

CITY OF MARLBOROUGH MEETING POSTING

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CITY OF MARLBOROUGH
2024 FEB -8 PM 1:36

Meeting: **Planning Board**
Date: February 12, 2024
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, February 12, 2024, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

Draft Meeting Minutes

- A. January 22, 2024
2. Chair's Business (None)
3. Approval Not Required (None)
4. Public Hearings (None)
5. Subdivision Progress Reports
 - A. 342 Sudbury Street
 - B. 689 Pleasant Street (Jewel Road)
 - C. Correspondence from Farooq Ansari RE
 - Waters Edge – Beauregard Circle, Worster Drive, Gaucher Circle, Perolman Drive
 - Sterling Woods – Brazeau Circle, Peltier Street, Wyman Lane
6. Preliminary/Open Space/Limited Development Subdivision
 - A. Open Space Definitive Subdivision Application, Stow Road, Map and Parcels 8-164, 8-163, and 20-150A
 - Name of Applicant: Kendall Homes, Inc. (P.O. Box 766, Southborough, MA 01772)
 - Name of Owner: McCabe Family Irrevocable Trust & Judith McCabe
(6 Erie Drive, Hudson, MA 01749)
 - Name of Surveyor: Connorstone Engineering, Inc. (10 Southwest Cutoff, Northborough, MA 01532)
 - i. Flowchart
 - ii. Correspondence from Assistant City Solicitor, Jeremy McManus
 - iii. Draft Covenant
 - iv. Draft Certificate of Vote
 - v. Engineering Review - Correspondence from City Engineering, Thomas DiPersio Jr.
 - vi. Plan Set Revised: January 12, 2024
7. Definitive Subdivision (None)
8. Signs (None)
9. Correspondence (None)
10. Unfinished Business
 - A. Working Group – Porous pavement memo from City Engineer, Thomas DiPersio Jr.
11. Calendar Updates (None)
12. Public Notices of other Cities & Towns
 - A. (2) Town of Southborough
 - B. (2) Town of Hudson

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

1A

Call to Order

January 22, 2024

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

1. Draft Meeting Minutes

A. January 8, 2024

On a motion by Mr. Russ, seconded by Mr. LaVenture, the Board voted to accept and file the January 8, 2024, meeting minutes. Yea: Fay, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 6-0. Abstained: Dr. Fenby

2. Chair's Business (None)

3. Approval Not Required (None)

4. Public Hearings (None)

5. Subdivision Progress Reports (None)

6. Preliminary/Open Space/Limited Development Subdivision

A. Open Space Definitive Subdivision Application, Stow Road, Map and Parcels 8-164, 8-163, and 20-150A

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

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

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

i. Flowchart

ii. Extension Request

Mr. LaVenture read the January 18, 2024, correspondence into the record.

On a motion by Dr. Fenby, seconded by Mr. Russ, the Board voted to accept and file the January 18, 2024, correspondence from Daniel J. Burger, Esq. and to grant the extension for the decision on the Open Space Definitive Subdivision on Stow Road (547 Stow Road) through February 26, 2024. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture and Russ Nay: 0. Motion carried. 7-0.

iii. Plan Set

Revised: December 20, 2023

Vito Colonna (Connorstone Engineering, Inc.) updated the Board and went over the plan revisions:

- Vegetated island was added to the cul-de-sac
- Sidewalk was moved out towards the edge of the right-of-way
- Vegetated cul-de-sac waiver was added to the cover sheet
- Notes about the Planting Plan being reviewed by the City Engineer and Conservation were added

Mr. DiPersio explained he had proposed the concept of a porous pavement cul-de-sac to Mr. Colonna. Mr. Colonna explained the developer preferred the look of the vegetated cul-de-sac.

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

Daniel Burger (Connolly Burger, P.C.) confirmed he is working with the Board of Health on fine tuning some language and is working on revising the covenant and certificate of vote. Once everything is completed it will be sent to the Legal Department for review. He explained they are revising the language on the bond.

Mr. Burger and the Board discussed having the developer sign the covenant. The Administrator read G.L. c. 41, sec. 81U, "a covenant, executed and duly recorded by the owner of record."

Mr. Russ addressed concerns about utilities underneath the vegetated island. Mr. DiPersio explained they wouldn't want any trees over the utility lines but that the planting plan would have to take the underground utilities into consideration, but that vegetation really isn't a big deal. Mr. Colonna explained the water is 5 feet deep.

Mr. Colonna explained the cul-de-sac island has a cape cod berm with vertical granite along the outside.

Mr. Burger and the Board agreed everything would be in final form at the February 12, 2024, meeting and ready for a vote at the February 26, 2024, meeting.

7. Definitive Subdivision (None)

8. Signs (None)

Mr. Fay renewed the Board's recommendation that signs be handled by City Council moving forward.

9. Correspondence (None)

10. Unfinished Business

A. Working Group

- i. Northeast Porous Paving Presentation
- ii. Northeast Porous Paving supporting documents

Mr. LaVenture updated the Board and explained everyone should have received a link to the Working Group's January 3rd teams meeting with Northeast Porous Paving. Included in the agenda packet are the items listed above and he explained he is waiting to hear back from a number of contacts that are referenced in the presentation and plans to follow up with them soon. The Working Group's next meeting is scheduled for Wednesday January 31, 2024, they will be reviewing some information the City Engineer has gathered and will report back to the Board with more detailed information.

Mr. Fay explained he is interested in technologies that would be appropriate for larger surface areas.

Mr. DiPersio explained he reached out to a lot of the City's paving contractors and received feedback regarding porous asphalt pavement, which is asphalt and aggregate like regular pavement, but its' made to be porous, and this will be summarized and presented at future meeting.

11. Calendar Updates (None)

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

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

On a motion by Mr. Hughes, seconded by Mr. LaForce, the Board voted to adjourn the meeting. Yea: Fay, Fenby, Fortin, Hughes, LaForce, LaVenture, and Russ. Nay: 0. Motion carried. 7-0.

Respectfully submitted,

/kmm

George LaVenture/Clerk

DRAFT

From: kcoservice <kcoservice@aol.com>
Sent: Friday, January 19, 2024 11:53 AM
To: Katlyn LeBold; Thomas DiPersio
Subject: Sudbury st asbuilt
Attachments: Sudbury St- Lane as-built.pdf

Hello all,

Attached is bob parantes asbuilt for Sudbury st.w the exception of the top coat and a structure to be adjusted I believe we are complete

Please let me know if u require any more info

Thank you
Kevin

Sent from my iPhone

From: George Dufresne <george01474@yahoo.com>
Sent: Wednesday, February 7, 2024 1:03 PM
To: Thomas DiPersio; Thomas DiPersio
Cc: Katlyn LeBold
Subject: RE: 689 Pleasant Street - Subdivision

You don't often get email from george01474@yahoo.com. [Learn why this is important](#)

Hi Tom

I thought you are getting emails along with Priscilla It's very muddy here this time of the year. So I am Prepping all the way to Lot 1 So the loggers can get in here Basically digging out the topsoil and trucking in gravel for the left side of the road. but I am cutting all the trees down. Because the tree guys cannot get in here with all the mud. I also cut enough trees. For the first temp. Sediment trap on the right hand side where the two silt socks start To help with controlling the water From the road to lot 1. And yes, I am maintaining the road keeping it clean. And we are putting ripper wrapped down on the entrance. Now that we are off the road. The tree Guys are still about three weeks Out. So I am going to continue To haul in gravel for the road Since I have a little time to work with. I'm going to haul the gravel myself with my trucks rather than higher trucks. If that is not enough information, please let me know. Thank you

Sent from Yahoo Mail on Android

On Tue, Feb 6, 2024 at 8:23 AM, Thomas DiPersio
<tdipersio@marlborough-ma.gov> wrote:

George,

One of the conditions of the approval of the subdivision was that the owner/contractor provide a schedule and progress reports each month.

Please provide another update on the construction to date, and a general schedule for activities over the next few months. Please get this to us by Thursday so we can include it on the next planning board agenda.

Thank you

Tom

Thomas DiPersio, Jr., PE, PLS

City Engineer

Department of Public Works

135 Neil Street

Marlborough, MA 01752

Phone:(508)624-6910x33200

From: F Ansari <developerre@aol.com>
Sent: Monday, January 29, 2024 4:10 PM
To: Katlyn LeBold
Cc: Thomas DiPersio; sarah@mareallaw.com
Subject: Request for Bond release

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

Chairman,
Marlboro Planning Board
City Hall
Marlboro, Ma 01752

Dear Chairperson,

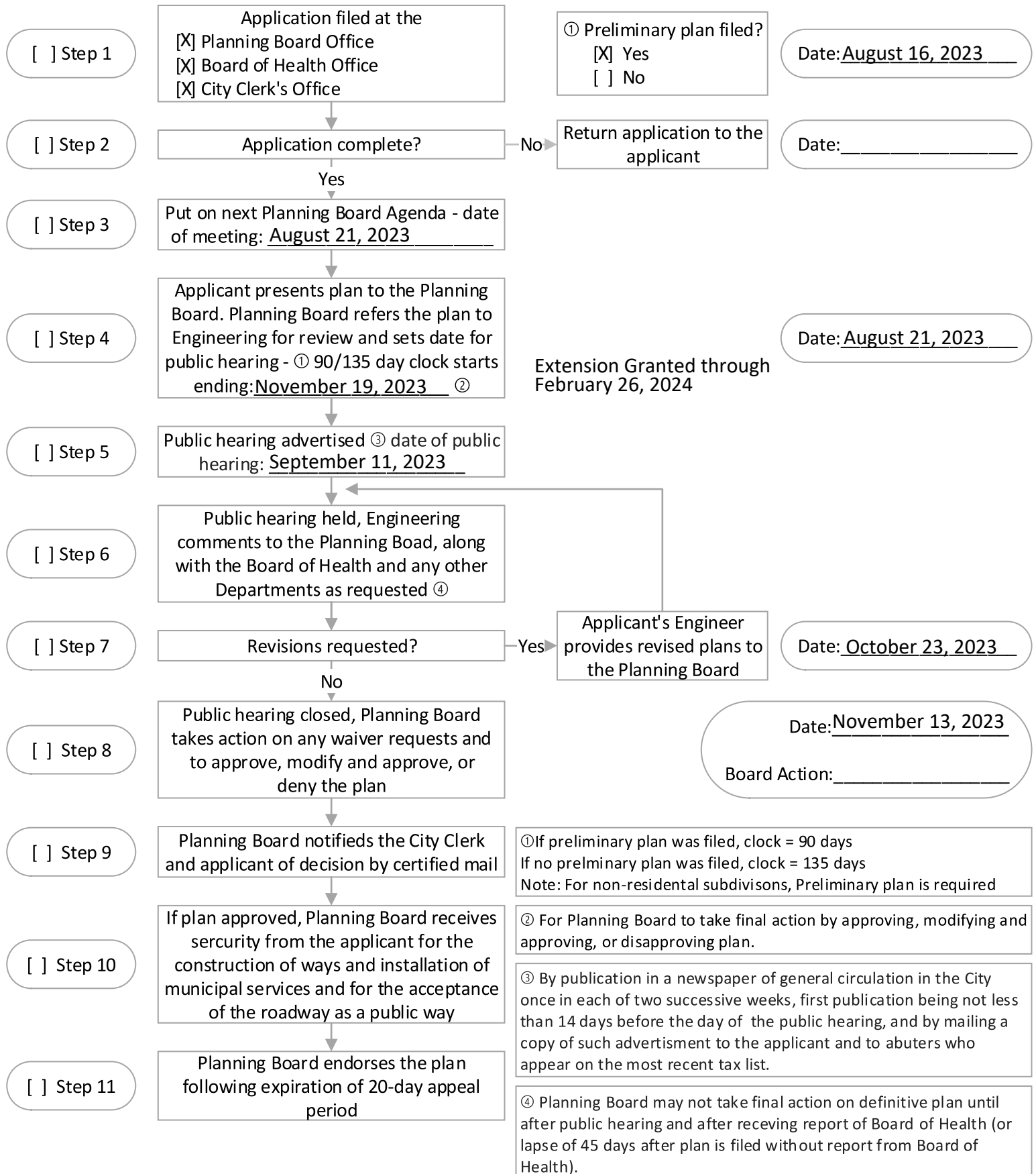
I am requesting performance bond release and road acceptance for the following two subdivisions that i have completed decades ago. Please help me in getting these bonds released. Both bonds are cash bonds held at the TD bank. I have been paying elec bills and taxes on open space parcels for the last 25 years.
I have made several efforts to get these bonds released all these years with no avail.

Subdivision	Remaing Balance	Bank holding the funds
Waters Edge	\$20,229.25	TD Bank
Sterling Woods	\$97478.51	TD Bank

Farooq Ansari
5083260812

Marlborough Planning Board

Procedure for Definitive Plans
Stow Road, 8-164, 8-163, and 20-150A, Marlborough, MA 01752





City of Marlborough

Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610

LEGAL@MARLBOROUGH-MA.GOV

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

BEATRIZ R. ALVES
PARALEGAL

VIA E-MAIL ONLY

February 8, 2024

Sean Fay, Chair
Planning Board
City of Marlborough
140 Main Street
Marlborough, MA 01752

Re: Open Space Development Definitive Subdivision, 547 Stow Road

Dear Honorable Planning Board Members:

As requested, I have reviewed the proposed form of the revised Certificate of Vote and Covenant, in connection with the above-referenced subdivision plan. Enclosed for the Board's consideration, please find a red-line version showing recommended revisions, and a clean version which is in proper legal form incorporating these revisions. I have confirmed that all revisions are acceptable to the applicant. I note that the incorporated edits include the following:

- The Certificate of Vote and Covenant now include the most recent Plan revision date.
- The Certificate of Vote and Covenant now include a waiver allowing for a vegetated island in the cul-de-sac.
- The Certificate of Vote now includes a condition (H) regarding a planting plan for the cul-de-sac landscape island.
- Paragraph 2 of the Covenant now includes additional language regarding the transfer of obligations upon sale of the premises.
- Consistent with Planning Board discussions, Paragraph 9 of the Covenant now includes language that Lot S1 will be withheld as the street acceptance guarantee until the Covenantor files a proper bond or a deposit of money or negotiable securities.

Additionally, you have asked for guidance regarding how the Planning Board determines the value of one buildable lot in the subdivision for purposes of Section A676-10.L.1(a) of the Rules and Regulations of the Planning Board. According to Section A676-10.L.1(a), "[t]he subdivider shall either file a proper bond or a deposit of money or negotiable securities in an amount determined by the Planning Board to be equal to the value of one buildable lot in the subdivision." In my opinion, this language gives the Planning Board wide latitude in determining the value of one buildable lot. A survey of practices in other communities has revealed that boards generally determine the value of lots in a variety of ways, including the following: professional appraisal; assessed value per assessor's office; and survey of recent sales reports.

Given this, the Board may wish to discuss with the applicant how it intends to work with the Board to arrive at an amount that the Board can determine is equal to the value of one buildable lot in the subdivision.

Please don't hesitate to contact me with any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jeremy P. McManus', with a stylized flourish extending to the right.

Jeremy P. McManus
Assistant City Solicitor

cc: Thomas DiPersio, Jr., City Engineer

COVENANT

This Covenant recorded in the Middlesex County South District Registry of Deeds at Book _____, Page _____, is made this _____ day of _____, 2024. The undersigned, Judith McCabe, individually, and Alison McCabe Quinn, as trustee of the McCabe Family Irrevocable Trust u/d/t dated September 9, 2015 (hereinafter referred to collectively as the “Covenantor”), having submitted to the Marlborough Planning Board (hereinafter referred to as the “Planning Board”) a definitive plan of a subdivision entitled “Definitive Subdivision Plan of Stow Road Subdivision in Marlborough, Massachusetts” dated August 3, 2023, and revised on October 18, 2023, November 10, 2023, December 20, 2023 and January 12, 2024, prepared by Connorstone Engineering, Inc., 10 Southwest Cutoff, Suite 7, Northborough, MA 01532, on land identified on the City of Marlborough’s Assessor’s Map (“Assessor’s Map”) as Map 8, Parcel 164, located on Stow Road, Marlborough, MA 01752, (said plan being hereinafter referred to as the “Plan”), in accordance with the conditions of Approval as voted by the Planning Board on _____, 2024, does hereby covenant, and agree with the Planning Board, pursuant to Massachusetts General Laws (Ter.Ed.), Chapter 41, Section 81U, as amended that:

1. The Covenantor is the owner of record of the premises, including 3 house lots (“Lots”), Lots S1, S2, and S3, as shown on the Plan, which is to be recorded in the Middlesex South District Registry of Deeds herewith as Plan No. _____ of 2024 and is referred to herein. The undersigned, Alison McCabe Quinn, as trustee of the McCabe Family Irrevocable Trust, hereby certifies that she is the original trustee, that the trust is in full force and effect, and that she has been directed by all beneficiaries to execute and deliver this Covenant. There are no mortgages of record or otherwise on any of said premises.
2. This Covenant shall run with the land and shall operate as restrictions upon the land included in the subdivision and shall be binding upon any executor, administrators, devisees, heirs, successors and assigns of the Covenantor and any of its successors in title to the premises shown on the Plan. Upon a conveyance of the entire parcel of land shown on the Plan pursuant to Paragraph 4 of this Covenant, all obligations of the conveyor(s) under this Covenant shall transfer to the new owner(s) of record.
3. The construction of the subdivision roadway and the installation of municipal services shall be provided to serve any and all Lots in accordance with the applicable Rules and Regulations of the Planning Board before any such Lot may be built upon or conveyed, other than by mortgage deed; provided, however, that a mortgagee who acquires title to the mortgaged premises or any part thereof may sell any such Lot, subject only to that portion of this Covenant which provides that no Lot so sold shall be built upon until such ways and services have been provided to serve such Lot.
4. Nothing contained herein shall be deemed to prohibit a conveyance subject to this Covenant, by a single deed, of the entire parcel of land shown on the Plan or all Lots not previously released by the Planning Board without first providing such subdivision road and services. A deed of any part of the premises shown on the Plan in violation of any

portion of the above referenced statute shall be voidable by the grantee prior to the release of the Covenant, but not later than three (3) years from the date of such deed.

5. The Covenantor agrees to the easements shown on the Plan, if any, for the benefit of the abutters and shall be deeded to the abutters after the Plan and covenant are recorded.
6. Prior to the release by the Planning Board of any Lots shown on the Plan from the terms of this Covenant, the Covenantor or its assignee(s) shall deposit with the City of Marlborough a Performance Bond in an amount to be determined by the Planning Board, said bond to be secured by the posting of cash, or by surety company bond or by such other form of security as may be approved by the Planning Board. Said bond shall be to secure the performance by the Covenantor of the construction of the subdivision road and the installation of municipal services as required by the Approval of the Plan, within the time requirements as stipulated herein. The amount of the bond may be reduced from time to time by said Planning Board. However, due to the present and anticipated future inflationary conditions, the amount of the Performance Bond is subject to annual redetermination by the Planning Board.
7. Pursuant to the Rules and Regulations of the Planning Board, Section A676-10.G.1(a), as amended, such bond or security, when filed or deposited shall be reviewed as to form and manner of execution by the City Solicitor's Office, and as to sureties by the City Finance Director.
8. No Lot shall be sold or built upon until released by the Planning Board after acceptable bonding. If at any time said bonding as required in Paragraph 6 expires, then all Lot releases of Lots not transferred to third party purchasers or mortgaged subsequent to release, shall be void.
9. Pursuant to the ~~Planning Board Rules and Regulations, lot 6 shall be retained and may not be built upon or conveyed in any means until after the Covenantors have met all requirements of the City to complete the street acceptance process, except that basins and a drainage system can be built on said Lot 6~~Rules and Regulations of the Planning Board, Section A676-10.L.1(a), as amended, Covenantor shall either file a proper bond or a deposit of money or negotiable securities in an amount determined by the Planning Board to be equal to the value of one buildable lot in the subdivision. Such bond or security, if filed or deposited, shall be approved as to form and manner of execution by the City Solicitor and as to sureties by the City Treasurer and shall be contingent on the subdivider meeting all requirements of the City to complete the street acceptance process. This cash deposit, bond or securities deposit is separate and different from those used to guarantee performance as required in paragraph G of the Rules and Regulations of the Planning Board.

Pursuant to the Rules and Regulations of the Planning Board, Section A676-10.L.1(b), until the Planning Board receives such a proper bond or a deposit of money or negotiable securities, Lot S1 shall be retained and may not be built upon or conveyed in any means

until after the Covenantors have met all requirements of the City to complete the street acceptance process.

Upon the Planning Board's receipt of the proper bond or deposit of money or negotiable securities as set forth in Section A676-10.L.1(a) of the Rules and Regulations of the Planning Board, Lot S1 shall be released from the requirements of Section A676-10.L.1(b).

10. Pursuant to Massachusetts General Laws (M.G.L.) Chapter 41, Section 81R, as amended, the Planning Board has not agreed to waive compliance with its Rules and Regulations, as set forth in the Marlborough City Code, Chapter A676, entitled "Subdivision Regulations", except as follows:

1. Article IV Section 676-7.B(2) adequate access –

Required: The required width for the existing roadway providing access to a subdivision street is twenty-two (22) feet

Allowed: Access from an ~~A reduction in width of the~~ existing roadway with a width of providing access to the subdivision street to eighteen and six tenths (18.6) feet

2. Article V Section 676-24.B(2)(b) minimum width of roadways -

Required: Secondary streets require a paved roadway width of twenty-eight (28) feet

Allowed: A reduction of the paved roadway width to twenty-six (26) feet

3. Article V Section 676-24(C) surface of roadways -

Required: The wearing surface of roadways shall be of Class 1 bituminous concrete pavement

Allowed: A vegetated island in the cul-de-sac in lieu of pavement.

11. The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable Rules and Regulations of the Planning Board within a period of two (2) years from the date of approval of the Plan. Failure to so complete or to obtain an extension shall automatically rescind approval of the Plan as to Lots not yet released from this Covenant and full re-application for approval of such Lots will be required.

12. The Covenantor hereby agrees that the two (2)-year time period for completion of the subdivision may be extended at the sole discretion of the Planning Board, but only upon

the condition that the City of Marlborough has received, on or before the specified completion date, payment of all real estate taxes owed as to the premises shown on the Plan, and upon the further condition that the Board has received, on or before the specified completion date, a certification from the City's Code Enforcement Officer determining that no conditions exist on the said premises that are in violation of the City's so-called Anti Blight Ordinance set forth in Chapter 485 of the Marlborough City Code; provided however, that the Anti Blight condition may be waived temporarily by a majority vote of the Board if the Board finds that an extension of no more than thirty (30) calendar days from the specific completion date is necessary for the Code Enforcement Officer to examine the said premises and make a proper determination.

13. The Covenantor shall comply with all conditions of the Open Space Development Special Permit granted by the Planning Board dated June 26, 2023 and recorded at the Middlesex South Registry of Deeds in Book 81818, Page 363.
14. The City of Marlborough shall not be responsible for the maintenance and care of the subdivision road or other improvement. In emergency situations as determined by the City Engineer, the City of Marlborough may take steps to correct a condition(s) within the subdivision which, if not corrected, would jeopardize public health and safety. In these instances, any and all costs so incurred by the City to correct said condition(s), shall be reimbursed to the City within thirty (30) days of notice to the Covenantor. Failure to reimburse the City within this period will be considered cause to rescind approval of the Plan.
15. All as-built plans and profiles pertaining to the Plan shall be submitted to the City Engineer forthwith after the completion of said subdivision road. Copies of all the site plans prepared for each of the individual building Lots shall be submitted to the City Engineer for review and approval to be included with the application for a Building Permit.
16. Prior to the execution of this Covenant, the Covenantor agrees to submit a work schedule, and a progress report every month beginning 60-days after the Covenant is signed, to the City Engineer, with copies to the Planning Board, until said subdivision has been completed. Said progress reports shall be delivered to the Planning Board prior to the third Monday of each and every month. Failure to comply with the provisions of this paragraph shall give the Planning Board the right to rescind the approval of the application for subdivision approval after notice to the Covenantor and opportunity to be heard.
17. If the City, by its Planning Board, determines that there is a violation of the applicable state laws, City ordinances, Planning Board Rules and Regulations and/or the terms and provisions of this Covenant, it shall seek a cease-and-desist order after appropriate application to a court of competent jurisdiction, and it shall seek any and all other equitable and legal relief it deems necessary. If in the opinion of the Covenantor, there has not been a violation of said applicable state laws, city ordinances, Planning Board Rules and Regulations, or the terms and provisions of this Covenant, nothing herein shall

be construed as the Covenantor's consent to cease and desist from work on the Subdivision without Court order.

18. The Covenantor's applications, all plans and profiles, calculations, and other supporting data relating to the Plan, state laws, city ordinances, Planning Board Rules and Regulations and all terms, provisions, and conditions of final approval of the Plan are incorporated herein by reference, as if set forth in full, except as expressly modified herein.
19. This Covenant shall take effect upon the approval of the Plan.
20. Reference to this Covenant shall be entered upon the Plan and the Covenant shall be recorded with the Plan. Covenantor further agrees that it shall cause two certified copies of this Covenant as recorded at the Middlesex South District Registry of Deeds to be delivered to the City Solicitor's Office and the Planning Board Administrator – DPW, Engineering Office, Marlborough, Massachusetts within three business days of the date of recording.
21. The provisions of this Covenant are severable, and if any of these provisions shall be held to be illegal or unconstitutional by any Court of competent jurisdiction, then the remaining provisions of this Covenant shall continue in effect.

REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY
SIGNATURE PAGES TO FOLLOW

EXECUTED AS A SEALED INSTRUMENT this ____ day of _____, 2024.

Covenantor: Judith McCabe

By: _____
Judith McCabe

Commonwealth of Massachusetts
County of _____

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared, Judith McCabe, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as his/her free act and deed for its stated purpose.

Notary Public:
My Commission expires:

EXECUTED AS A SEALED INSTRUMENT this ____ day of _____, 2024.

Covenantor:

Alison McCabe Quinn, as trustee of the McCabe Family
Irrevocable Trust

By: _____
Alison McCabe Quinn, as trustee of the McCabe Family
Irrevocable Trust

Commonwealth of Massachusetts

County of _____

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared, Alison McCabe Quinn, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as his/her free act and deed for its stated purpose.

Notary Public:
My Commission expires:

CITY OF MARLBOROUGH
COMMONWEALTH OF MASSACHUSETTS

Approved and Accepted: _____, 2024
Marlborough Planning Board, City of Marlborough

Sean N. Fay

Barbara L Fenby

James Fortin

Patrick Hughes

Dillon LaForce

George LaVenture

Christopher Russ

CERTIFICATE OF VOTE

_____, 2024

Pursuant to MGL, c. 41, s. 81 and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Marlborough, the Planning Board of the City of Marlborough (the "Planning Board") hereby certifies that on _____, 2024, it voted to approve a Definitive Subdivision Plan for a Residential Subdivision for property located on land identified on the City of Marlborough's Assessor's Map ("Assessor's Map") as Map 8, Parcel 164, located on Stow Road, Marlborough, MA 01752, owned partially by Judith McCabe, individually, and owned partially by Alison McCabe Quinn, as trustee of the McCabe Family Irrevocable Trust u/d/t dated September 9, 2015, as follows:

PROCEDURAL FINDINGS:

1. On August 16, 2023, an application (the "Application") was filed on behalf of Kendall Homes, Inc., having a principal mailing address of P.O. Box 766, Southborough, MA 01772 (hereinafter referred to as the "Applicant"), pursuant to MGL, c 41, s. 81O, and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Marlborough (the "Rules and Regulations"), seeking approval of a three (3) lot, single-family definitive subdivision plan as shown on a plan entitled "Definitive Subdivision Plan of Stow Road Subdivision in Marlborough, Massachusetts" dated August 3, 2023, and revised on October 18, 2023, November 10, 2023, December 20, 2023 and January 12, 2024, prepared by Connorstone Engineering, Inc., 10 Southwest Cutoff, Suite 7, Northborough, MA 01532, (hereinafter referred to as the "Plan"), on land identified on the City of Marlborough's Assessor's Map ("Assessor's Map") as Map 8, Parcel 164, located on Stow Road, Marlborough, MA 01752, owned partially by Judith McCabe, individually, and owned partially by Alison McCabe Quinn, as trustee of the McCabe Family Irrevocable Trust u/d/t dated September 9, 2015, further identified in the Middlesex South District Registry of Deeds in Book 66136, Page 582, and in Book 78814, Page 590 and consisting of 6.38 +/- acres of land (the "Development").
2. The Planning Board provided copies of the Application to other City boards and commissions, departments and officials, including, but not limited to, the Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, City Engineer and City Solicitor. The Applicant further provided a copy of the Application to the Board of Health.
3. The Board of Health did not submit a report in response to the Application.
4. The City Engineer submitted review letters dated September 6, 2023 and November 3, 2023 summarizing engineering-related comments on the plans.

5. After notice and publication was provided pursuant to applicable provisions of M.G.L. c. 41, s. 81T of the Subdivision Control Law, and the applicable provisions of the Rules and Regulations, a public hearing was commenced on September 11, 2023 and held during duly authorized meetings on September 11, 2023, September 18, 2023, October 2, 2023, October 23, 2023 and November 13, 2023. The Planning Board closed the public hearing on November 13, 2023.
6. Any Planning Board member(s) who were absent from a single session of the public hearing on the Application, prior to the vote on this decision, filed a written certification as to examination of all the evidence and testimony received at the hearing session, made as part of the record of the hearing, in accordance with Massachusetts General Laws, Chapter 39, Section 23D.
7. The Plan was further amended on October 18, 2023 to incorporate details and to address the comments and requirements of City Engineer Thomas DiPersio.
8. Planning Board members deliberated on the Application at duly authorized meetings including on September 11, 2023, September 18, 2023, October 2, 2023, October 23, 2023 and November 13, 2023.

PROJECT FINDINGS:

- A. The subject property consists of three (3) lots owned partially by Judith McCabe, individually, and owned partially by Alison McCabe Quinn, as trustee of the McCabe Family Irrevocable Trust u/d/t dated September 9, 2015 identified on the City Assessor's Maps as follows: Map 8, Parcel 164.
- B. In seeking approval of the *amended* Plan, the Applicant proposes to build a new road providing access to, and servicing, three (3) lots of a three (3) lot subdivision, subject to the conditions set forth below.
- C. The Development, as governed by the conditions set forth in this Certificate of Vote, is consistent with the applicable provisions of the Subdivision Control Law and the Rules and Regulations.
- D. The Development, as governed by the conditions of this Certificate of Vote, will not present a public safety hazard to the City or surrounding properties.
- E. WAIVERS –

After the public hearing, followed by deliberations on the Plan as amended, the Planning Board did on ____, 2024, by a vote of ____ in favor and ____ opposed, grant the following waivers to the Rules and Regulations, in connection with the Plan, as amended (citations below are to the Marlborough City Code, Chapter A676, entitled "Subdivision Regulations"):

1. Article IV Section 676-7.8(2) adequate access –
Required: The required width for the existing roadway providing access to a subdivision street is twenty-two (22) feet
Requested: Access from an ~~A reduction in width of the~~ existing roadway with a width of with a width of ~~providing access to the subdivision street to~~ eighteen and six tenths (18.6) feet
☒ Approved ☐ Denied
2. Article V Section 676-24.B(2)(b) minimum width of roadways –
Required: Secondary streets require a paved roadway width of twenty-eight (28) feet
Requested: A reduction of the paved roadway width to twenty-six (26) feet
☒ Approved ☐ Denied
3. Article V Section 676-24(C) surface of roadways -
Required: The wearing surface of roadways shall be of Class 1 bituminous concrete pavement
Requested: A vegetated island in the cul-de-sac in lieu of pavement.
☒ Approved ☐ Denied

CONDITIONS:

The Planning Board on _____, 2024, by a vote of ____ to ____, approved the Plan, as amended, as described above, subject to the following conditions:

- A. All easements, if any, shown on the Plan for the benefit of the abutters/lots shall be deeded to the respective abutters/lots after the Plan and covenant are recorded.
- B. Prior to their installation, all final landscaping, signage, and/or improvements within the subdivision road's right of way shall be approved by the City Engineer.
- C. The Applicant shall provide for a Performance Guarantee, in a manner acceptable to the Planning Board, to ensure that the required improvements will be constructed and/or installed in accordance with the approved Plan.
- D. The Applicant shall comply with all conditions of the Open Space Development Special Permit granted by the Planning Board dated June 26, 2023 and recorded at the Middlesex South Registry of Deeds in Book 81818, Page 363.
- E. The Applicant shall record at the Middlesex County South District Registry of Deeds an executed copy of this Certificate of Vote and of the approved Plan and shall forthwith provide those copies to the Planning Board and the Solicitor's office.
- F. Any future change, modification, or amendment to the approved Plan, as may be approved by the Planning Board, shall be in accordance with the requirements of M.G.L., c. 41, s. 81W.

G. All conditions herein shall apply to Applicant, its successors and assigns, and to its successors in title to the Development.

H. A planting plan for the cul-de-sac landscape island shall be submitted to the City Engineer and Conservation Agent for approval prior to construction.

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CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION PLAN

STOW ROAD SUBDIVISION

RECORD OF VOTE:

The following members of the Planning Board voted on _____, 2024, to approve the Plan, *as amended*:

Sean N. Fay

Barbara L. Fenby

James Fortin

Patrick Hughes

Dillon LaForce

George LaVenture

Christopher Russ

CERTIFICATE

I hereby certify that twenty (20) days have elapsed since the Board's filing of a copy of the above-referenced vote in the Office of Marlborough City Clerk on _____, 2024, and that no notice of an appeal of that decision has been timely filed with said office.

A True Copy Attest:

Steven Kerrigan
Marlborough City Clerk

Date



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

February 6, 2024

Marlborough Planning Board

RE: Definitive Subdivision, Stow Road

Chair Fay and Board Members,

The Engineering Division has conducted a review of the updated Definitive Subdivision Plans entitled: "Definitive Subdivision Plan of Stow Road Subdivision in Marlborough, Massachusetts", Dated: August 3, 2023, Revised January 12, 2024, prepared by Connorstone Engineering Inc. The property owner is McCabe Family Revocable Trust and Judith Mello McCabe, and the project applicant is Kendall Homes.

The plans have addressed the final comments from Engineering and the Planning Board, and we have no further comments.

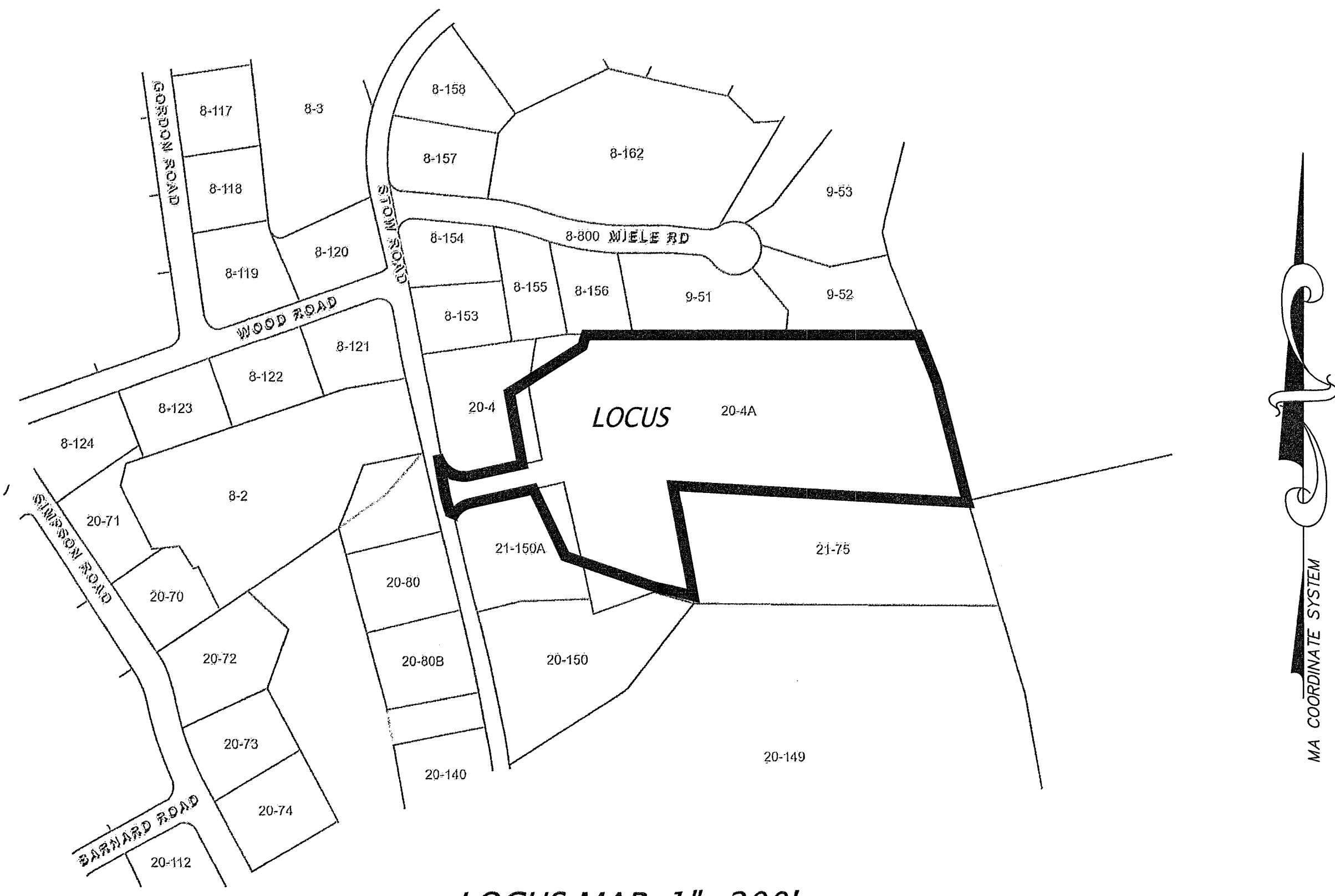
I will be at your meeting on February 12 if you have any questions regarding the above.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
City Engineer

Copy: Connorstone Engineering Inc.

DEFINITIVE SUBDIVISION PLAN
OF
"STOW ROAD SUBDIVISION"
IN
MARLBOROUGH, MASSACHUSETTS



LOCUS MAP: 1"=200'

PROJECT SUMMARY:

- TOTAL AREA OF ORIGINAL TRACT SHOWN ON THIS PLAN EXCLUDING ANR LOTS = 277,772 S.F.
A. AREA IN SUBDIVISION LOTS S1-3, OPEN SPACE = 257,023 S.F.
B. AREA IN STREET = 20,749 S.F.
C. AREA IN EASEMENTS = 55,058 S.F.
D. AREA RESERVED FOR PARKS, SCHOOLS, ETC. = 0 S.F.
TOTAL AREA OF SUBDIVISION = 277,772 S.F.
- STREETS:
A. ROAD STA. 0+00 TO STA. 2+89.55 = 289.55 L.F.
- EASEMENTS:
- MUNICIPAL SEWER EASEMENTS = 9,905 S.F.
- MUNICIPAL DRAIN EASEMENTS = 2,560 S.F.
- MUNICIPAL UTILITY EASEMENTS = 10,834 S.F.
- MUNICIPAL FLOWAGE EASEMENTS = 26,625 S.F.
- MUNICIPAL LANDSCAPE EASEMENTS = 3,375 S.F.
- PRIVATE SEWER EASEMENTS = 1,759 S.F.

OPEN SPACE SUMMARY:

CLUSTER SUBDIVISION SITE AREA = 277,772 S.F. (6.38 ± Acres)
OPEN SPACE REQUIRED = 40% (111,109 S.F.)
OPEN SPACE PROVIDED = 45.7% (126,905 S.F.)
OPEN SPACE UPLAND = 109,517 S.F.
WETLANDS ON SITE = 30,346 S.F. (10.95% OF SITE AREA)
WETLANDS ALLOWED TOWARDS REQUIRED OPEN SPACE (30,346 S.F. x 10.95% = 3,323 S.F.)
REQUIRED OPEN SPACE PROVIDED (109,517+3,323) = 112,840 S.F.

LIST OF REQUESTED WAIVERS:

- SUBDIVISION RULES AND REGULATIONS SECTION A676-7 - ADEQUATE ACCESS - WAIVER TO ALLOW ACCESS OFF STOW ROAD HAVING A PAVED WIDTH LESS THAN 22 FEET.
- SUBDIVISION RULES AND REGULATIONS SECTION A676-24.B(2)(b) - WIDTH OF ROADWAYS - WAIVER TO ALLOW A PAVED ROADWAY WIDTH OF 26 FEET (28 FEET REQUIRED).
- WAIVER TO ALLOW A VEGETATED ISLAND IN THE CUL-DE-SAC IN LIEU OF PAVEMENT

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MARLBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.
VAROUJAN H. HAGOPIAN, P.L.S. 49665



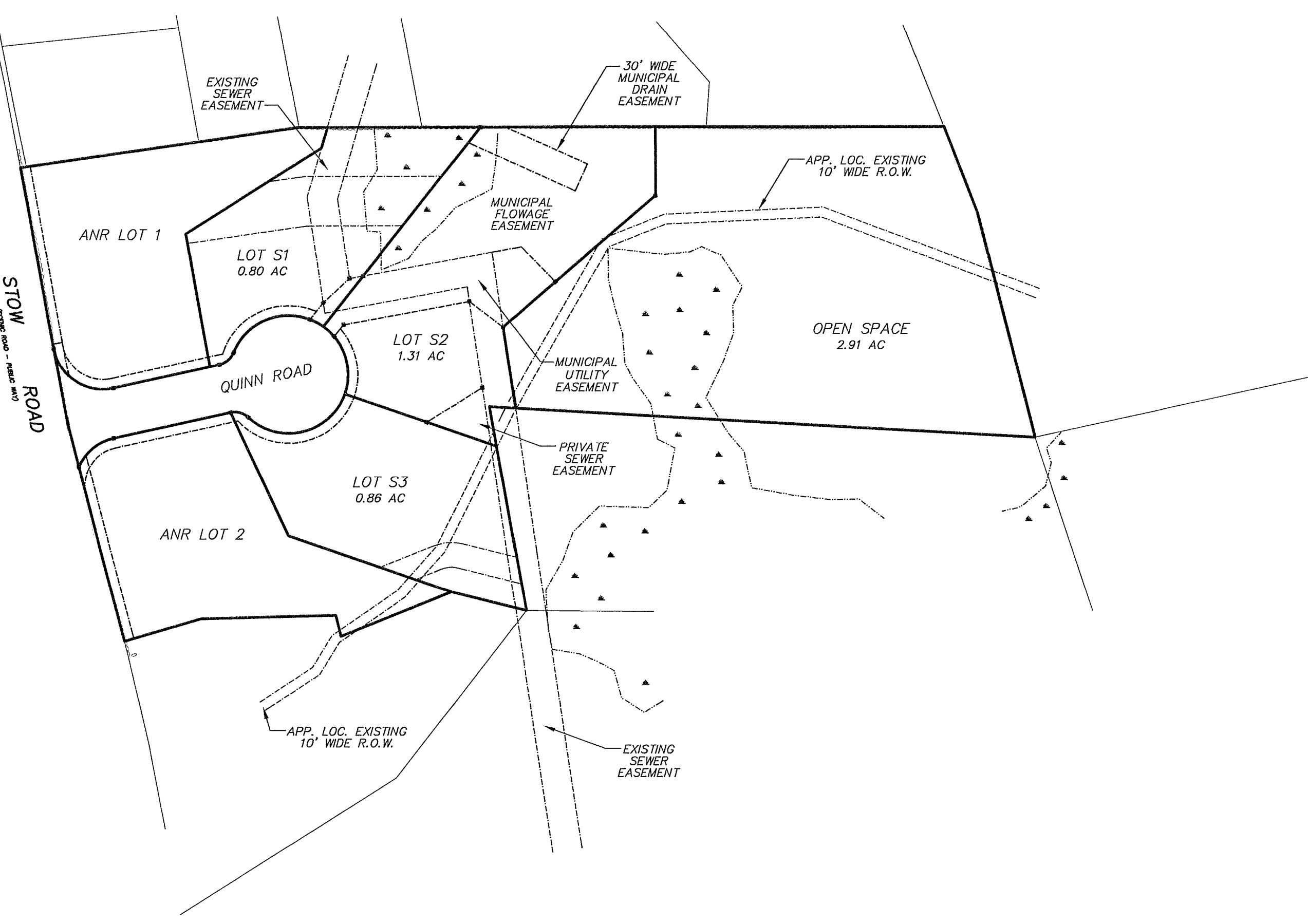
THIS PLAN APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____ AND
TO BE RECORDED HERewith.

I, _____ CLERK OF THE CITY OF MARLBOROUGH
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

DATE: _____

REFERENCES:

- TOWN ASSESSOR MAP 8, PARCELS 163, 164
TOWN ASSESSOR MAP 20, PARCELS 150A
DEED BOOK 66136, PAGE 582 - McCABE FAMILY IRR. TRUST
DEED BOOK 78814, PAGE 590 - JUDITH McCABE
PLAN NUMBER 765 OF 1966
PLAN NUMBER 1021 OF 1993
PLAN NUMBER 455 OF 1998
PLAN NUMBER 902 OF 1998
PLAN NUMBER 946 OF 2000
PLAN NUMBER 326 OF 2022
SOUTH MIDDLESEX REGISTRY OF DEEDS

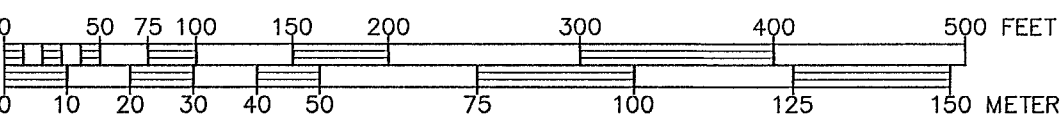


INDEX MAP: 1"=100'

PLAN SUMMARY

DESCRIPTION	SHEET
LOCUS / INDEX PLAN	1
PLAN OF LAND	2
CONSTRUCTION DRAWINGS	1-8

GRAPHIC SCALE: 1"=100'



ZONED: RURAL RESIDENCE RR
AREA = 43,560 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 40 feet
SIDE = 25 feet
REAR = 50 feet

ZONED: RURAL RESIDENCE RR
OPEN SPACE DEVELOPMENT
AREA = 20,000 sf
FRONTAGE = 70 feet
LOT WIDTH AT FRONT SETBACK = 90'
SETBACKS: FRONT = 25 feet
SIDE = 15 feet
REAR = 25 feet

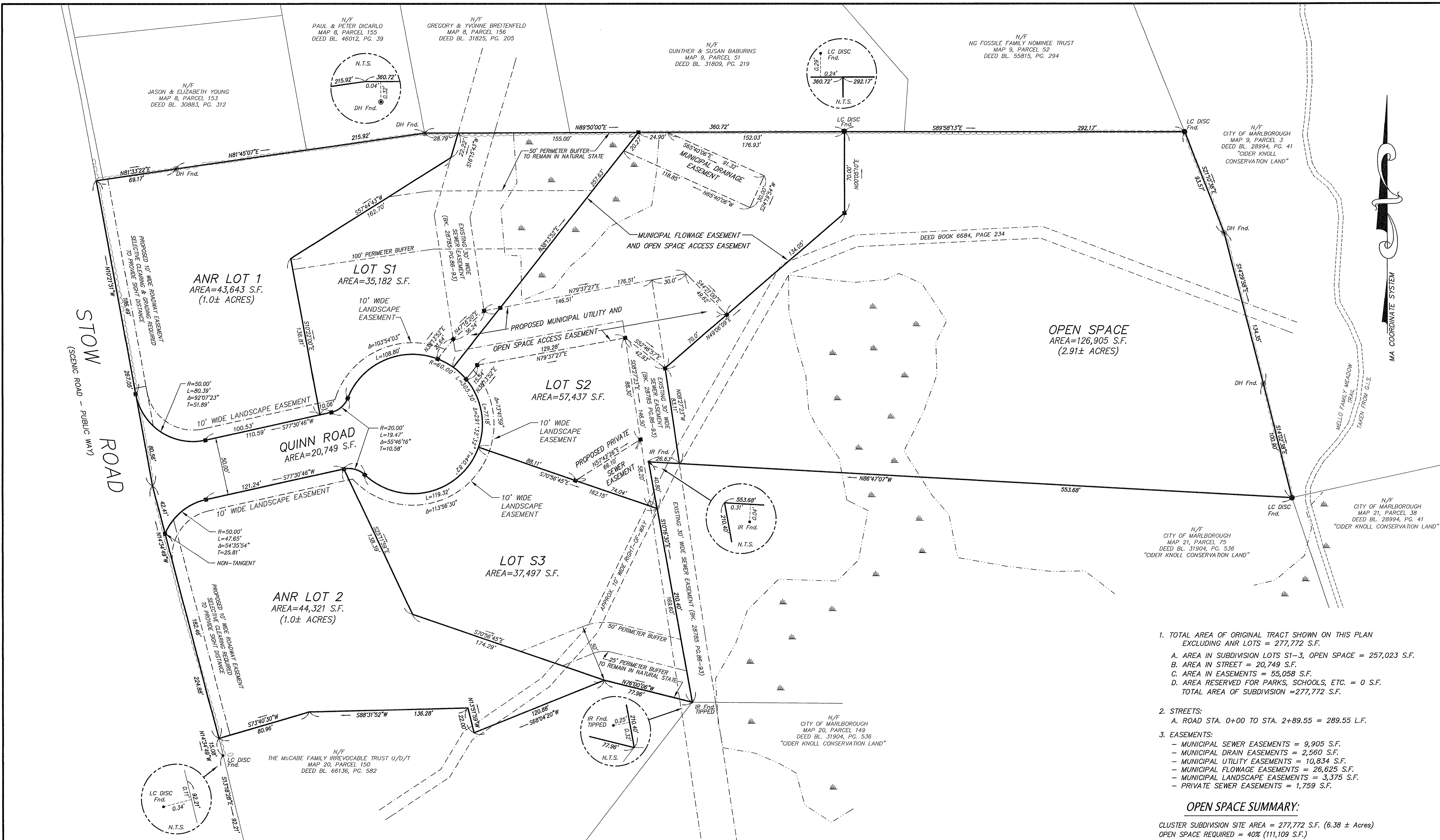
OWNERS:
McCABE FAMILY IRREVOCABLE TRUST
AND
JUDITH MELLO McCABE

APPLICANT:
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

CONNORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

"DEFINITIVE PLAN"
LOCUS/COVER SHEET
FOR
STOW ROAD SUBDIVISION
MARLBOROUGH, MA

REVISION:	DESCRIPTION:
1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
DRAWN BY: REM	CHECK BY: VHH
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 1 OF 2.



ZONED: RURAL RESIDENCE RR AREA = 43,560 sf FRONTAGE = 180 feet SETBACKS: FRONT = 40 feet SIDE = 25 feet REAR = 50 feet	
ZONED: RURAL RESIDENCE RR OPEN SPACE DEVELOPMENT AREA = 20,000 sf FRONTAGE = 70 feet LOT WIDTH AT FRONT SETBACK = 90' SETBACKS: FRONT = 25 feet SIDE = 15 feet REAR = 25 feet	
OWNERS: McCABE FAMILY IRREVOCABLE TRUST AND JUDITH MELLO McCABE	
APPLICANT: KENDALL HOMES P.O. BOX 766 SOUTHBOROUGH, MA 01772	
CONNORSTONE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 FAX: 508-393-5242	
"DEFINITIVE PLAN" FOR STOW ROAD SUBDIVISION IN MARLBOROUGH, MA	
1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VHH
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 2 OF 2.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.

MARLBOROUGH PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

VAROUJAN H. HAGOPIAN, P.L.S. 49665

THIS PLAN APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____ AND
TO BE RECORDED HERewith.

I, _____ CLERK OF THE CITY OF MARLBOROUGH
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

DATE: _____

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DEED BOOK 78814, PAGE 590 - JUDITH McCABE

PLAN NUMBER 765 OF 1966
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PLAN NUMBER 455 OF 1998
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PLAN NUMBER 946 OF 2000
PLAN NUMBER 326 OF 2022
SOUTH MIDDLESEX REGISTRY OF DEEDS

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LESS THAN 22 FEET.

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OF ROADWAYS - WAIVER TO ALLOW A PAVED ROADWAY WIDTH OF 26 FEET
(28 FEET REQUIRED).

3. WAIVER TO ALLOW A VEGETATED ISLAND IN THE CUL-DE-SAC IN LIEU OF
PAVEMENT.

1. TOTAL AREA OF ORIGINAL TRACT SHOWN ON THIS PLAN
EXCLUDING ANR LOTS = 277,772 S.F.

A. AREA IN SUBDIVISION LOTS S1-3, OPEN SPACE = 257,023 S.F.
B. AREA IN STREET = 20,749 S.F.
C. AREA IN EASEMENTS = 55,058 S.F.
D. AREA RESERVED FOR PARKS, SCHOOLS, ETC. = 0 S.F.
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A. ROAD STA. 0+00 TO STA. 2+89.55 = 289.55 L.F.

3. EASEMENTS:
- MUNICIPAL SEWER EASEMENTS = 9,905 S.F.
- MUNICIPAL DRAIN EASEMENTS = 2,560 S.F.
- MUNICIPAL UTILITY EASEMENTS = 10,834 S.F.
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(30,346 S.F. x 10.95% = 3,323 S.F.)
REQUIRED OPEN SPACE PROVIDED (109,517+3,323) = 112,840 S.F.

MONUMENTS

□ SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
□ SB Fnd. STONE BOUND FOUND
□ IP Fnd. IRON PIPE FOUND
● LC DISC LAND COURT DISK FOUND
● DH Fnd. DRILL HOLE FOUND
■ = PROPOSED GRANITE BOUNDS TO BE SET.

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 150 200 FEET
0 5 10 15 20 30 40 50 60 METERS

STOW ROAD
(SCENIC ROAD - PUBLIC WAY)

ANR LOT 1
AREA=43,643 S.F.
(1.0± ACRES)
(AS SHOWN ON PLANS:
"PLAN OF LAND" OF 547
STOW ROAD, PREPARED BY
CONNORSTONE ENGINEERING,
INC., DATED NOVEMBER 13,
2023)

ANR LOT 2
AREA=44,321 S.F.
(1.0± ACRES)
(AS SHOWN ON PLANS:
"PLAN OF LAND" OF 547
STOW ROAD, PREPARED BY
CONNORSTONE ENGINEERING,
INC., DATED NOVEMBER 13,
2023)

LEGEND

- | | | | |
|-----|--------------------|-----|-------------------------|
| —○— | DRAIN MAN HOLE | —○— | UTILITY POLE & GUY WIRE |
| — | DRAINAGE LINE | — | CHAIN LINK FENCE |
| — | CATCH BASIN | — | LIGHTPOST |
| — | SEWER LINE | — | HANDICAP SPACE |
| —○— | SEWER MAN HOLE | — | ELECTRIC TRANSFORMER |
| — | BITUMINOUS CURBING | — | SIGN |
| — | EDGE OF PAVEMENT | — | VERTICAL BENCHMARK |
| — | GUARD RAIL | — | DECIDUOUS TREE >8" |
| — | APPROX. WATERLINE | — | CONIFEROUS TREE >8" |
| — | WATERGATE | — | TREELINE |
| — | APPROX. GAS LINE | — | SPOT GRADE |
| — | GAS GATE | — | WETLAND LINE |
| — | | — | TELEPHONE MAN HOLE |
| — | | — | SOIL SAMPLE LOCATION |

MONUMENTS

- | | |
|-------------|---------------------------------|
| □ SBDH Fnd. | STONE BOUND W. DRILL HOLE FOUND |
| □ SB Fnd. | STONE BOUND FOUND |
| □ IP Fnd. | IRON PIPE FOUND |

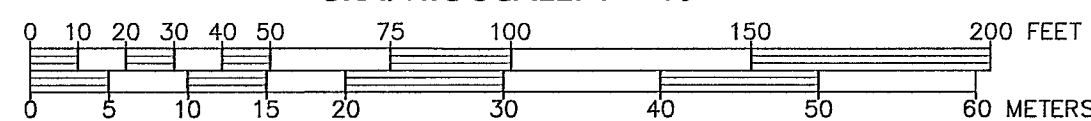
TREE LEGEND

- | | |
|---|-----------------------------|
| ○ | MAPLE |
| ● | OAK |
| ● | PINE |
| ● | APPLE |
| ● | CEDAR |
| ● | SPRUCE |
| ● | DECIDUOUS (UNKNOWN SPECIES) |

SOIL LEGEND

NRCS SOIL MAPPING:
ON-SITE SOILS MAPPED AS
'CHARLTON-HOLLIS-ROCK OUTCROP
COMPLEX, MAP UNIT SYMBOL 103B,
HYDROLOGIC SOIL GROUP A.

GRAPHIC SCALE: 1"=40'

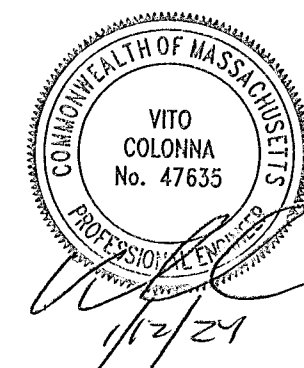


APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.

MARLBOROUGH PLANNING BOARD

DATE: _____

I, _____, CLERK OF THE CITY OF MARLBOROUGH
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



ZONED: RURAL RESIDENCE RR
AREA = 43,560 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 40 feet
SIDE = 25 feet
REAR = 50 feet

ZONED: RURAL RESIDENCE RR
OPEN SPACE DEVELOPMENT
AREA = 20,000 sf
FRONTAGE = 70 feet
LOT WIDTH AT FRONT SETBACK = 90'
SETBACKS: FRONT = 25 feet
SIDE = 15 feet
REAR = 25 feet

OWNERS:

MCCABE FAMILY REVOCABLE TRUST
AND
JUDITH MELLO MCCABE

APPLICANT:

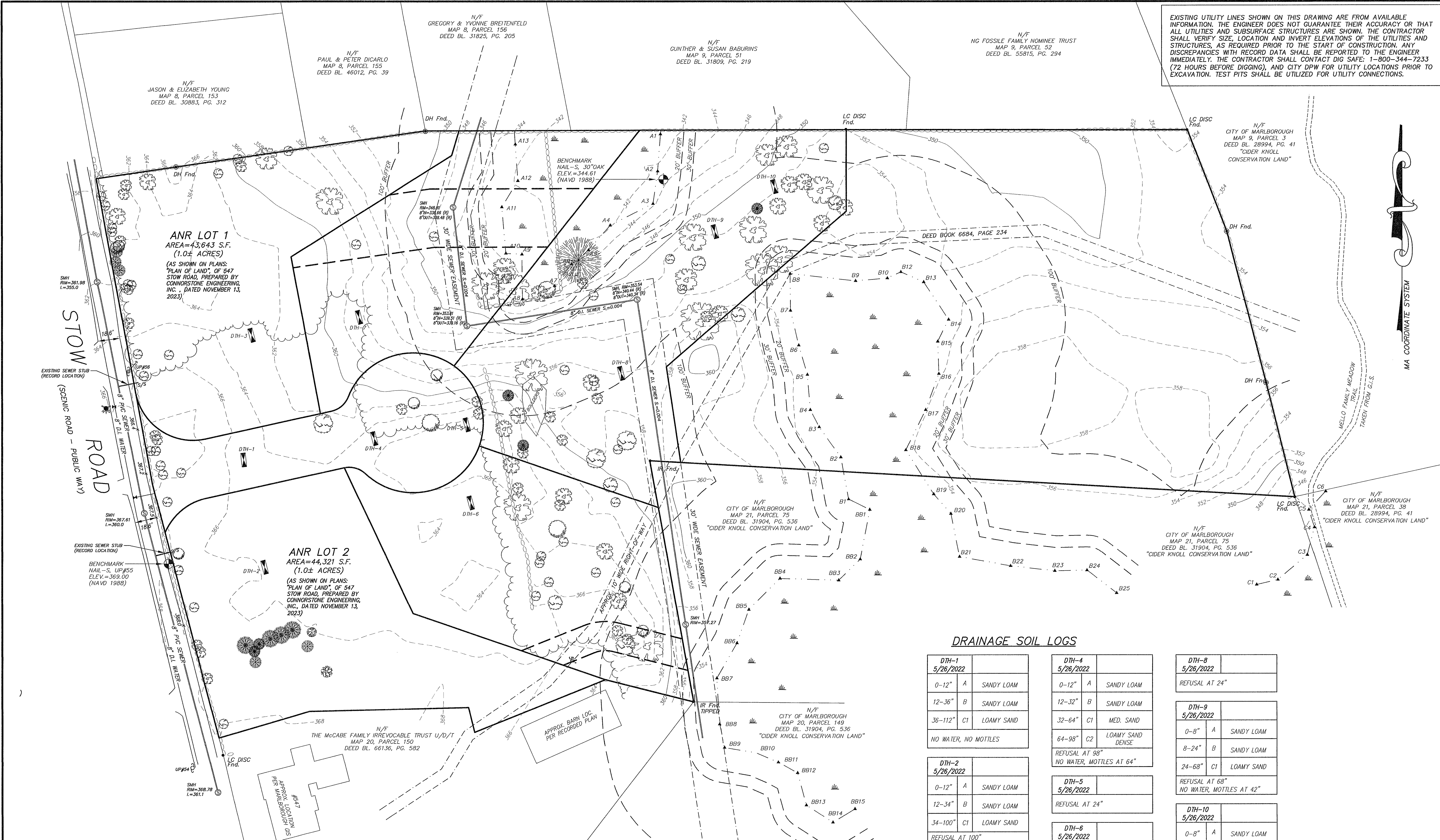
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

CONNORSTONE ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

"DEFINITIVE PLAN" TREE PRESERVATION AND PROTECTION PLAN STOW ROAD SUBDIVISION MARLBOROUGH, MA

1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 2 OF 8



EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND CITY DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

MA COORDINATE SYSTEM

ZONED: RURAL RESIDENCE RR
AREA = 43,560 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 40 feet
SIDE = 25 feet
REAR = 50 feet

ZONED: RURAL RESIDENCE RR
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FRONTAGE = 70 feet
LOT WIDTH AT FRONT SETBACK = 90'
SETBACKS: FRONT = 25 feet
SIDE = 15 feet
REAR = 25 feet

OWNERS:
McCabe Family Revocable Trust
AND
JUDITH MELLO McCABE

APPLICANT:
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

"DEFINITIVE PLAN"
EXISTING CONDITIONS PLAN
FOR
STOW ROAD SUBDIVISION
MARLBOROUGH, MA

REVISION:	DESCRIPTION:
1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 1 OF 8

- LEGEND**
- DRAIN MAN HOLE
 - CHAIN LINK FENCE
 - CATCH BASIN
 - SEWER LINE
 - SEWER MAN HOLE
 - BITUMINOUS CURBING
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - APPROX. WATERLINE
 - WATERGATE
 - APPROX. GAS LINE
 - GAS GATE
 - UTILITY POLE & GUY WIRE
 - CHAIN LINK FENCE
 - LIGHTPOST
 - HANDICAP SPACE
 - ELECTRIC TRANSFORMER
 - SIGN
 - VERTICAL BENCHMARK
 - DECIDUOUS TREE >8"
 - CONIFEROUS TREE >8"
 - TREELINE
 - SPOT GRADE
 - WETLAND LINE
 - TELEPHONE MAN HOLE
 - SOIL SAMPLE LOCATION
 - MAPLE
 - OAK
 - PINE
 - APPLE
 - CEDAR
 - SPRUCE
 - DECIDUOUS (UNKNOWN SPECIES)
 - NRCS SOIL MAPPING: ONSITE SOILS MAPPED AS 'CHARLTON-HOLLIS-ROCK OUTCROP COMPLEX, MAP UNIT SYMBOL 103B, HYDROLOGIC SOIL GROUP A.
- MONUMENTS**
- SB/DH Fnd. STONE BOUND W. DRILL HOLE FOUND
 - SB Fnd. STONE BOUND FOUND
 - IP Fnd. IRON PIPE FOUND

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MARLBOROUGH PLANNING BOARD

DATE: _____

OPEN SPACE DEVELOPMENT

CLUSTER SITE AREA = 277,772 S.F. (6.37 ± Acres)
OPEN SPACE REQUIRED = 40% (111,109 S.F.)
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WETLANDS ALLOWED TOWARDS REQUIRED OPEN SPACE
(30,346 S.F. x 10.95% = 3,323 S.F.)
REQUIRED OPEN SPACE PROVIDED (109,517+3,323) = 112,840 S.F.

I, _____ CLERK OF THE CITY OF MARLBOROUGH
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

DRAINAGE SOIL LOGS

DTH-1 5/26/2022			
0-12"	A	SANDY LOAM	
12-36"	B	SANDY LOAM	
36-112"	C1	LOAMY SAND	
NO WATER, NO MOTTLES			

DTH-2 5/26/2022			
0-12"	A	SANDY LOAM	
12-34"	B	SANDY LOAM	
34-100"	C1	LOAMY SAND	
REFUSAL AT 100"			
NO WATER, NO MOTTLES			

DTH-3 5/26/2022			
0-12"	A	SANDY LOAM	
12-30"	B	SANDY LOAM	
30-60"	C1	MED. SAND	
60-124"	C2	LOAMY SAND DENSE	
NO WATER, MOTTLES AT 60"			

DTH-4 5/26/2022			
0-12"	A	SANDY LOAM	
12-32"	B	SANDY LOAM	
32-64"	C1	MED. SAND	
64-98"	C2	LOAMY SAND DENSE	
REFUSAL AT 98"			
NO WATER, MOTTLES AT 64"			

DTH-5 5/26/2022			
REFUSAL AT 24"			

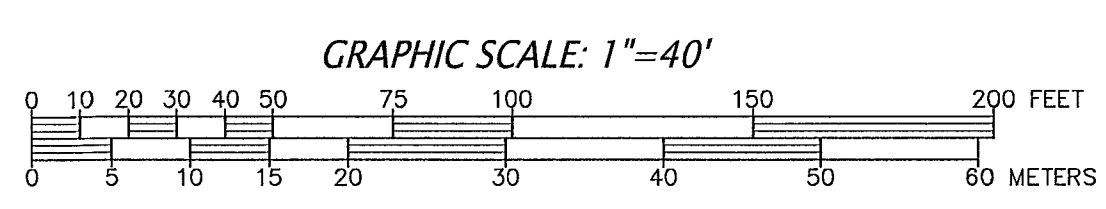
DTH-6 5/26/2022			
0-12"	A	SANDY LOAM	
12-32"	B	SANDY LOAM	
34-78"	C1	LOAMY SAND	
REFUSAL AT 78"			
NO WATER, NO MOTTLES			

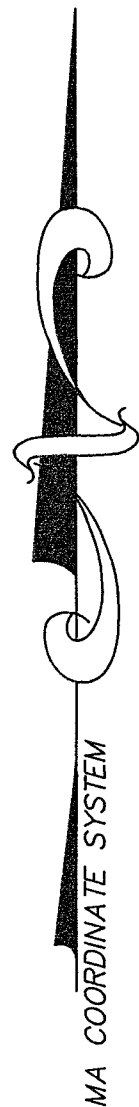
DTH-7 5/26/2022			
REFUSAL AT 36"			

DTH-8 5/26/2022			
REFUSAL AT 24"			

DTH-9 5/26/2022			
0-8"	A	SANDY LOAM	
8-24"	B	SANDY LOAM	
24-68"	C1	LOAMY SAND	
REFUSAL AT 68"			
NO WATER, MOTTLES AT 42"			

DTH-10 5/26/2022			
0-8"	A	SANDY LOAM	
8-24"	B	SANDY LOAM	
24-72"	C1	LOAMY SAND	
REFUSAL AT 72"			
NO WATER, MOTTLES AT 42"			

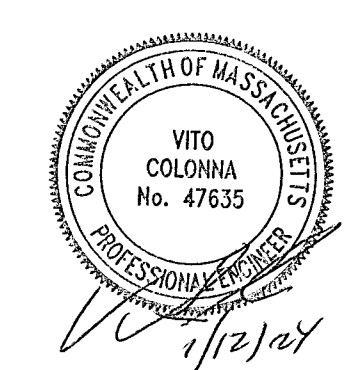


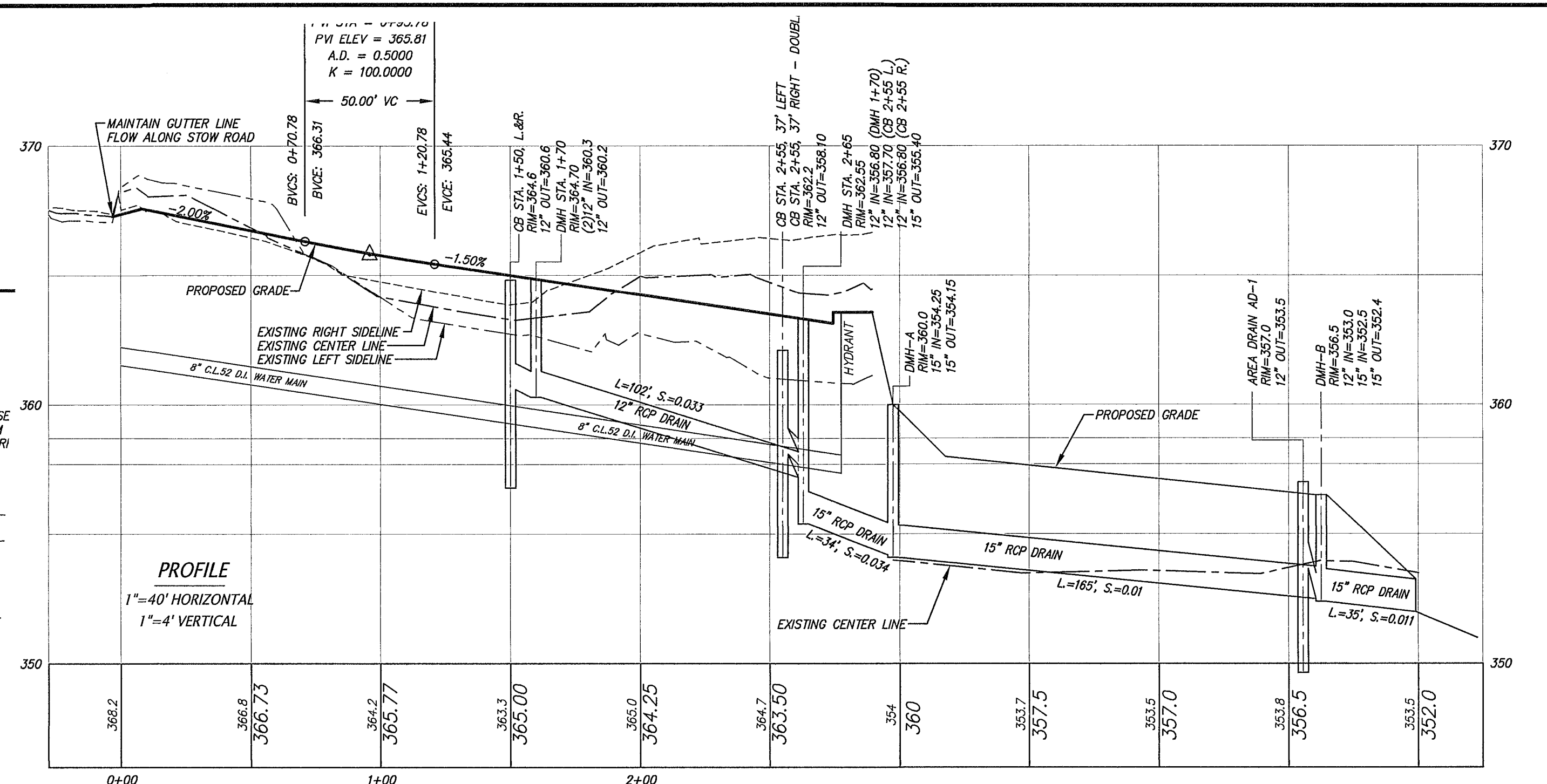


1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 3 OF 8

GRAPHIC SCALE: 1"=40'

A horizontal graphic scale bar. The top scale is in feet, with markings at 0, 10, 20, 30, 40, 50, 75, 100, 150, and 200. The bottom scale is in meters, with markings at 0, 5, 10, 15, 20, 30, 40, 50, and 60. The text 'GRAPHIC SCALE: 1"=40\'' is written above the bar. The word 'FEET' is at the right end of the top scale, and 'METERS' is at the right end of the bottom scale.





ZONED: RURAL RESIDENCE RR
OPEN SPACE DEVELOPMENT
AREA = 20,000 sf
FRONTAGE = 70 feet
LOT WIDTH AT FRONT SETBACK = 90'
SETBACKS: FRONT = 25 feet
 SIDE = 15 feet
 REAR = 25 feet

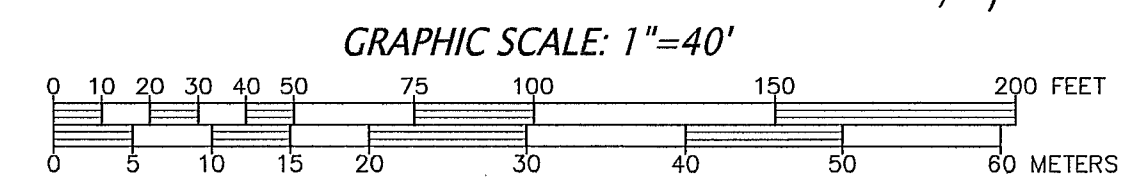
APPLICANT:
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

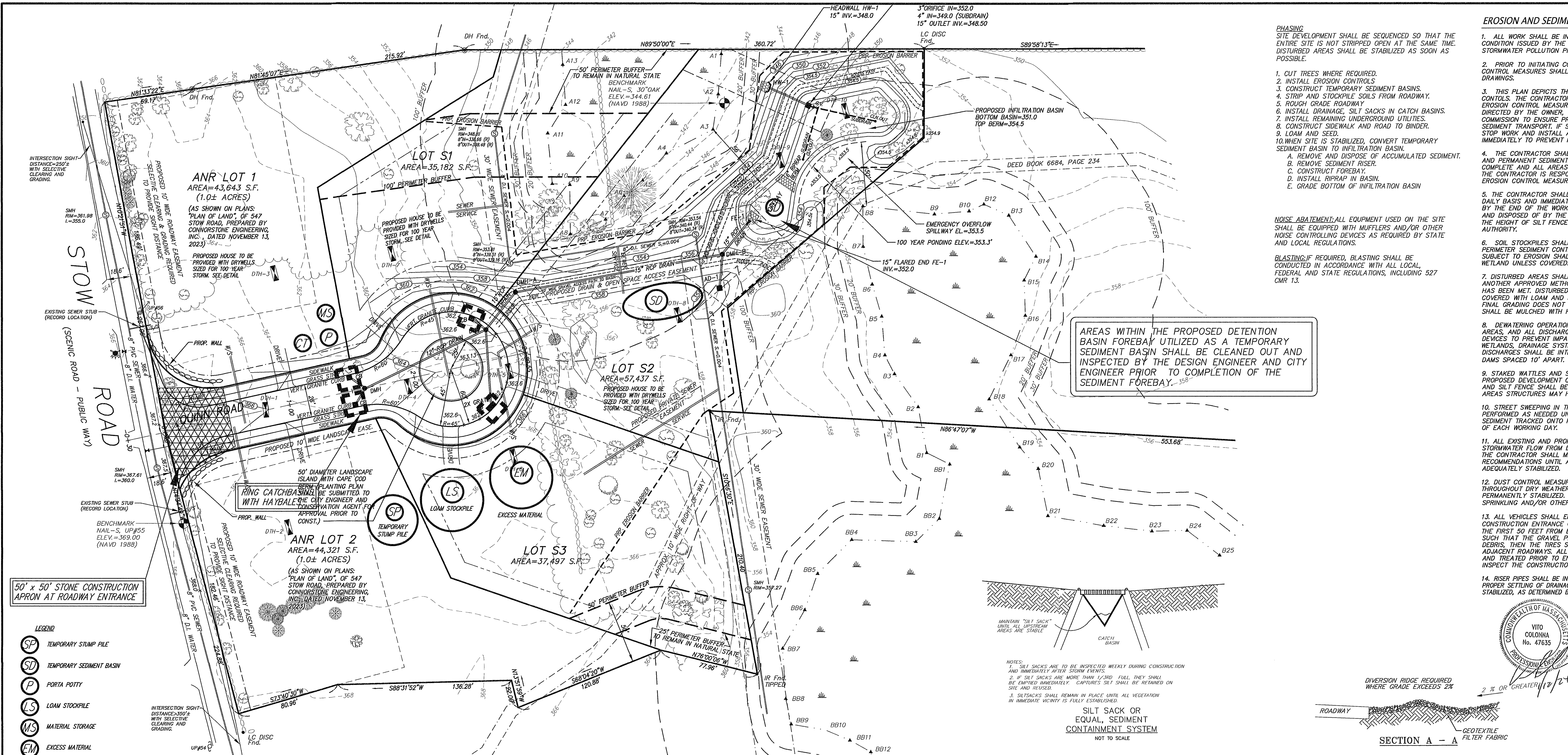
**CONNORSTONE
ENGINEERING INC.**
CIVIL ENGINEERS AND LAND SURVEYSORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

*"DEFINITIVE PLAN"
ROADWAY PLAN AND PROFILE
FOR
STOW ROAD SUBDIVISION
MARLBOROUGH, MA*

1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 4 OF 8

I, _____ CLERK OF THE CITY OF MARLBOROUGH
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.





APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MARLBOROUGH PLANNING BOARD

DATE: _____

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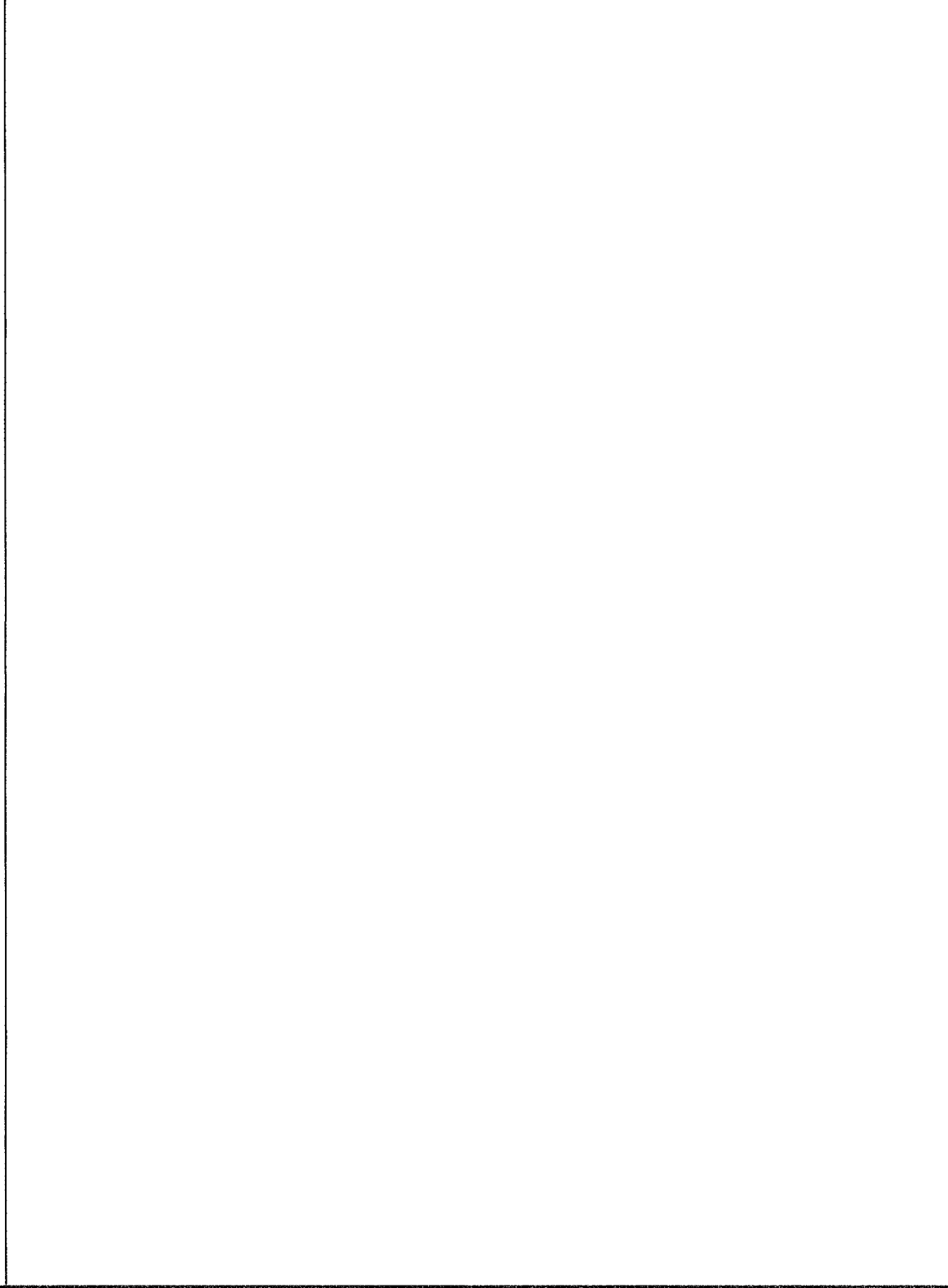
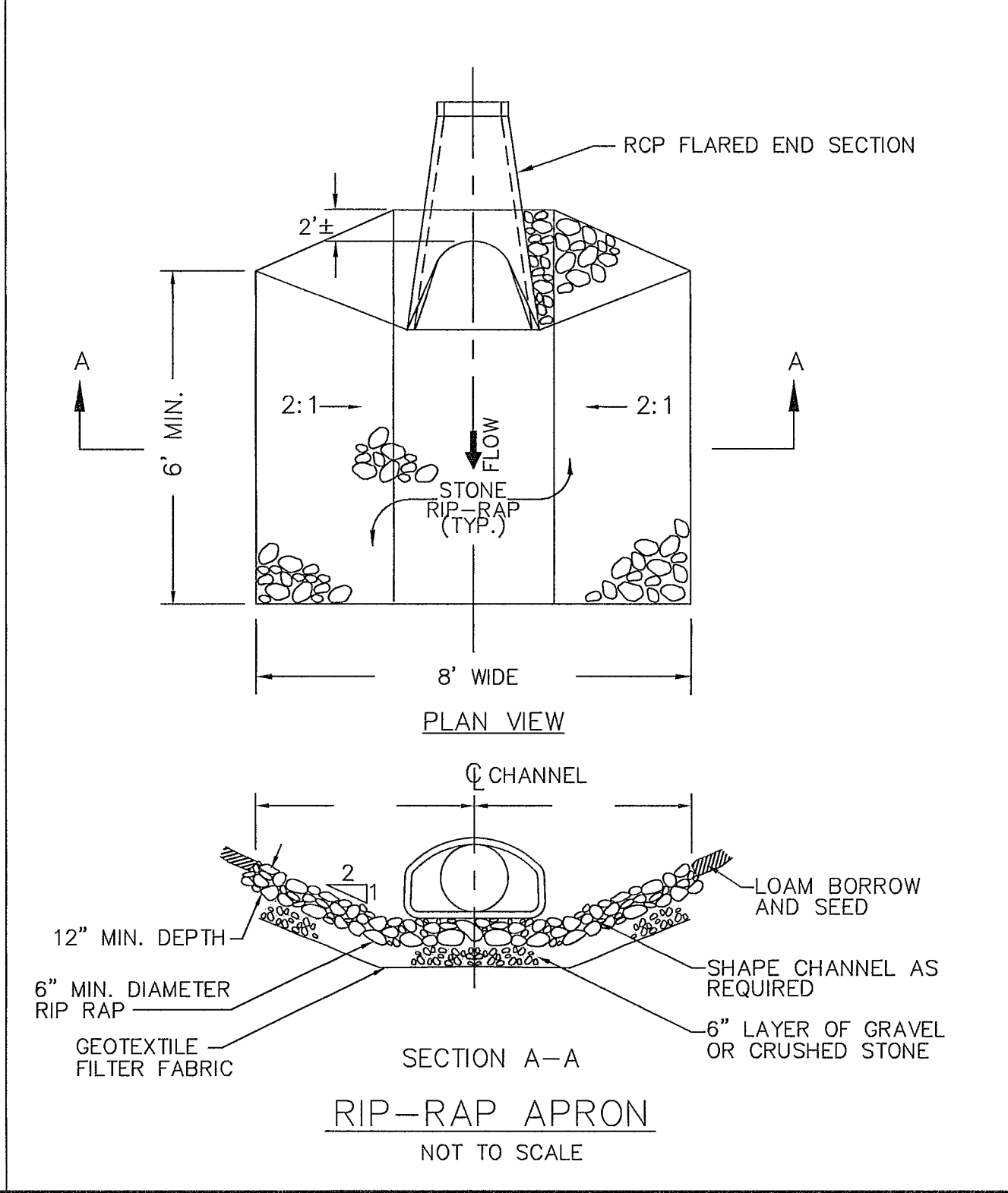
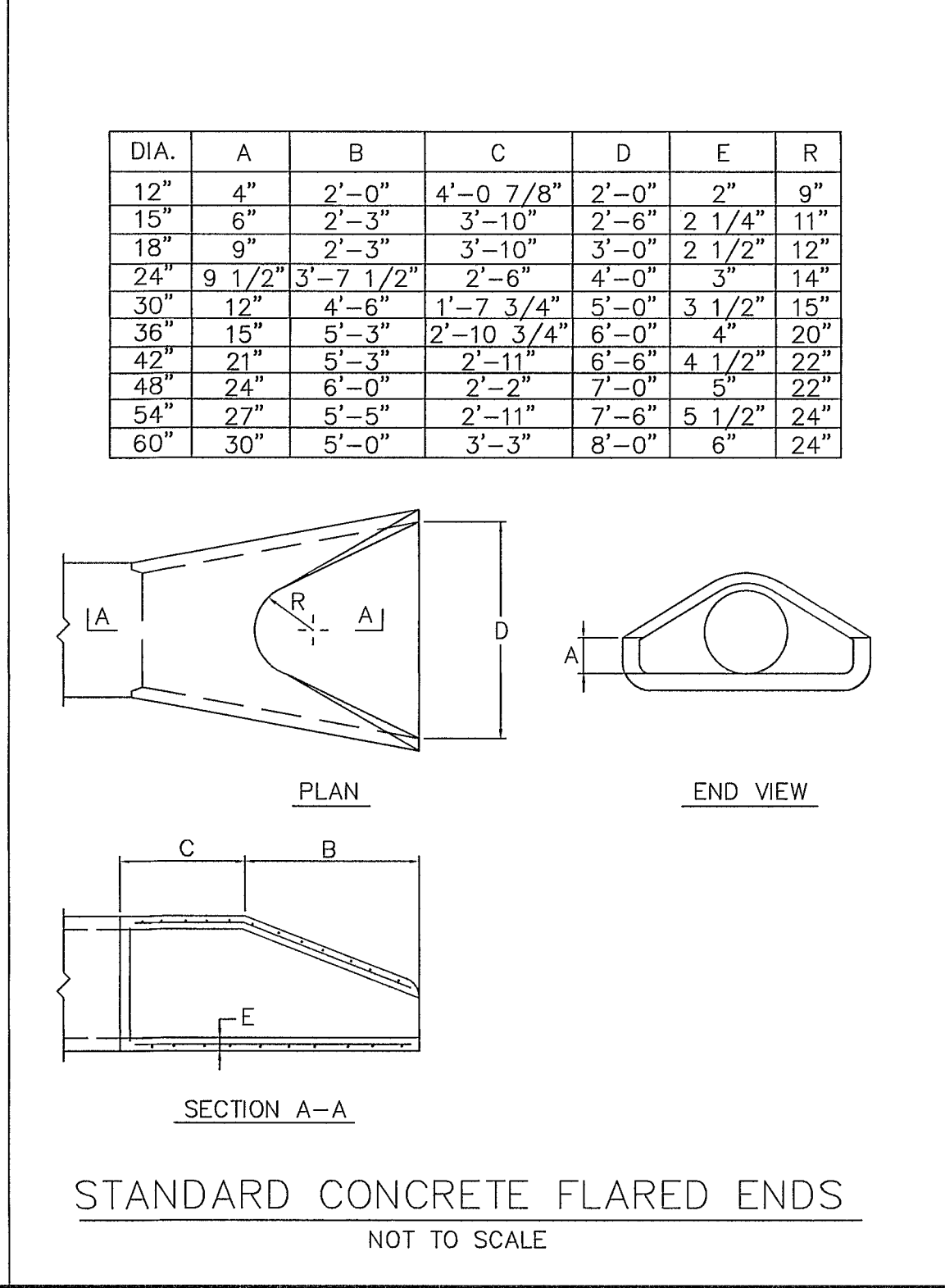
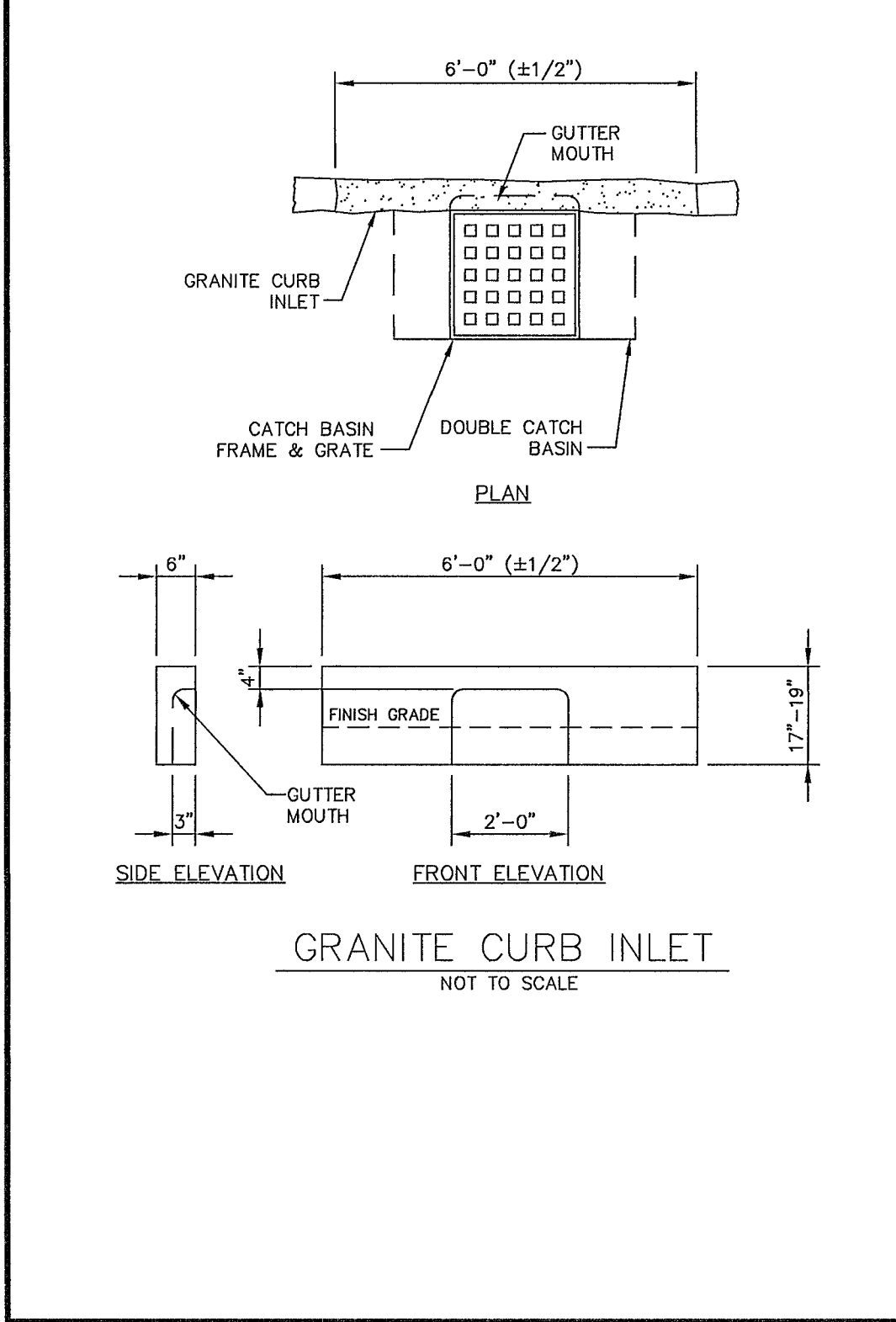
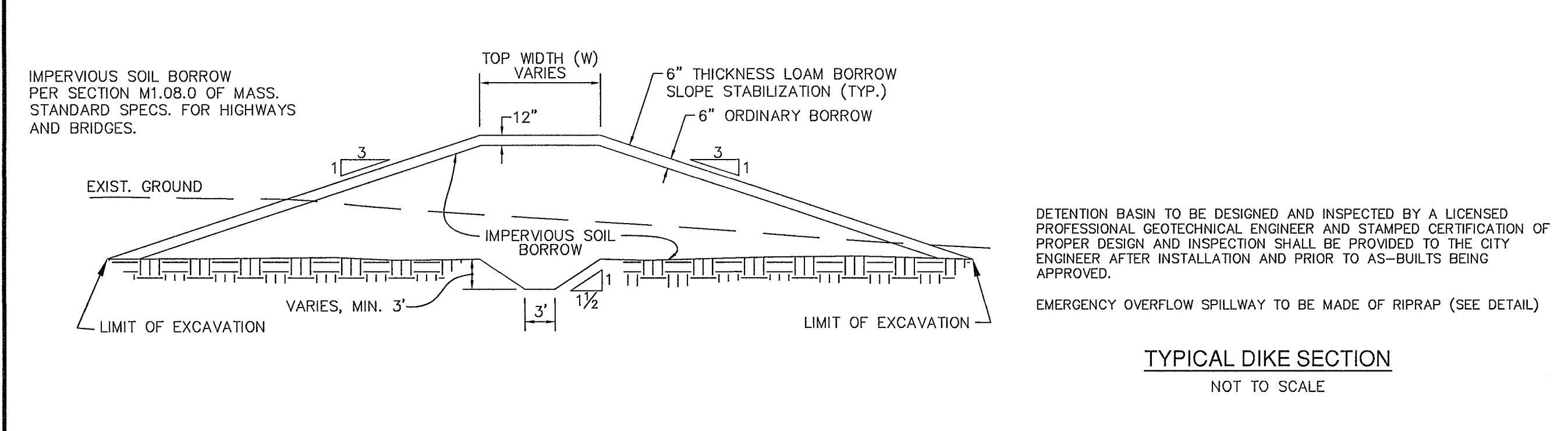
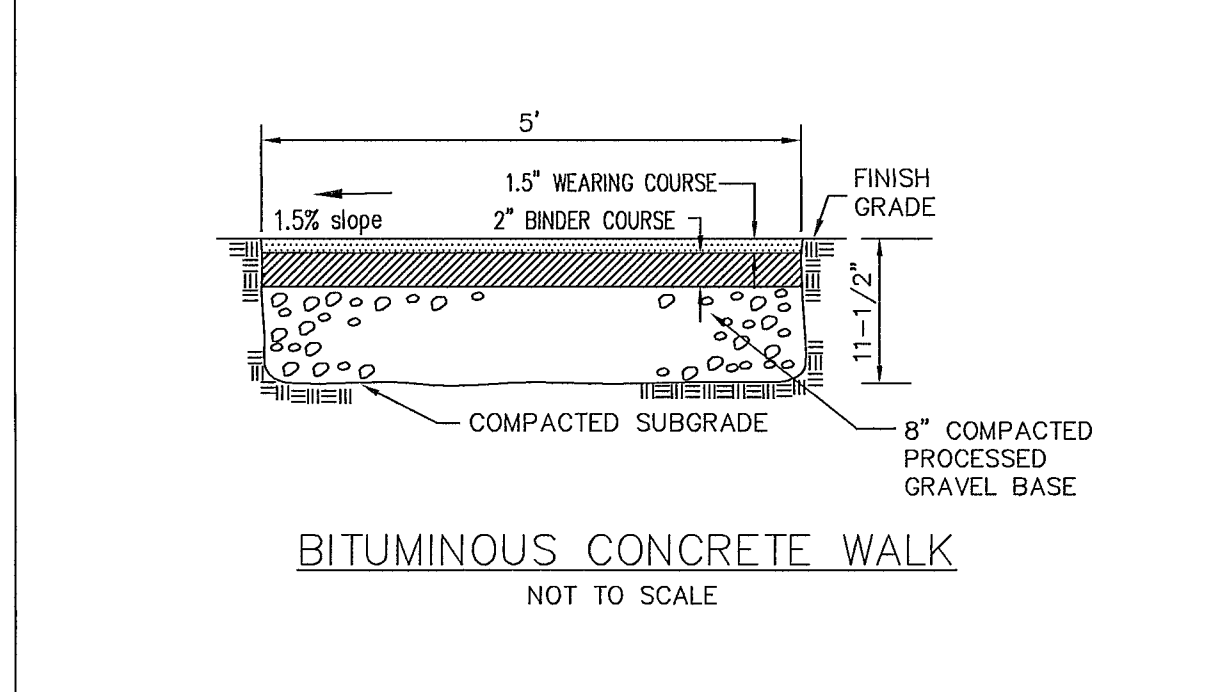
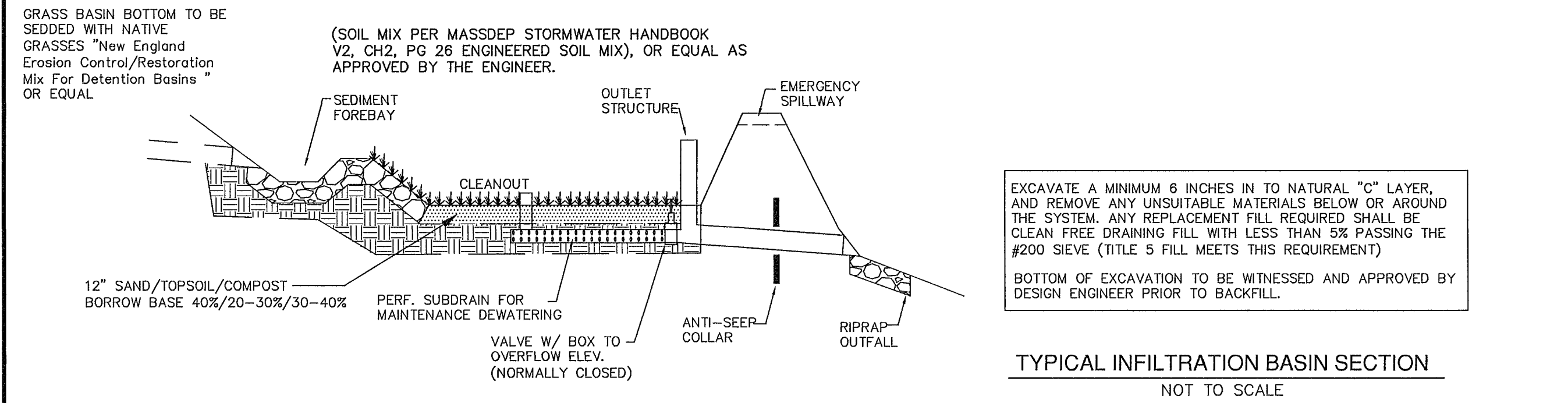
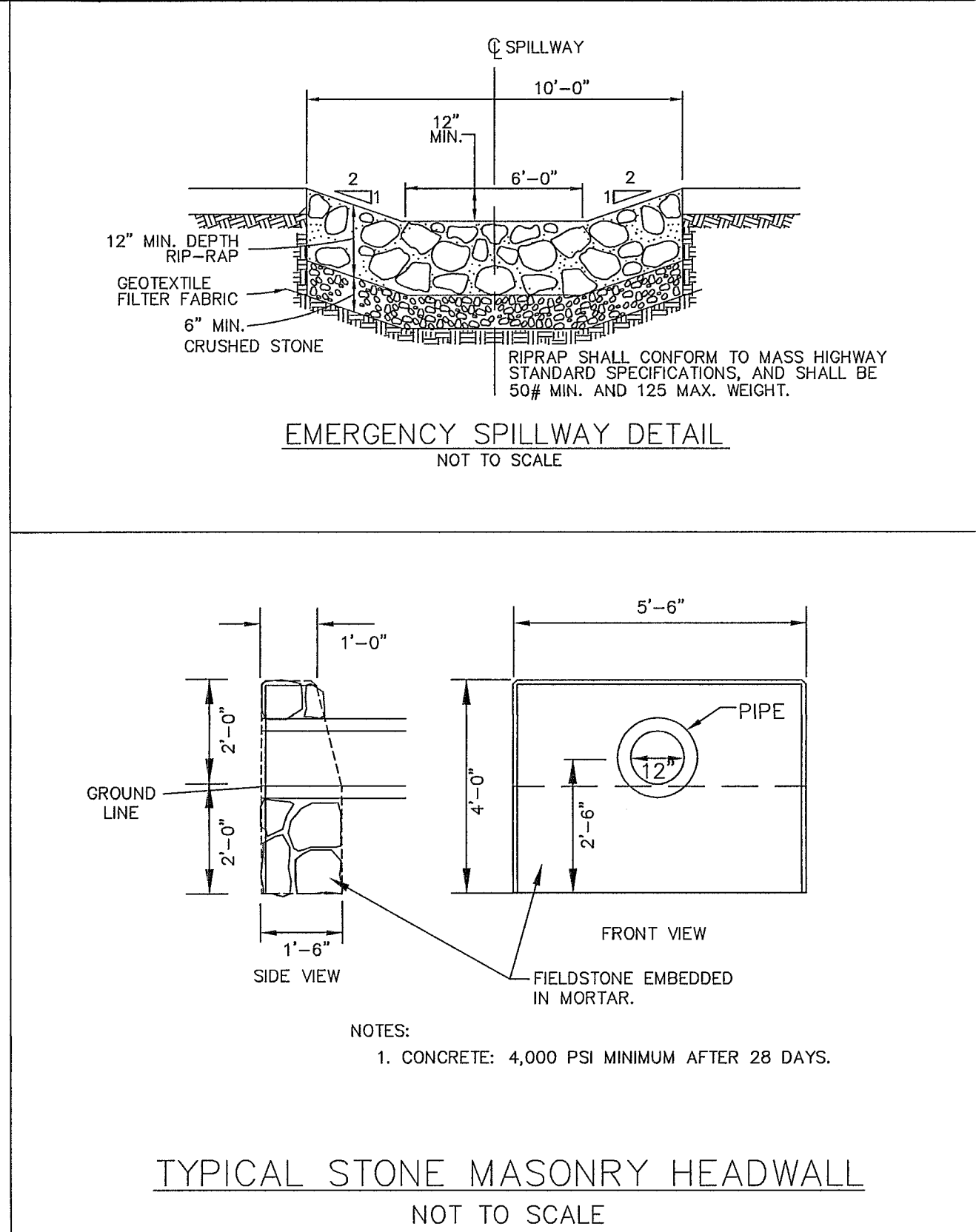
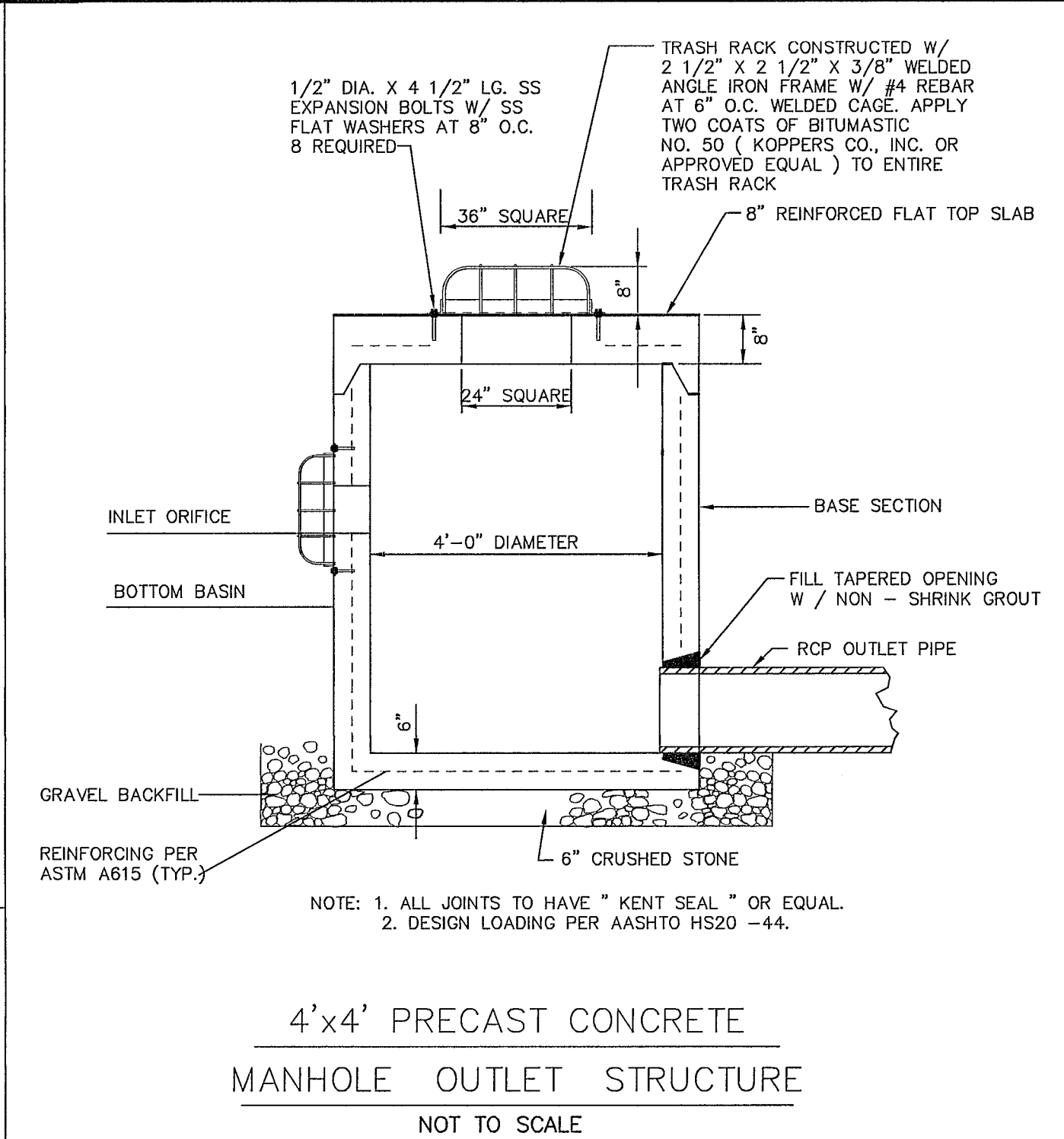
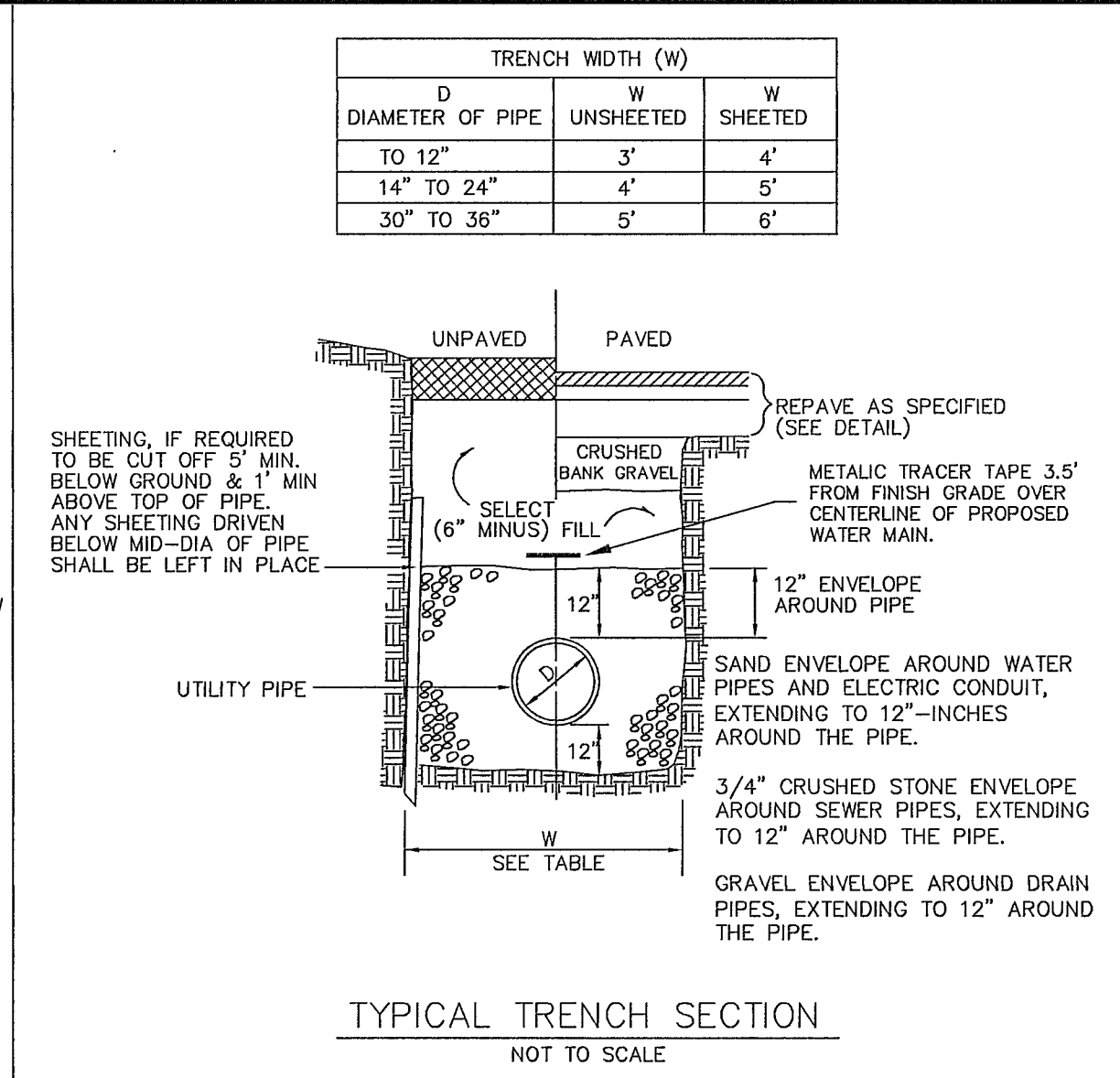
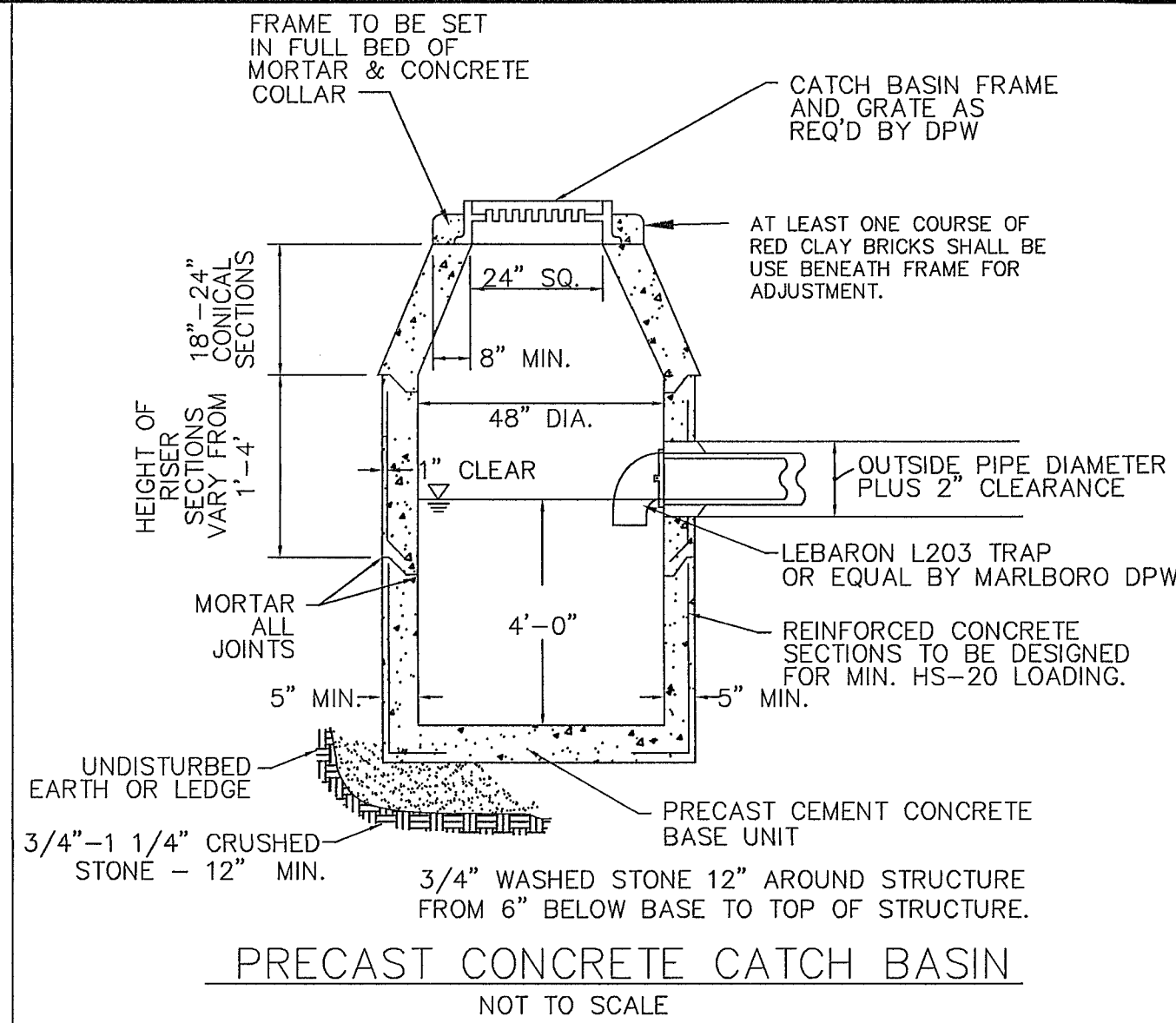
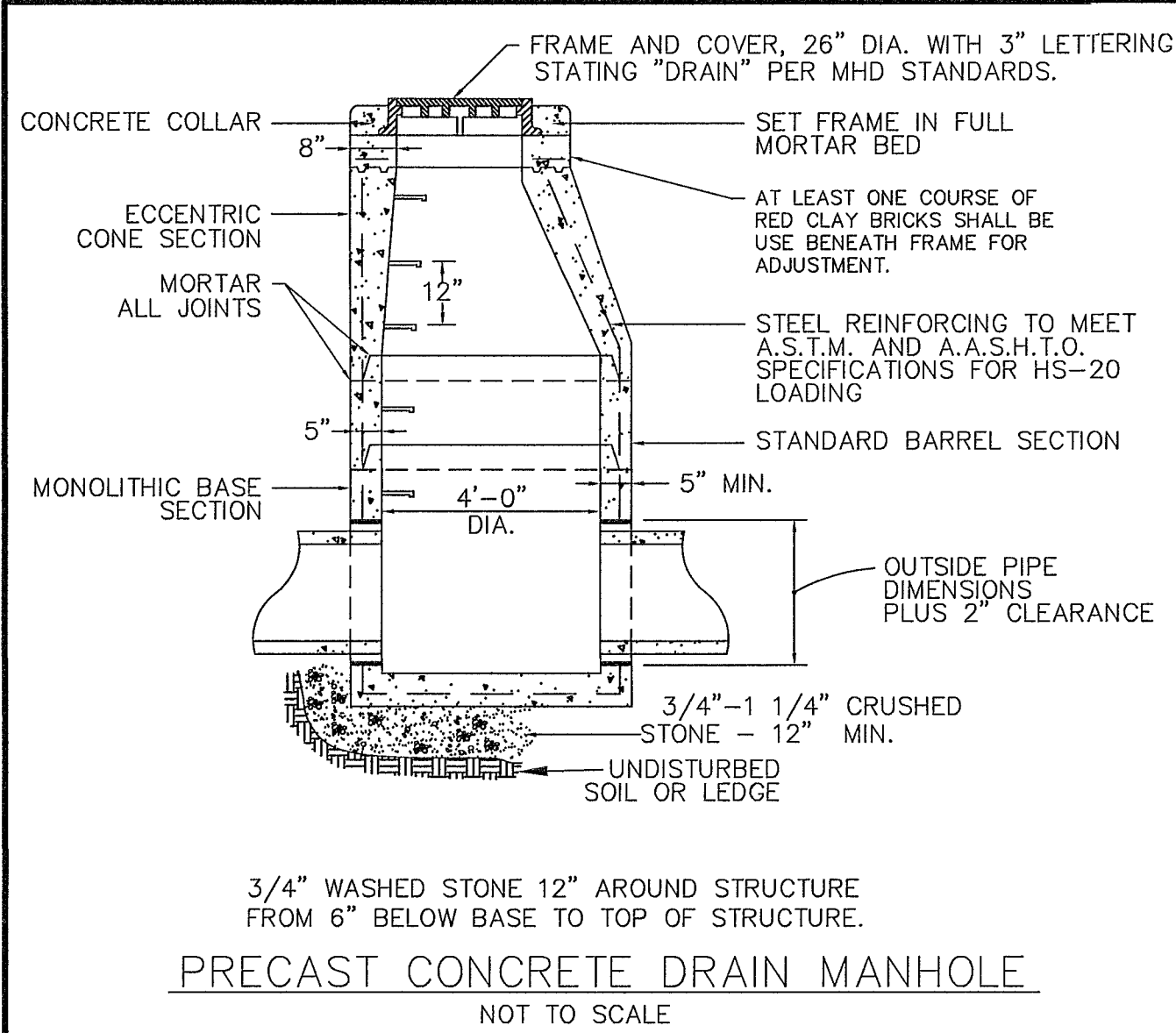
OWNERS:
McCabe Family Revocable Trust
AND
JUDITH MELLO McCabe

APPLICANT:
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

CONNORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

"DEFINITIVE PLAN"
EROSION CONTROL PLAN
FOR
STOW ROAD SUBDIVISION
MARLBOROUGH, MA

REVISED:	DESCRIPTION:
1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 5 OF 8



APPROVAL UNDER THE SUBDIVISION CONTROL LAW, IS REQUIRED.

MARLBOROUGH PLANNING BOARD

DATE: _____

I, _____ CLERK OF THE CITY OF MARLBOROUGH RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

OWNERS:
McCabe Family Revocable Trust
AND
JUDITH MELLO McCabe

APPLICANT:
KENDALL HOMES
P.O. BOX 766
SOUTHBOROUGH, MA 01772

CONNORSTONE ENGINEERING INC.
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PHONE: 508-393-9727 FAX: 508-393-5242

CONSTRUCTION DETAILS
STOW ROAD SUBDIVISION
IN
MARLBOROUGH, MA

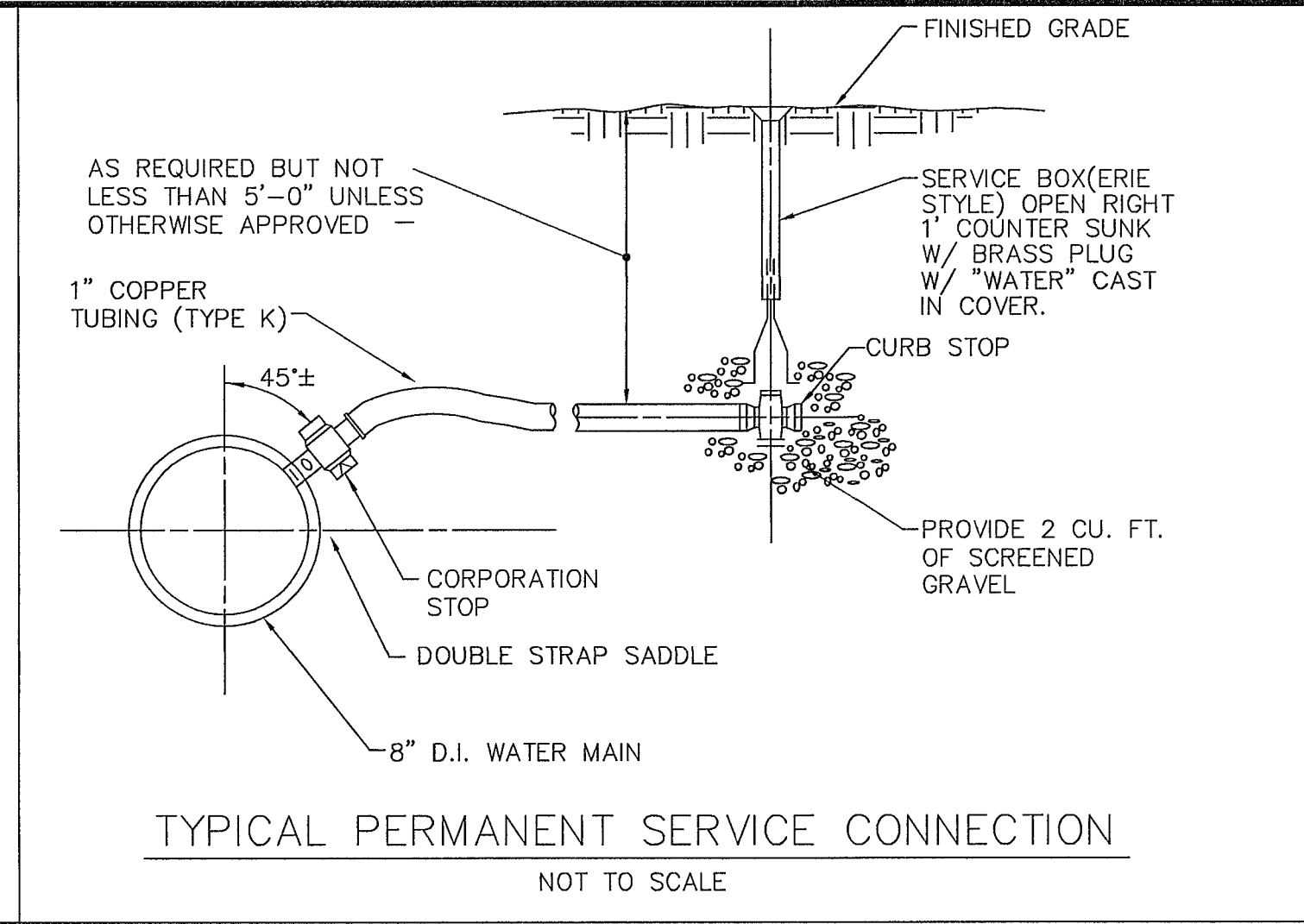
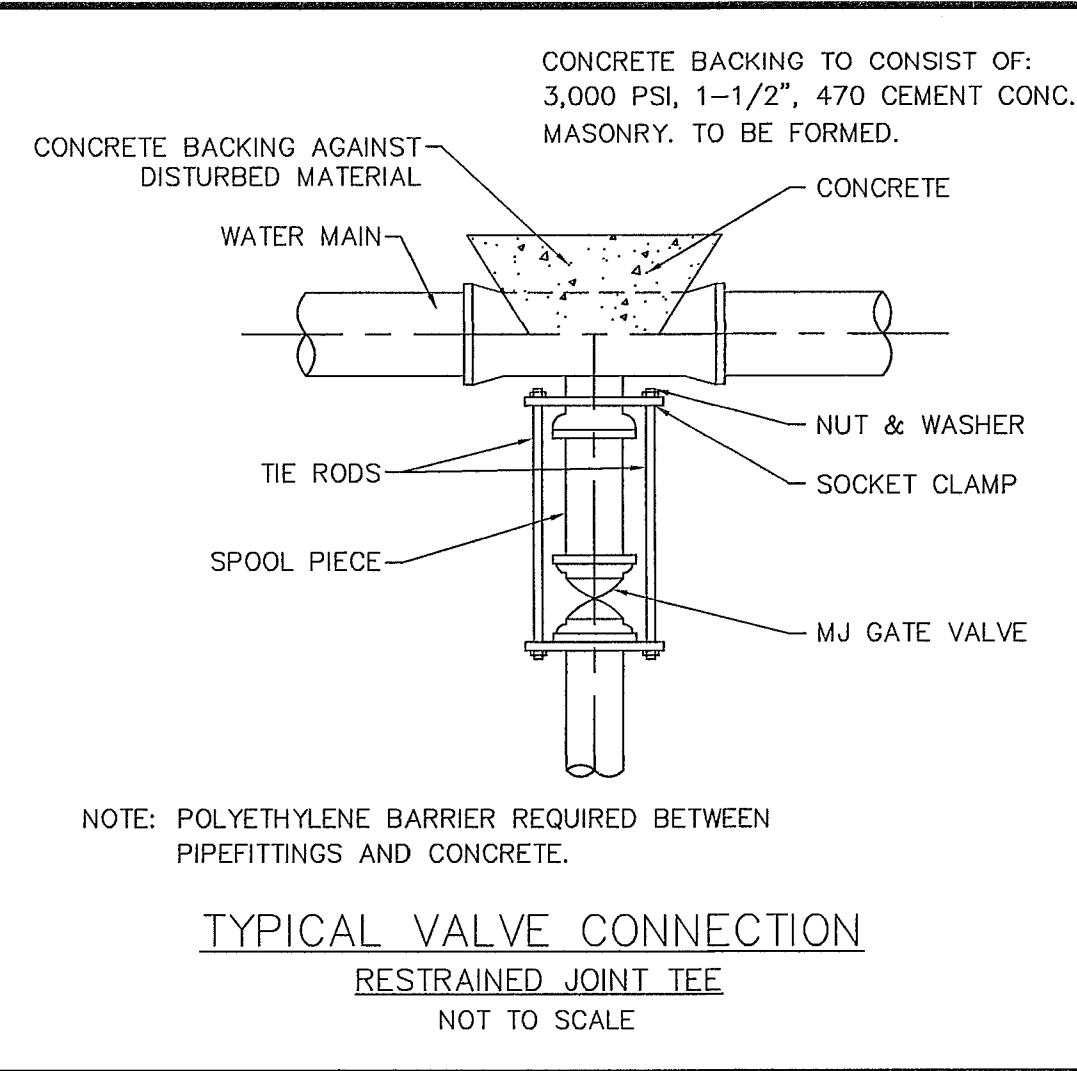
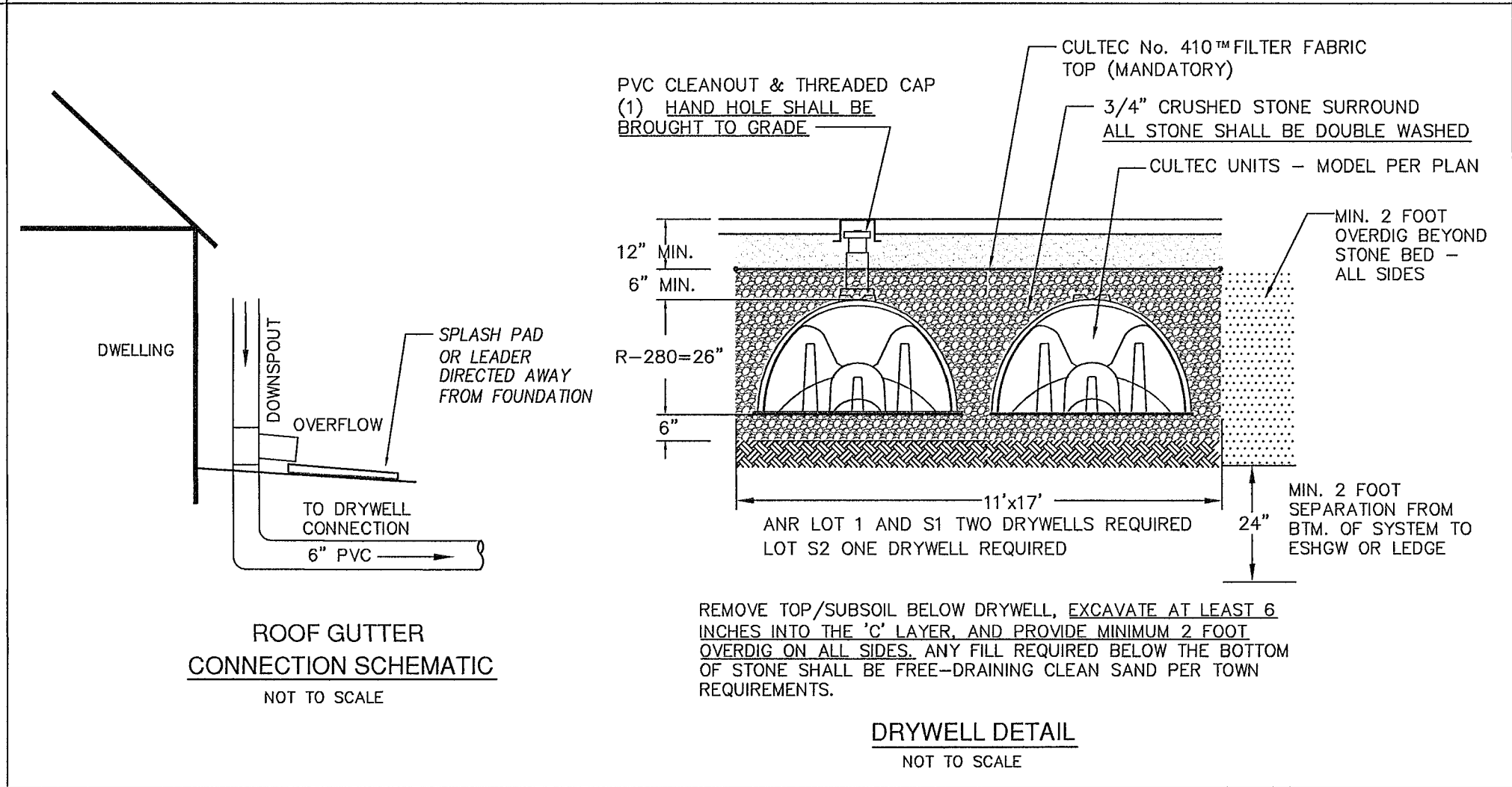
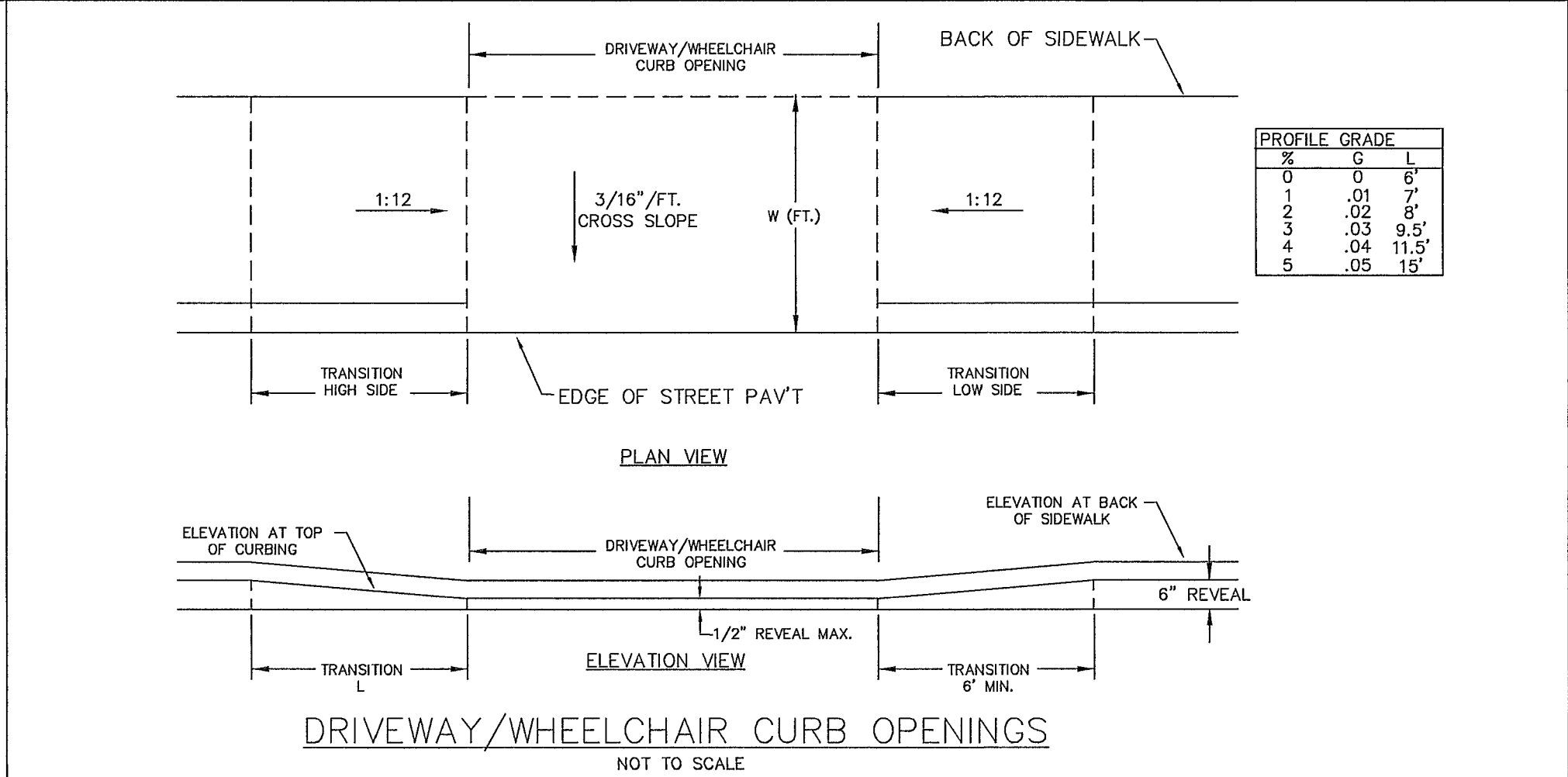
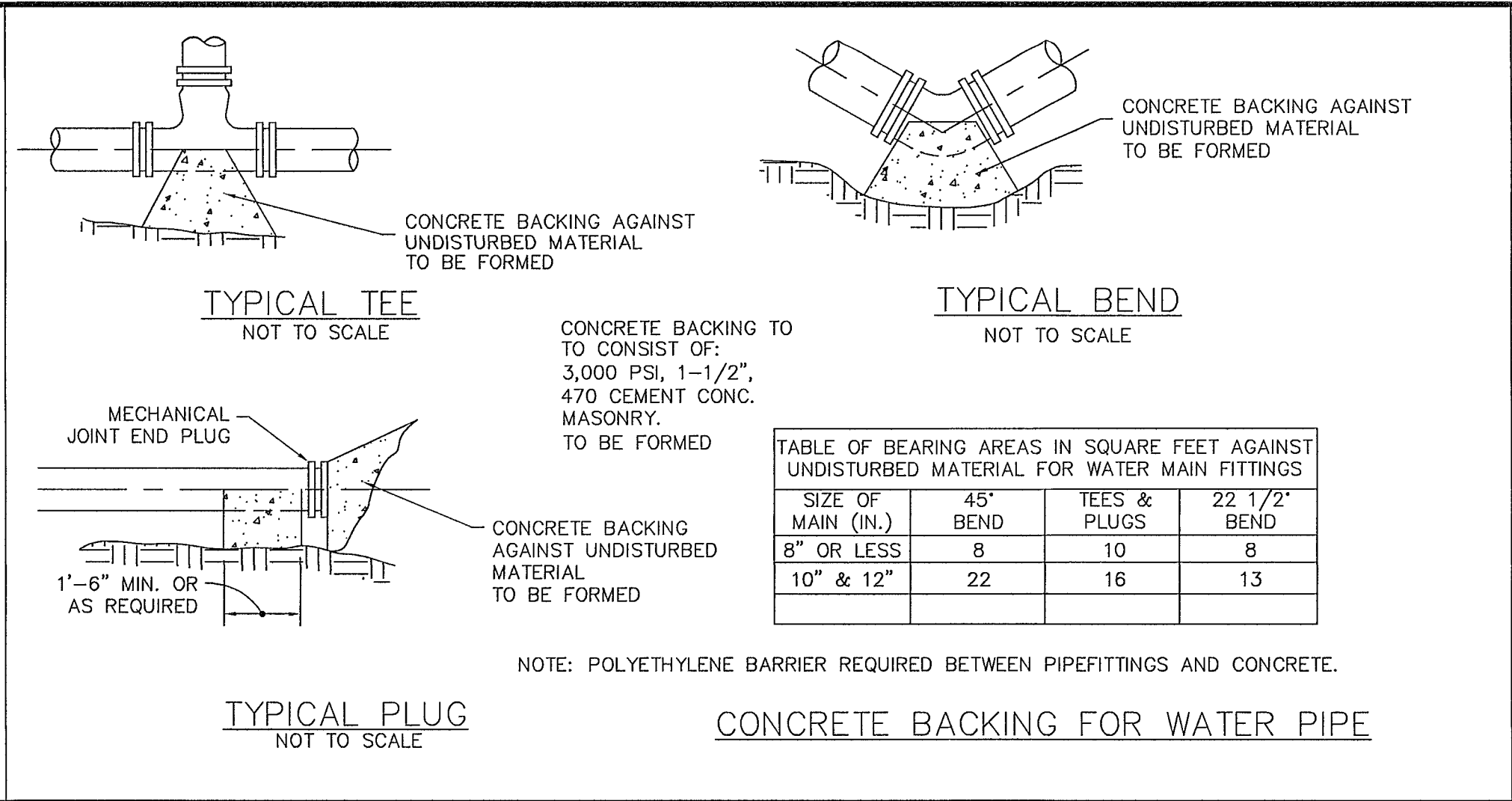
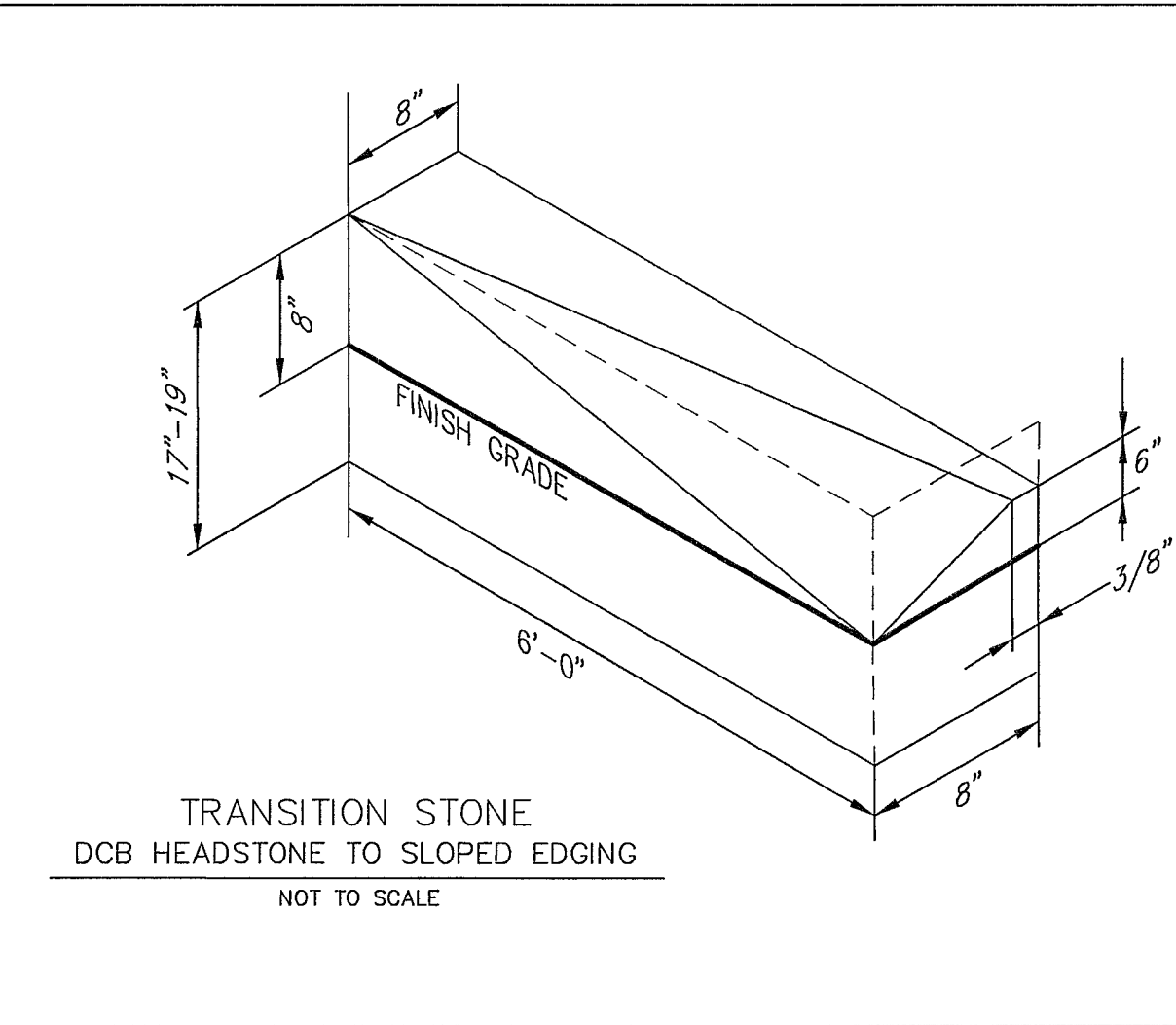
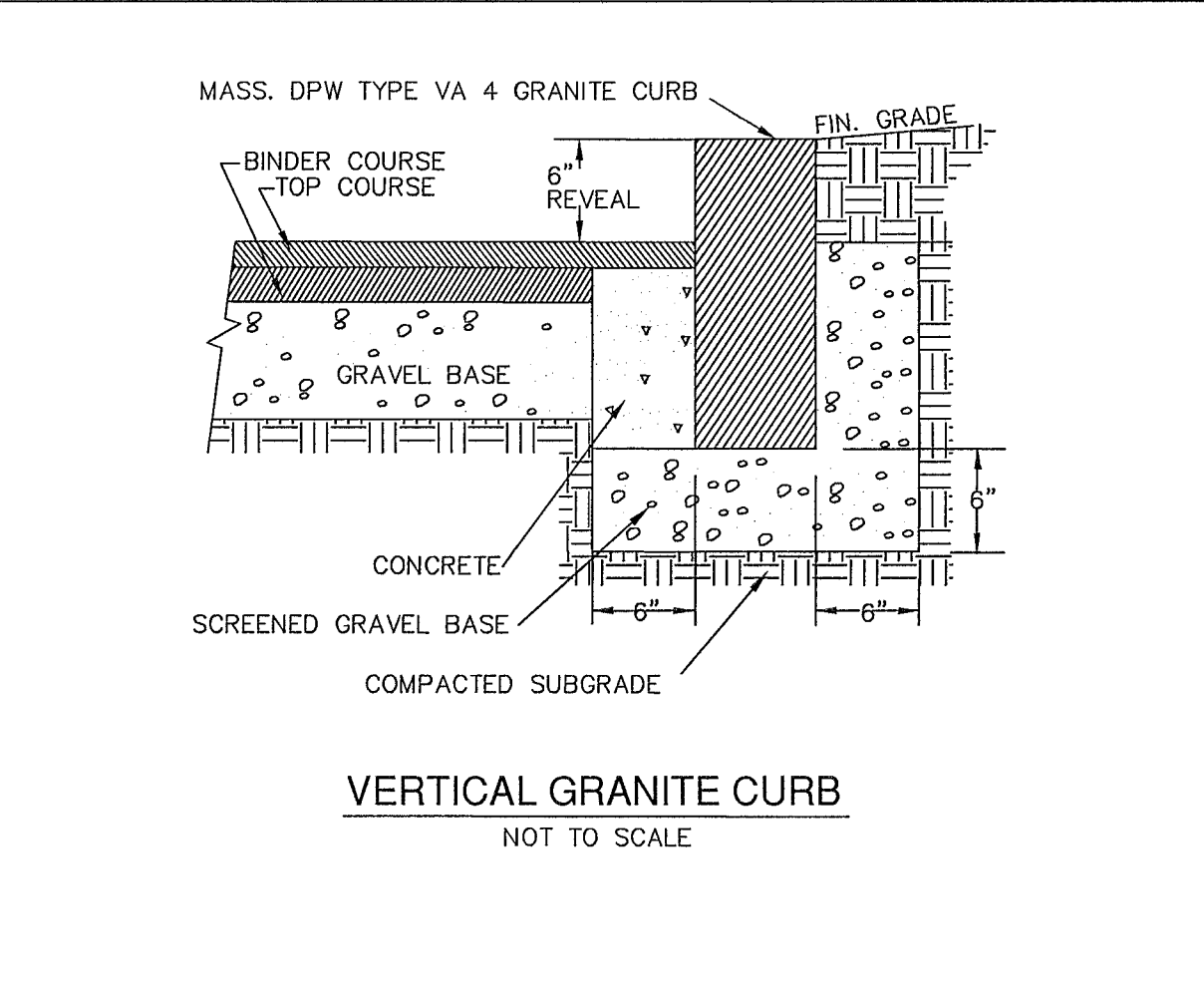
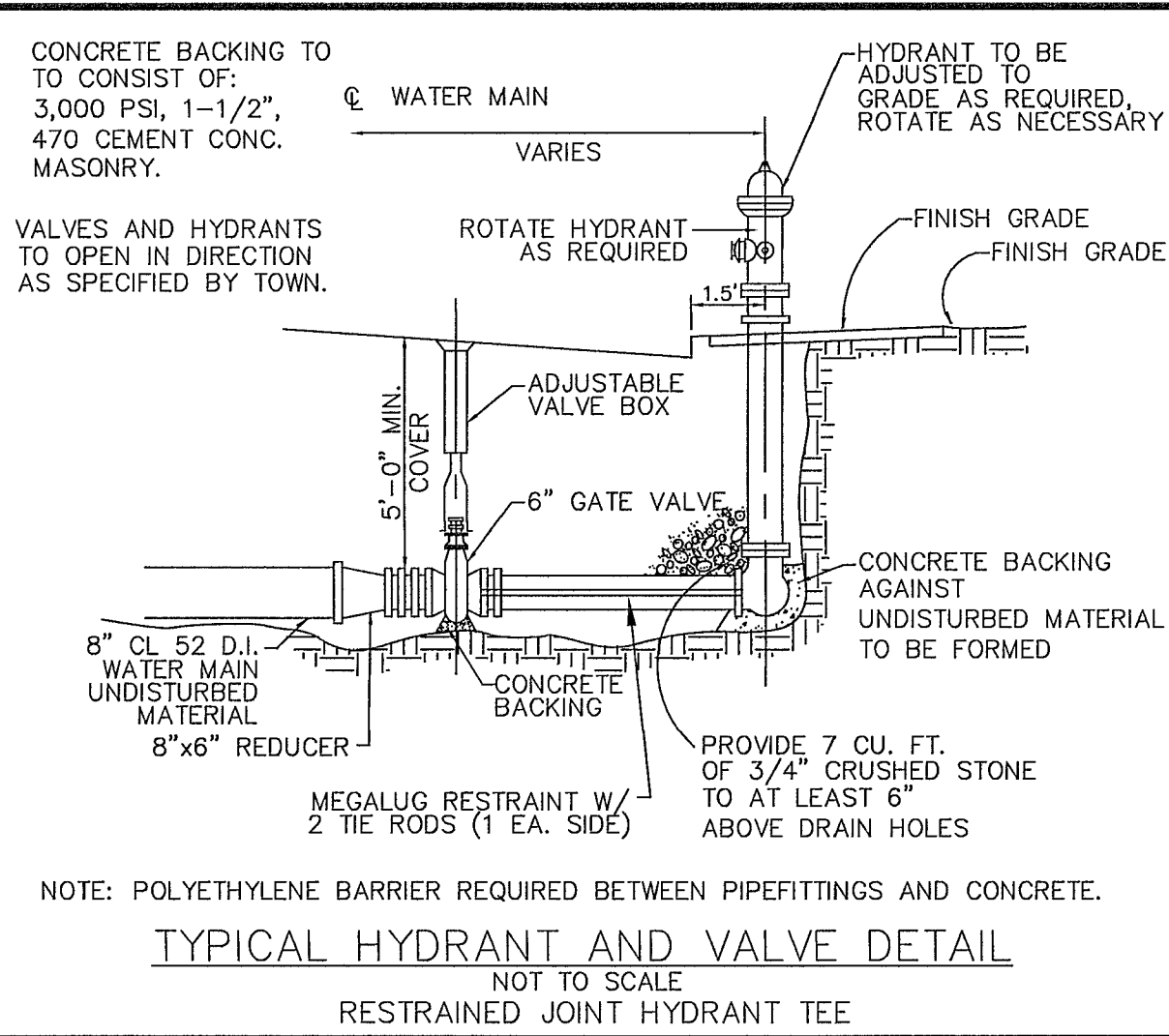
REVISION	DESCRIPTION
1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
11/10/2023	DPW REVIEW COMMENTS
10/18/2023	DPW REVIEW COMMENTS

REVISION: _____ DESCRIPTION: _____

DRAWN BY: REM CHECK BY: VC

DATE: AUGUST 3, 2023

SCALE: 1"=40' SHEET 6 OF 8

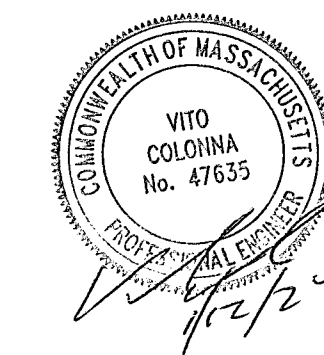


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OWNERS:

MCCABE FAMILY REVOCABLE TRUST
AND
JUDITH MELLO MCCABE

APPLICANT:

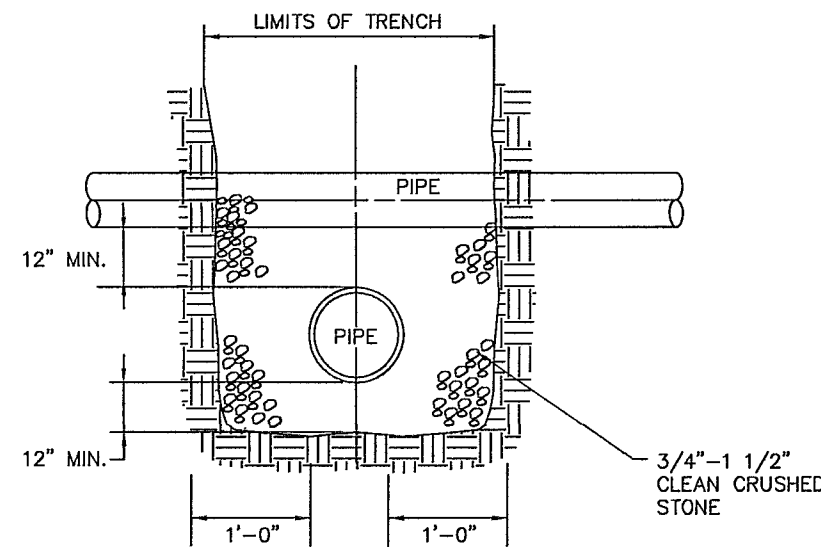
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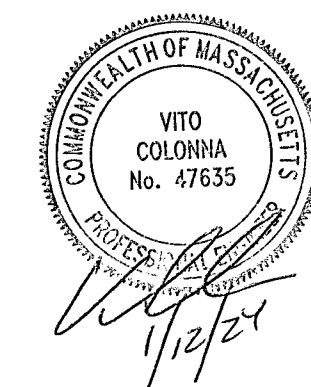
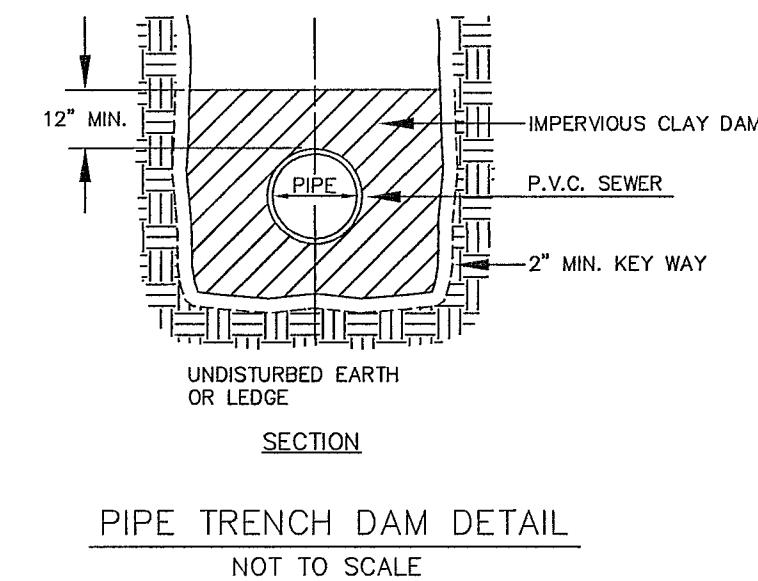
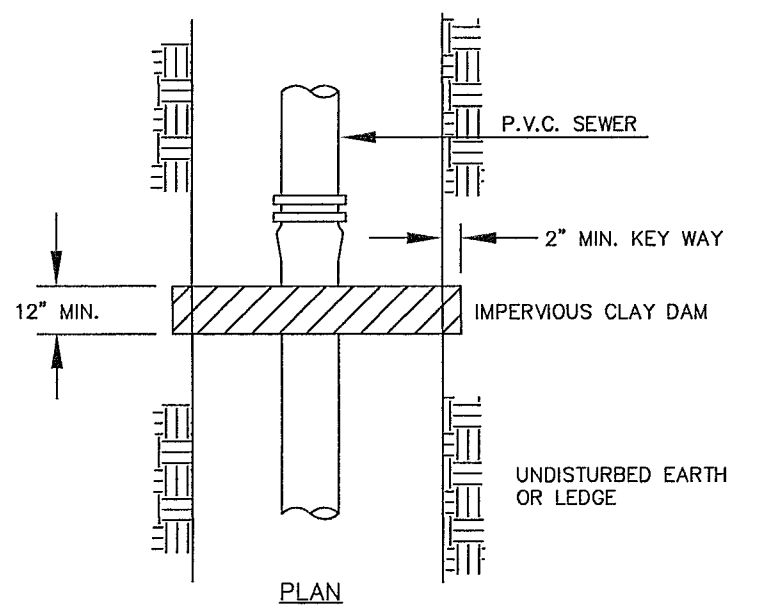
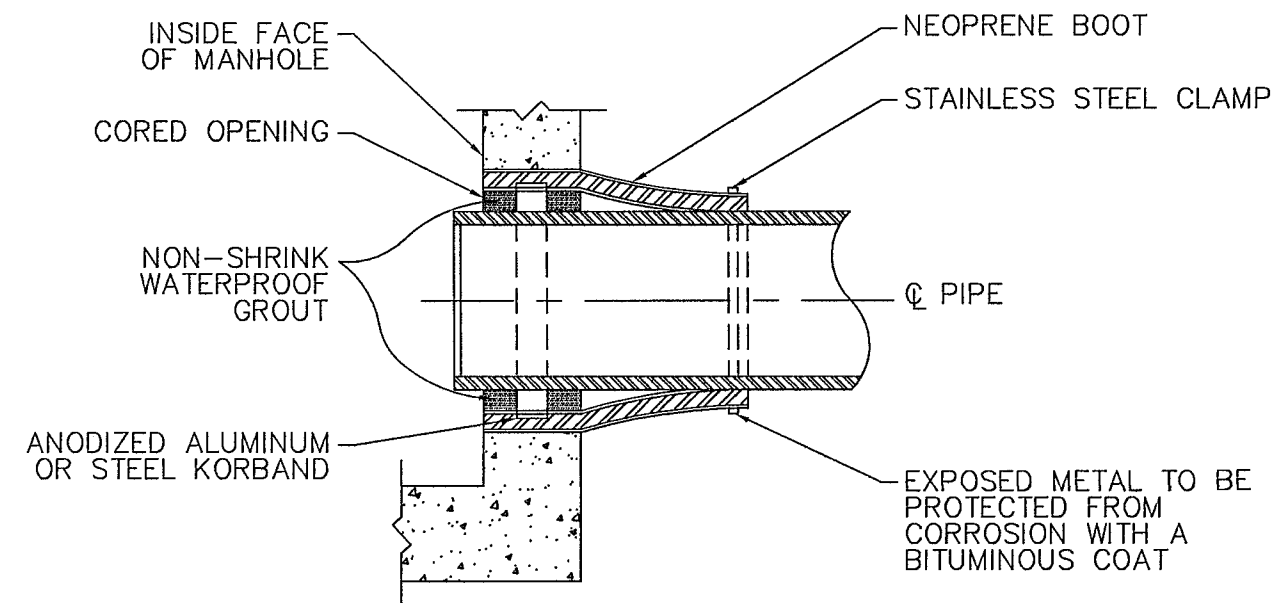
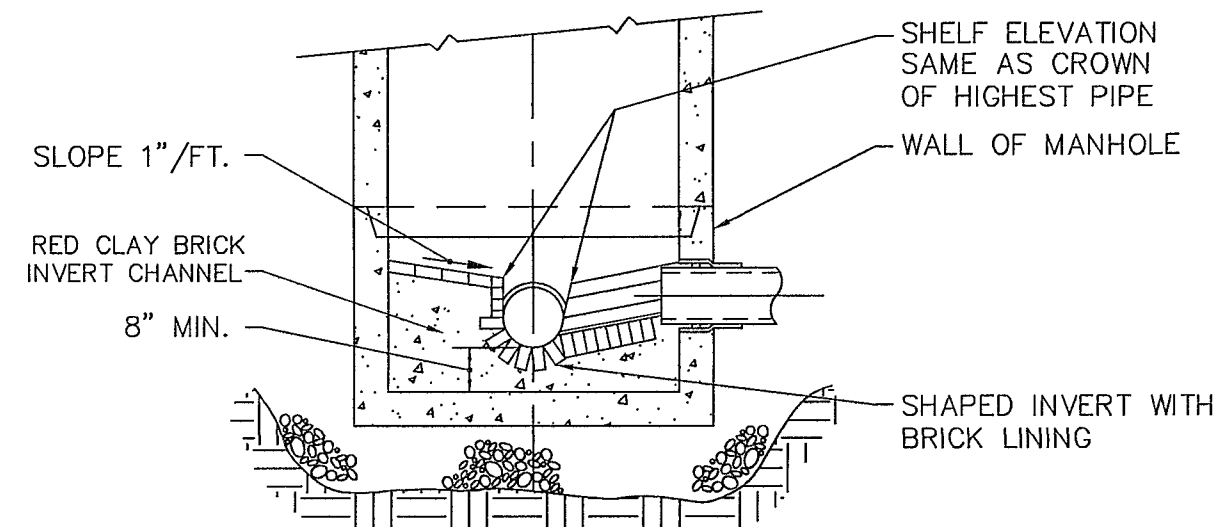
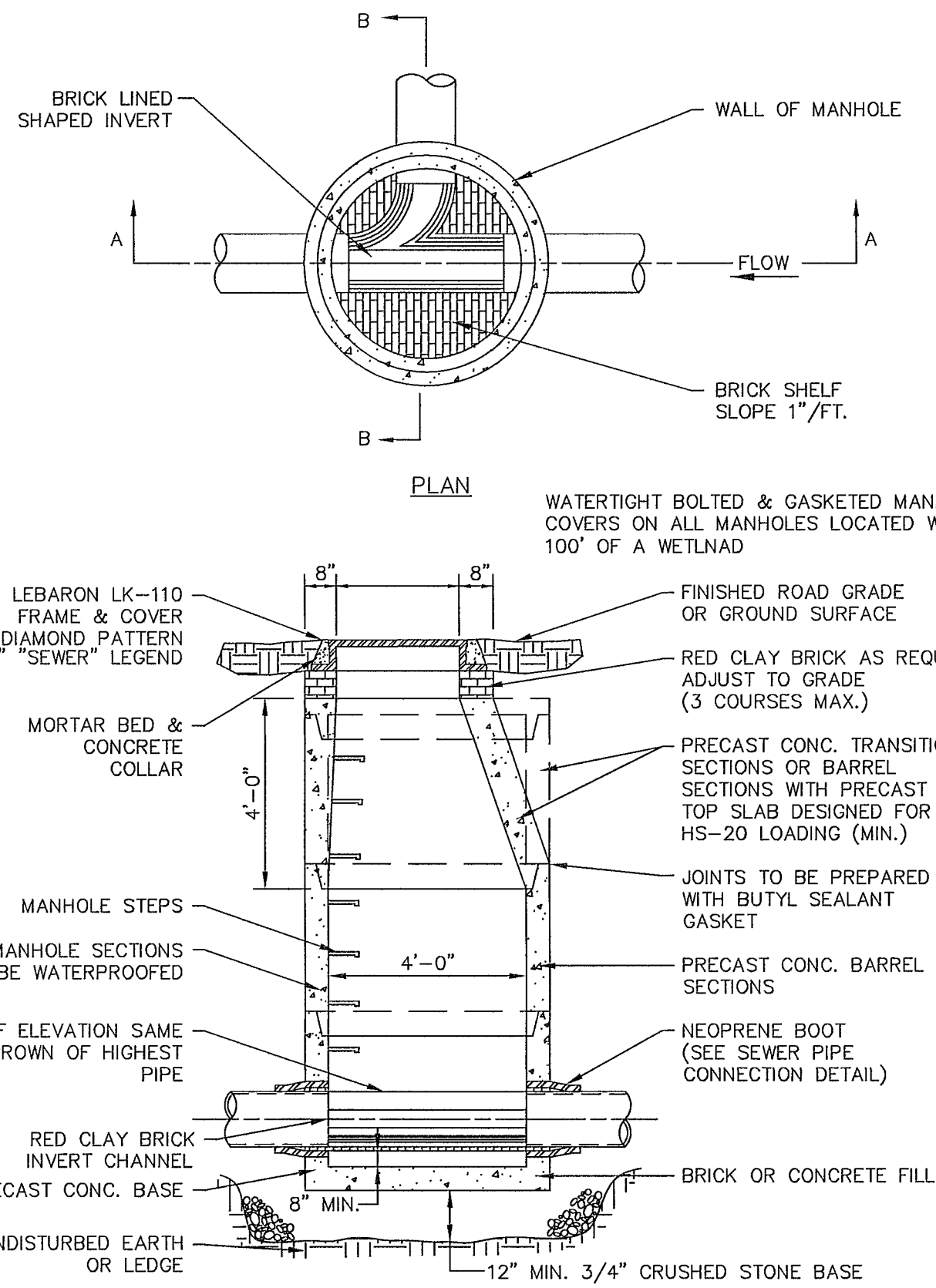
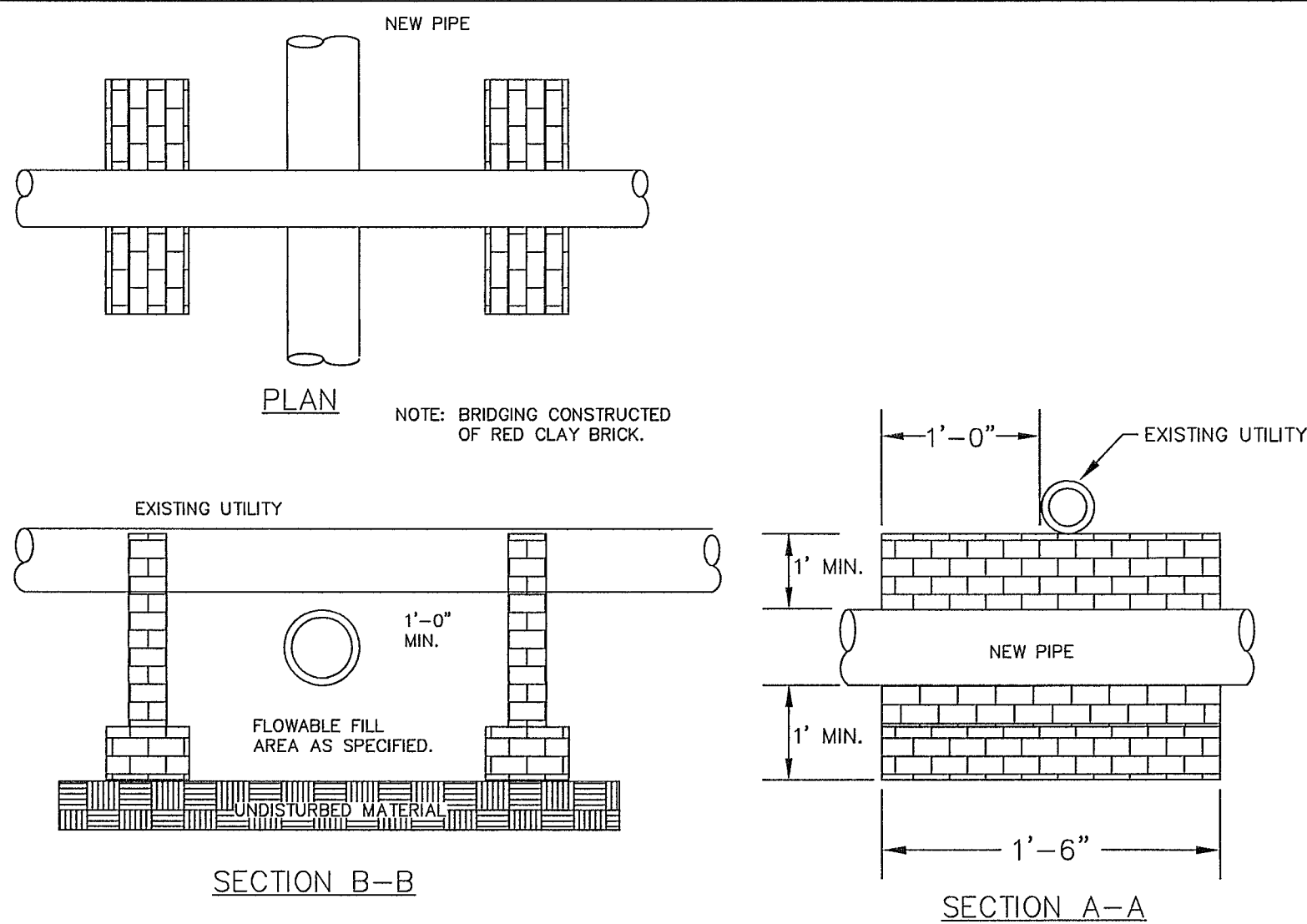
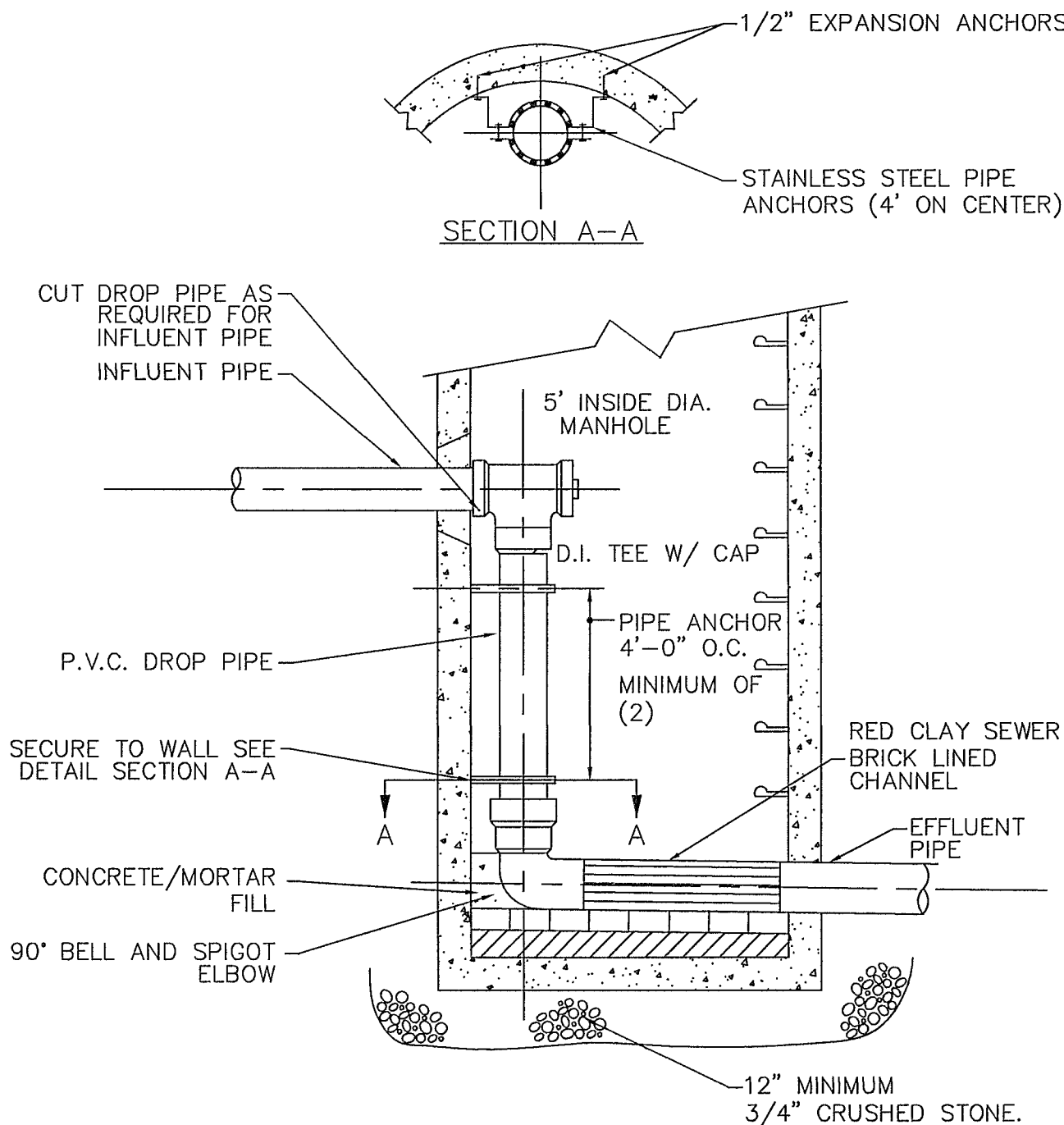
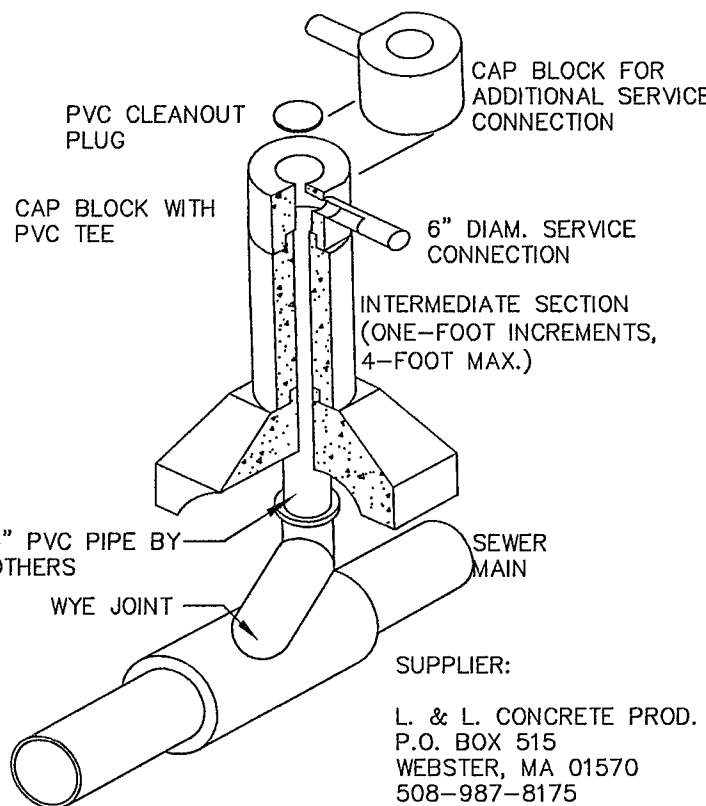
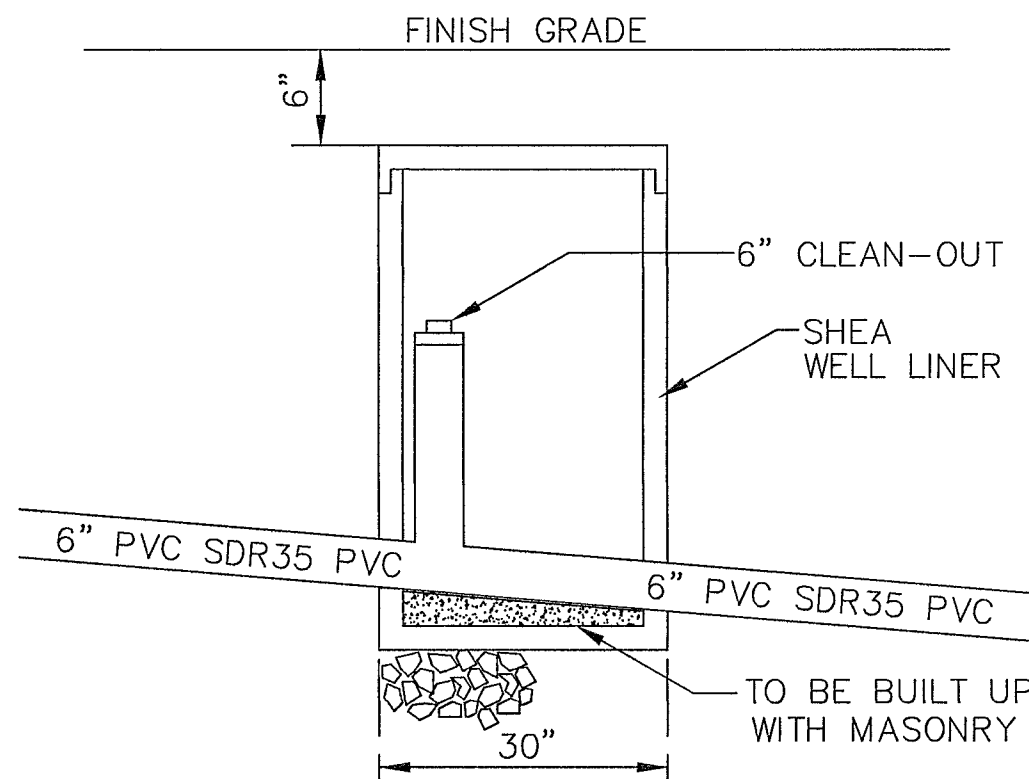
CONSTRUCTION DETAILS

STOW ROAD SUBDIVISION
IN
MARLBOROUGH, MA

1/12/2024	REVISED CUL-DE-SAC SIDEWALK
12/20/2023	REVISED CUL-DE-SAC
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REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2023	
SCALE: 1"=40'	SHEET 7 OF 8



NOTE: FOR WATER AND SEWER CROSSINGS MAINTAIN 18 INCHES OF SEPARATION BETWEEN PIPES. LAY PIPES SUCH THAT CONNECTION JOINTS ARE 10 FEET EITHER SIDE OF THE CROSSING. ALL WATER PIPES LAID OVER SEWER PIPES.



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AND
JUDITH MELLO McCABE

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CONSTRUCTION DETAILS
STOW ROAD SUBDIVISION
IN
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APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
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MARLBOROUGH PLANNING BOARD

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City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508-624-6910

THEODORE L. SCOTT, P.E.
 INTERIM COMMISSIONER

MEMORANDUM

TO: Marlborough Planning Board

FROM: Thomas DiPersio, Jr., P.E., P.L.S., City Engineer *(T.D.)*

DATE: February 9, 2024

RE: Porous Pavement Primer

Porous pavement is a Best Management Practice that can reduce runoff from what would typically be impervious areas such as roadways, sidewalks, driveways, and parking lots. It can reduce runoff volume and peak flows, as well as improve runoff quality and reduce temperature. It is less-widely used than other infiltration bmps which can do the same, for various reasons including initial capital cost and the ongoing maintenance requirements. To my knowledge porous pavement has not been successfully used on a significant project within the City.

At the board's request I have prepared this memo in an effort to inform and assist the Board in their consideration of the use of porous pavement as a requirement or suggestion on future subdivision projects.

Porous Pavement Background

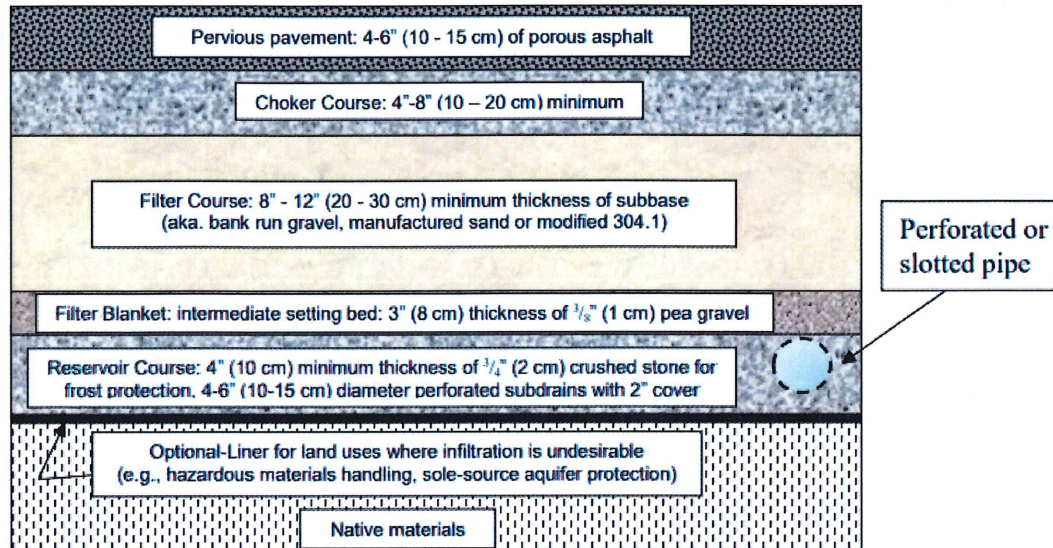
There are generally four types of porous pavement: porous asphalt pavement, pervious concrete, permeable interlocking concrete pavement, and aggregate and polymer-type mixtures.

The permeable interlocking pavers (precast blocks with a openings in them), and aggregate and polymer-type porous pavements (recycled rubber or other materials with a polymer binder) are not appropriate for vehicle areas. They could be considered for walkways and trails. Pervious concrete (stone aggregate with portland cement) is a more specialized product that is not common in cold climates and more suited to flat parking or patio areas.

Of the four types, porous asphalt pavement should be the focus for consideration by the Planning Board. It is similar to traditional asphalt pavement, but without sand or fine aggregate. The lack

of fines leaves voids between the larger stones in the mix. The voids allow water to pass through the finished material. A polymer binder is added to the asphalt for added strength. The University of New Hampshire has conducted much research into porous asphalt pavement, and their recommended cross-section (or some variation of it) is often used as the specification in construction projects. See Figure 1.

Figure 1: Typical Cross-Section for Pervious Pavement System



The construction involves the placement of several layers of different materials. The surface is between 4 and 6 inches of the porous asphalt mix. Below that is a 4 to 8 inch layer of peastone and an 8 to 10 inch layer of sand or clean gravel for structural support. Next is a 3 inch layer of peastone for filtering. Below the stone and gravel layers is crushed stone, which serves as a reservoir to hold the collected runoff as it slowly infiltrates. The thickness of this reservoir would be designed based on a site-specific basis. Depending on the underlying soil conditions, a perforated underdrain pipe is also recommended as part of the system. This would help drain water away when it accumulates faster than it is able to infiltrate into the ground.

Some things to note regarding porous asphalt systems: First, the polymer additive may be difficult to acquire for small projects. Second, the layers make it much more labor intensive to construct than traditional pavement. Finally, the total thickness of the system is approximately 3 feet. In some areas there may not be room to accommodate the system due to depth to ledge, depth to groundwater, or underground utilities.

The height above the groundwater table is an important consideration. It is recommended that the bottom of the stone reservoir be several feet above the seasonal high groundwater table. Another key factor is the natural soil conditions of the site. There would be limited benefit to using porous asphalt in areas with soils that have limited infiltration capacity such as glacial tills. The degradation of infiltration capacity over time is an important factor. Traditional drainage systems with catch basins and piping to an outfall, may be required as a contingency to accommodate runoff that can't be infiltrated quickly enough.

Finally, areas with steep grades may also limit the effectiveness of infiltration and therefore not be best suited. A site-specific design analysis would need to consider all of these factors in determining the suitability at a particular site.

Note that the Massachusetts DEP Stormwater Handbook currently does not allow porous asphalt in Zone II's or other critical areas.

The ongoing maintenance requirements of the system is something that limits the widespread use of porous asphalt. The voids in the asphalt mix are small, and can easily become clogged. Therefore it is necessary to clean the surface regularly, by sweeping, blowing, and/or vacuuming.

Some of the literature indicates that porous surfaces that have clogged can be rejuvenated by milling off the top layer and re-installing a new layer of porous asphalt.

Subsurface utilities invariably will eventually need to be repaired. Digging through a porous asphalt system to get to a broken utility line would be more difficult than in traditional asphalt. The repaving of the dug area would be done with traditional asphalt. Depending on the size and the number of areas that have to be repaved, this will reduce the infiltrative capacity of the overall system.

Existing Porous Asphalt Examples

There are a few porous asphalt projects in the northeast that have been in place for several years that are referenced in some of the literature we reviewed. One of these is a parking lot at the University of Rhode Island that was constructed in 2003. I reached out to the grounds manager at the university for his feedback on it. Some of the things he noted were: that the parking lot has held up well structurally over the past 20 years, with only some cracking and potholes developing recently around the seams. He indicated that the infiltration capacity is slowing, and puddles now form in some of the low spots after rain events. He also said that they have noticed that this parking lot tends to accumulate more ice and that snow melt is slower. He surmised that this is due to the voids in the pavement keeping it colder. This is in contrast to the UNH research which suggests that porous asphalt surfaces tend to be warmer and can speed snow and ice melt. He did note that they are planning to install another parking lot with porous asphalt.

Local Contractor Survey

We also reached out to four local paving contractors, all of which own their own asphalt concrete manufacturing plants, to get their feedback on porous pavement. They all have experience in producing and installing porous pavement in a variety of settings. We asked them for their opinions on, and experiences with it.

Following are the comments we received, summarized, and arranged into following categories: the uses best suited for porous pavement, the preparatory work needed, the maintenance required, the cost, and general opinion of porous pavement:

The uses best suited for porous pavement

- “Typically used for parking lots and park areas.”
- “DOT sometimes uses some sort of porous pavement for the top course on highways (referred to as Open-Graded Friction Course) as it helps reduce puddling and road spray, but it is typically installed over a base of non-porous pavement.”
- “The permeability of the underlying soils need to be considered – they need to have sufficient permeability.”
- “Not as strong as regular pavement, making it unsuitable for busy roadways.”
- “It is better suited for walkways and pathways, rather than roads and/or parking lots. “
- “It is better suited for pedestrian traffic than roadway traffic.”
- “It may be best suited for areas that are closed in the winter, so it won’t be impacted by salting/sanding/plowing operations.”
- “The possibility of vehicle fluid leaks/spills seeping directly into the subsurface/water table is a consideration.”
- “Porous pavement can stay somewhat pliable, and can move under tire traffic.”

Preparatory work needed

- “The required base preparation work usually includes 8” – 12” of crushed stone instead of gravel.”
- “Special care is needed during construction to avoid compacting the underlying parent soils, as this could reduce their permeability.”
- “Expensive to install, involving excavation to a depth of 12 inches or more and filling it in with crushed stone.”
- “Typically, the base is established using several different layers of a combination of stone(s), sand, and fabric followed by a single 4” course of porous pavement, consisting of either 9.5 or 12.5 mm stone, very little sand, and considerably more liquid asphalt. “
- “UNH produced a similar specification that is widely used.”

Maintenance required

- “Porous pavement is prone to clogging, so aggressive maintenance with jet washing and vacuum street sweepers is required.”
- “The finish surface has to be maintained with a vacuum sweeper.
- “Sand or salt shouldn’t be applied to the porous pavement surface.”
- “Requires regular maintenance, as the porous pavement system can clog over time from sand, debris, etc.”
- “It needs to be kept clean by vacuuming, as winter sand will cause it to fail.”

Cost

- “The cost is approximately 30% more than traditional pavement.”
- “The material plus installation cost can be approximately \$25/ton more than regular pavement.”

- “It is expensive to install, involving excavation to a depth of 12 inches or more and filling it in with crushed stone.”
- “Subgrade prep may be very expensive depending on underlying conditions.”
- “The additional liquid, and if there are any required additives like polymers, rubber, etc. can easily add \$10/ton or more to the material cost. As for the installation cost, it’s relatively a wash - it takes more time to put it down as it can be pretty fussy to work with, but doing it in one lift saves time as opposed to installing multiple separate lifts.”

Overall opinion of porous pavement

- “I like the idea in the right setting.
- “I’ve researched and designed porous pavement mixes, and I don’t like it.”
- “Porous pavement is very messy, tough to produce, tough to place.”
- “MassDOT needs to mill it out and replace it every few years when used on highway surface courses, either because it clogged up with sand or failed because of lack of compaction.”
- “Porous pavement tends to be difficult to install in parking lots, because when it gets installed with a paver, the paver and truck delivering the pavement sink into the crushed stone base - the loose stone never really compacts, so it ruts up and can be a bit of a pain to work with. “
- “Because it is open by design, there really are no compaction requirements, which in my opinion can also affect the longevity, particularly with regular or steady vehicular traffic. “

TOWN OF SOUTHBOROUGH



PLANNING BOARD

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710, ext. 3028 · FAX (508) 983-7752 · kquinn@southboroughma.com

January 24, 2024

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

PUBLIC HEARING NOTICE

Amend the Town Code, Chapter 174-9 term of special permit

Per Section MGL, 40A, Section 5, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, February 12, 2024, at 7:00 PM**, in the McAuliffe Hearing Room, 17 Common St. Southborough, MA, and via Zoom, to consider **amending** Chapter 174-9 of the Town Code to include an expiration for special permits as required by MGL c. 40A Section 9

These hearings concern the proposed addition of language to chapter 174-9 – Special Permit - that the special permit will lapse if not exercised within 2 years.

A copy of the proposal may be viewed on the Planning Board's web page: [Planning Board | Southborough, MA \(civicplus.com\)](#) or in person at the Southborough Town House during normal business hours.

Persons wishing to participate in this meeting can do so in person or via Zoom remote participation by going online to <https://www.southboroughtown.com/remotemeetings>

Legal Ad to run 1/29/2024 and 2/5/2024

§ 174-9 Special permit requirements.

In acting on applications for special permits, the special permit granting authority, whether the Board of Appeals or as otherwise designated by this chapter, shall conform to the procedural, decision-making and filing requirements of Chapter 40A of the General Laws, shall make general and, as appropriate, specific findings as provided herein or called for by the subject matter and may impose conditions, limitations and safeguards. No special permit shall issue except upon a general finding that the use sought and its characteristics shall be in harmony with the intent and purpose of this chapter, shall not be in conflict with public health, safety, convenience and welfare and shall not be substantially detrimental or offensive to the neighborhood or destructive of property values therein. * add the following clause: *"Unless otherwise designated by this chapter, if the rights authorized by a special permit are not exercised within two years from the date of grant thereof, they shall lapse, and a new petition, notice, and hearing will be required for their reestablishment. The applicant shall be granted a single one-year extension by applying in writing to the special permit granting authority at least 30 days prior to the date when the special permit is due to lapse. An extension will only be granted for good cause and/or at the discretion of the special permit granting authority."*

In addition, the following special requirements shall apply:

TOWN OF SOUTHBOROUGH



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AMB

PLANNING BOARD

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(508) 485-0710, ext. 3028 · FAX (508) 983-7752 · kquinn@southboroughma.com

January 10, 2024

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

PUBLIC HEARING NOTICE

Amend the Town Code to include the Downtown District where appropriate

Per Section MGL, 40A, Section 5, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, January 29, at 7:10 PM**, in the McAuliffe Hearing Room, 17 Common St. Southborough, MA, and via Zoom, to consider amending the Town Code to add the Downtown District in areas of the code where appropriate.

These hearings concern the proposed addition of the Downtown District throughout the Town Code where appropriate. Changes will include adding Downtown District to 174-11, Signs, 174-12.1, Outdoor Illumination, 174-13, Landscaping, and anywhere else in the code where Business Village District may be referenced.

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

Persons wishing to participate in this meeting can do so in person or via Zoom remote participation by going online to <https://www.southboroughtown.com/remotemeetings>

Ad to run 1/15/2024 and 1/22/2024

NOTICE OF PUBLIC HEARING Town of Hudson – Planning Board

Notice is hereby given of a Public Hearing to be held by the Hudson Planning Board on **Tuesday, February 20, 2024, at 7:00 p.m.** Pursuant to Chapter 2 of the Acts of 2023 extending the remote meeting provisions of March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Planning Board will be conducted via remote participation. Specific information for remote participation will be included on the agenda.

At this time, the Hudson Planning Board will consider the application of the Town of Hudson's Department of Public Works for Site Plan Approval of a project that entails project includes demolition of the existing Public Works Department facility (4 buildings in total) and replacement with a new state of the art facility with storage and repair garages, work and tool shops, office space, etc. The facility will also include new parking, covered fleet vehicle storage, a fueling station, circulation drives, utility connections, and a stormwater management system. The proposed project is consistent with the requirements of the Town of Hudson Protective Zoning By-Laws and in particular Section 7.1.7. The subject property is located at **1 Municipal Drive** within the M-5 Industrial District, Assessors' Map 13 Parcel 66.

All petition materials are available for review in the Town Clerk's Office during regular business hours, on the Town of Hudson website at

<http://go.boarddocs.com/ma/hudsonma/Board.nsf/goto?open&id=CZLRAC695315> and can be requested by calling (978) 562-2989 or by sending an email to kjohnson@townofhudson.org.

Hudson Planning Board
Robert D'Amelio, Chairman

NOTICE OF PUBLIC HEARING Town of Hudson – Planning Board

Notice is hereby given of a Public Hearing to be held by the Hudson Zoning Board of Appeals on **Tuesday, February 20, 2024, at 7:00 p.m.** Pursuant to Chapter 2 of the Acts of 2023 extending the remote meeting provisions of March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law, this meeting of the Hudson Zoning Board of Appeals will be conducted via remote participation. Specific information for remote participation will be included on the agenda.

At this time, the Hudson Planning Board will consider the application of the Town of Hudson's Department of Public Works for Site Plan Approval of a project that entails project includes demolition of the existing Public Works Department facility (4 buildings in total) and replacement with a new state of the art facility with storage and repair garages, work and tool shops, office space, etc. The facility will also include new parking, covered fleet vehicle storage, a fueling station, circulation drives, utility connections, and a stormwater management system. The proposed project is consistent with the requirements of the Town of Hudson Protective Zoning By-Laws and in particular Section 7.1.7. The subject property is located at **1 Municipal Drive** within the M-5 Industrial District, Assessors' Map 13 Parcel 66.

All petition materials are available for review in the Town Clerk's Office during regular business hours, on the Town of Hudson website at

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Hudson Planning Board
Robert D'Amelio, Chairman