

# CITY OF MARLBOROUGH MEETING POSTING

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CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2023 JAN -5 PM 2:37

Meeting: **Planning Board**

Date: January 9, 2023

Time: **7:00 PM**

Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, January 9, 2023, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

Agenda Items to be Addressed:

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### **First Order of Business: Planning Board Organization Meeting – Election of Chairperson and Clerk**

**1. Draft Meeting Minutes**

- A. December 19, 2022

**2. Chair's Business**

- A. Unaccepted Streets – *No Updates*
- B. Council Order No. 22-1008767: Order to accept Jenks Lane as a Public Way and to accept the municipal easements

**3. Approval Not Required (None)**

**4. Public Hearings (None)**

**5. Subdivision Progress Reports (None)**

**6. Preliminary/Open Space/Limited Development Subdivision**

- A. Stow Road, Open Space Development Special Permit Application – *No discussion (public hearing set for 1/23/23)*  
Map 20, Parcel 4A, Stow Road, Marlborough, MA 01752  
Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)  
Name of Owner: McCabe Family Irrevocable Trust and Judith McCabe (6 Erie Drive, Hudson, MA 01749)  
Name of Engineer: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)  
Deed Reference: Book: 66136 Page: 582  
Book: 78814 Page: 590

**7. Definitive Subdivision (None)**

**8. Signs**

- A. 405 Maple Street (Fazza Group, Inc.)
- i. Application
  - ii. Denial letter, Ethan Lippitt, Code Enforcement Officer
  - iii. Correspondence from Ethan Lippitt
  - iv. Proposed Sign

**9. Correspondence (None)**

**10. Unfinished Business**

- A. Working Group

**11. Calendar Updates (None)**

**12. Public Notices of other Cities & Towns**

- A. Public Hearing Notices
- i. Town of Southborough (3)
  - ii. Town of Sudbury

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

1A

**Call to Order**

**December 19, 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, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes**

A. December 5, 2022

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the December 5, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**2. Chair's Business**

A. Unaccepted Streets – ***No Updates***

**3. Approval Not Required (None)**

**4. Public Hearings (None)**

**5. Subdivision Progress Reports (None)**

**6. Preliminary/Open Space/Limited Development Subdivision**

A. Stow Road, Open Space Development Special Permit Application

Map 20, Parcel 4A, Stow Road, Marlborough, MA 01752

Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)

Name of Owner: McCabe Family Irrevocable Trust and Judith McCabe (6 Erie Drive, Hudson, MA 01749)

Name of Engineer: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)

Deed Reference: Book: 66136 Page: 582

Book: 78814 Page: 590

i. Form B-1

ii. Abutter's list

iii. List of requested waivers

iv. Truck Turning Exhibit – Cluster Concept Plan

Dated: December 2, 2022

v. Plan Set

Dated: December 2, 2022

Vito Colonna of Connorstone Engineering, Inc. and Chuck Black of Kendall Homes, Inc. spoke on behalf of the application. Mr. Colonna explained this submission is step one for an Open Space Development (approval of the special permit) and went over the plan set.

Existing conditions:

- 6.4 undeveloped acres
- Mix of fields and wetland
- Back portion of parcel abuts City owned property

Conventional Plan

- 3 Lots
- 2 ANR lots along Stow Road (which are part of the parcel but not part of this project)
- Roadway length of 500 Feet
- Waiver Request:
  - o to allow access off Stow Road a roadway width of 18.6 feet

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

**Open Space Plan**

- 3 Lots that would require minimum fill
- 2 ANR lots along Stow Road (which are part of the parcel but not part of this project)
- 1 Open space parcel (likely to be conveyed to the City)
- Roadway length of 290 Feet with a 1.5% road slope
- Waiver Request:
  - o to allow access off Stow Road a roadway width of 18.6 feet
  - o to allow a sidewalk along one side of the roadway instead of both

Mr. Colonna went over the drainage system and explained there was discussions to include the detention basin on privately own property vs an easement on the open space parcel. Water was stubbed onto the property prior to Stow Road being paved and there is already an existing sewer line that runs through the property. He explained they flared out the entrance of the proposed roadway to accommodate the WB-40 truck and the site distance in both directions is at least 250 feet. There are no trees within the City right of way that require a public hearing, however a public hearing would be required for the roadway opening in the stonewall. The stones would be relocated and used to repair other portions of the stonewall.

Mr. Black explained the two ANR lots would gain access from the proposed roadway and the Board addressed concerns on the sidewalk waiver request.

Mr. Russ pointed out that the drainage system is within the 30 foot no-disturb zone of the wetland.

Dr. Fenby and Mr. Colonna discussed an access easement to the open space parcel.

Mr. LaVenture addressed concerns on how a house could be built on Lot S2 within the conventional plan. Mr. DiPersio explained when the plans are reviewed by Engineering, one of the comments to the developer will likely be to show the access within the plan.

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to refer the Stow Road plan set dated December 2, 2022, to Engineering for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

The Board set the public hearing date for January 23, 2023.

**7. Definitive Subdivision (None)**

**8. Signs**

- A. 405 Maple Street (Fazza Group, Inc.)
  - i. Application
  - ii. Denial letter, Ethan Lippitt, Code Enforcement Officer
  - iii. Proposed Sign

Jim Dovan, representative for Fazza Realty, Diego Plenary, Property Manager and Elias DeAquino, Sign Designer, spoke on behalf of the sign variance application.

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

Mr. Plenary explained the existing signs on the property are a 24-inch-high lettering which reads “Fazza”. Mr. Dovan explained they are looking to add their logo to the exterior of the building which exceeds the allowable signage area by about 9 feet. He explained the property abuts three streets and that 401 and 405 Maple Street companies had merged. Mr. Plenary explained the pylon sign and Fazza name sign have already been approved.

Dr. Fenby asked the Board members to take a drive out to the site to review the existing signage. The Board reviewed the google map images of the property. Mr. Fay asked if the sign could be smaller. Mr. Dovan agreed to work with the Board on the size. Dr. Fenby asked the applicants to attend the January 9<sup>th</sup> meeting.

Mr. Russ questioned if the building department was aware of the newly filed ANR which combined the two lots at 401 and 405 Maple Street into one and explained there is a bonus for allowable signage for corner lots. Mr. DiPersio agreed to confirm with the Building Department that this was taken into consideration when reviewing the original permit application for the signs.

**9. Correspondence (None)**

**10. Unfinished Business**

**A. Council No. 22-1008721 – Proposed Zoning Amendment to Chapter 650, Mixed Use and Affordable Housing**

Mr. Fay discussed his concerns on the proposed zoning amendment being an impediment to some of what the City envisions for mixed-used developments and used the site E on Main as an example.

Mr. Russ asked for more information regarding MBTA communities and the Board discussed their concerns on the definition of affordability not being in the zoning amendment.

Council Vice President Kathleen Robey went over the Board's concerns and explained it's likely the Council will review these concerns and explained there would be language within the individual special permits regarding the State's calculation for what is considered affordable.

On a motion by Mr. LaVenture seconded by Mr. Russ, the Board voted to send a favorable recommendation to the City Council on the above-referenced Proposed Zoning Amendment, with the following recommendations:

- That “Affordability” be defined within the zoning amendment
- That the possibility that the amendment may cause impediments to site development be considered
- That the Council consider that this may change when the MBTA information is provided

Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried. 7-0.

**B. Working Group**

Mr. LaVenture updated the Board and explained he would follow up with the City Solicitor for further clarification.

**11. Calendar Updates (None)**

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

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

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

Respectfully submitted,

/kmm

George LaVenture/Clerk

DRAFT



## IN CITY COUNCIL

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Marlborough, Mass., DECEMBER 19, 2022

### ORDERED:

That the Communication from Kevin Gillis on behalf of Northborough Capital Partners, LLC, re: Proposed Order to accept Jenks Lane as a Public Way and to accept the municipal easements, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE, PLANNING BOARD AND LEGAL DEPARTMENT**.

ADOPTED

ORDER NO. 22-1008767



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2022 DEC -8 PM 5: 06

15  
Public Services  
+  
Planning Board  
+  
Leg. M.

December 8, 2022

Via: email- citycouncil@marlborough-ma.gov

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

RE: **Goodale Estates Subdivision –  
Acceptance of Jenks Lane as a Public Way**

Dear President Ossing and Members:

As part of the Goodale Estates subdivision located Goodale Street, I am enclosing for your review a proposed order to accept Jenks Lane as a public way and to accept the municipal easements. Also enclosed is a copy of the acceptance plan sheets, as well as a copy of the signed deed. If the original cannot be located another original will be provided upon request.

After this matter has been referred to the Planning Board pursuant to MGL c. 41, § 81I for its report, I will be happy to meet with Public Services during its deliberations.

Thank you for your attention to this matter.

Very truly yours,

Kevin A. Gillis  
Director

Enclosures

cc: Katlyn Miller, Planning Board  
Thomas DiPersio, City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require:

that JENKS LANE be accepted as a public way

from GOODALE STREET at the westerly end of JENKS LANE to the cul-de-sac at the easterly end of JENKS LANE

and that its appurtenant easements be accepted as municipal easements,

as shown on plans thereof and as set forth in Schedule A attached hereto and as set forth below:

DESCRIPTION

Plan entitled, "Plan of Acceptance Goodale Estates LLC Jenks Lane, City of Marlborough, Middlesex County, Commonwealth of Massachusetts," Prepared for: The City of Marlborough; Prepared By: Control Point Associates, Inc., 352 Turnpike Road, Southborough MA 01772; Dated: February 28, 2022, which plan is to be recorded herewith.

Title to the roadways shown as Jenks Lane on said plan, and title to all the municipal easements shown on said plan as "Municipal Easement" and set forth in Exhibit A attached hereto, has been granted to the City of Marlborough in a quitclaim deed from Northborough Capital Partners, LLC, a Rhode Island limited liability company that has re-domesticated to Florida, with an address of 4 Courthouse Lane, Suite 16, Chelmsford, Massachusetts 01824, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

JENKS LANE be accepted as public ways, and their appurtenant easements be accepted as municipal easements, in the City of Marlborough.

ADOPTED

In City Council

Order No. 22-

Adopted

Approved by Mayor

Arthur G. Vigeant

Date:

A TRUE COPY

ATTEST:



## SCHEDULE A

### **MUNICIPAL EASEMENT**

INCLUDING THE PERPETUAL RIGHTS TO A DRAIN EASEMENT OVER, UNDER, AND UPON THE FOLLOWING DESCRIBED LAND, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, AND MAINTENANCE OF DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES OF ALL TYPES AND KINDS FOR DRAINAGE OF SURFACE AND SUBSURFACE WATER TO AND FROM SAID ROADWAY, AS SHOWN ON THE PLAN (RECORDED PLAN NO. 1099 OF 2016) AS THE "DRAIN EASEMENT AND EXCLUSIVE USE EASEMENT" AREA, AND MORE PARTICULARLY DESCRIBED AS:

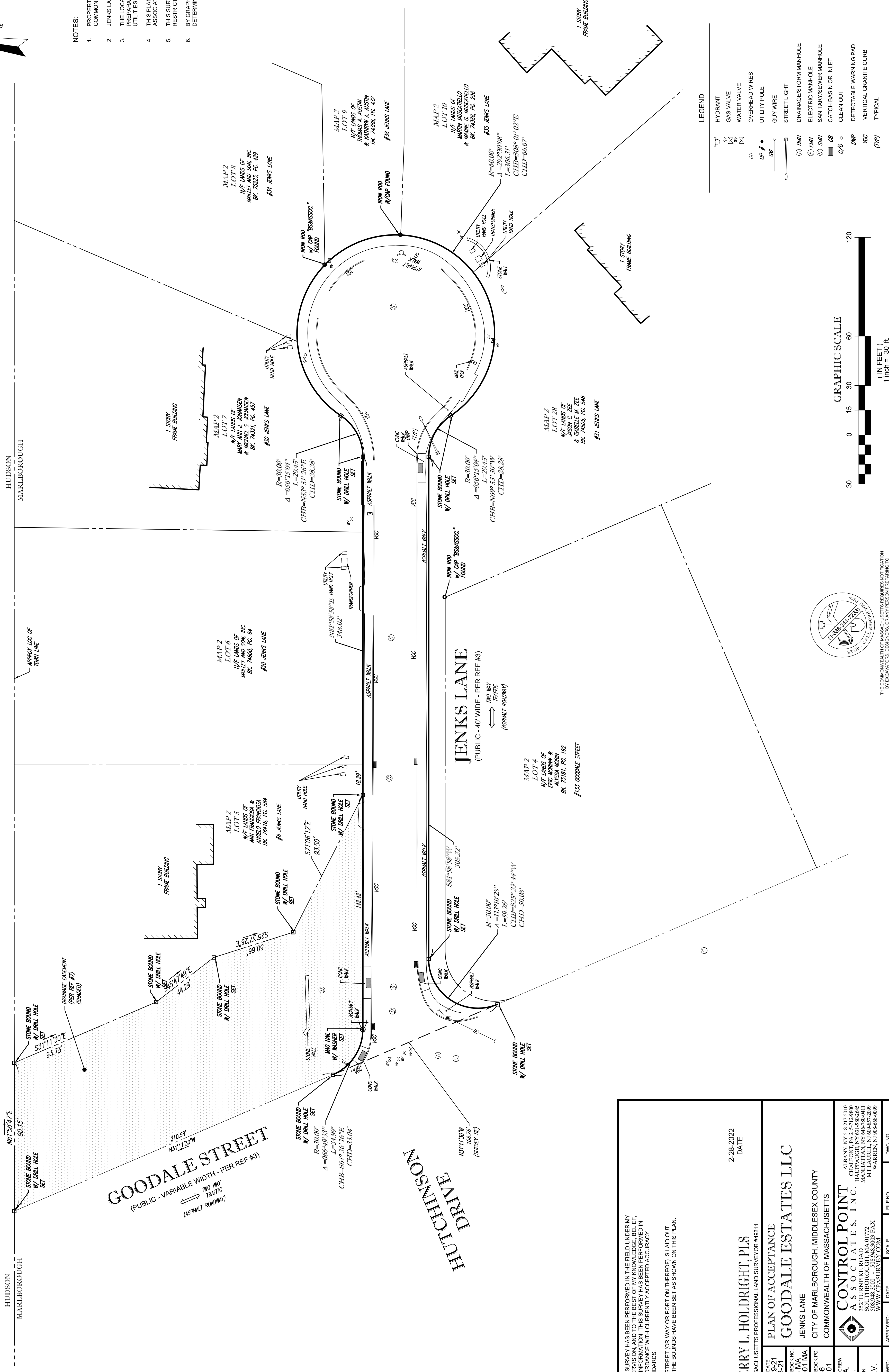
1. ALONG THE DIVIDING LINE WITH LOT 1 (N/F LANDS OF GOODALE ESTATES, LLC), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66 DEGREES - 49 MINUTES - 32 SECONDS, AND AN ARC LENGTH OF 34.99 FEET, THENCE;
2. ALONG THE DIVIDING LINE WITH SAID LOT 1, LOT 2 & LOT 3 (N/F LANDS OF GOODALE ESTATES, LLC), NORTH 81 DEGREES - 58 MINUTES - 58 SECONDS EAST, A DISTANCE OF 142.42 FEET TO A POINT, THENCE;
3. ACROSS LOT 1, THE FOLLOWING 4 COURSES:
  - NORTH 71 DEGREES – 06 MINUTES – 12 SECONDS WEST, A DISTANCE OF 93.50 FEET TO A POINT, THENCE;
  - NORTH 25 DEGREES – 37 MINUTES – 26 SECONDS WEST, A DISTANCE OF 50.67 FEET TO A POINT, THENCE;
  - NORTH 45 DEGREES – 47 MINUTES – 49 SECONDS WEST, A DISTANCE OF 44.29 FEET TO A POINT, THENCE;
  - NORTH 31 DEGREES – 11 MINUTES – 30 SECONDS WEST, A DISTANCE OF 93.73 FEET TO A POINT, THENCE;
4. SOUTH 81 DEGREES – 58 MINUTES – 47 SECONDS WEST, A DISTANCE OF 90.15 FEET TO THE POINT AND PLACE OF BEGINNING.

AND RESERVING TO THE GRANTOR, THEIR ASSIGNS AND SUCCESSORS AN EXCLUSIVE USE EASEMENT OVER THE PREVIOUSLY DESCRIBED DRAINAGE EASEMENT. SAID EXCLUSIVE USE EASEMENT SHALL BE USED AND ENJOYED BY THE GRANTOR, THEIR ASSIGNS AND SUCCESSORS, BUT SHALL BE LIMITED SUCH THAT NO PERMANENT OR SEMI-PERMANENT OBSTRUCTION MAY BE PLACED IN THE AREA OF SAID DRAINAGE EASEMENT, AND ANY USE OF THE EXCLUSIVE USE EASEMENT AREA SHALL FIRST REQUIRE THE CONSENT OF THE CITY ENGINEER CONFIRMING IT WILL NOT IMPEDE THE DRAINAGE EASEMENTS RIGHTS OF THE CITY OF MARLBOROUGH. THE CITY OF MARLBOROUGH AND ITS SUCCESSORS SHALL ALSO HAVE THE RIGHT TO REMOVE IMPEDIMENTS TO ALL RIGHTS UNDER THE DRAINAGE EASEMENT INCLUDING BUT NOT LIMITED TO THE

OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT AREA, SUCH AS TREES, ASPHALT AND SIDEWALKS.


THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A PLAN PREPARED BY BRUCE SALUK & ASSOCIATES, INC. ENTITLED "DEFINITIVE PROPERTY PLAN-GOODALE ESTATES, MARLBOROUGH, MA" DATED JULY 19, 2016, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 1099 OF 2016.

FOR REGISTRY USE ONLY

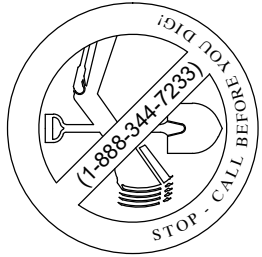


THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

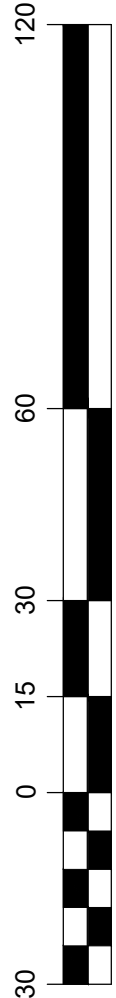
THE STREET (OR WAY OR PORTION THEREOF) IS LAID OUT AND THE BOUNDS HAVE BEEN SET AS SHOWN ON THIS PLAN.

GERRY L. HOLDRIGHT, PLS MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211		DATE	
FIELD DATE 4-23-21		PLAN OF ACCEPTANCE	
FIELD NO 20-01 MA 21-8 WA 20-08 MA		GOODALE ESTATES LLC	
FIELD BOOK PG 55-66 55-101		JENKS LANE CITY OF MARLBOROUGH, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS	
 CONTROL POINT ASSOCIATES, INC. 332 TURNPIKE ROAD SUITE 200 WILMINGTON, MA 01897 WWW.CPASURVEY.COM		ALBANY, NY 51837-5010 CHARLOTTE, PA 21571-7000 CHICAGO, IL 60642-4000 MANHATTAN, NY 646-780-0411 MT LAUREL, NJ 609-687-2099 TULSA, OK 918-468-0000	
REVIEWED G.L.H.	APPROVED G.L.H.	DATE 2-28-2022	SCALE 1" = 30'
B.A.V.	DRAWN C.W.	FILE NO 03-180288-00	DWG NO OF 1

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



GRAPHIC SCALE



(IN FEET)  
1 inch = 30 ft

- | LEGEND |                        |
|--------|------------------------|
|        | HYDRANT                |
|        | GAS VALVE              |
|        | WATER VALVE            |
|        | OVERHEAD WIRES         |
|        | UTILITY POLE           |
|        | GUY WIRE               |
|        | STREET LIGHT           |
|        | DRAINAGE STORM MANHOLE |
|        | ELECTRIC MANHOLE       |
|        | SANITARY/SEWER MANHOLE |
|        | CATCH BASIN OR INLET   |
|        | CLEAN OUT              |
|        | DETECTABLE WARNING PAD |
|        | VERTICAL GRANITE CURB  |
|        | TYPICAL                |

CITY OF MARLBOROUGH PLANNING BOARD

CITY ENGINEER

CHAIRMAN

DATE \_\_\_\_\_

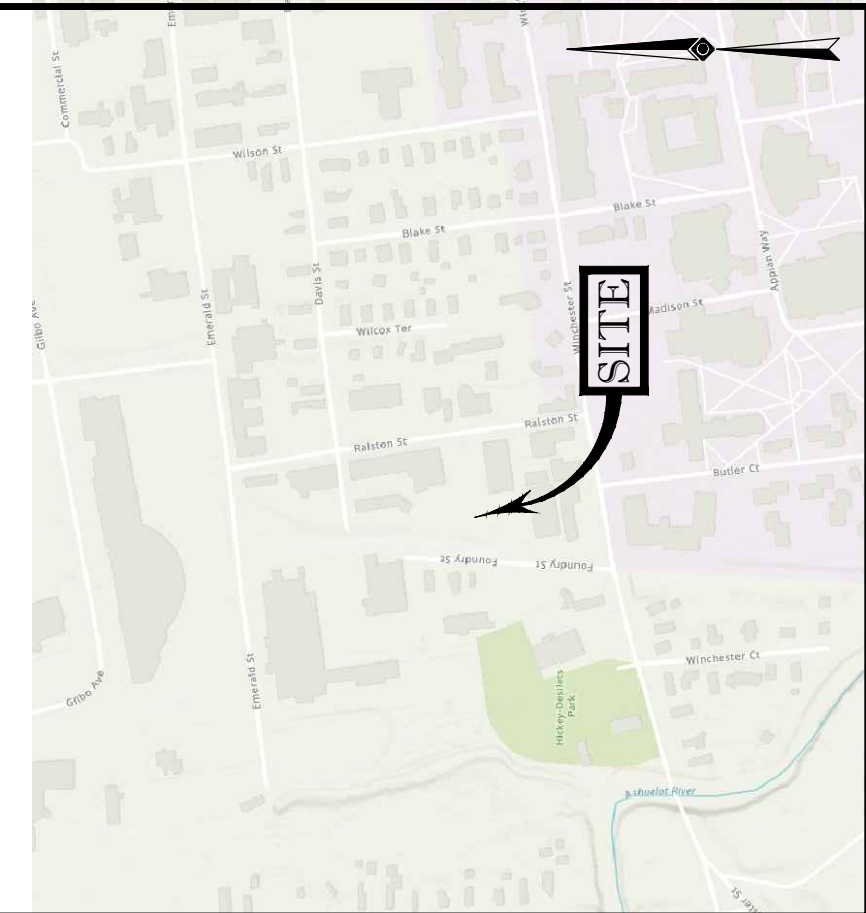
THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING BYLAW AND REGULATIONS.

NOTES:

1. PROPERTY KNOWN AS JENKS LANE IS SHOWN ON THE CITY OF WARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 2.
2. JENKS LANE AREA = 26.81 ACRES SQUARE FEET OR 0.619 ACRES
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION TO BEGIN. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC NOTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X2" (ANISHAWAD) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REG. 42.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CITY OF MARLBOROUGH, MIDDLESEX COUNTY, MAP 2.
2. THE ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)", PAGE 34 OF 686," MAP NUMBER 200703044F, MAP REVISED JULY 1, 2014.
3. MAP ENTITLED "ENTITLED PROPERTY PLAN - GOODALE ESTATES - MARLBOROUGH, MA," PREPARED BY BRUCE SALKAL & ASSOCIATES INC., DATED JULY 18, 2016, LAST REVISED, MAP NUMBER 2016070004F, MAP REVISED JULY 1, 2016.
4. MAP ENTITLED "LAND IN MARLBOROUGH, MA (MIDDLESEX COUNTY), OWNER: CHANCELLOR ASSOCIATES, INC. 638, REC. 12/1986," PREPARED BY BEALS AND THOMAS, INC., DATED AUGUST 10, 1987, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 127 OF 1987.
5. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MA (MIDDLESEX COUNTY) INVESTMENT INC.", PREPARED BY TIA R. SURVEY, DATED DECEMBER 2, 1992, LAST REVISED, JANUARY 21, 1993, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 426 OF 1993.
6. MAP ENTITLED "WOODED ACRES SUB-DIVISION OF LAND IN MARLBOROUGH, MASS. OWNED BY CHANCELLOR ASSOCIATES, INC. 638, REC. 12/1986," PREPARED BY BEALS AND THOMAS, INC., DATED AUGUST 10, 1987, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 880 OF 1987.
7. MAP ENTITLED "GOODALE ESTATES DEFINITIVE SUBDIVISION, PLAN MARLBOROUGH, MA," PREPARED BY BRUCE SALKAL & ASSOCIATES INC., DATED JULY 18, 2016, LAST REVISED OCTOBER 14, 2016 (PENDING SURVEY).
8. MAP ENTITLED "RIGHT-OF-WAY AS-BUILT, SURVEY GOODALE ESTATES (LL) JENKS LANE CITY OF MARLBOROUGH, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS," PREPARED BY BRUCE SALKAL & ASSOCIATES INC., DATED APRIL 10, 2016, LAST REVISED, NOVEMBER 4, 2021.



LOCUS MAP  
©2013 ESRI WORLD STREET MAPS  
NOT TO SCALE



**QUITCLAIM DEED**

**NORTHBOROUGH CAPITAL PARTNERS, LLC**, a Rhode Island limited liability company with an address of 4 Courthouse Lane, Suite 16, Chelmsford, Massachusetts 01824, for consideration paid of less than One Hundred Dollars (\$100.00) grants to the **City of Marlborough**, a municipal corporation with a mailing address of 140 Main Street, Marlborough, MA 01752, with QUITCLAIM COVENANTS, the following described property:

That certain parcel of land located in Marlborough, County of Middlesex, Commonwealth of Massachusetts, commonly known as Jenks Lane, as more particularly bounded and described as set forth on Exhibit A attached hereto and made a part hereof and as shown on a plan entitled "Goodale Estates a Definitive Subdivision Plan, Marlborough, Massachusetts" recorded at the Middlesex South Registry of Deeds in Plan Book 1099 of 2016, together with a Drainage Easement subject to an Exclusive Use Easement, as further described therein.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the same premises conveyed to the Grantor by Deed in Lieu of Foreclosure dated October 18, 2018 and recorded in Book 71768, Page 336 of the South Middlesex County Registry of Deeds, said premises transferred hereunder not being "all or substantially all" of the assets of Grantor.

IN WITNESS WHEREOF, NORTHBOROUGH CAPITAL PARTNERS, LLC has caused this QUITCLAIM DEED to be executed by Kevin A. Gillis, a duly authorized Managing Director/Manager this 11<sup>th</sup> day of February, 2020.

Northborough Capital Partners, LLC

By: [Signature]  
Kevin A. Gillis,  
Managing Director/Manager

STATE OF FLORIDA  
Lee County

February 11<sup>th</sup>, 2020

As of the above date, before me, the undersigned notary public, personally appeared Kevin A. Gillis, as Managing Director/Manager of Northborough Capital Partners, LLC, and proved to me through satisfactory evidence of identification, which was a copy of a state driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

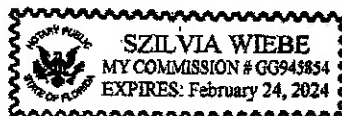
[Signature]

Notary Public:

My commission expires:

02/24/2024

FOR REFERENCE ONLY:  
Jenks Lane  
Marlborough, MA



## **Exhibit A**

### **ROAD DESCRIPTION**

COMMENCING AT A POINT ON THE EASTERLY SIDELINE OF GOODALE STREET (PUBLIC - VARIABLE WIDTH), SAID POINT BEING ON THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF MARLBOROUGH AND THE TOWN OF HUDSON, SAID POINT ALSO BEING A CORNER IN COMMON WITH LANDS N/F OF HUDSON GOLF, LLC (HUDSON, MA-MAP 46, LOT 2), RUNNING THENCE, ALONG SAID EASTERLY SIDELINE OF GOODALE STREET, SOUTH 31 DEGREES - 11 MINUTES - 30 SECONDS EAST, A DISTANCE OF 210.58 FEET TO THE POINT OF BEGINNING, RUNNING THENCE:

1. ALONG THE DIVIDING LINE WITH LOT 1 (N/F LANDS OF GOODALE ESTATES, LLC), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66 DEGREES - 49 MINUTES - 32 SECONDS, AND AN ARC LENGTH OF 34.99 FEET, THENCE;
2. ALONG THE DIVIDING LINE WITH SAID LOT 1, LOT 2 & LOT 3 (N/F LANDS OF GOODALE ESTATES, LLC), NORTH 81 DEGREES - 58 MINUTES - 58 SECONDS EAST, A DISTANCE OF 348.02 FEET TO A POINT OF TANGENCY, THENCE;
3. ALONG THE DIVIDING LINE WITH SAID LOT 3, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56 DEGREES - 15 MINUTES - 04 SECONDS, AND AN ARC LENGTH OF 29.45 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
4. ALONG THE DIVIDING LINE WITH SAID LOT 3, LOT 4, LOT 5, LOT 6 & LOT 7 (N/F LANDS OF GOODALE ESTATES, LLC), MAP 2, LOT 9 (N/F LANDS OF GOODALE ESTATES, LLC), ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 292 DEGREES - 30 MINUTES - 08 SECONDS, AND AN ARC LENGTH OF 306.30 FEET TO A POINT OF REVERSE CURVATURE, RUNNING THENCE, ALONG THE DIVIDING LINE WITH SAID LOT 28, THE FOLLOWING THREE (3) COURSES:
  - ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56 DEGREES - 15 MINUTES - 04 SECONDS, AND AN ARC LENGTH OF 29.45 FEET, THENCE;
  - SOUTH 81 DEGREES - 58 MINUTES - 58 SECONDS WEST, A DISTANCE OF 305.22 FEET TO A POINT OF TANGENCY, THENCE;
  - ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 113 DEGREES - 10 MINUTES - 28 SECONDS, AND AN ARC LENGTH OF 59.26 FEET TO A POINT ON THE EASTERLY SIDELINE OF GOODALE STREET, THENCE;
5. ALONG SAID EASTERLY SIDELINE OF GOODALE STREET, NORTH 31 DEGREES - 11 MINUTES - 30 SECONDS WEST, A DISTANCE OF 108.78 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 26,962 SQUARE FEET OR 0.62 ACRES, MORE OR LESS.

## **MUNICIPAL EASEMENT**

INCLUDING THE PERPETUAL RIGHTS TO A DRAIN EASEMENT OVER, UNDER, AND UPON THE FOLLOWING DESCRIBED LAND, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, AND MAINTENANCE OF DRAINAGE PIPES AND OTHER DRAINAGE FACILITIES OF ALL TYPES AND KINDS FOR DRAINAGE OF SURFACE AND SUBSURFACE WATER TO AND FROM SAID ROADWAY, AS SHOWN ON THE PLAN (RECORDED PLAN NO. 1099 OF 2016) AS THE "DRAIN EASEMENT AND EXCLUSIVE USE EASEMENT" AREA, AND MORE PARTICULARLY DESCRIBED AS:

1. ALONG THE DIVIDING LINE WITH LOT 1 (N/F LANDS OF GOODALE ESTATES, LLC), ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66 DEGREES - 49 MINUTES - 32 SECONDS, AND AN ARC LENGTH OF 34.99 FEET, THENCE;
2. ALONG THE DIVIDING LINE WITH SAID LOT 1, LOT 2 & LOT 3 (N/F LANDS OF GOODALE ESTATES, LLC), NORTH 81 DEGREES - 58 MINUTES - 58 SECONDS EAST, A DISTANCE OF 142.42 FEET TO A POINT, THENCE;
3. ACROSS LOT 1, THE FOLLOWING 4 COURSES:
  - NORTH 71 DEGREES - 06 MINUTES - 12 SECONDS WEST, A DISTANCE OF 93.50 FEET TO A POINT, THENCE;
  - NORTH 25 DEGREES - 37 MINUTES - 26 SECONDS WEST, A DISTANCE OF 50.67 FEET TO A POINT, THENCE;
  - NORTH 45 DEGREES - 47 MINUTES - 49 SECONDS WEST, A DISTANCE OF 44.29 FEET TO A POINT, THENCE;
  - NORTH 31 DEGREES - 11 MINUTES - 30 SECONDS WEST, A DISTANCE OF 93.73 FEET TO A POINT, THENCE;
4. SOUTH 81 DEGREES - 58 MINUTES - 47 SECONDS WEST, A DISTANCE OF 90.15 FEET TO THE POINT AND PLACE OF BEGINNING.

AND RESERVING TO THE GRANTOR, THEIR ASSIGNS AND SUCCESSORS AN EXCLUSIVE USE EASEMENT OVER THE PREVIOUSLY DESCRIBED DRAINAGE EASEMENT. SAID EXCLUSIVE USE EASEMENT SHALL BE USED AND ENJOYED BY THE GRANTOR, THEIR ASSIGNS AND SUCCESSORS, BUT SHALL BE LIMITED SUCH THAT NO PERMANENT OR SEMI-PERMANENT OBSTRUCTION MAY BE PLACED IN THE AREA OF SAID DRAINAGE EASEMENT, AND ANY USE OF THE EXCLUSIVE USE EASEMENT AREA SHALL FIRST REQUIRE THE CONSENT OF THE CITY ENGINEER CONFIRMING IT WILL NOT IMPEDE THE DRAINAGE EASEMENTS RIGHTS OF THE CITY OF MARLBOROUGH. THE CITY OF MARLBOROUGH AND ITS SUCCESSORS SHALL ALSO HAVE THE RIGHT TO REMOVE IMPEDIMENTS TO ALL RIGHTS UNDER THE DRAINAGE EASEMENT INCLUDING BUT NOT LIMITED TO THE

OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT AREA, SUCH AS TREES, ASPHALT AND SIDEWALKS.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A PLAN PREPARED BY BRUCE SALUK & ASSOCIATES, INC. ENTITLED "DEFINITIVE PROPERTY PLAN-GOODALE ESTATES, MARLBOROUGH, MA" DATED JULY 19, 2016, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 1099 OF 2016.



**CITY OF MARLBOROUGH**  
**APPLICATION FOR SIGN APPEAL TO PLANNING BOARD**

INSTRUCTIONS: Use this form if your sign permit application has been denied by the Building Inspector and your denial letter indicates your right to appeal to the City of Marlborough Planning Board. This application must be filed with the Planning Board within 30 days of the date of the decision of the of the Building Inspector. (See Number 7 below.) Applicant must attach a copy of the Building Inspector's decision letter (usually a denial of a sign permit.) This application form must be signed by the applicant or their authorized agent (and the property owner if the owner is not the applicant.) Send the completed form along with the \$50.00 filing fee to the Planning Board administrative offices at 135 Neil St. 2<sup>nd</sup> Floor, Marlborough, MA 01752. The Planning Board Administrator will sign this form and schedule an appeal hearing date at a future scheduled meeting of the Planning Board.

1. **Location of Proposed Sign: Street Address:** 405 Maple st. , Marlboro, MA 01752  
**What other signs exist on the property: (Type, Size, Location)** 30"Pan Face Channel letter and Monumental Sign
2. **Name of business or activity applying for sign:** Fazza group Inc
3. **Applicant:** Elias DeAquino  
**Applicant Address:** 62 West Main St. Northboro, MA 01532  
**Applicant Contact Info: (name, email and phone)** Elias DeAquino, [ultrasigns@gmail.com](mailto:ultrasigns@gmail.com) / 774-285-2702
4. **Building Owner:** Yuri Souza  
**Owner Address:** 405 Maple st. , Marlboro, MA 01752  
**Owner Contact Info: (name, email and phone)** Yuri Souza / [targetpainting@live.com](mailto:targetpainting@live.com) / 774-249-1830
5. **Applicant is** ☐ **Building Owner** ☐ **Tenant** ☒ **Other** \_\_\_\_\_
6. **Date of Building Inspector's decision from which appeal is taken:** 11/30/2022  
 (Attach copy of denial of sign permit.)
7. **Section of the Sign Ordinance from which appeal is requested:** Chapter 650, Section(s) 526-9B(3)  
**Section heading(s):** 526-9B(4)
8. **Description of Sign:** Flat wall Sign
9. **Give a brief outline why permit was refused and the purpose of the sign:** Exceeds the allowable aggregated area.  
 (Purpose of the sign will be the increase the elegance of the building.)

Other pertinent information may be submitted with this application or requested by the Planning Board.  
 I hereby request a hearing before the Planning Board with reference to the above noted application:

Signed: Elias de Aquino Date: 12-08-2022 Owner: Fazza Group Inc.  
 Applicant

Received: \$50 application fee - Check payable to City of Marlborough Initials of Board agent KL  
 Scheduled Hearing Date: December 19, 2022 Date of payment 12/8/22

**NEW SIGNS MAY NOT BE ERECTED UNTIL APPEAL HAS BEEN GRANTED AND PERMIT IS ISSUED**

Variance Decision: Ap ☐ ed Denied ☐  
 (attached)



ULTRA SIGNS CORP

108

53-7054/2113  
38

12/08/72

Date

Pay to the  
Order of

city of Marlboro

\$ 5000

Five thousand and no/100

Dollars



Photo  
Safe  
Deposit®  
Details on back

405 maple st. application fees  
For FOR SIGN AREA TO PAVING

*[Signature]*

MP

*City of Marlborough*  
*Commonwealth of Massachusetts*

8A.ii



Ethan Lippitt  
Local Building Inspector  
140 Main Street  
Marlborough, MA 01752  
Phone: (508) 460-3776 XT 4  
Fax: (508) 460-3736  
Email: [elippitt@marlborough-ma.gov](mailto:elippitt@marlborough-ma.gov)

11/30/2022

Elias DeAquino  
62 West Main Street,  
Northborough, MA 01532

RE: Flat Wall Sign Determination, Sign Permit SP-22-44, *405 Maple*

To whom it may concern,

On 11/22/2022 a flat wall sign was applied that would be installed at 405 Maple Street. This flat wall sign cannot be installed as applied for due to being in direct conflict with **§526-9B(3)** and **§526-9B(4)** due to exceeding the allowable aggregate area of all flat wall signs for the property at 150 square feet. The ordinances regarding both the aggregate area and the appeal process have been included in this letter for your convenience.

The following calculations pertain to the existing signage and the proposed signage to be installed upon the site.

Existing Flat Wall Sign Square Footage that is permitted upon the site.

- **134.95 SF of permitted signage was installed as part of sign permit SP-22-37.**

Remaining square footage of area that can have signage installed upon it.

- **15.05 SF of aggregate area that can have wall signs installed upon it.**

Area of proposed signage to be added to the building.

- **105 SF of sign to be added to the existing signage, exceeding the allowable aggregate signage by 89.95 SF.**

**§ 526-9 Nonresidence districts.**

*[Amended 2-14-2011 by Ord. No. 10/11-1002763A]*

The following regulations pertain to signs in Business, Industrial, Limited Industrial, and Commercial and Automotive Districts and to legally nonconforming businesses located in residence districts but not to home occupations.

**(3) Calculation of area.**

**(a) Basic area.** Unless otherwise hereinafter provided, the total area of all flat wall signs shall not exceed 1 1/2 square feet for each horizontal linear foot of the facade of the establishment, provided that the aggregate area of all flat wall signs for any one establishment on any one building shall not exceed 100 square feet, except for bonus area provided in § 526-9B(4) and (5) below.

**(b)** Number of signs and allocation of area. Any number of separate flat wall signs may be erected on the face of a building, provided they meet all provisions of this section and do not exceed the aggregate area allowed by Subsection B(3)(a), Basic area, above.

**(c)** Area of canopy, marquee or awning sign: refer to Subsection B(2) above.

**(4)** Bonus area for multiple frontage. If the building has frontage on more than one public street, or public entrances on more than one facade, then an additional flat wall sign area of one square foot shall be allowed for each linear foot of such additional facade frontage. Such additional sign area shall appear solely on that side of the building which gives rise to the multiple frontage and shall be used exclusively for the business establishment having its facade on that frontage. In no case shall more than two facades be counted on any one building for the purpose of calculating total allowable sign area, which shall not exceed 150 square feet per establishment except for bonus area provided for in § 526-9B(5).

Your rights for an appeal have been included below.

**§ 526-12 Administration and penalties.**

**C. Rights to appeal.**

(1) Any applicant for a permit, any person who has been ordered by the Building Commissioner to incur expense in connection with a sign and any person dissatisfied with any refusal, order or decision of the Building Commissioner may appeal to the Planning Board within 30 days from the date of such refusal, order or decision. The fee for the filing of said appeal shall be \$25, payable to the City of Marlborough upon the filing of said appeal. After written notice given to such parties as the Planning Board shall order, the Planning Board shall address the appeal at a regularly scheduled meeting of the Board. Applying the standards described in Subsection C(2) below, where applicable, and interpreting this chapter, the Planning Board shall affirm, annul or modify such refusal, order or decision within 45 days after hearing the appeal. The action of the Building Commissioner may be annulled or modified only by a two-thirds vote of the Planning Board. If the action of the Building Commissioner is modified or annulled, the Building Commissioner shall issue a permit or order in accordance with the decision of the Planning Board.

[Amended 10-6-2014 by Ord. No. 14-1005921A]

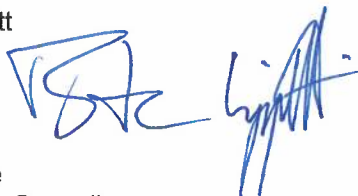
(2) Variances. The Planning Board may vary the provisions of this chapter in specific cases which appear to it not to have been contemplated by this chapter, and in cases wherein its enforcement would involve practical difficulties if, in each instance, desirable relief may be granted without substantially derogating from the intent and purpose of this chapter but not otherwise. Any decision to vary the provisions of this chapter shall be by 2/3 majority and shall specify any variance allowed and the reason therefor. Each decision of the Planning Board shall be filed in the office of the City Clerk within 30 days after the decision and a copy of the decision shall be sent by mail or delivered to the appellant and any other person appearing at the hearing and so requesting in writing. Failure to file such a decision within 30 days after the hearing shall not be deemed to be approval of any variance sought. No variances shall be allowed by the Planning Board from the date on which this sentence becomes effective until July 1, 2007.

[Amended 10-30-2006 by Ord. No. 06100-1323A]

(3) Conditions and safeguards. The Planning Board shall set forth appropriate conditions and safeguards whenever in its opinion they are desirable.

Code Enforcement Officer Ethan Lippitt

Best,  
Ethan Lippitt



CC     File  
         City Council  
         Planning Board  
         Commissioner Htway

**Katlyn LeBold**

---

**From:** Ethan Lippitt  
**Sent:** Saturday, December 24, 2022 4:04 PM  
**To:** Katlyn LeBold  
**Subject:** Re: 405 Maple Street - Sign Variance

Hi Katlyn,  
Max allowable sign area for a building with multiple frontages is 150 square feet. This was accounted for in the determination letter.

Best,  
Ethan

Get [Outlook for iOS](#)

---

**From:** Katlyn LeBold <klebold@marlborough-ma.gov>  
**Sent:** Thursday, December 22, 2022 2:40:29 PM  
**To:** Ethan Lippitt <elippitt@marlborough-ma.gov>  
**Subject:** 405 Maple Street - Sign Variance

Hi Ethan,

They came to the Board for a variance and during the meeting it come up that this is now a corner lot which allows them additional square footage of signage.

They combined 401 and 405 Maple with an ANR back in May. I just want to confirm this was taken into consideration when making the determination.

Thank you!  
Katlyn

---

**From:** Ethan Lippitt <elippitt@marlborough-ma.gov>  
**Sent:** Thursday, December 1, 2022 3:27 PM  
**To:** Katlyn LeBold <klebold@marlborough-ma.gov>  
**Subject:** FW: Sent from the Building Dept HP Copier

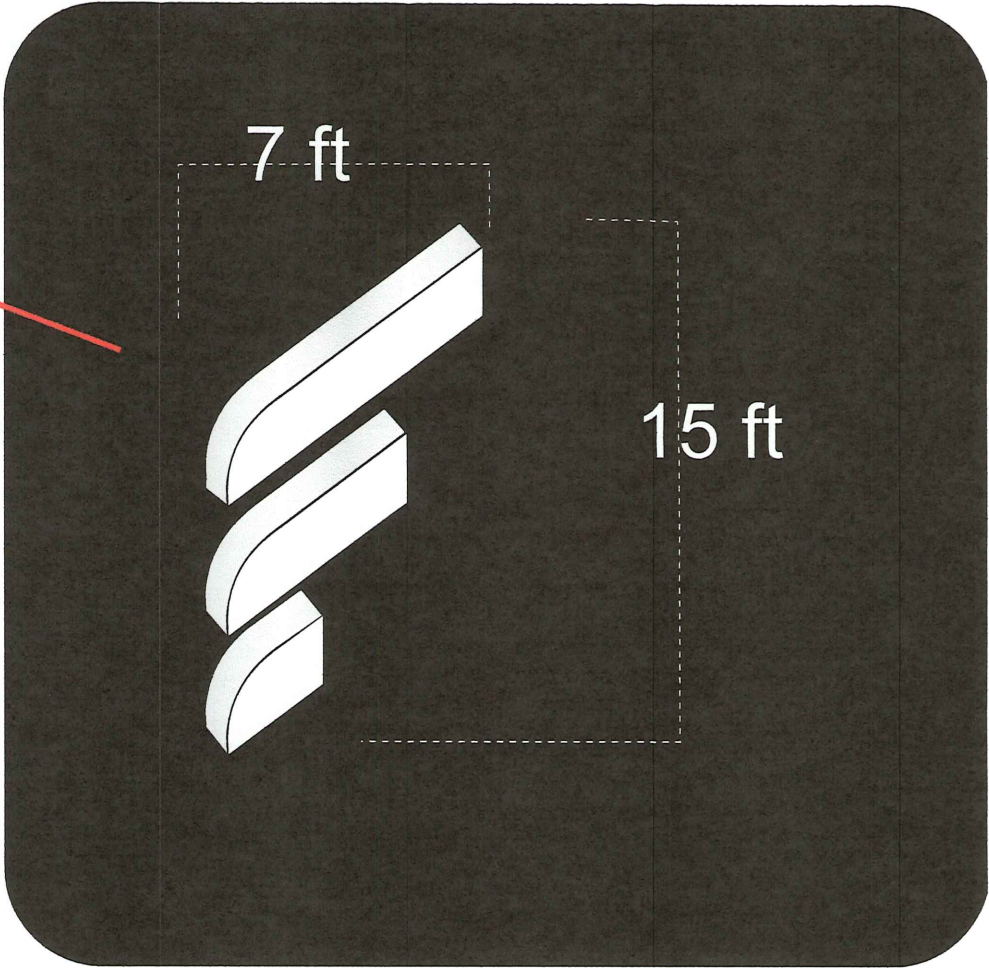
Sign Determination letter for the planning board.

-Ethan

---

**From:** [docscan@marlborough-ma.gov](mailto:docscan@marlborough-ma.gov) <[docscan@marlborough-ma.gov](mailto:docscan@marlborough-ma.gov)>  
**Sent:** Thursday, December 1, 2022 3:43 PM  
**To:** City Council <[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)>; Ethan Lippitt <[elippitt@marlborough-ma.gov](mailto:elippitt@marlborough-ma.gov)>; Pamela Wilderman <[pwilderman@marlborough-ma.gov](mailto:pwilderman@marlborough-ma.gov)>; Tin Htway <[thtway@marlborough-ma.gov](mailto:thtway@marlborough-ma.gov)>  
**Subject:** Sent from the Building Dept HP Copier





**ULTRA SIGNS**  
VISUAL COMMUNICATION  
Cell: **774.285.2702**  
**62 West Main Street**  
**Northboro, MA 01532**  
[www.ultrasigns.net](http://www.ultrasigns.net)

- ☐ Change: Please modify the design as marked above and resend proof
- ☐ Accepted: The above specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

PLEASE EMAIL RESPONSES TO [ultrasigns@gmail.com](mailto:ultrasigns@gmail.com)

FAZZA REALTY 774-249-1830 YURI SOUZA  
405 Maple St, Marlborough, MA 01752

Designer: ELIAS

These Drawings & Photo are exclusive use of Ultra Signs. Note, by using these drawing without writing down permission are Prohibited. Charge Fees will be applied.  
Most of our JOBS, we request 40% deposit before WE generate UNLIMITED PROOFS & 60% on approval. PROOF with watermark are FREE/ and a cost of \$85.00 (Proof with out watermark "JPG or PNG" Only)  
First proof will be sent by email within 24h. After Deposit Received./ Please replay after reviewed your proof carefully to see if is Ok to be Printed. or sign-up the blue print "proof" handle by the accounted rep.

SIGN TYPE: Pan-Face Channel Letters

SCALE: 1:00



RECEIVED  
TOWN CLERK  
2022 DEC 15 P 2:01

12A.i

Aug

**Town of Southborough  
PLANNING BOARD**  
17 COMMON STREET  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
508-485-0710

December 15, 2022

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

**PUBLIC HEARING NOTICE  
TOWN OF SOUTHBOROUGH**

The Southborough Planning Board will hold a public hearing on **Monday, January 23, 2023, at 7:30 PM** in the McAuliffe Hearing Room, (Second Floor, Town House), 17 Common Street, Southborough, MA 01772, to review a proposed general bylaw addition for 2023 Annual Town Meeting warrant article to add Chapter 154 – Scenic Roads

The intent of the bylaw is to designate additional Town roads not currently designated as "scenic roads", other than those specifically excluded by State Statute, as "scenic roads" under provisions of MGL Chapter 40, Section 15C, practicing sound planning principles, aesthetics, and preservation of natural resources as well as public safety

A copy of the application and plans can be viewed at the Planning Office at the Southborough Town House during normal business hours or on the Planning Board's web page:  
<https://www.southboroughtown.com/planning-board>. Any person wishing to be heard on the proposed plan should appear at the time and place designated, or join the hearing by going online to <https://www.southboroughtown.com/remotemeetings>

Please run this ad on the following dates: Monday, January 9<sup>th</sup>, and January 16<sup>th</sup>, 2023.

Meme Luttrell, Chair  
Southborough Planning Board



RECEIVED  
TOWN CLERK  
2022 DEC 15 P 3:01

*AMB*

**Town of Southborough  
PLANNING BOARD**  
17 COMMON STREET  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
508-485-0710

December 15, 2022

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

**PUBLIC HEARING NOTICE  
TOWN OF SOUTHBOROUGH**

The Southborough Planning Board will hold a public hearing on **Monday, January 23, 2023, at 7:25 PM** in the McAuliffe Hearing Room, (Second Floor, Town House), 17 Common Street, Southborough, MA 01772, to review a proposed general bylaw amendment for 2023 Annual Town Meeting warrant article to add a section to Chapter 153 – Trees, for a tree protection bylaw.

The intent of the bylaw is to put in place a process for the maintenance of Public Shade Trees, including but not limited to, trimming, cutting, planting and the removal of dangerous or damaged trees within the public right of way, and to protect the town from unnecessary tree removal and to maintain the New England character and charm of the Town of Southborough.

A copy of the application and plans can be viewed at the Planning Office at the Southborough Town House during normal business hours or on the Planning Board's web page:  
<https://www.southboroughtown.com/planning-board>. Any person wishing to be heard on the proposed plan should appear at the time and place designated, or join the hearing by going online to <https://www.southboroughtown.com/remotemeetings>

Please run this ad on the following dates: Monday, January 9<sup>th</sup>, and January 16<sup>th</sup>, 2023.

Meme Luttrell, Chair  
Southborough Planning Board





**Town of Southborough**

**PLANNING BOARD**

17 COMMON STREET  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

December 12, 2022

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

**PUBLIC HEARING NOTICE  
TOWN OF SOUTHBOROUGH**

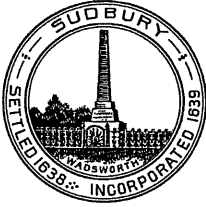
The Southborough Planning Board will hold a public hearing on **Monday, January 23, 2023, at 7:05PM, at the McAuliffe Hearing Room, 2<sup>nd</sup> Floor, 17 Common St., Southborough, MA 01772, and via remote Zoom** meeting to review a proposed amendment to the Zoning Code, Chapter 174-11.D. – Signs, for Annual Town Meeting.

The intent of this change is to add the newly adopted Downtown District to the Sign bylaw regulations to be the same as the Business Village District.

People who wish to watch or participate in the meeting may do so by attending the Meeting in person or finding the meeting at: <https://www.southboroughtown.com/remotemeetings>

A copy of the proposed Bylaw amendment may be viewed on the Planning Board's web page: <https://www.southboroughtown.com/planning-board> or in person at the Southborough Town House, 17 Common Street, Southborough, MA 01772 during normal business hours.

Meme Luttrell, Chair  
Southborough Planning Board



# 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

### LEGAL NOTICE PUBLIC HEARING SUDBURY PLANNING BOARD FOR THE MAY 1, 2023 ANNUAL TOWN MEETING

In accordance with the provisions of MGL Chapter 40A, Section 5, the Sudbury Planning Board will hold a public hearing on **January 11, 2023 at 7:30 PM** as a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in the Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, concerning the following subjects on the Warrant for the May 1, 2023 Annual Town Meeting:

1. Amend the Zoning Bylaw by modifying or inserting a section clarifying the permissible uses in the Water Resource Protection Overlay District.

A copy of the full text and maps of the proposed amendment can be viewed in the Planning and Community Development Department and Town Clerk's Office during normal business hours.

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

Stephen R. Garvin, Chair  
Sudbury Planning Board

To be published in the MetroWest Daily News on December 28, 2022 and January 4, 2023.  
To be sent to the Department of Housing & Community Development, the Metropolitan Area Planning Council, and abutting Towns.  
To be posted in Town Hall.