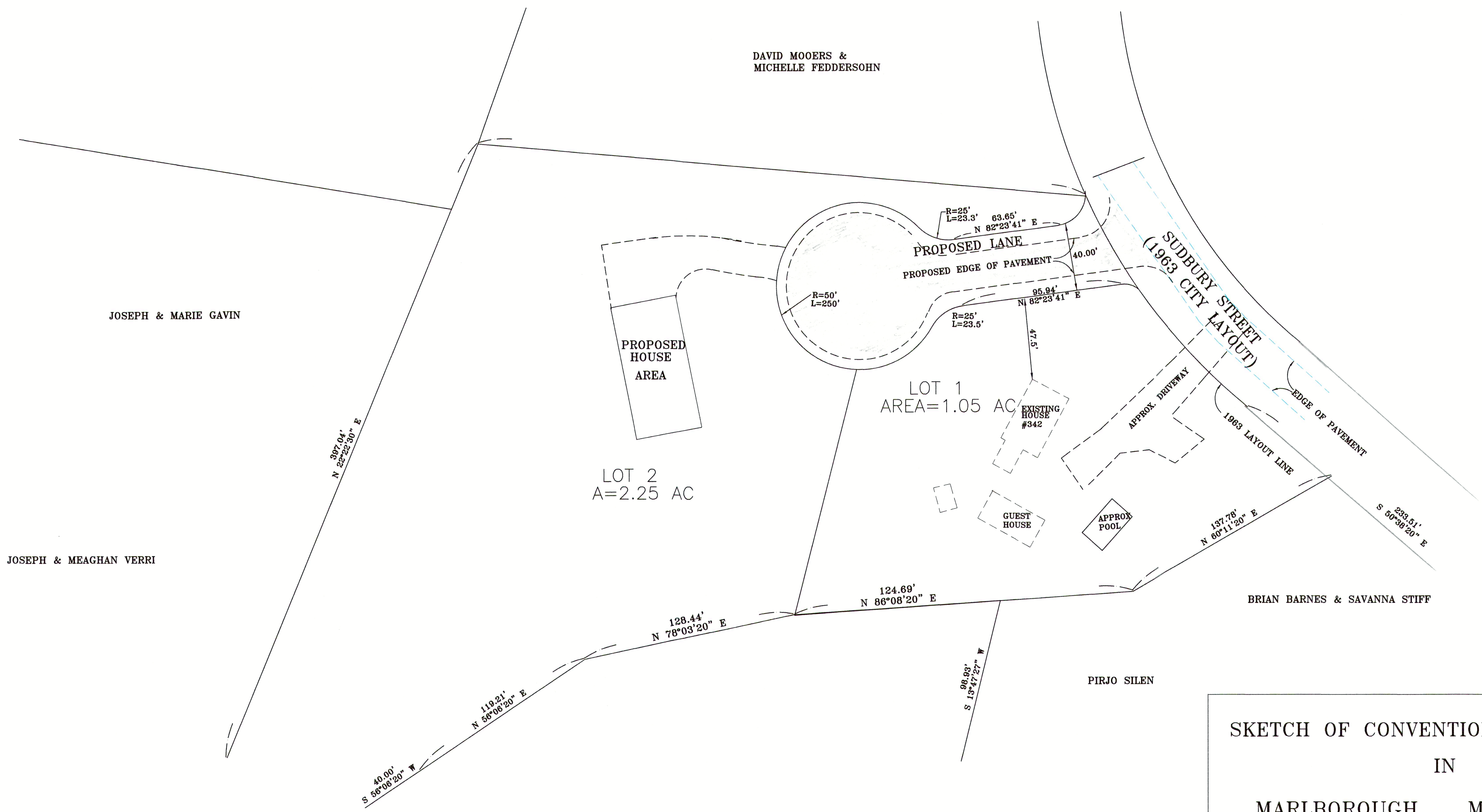
ZONING DISTRICT- RURAL RESIDENCE.
LOT AREA REQUIRED- 1 AC.
LOT FRONTAGE REQUIRED- 180.00'

NOTE: ALL LOTS SHOWN MEET LOT FRONTAGE AND AREA REQUIREMENTS.



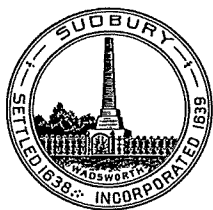
CONCEPT PLAN OF TWO LOT SUBDIVISION
IN
MARLBOROUGH, MASSACHUSETTS

LOCATION: 342 SUDBURY ST.
OWNED BY: 342 SUDBURY ST TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: SEPT.8 2021 SCALE: 1"=40'



SKETCH OF CONVENTIONAL ROAD WIDTH
IN
MARLBOROUGH, MASSACHUSETTS

LOCATION: 342 SUDBURY ST.
OWNED BY: 342 SUDBURY ST TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: SEPT.8 2021 SCALE: 1"=40'



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

www.sudbury.ma.us/planning

TOWN OF SUDBURY NOTICE OF PUBLIC HEARING PLANNING BOARD – SCENIC ROADS BYLAW

In accordance with the provisions of MGL Chapter 40, Section 15C; MGL Chapter 87, Section 3; and Sudbury General Bylaw Article VIII(B), Scenic Roads, the Sudbury Planning Board, in conjunction with the Tree Warden, will hold a public hearing on Wednesday, September 22, 2021 at 7:30 PM in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, or as a virtual meeting, concerning the removal of certain trees along designated scenic roads in Sudbury. All trees are found to be within the Town's Right of Way. A request for their removal has been duly filed by the Department of Public Works and each tree shall bear a notice of the public hearing. The trees under consideration for this public hearing are located on the following roads:

135 Morse Road (Assessor's Map F09-0302)	30" Pine
7 Walkup Road (Assessor's Map J09-0401)	18" Oak
Hudson Road (Assessor's Map G07-0200 across from 406 Old Lancaster Road)	30" Pine and 31" Pine
Hudson Road (Assessor's Map G07-0200 across from 390 Old Lancaster Road)	24" Pine
55 Hudson Road (Assessor's Map H08-0041 across from 610 Peakham Road)	47" Pine
319 Peakham Road (Assessor's Map J06-0006)	24" Pine
192 Peakham Road (Assessor's Map J05-0327)	Two 15" Pines and 12" Ash
587, 589, & 593 Boston Post Road (Assessor's Map K06-0022 on Dudley Road)	33" Oak
139 Goodman's Hill Road (Assessor's Map J10-0503)	26" Pine
226 Goodman's Hill Road (Assessor's Map J09-0040)	16" Ash and 34" Ash
50 Pantry Road (Assessor's Map D10-0011)	24" Oak

All those wishing to be heard on these matters should appear at the time and place designated above or send comments prior to the hearing to the Sudbury Planning Board, 278 Old Sudbury Road, Sudbury, MA 01776.

Stephen Garvin, Chair
Sudbury Planning Board

To be advertised in the Sudbury Town Crier on September 2 & September 9, 2021.



RECEIVED
SOUTHBOROUGH TOWN CLERK

2021 SEP -9 A 8:32

AMB

SEP 13 2021

**Town of Southborough
PLANNING BOARD**

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

September 7, 2021

James Hegarty
Town Clerk
Town of Southborough
17 Common Street
Southborough, MA 01772

**PUBLIC HEARING NOTICE
MAJOR SITE PLAN APPROVAL &
SPECIAL PERMIT FOR LOWER IMPACT DEVELOPMENT
325 Turnpike Road; Assessors Map 26, Parcels 2 & 10**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public a hearing on **Monday, September 27, 2021** via remote Zoom meeting to consider application of James Bourne, representative of Ken's Foods for **Major Site Plan Approval at 7:20PM.**

Per Section 174-13.3 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, September 27, 2021** via remote Zoom meeting to consider the application of James Bourne, representative of Ken's Foods for **Special Permit for Lower Impact Development at 7:25PM.**

These hearings concern the development of 62,500 square foot warehouse expansion, related drainage improvements, relocation of the emergency vehicle access road and fire protection water service around the expansion. The 51.5-acre parcel is located primarily in an Industrial Park Zoning District at **325 Turnpike Road; Assessors Map 26, Parcels 2 & 10.**

A copy of the plans and application may be reviewed on the Planning Board's web page: <https://www.southboroughtown.com/planning-board> or in person at the Southborough Town House during normal business hours.

Pursuant to Chapter 20 of the Acts of 2021, **this meeting will be held virtually, no in-person** attendance by the public. Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southboroughtown.com/remotemeetings>

Donald C. Morris, Chair
Planning Board