

# CITY OF MARLBOROUGH MEETING POSTING

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CITY OF MARLBOROUGH

Meeting: Planning Board  
Date: December 20, 2021  
Time: 7:00 PM  
Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2021 DEC 16 P 1:58

This meeting of the Planning Board will be held in Memorial Hall on Monday, December 20, 2021 at 7:00 PM.

## PUBLIC ATTENDANCE IS PERMITTED.

### Agenda Items to be Addressed:

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#### 1. Draft Meeting Minutes

A. December 6, 2021

#### 2. Chair's Business (None)

#### 3. Approval Not Required

A. 547 Stow Road, Marlborough, MA 01752

Applicant: McCabe Family Irrevocable Trust and Judith Mello McCabe

Deed Reference: Book: 66136 Page: 582

Deed Reference: Book: 78814 Page: 591

Surveyor: Robert Parente, P.E., P.L.S. (328 Desimone Drive, Marlborough, MA 01752)

Plan of Land, dated 12/15/21

#### 4. Public Hearings (None)

#### 5. Subdivision Progress Reports

A. Commonwealth Heights Subdivision – ongoing discussion – **no new information**

#### 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, P.E., P.L.S. (328 Desimone Drive, Marlborough, MA 01752)

Deeds Reference: Book: 77825 Page: 110

Correspondence from abutter John Brackett (42 Harper Circle, Marlborough, MA 01752)

Correspondence from City Engineer, Thomas DiPersio, Engineering Division

Correspondence from Tree Tech, Inc.

Correspondence from Robert Parente

Revised Plans, dated 12/15/21

#### 8. Signs (None)

#### 9. Correspondence (None)

#### 10. Unfinished Business (None)

#### 11. Calendar Updates

A. Vote on 342 Sudbury Street Definitive Subdivision Application – February 27, 2022

#### 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**

**December 6, 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, Phil Hodge, Chris Russ, and William Fowler. George LaVenture was not present at the meeting was listening in remotely. Meeting support provided by City Engineer, Thomas DiPersio.

**1. Draft Meeting Minutes**

**A. November 22, 2021**

On a motion by Mr. Russ, seconded by Mr. Flower, the Board voted to accept and file the November 22, 2021, meeting minutes. Yea: Fowler, Russ, and Fenby. Nay: 0. Abstained: Hodge. Motion carried.

**2. Chair's Business (None)**

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

**4. Public Hearings (None)**

**5. Subdivision Progress Reports**

**A. Goodale Estates – ongoing discussion**

Mr. Russ read the December 2, 2021 correspondence from the City Engineer, Thomas DiPersio, Engineering Division into the record.

On a motion by Mr. Russ, seconded by Mr. Hodge, the board vote to accept and file the December 2, 2021 review letter from City Engineer Thomas DiPersio and to reduce the bond securing Goodale Estates subdivision from \$123,000.00 to \$84,000.00. Yea: Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

City Engineer, Thomas DiPersio explained the approved bond amount is a higher than the requested amount, but the items are minor and that he will work with Kevin Gillis (Northborough Realty Holdings, LLC, 4 Courthouse Lane, Suite 16, Chelmsford, MA 01824) on getting all the plans and deeds in order.

**B. Commonwealth Heights Subdivision – ongoing discussion**

Dr. Fenby explained to Scott Weiss, (The Gutierrez Company, 200 Summit Drive, Suite 400, Burlington, MA 01803) the Board is concerned because construction has not started and they have not received any progress reports as required in the covenant. Dr. Fenby reminded Mr. Weiss, during the approval process the board was clear on their intent of not providing any extensions.

Mr. Weiss provided the Board with an update and explained over the past year they were in the process of trying to re-zone the property which was denied in September 2021 by City Council. Since receiving the denial they have put the property on the market and have started soliciting bids for single-family home builders for a potential subdivision.

Mr. Russ read the December 6, 2021 correspondence from Sean Fay into the record. – See attached.

Mr. Weiss defended the lack of progress reports explaining the subdivision approval is a 2-year approval, with a requirement of monthly progress reports once work has commenced, which it has not. He explained their intent was to seek a zoning change/overlay district because this is not an ideal location for a single-family subdivision,

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

which it is currently zoned. He explained the only option is to seek a way to proceed with a single-family subdivision or work with the City for alternative options.

Mr. Russ asked, why is lot not ideal for a single-family subdivision?

Mr. Weiss explained detailed information could be found with the request for re-zoning, but explained in summary, it is a transitional location between an existing neighborhood and a commercial area. Adding single-family homes in this district will make the area more congested and will only be accessible through other developments.

On a motion by Mr. Hodge, seconded by Mr. Fowler, the Board voted to send the Commonwealth Heights subdivision issue to Legal for guidance on whether or not the Board has grounds to rescind their approval. Yea: Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

**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

Mr. Russ read the December 2, 2021 correspondence from City Solicitor Jason Grossfield, Legal Department into the record.

On a motion by Mr. Russ, second by Mr. Fowler, the board voted to accept and file the December 2, 2021 correspondence from City Solicitor Jason Grossfield. Yea: Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

Dr. Fenby updated the applicant explaining the board is still in the process of reviewing the property.

The Board had a discussion on waiver 5, "To construction the road in accordance with the cross section shown on the profile sheet", explaining it needs more details, wanting every waiver to be listed rather than generalizing it and pointing out that underground utilities are not shown on the cross section.

Mr. DiPersio explained he reviewed the 342 Sudbury Street definitive subdivision plan under the old rules and regulations and the main difference for this subdivision is the requirement for a colored plan and the requirement for an arborist plan/report.

Neal Vigeant (342 Sudbury St., Marlborough, MA 01752) and Robert Parente (21 Chapin St, Northborough, MA 01532) expressed their frustrations on the arborist requirement since this plan provides an acre of preserved space and reminded the board of Mr. Vigeant's by-right ability to clear cut this property if they were to go with the conventional plan.

Mr. Russ explained the arborist portion is in regards to the trees that are impacted by the construction of the roadway. Specifically to answer the question of, are there trees that can be saved between the existing Lot 1 and the abutter's property at 356 Sudbury Street? Mr. Russ pointed out that on the back portion of Lot 2 there are a lot of dead trees that should be taken down.

**MINUTES  
MARLBOROUGH PLANNING BOARD  
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The Board had a discussion on encroachment from abutters onto the 342 Sudbury Street property and getting those addressed. Mr. Vigeant discussed his plans to sell 356 Sudbury Street a portion of their yard once this plan is approved.

Mr. Parente asked, is a covenant always required, even if the developer bonds the entire construction cost? Mr. DiPersio explained there will be a covenant sperate from the surety bond. Mr. Vigeant asked, can Engineering start to work on the bond amount? Mr. DiPersio said, yes.

Mr. Parente provided the Board with a letter from the assessor's office stating all taxes are paid up to date for the 342 Sudbury Street property. Dr. Fenby read the correspondence from the assessor's office into the record.

On a motion by Mr. Russ, seconded by Mr. Fowler the board voted to accept and file the correspondence from the assessor's office. Yea: Fowler, Hodge, Russ, and Fenby. Nay: 0. Motion carried.

Mr. DiPersio asked for clarifications on what the Board is looking for regarding the arborist portion on the plans.

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business (None)**

**11. Calendar Updates**

A. Vote on 342 Sudbury Street Definitive Subdivision Application – February 27, 2022

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

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

Respectfully submitted,

/kmm

George LaVenture/Clerk



## **Katlyn Miller**

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**From:** Sean Nicholas Fay <Sean@faylawoffices.com>  
**Sent:** Monday, December 6, 2021 7:15 AM  
**To:** Katlyn Miller  
**Cc:** 'Barbara Fenby (blbfen@gmail.com)'  
**Subject:** Commonwealth Heights

**Katlyn-**

Unfortunately, I will not be able to make the meeting tonight, but I wanted to pass along my comments regarding the Commonwealth Heights Subdivision.

The Board's expectations regarding this development, given its history, were clear. Every member of the Board was clear that we expected progress on the construction of the subdivision in keeping with the construction schedule provided to the Board. We accepted the document provided by the developer and assumed that this was offered to the Board in good faith with the intention of working toward completion of the infrastructure. The Board, and Engineering, spent a significant amount of time negotiating a final approved plan that was both acceptable to the developer and provided protections to the neighbors. In the end, everyone was satisfied with the approved plan.

We built a progress reporting requirement into the Covenant that the developer agreed to abide by. We did not enforce that requirement but did not waive it with the formality required under the Subdivision Control Law.

It is clear that there has been no construction activity on the property since the approval and I see no indication that the developer intends to complete the roadway and infrastructure within the two year subdivision approval period. The Board was also very clear that given the history of this subdivision, that there would be no extensions. Perhaps there was a suggestion of a willingness to extend if completion was near at the expiration of the approval, but there is no indication that this will be the case.

The purview of the Planning Board is limited to completion of the subdivision, construction of the roadway and infrastructure, and public health issues. Marketing efforts, successes and/or failures in that regard, or prospects for some unknown builder to take on the project, are not the concern of the Board. Bottom line for me is this: the developer made representations and assurances that he did not keep.

With no activity taking place, an ongoing violation of the Covenant, and recent correspondence indicating no inclination to begin construction, I am in favor of beginning the process to rescind the subdivision approval and to schedule a public hearing on rescission of the subdivision approval under Section 81W. Rather than committing further

**City resources to a subdivision that will not be completed in accordance with the current plan, this seems to me to be the most prudent course of action.**

**For any member who has not been through the rescission process, a good summary can be found here:**

**<https://www.mass.gov/files/documents/2016/07/te/proceduralrequirements.pdf>.**

**Sean N. Fay**

**Member, Marlborough Planning Board**

## FORM A

## APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy  
with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe  
all of the properties affected in this plan submission.

(Date) \_\_\_\_\_

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their 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.

- Name of Applicant: McCabe Family Favourable Trust AND Judith Mello McCabe  
Address: 547 Stow Rd, Marlboro  
Email: McCabejudith4@gmail.com Telephone: 508-861-1191
- Name of Surveyor: Robert Parente  
Address: 328 Desimone Dr, Marlboro  
Email: RJPTEN2@verizon.net Telephone: 508-529-0891
- Deed of Property in the South Middlesex Registry of Deeds: \_\_\_\_\_
- Property address, description of property and plan reference: Map: 20 Parcel: 150  
20 4  
Two existing lots on Stow Rd to be  
divided in to 3 house lots and a remaining 6 plus  
acre piece of back land.
- Number of lots altered: 2 Number of lots created: 3

Judith Mello McCabe  
Signature of Owner

Judith Mello McCabe  
Print

Address: 547 Stow Rd Marlboro

Alison Quinn

Alison McCabe Quinn  
PRINT

6 Erie Drive, Hudson  
Address

## PLANNING BOARD

DATE 12/15/21AGENDA 12/20/21

ACTION \_\_\_\_\_

KMM Check # 605



RESERVED FOR OFFICIAL USE



A copy must be delivered to the City Clerk's Office

JUDITH R McCABE  
547 STOW RD  
MARLBOROUGH, MA 01752

605

53-8421/2113

Dec. 15, 2026 Date

CHECK ARMOR  
TRADE PROTECTION

Pay to the  
Order of City of Marlborough \$ 350 <sup>00</sup>/<sub>100</sub> or  
Three Hundred and Fifty Dollars <sup>00</sup>/<sub>100</sub>



st. mary's credit union

P.O. BOX 729  
MARLBOROUGH, MASSACHUSETTS 01752

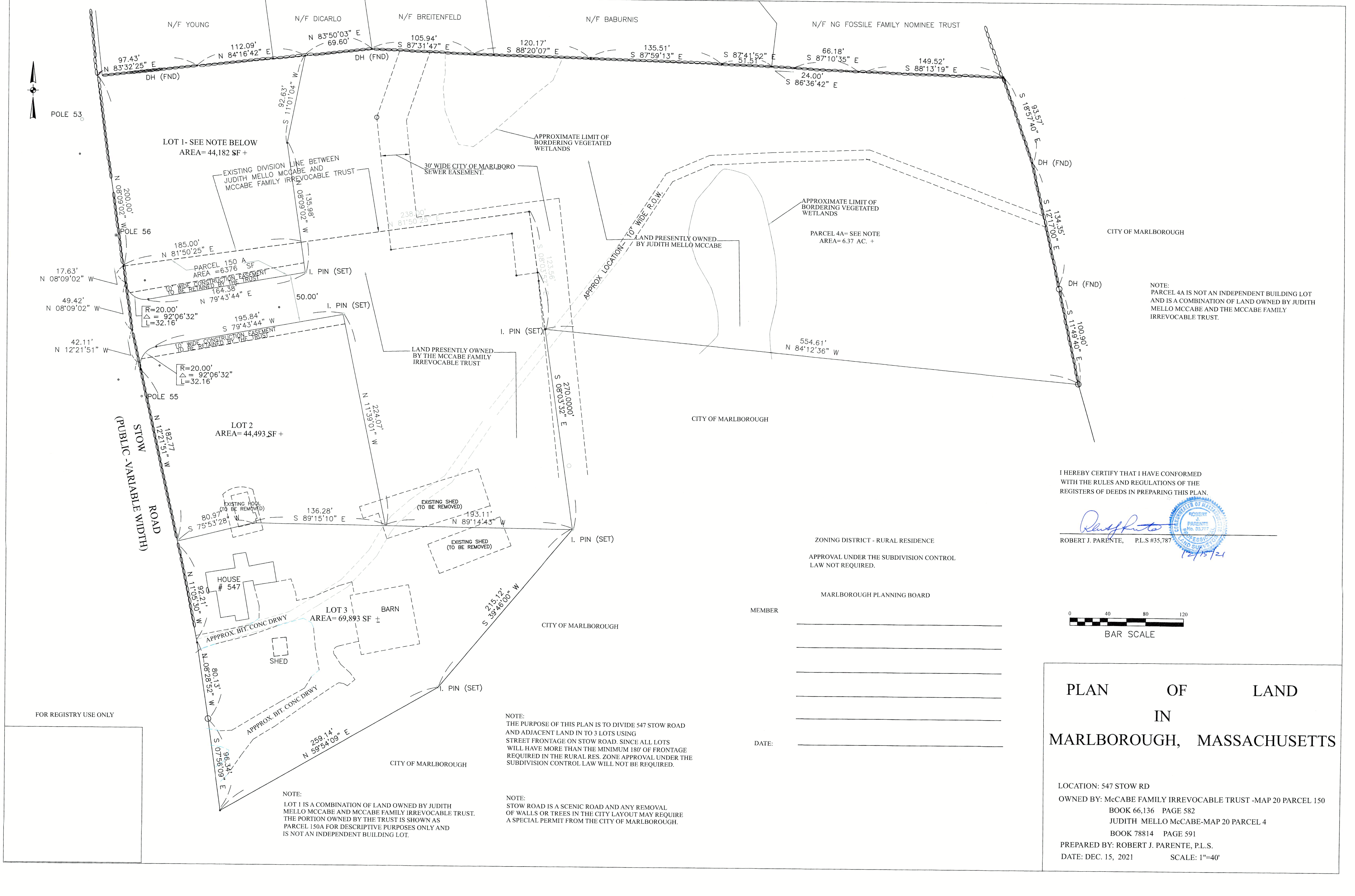
Money Market Account

For Planning Board

Judith R. McCabe

Photo  
Safe  
Deposit  
Details on back





NOTE:  
PARCEL 4A IS NOT AN INDEPENDENT BUILDING LOT  
AND IS A COMBINATION OF LAND OWNED BY JUDITH  
MELLO MCCABE AND THE MCCABE FAMILY  
IRREVOCABLE TRUST.

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, P.L.S. #35,787  
12/15/21

ZONING DISTRICT - RURAL RESIDENCE

APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW NOT REQUIRED.

MARLBOROUGH PLANNING BOARD

MEMBER

DATE:

0 40 80 120  
BAR SCALE

# PLAN OF LAND IN MARLBOROUGH, MASSACHUSETTS

LOCATION: 547 STOW RD  
OWNED BY: MCCABE FAMILY IRREVOCABLE TRUST - MAP 20 PARCEL 150  
BOOK 66,136 PAGE 582  
JUDITH MELLO MCCABE - MAP 20 PARCEL 4  
BOOK 78814 PAGE 591  
PREPARED BY: ROBERT J. PARENTE, P.L.S.  
DATE: DEC. 15, 2021 SCALE: 1"=40'

FOR REGISTRY USE ONLY

NOTE:  
THE PURPOSE OF THIS PLAN IS TO DIVIDE 547 STOW ROAD  
AND ADJACENT LAND IN TO 3 LOTS USING  
STREET FRONTAGE ON STOW ROAD. SINCE ALL LOTS  
WILL HAVE MORE THAN THE MINIMUM 180' OF FRONTAGE  
REQUIRED IN THE RURAL RES. ZONE APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW WILL NOT BE REQUIRED.

NOTE:  
LOT 1 IS A COMBINATION OF LAND OWNED BY JUDITH  
MELLO MCCABE AND MCCABE FAMILY IRREVOCABLE TRUST.  
THE PORTION OWNED BY THE TRUST IS SHOWN AS  
PARCEL 150A FOR DESCRIPTIVE PURPOSES ONLY AND  
IS NOT AN INDEPENDENT BUILDING LOT.

NOTE:  
STOW ROAD IS A SCENIC ROAD AND ANY REMOVAL  
OF WALLS OR TREES IN THE CITY LAYOUT MAY REQUIRE  
A SPECIAL PERMIT FROM THE CITY OF MARLBOROUGH.



**Katlyn Miller**

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**From:** John Brackett <jrbrkt@gmail.com>  
**Sent:** Thursday, December 9, 2021 12:07 PM  
**To:** Katlyn Miller  
**Subject:** Contact with Chairperson Fenby

Good afternoon,

As a follow up to our earlier conversation, I am requesting the opportunity to talk with Planning Board Chairperson Fenby. I understand I cannot reach out to her but would respectfully request that she contact me at this email address or my phone at 978-460-1205.

This is in regard to 342 Sudbury Street and to better understand the purview of the Commission and the process the Board will be taking from here forward.

Thank you.

--

John  
978-460-1205



*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

December 16, 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): December 15, 2021 and were prepared by Robert Parente, PE, PLS. I have reviewed the revised plans and found that the following changes have been made: additional information on the Existing Conditions Plan indicating the limit and number of trees that are to be removed for road construction, and additional information on the waiver list. The plan also shows a slight increase to the road grade to reduce the limits of grading and tree removal, which I am in agreement with.

On the board's request I have also prepared a cost estimate for construction of the roadway, for the purposes of establishing a construction bond. This bond estimate is attached.

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. 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

Attachment: Bond Estimate  
 Copy: Sean Divoll, P.E. – DPW Commissioner  
 Applicant and representative

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

SUBDIVISION:									DATES
342 SUDBURY STREET									2021
PROPOSED PRIVATE WAY									12/16/21
ITEM	DESCRIPTION	UNIT	TOTAL QTY.	UNIT COST	TOTAL COST	QTY. LAST EST.	QTY. THIS EST.	TOTAL COST TO DATE	% COMPLETE
<b>Earth Work</b>									
	Clearing, grubbing	AC.	0.3	\$40,000.00	\$12,000.00	0		\$0.00	0.00%
	Excavation	C.Y.	900	\$25.00	\$22,500.00	0		\$0.00	0.00%
<b>Water</b>									
3	2-in. pvc service (stub at p.l.)	L.F.	225	\$110.00	\$24,750.00	0		\$0.00	0.00%
4	Corporation and Curb Stop	EA.	1	\$1,200.00	\$1,200.00	0		\$0.00	0.00%
<b>Sewer</b>									
7	6 In. Service (stub at property line)	L.F.	225	\$90.00	\$20,250.00	0		\$0.00	0.00%
9	Sewer manhole	EA.	1	\$7,000.00	\$7,000.00	0		\$0.00	0.00%
<b>Drainage</b>									
10	Catch basin	EA.	2	\$4,500.00	\$9,000.00	0		\$0.00	0.00%
11	Drain manhole	EA.	1	\$5,000.00	\$5,000.00	0		\$0.00	0.00%
13	10-In. HDPE	L.F.	35	\$110.00	\$3,850.00	0		\$0.00	0.00%
18	Infiltration systems	L.S.	2	\$5,000.00	\$10,000.00	0		\$0.00	0.00%
<b>Roadway/Layout</b>									
21	Gravel base	C.Y.	200	\$45.00	\$9,000.00	0		\$0.00	0.00%
22	Bit. Conc. Pavement	Ton	140	\$125.00	\$17,500.00	0		\$0.00	0.00%
	Bit. Conc. berm	L.F.	475	\$6.00	\$2,850.00	0		\$0.00	0.00%
26	Misc. clean up	L.S.	1	\$3,000.00	\$3,000.00	0		\$0.00	0.00%
27	Adj. Structures	E.A.	3	\$350.00	\$1,050.00	0		\$0.00	0.00%
28	Granite (stone) bounds	E.A.	11	\$600.00	\$6,600.00	0		\$0.00	0.00%
29	Roadside trees	E.A.	10	\$500.00	\$5,000.00	0		\$0.00	0.00%
32	Elec/Tel/Cable	L.F.	250	\$50.00	\$12,500.00	0		\$0.00	0.00%
34	As-built plans	E.A.	1	\$2,500.00	\$2,500.00	0		\$0.00	0.00%
<b>TOTAL</b>					<b>\$175,550.00</b>			<b>\$0.00</b>	

TOTAL COST TO COMPLETE SUBDIVISION: \$175,550.00  
 TOTAL COST OF WORK COMPLETED TO DATE: \$0.00  
 TOTAL COST OF WORK REMAINING: \$175,550.00  
 10% RETAINAGE \$0.00  
 \$175,550.00  
**TOTAL BOND FIGURE, THIS ESTIMATE: \$176,000.00**  
 5% CONTINGENCY **\$184,800.00**

**SUMMARY TABLE**

BOND NO. INITIAL

**342 SUDBURY STREET**

**PROPOSED PRIVATE WAY**

**\$190,000.00**

**BOND AMOUNT FOR:**

**16-Dec-21**

**\$190,000.00**





December 15, 2021

Marlborough Planning Board  
Barbara Fenby, Chair  
City Hall  
Marlboro, Ma. 01752

Re: 342 Sudbury St

Dear Chair Fenby and Board Members,

On Dec. 14, 2021 I met with Mr. Neal Vigeant at the 342 Sudbury St property to provide a review of the existing trees at the subject location as they relate to his proposed roadway and house construction.

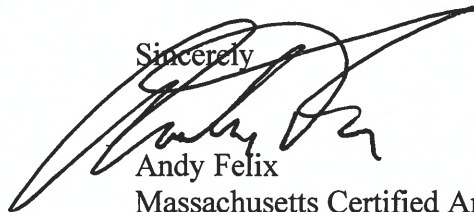
Upon review of the property and the proposed plans it has been determined that based on the shape of the property and the requirement to locate the new road layout 40 plus feet off the existing house (for zoning setbacks) it appears that there is no flexibility to shift or relocate the infrastructure in part due to the shape of the property. And based on the number of pine trees in the road area it would not be prudent to try and save any of them.

Upon review of the plans the the applicant will be preserving many trees in the "natural buffer area" which in effect places him in compliance with the Boards desire not to clear cut the property.

It is my professional opinion that the requirement for a tree preservation plan for this project provides no additional benefit to the project based on the on site vegetation.

Please do not hesitate to contact me if there are any additional questions

Sincerely



Andy Felix  
Massachusetts Certified Arborist, 1355

Dec. 15, 2021

Marlboro Planning Board  
City Hall  
Marlborough, Ma. 01752

Re: 342 Sudbury St – Update

Dear Chair Fenby and Board Members

Regarding the above referenced subdivision Mr. Vigeant has engaged an arborist to review the property and we are submitting his letter for your review. In addition we have staked a portion of the north property line to initiate a discussion with that abutter as to the location of their existing lawn in the area. Based on that lot line staking it became obvious that a landscape and use easement could be beneficial to both parties. In summary, Mr. Vigeant met with Mooers on last week and both parties agreed to the proposed landscape and use easement which has been added to the plan.

In addition we have made a minor revision to the slope of the roadway by increasing the slope to 6.5% once the road is constructed to 75' off the property line. We also shortened the distance to the proposed recharge system at the end of the roadway so that the work will not be in the 200' outer riparian zone.

One final clarification is listed in the waiver request portion of the lotting plan. We have revised the curb item to note the cape cod berm and we have added language regarding the construction of the pavement section itself to request a waiver of the geotextile fabric and to keep the bituminous concrete pavement to four inches total.

We look forward to meeting again this coming Monday night.

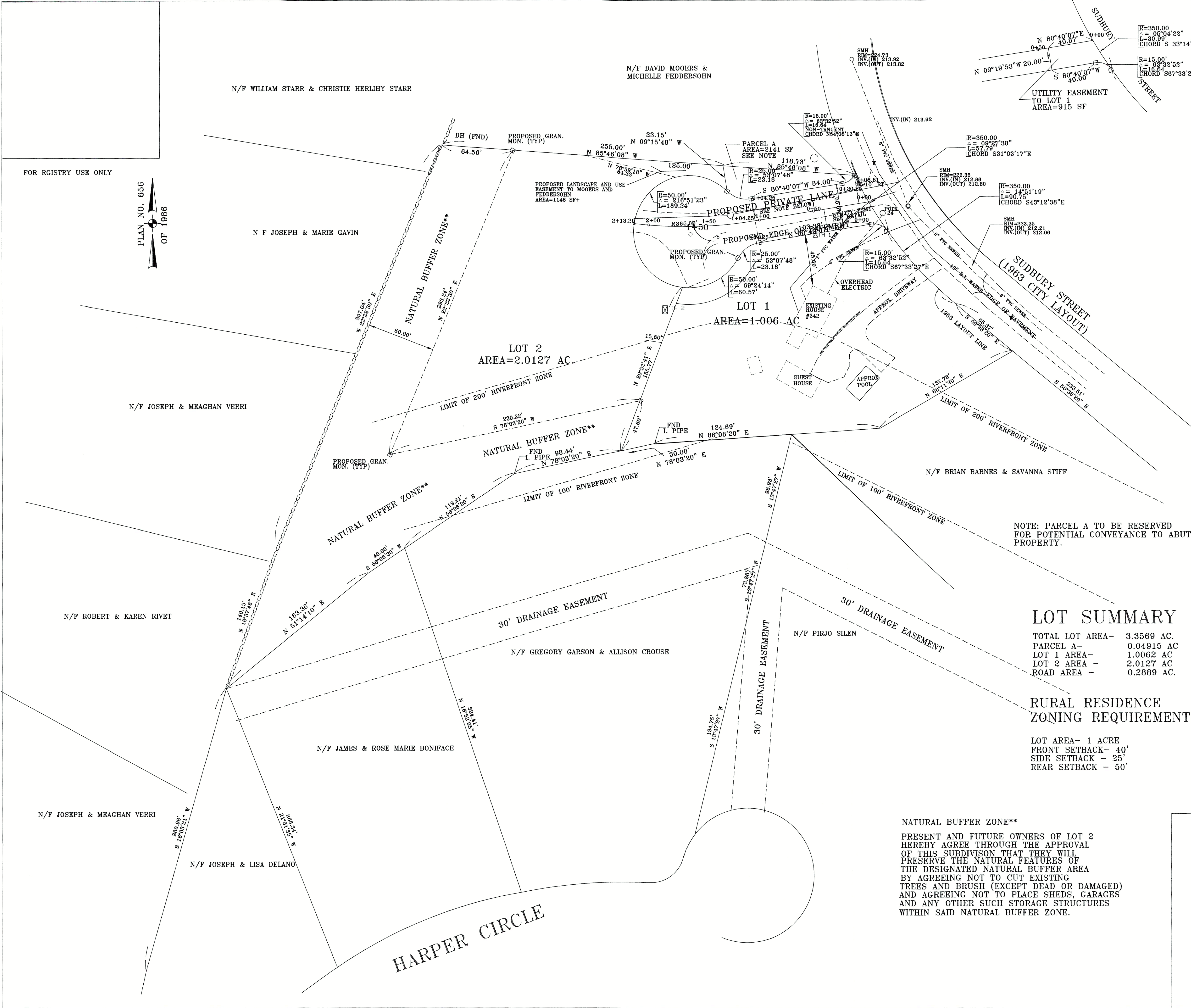
Your attention in this matter is greatly appreciated.

Sincerely

A handwritten signature in black ink, appearing to read "Robert J. Parente", written in a cursive style.

Robert J. Parente, P.E.





ZONING DISTRICT- RURAL RESIDENCE  
MARLBOROUGH PLANNING BOARD

MEMBER \_\_\_\_\_

DATE: \_\_\_\_\_

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.

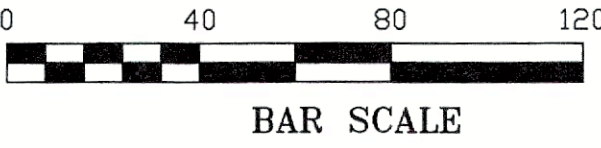
*Robert J. Parente*  
ROBERT J. PARENTE, PROF. LAND SURVEYOR  
12/15/21  
DATE

REQUEST FOR  
WAIVERS FROM SUBDIVISION REGULATIONS

1. REDUCE ROAD LAYOUT WIDTH TO 40'
2. REDUCE PAVEMENT WIDTH TO 18'
3. NO SIDEWALKS
4. INSTALL CAPE COD BERM IN PLACE OF GRANITE CURBING.
5. TO CONSTRUCT THE ROAD IN ACCORDANCE WITH THE CROSS SECTION SHOWN ON THE PROFILE SHEET, INCLUDING ELIMINATION OF THE GEOTEXTILE FABRIC UNDER THE GRAVEL BASE AND THE REDUCTION OF THE PAVEMENT THICKNESS TO 4 INCHES OF BITUMINOUS CONC.
6. CONSTRUCT 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: DECEMBER 15, 2021 SHEET 1 OF 5



PLAN NO. 656  
OF 1986

N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N/F JOSEPH & MARIE GAVIN

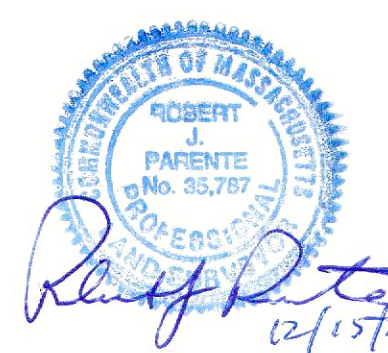
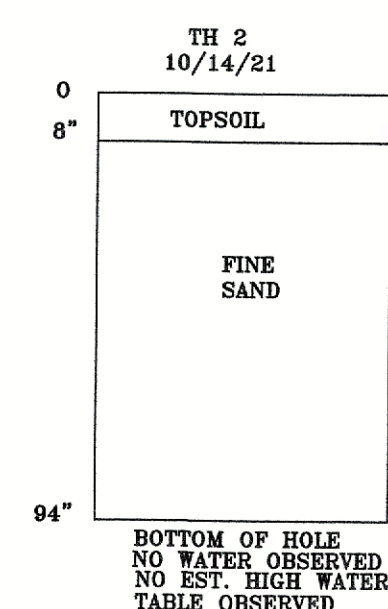
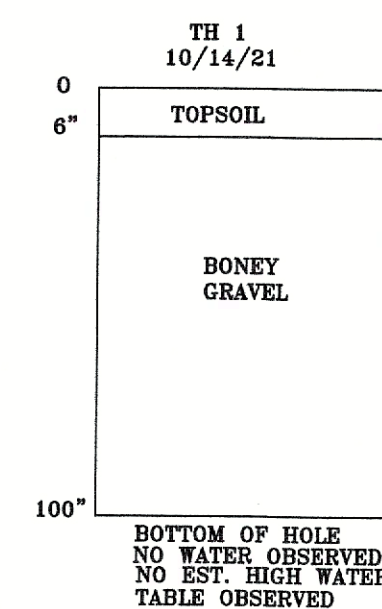
N/F JOSEPH & MEAGHAN VERRI

N/F JAMES & ROSE MARIE BONIFACE

N/F DAVID MOOERS &  
MICHELLE FEDDERSOHN

N/F BRIAN BARNES & SAVANNA STIFF

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

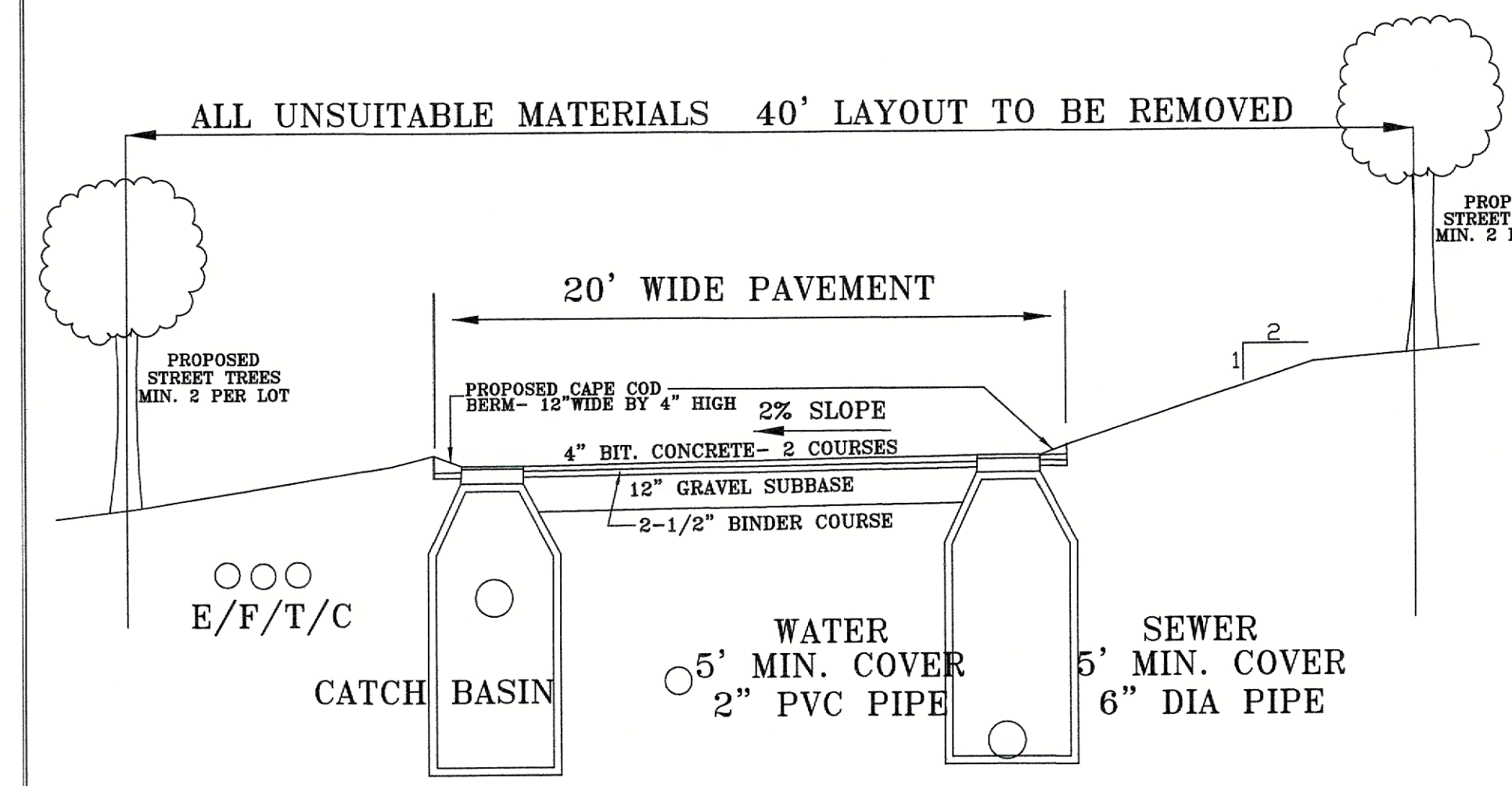
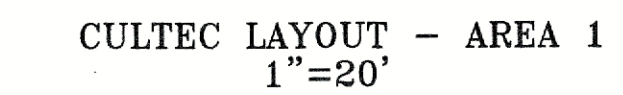
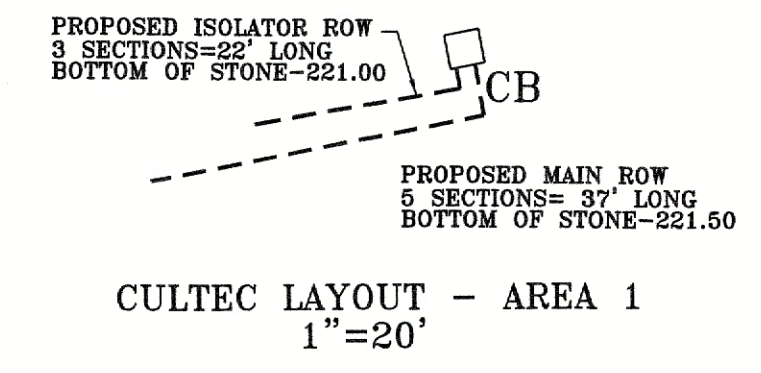
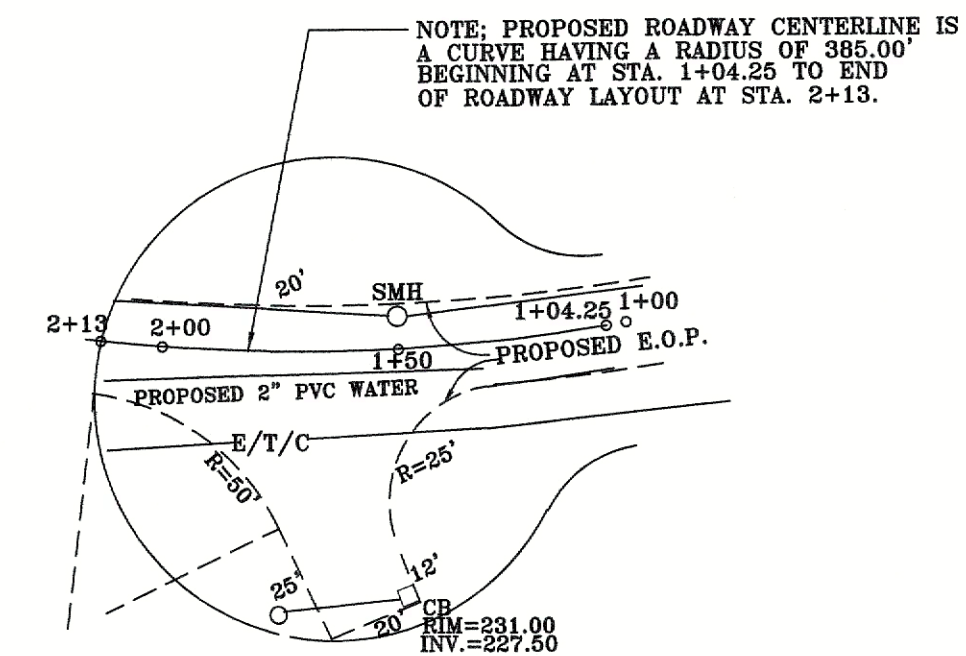
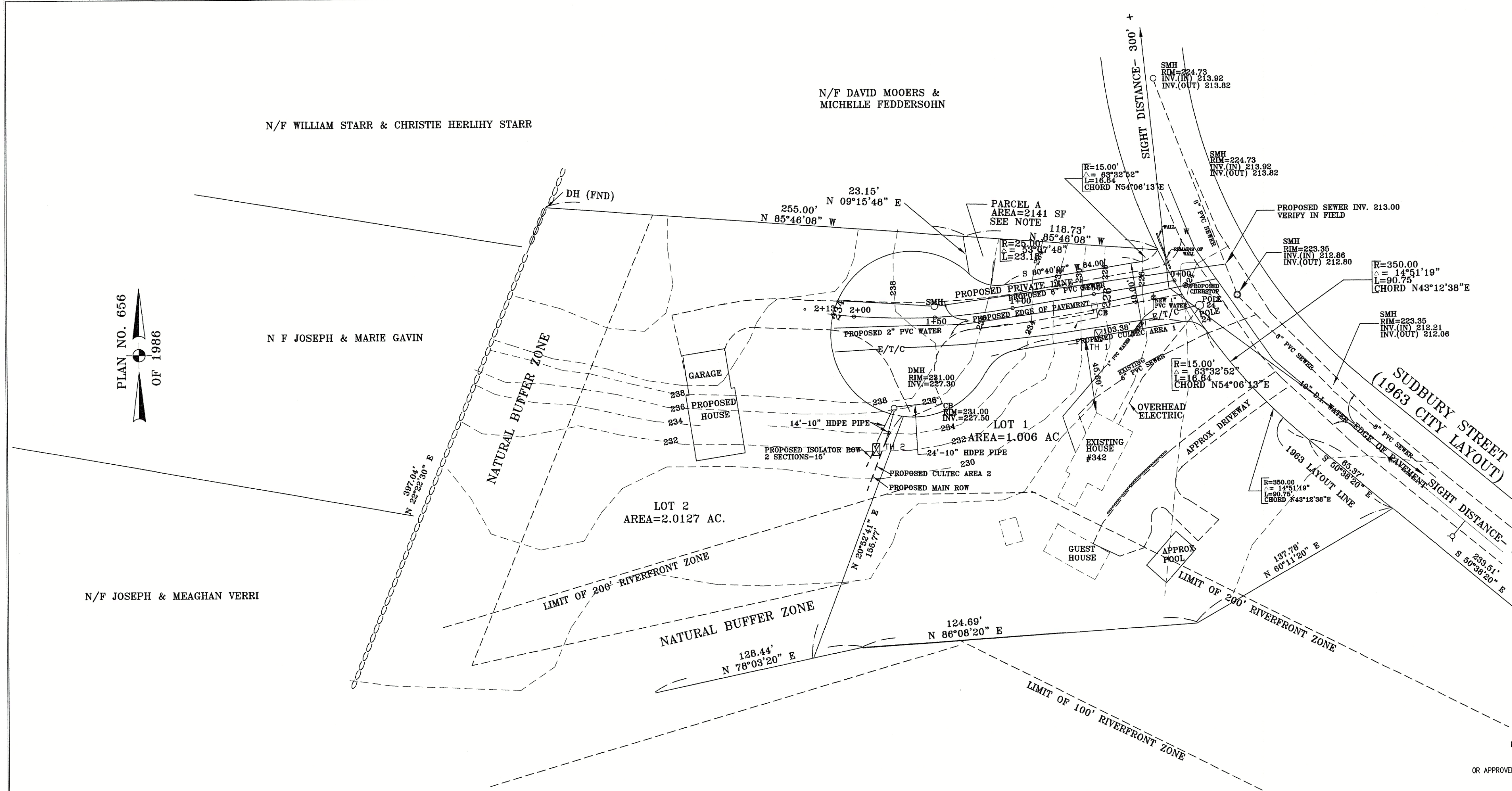
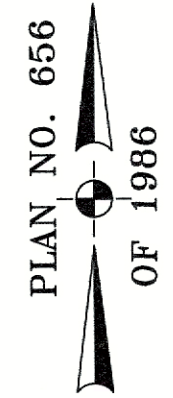


N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N/F DAVID MOOERS &  
MICHELLE FEDDERSOHN

N F JOSEPH & MARIE GAVIN

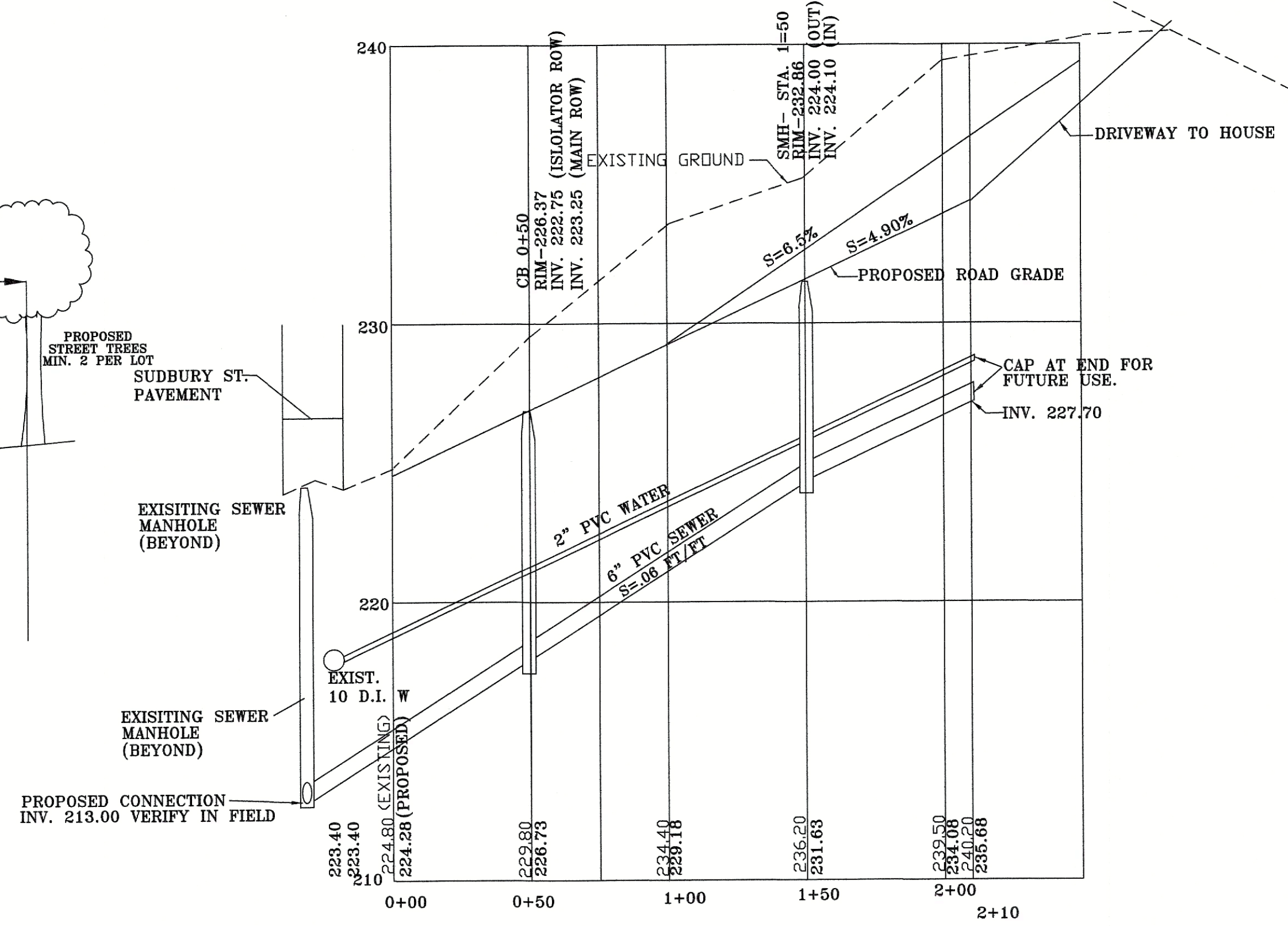
N/F JOSEPH & MEAGHAN VERRI



NOTE: GAS SERVICE NOT AVAILABLE IN SUDBURY ST.

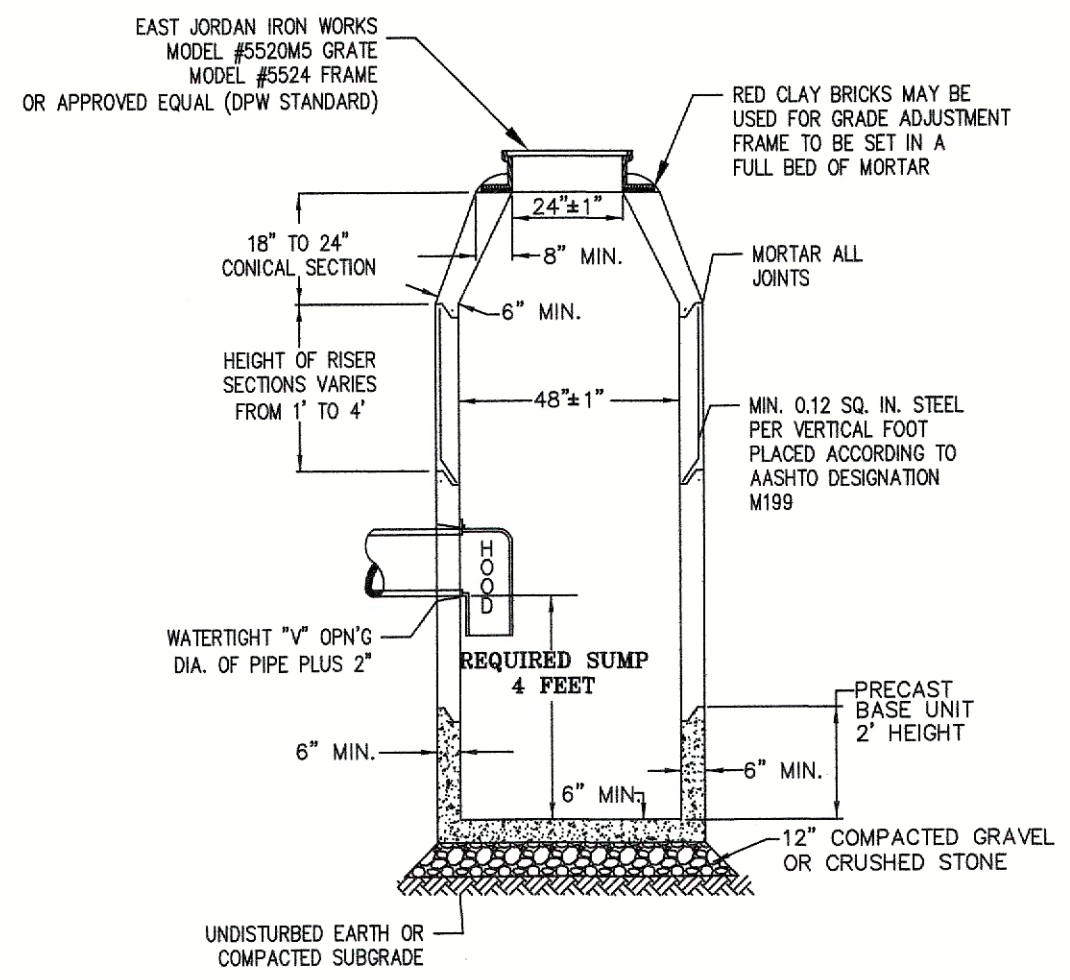
TYPICAL ROADWAY CROSS-SECTION

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



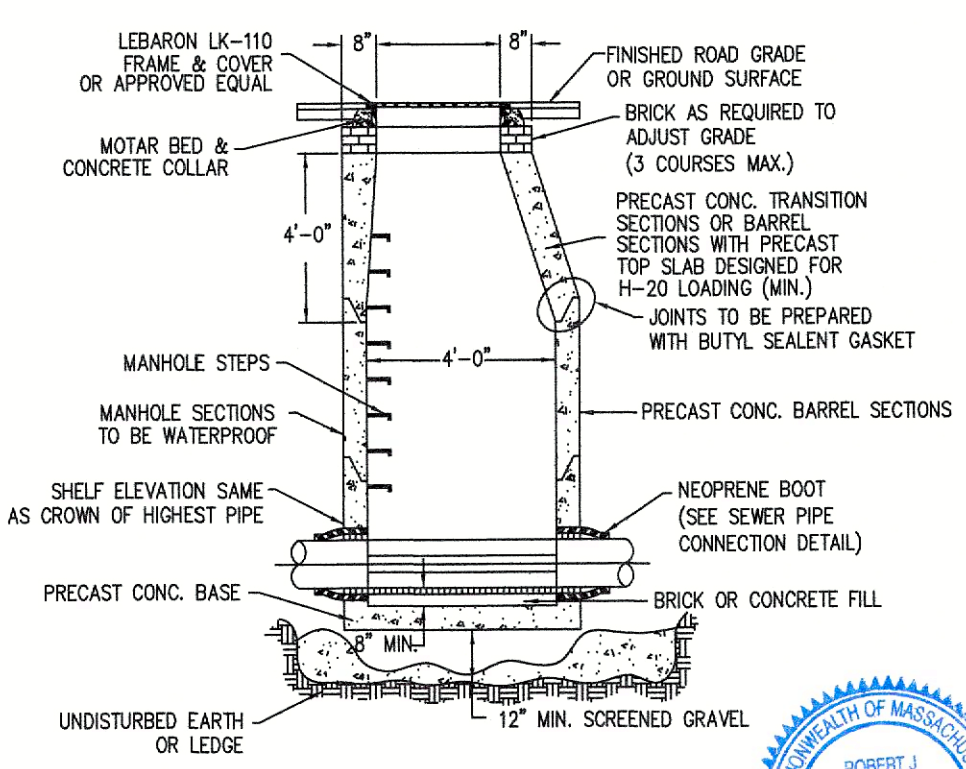
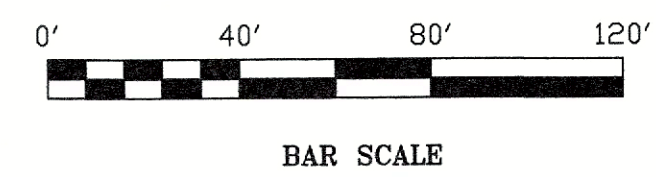
PROFILE  
SCALE: 1\"/>

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

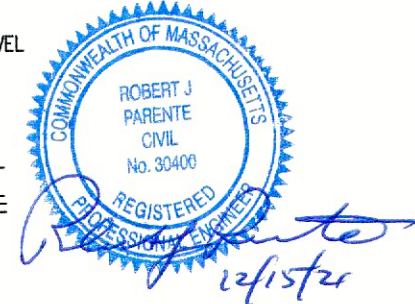


PRECAST CONCRETE CATCH BASIN DETAIL  
N.T.S.

NOTE: ALL CONCRETE STRUCTURES SHALL BE CAPABLE OF WITHSTANDING H20 LOADING



SECTION A-A  
PRECAST SEWER MANHOLE  
N.T.S.

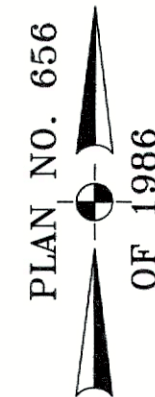


# PLAN AND PROFILE IN MARLBOROUGH, MASSACHUSETTS

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: DECEMBER 15, 2021

SCALE: 1\"/>





N/F WILLIAM STARR & CHRISTIE HERLIHY STARR

N/F DAVID MOOERS &  
MICHELLE FEDDERSOHN

N F JOSEPH & MARIE GAVIN

N/F JOSEPH & MEAGHAN VERRI

N/F ROBERT & KAREN RIVET

N/F JAMES & ROSE MARIE BONIFACE

N/F JOSEPH & LISA DELANO

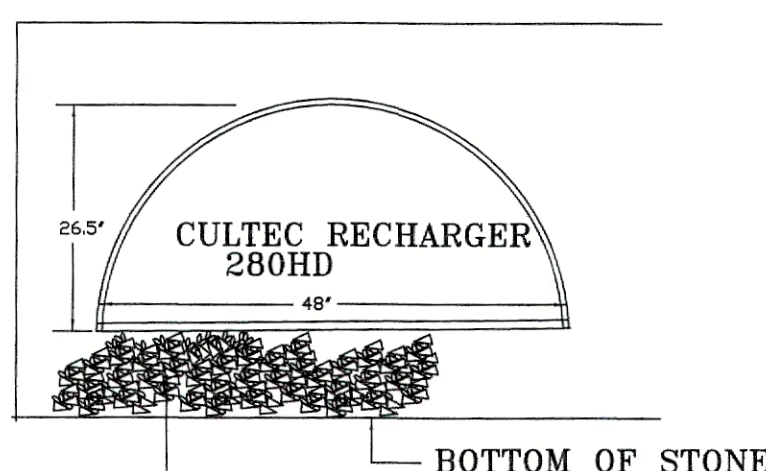
NATURAL BUFFER ZONE

NATURAL BUFFER ZONE

N/F GREGORY GARSON & ALLISON CROUSE

N/F PIRJO SILEN

N/F BRIAN BARNES & SAVANNA STIFF

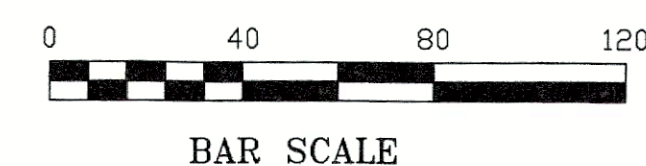


6" OF 3/4" WASHED  
UNDER EACH CHAMBER  
AND SIDES AND OVER  
TOP.

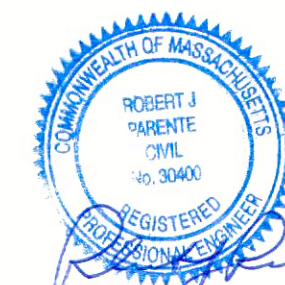
CULTEC DETAIL

#### CULTEC CONSTRUCTION NOTES

ISOLATOR ROW CONSTRUCTION:  
ISOLATOR ROW SHALL BE INSTALLED ON THE SAME 6" BED OF 3/4" WASHED STONE.  
THE CULTIC CHAMBERS USED FOR THE ISOLATOR ROW SHALL BE WRAPPED ENTIRELY WITH CULTIC ND. 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 ADDORDANCE WITH CULTIC MANUFACTURERS RECOMMENDATIONS.



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  
REV: DECEMBER 15, 2021  
SCALE: 1"=40'  
SHEET 4 OF 5





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

PROPOSED SILT FENCE  
FOR CONSTRUCTION LIMITS ONLY

PARCEL A  
AREA=2141 SF  
SEE NOTE

PROPOSED LANE

PROPOSED SILT FENCE  
AND SILT WATTLES

PROPOSED ISOLATOR ROW

PROPOSED MAIN ROW

PROPOSED CULTEC AREA 2

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

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PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

PROPOSED MAIN ROW

SMH=224.73  
INV.(IN)=213.82  
INV.(OUT)=213.82

SMH=224.73  
INV.(IN)=213.82  
INV.(OUT)=213.82

SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

SMH=223.35  
INV.(IN)=212.86  
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SMH=223.35  
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SMH=223.35  
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SMH=223.35  
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SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

SMH=223.35  
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SMH=223.35  
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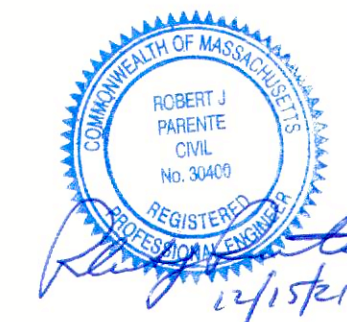
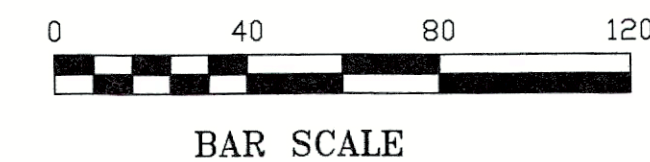
SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

SMH=223.35  
INV.(IN)=212.86  
INV.(OUT)=212.86

### EROSION CONTROL NOTES

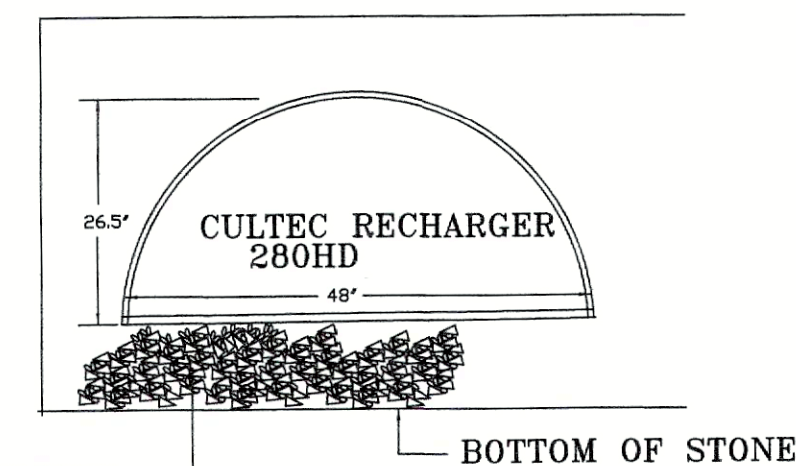
1. INSTALL SILT FENCE AND WATTLES PRIOR TO CLEARING TREES ON THE SITE.
2. INSTALL 20' WIDE BY 40' LONG TRACKING PAD ALONG FRONT ENTRANCE AFTER TOPSOIL HAS BEEN REMOVED. TRACKING PAD SHALL CONSIST OF 6"-12" STONE- 8" DEEP.
3. NOTIFY CITY ENGINEERING DEPT. TO REVIEW PRIOR TO STARTING EXCAVATIONS ON THE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

SUDBURY STREET  
(1963 CITY LAYOUT)



### 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.



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

CULTEC DETAIL

## EROSION CONTROL 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: DECEMBER 15, 2021 SHEET 5 OF 5