

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: **Planning Board**

Date: **October 5, 2020**

Time: **7:00 PM**

Location: **REMOTE MEETING NOTICE**

Agenda Items to be addressed:

In accordance with the March 12, 2020 Executive Order issued by Governor Baker modifying certain requirements of the Open Meeting Law, the **Marlborough Planning Board** will hold a virtual meeting on **Monday – October 5, 2020 @7:00 PM**. The public may access the meeting by clicking the link on the Planning Board meeting calendar page at <http://www.marlbrough-ma.gov/planning-board> or by dialing +1 617-433-9462 and using conference ID **594 201 632 #**.

Agenda Items to be Addressed:

1) Meeting Minutes

A. September 21, 2020

2) Chair's Business (None)

3) Approval Not Required

A. Engineering Review Letter – Hayes Memorial Drive, Lots M, L & K

Applicant: Marlborough/Northborough Land Realty Trust c/o The Gutierrez Company

Land Surveyor: Allen & Major Associates, Inc.

Location and description of property: Middlesex South Registry of Deeds Bk. 1228 Pg. 149, City

Assessor's Maps 88-35, 99-1 & 99-6. **VOTE**

B. Green District (0 Simarano Drive) Comments on ANR Plan Revision (Engineering and Legal Review) **VOTE**

C. Applicant: Post Road Trailer Park & Sales, Inc.,

Land Surveyor: RJP Construction & Engineering

Location: 181 Boston Post Road & Phelps Street City Assessor's Map 79 Parcel 29.

4) Public Hearings (None)

5) Subdivision Progress Reports (None)

6) Preliminary/Open Space/Limited Development Subdivision Submissions

A. Applicant: The Charles Co., LLC., 113 Black Bear Dr. S-1912, Waltham, MA 02451. Owner: Rebecca Chaosis & Amy M Aldrich Goebel

Engineer: The Jillson Co., Inc. 32 Fremont ST., Needham MA 02494

Representative: Kevin O'Leary, The Jillson Company

7) Definitive Subdivision Submissions (None)

8) Signs (None)

9) Informal Discussion (None)

10) Unfinished Business (None)

11) Calendar Updates (None)

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

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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

September 21, 2020

The **remote meeting** of the Marlborough Planning Board was called to order at 7:00 pm. Members present- Barbara Fenby, Phil Hodge, George LaVenture and Chris Russ. Absent, Matthew Elder and Sean Fay. City Engineer, Thomas DiPersio, and Planning Board Administrator, Krista Holmi, also participated in the remote meeting.

1. Meeting Minutes

A. September 14, 2020

On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted to accept and file the minutes of September 14, 2020. Yea: Hodge, LaVenture, Russ and Fenby. Nay: 0. Carried 4-0.

2. Chair's Business

A. Notice Translations

Chair Fenby requested an update on the definitive subdivision mailing for Broad St. Ms. Holmi informed the Board that the mailing was progressing and included translations. She mentioned that the Legal Dept. offered a suggestion based on a sample from another community. Notices could include a more "generic" multi-language note on future mailings. The note would inform the recipient of the important nature of the notice and to request translation. The Board will give the topic further thought.

3. Approval Not Required

A. ANR Application Hayes Memorial Drive

Applicant: Marlborough/Northborough Land Realty Trust, c/o The Gutierrez Company

Land Surveyor: Allen & Major Associates, Inc.

Location and Description of Property: Middlesex South Registry of Deeds Book 1228, Page 149, City Assessor's Maps 99-6, 99-1 and 88-35.

Israel Lopez from Allen & Major was online to represent the plan. Mr. Lopez provided some background on the proposed lots, identified as M, L and K. Each lot has direct frontage on Hayes Memorial Drive and meet the, frontage and zoning requirements for lots in their respective zones (Limited Industrial and Industrial). Mr. Russ asked a question about whether the plan needed to show the building envelope on the plan. After further clarification, the lots were described as meeting the lot shape requirements for their respective zones.

B. Green District Edit Inquiry (O Simarano) John Shipe, Shipe Consulting, owner representative.

Mr. LaVenture read the letter from Michael Pustizzi, PLS, of Precision Land Surveying. Mr. Pustizzi's affirms that a proposed note change on the Green District ANR plan was a request from the current owner's title attorney and has no other substantive changes. Mr. Shipe explained that the previously endorsed ANR (without the requested note change) was never recorded but has been held as part of the planned land transfer to Post Road Realty. During the title search, it was found that there were some minor dimensional discrepancies between a prior survey of the property and the new survey. The added note is intended to confirm that the land being subdivided on the new plan is the same land that was shown on the prior recorded plan. On a motion by Mr. LaVenture, seconded by Mr. Hodge, the Board voted accept and file the correspondence and refer the matter to Engineering and Legal for comment. Yea: Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 4-0.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. Subdivision Status Report- City Engineer DiPersio.

Goodale Estates – Mr. DiPersio informed the Board that Eversource has rescheduled the gas line installation for October 12th.

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

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Informal Discussion (None)

10. Unfinished Business

A. Working group discussion

The 2005 proposed regulation changes along with new and existing cross sections were forwarded to MAPC as well as current and past regulations and administrative forms. MAPC will review the materials and begin working up a proposal with a defined scope of services. Engineering, Legal and members of the Board's task force will provide input as necessary.

11. Calendar Updates (None)

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

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to adjourn the meeting.

Yea: Hodge, LaVenture, Russ, Fenby. Nay: 0. Carried 4-0.

Respectfully submitted,

/kih

George LaVenture/Clerk



City of Marlborough
Department of Public Works

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

THEODORE L. SCOTT, P.E.
INTERIM COMMISSIONER

September 30, 2020

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

RE: ANR – MLK Lots on Hayes Memorial Drive

Dear Dr. Fenby:

Pursuant to the request from the Planning Board on September 21, 2020, our office has reviewed the following plan (9 sheets):

**MLK LOTS DEVELOPMENT
 HAYES MEMORIAL DRIVE
 MARLBOROUGH, MA**

Prepared by:
 Allen & Major Associates, Inc.
 100 Commerce Way, Woburn, MA 01801-8501

Date: September 28, 2020

Applicant/Owner:
 Marlborough/Northborough Land Realty Trust c/o The Gutierrez Company
 200 Summit Avenue, Burlington, MA 01803

The purpose of the plan is to combine three parcels:

- Map 88 Parcel 36, containing 15.97± acres and having a total of 3,932.53 feet of frontage Hayes Memorial Drive and Boston Post Road – West.
- Map 99 Parcel 1, containing 30.40± acres and having 221.38 feet of frontage on Hayes Memorial Drive,
- Map 99 Parcel 6, containing 1.79± acres and having 634.05 feet of frontage on Hayes Memorial Drive

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

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

ANR – MLK Lots on Hayes Memorial Drive

and subdivide the combine parcels into 3 lots in the following manner:

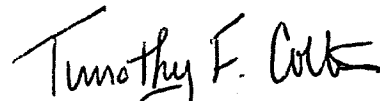
- Lot K – 326,054 S.F. has been subdivided out of Map 88 Parcel 35 to create lot K having 1,106.12 feet of frontage on Hayes Memorial Drive and Boston Post Road- West, leaving 369,501 S.F. which will be combined with Map 99 Parcel 1 to create Lot L,
- Lot M – 194,326 S.F. has been subdivided out of Map 99 Parcel 1 and combined with Map 99 Parcel 6 containing 77,973 S.F. to create Lot M having a total area of 272,299 S.F., having 946.74 feet of frontage on Hayes Memorial Drive,
- Lot L - 369,501 S.F., the remainder of Map 88 Parcel 35 after creating Lot K, along with 1,129,989 S.F., the remainder of Map 99 Parcel 1 after creating Lot M has been combined to create Lot L containing 1,499,490 S.F., having 634.05 feet of frontage on Hayes Memorial Drive.

Lot K is located in a Limited Industrial Zone. Lot M is located in an Industrial Zone. Lot L is located in both the Industrial Zone and the Limited Industrial Zone and will be developed in accordance with the zoning regulations for an Limited Industrial Zone.

Lots M, L and K have adequate area, the required frontage, meet the Lot Shape requirement and have present adequate access for buildable lot within their respective zoning boundaries.

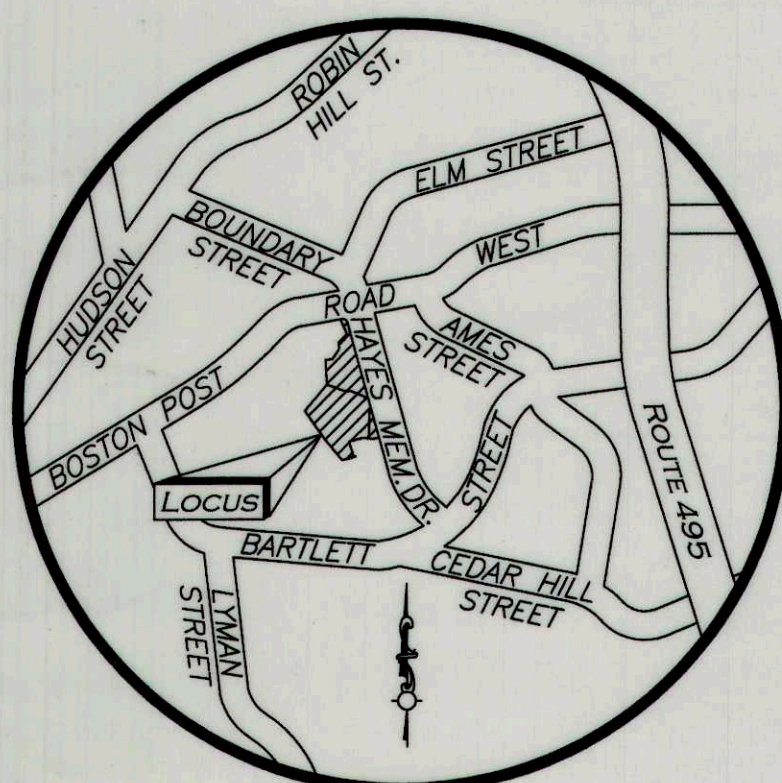
Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,



Timothy F. Collins
Assistant City Engineer

xc: Theodore L. Scott, P.E. – Interim DPW Commissioner
Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer
The Gutierrez Company



LOCUS MAP
(NOT TO SCALE)

ZONING TABLE - LOT M - INDUSTRIAL (I) DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	1 ACRE
LOT FRONTAGE (MIN)***	50'
FRONT YARD SETBACK (MIN)	40'
SIDE YARD SETBACK (MIN)	25'
REAR YARD SETBACK (MIN)	40'
LOT COVERAGE (MAX)	60%
BUILDING HEIGHT (MAX)**	-
DISTANCE TO RESIDENTIAL ZONE	2,217±'

*EXCEPT WHERE ABUTTING RESIDENTIAL DISTRICT, SHALL BE 50 FEET.

**BUILDING HEIGHT SUBJECT TO CHANGE. FOR THE PURPOSE OF MEASURING SETBACK DISTANCES, FOR THE CORRESPONDING HEIGHT RESTRICTIONS, AN OWNER OF LI OR I ZONED LAND MAY COUNT ABUTTING RESIDENTIALLY ZONED LAND TOWARD THE SETBACK REQUIREMENT IF SUCH LAND IS OWNED BY THE SAME OWNER. OWNERSHIP OF THE RESIDENTIAL LAND AND THE LI OR I LAND MUST CONTINUE TO BE HELD BY THE SAME ENTITY.
PER CITY OF MARLBOROUGH ZONING BYLAW.

DISTANCE FROM RESIDENTIAL ZONE (FEET):
0 TO 150 - 30'
151 TO 250 - 36'
251 TO 400 - 40'
401 TO 500 - 52'

ALLOWABLE BUILDING HEIGHT LOT K: 40'
ALLOWABLE BUILDING HEIGHT LOT L: N/A
ALLOWABLE BUILDING HEIGHT LOT M: N/A

ZONING TABLE - LOTS K & L - LIMITED INDUSTRIAL (LI) DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	2 ACRES
LOT FRONTAGE (MIN)***	200'
FRONT YARD SETBACK (MIN)	50'
SIDE YARD SETBACK (MIN)	50'
REAR YARD SETBACK (MIN)	50'
LOT COVERAGE (MAX)	60%
BUILDING HEIGHT (MAX)**	52'
DISTANCE TO RESIDENTIAL ZONE - LOT K	254±'
DISTANCE TO RESIDENTIAL ZONE - LOT L	1,270±'

***LOT K FRONTAGE = 927.83'
LOT L FRONTAGE = 946.74'
LOT M FRONTAGE = 634.05'

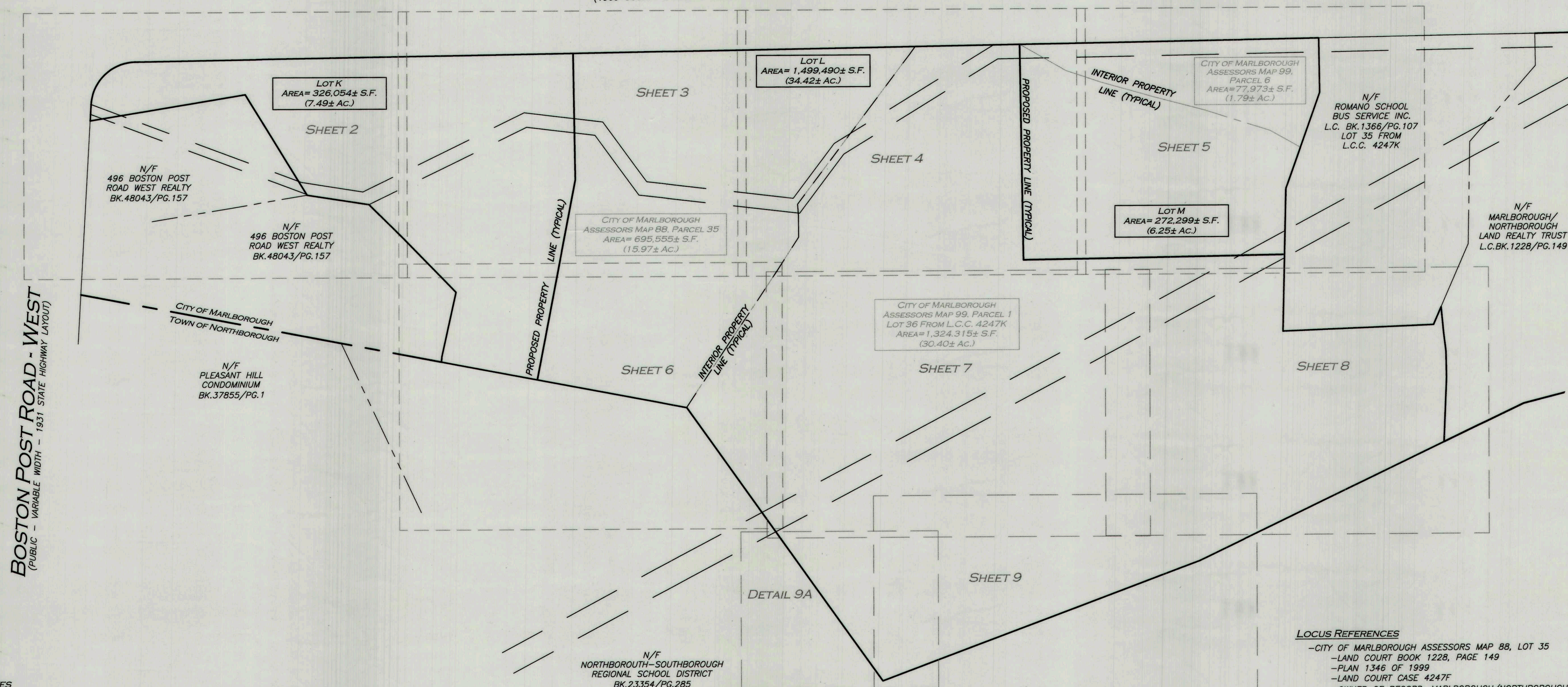
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

CITY OF MARLBOROUGH PLANNING BOARD

DATE: _____

NO DETERMINATION OF COMPLIANCE WITH ALL
ZONING REQUIREMENTS HAS BEEN MADE BY
THE CITY OF MARLBOROUGH PLANNING BOARD.

HAYES MEMORIAL DRIVE
(PUBLIC - 60' WIDE)
(1960 COUNTY LAYOUT - f.k.a. STIRRUP BROOK HIGHWAY)



NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. SEE SHEET 5 FOR LEGEND.
4. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE CITY OF MARLBOROUGH ASSESSORS MAP 88, LOT 35 AND CITY OF MARLBOROUGH ASSESSORS MAP 99, LOTS 1 & 6 INTO LOTS K, L, AND M AS SHOWN HEREON.
5. LOT K - 326,054 S.F. HAS BEEN SUBDIVIDED OUT OF MAP 88 PARCEL 35 TO CREATE LOT K, LEAVING 369,501 S.F. WHICH WILL BE COMBINED WITH MAP 99 PARCEL 1 TO CREATE LOT L.
6. LOT M - 194,326 S.F. HAS BEEN SUBDIVIDED OUT OF MAP 99 PARCEL 1 AND COMBINED WITH MAP 99 PARCEL 6 CONTAINING 77,973 S.F. TO CREATE LOT M HAVING A TOTAL AREA OF 272,299 S.F.
7. LOT L - 369,501 S.F. THE REMAINDER OF MAP 88 PARCEL 35 AFTER CREATING LOT K, ALONG WITH 1,129,989 S.F. THE REMAINDER OF MAP 99 PARCEL 1 AFTER CREATING LOT M HAS BEEN COMBINED TO CREATE LOT L CONTAINING 1,499,490 S.F.

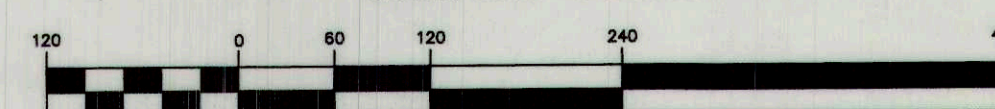
PLAN REFERENCES

- PLAN 1346 OF 1999
- PLAN 1552 OF 1988
- PLAN 999 OF 2008
- PLAN 553 OF 1970
- LAND COURT CASE 4247 A THRU K
- 1960 COUNTY LAYOUT OF STIRRUP BROOK HIGHWAY
- STATE HIGHWAY LAYOUT 2751
- STATE HIGHWAY LAYOUT 7436

LOCUS REFERENCES

- CITY OF MARLBOROUGH ASSESSORS MAP 88, LOT 35
- LAND COURT BOOK 1228, PAGE 149
- PLAN 1346 OF 1999
- LAND COURT CASE 4247F
- OWNER OF RECORD: MARLBOROUGH/NORTHBOROUGH LAND REALTY TRUST
- CITY OF MARLBOROUGH ASSESSORS MAP 99, LOTS 1 & 6
- LAND COURT BOOK 1228, PAGE 149
- PLAN 999 OF 2008
- LAND COURT CASE 4247F
- PLAN 1346 OF 1999
- OWNER OF RECORD: MARLBOROUGH/NORTHBOROUGH LAND REALTY TRUST

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

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WE HEREBY CERTIFY THAT:

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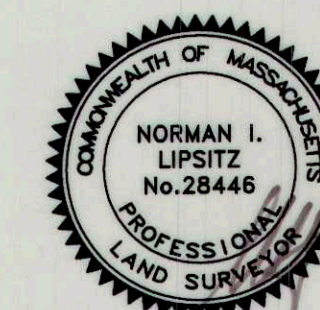
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MY PROFESSIONAL KNOWLEDGE, INFORMATION
AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



REV DATE DESCRIPTION

APPLICANT/OWNER:

MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:

MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO. 1145-10 DATE: 09/30/2020

SCALE: 1" = 120' DWG. NAME: S-1145-10-ANR

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

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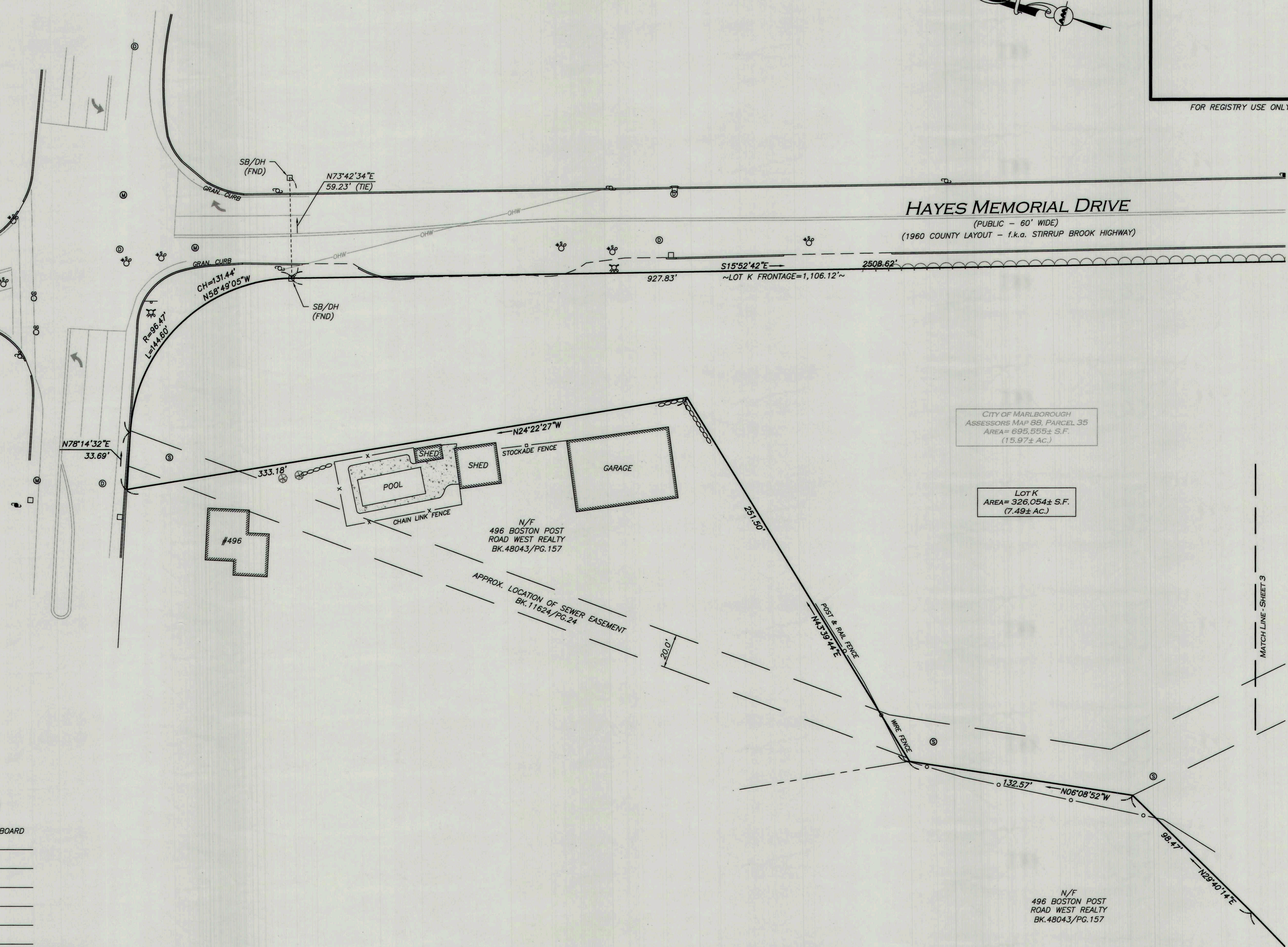
APPROVAL NOT REQUIRED
KEY SHEET

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SHEET No.

1 OF 9

BOSTON POST ROAD - WEST
(PUBLIC - VARIABLE WIDTH - 1931 STATE HIGHWAY LAYOUT)



HAYES MEMORIAL DRIVE
(PUBLIC - 60' WIDE)
(1960 COUNTY LAYOUT - f.k.a. STIRRUP BROOK HIGHWAY)

CITY OF MARLBOROUGH
ASSESSORS MAP 88, PARCEL 35
AREA = 695,555± S.F.
(15.97± AC.)

LOT K
AREA = 326,054± S.F.
(7.49± AC.)

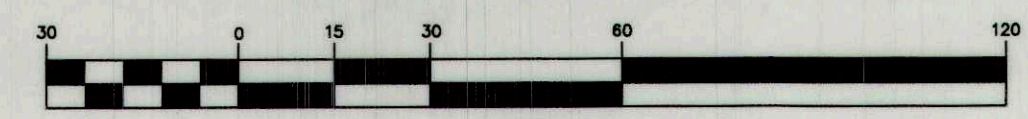
N/F
496 BOSTON POST
ROAD WEST REALTY
BK.48043/PG.157

N/F
496 BOSTON POST
ROAD WEST REALTY
BK.48043/PG.157

NOTES

1. SEE SHEET 1 FOR LOCUS MAP, ADDITIONAL NOTES, AND REFERENCES.
2. SEE SHEET 5 FOR LEGEND.

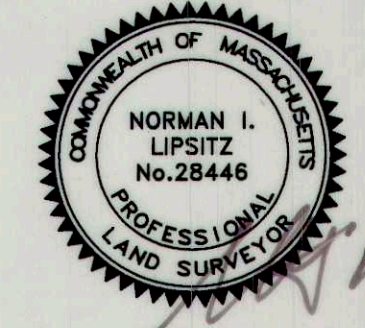
GRAPHIC SCALE



N:\PROJECTS\1145-10\SURVEY\DRAWINGS\CURRENT\1145-10-ANR.DWG

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THIS PLAN WAS PREPARED IN ACCORDANCE
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AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION

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MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:
MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

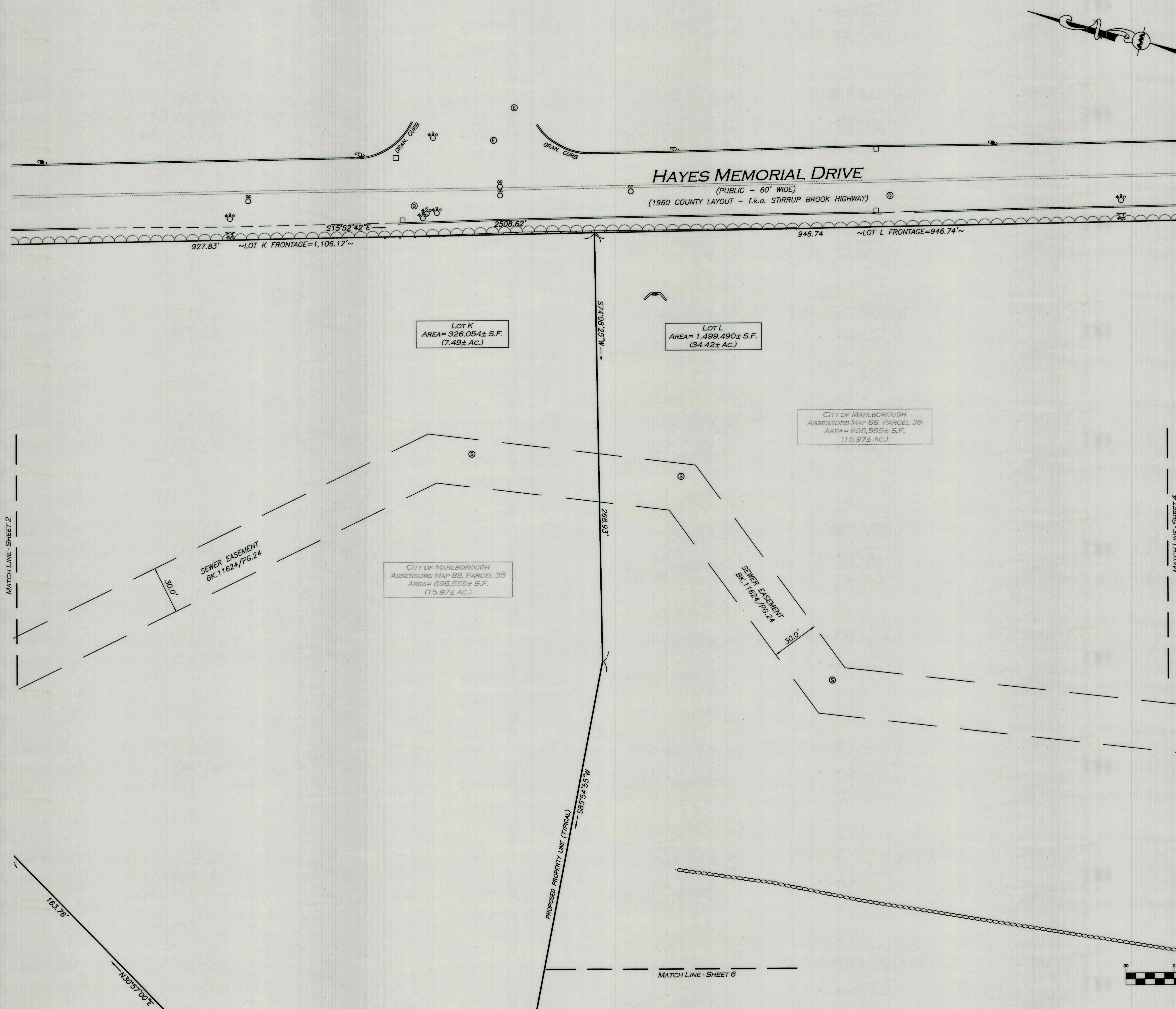
PROJECT NO. 1145-10 DATE: 09/30/2020
SCALE: 1" = 30' DWG. NAME: S-1145-10-ANR
DRAFTED BY: KAC CHECKED BY: NIL

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CITY OF MARLBOROUGH PLANNING BOARD
DATE: _____
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ZONING REQUIREMENTS HAS BEEN MADE BY
THE CITY OF MARLBOROUGH PLANNING BOARD.



FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
CITY OF MARLBOROUGH PLANNING BOARD

DATE: _____

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NOTES
1. SEE SHEET 1 FOR LOCUS MAP,
ADDITIONAL NOTES, AND REFERENCES.
2. SEE SHEET 5 FOR LEGEND.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
N:\PROJECTS\1145-10\SURVEY\DRAWINGS\CURRENT\1145-10-ANR.DWG

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AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Norman I. Lipsitz 09/30/2020
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

CITY OF MASSACHUSETTS
NORMAN I. LIPSITZ
No. 28446
PROFESSIONAL
LAND SURVEYOR
12/3/20

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:
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HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO.	1145-10	DATE:	09/30/2020
SCALE:	1" = 30'	DWG. NAME:	S-1145-10-ANR
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

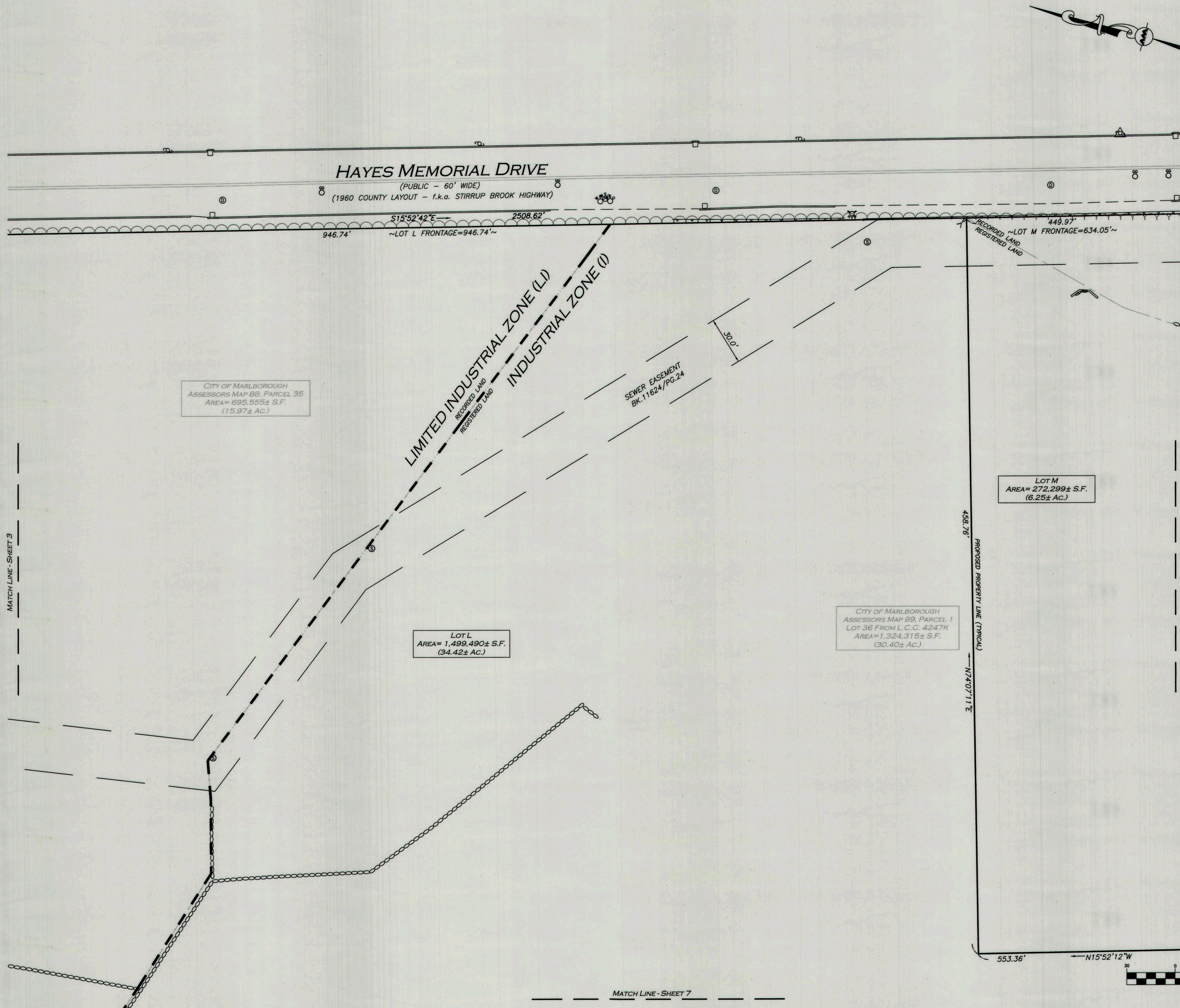
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CITY OF MARLBOROUGH PLANNING BOARD

DATE:

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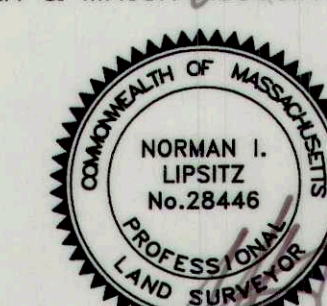
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AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Oct 5, 2020

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



APPLICANT/OWNER:

MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:

MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO. 1145-10 DATE: 09/30/2020

SCALE: 1" = 30' DWG. NAME: S-1145-10-ANR

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:



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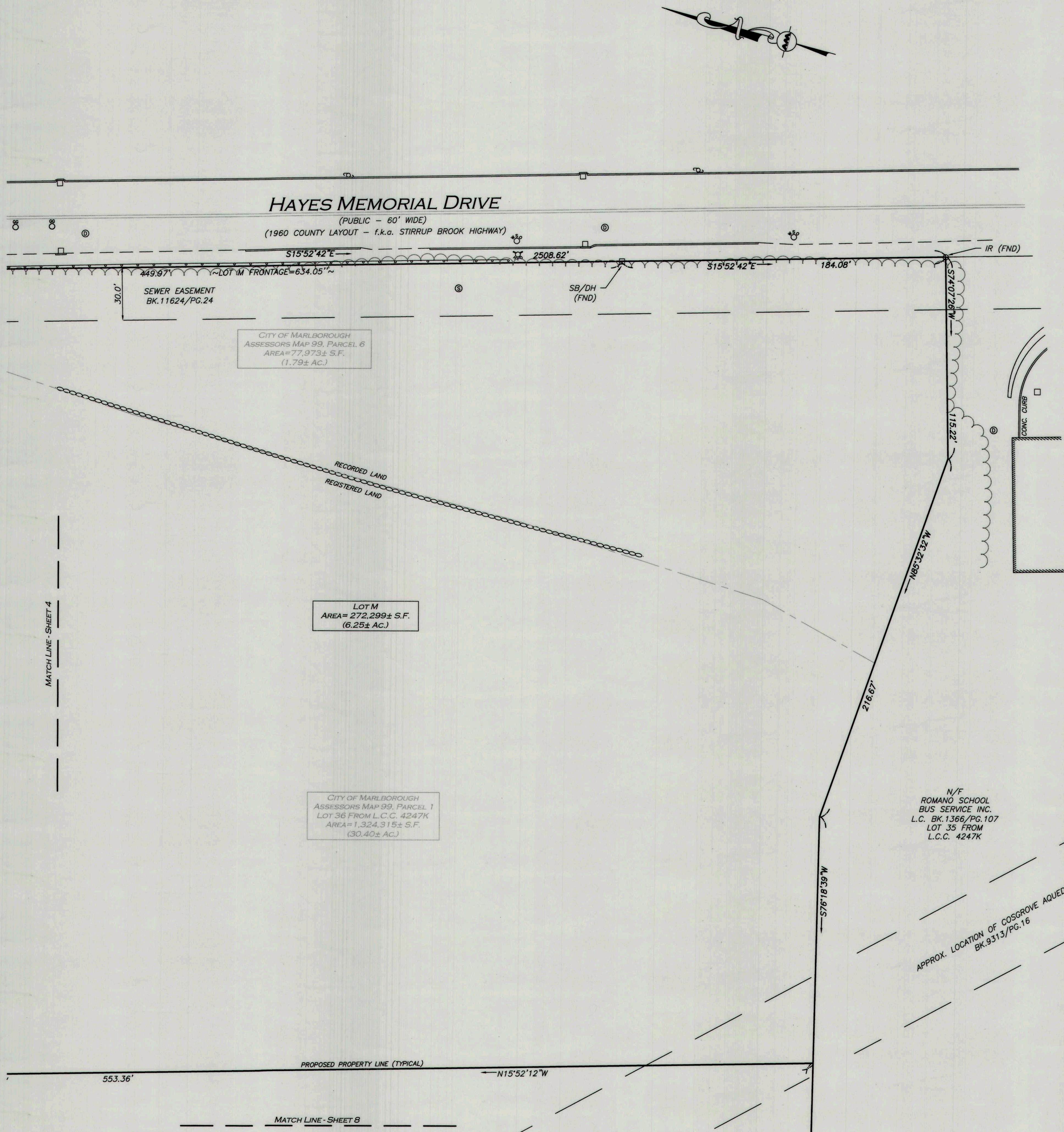
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CITY OF MARLBOROUGH PLANNING BOARD

DATE: _____

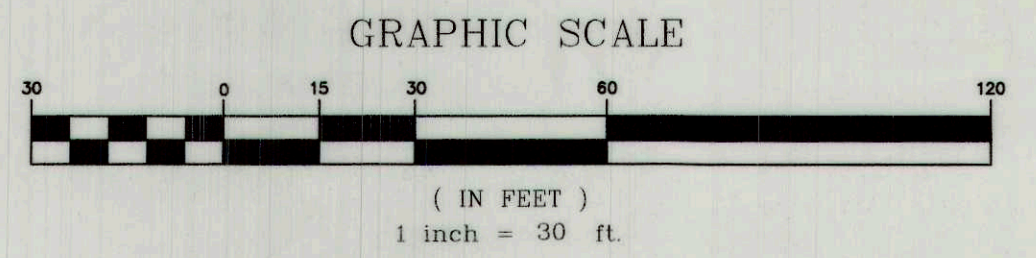
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LEGEND	
DRILL HOLE (DH)	⊙
STONE BOUND (SB)	□
IRON ROD (IR)	⊙
DRAIN MANHOLE (DMH)	⊙
SEWER MANHOLE (SMH)	⊙
ELECTRIC MANHOLE (EMH)	⊙
MISC. MANHOLE (MH)	⊙
CATCH BASIN (CB)	⊙
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	⊙
FIRE HYDRANT	⊙
WATER GATE	⊙
GAS GATE	⊙
BOLLARD	⊙
INVERT (INV)	⊙
FLARED END SECTION	⊙
SIGN	⊙
SIGN	⊙
PAINTED ARROW	⊙
BUILDING	⊙
EASEMENT LINE	⊙
PROPERTY LINE	⊙
ABUTTERS LINE	⊙
TOWN LINE	⊙
STONE WALL	⊙
TREE LINE	⊙
EDGE OF PAVEMENT	⊙
CURB	⊙
CHAIN LINK FENCE	⊙
STOCKADE FENCE	⊙
OVERHEAD WIRES	⊙
ZONING LINE	⊙
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
CORRUGATED METAL PIPE	CMP
STONE BOUND W/ DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

NOTES

1. SEE SHEET 1 FOR LOCUS MAP, ADDITIONAL NOTES, AND REFERENCES.



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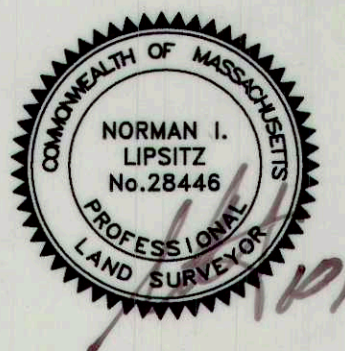
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PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



APPLICANT/OWNER:

MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:

MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO. 1145-10 DATE: 09/30/2020

SCALE: 1" = 30' DWG. NAME: 5-1145-10-ANR

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

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CITY OF MARLBOROUGH PLANNING BOARD

DATE: _____

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CITY OF MARLBOROUGH
ASSESSORS MAP 99, PARCEL 1
LOT 36 FROM L.C.C. 4247K
AREA= 1,324,315± S.F.
(30.40± AC.)

APPROX. LOCATION OF COSGROVE AQUEDUCT
BK.9313/PG.16

LOT L
AREA= 1,499,490± S.F.
(34.42± AC.)

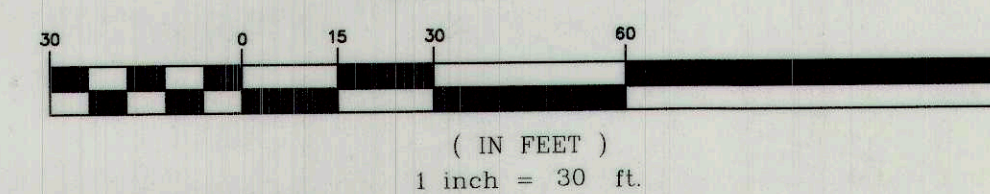
MATCH LINE - DETAIL 9A

CITY OF MARLBOROUGH
ASSESSORS MAP 99, PARCEL 1
LOT 36 FROM L.C.C. 4247K
AREA= 1,324,315± S.F.
(30.40± AC.)

NOTES

1. SEE SHEET 1 FOR LOCUS MAP, ADDITIONAL NOTES, AND REFERENCES.
2. SEE SHEET 5 FOR LEGEND.

GRAPHIC SCALE



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MATCH LINE - SHEET 8

MATCH LINE - SHEET 9

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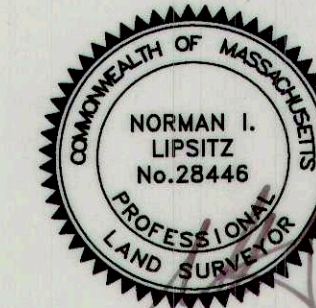
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PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION

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MARLBOROUGH/NORTHBOROUGH
LAND REALTY TRUST
c/o THE GUTIERREZ COMPANY
200 SUMMIT DRIVE
BURLINGTON, MA 01803

PROJECT:

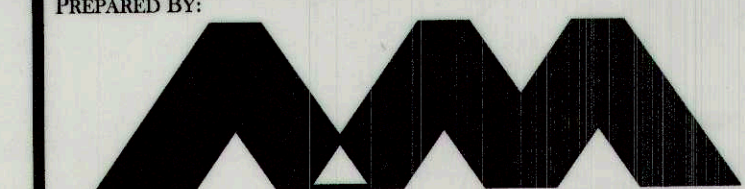
MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO. 1145-10 DATE: 09/30/2020

SCALE: 1" = 30' DWG. NAME: S-1145-10-ANR

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:



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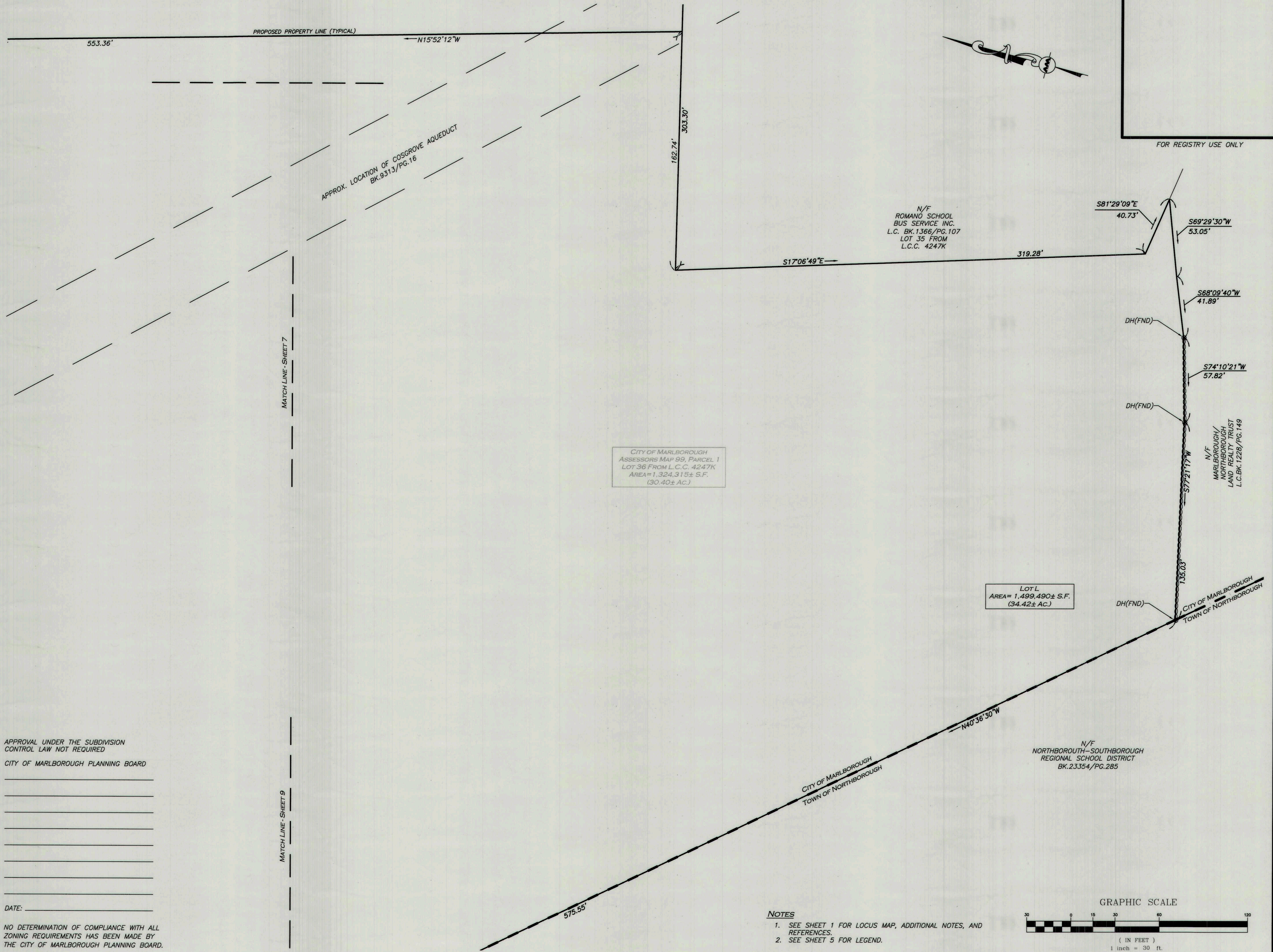
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PROFESSIONAL LAND SURVEYOR FOR
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REV	DATE	DESCRIPTION

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HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO.	1145-10	DATE:	09/30/2020
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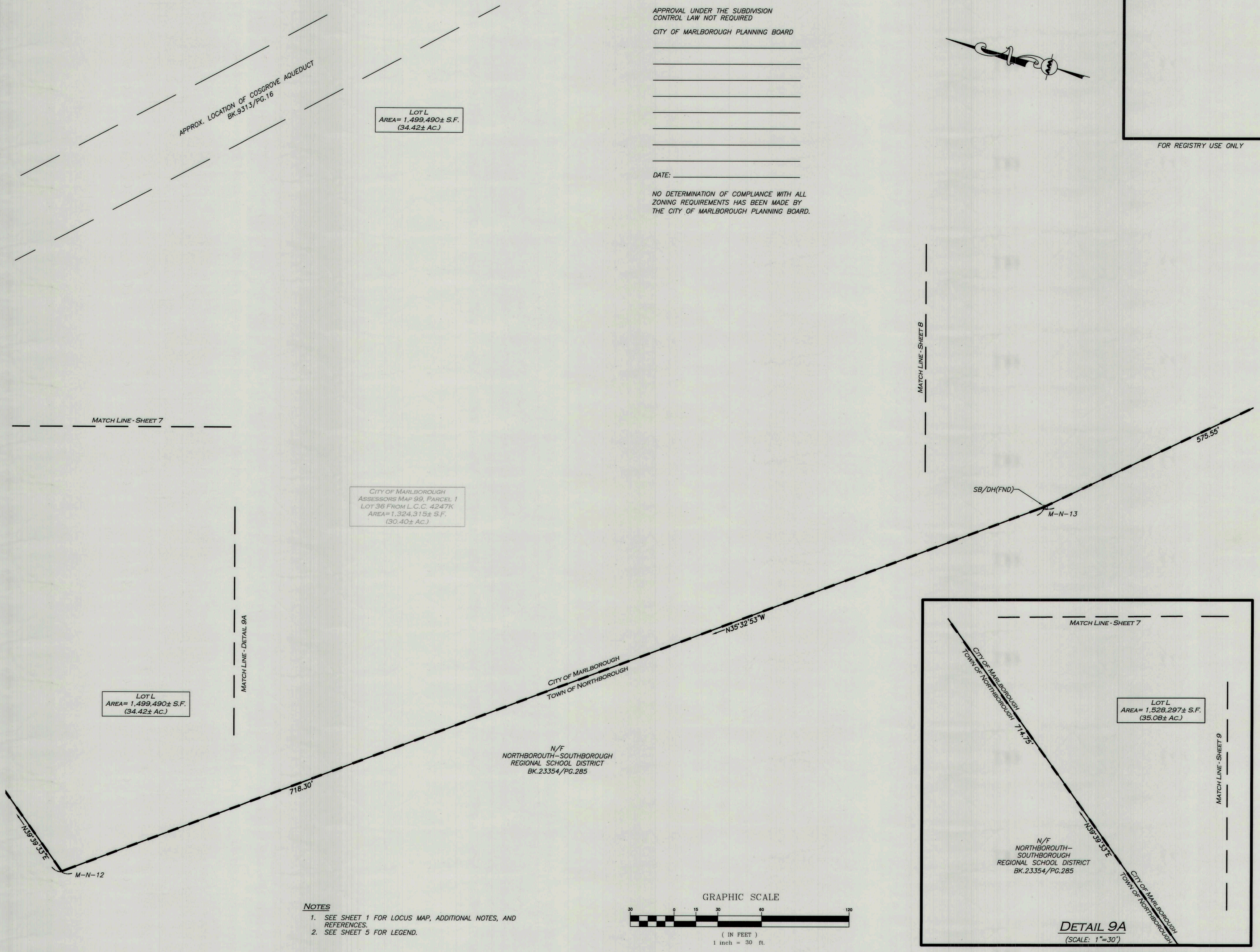
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DATE: _____

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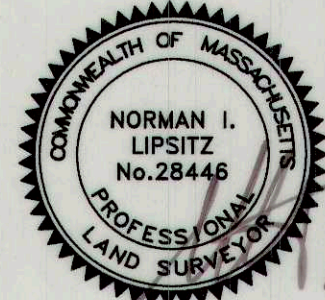
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ALLEN & MAJOR ASSOCIATES, INC.

[Signature] Oct 5, 2020

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



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200 SUMMIT DRIVE
BURLINGTON, MA 01803

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MLK LOTS DEVELOPMENT
HAYES MEMORIAL DRIVE
MARLBOROUGH, MA

PROJECT NO. 1145-10 DATE: 09/30/2020

SCALE: 1" = 30' DWG. NAME: S-1145-10-ANR

DRAFTED BY: KAC CHECKED BY: NIL

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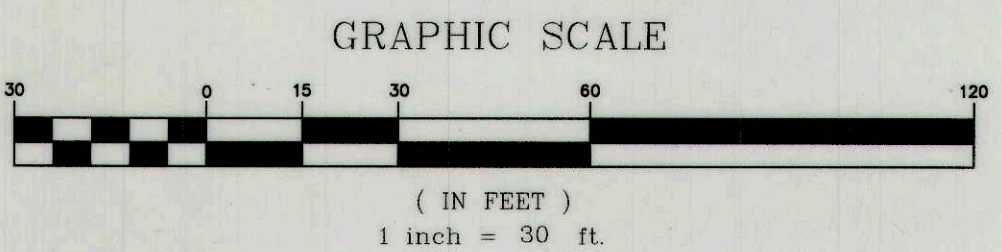
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SHEET No. 9 OF 9

- NOTES
1. SEE SHEET 1 FOR LOCUS MAP, ADDITIONAL NOTES, AND REFERENCES.
 2. SEE SHEET 5 FOR LEGEND.



DETAIL 9A
(SCALE: 1"=30')



City of Marlborough
Department of Public Works

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

JOHN L. GHILONI
COMMISSIONER

September 29, 2020

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

RE: ANR – Simarano Drive (Green District) - resubmission

Dear Dr. Fenby:

Pursuant to the request from the Planning Board on September 21, 2020, our office has reviewed the following plan (2 sheets):

PLAN OF LAND
IN MARLBOROUGH/SOUTHBOROUGH, MA

known as: CRANE MEADOW

Prepared by: Precision Land Surveying, Inc.
32 Turnpike Road, Southborough, MA 01772

Date: June 12, 2020 Revised September 29, 2020

Property owners: BP Crane Meadow LLC

An ANR plan creating the 5 subject lots (4 lots in Marlborough and 1 lot in Southborough) off Simarano Drive and Cedar Hill Street in Marlborough and Northborough Road in Southborough, was endorsed on June 22, 2020.

The revised plan does not change the lot configuration for the previously endorsed plan. The purpose of the revised plan is to clarify the plan reference language contained in Note 1) on the revised plan and add a deed reference in Note 2) on the revised plan.

Where Lot 5 is located in entirely in Southborough, the Marlborough Planning Board endorsement of this plan would only pertain to Lots 1, 2, 3 and 4. The plan will require endorsement by the Southborough Planning Board as well.

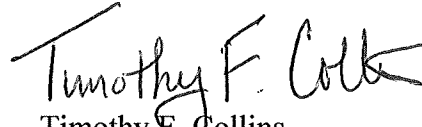
For reference, I have attached the plan review submittal for the original ANR submission.

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

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

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

Sincerely,



Timothy F. Collins
Assistant City Engineer

xc: Theodore L. Scott, P.E. – Interim DPW Commissioner
Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer
John Shipe, P.E. – Shipe Consulting Group

Attachment: Letter to Marlborough Planning Board dated 06-15-20



City of Marlborough
Department of Public Works

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

JOHN L. GHILONI
COMMISSIONER

June 15, 2020

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

RE: ANR - Simarano Drive (Green District)

Dear Dr. Fenby:

Pursuant to the request from the Planning Board on June 8, 2020, our office has reviewed the following plan (2 sheets):

PLAN OF LAND
IN MARLBOROUGH/SOUTHBOROUGH, MA

known as: CRANE MEADOW

Prepared by: Precision Land Surveying, Inc.
32 Turnpike Road, Southborough, MA 01772

Date: June 12, 2020

Property owners: BP Crane Meadow LLC

The purpose of the plan is to combine three parcels

- Map 116 Parcel 5, containing 15.835 acres and having a total of 200.02 feet of frontage on Cedar Hill Street,
- Map 116 Parcel 11, containing 8.95 acres in Marlborough, having 216.16 feet of frontage on Cedar Hill Street, and 6.32 acres in Southborough, having 410.62 feet of frontage on Northborough Road in Southborough,
- Map 116 Parcel 12, containing 15.76 acres and having a total of 1,706.95 feet of frontage on Cedar Hill Street and Simarano Drive,

and subdivide the combined parcels into 5 lots:

- 4 lots, located in Marlborough:

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

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

- Lot 1, containing 10.160± acres (442,567 sq. ft.) and having a total of 553.22 feet of frontage on Simarano Drive,
- Lot 2, containing 11.797± acres (513,884 sq. ft.) and having 25.00 feet of frontage on Simarano Drive,
- Lot 3, containing 11.445 acres (498,534 sq. ft.) and having 216.69 feet of frontage on Cedar Hill Street,
- Lot 4, containing 9.616 acres (418,815 sq. ft.) and having a total of 1,338.13 feet of frontage on Cedar Hill Street and Simarano Drive,

and,

- 1 lot, located in Southborough:
 - Lot 5, containing 6.311± acres (274,920 sq. ft.) and having 410.62 feet of frontage on Northborough Road in Southborough.

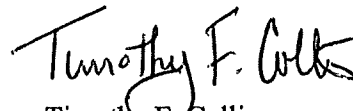
The Marlborough properties are located in a Limited Industrial Zone and have the option of being developed under the §650-36 Executive Residential Overlay District. Lots 1, 3 and 4 will have adequate area, the required frontage, meet the Lot Shape requirement and have present adequate access for buildable lots in the Limited Industrial Zone. Lot 2 has the required area but lacks the required frontage for a lot in the Limited Industrial Zone. Lot 2 may only be developed under the Executive Residential Overlay District, which requires no frontage (and therefore does not need to meet the requirement for Lot Shape or present adequate access). A note has been placed on the plan which states:

“Lot 2 is not a buildable lot under Limited Industrial District requirements, but is allowed only under the provisions of the Executive Residential Overlay District (EROD).”

Where Lot 5 is located in entirely in Southborough, the Marlborough Planning Board endorsement of this plan would only pertain to Lots 1, 2, 3 and 4. The plan will require endorsement by the Southborough Planning Board as well.

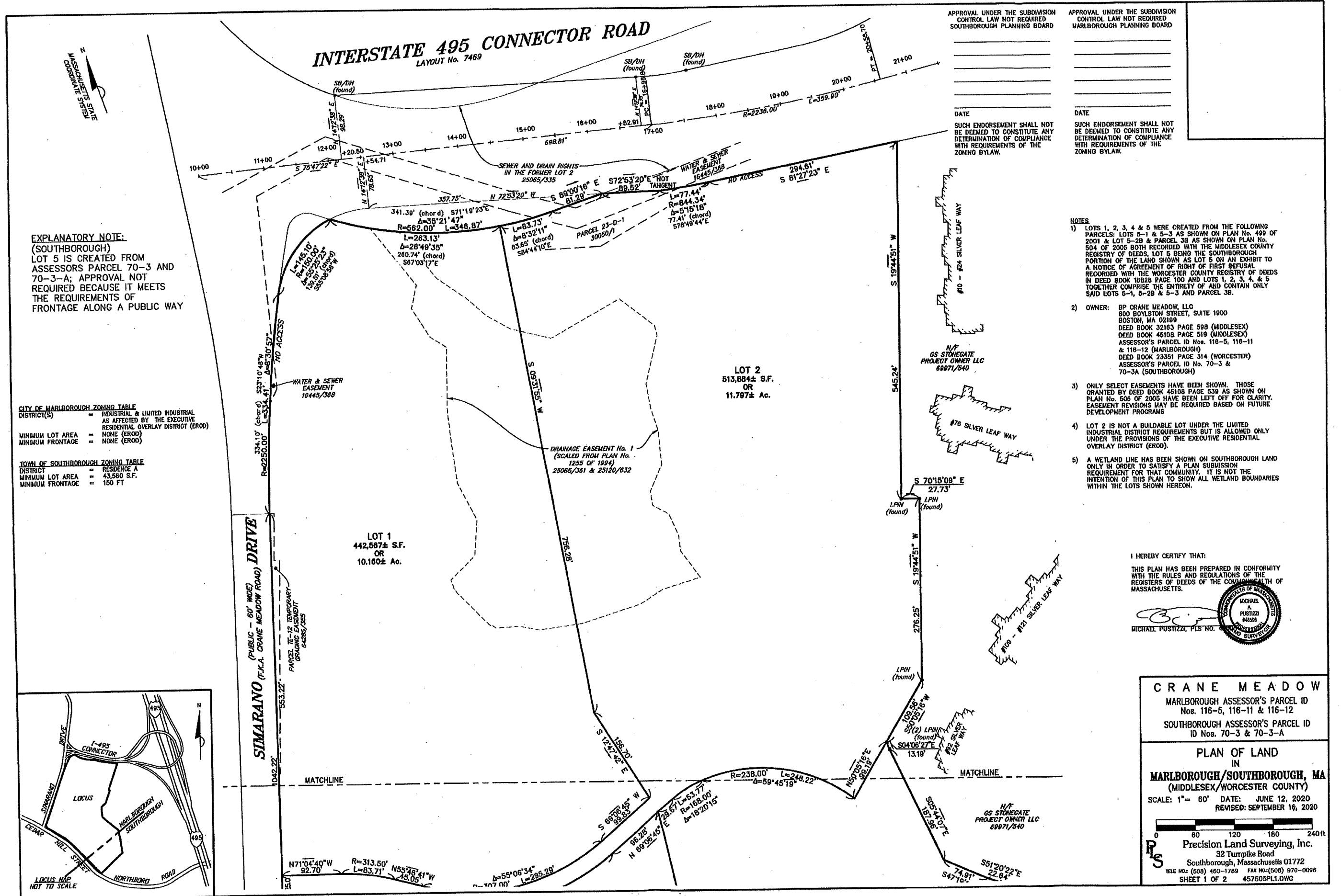
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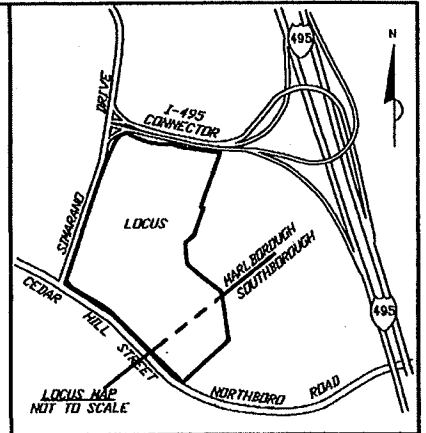
Sincerely,



Timothy F. Collins
Assistant City Engineer

xc: John L. Ghiloni – DPW Commissioner
Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer
John Shipe, P.E. – Shipe Consulting Group





CITY OF MARLBOROUGH ZONING TABLE

DISTRICT(S)	INDUSTRIAL & LIMITED INDUSTRIAL
	AS AFFECTED BY THE EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD)
MINIMUM LOT AREA	NONE (EROD)
MINIMUM FRONTAGE	NONE (EROD)

TOWN OF SOUTHBOROUGH ZONING TABLE

DISTRICT	RESIDENCE A
MINIMUM LOT AREA	43,560 S.F.
MINIMUM FRONTAGE	150 FT.

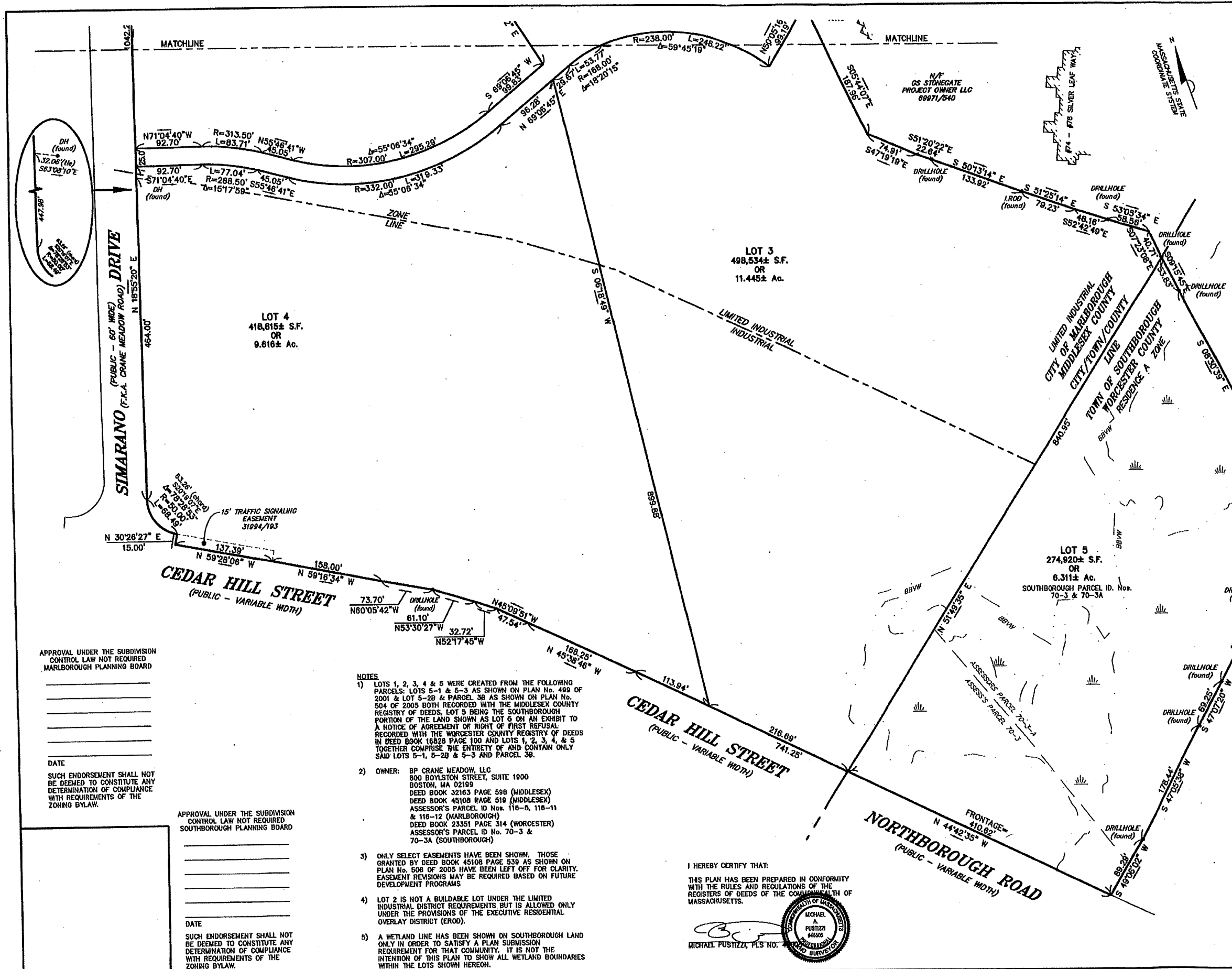
N/F
100 TECH REALTY TRUST
11591/217

EXPLANATORY NOTE:
(SOUTHBOROUGH)
LOT 5 IS CREATED FROM
ASSESSORS PARCEL 70-3 AND
70-3-A; APPROVAL NOT
REQUIRED BECAUSE IT MEETS
THE REQUIREMENTS OF
FRONTAGE ALONG A PUBLIC WAY

CRANE MEADOW
MARLBOROUGH ASSESSOR'S PARCEL ID
Nos. 116-5, 116-11 & 116-12
SOUTHBOROUGH ASSESSOR'S PARCEL ID
ID Nos. 70-3 & 70-3-A

PLAN OF LAND
IN
MARLBOROUGH/SOUTHBOROUGH, MA
(MIDDLESEX/WORCESTER COUNTY)
SCALE: 1"= 60' DATE: JUNE 12, 2020
REVISED: SEPTEMBER 16, 2020

0 60 120 180 240 ft
Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TEL NO: (508) 460-1789 FAX NO: (508) 970-0095
SHEET 2 OF 2 457505PL1.DWG



- NOTES**
- LOTS 1, 2, 3, 4 & 5 WERE CREATED FROM THE FOLLOWING PARCELS: LOTS 5-1 & 5-3 AS SHOWN ON PLAN No. 499 OF 2001 & LOT 5-2B & PARCEL 3B AS SHOWN ON PLAN No. 504 OF 2005 BOTH RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS, LOT 5 BEING THE SOUTHBOROUGH PORTION OF THE LAND SHOWN AS LOT 6 ON AN EXHIBIT TO A NOTICE OF AGREEMENT OR RIGHT OF FIRST REFUSAL RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN DEED BOOK 16828 PAGE 100 AND LOTS 1, 2, 3, 4, & 5 TOGETHER COMPRISE THE ENTIRETY OF AND CONTAIN ONLY SAID LOTS 5-1, 5-2B & 5-3 AND PARCEL 3B.
 - OWNER: BP CRANE MEADOW, LLC
800 BOYLSTON STREET, SUITE 1000
BOSTON, MA 02199
DEED BOOK 32163 PAGE 588 (MIDDLESEX)
DEED BOOK 45108 PAGE 519 (MIDDLESEX)
ASSESSOR'S PARCEL ID Nos. 116-5, 116-11 & 116-12 (MARLBOROUGH)
DEED BOOK 23351 PAGE 314 (WORCESTER)
ASSESSOR'S PARCEL ID No. 70-3 & 70-3A (SOUTHBOROUGH)
 - ONLY SELECT EASEMENTS HAVE BEEN SHOWN. THOSE GRANTED BY DEED BOOK 45108 PAGE 539 AS SHOWN ON PLAN No. 606 OF 2005 HAVE BEEN LEFT OFF FOR CLARITY. EASEMENT REVISIONS MAY BE REQUIRED BASED ON FUTURE DEVELOPMENT PROGRAMS
 - LOT 2 IS NOT A BUILDABLE LOT UNDER THE LIMITED INDUSTRIAL DISTRICT REQUIREMENTS BUT IS ALLOWED ONLY UNDER THE PROVISIONS OF THE EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD).
 - A WETLAND LINE HAS BEEN SHOWN ON SOUTHBOROUGH LAND ONLY IN ORDER TO SATISFY A PLAN SUBMISSION REQUIREMENT FOR THAT COMMUNITY. IT IS NOT THE INTENTION OF THIS PLAN TO SHOW ALL WETLAND BOUNDARIES WITHIN THE LOTS SHOWN HEREON.

I HEREBY CERTIFY THAT:
THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

MICHAEL PUSTITZ, PLS NO. 7440
LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
MARLBOROUGH PLANNING BOARD

DATE
SUCH ENDORSEMENT SHALL NOT
BE DEEMED TO CONSTITUTE ANY
DETERMINATION OF COMPLIANCE
WITH REQUIREMENTS OF THE
ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
SOUTHBOROUGH PLANNING BOARD

DATE
SUCH ENDORSEMENT SHALL NOT
BE DEEMED TO CONSTITUTE ANY
DETERMINATION OF COMPLIANCE
WITH REQUIREMENTS OF THE
ZONING BYLAW.

Timothy Collins

From: Jason Piques
Sent: Thursday, September 24, 2020 12:11 PM
To: Krista Holmi
Cc: Thomas DiPersio; Timothy Collins; Jason Grossfield
Subject: FW: Green District Mylars (EDITS)
Attachments: Plan 499 of 2001.pdf; Plan 504 of 2005.pdf; proposed revised note 1.pdf

Subject to the proposed changes made by Tim, the language is OK from Legal.

From: Jason Grossfield <jgrossfield@marlborough-ma.gov>
Sent: Thursday, September 24, 2020 12:07 PM
To: Jason Piques <jpiques@marlborough-ma.gov>
Subject: FW: Green District Mylars (EDITS)

Jason D. Grossfield
 City Solicitor
 City of Marlborough
 City Hall, 4th Floor
 140 Main Street
 Marlborough, MA 01752
 T: (508) 460-3771
 F: (508) 460-3698
jgrossfield@marlborough-ma.gov

This e-mail message is generated from the City of Marlborough Legal Department. It may contain information that is privileged as an attorney-client communication or as attorney work-product, or that is otherwise confidential. The information is intended to be disclosed solely to, and received solely by, the intended recipient, and delivery of this message to any person other than the intended recipient shall not compromise or waive such privilege or confidentiality. If you are not the intended recipient, please be advised that any distribution, disclosure, printing, copying, storage, modification or use of the contents of this e-mail, or the taking of any action in reliance thereon, is prohibited. If you have received this e-mail in error, please notify the sender by return e-mail and delete it from your computer system. Thank you for your cooperation.

From: Timothy Collins <tcollins@marlborough-ma.gov>
Sent: Thursday, September 24, 2020 11:56 AM
To: John Shipe <johnshipe@shipeconsulting.com>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Janice Carroll <janicecarroll@shipeconsulting.com>; Jason Grossfield <jgrossfield@marlborough-ma.gov>; Krista Holmi <kholmi@marlborough-ma.gov>
Subject: RE: Green District Mylars (EDITS)

John,

The Note reference two Recorded Plans (see attached):

- Plan 499 of 2001 – reference to Lots 5-1 and 5-3
- Plan 504 of 2005 – reference to Lot 5-2B and Parcel 3B, not "Parcels 5-2B & 3B" as it is stated in your revised note.

All reference to Parcel 5-2B should be changed to Lot 5-2B, as it is shown on Recorded Plan 504 of 2005 and the only Parcel reference should be for Parcel 3B, as it is shown on Recorded Plan 504 of 2005.

Timothy F. Collins
 Marlborough D.P.W.
 Assistant City Engineer
tcollins@marlborough-ma.gov
 Office (508) 624-6910 Ext. 332003
 Cell (774) 463-9023

From: John Shipe <johnshipe@shipeconsulting.com>
Sent: Monday, September 21, 2020 1:59 PM
To: Krista Holmi <kholmi@marlborough-ma.gov>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Timothy Collins <tcollins@marlborough-ma.gov>; Janice Carroll <janicecarroll@shipeconsulting.com>
Subject: RE: Green District Mylars (EDITS)

Krista and Tim and Tom,

Attached is a copy of the revised ANR plans and an affidavit letter from the surveyor explaining.

This change was requested by the Seller of the land, Boston Properties, in order to clearly state that the land that was subdivided is exactly the same land that is being acquired by Post Road from Boston Properties.

The change is just to note number 1.

A side by side comparison of the change is as follows:

This is what I will present tonight. Thanks.

ENDORSEMENT SHALL NOT
 BE DEEMED TO CONSTITUTE ANY
 DETERMINATION OF COMPLIANCE
 WITH REQUIREMENTS OF THE
 ZONING BYLAW.

DATE

SUCH ENDORSEMENT SHALL NOT
 BE DEEMED TO CONSTITUTE ANY
 DETERMINATION OF COMPLIANCE
 WITH REQUIREMENTS OF THE
 ZONING BYLAW.

REVISED LANGUAGE

NOTES

- 1) LOTS 1, 2, 3, 4 & 5 WERE CREATED FROM THE FOLLOWING PARCELS: LOT 5-1 & 5-3 AS SHOWN ON PLAN No. 499 OF 2001 & PARCELS 5-2B & 3B AS SHOWN ON PLAN No. 504 OF 2005 BOTH RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS, LOT 5 IN SOUTHBOROUGH BEING A PORTION OF THE LAND SHOWN ON AN EXHIBIT RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN DEED BOOK 16828 PAGE 100 AND LOTS 1, 2, 3, 4, & 5. TOGETHER COMPRISE THE ENTIRETY OF AND CONTAIN ONLY SAID LOTS 5-1 & 5-3 AND PARCELS 5-2B & 3B.
- 2) OWNER: BP CRANE MEADOW, LLC
 800 BOYLSTON STREET, SUITE 1900
 BOSTON, MA 02199
 DEED BOOK 32163 PAGE 598 (MIDDLESEX)
 ASSESSOR'S PARCEL ID Nos. 116-5, 116-11
 & 116-12 (MARLBOROUGH)
 DEED BOOK 23351 PAGE 314 (WORCESTER)
 ASSESSOR'S PARCEL ID No. 70-3 &
 70-3A (SOUTHBOROUGH)
- 3) ONLY SELECT EASEMENTS HAVE BEEN SHOWN. THOSE GRANTED BY DEED BOOK 45108 PAGE 539 AS SHOWN ON PLAN No. 506 OF 2005 HAVE BEEN LEFT OFF FOR CLARITY. EASEMENT REVISIONS MAY BE REQUIRED BASED ON FUTURE DEVELOPMENT PROGRAMS
- 4) LOT 2 IS NOT A BUILDABLE LOT UNDER THE LIMITED INDUSTRIAL DISTRICT REQUIREMENTS BUT IS ALLOWED ONLY UNDER THE PROVISIONS OF THE EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD).

VER LEAF WAY

John J. Shipe, P.E.
 978-857-8877

From: Krista Holmi [mailto:kholmi@marlborough-ma.gov]
Sent: Thursday, September 17, 2020 12:39 PM
To: John Shipe <johnshipe@shipeconsulting.com>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Timothy Collins <tcollins@marlborough-ma.gov>
Subject: RE: Green District Mylars (EDITS)

As I mentioned on the phone, for now, I will put a place holder on the agenda for Monday. If you can provide the information to Tim and me before Monday's meeting, I can make the information available to the Board. I will send you a Teams meeting invite. I anticipate your item will come up very shortly after 7:00 pm on 9-21.

Tom DiPersio, City Engineer, will attend the meeting as well.

Krista

Krista Holmi
 Engineering and Planning Board Administrator
 135 Neil St.
 Marlborough, MA 01752

(508) 624-6910 x33200
kholmi@marlborough-ma.gov

From: John Shipe <johnshipe@shipeconsulting.com>
Sent: Thursday, September 17, 2020 11:48 AM
To: Krista Holmi <kholmi@marlborough-ma.gov>
Cc: Timothy Collins <tcollins@marlborough-ma.gov>; Janice Carroll <janicecarroll@shipeconsulting.com>
Subject: Green District Mylars (EDITS)

Krista and Tim,

Unfortunately, as Post Road Residential approaches the land closing, the Seller of the property, Boston Properties, has requested a minor additional note to be put on the mylars which necessitates replotting and new signatures.

I will do all I can to simplify it for you, explain what the change is, and help where I can. Just wanted to give the heads up that this was coming and I apologize in advance for the inconvenience.

John J. Shipe, P.E.
 978-857-8877

From: Krista Holmi [mailto:kholmi@marlborough-ma.gov]
Sent: Friday, June 26, 2020 11:11 AM
To: John Shipe <johnshipe@shipeconsulting.com>
Subject: RE: Green District Mylars

No problem. Our member is coming today to sign the other plans. He will just have to come back.

Krista

Krista Holmi
 Engineering and Planning Board Administrator
 135 Neil St.
 Marlborough, MA 01752

(508) 624-6910 x33200
kholmi@marlborough-ma.gov

From: John Shipe <johnshipe@shipeconsulting.com>
Sent: Friday, June 26, 2020 11:08 AM
To: Krista Holmi <kholmi@marlborough-ma.gov>
Subject: RE: Green District Mylars

I'm told they might be ready Friday next week.

John J. Shipe, P.E.
 978-857-8877

From: Krista Holmi [<mailto:kholmi@marlborough-ma.gov>]
Sent: Friday, June 26, 2020 8:09 AM
To: John Shipe <johnshipe@shipeconsulting.com>
Subject: RE: Green District Mylars

Oh boy. OK. I will have Matt stop by here twice. I would have gotten us out of the way if I knew that too. This is fun working remotely, isn't it?

Krista

Krista Holmi
 Engineering and Planning Board Administrator
 135 Neil St.
 Marlborough, MA 01752

(508) 624-6910 x33200
kholmi@marlborough-ma.gov

From: John Shipe <johnshipe@shipeconsulting.com>
Sent: Friday, June 26, 2020 7:13 AM
To: Krista Holmi <kholmi@marlborough-ma.gov>
Cc: ultimatemobilegamingtruck <ultimatemobilegamingtruck@gmail.com>; johnshipe@shipeconsulting.com
Subject: Re: Green District Mylars

Krista, I am at the mercy of the Southborough planning board. It sounds like they are endeavoring to have all the board members sign the mylars and each needs to stop in at the PB office individually. I'm thinking it will take them a week or two. Apologies.

John Shipe
 978-857-8877

On Jun 25, 2020, at 4:59 PM, Krista Holmi <kholmi@marlborough-ma.gov> wrote:

John,

When will you be returning with the Mylars? I would like to coordinate with Planning Board member, Matt Elder, copied on this email.

If possible, can you coordinate with Matt on an acceptable time to meet here to sign the Mylars? Matt also needs to sign another set of Mylars, and the other applicant is waiting for their plans. I was trying to save Matt from coming here twice.

If possible, can we get this completed tomorrow, Friday, June 26?

Krista

Krista Holmi
Engineering and Planning Board Administrator
135 Neil St.
Marlborough, MA 01752

(508) 624-6910 x33200
kholmi@marlborough-ma.gov

APPENDIX A

APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL

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

Marlborough, Massachusetts

Sept. 28, 2020
(Date)

To the Planning Board:

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

1. Name of Applicant Post Road Trailer Park & Sales Inc

Address 181 BOSTON POST RD EAST

2. Name of Engineer/
Land Surveyor Robert J. Parente

Address 21 Chapin St - North Dorr

3. Deed of Property recorded in Middlesex South Registry of

Deeds Book 11,449 Page(s) 675

4. Location and description of property:

13.5 ± ACRES OF LAND ON BOSTON POST ROAD TO BE DIVIDED INTO
TWO LOTS.

LOT 1 HAS FRONTAGE ON PHELPS ST. AND LOT 2 HAS FRONTAGE

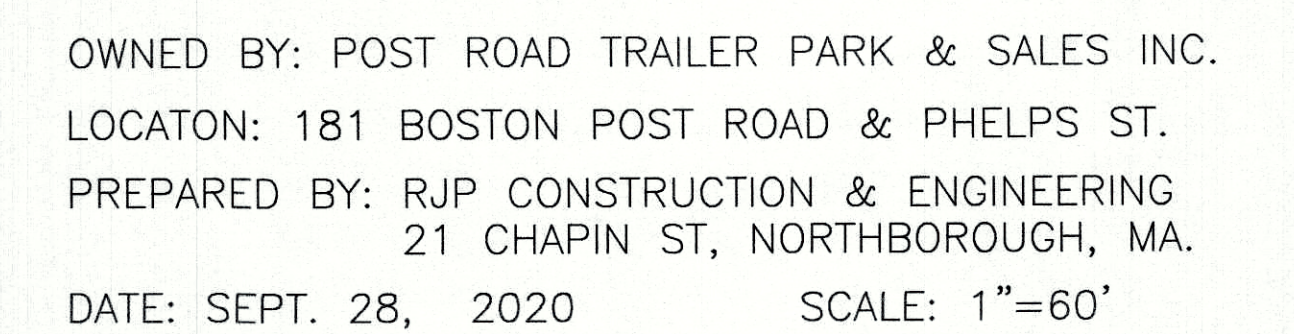
ON BOSTON POST RD EAST.

[Signature]
Signature of Owner

Contact email address: RJPTEN@earthlink.net

Address: 181 BOSTON POST RD
EAST
MARLBORO

Contact phone number: 508-509-0891



From the desk of:

The Jillson Company, Inc.

32 Fremont St.
Needham Hgts., MA 02494
Tel (781) 400-5946
koleary@jillsoncompany.com

LETTER OF TRANSMITTAL

6A-1

TO: Marlborough Planning Board
c/o Krista Holmi Marlborough Eng. Dept.
135 Neil Street
Marlborough, MA 01752
CC: The Charles Company, LLC. w/o enc.

DATE: 9/17/20 JOB #: 2945
RE: #0 Stevens Street - Preliminary Subd. Plan
(Hand Delivery)

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change order ☐ _____

NO.	DATE	COPIES	DESCRIPTION
1.	9/11/20	2	Appendix B (Completed w/owner's signatures)
2.	9/11/20	5	"Preliminary Subdivision Plan" (2 sheet plan set - 24" x 36")
3.	9/11/20	9	"Preliminary Subdivision Plan" (2 Sheet plan set - 11" x 17")
4.	9/11/20	1	\$800 Submission Check made by Sudbury Lawn & Landscape Design (Ck#13211)

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

SIGNED: Kevin O'Leary, P.E.

If enclosures are not as noted, kindly notify us at once.

From the desk of:

The Jillson Company, Inc.

32 Fremont St.
Needham Hgts., MA 02494
Tel (781) 400-5946
koleary@jillsoncompany.com

LETTER OF TRANSMITTAL

6A-1

TO: Marlborough Board of Health
140 Main Street
Marlborough, MA 01752

DATE: 9/17/20 JOB #: 2945
RE: #0 Stevens Street - Preliminary Subd. Plan

CC: The Charles Company, LLC w/o enc.

(Hand Delivery)

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change order ☐ _____

NO.	DATE	COPIES	DESCRIPTION
1.	9/11/20	1	Preliminary Subdivision Plan (2 Sheet plan set – 24"x36")

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS: Krista Holmi at Engineering Dept. accepted & processed the Preliminary Subdivision Plan filing (Appendix B) filing this morning. Please contact me back with any questions or comments.

SIGNED: Kevin O'Leary, P.E.

If enclosures are not as noted, kindly notify us at once.

The Jillson Company, Inc.

32 Fremont St.
Needham Hgts., MA 02494
Phone: (781) 400-5946
koleary@jillsoncompany.com

September 17, 2020

Steven W. Kerrigan
City Clerk
140 Main Street
Marlborough, MA 01752

Hand Delivery

Re: "0" Stevens Street - Preliminary Subdivision Plan Submission

Dear Mr. Kerrigan,

Per Article III. A676-9 A (2) of the City of Marlborough "SUBDIVISION RULES AND REGULATIONS", please accept this letter as notice for the submission of the above referenced Subdivision Plan to the Marlboro Planning Board earlier today.

Enclosed you will find a time date stamped "Appendix B Application for Approval of Preliminary Plan" as processed & provided by Marlboro Planning Board agent.

Please contact me if you have any questions or comments.

Sincerely,



Kevin O'Leary, PE

Enc.

cc: The Charles Company, LLC w/o Enc.

APPENDIX B

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

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

RECEIVED
CITY CLERK'S OFFICE
MARLBOROUGH

2020 SEP 17 A 10:28

Marlborough, Massachusetts

September 11, 2020

(Date)

To the Planning Board:

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

1. Name of Subdivider: The Charles Company, LLC
Address: 131 Black Bear Dr. S-1912 Waltham, MA 02451

2. Name of Engineer: The Jillson Company, Inc.
Address: 32 Fremont Street, Needham Heights, MA 02494

3. Deed of property recorded in Middlesex Registry
of Deeds, Book 9742 Page 362

4. Location and description of property:

Deed at Book 9742, Page 362 and excepting from that parcel:

- A portion therein shown as Lot 1 on a plan recorded at Middlesex South District Registry as Plan 467 of 2018.
- A portion therein shown as lot 2 (#309 Stevens St.) & Lot3 (#315 Stevens St.) on a plan recorded at Middlesex South District Registry as Plan 479 of 2020.

RChausis
Signature of Owner REBECCA L. CHAUSIS

Address: 283 Bolton Street
Marlborough, MA 01752

Amy M Aldrich Goebel
Signature of owner AMY M. ALDRICH GOEBEL

Address: 16 Greybert Ln,
Worcester, MA 01602

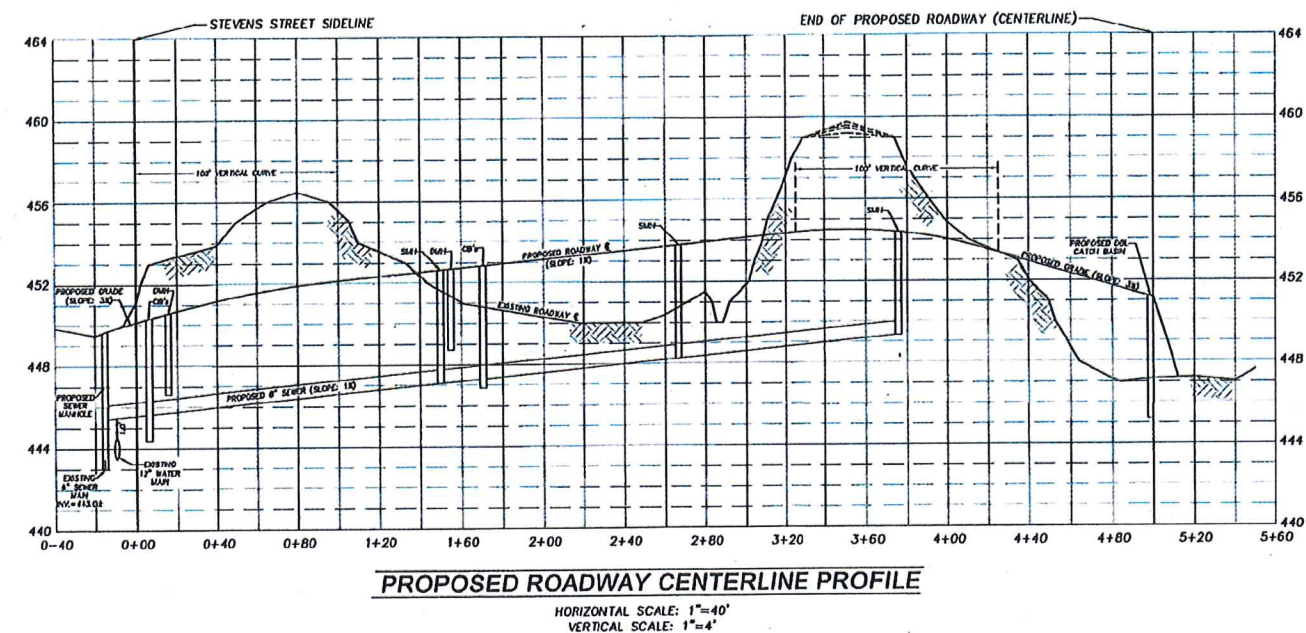
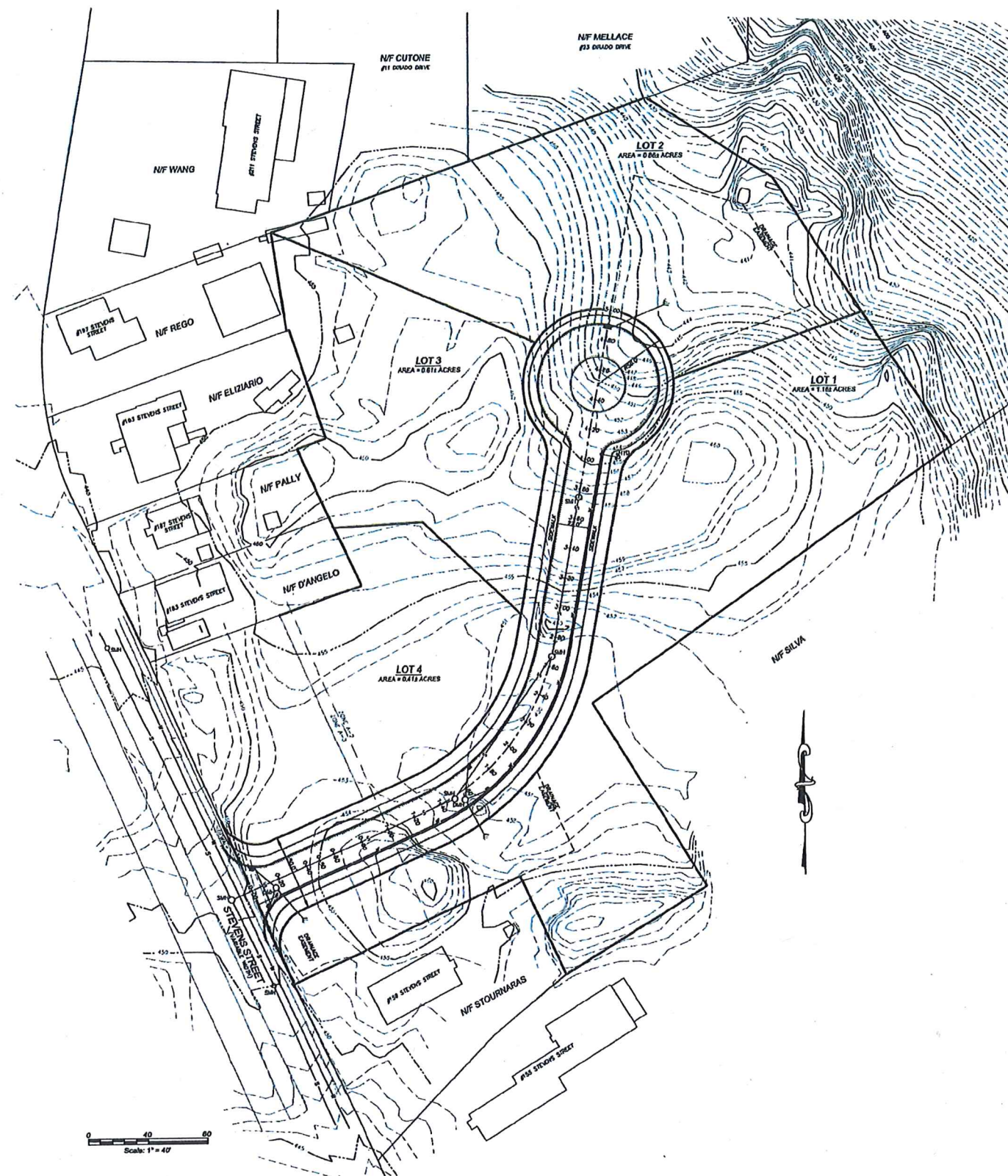
po Box 150
Marlborough, MA 01752

PLANNING BOARD

DATE 9-17-20
AGENDA 10-5-20
ACTION _____

NOTES

1. ALL ELEVATIONS & TOPOGRAPHICAL DATA SHOWN HEREON IS APPROXIMATE & TAKEN FROM CITY GIS.
2. ALL LOT LINES ARE APPROXIMATE.



ZONING DISTRICT A-2
 MIN. AREA = 18,000 S.F.
 MIN. FRONTAGE = 120'
 FRONT YARD SETBACK = 30'
 SIDE YARD SETBACK = 15'
 REAR YARD SETBACK = 40'

ZONING DISTRICT A-3
 MIN. AREA = 12,500 S.F.
 MIN. FRONTAGE = 100'
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 15'
 REAR YARD SETBACK = 30'



**"PRELIMINARY SUBDIVISION
PLAN"**

LAND IN

MARLBOROUGH, MASS.

APPLICANT: THE CHARLES COMPANY, LLC
 131 BLACK BEAR DR. S-1912
 WALTHAM, MA 02451

OWNER: REBECCA L. CHAUSIS
 AMY M. ALDRICH GOEBEL

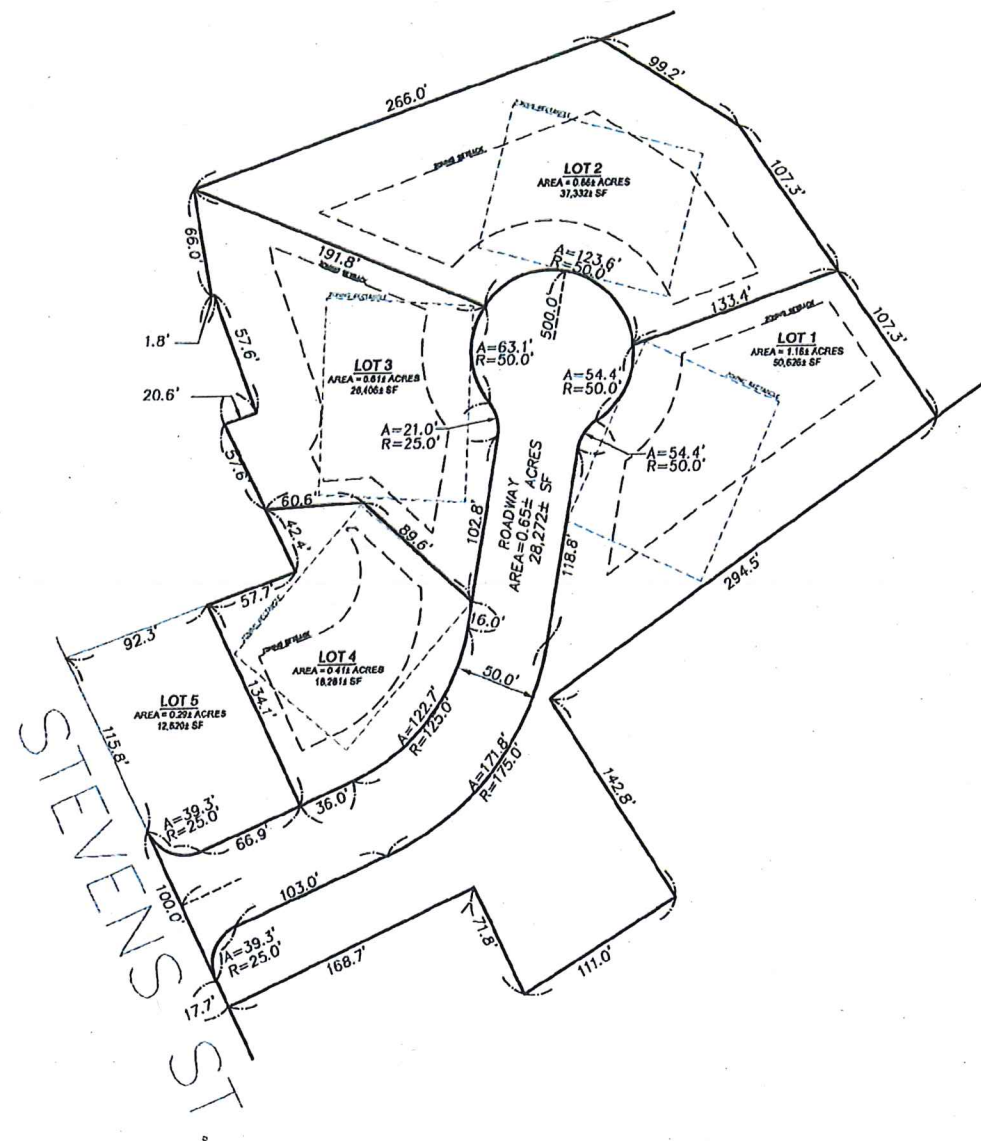
SCALE: 1" = 40' DATE: 11 SEPTEMBER 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**
 32 FREMONT STREET
 NEEDHAM HEIGHTS, MA 02494
 (781)-400-5946
 www.JILLSONCOMPANY.com

LOTTING PLAN

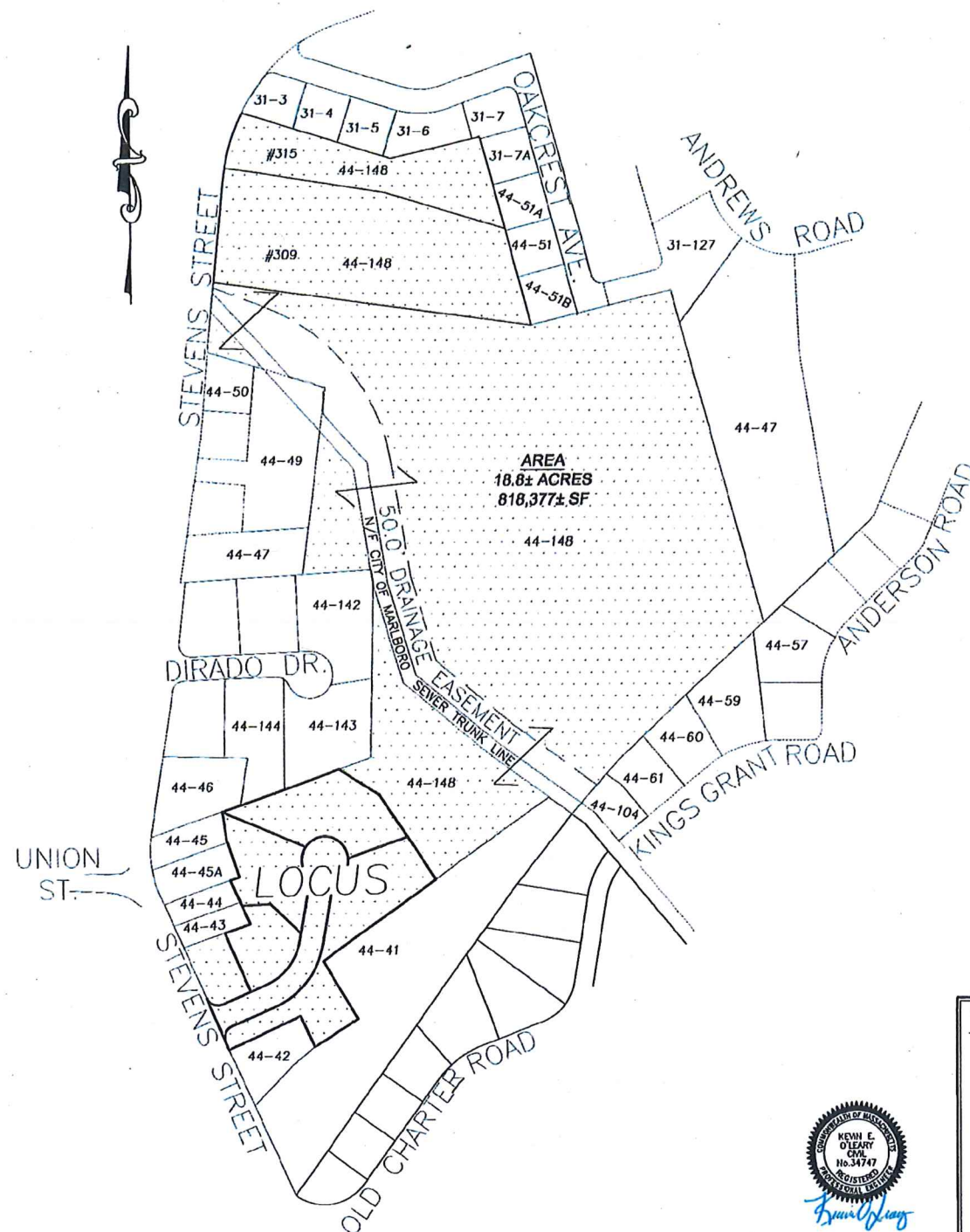
(SCALE: 1" = 50')

TOTAL SUBDIVISION AREA =
(LOTS 1-4 PLUS ROADWAY)



LOCUS MAP

(SCALE: 1" = 150')



Parcel Number	Property Address	Owner Name
31-127	08 ANDREWS RD	MARTIN CHRISTOPHER T
31-3	328 STEVENS ST	MCCARTHY MICHAEL K
31-4	11 OAKCREST AVE	JOHNSON CHRISTOPHER W
31-5	21 OAKCREST AVE	CAVICCHI PAULINE M LIEST
31-6	27 OAKCREST AVE	AYKANIAN MARY LIEST
31-7	41 OAKCREST AVE	KEIGWAN RICHARD P
31-7A	57 OAKCREST AVE	BOOTH SHELAGH
44-142	24 DIRADO DR	VACHON THOMAS J
44-143	23 DIRADO DR	MELLACE ANTHONY S
44-144	11 DIRADO DR	CUTONE JOHN O
44-145	KINGS GRANT RD	CITY OF MARLBOROUGH
44-147	08 ANDREWS RD	UTANO NICHOLAS
44-41	155 STEVENS ST	SILVA BLANCA N LIEST
44-42	159 STEVENS ST	STOURNARAS JOHN
44-43	163 STEVENS ST	DANGELO ALEXANDER JR
44-44	167 STEVENS ST	PALLY ROSHIN KADANNA
44-45	197 STEVENS ST	REGO MANUELA
44-45A	193 STEVENS ST	ELIZABETH BRYAN R
44-46	211 STEVENS ST	WANG ANGELA
44-47	255 STEVENS ST	NASUTI JOSEPH TR
44-49	259 STEVENS ST	SHERMAN ERKA J
44-50	285 STEVENS ST	SYLVESTER THOMAS W
44-51	73 OAKCREST AVE	LACHAPPELLE ROLAND R
44-51A	65 OAKCREST AVE	GAUTHER ROBERT J
44-51B	81 OAKCREST AVE	SECRETARY OF VETERANS AFFAIRS
44-57	12 ANDERSON RD	BAHMAD MELISSA
44-59	66 KINGS GRANT RD	PETERS MICHAEL R TR
44-60	48 KINGS GRANT RD	MARTIN THOMAS A
44-61	40 KINGS GRANT RD	TAYLOR PAUL R

"PRELIMINARY SUBDIVISION PLAN"

LAND IN

MARLBOROUGH, MASS.

APPLICANT: THE CHARLES COMPANY, LLC
131 BLACK BEAR DR. S-1912
WALTHAM, MA 02451

OWNERS: REBECCA L. CHAOUSIS
AMY M. ALDRICH GOEBEL

SCALE: 1" = 150' DATE: 11 SEPTEMBER 2020

PREPARED BY: **THE JILLSON COMPANY, INC.**

32 FREMONT STREET
NEEDHAM HEIGHTS, MA 02494
(781)-400-5946
www.JILLSONCOMPANY.com

