

CITY OF MARLBOROUGH MEETING POSTING

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CITY OF MARLBOROUGH

Meeting: **Planning Board**
Date: November 22, 2021
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2021 NOV 18 P 2:12

This meeting of the Planning Board will be held in Memorial Hall on Monday, November 22, 2021 at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED.

Agenda Items to be Addressed:

1. **Draft Meeting Minutes**
 - A. November 8, 2021
2. **Chair's Business (None)**
3. **Approval Not Required (None)**
4. **Public Hearings (None)**
5. **Subdivision Progress Reports**
 - A. Goodale Estates – ongoing discussion
Correspondence from Kevin Gillis, Managing Director, Northborough Capital Partners, LLC
 - B. Commonwealth Heights Subdivision – ongoing discussion – **no discussion required at this meeting**
6. **Preliminary/Open Space/Limited Development Subdivision (None)**
7. **Definitive Subdivision Submissions**
 - A. 342 Sudbury Street, Marlborough, MA 01752 – Definitive Subdivision Plan – ongoing discussion
Owner of Land: The 342 Sudbury Street Trust
Name of Engineer: Robert Parente
Deeds Book: 77825 Page: 110
Correspondence from John Garside, Board of Health
Correspondence from abutter Christie Herlihy-Starr & William Starr of 98 Prendiville Way
Correspondence from Engineering
8. **Signs (None)**
9. **Correspondence (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

November 8, 2021

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

1. Draft Meeting Minutes

A. October 18, 2021

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to accept and file with minor typo corrections, the October 18, 2021 meeting minutes. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business

A. Marlborough Planning Board Subdivision Rules and Regulations – ongoing discussion

Mr. LaVenture updated the Board on discussions he had with City Solicitor Jason Grossfield. Mr. Grossfield indicated there is no required time frame between the approval of the Regulations and the filing, and the Subdivision Rules and Regulations go into effect on September 13, 2021 (the date the Board voted to approve and adopt them). The Planning Board Administrator indicated the Subdivision Rules and Regulations were filed and sent to the Registry of Deeds on November 8, 2021.

3. Approval Not Required (None)

4. Public Hearings

A. City Council: Order #21-1008274C, Proposed Zoning Amendment to Chapter 650 to amend Section 61 Temporary Moratorium for Multi-Family Housing Projects

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

Presentation:

Mayor Arthur Vigeant explained he is asking for this extension on the moratorium because the City is still waiting to get guidelines from the Department of Housing and Community Development (DHCD) for their new housing proposal. DHCD is in the process of setting the ground rules. Mayor Vigeant explained he is hoping to have the guidelines by the end of calendar year and doesn't anticipate coming to the Planning Board again for an extension.

Speaking in Favor of the Amendment:

(No one spoke in favor)

Dr. Fenby closed this portion of the Public Hearing.

Speaking in Opposition to the Amendment:

City Councilor Michael Ossing, 43 Varley Road, Marlborough, MA 01752 spoke in opposition.

Mr. Ossing, provided a timeline of the history of this moratorium:

- April - The Mayor provided the letter asking for the 90-day moratorium.
- June - The Planning Board endorsed the 90-day moratorium.
- July - The City Council endorsed the 90-day moratorium, and it was extended to October.

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- October 4th – The Mayor provided a letter asking to extend the moratorium to the end of year.
- November 8th - Today, five weeks later we still don't have the guidelines from the state.

Mr. Ossing explained there is not adequate time for a multi-family housing project to come to the City Council, hold a public hearing, send it to committee and decide within the three City Council meetings left this year. Based on timing, the ability of the City Council to do its job, and the uncertainty of when this guidance will become available, he encouraged the Planning Board to provide a negative recommendation on the extension. However, if the Board wishes to send a favorable recommendation, he asked the Board to recommend excluding the proposed project at the Campus. The Campus submitted their application in September with anticipation the housing moratorium would end in October. It's now in Urban Affairs for review.

City Councilor Kathleen Robey, 97 Hudson Street, Marlborough, MA 01752 spoke in opposition. Mrs. Robey backed and supported all the points Mr. Ossing addressed.

Dr. Fenby closed this portion of the Public Hearing.

Questions and Comments from the Planning Board:

Mr. Fay asked the Mayor respond to Mr. Ossing. Mayor Vigeant explained if there is not adequate time for a multi-family housing project to come into to the City before the end of the year as Mr. Ossing argued then why not approve the moratorium. He did not favor having one complex carved out of the moratorium. Mr. Vigeant reminded the board that single family homes are not included in the moratorium.

Mr. Fay asked the Mayor, is the State asking the City to extend the moratorium? Mayor Vigeant said no.

Mr. Fowler asked Mr. Ossing, is the Campus project the only project that is currently filed with the City? Mr. Ossing said yes.

Mr. LaVenture asked Mr. Ossing, what are the ramifications for the Campus project if a complete moratorium was approved? Mr. Ossing explained, he is not sure of the impact it would cause if they were to have to wait until January for submittal.

Mr. Russ asked Mr. Ossing, is the Campus project currently submitted and being reviewed? Mr. Ossing said no. Mr. Russ asked, at the next meetings can you still review and discuss the project, just not approve it? Mr. Ossing said no, the way the language is in the housing moratorium, there is no submittal of site plan documents to the City.

Mr. Fay asked, what would the timeline be if the Campus were to submit at the next meeting? Mr. Ossing explained it is hard to determine without input from the City Council. The Council still needs to approve the master plan and the development agreement, which the council is reviewing at tomorrow's Urban Affairs meeting.

Dr. Fenby closed the public hearing.

B. 342 Sudbury Street, Marlborough, MA 01752 – Definitive Subdivision Plan

Owner of Land: The 342 Sudbury Street Trust
Name of Engineer: Robert Parente
Deeds Book: 77825 Page: 110

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

Presentation:

Neal Vigeant (342 Sudbury Street, Marlborough, MA 01752) explained he purchased the 342 Sudbury Street property earlier this year with intentions of making it a rental property and using the land behind it for his family farm operations, for sawmilling, harvesting the soil and a family gathering location. Mr. Vigeant explained, after renovating the property he realized that use would be a nuisance to the surrounding area. His proposed subdivision would create an additional lot. He is asking the Planning Board for waivers to prevent the construction of a public way for the one house. The waivers would allow the entrance to this house appear more of a driveway than a road. The proposed subdivision includes a large buffer zone equal to about an acre of land, which will be recorded in the deed. This buffer zone recorded in the deed would be permanent and would remain unchanged even if the property were to be sold in the future.

Robert Parent went over the submitted plans. The plans display:

- 18-foot-wide paved area with a hammer-head turn around
 - o Providing the proposed Lot 2 with the required frontage
 - o This paved area would be owned by the owner of Lot 2 as it would remain private
- New sewer, water, and underground electrical lines
- The proposed Lot 1 with the existing house - 1.006 acres
- The proposed Lot 2 - 2.0127 acres
- An estimated 3,000 sqft footprint for the new house
 - o 60 ft off the layout of the cul-de-sac
 - o 120 ft off the stone wall on the Carisbrooke houses
- List of waivers:
 - o Reduce road layout width to 40'
 - o Reduce pavement width to 18'
 - o No sidewalks
 - o No curbing
 - o To construct the road in accordance with the cross section shown on the profile sheet

Mr. LaVenture read the correspondence dated November 1, 2021, from the City Engineer Thomas DiPersio, Engineering Department into the record.

Mr. LaVenture read the correspondence dated October 8, 2021, from Assistant Chief Jeffrey Gogan, Marlborough Fire Department into the record.

Mr. LaVenture read the correspondence dated November 8, 2021, from Priscilla Ryder, Conservation into the record. See the attached letter.

Speaking in Favor of the Amendment:

Paul Ditullio, 86 Boivin Drive, Marlborough, MA 01752 spoke in favor.

Mr. Ditullio explained I think for one house a road is not necessary, the driveway they're asking for would be sufficient. Roads require a lot of maintenance and letting the owner deal with the maintenance for this road would be the best option.

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Fred Brewitt, 299 Sudbury Street, Marlborough, MA 01752 spoke in favor.

Mr. Brewitt asked, is there was a maximum length a driveway can be? Mr. DiPersio said no. Mr. Brewitt asked, is there a required set back from the stone wall on the property line, Mr. DiPersio explained there is a 5-foot set back requirement from the property line.

Joe Verri, 128 Prendiville Way, Marlborough, MA 01752 spoke in favor.

Mr. Verri explained he is a direct abutter and the buffer zone would maintain the natural beauty of his backyard.

Mr. Verri expressed his support for the proposed driveway concept in lieu of a full roadway construction.

Dr. Fenby closed this portion of the Public Hearing.

Speaking in Opposition to the Amendment:

John Brackett, 45 Harper Circle, Marlborough, MA 01752 spoke in opposition.

Mr. Brackett read the letter he submitted into the record. See agenda packet for complete letter.

Rocco Collura, 368 Sudbury Street, Marlborough, MA 01752 spoke in opposition.

Mr. Collura explained he is not an immediate abutter and supported all the key points in Mr. Brackett's letter.

Mr. Collura's biggest concern is what could happen to the neighborhood down the road.

Michelle Feddersohn, 356 Sudbury Street, Marlborough, MA 01752 spoke during the opposition portion of the public hearing and explained she is not in total opposition of the proposed subdivision and addressed concerns on the buffer zone along her property and spoke against the concept of a full roadway construction.

Mr. Vigeant addressed her concerns, explaining he meet with owners of 356 Sudbury Street and proposed putting back in a buffer zone and selling them about 21,000 sq ft of their grass for \$5.00. So they would own it and be able to keep their yard intact. He offered to put back as much of the natural buffer as possible to try to address their concerns.

Gregory Garson, 36 Harper Circle, Marlborough, MA 01752 spoke in opposition.

See the attached letter.

David Moores, 356 Sudbury Street, Marlborough, MA 01752 spoke during the opposition portion of the public hearing and explained he is not opposed to the subdivision but is opposed to a full roadway construction.

Rose Marie Boniface, 24 Harper Circle, Marlborough, MA 01752 spoke in opposition.

See the attached letter.

Steve Warren, 49 Harper Circle, Marlborough, MA 01752 spoke in opposition.

Mr. Warren discussed concerns for the brook, the wildlife, and the water/flooding issue within the area.

Lisa Nilan, 368 Sudbury Street, Marlborough, MA 01752 spoke in opposition.

Mrs. Nilan addressed concerns about setting a precedent, potential wind issues because of trees being taken down, flooding and blasting with in the neighborhood.

Dr. Fenby closed this portion of the Public Hearing.

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Dr. Fenby addressed questions that have been raised by the public.

- Water flow will be monitored by the Engineering Department, regularly and as part of the City's responsibly as developments occur.
- The brook is monitored by Conservation.
- The issue with the subdivision setting a precedent is something the Planning Board has already reviewed.

Questions and Comments from the Planning Board:

Mr. Russ and Mr. Fay addressed concerns on the lack of details on the list of waivers, specifically number 5 and the potential need for curbing or berms to get the water flow to the catch basins.

Mr. Russ explained the plans need more details. The cross section doesn't show underground power or communication and the driveway is undefined, other than "18-feet-wide". There are no dimensions on the hammer-head turn around, which the Fire Department needs to know in order to determine if the their trucks can turn around. Mr. Russ asked if there could be a 20-foot buffer zone on each side between the two properties. Mr. Parente explained there is a recharge area on one lot but there could be a buffer zone on the other. Mr. Russ also explained any tree over 12 inches in diameter needs to be labeled on the plans, as staying, or going and there should be drawings showing trees in the buffer zone as discussed with the 356 Sudbury neighbors.

Mr. Russ asked if the driveway can be considered the legal frontage if it is owned by the property owner. Mr. DiPersio explained if the Planning Board approves it as a "way" it can be used as legal frontage even if it is private.

Mr. Russ addressed concerns on the 3,000 sqft home not fitting in with the character of the neighborhood and asked if home sizes in the area could be provided.

Mr. Vigeant offered a site visit to address concerns.

Mr. Fowler expressed his concerns on the water flow issues, the driveway being a private way and asked if the house could be place in a spot to cause the least amount of removal of trees.

Mr. Vigeant explained the proposed house is a significant distance uphill from this brook. The re-charge basins will prevent the water from the 342 property to make it to the brook.

Mr. Fay addressed the concerns on the buffer zone from the brook really being a "no disturb" zone.

The Board had a discussion on the new rules and regulations and that the 342 Sudbury Street Definitive Plan should be held to the new standards, as the new Subdivision Rules and Regulations were approved on September 31, 2021.

Dr. Fenby closed the public hearing.

5. Subdivision Progress Reports

A. Commonwealth Heights Subdivision – ongoing discussion

Dr. Fenby informed the Board Scott Weiss would attend the December 6, 2021 Planning Board meeting.

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

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B. Goodale Estates – ongoing discussion

Mr. LaVenture read the correspondence from the City Engineer Thomas DiPersio, Engineering Department into the record.

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

Mr. DiPersio informed the Board Kevin Gillis would have the requested information for the November 22, 2021 meeting.

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

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

11. Calendar Updates (None)

12. Public Notices of other Cities & Towns

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

On a motion by Mr. Russ, seconded by Mr. LaVenture the board voted to accept and file the correspondence under 12. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

4. Public Hearings (Continued)

A. City Council: Order #21-1008274C, Proposed Zoning Amendment to Chapter 650 to amend Section 61 Temporary Moratorium for Multi-Family Housing Projects

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to send a favorable recommendation to the City Council on the proposed order 21-1008414 to extend the Temporary Moratorium for Multi-Family Housing Projects through to December 31, 2021.

If the City Council sees fit to approve the Zoning Amendment, the Planning Board suggests the following:

- Request that the Mayor notify the Planning Board and City Council as soon as possible if Mayor anticipates the need for additional extensions of the moratorium;
- Exclude the Campus development that was previously reviewed by the Planning Board in connection with a recommendation for a zoning change; said exclusion to be limited for review purposes only, not approval.

Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0 Motion carried 6-0.

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

Respectfully submitted,

/kmm

George LaVenture/Clerk



City of Marlborough

Conservation Commission

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

Memorandum

To: Barbara Fenby, Chairwomen
Planning Board

From: Priscilla Ryder, Conservation/Sustainability Officer 

Date: November 8, 2021

RE: 342 Sudbury St., Definitive Subdivision Plan

The Conservation Commission is in receipt of and reviewed, at its November 4, 2021 meeting, the following plan: Definitive Subdivision Plan in Marlborough, MA

Location: 342 Sudbury St.

Owner: 342 Sudbury St. Trust

Dated: October 15, 2021

Prepared by Robert Parente, P.E.

Sheets: 1-3

The Commission provides the following comments:

1. Please confirm that any work relative to this project is outside the 100' buffer zone and 200' riverfront area to the adjacent stream which is between this lot and Harper Circle. Based on the GIS map it doesn't appear that there are any wetlands on this lot, just buffer zone. These should be shown on the final plans
2. The plans show a 60' area referenced as "Natural Buffer". The Commission agrees that this is a good way to limit impact to adjacent properties. Can this Natural buffer area be well defined on the plan as to what is intended? i.e., no clearing, except for dead or dying trees, keep the undergrowth intact, no building, no sheds, no storage – etc. Other buffers in the past have not been clearly defined and enforcement has been difficult. Clearly defining the intent of this natural buffer and adding it to the plan will make this task easier in the future.
3. Please ensure that erosion controls are shown on the plan to prevent mud from tracking or flowing into Sudbury St. or onto the adjacent down hill properties. The adjacent stream flows into the Desert Natural area which contains one of our few native trout brooks in this region so all efforts to keep it clean is required.

If you have any questions on the above, please let me know.

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

TO: Members of the City of Marlborough Planning Board

DATE: November 6th, 2021

FROM: Gregory Garson & Allison Crouse (36 Harper Cir, Marlborough, MA 01752)

RE: Proposed sub-division plan for land located at 342 Sudbury Street, Marlborough, MA 01752

Dear Planning Board Members,

We are writing to you in **opposition** to the proposed sub-division and development of the land located at 342 Sudbury Street in Marlborough. This land directly abuts our property and the proposed development will be in direct view behind our house in direct opposition to the primary reason we selected this home / location in the first place – the secluded, wooded location surrounded by trees providing a natural barrier and delineation between properties in our neighborhood and adjacent neighborhoods.

Furthermore, we believe that the proposed development will have the following impacts on our neighborhood and our property directly, detailing further why we are opposed to the sub-division and subsequent development plans:

- Our property and that of the surrounding neighbors who have abutting properties to the one located at 342 Sudbury Street contains protected wetlands that encompass the vast majority of the back portion of our properties
- Traversing these wetlands is an active stream with wildlife that requires protection
- The active stream is a tributary to a larger body of water which is a protected trout stream, again, with wildlife that requires protection
- The proposed development would cause irreparable damage to this fragile wetlands eco-system and the downstream eco-systems that are fed and supported by our stream – an eco-system that a lot of wildlife have come to depend upon (e.g. turkeys, deer, coyotes, fisher cats, squirrels, chipmunks, rabbits, owls, hawks and many, many more) – there has not been a proper environmental impact assessment for this proposal
- Given the elevation of the proposed development – which is located on a rise above the wetlands and stream traversing these wetlands – the waterflow would be severely impacted by the removal of trees, the disturbing of the land structures and the development of new buildings (and supporting infrastructure) on land above the wetlands
- Irrespective of the damage to the wetlands (which is a certainty), the location of the proposed development would necessitate the removal of most if not all of the old growth timber in the wooded areas, which would alter the canopy of the wooded area and change the structure of the vegetation in this natural buffer zone – these trees could not be moved or replaced
- The removal of this old growth timber would also have two additional (and significant) impacts to our property:

1. The winds that come through the area – sometime quite severely – would have no natural buffers to prevent them from slamming into our trees that are closer to our home, significantly raising the risk of a catastrophic collapse of a ‘killer tree’ (one that is large enough to take out any of the homes it is near, and potentially killing us as occupants) – we have seen this happen with the removal of a large area of trees by one of the neighbors on Harper Cir, causing us to have to spend significant amounts of money on tree removal
 2. The water that flows from the elevated portion of our property, the portion that abuts the proposed sub-division and development, is contained by the trees and foliage that are in the wooded zone. The removal of these trees and foliage will cause significant amounts of water to flow down to and beyond the creek / stream that traverses the property and raises the flood risk on our property. Again, we have seen evidence of this occurring as a direct result of the removal of trees and foliage between 10 Harper Cir & 24 Harper Cir, causing significant flooding onto the land at 24 Harper Cir.
- Given the lack of proper infrastructure in place to support the new sub-division and subsequent development, and the fact that we went thru a recent 2+ year ‘intrusion’ to put in sewers in our development, this new home would not comply with the required infrastructure and could tax our newly implemented infrastructure unduly
 - The final point I will make is around the impact of our ability to enjoy our property free from intrusion and interference from on-lookers – we purchased our property because of the natural seclusion that it came with. This seclusion also came with a ‘buffer zone’ in the back – the area that abuts the proposed sub-division and development – of a wetlands area that we were told could not be developed. The proposed development would place a home in open view of our backyard, in direct opposition to the natural seclusion we sought and paid for more than 15 years ago and that our neighbors equally sought out and paid for when they purchase homes in this neighborhood.

In conclusion, we are opposed to the sub-division and development because of the environmental impacts it will cause, the intrusion on our right to enjoy our property without interference from our neighbors, and the unnecessary need for another home, without proper infrastructure, to be added to this area.

Thank you for allowing us to provide input into your decision-making and we hope you will vote to decline the request.

Sincerely,

Gregory Garson & Allison Crouse

36 Harper Cir, Marlborough, MA 01752

gig@zz48.com

781-267-1498

24 Harper Circle
Marlborough, MA 01752
November 8, 2021

RE: Proposed Subdivision 342 Sudbury Street, Marlborough. MA 01752

Dear Planning Board Members:

We purchased our current home at 24 Harper Circle in July 1985 and were the third family to move into the Carisbrooke development in January 1986. From all of the lots that were available, we carefully chose our private wooded lot on a small cul de sac, Harper Circle. We have lived here for almost 37 years and have witnessed many events and changes in our neighborhood during this time.

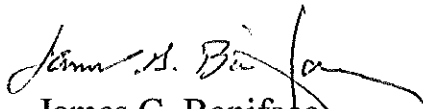
As a direct abutter, there are many reasons that we oppose the proposed subdivision at 342 Sudbury Street, but we will focus on four primary concerns.

1. **Water flowage and drainage** is of utmost concern to us. Our section of the development is very wet with a high water table and wetland areas. The Carisbrooke developers designed an elaborate flowage and drainage system with underground pipes, culverts, detention ponds, and open brooks. Our backyard contains both a drainage easement and a flowage easement, and an open brook. Our land floods with heavy rains and we have seen times when the brook water has risen so high that it has met our inground pool water. Following any rain, our backyard cannot be mowed for many days because it is too wet. More recently in heavy rains, water is flowing swiftly along the foundation of our home and we are forced to use a pump to divert it from our basement.
2. The proposed subdivision lot is on a **significant elevation** above our lot. The construction of the proposed new home, as well as its inherent removal of trees and other vegetation, will inevitably cause **increased runoff of water** onto our property, exacerbating the wet conditions we already have.

3. Further, we would **suspect that the proposed subdivision lot has ledge that may need to be blasted**. Our lot has ledge and we had to blast to put in our inground pool. We are concerned about **potential damage to our pool**. Four years ago when the City's contractors blasted to install sewerage on our street, the blasting caused a crack in our pool which needed to be repaired.
4. Lastly, we are concerned about the **environmental and conservation impacts** of the proposed subdivision. The brook on our property flows into a protected Sudbury Valley Trustees trout stream. Runoff from the proposed construction threatens the brook and stream beyond. Removing decades old trees and other natural vegetation impacts the ecological balance in the area and increases the flood risk on our property.

No matter what buffer zones are created to "appease abutters", the approval of this subdivision will forever change the homes and properties of those of us who purchased and expected to continue to enjoy private, wooded homesites without increased water and drainage problems, preventable environmental impacts, and loss of privacy. We urge you not to approve this subdivision.

Very truly yours,


James G. Boniface


Rose Marie Boniface



4 Courthouse Lane, Suite 16
Chelmsford, MA 01824
Kevinagillis1@gmail.com
781-771-8519

November 17, 2021

Via email: kmiller@marlborough-ma.gov

Chairperson Barbara L. Fenby
Marlborough Planning Board
Marlborough Cit Hall
140 main Street
Marlborough, MA 01752

RE: **Goodale Estates**

Dear Madame Chair,

I am requesting to be placed on the agenda for the planning board meeting currently scheduled for 22 November, 2021 for the following purposes;

1. We have completed the construction work at the above referenced subdivision in accordance with the requirements in Article V of Chapter 676, the Subdivision Regulations.
2. We are requesting a bond reduction to \$69,000, an amount equal to ten (10%) percent of the total cost to complete the subdivision. Attached herewith is an updated spreadsheet evidencing the requested bond amount.

This request is accompanied by:

- a. evidence that the real estate taxes are current
- b. a bond confirmation
- c. a letter from the City's Code Enforcement Officer confirming that the site is free from blight

Sincerely,

A handwritten signature in dark ink, consisting of a large, stylized 'K' followed by a long, horizontal, wavy line that tapers off to the right.

Kevin A. Gillis
Managing Director

cc: tdipersio@marlborough-ma.gov
cityclerk@marlborough-ma.gov

**CITY OF MARLBOROUGH, MASSACHUSETTS
ESTIMATE FOR BONDING PURPOSES**

SUBDIVISION:		BOND NO.						DATES	
Goodale Estates		MassDOT Weighted Bid Prices:						12/01/18	
		INITIAL						11/05/21	
		DATE :						11/05/21	
ITEM	DESCRIPTION	UNIT	TOTAL QTY.	UNIT COST	TOTAL COST	QTY. LAST EST.	QTY. THIS EST.	TOTAL COST TO DATE	% COMPLETE
Earth Work									
	Clearing, grubbing	AC.	0	\$0.00	\$0.00	0			100.00%
	Excavation	C.Y.	0	\$25.00	\$0.00	0		\$0.00	100.00%
	Sub-base	C.Y.	0	\$35.00	\$0.00	0		\$0.00	100.00%
	Ledge excavation	C.Y.	0	\$50.00	\$0.00	0		\$0.00	100.00%
Water									
	Hydrants (incl. gate)	EA.	1	\$7,250.00	\$7,250.00	0	1	\$7,250.00	100.00%
	Gates	EA.	1	\$2,300.00	\$2,300.00	0	1	\$2,300.00	100.00%
	3/4-in. Copper service (complete)	L.F.	375	\$100.00	\$37,500.00	0	275	\$37,500.00	100.00%
	Corporation and Curb Stop	EA.	7	\$1,200.00	\$8,400.00	0	7	\$8,400.00	100.00%
	8-in. CL52 DI main	L.F.	490	\$120.00	\$58,800.00	0	490	\$58,800.00	100.00%
	6-in. CL52 DI hydrant branch	L.F.	10	\$90.00	\$900.00	0	10	\$900.00	100.00%
Sewer									
	6 in. Service (stub at property line)	L.F.	330	\$90.00	\$29,700.00	0	230	\$29,700.00	100.00%
	8-in. PVC main	L.F.	460	\$100.00	\$46,000.00	0	460	\$46,000.00	100.00%
	8-in. CL52 DI main	L.F.	0	\$90.00	\$0.00	0		\$0.00	#DIV/0!
	10-in. CL52 DI main	L.F.	0	\$115.00	\$0.00	0		\$0.00	#DIV/0!
	Sewer manhole	EA.	3	\$5,850.00	\$17,550.00	0	3	\$17,550.00	100.00%
	Sewer manhole - 5' inside dia.	EA.	0	\$5,800.00	\$0.00	0		\$0.00	#DIV/0!
	Force main - 2-in.	L.F.	0	\$90.00	\$0.00	0		\$0.00	#DIV/0!
Drainage									
	Catch basin	EA.	4	\$5,350.00	\$21,400.00	0	4	\$21,400.00	100.00%
	Drain manhole	EA.	2	\$5,350.00	\$10,700.00	0	2	\$10,700.00	100.00%
	Drain manhole - 5' inside dia.	EA.	0	\$4,800.00	\$0.00	0		\$0.00	#DIV/0!
	Drop inlet	EA.	1	\$3,200.00	\$3,200.00	0	1	\$3,200.00	100.00%
	Gutter inlet	EA.	0	\$2,000.00	\$0.00	0		\$0.00	#DIV/0!
	Box culvert	L.F.	0	\$300.00	\$0.00	0		\$0.00	#DIV/0!
	8-in. D.I.	L.F.	0	\$120.00	\$0.00	0		\$0.00	#DIV/0!
	12-in. RCP	L.F.	61	\$100.00	\$6,100.00	0	61	\$6,100.00	100.00%
	12-in. RCP Flared end	EA.	0	\$1,000.00	\$0.00	0		\$0.00	#DIV/0!
	15-in. RCP	L.F.	174	\$110.00	\$19,140.00	0	174	\$19,140.00	100.00%
	15-in. RCP Flared end	EA.	1	\$1,200.00	\$1,200.00	0	1	\$1,200.00	100.00%
	18-in. RCP	L.F.	40	\$115.00	\$4,600.00	0	40	\$4,600.00	100.00%
	18-in. RCP Flared end	EA.	0	\$1,150.00	\$0.00	0		\$0.00	#DIV/0!
	21-in. RCP	L.F.	0	\$120.00	\$0.00	0		\$0.00	#DIV/0!
	21-in. RCP Flared end	EA.	0	\$1,250.00	\$0.00	0		\$0.00	#DIV/0!
	24-in. RCP	L.F.	0	\$140.00	\$0.00	0		\$0.00	#DIV/0!
	24-in. RCP Flared end	EA.	0	\$1,500.00	\$0.00	0		\$0.00	#DIV/0!
	30-in. RCP	L.F.	0	\$150.00	\$0.00	0		\$0.00	#DIV/0!
	30-in. RCP Flared end	EA.	0	\$1,500.00	\$0.00	0		\$0.00	#DIV/0!
	36-in. RCP	L.F.	0	\$175.00	\$0.00	0		\$0.00	#DIV/0!
	36-in. RCP Flared end	EA.	0	\$1,800.00	\$0.00	0		\$0.00	#DIV/0!
	Headwalls	C.Y.	11	\$700.00	\$7,700.00	0	11	\$7,700.00	100.00%
	Detention basins	C.Y.	2250	\$40.00	\$90,000.00	0	2000	\$90,000.00	100.00%
	Water Quality Structure	EA.	0	\$4,000.00	\$0.00	1		\$0.00	#DIV/0!
	Outlet Control structure	L.S.	0	\$3,000.00	\$0.00	0		\$0.00	#DIV/0!
	Rip-Rap	C.Y.	110	\$75.00	\$8,250.00	1	110	\$8,250.00	100.00%
	6-in. Under Drain	L.F.	0	\$70.00	\$0.00	0		\$0.00	#DIV/0!
	12-in. Under Drain	L.F.	0	\$80.00	\$0.00	0		\$0.00	#DIV/0!
	Black Vinyl Clad Fence, Post & Gate	L.F.	540	\$60.00	\$32,400.00	0	0	\$32,400.00	0.00%
Roadway/Layout									
	Gravel base	C.Y.	650	\$45.00	\$29,250.00	0	650	\$29,250.00	100.00%
	Bit. Conc. Pavement	Ton	470	\$130.00	\$61,100.00	0	470	\$61,100.00	100.00%
	Granite curbing	L.F.	950	\$60.00	\$57,000.00	0	950	\$57,000.00	100.00%
	Bit. Conc. berm	L.F.	0	\$12.00	\$0.00	0		\$0.00	#DIV/0!
	Sidewalk gravel	C.Y.	10	\$45.00	\$450.00	0		\$450.00	0.00%
	Sidewalk pavement	Ton	70	\$175.00	\$12,250.00	0	70	\$12,250.00	100.00%
	Misc. clean up	L.S.	1	\$10,000.00	\$10,000.00	0		\$10,000.00	0.00%
	Adj. Structures	EA.	9	\$350.00	\$3,150.00	0	9	\$3,150.00	100.00%
	Granite (stone) bounds	EA.	8	\$600.00	\$4,800.00	0		\$4,800.00	0.00%
	Guardrail	L.F.	0	\$35.00	\$0.00	0		\$0.00	#DIV/0!
	Roadside trees	EA.	28	\$500.00	\$14,000.00	0	28	\$14,000.00	100.00%
	Street signs w/ breakaway posts	EA.	1	\$150.00	\$150.00	0	1	\$150.00	100.00%
	Street lighting	EA.	1	\$3,000.00	\$3,000.00	0	1	\$3,000.00	100.00%
	Elec/Tel/Cable	L.F.	760	\$50.00	\$38,000.00	0	760	\$38,000.00	100.00%
	Gas	L.F.	475	\$45.00	\$21,375.00	0	475	\$21,375.00	100.00%
	As-built plans	EA.	1	\$2,500.00	\$2,500.00	0		\$2,500.00	0.00%
	Acceptance plans	EA.	1	\$2,500.00	\$2,500.00	0		\$2,500.00	0.00%
	Field stone masonry wall	C.Y.	20	\$600.00	\$12,000.00	0	20	\$12,000.00	100.00%
			TOTAL		\$684,615.00			\$684,615.00	

TOTAL COST TO COMPLETE SUBDIVISION: \$684,615.00
 TOTAL COST OF WORK COMPLETED TO DATE: \$684,615.00
 TOTAL COST OF WORK REMAINING: \$0.00
 10% RETAINAGE \$68,461.50
TOTAL BOND FIGURE, THIS ESTIMATE: \$69,000.00

11/05/2021 10:47
6876cfri

CITY OF MARLBOROUGH
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 0002-0100

LOCATION: JENKS LN

OWNER:
NORTHBOROUGH CAPITAL PARTNERS LLC
56 PINE ST STE 3
PROVIDENCE RI 02903

STATUS:
SQUARE FEET 27,007
LAND VALUATION 3,700
BUILDING VALUATION 0
EXEMPTIONS 0
TAXABLE VALUATION 3,700
INTEREST PER DIEM .00

LEGAL DESCRIPTION:

DEED DATE: 03/20/2020 BOOK/PAGE: 74321/452

INTEREST DATE: 11/05/2021

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2022	RE-R	8560				
1	RES RE TAX		13.09	.00	.00	PAID
2	RES RE TAX		13.08	.00	.00	PAID
			26.17	.00	.00	.00
2021	RE-R	8533				
1	RES RE TAX		13.45	.00	.00	PAID
2	RES RE TAX		13.44	.00	.00	PAID
3	RES RE TAX		12.09	.00	.00	PAID
4	RES RE TAX		12.08	.00	.00	PAID
			51.06	.00	.00	.00
2020	RE-R	8559				
1	RES RE TAX		13.34	.00	.00	PAID
2	RES RE TAX		13.34	.00	.00	PAID
3	RES RE TAX		12.90	.00	.00	PAID
4	RES RE TAX		12.89	.00	.00	PAID
			52.47	.00	.00	.00
2019	RE-R	4948				
1	RES RE TAX		13.87	.00	.00	PAID
2	RES RE TAX		13.87	.00	.00	PAID
3	RES RE TAX		12.16	.00	.00	PAID
4	RES RE TAX		12.16	.00	.00	PAID
			52.06	.00	.00	.00
2018	RE-R	5079				
3	RES RE TAX		27.07	.00	.00	PAID
4	RES RE TAX		27.06	.00	.00	PAID
	DEMAND FEE		15.00	.00	.00	PAID
			42.06	.00	.00	.00

11/05/2021 10:47
 6876cfri

CITY OF MARLBOROUGH
 Real Estate Tax Statement

P 2
 txtaxstm

YEAR INST	TYPE CHARGE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
			69.13	.00	.00	.00
GRAND TOTALS			250.89	.00	.00	.00

BOND CONFIRMATION

This will acknowledge that OLD REPUBLIC INSURANCE COMPANY, the Surety, having received and agreed premium to continue in force BOND #5419402 on behalf of NORTHBOROUGH CAPITAL PARTNERS, LLC the Principal, and in favor CITY OF MARLBOROUGH, MASSACHUSETTS subject to all its terms and limitations as set forth and expressed in said bond, effective through FEBRUARY 04, 2022.

OLD REPUBLIC INSURANCE COMPANY
Surety

SKILLINGS SHAW AND ASSOCIATES, INC.
Agent

Date: JANUARY 13, 2021

By: Melanie A. Bonnevie
MELANIE A. BONNEVIE, ATTORNEY-IN-FACT

Katlyn Miller

From: John Garside
Sent: Friday, November 19, 2021 1:59 PM
To: Katlyn Miller
Cc: Thomas DiPersio; Priscilla Ryder
Subject: RE: 342 Sudbury Street

Thanks Katlyn and Tom,

Whereas the BOH's concerns were engineering related, and to a lesser extent conservation (Riverfront Area), I see no objection to the planning board issuing subdivision approval if they deem it appropriate, given both these items are addressed on the revised plans dated 11/15/21.

-John

From: Katlyn Miller <kmiller@marlborough-ma.gov>
Sent: Thursday, November 18, 2021 3:22 PM
To: John Garside <jgarside@marlborough-ma.gov>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Subject: RE: 342 Sudbury Street

Hi John,

Just in case, I left a line item for your comments/review on the Agenda for the Planning Boards November 22 meeting.

If you need anything else just let me know,
 Thanks!
 Katlyn

From: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Sent: Wednesday, November 17, 2021 10:15 AM
To: John Garside <jgarside@marlborough-ma.gov>
Cc: Katlyn Miller <kmiller@marlborough-ma.gov>
Subject: FW: 342 Sudbury Street

Hi John,

Regarding the Planning Board subdivision application for 342 Sudbury Street, I know you were hesitant to provide comments in light of my review letter to the board. I went over my comments with the engineer and he has pretty much addressed everything with the attached revised plans. I don't really see any issues for your board with this project, since connection to the sewer is being proposed. So I think you can provide comment now, but feel free to reach out if you have any questions.

Thanks
 Tom

Thomas DiPersio, Jr., PE, PLS

98 Prendiville Way
Marlborough, MA 01752
November 3, 2021

Planning Board
City of Marlborough
135 Neil Street
Marlborough, MA 01752

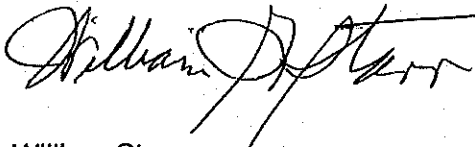
Dear Planning Board members:

We write to inform you that as abutters of 342 Sudbury Street we approve of the definitive subdivision plan which owner Neil Vigeant has proposed. We have walked the property with him and feel the proposed buffer zone to be written into the deed will help maintain the beautiful woods important to screening and the value of our property.

We approve the granting of the necessary waivers for Neil to build. Thank you.

Sincerely,


Christie Herlihy Starr


William Starr

To: Members of the City of Marlborough Planning Board

Date: November 19, 2021

From: John and Ann Brackett, 45 Harper Circle, Marlborough, MA 01752

Re: 342 Sudbury Street proposed subdivision

We remain adamantly opposed to the subdivision at 342 Sudbury Street which you will consider this evening. Thank you for considering our concerns and for considering the future of our neighborhood and the City of Marlborough.

I presented before you at the public hearing on October 18, 2021. The points made in that appeal remain unchanged so we will not reiterate them in detail here. Specifics related to conservation and wetlands, drainage, road v driveway, marginal and undefined buffer zones are key factors which I hope you will not treat lightly or acquiesce to with an "our hands are tied" argument. You are stewards of what our city and neighborhoods will be like, and we urge you to make a strong statement tonight, or whenever you decide, that residential developments that significantly and irreparably change the wooded nature of existing neighborhoods will not be approved by your board.

We understand there is a revised plan based presented for your review tonight. We have not seen that plan, plus since the public hearing was closed, we couldn't comment anyway. The optics of closing the public hearing and not allowing further feedback to revised plans are not good and seem to convey a closed process. Please understand, our opposition is not to the initial plan nor to any revised plan by this developer and engineer; we are opposed to any subdivision that will clear-cut a large swath of land, removing trees that make this neighborhood what it is and what attracted all of us to the area. Approving this request sets a precedent for future requests and that is a slippery slope; one that you can stop here.

The owner is not a resident of the neighborhood, and the engineer is a resident of Southborough. This is not someone developing their dream home. I would argue that their investment and motivation is purely financial. Our motivation is about our homes and the life and fabric of our neighborhood. The owner clearly assumes this is a done-deal, given that the 1-acre parcel, which includes the existing home and outbuildings, has been on the market since August 5, 2021.

At the recent COP26 climate summit, 100 world leaders promised to end and reverse deforestation. They understand that felling trees contributes to climate change. While that is at the global level, allowing clear-cutting of residential property for the financial gain of a few, in a small and local way, acts in opposition to this important message sent by the actions at the climate summit.

We are not anti-development. In fact, we applaud the efforts of the City Council and Planning Board with much of the industrial and commercial development that has been approved and that has propped up the tax base. We are, however, opposed to this development and its disregard for our neighborhood and our tranquility.

Thank you for your on-going consideration of our concerns and for being good stewards for the City of Marlborough and its citizens.

Katlyn Miller

From: Rose Marie Boniface <rmboniface4@aol.com>
Sent: Friday, November 19, 2021 12:55 PM
To: Katlyn Miller
Subject: Photos 11/12/21 Rainstorm

[You don't often get email from rmboniface4@aol.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hello Katlyn,

The photos I just sent were taken on 11/12/21 between 3:20 and 3:50pm during a 2-3 hour heavy rainstorm. Our yard gets flooded from the driveway runoff of 142 Prendiville, the ponding water between 10 Harper and our yard where the detention drainage area was filled in, and runoff at the rear where the proposed subdivision lot is. The convergence of all of these sources of water on our property cause rapid flooding. This was not an issue when the house was built, as you can see our air conditioning unit is there on a concrete pad as is our pool pump, motor and filter, all there since 1986 on dry land. The recent addition of the generator was placed at the highest spot. This recent short duration storm shows where the water flows. In a multi-day rain event, such as we had several times this past summer, the water flowing beside our rear foundation becomes a raging stream. The impact of the tree cutting, loss of vegetation and building of a large house where it is proposed will only exacerbate the problem.

I hope you will be able to pass this on to the Planning Board and City Engineer.

Thank you so very much for your assistance.

James and Rose Marie Boniface

Sent from my iPad

Katlyn Miller

From: Rose Marie Boniface <rmboniface4@aol.com>
Sent: Friday, November 19, 2021 12:37 PM
To: Katlyn Miller
Subject: 11/12/21 Rainstorm 24 Harper Circle RE: 342 Sudbury

[You don't often get email from rmboniface4@aol.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification.>]

Hello Katlyn
Will send follow up explanation
Rose Marie Boniface





Sent from my iPad





City of Marlborough
Department of Public Works

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

SEAN M. DIVOLL, P.E.
 COMMISSIONER

November 19, 2021

Marlborough Planning Board

RE: Definitive Subdivision Plan
 342 Sudbury Street

Chair Fenby and Board Members,

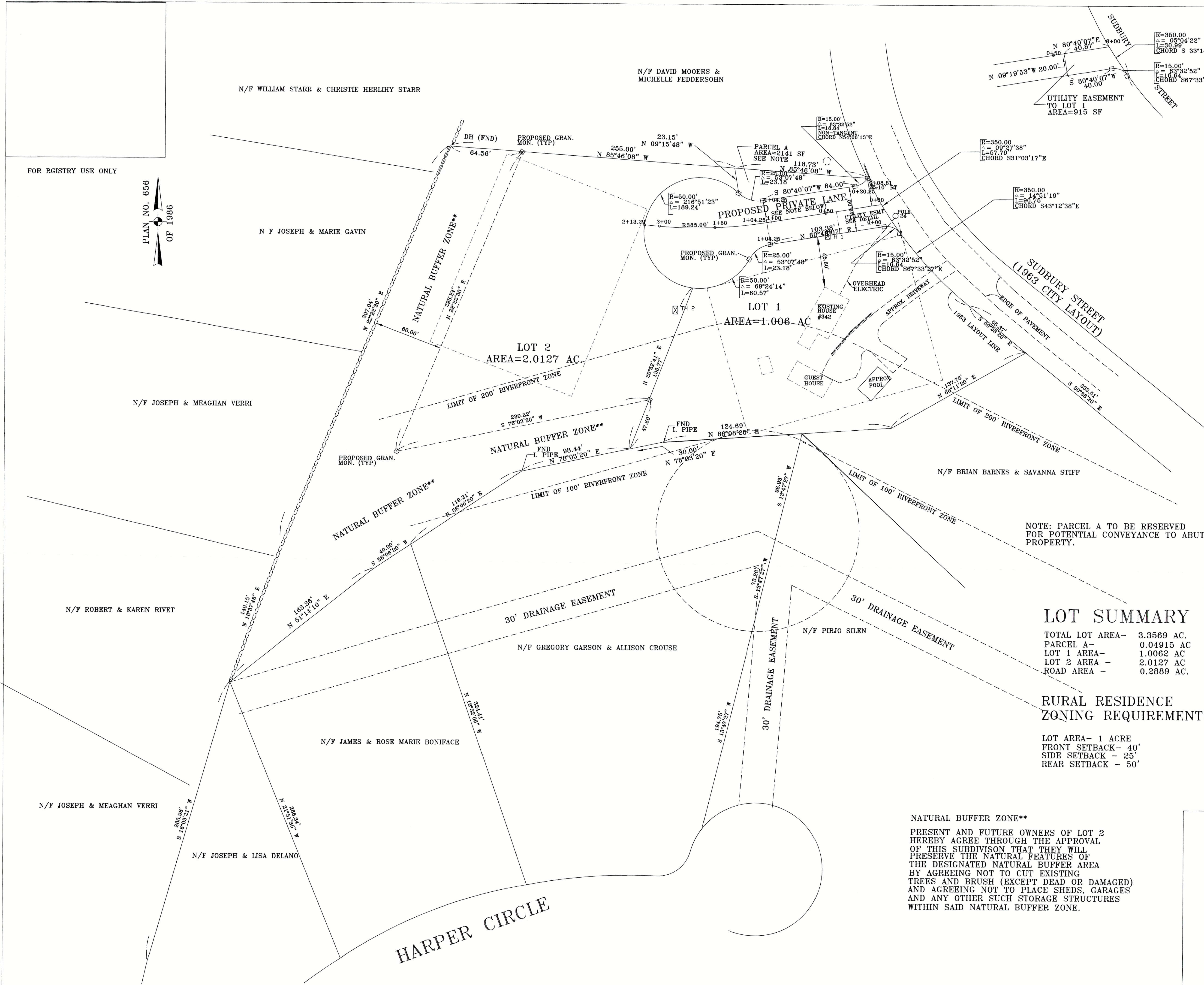
The Engineering Division is in receipt of revised Definitive Subdivision Plans for 342 Sudbury Street. The revised plans are dated (revised): November 15, 2021 and were prepared by Robert Parente, PE, PLS. I have reviewed the revised plans and found that they have addressed the comments listed in my review letter to the board dated November 1, 2021. I understand the applicant plans to attend your next meeting and I am happy to continue discussions with the board in their consideration of the application, the waivers requested, the issue of private ownership of the roadway, and the other concerns expressed to date.

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

Sincerely,

Thomas DiPersio, Jr., PE, PLS
 City Engineer

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



ZONING DISTRICT- RURAL RESIDENCE
MARLBOROUGH PLANNING BOARD

I, CITY CLERK OF THE CITY OF MARLBOROUGH HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE MARLBOROUGH PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE , AND NO APPEAL WAS RECEIVED BY THIS OFFICE IN THE TWENTY DAYS NEXT, AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ CITY CLERK _____

I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Robert J. Parente
ROBERT J. PARENTE, PROF. LAND SURVEYOR

Robert J. Parente
DATE 11/15/21

- REQUEST FOR
WAIVERS FROM SUBDIVISION REGULATIONS
1. REDUCE ROAD LAYOUT WIDTH TO 40'
 2. REDUCE PAVEMENT WIDTH TO 18'
 3. NO SIDEWALKS
 4. NO CURBING.
 5. TO CONSTRUCT THE ROAD IN ACCORDANCE WITH THE CROSS SECTION SHOWN ON THE PROFILE SHEET.
 6. CONSTRUT A HAMMERHEAD TURNAROUND INSTEAD OF OF A CIRCULAR 44' PAVED RADIUS TURNAROUND.
 7. TO USE HDPE DRAIN PIPE INSTEAD OF CONCRETE PIPE.
 8. TO ELIMINATE STREET LIGHTS FROM THE ROAD LAYOUT.
 9. TO ALLOW PRIVATE OWNERSHIP OF THE ROADWAY

NOTE:
PROPOSED LANE SHALL REMAIN A PRIVATE WAY (IN PERPETUITY) AND SHALL BE OWNED AND MAINTAINED BY THE PRESENT AND FUTURE OWNERS OF LOT 2.



LOT SUMMARY

TOTAL LOT AREA-	3.3569 AC.
PARCEL A-	0.04915 AC
LOT 1 AREA-	1.0062 AC
LOT 2 AREA -	2.0127 AC
ROAD AREA -	0.2889 AC.

RURAL RESIDENCE
ZONING REQUIREMENTS

LOT AREA- 1 ACRE
FRONT SETBACK- 40'
SIDE SETBACK - 25'
REAR SETBACK - 50'

NATURAL BUFFER ZONE**
PRESENT AND FUTURE OWNERS OF LOT 2 HEREBY AGREE THROUGH THE APPROVAL OF THIS SUBDIVISION THAT THEY WILL PRESERVE THE NATURAL FEATURES OF THE DESIGNATED NATURAL BUFFER AREA BY AGREEING NOT TO CUT EXISTING TREES AND BRUSH (EXCEPT DEAD OR DAMAGED) AND AGREEING NOT TO PLACE SHEDS, GARAGES AND ANY OTHER SUCH STORAGE STRUCTURES WITHIN SAID NATURAL BUFFER ZONE.

DEFINITIVE SUBDIVISION PLAN
IN
MARLBOROUGH, MASSACHUSETTS

LOCATION: 342 SUDBURY ST. (MAP 23 PARCEL 7)
OWNED BY: THE 342 SUDBURY STREET TRUST
PREPARED BY: ROBERT PARENTE, P.E.,P.L.S.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021 SCALE: 1"=40'
REV: NOVEMBER 15, 2021 SHEET 1 OF 5

PLAN NO. 656
OF 1986

N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N/F JOSEPH & MARIE GAVIN

N/F JOSEPH & MEAGHAN VERRI

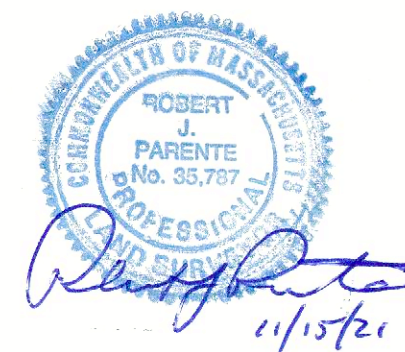
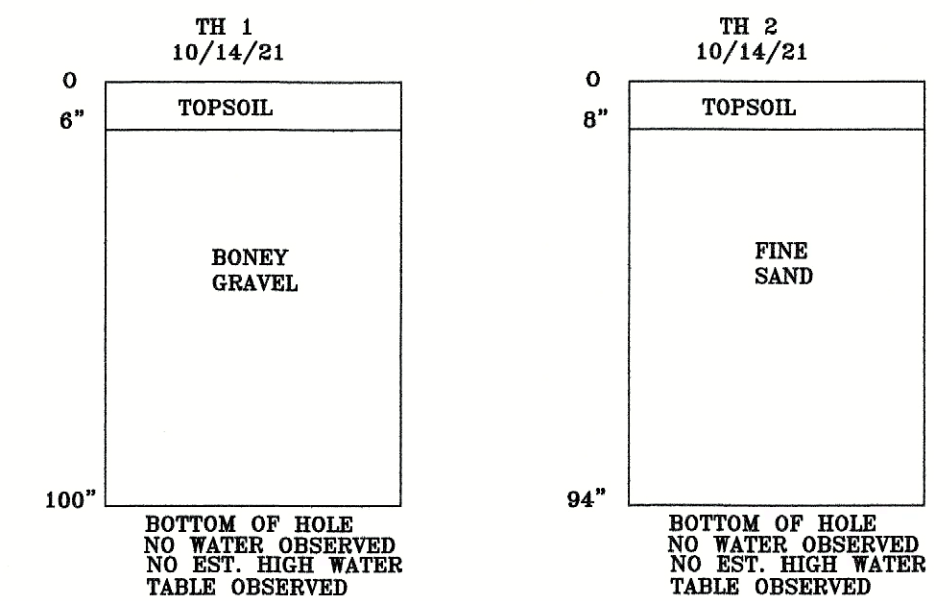
N/F JAMES & ROSE MARIE BONIFACE

N/F DAVID MOOERS &
MICHELLE FEDDERSOHN

N/F BRIAN BARNES & SAVANNA STIFF

30' DRAINAGE EASEMENT

N/F GREGORY GARSON & ALLISON CROUSE



EXISTING CONDITIONS PLAN
IN
MARLBOROUGH, MASSACHUSETTS

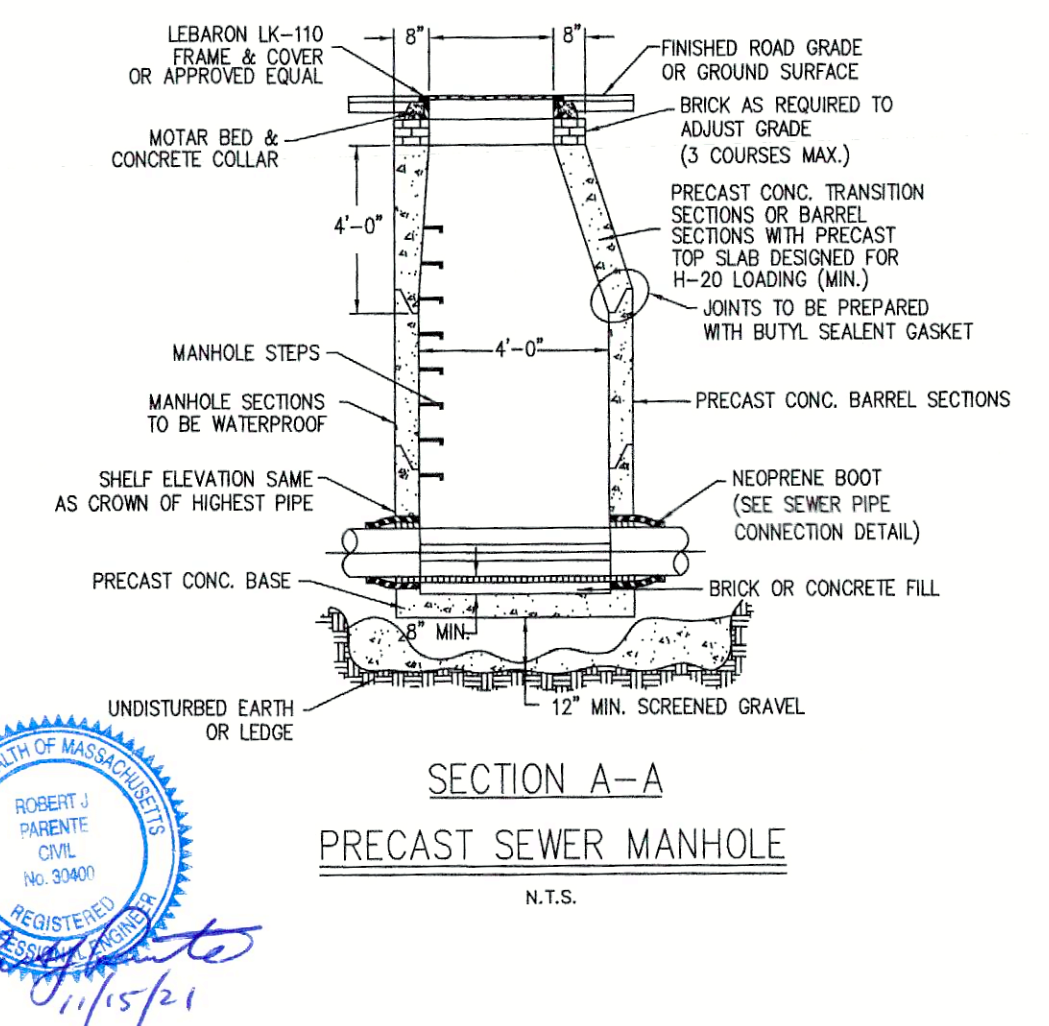
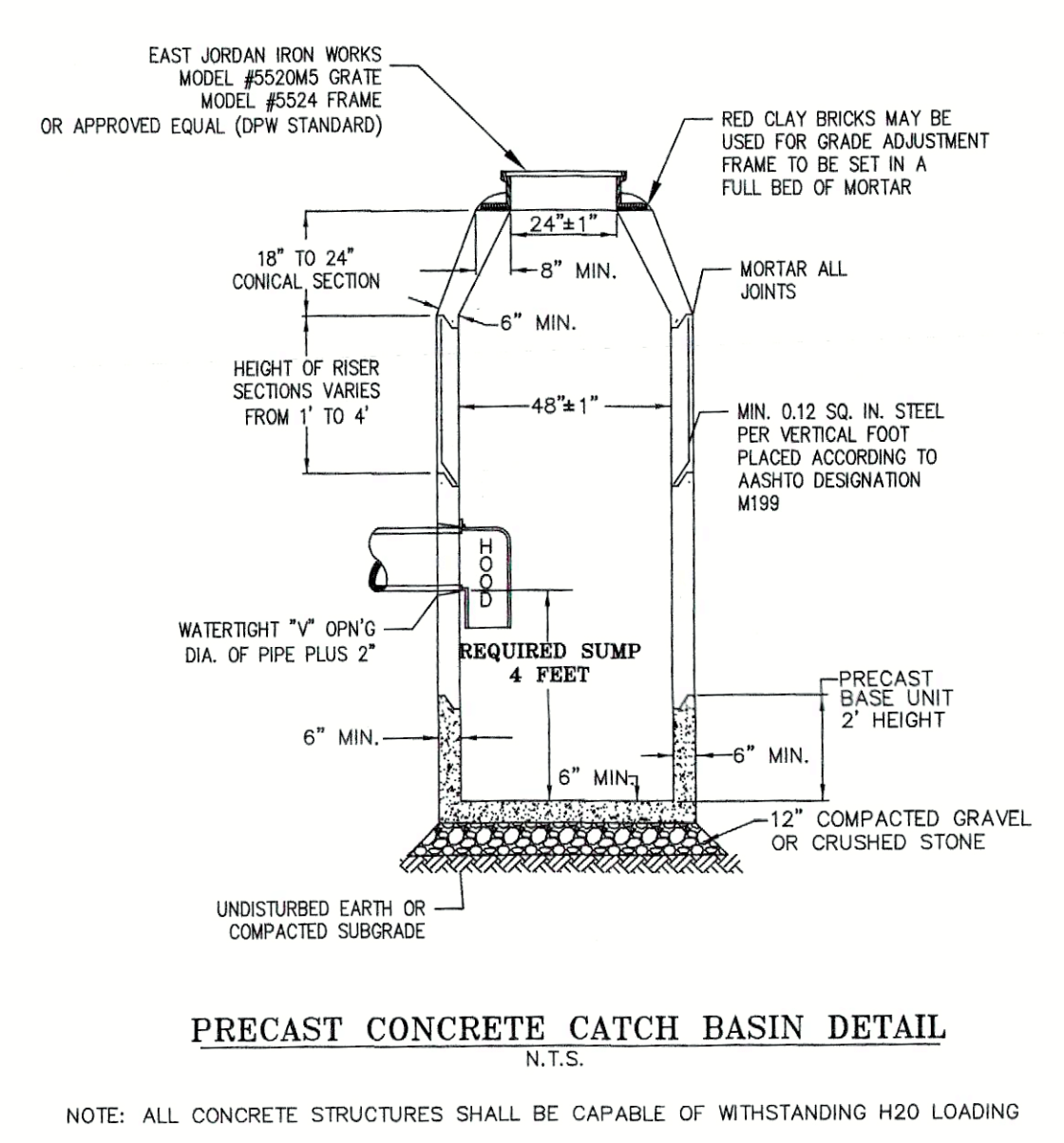
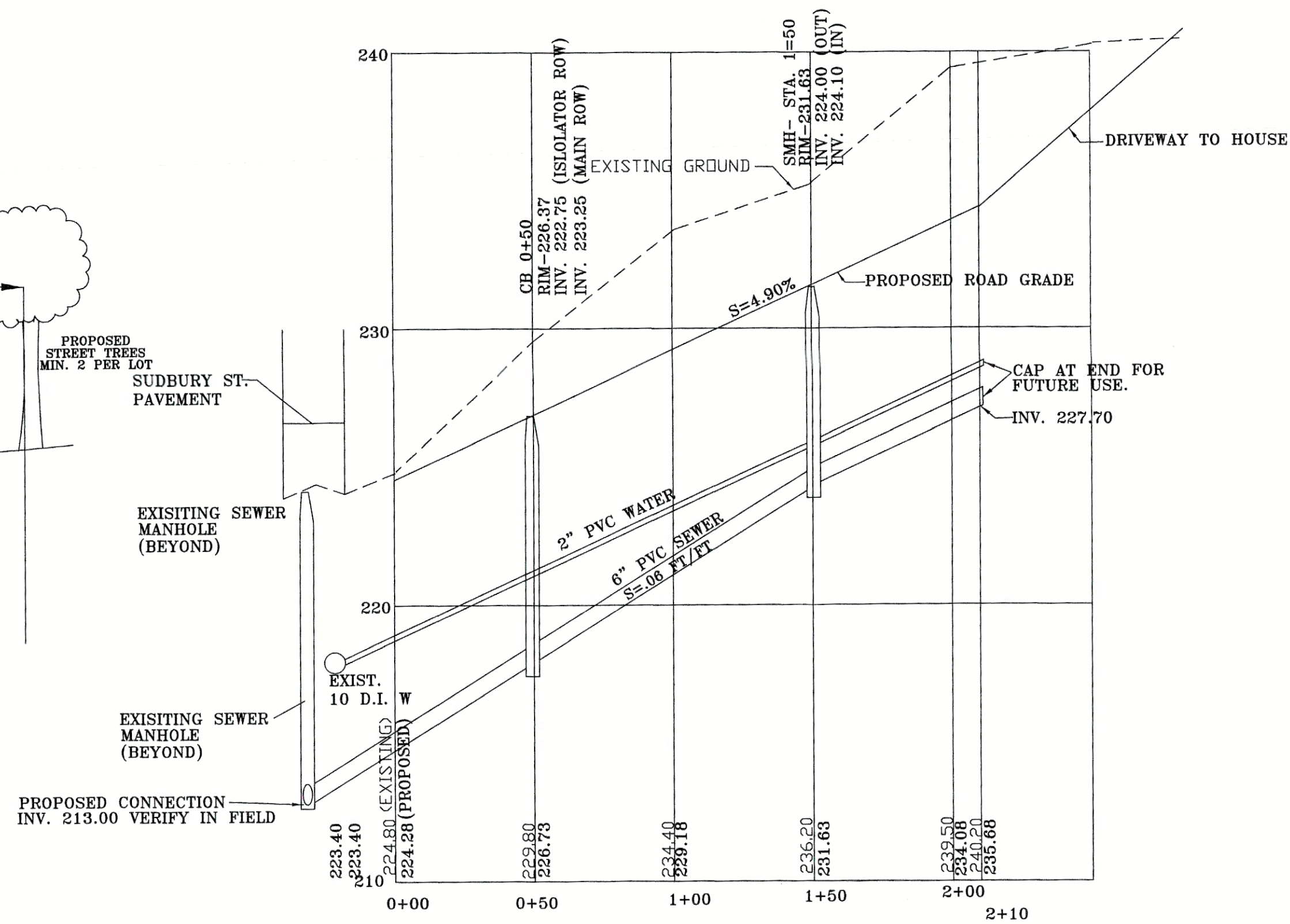
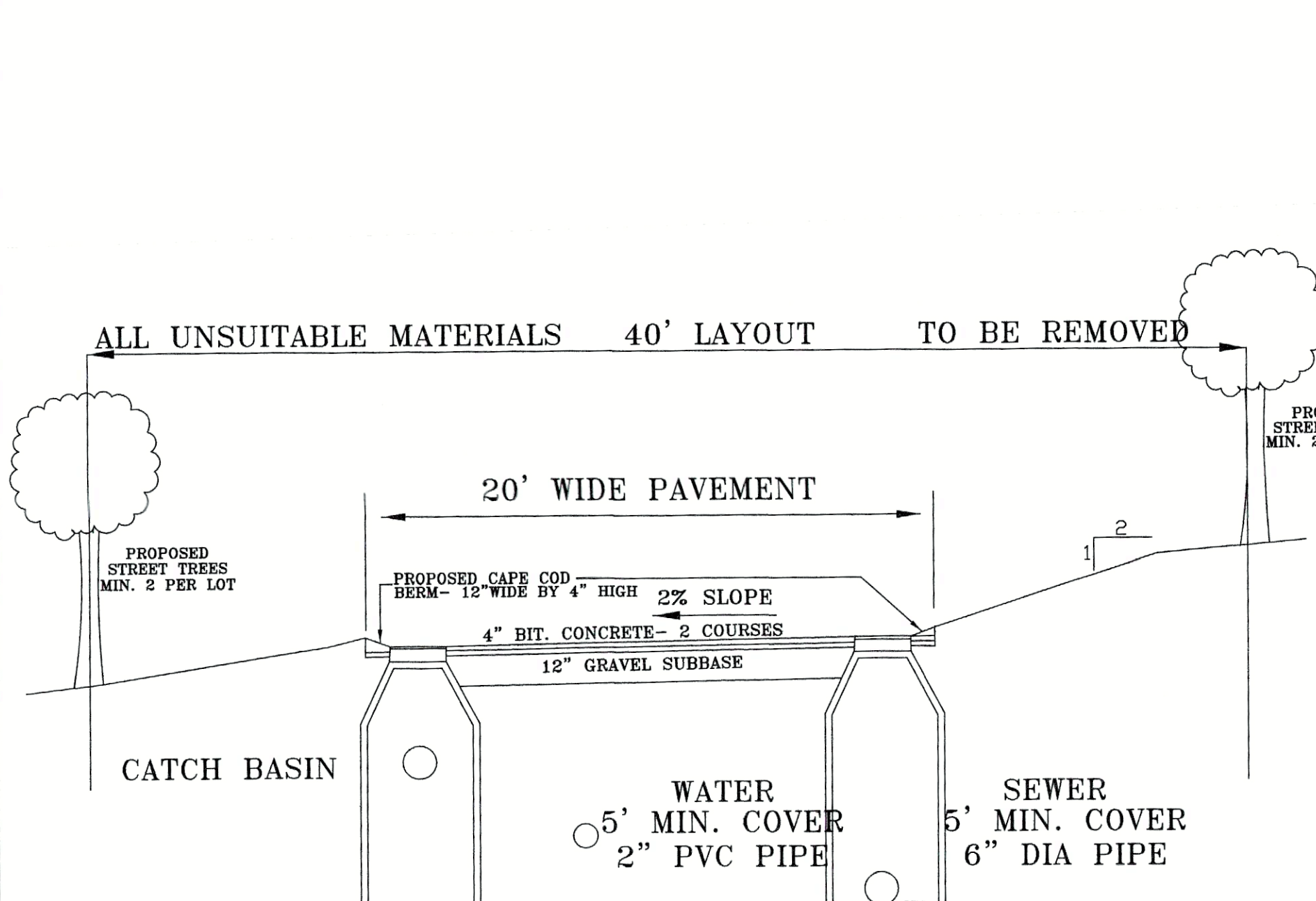
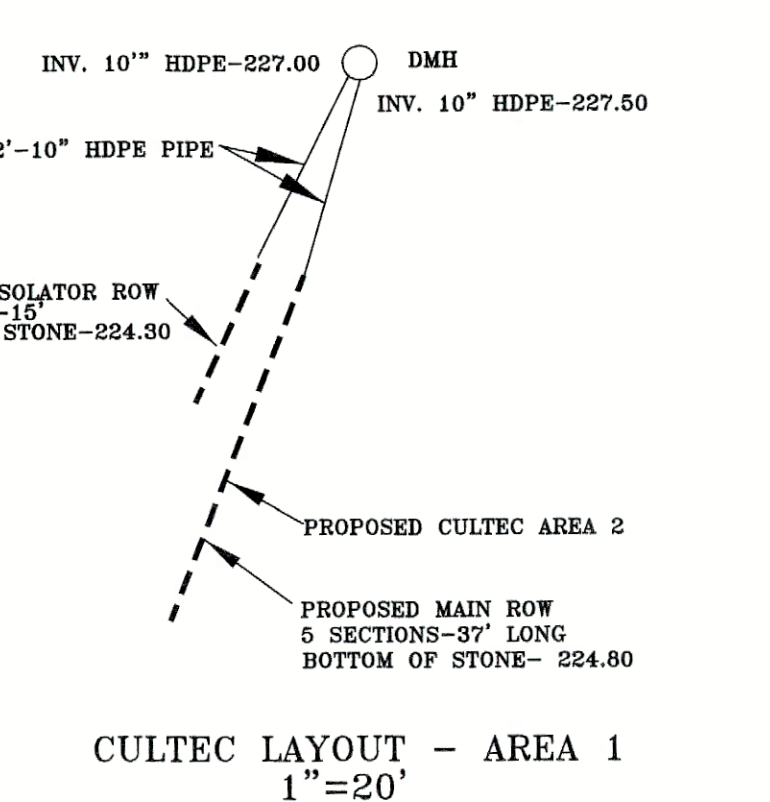
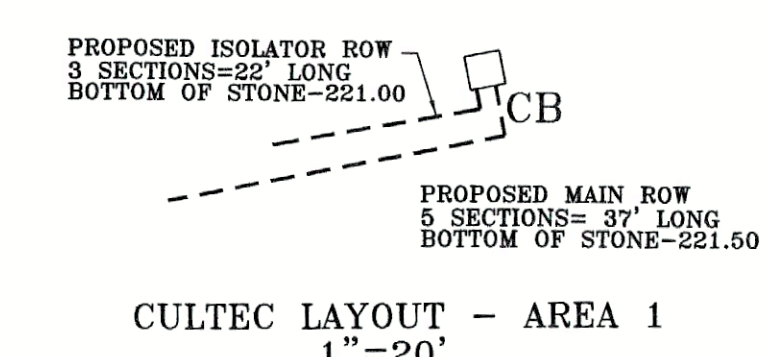
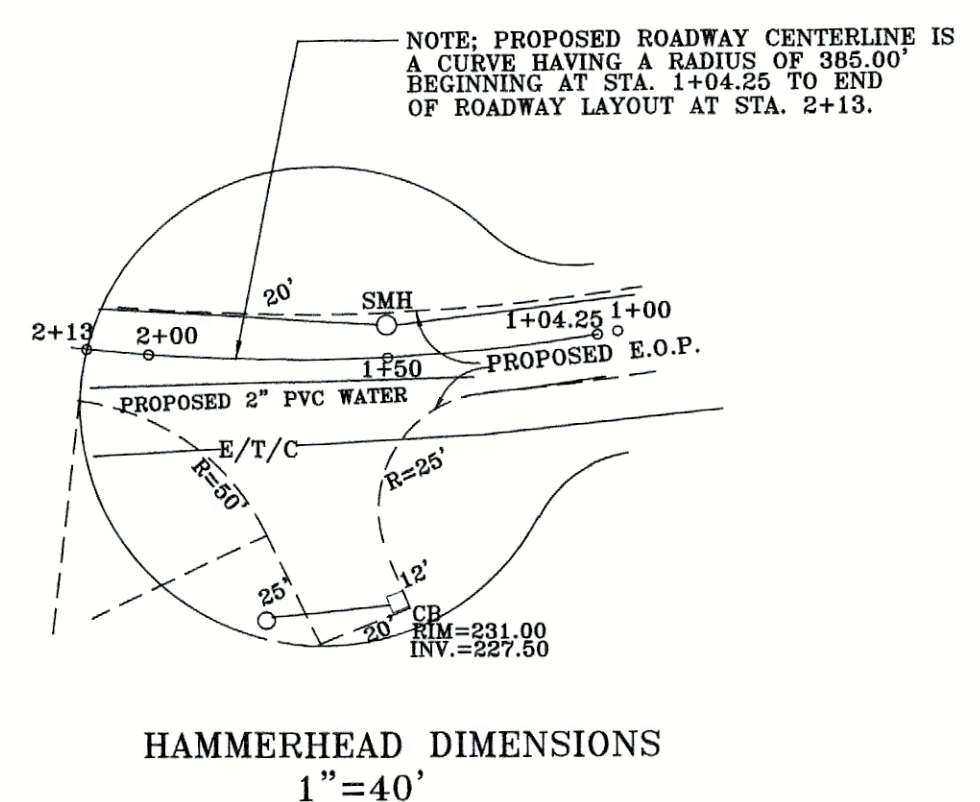
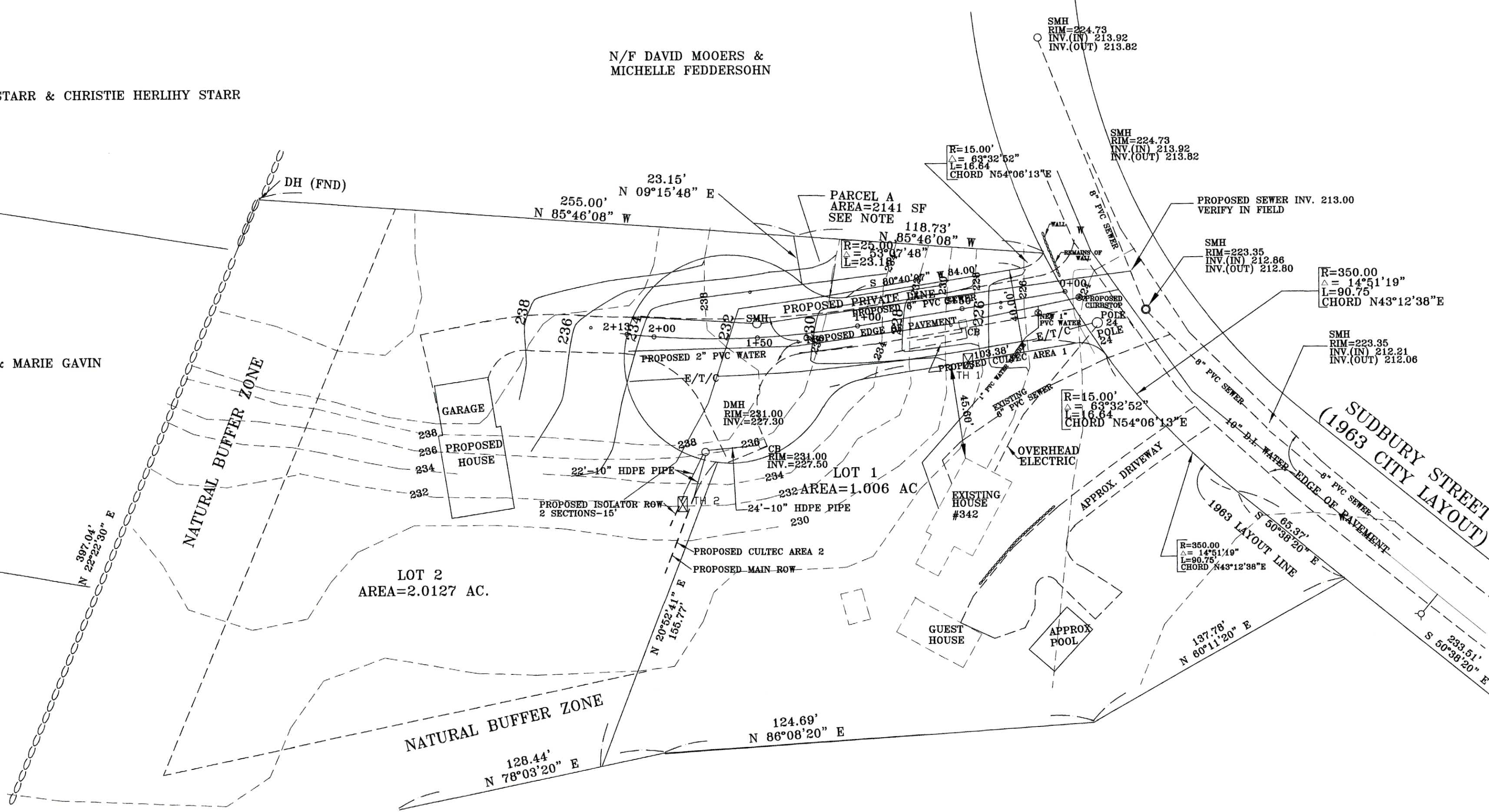
LOCATION: 342 SUDBURY ST.
OWNED BY: 342 SUDBURY ST TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021 SCALE: 1"=40'
REV: NOVEMBER 15, 2021 SHEET 2 OF 5

N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N/F DAVID MOOERS &
MICHELLE FEDDERSOHN

N F JOSEPH & MARIE GAVIN

N/F JOSEPH & MEAGHAN VERRI



CONSTRUCTION NOTES:
1. ALL SEWER, DRAINAGE AND CATCH BASIN STRUCTURES SHALL BE CONSTRUCTED TO CITY OF MARLBORO STANDARDS.

NOTE: PROFILE HAS BEEN ROTATED 180° TO PLAN VIEW.

PLAN AND PROFILE
IN
MARLBOROUGH, MASSACHUSETTS

LOCATION: 342 SUDBURY ST.
OWNED BY: 342 SUDBURY ST TRUST
PREPARED BY: ROBERT PARENTE, P.E., P.L.S.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021
REV: NOVEMBER 15, 2021

SCALE: 1"=40'
SHEET 3 OF 5

PLAN NO. 656
OF 1986

N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N F JOSEPH & MARIE GAVIN

N/F JOSEPH & MEAGHAN VERRI

N/F ROBERT & KAREN RIVET

N/F JAMES & ROSE MARIE BONIFACE

N/F JOSEPH & MEAGHAN VERRI

N/F JOSEPH & LISA DELANO

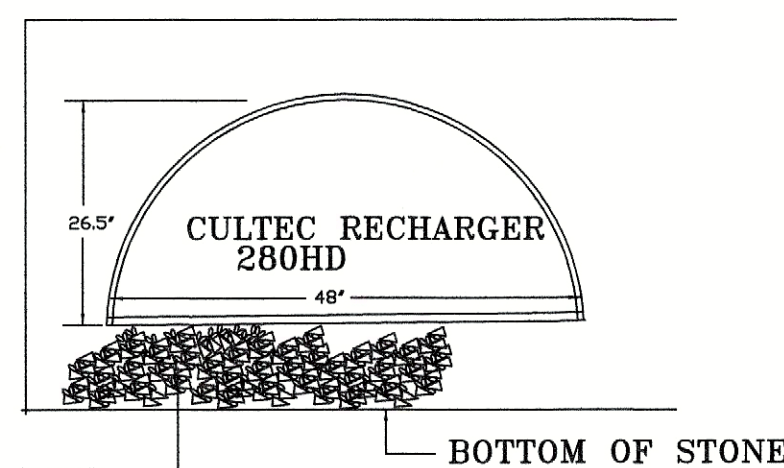
N/F DAVID MOOERS &
MICHELLE FEDDERSOHN

NATURAL BUFFER ZONE

N/F GREGORY GARSON & ALLISON CROUSE

N/F PIRO SILEN

N/F BRIAN BARNES & SAVANNA STIFF



6" OF 3/4" WASHED
UNDER EACH CHAMBER
AND SIDES AND OVER
TOP.

CULTEC DETAIL

CULTEC CONSTRUCTION NOTES

ISOLATOR ROW CONSTRUCTION:
ISOLATOR ROW SHALL BE INSTALLED ON THE SAME 6" BED OF 3/4" WASHED STONE.
THE CULTEC CHAMBERS USED FOR THE ISOLATOR ROW SHALL BE WRAPPED ENTIRELY WITH CULTEC NO. 410 NON WOVEN GEOTEXTILE TO CREATE A PASS-THROUGH FILTER ARRANGEMENT THEREBY SEPARATING TOTAL SUSPENDED SOLIDS DURING INITIAL LOW FLOW STORMS PRIOR TO ALLOWING WATER TO ENTER THE MAIN CULTEC SYSTEM.
CULTEC RECOMMENDS INSPECTION OF THE SEPARATOR ROW SIX MONTHS AFTER INSTALLATION AND THEN EVERY TWO YEARS AFTER THAT.
INSPECTION PORTS MUST BE INSTALLED AT THE BEGINNING AND ENDS OF EACH CULTEC SYSTEM IN ADDORDANCE WITH CULTEC MANUFACTURERS RECOMMENDATIONS.

INV. 10" HDPE -222.00
PROPOSED ISOLATOR ROW
3 SECTIONS=22' LONG
BOTTOM OF STONE-221.40
INV. 10" HDPE -222.50
PROPOSED MAIN ROW
5 SECTIONS= 37' LONG
BOTTOM OF STONE-221.90
CULTEC LAYOUT - AREA 1
1"=20'

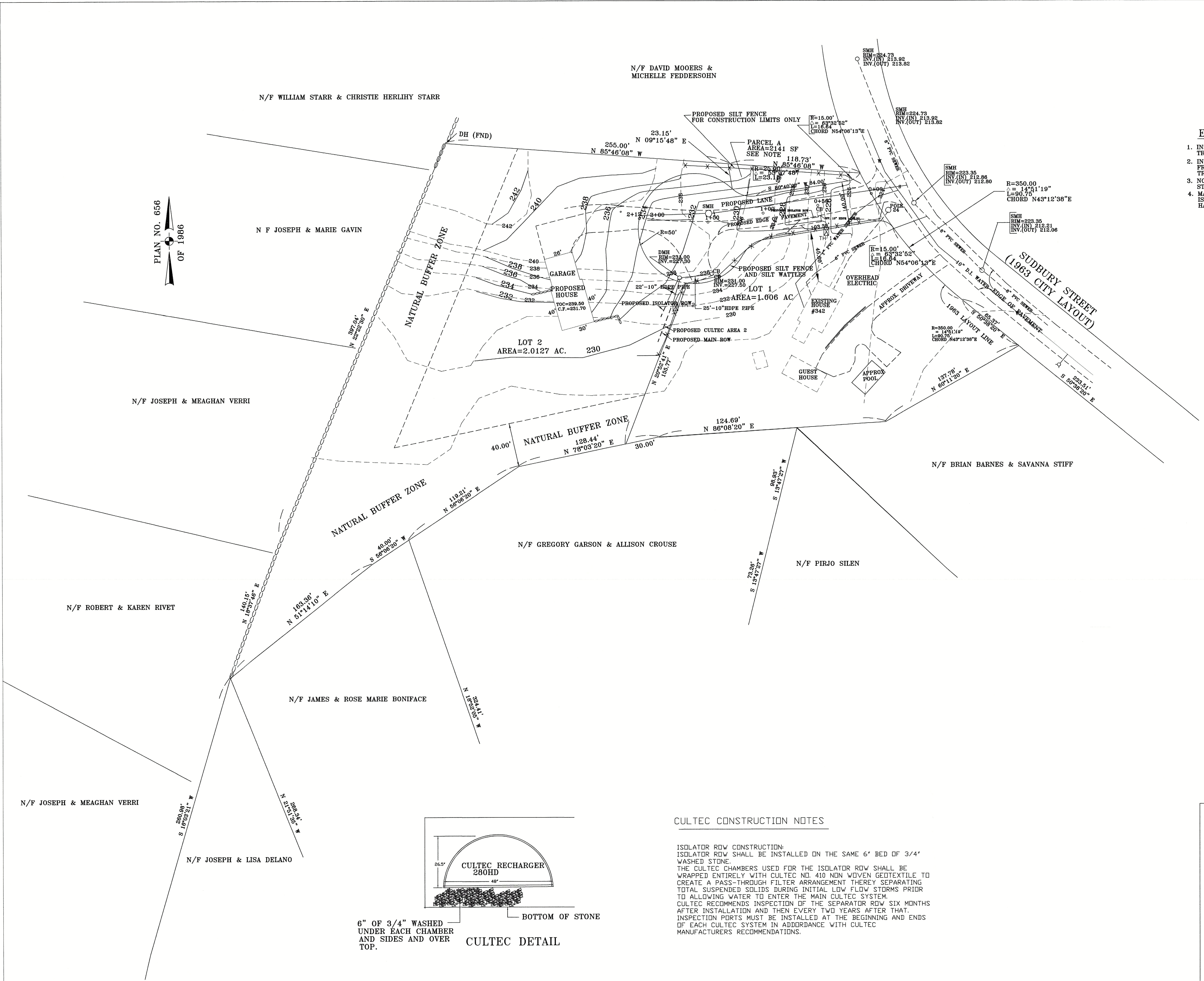
INV. 10" HDPE-227.00
DMH
INV. 10" HDPE-227.50
22'-10" HDPE PIPE
PROPOSED ISOLATOR ROW
3 SECTIONS=15
BOTTOM OF STONE-224.30
PROPOSED CULTEC AREA 2
PROPOSED MAIN ROW
5 SECTIONS=37' LONG
BOTTOM OF STONE- 224.80
CULTEC LAYOUT - AREA 1
1"=20'

0 40 80 120
BAR SCALE



GRADING & DRAINAGE PLAN IN MARLBOROUGH, MASSACHUSETTS

OWNED BY: THE 342 SUDBURY STREET TRUST
PREPARED BY: ROBERT PARENTE, P.E.,P.L.S.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021 SCALE: 1"=40'
REV: NOVEMBER 15, 2021 SHEET 4 OF 5



EROSION CONTROL NOTES

1. INSTALL SILT FENCE AND WATTLES PRIOR TO CLEARING TREES ON THE SITE.
2. INSTALL 20' WIDE BY 40' LONG TRACKING PAD ALONG FRONT ENTRANCE AFTER TOPSOIL HAS BEEN REMOVED. TRACKING PAD SHALL CONSIST OF 6"-12" STONE- 8" DEEP.
3. NOTIFY CITY ENGINEERING DEPT. TO REVIEW PRIOR TO STARTING EXCAVATIONS ON THE SITE.
4. MAINTAIN SILTATION CONTROL MEASURES UNTIL THE SITE IS LOAMED AND SEEDED AND ALL UTILITIES AND PAVING HAS BEEN COMPLETED.

CULTEC CONSTRUCTION NOTES

ISOLATOR ROW CONSTRUCTION:
ISOLATOR ROW SHALL BE INSTALLED ON THE SAME 6" BED OF 3/4" WASHED STONE.
THE CULTIC CHAMBERS USED FOR THE ISOLATOR ROW SHALL BE WRAPPED ENTIRELY WITH CULTIC NO. 410 NON WOVEN GEOTEXTILE TO CREATE A PASS-THROUGH FILTER ARRANGEMENT THEREBY SEPARATING TOTAL SUSPENDED SOLIDS DURING INITIAL LOW FLOW STORMS PRIOR TO ALLOWING WATER TO ENTER THE MAIN CULTIC SYSTEM.
CULTIC RECOMMENDS INSPECTION OF THE SEPARATOR ROW SIX MONTHS AFTER INSTALLATION AND THEN EVERY TWO YEARS AFTER THAT.
INSPECTION PORTS MUST BE INSTALLED AT THE BEGINNING AND ENDS OF EACH CULTIC SYSTEM IN ACCORDANCE WITH CULTIC MANUFACTURERS RECOMMENDATIONS.

6" OF 3/4" WASHED
UNDER EACH CHAMBER
AND SIDES AND OVER
TOP.

CULTEC DETAIL

BOTTOM OF STONE



0 40 80 120
BAR SCALE

EROSION CONTROL PLAN
IN
MARLBOROUGH, MASSACHUSETTS

OWNED BY: THE 342 SUDBURY STREET TRUST
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