

CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**
Date: March 14, 2022
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

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This meeting of the Planning Board will be held in Memorial Hall on Monday, March 14, 2022, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. February 28, 2022

2. Chair's Business

- A. Conservation Commission – 30' Wetland setback no disturb policy

3. Approval Not Required

- A. South Street, Map:81 Parcel: 228
Deed Reference: Book: 74382 Page: 124
Name of Applicant: Robert Raiano (21 First Road, Marlborough, MA 01752)
Name of Surveyor: Hancock Associates, John D. Bremser, P.L.S. (315 Elm Street, Marlborough, MA 01752)
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
 - ii. Plan of Land in Marlborough, MA – ANR Revised Date: 3/10/22
Concept Grading Plan: Separate Driveways
Concept Grading Plan: Shared Driveway

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. Gikas Lane – Road acceptance update
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
- B. 342 Sudbury Street change of surety – continued discussion

6. Preliminary/Open Space/Limited Development Subdivision

- A. Beauchemin Estates, Preliminary Open Space Concept Plan – **SET PUBLIC HEARING DATE**
689 Pleasant Street, Marlborough, MA 01752
Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)
Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)
Deed Reference: Book: 45210 Page: 560
 - i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division
 - ii. Correspondence from Priscilla Ryder, Conservation Commission
 - iii. Preliminary Open Space Concept Plan Set Revised Date: 3/6/22
Existing Conditions Plan
Tree Inventory Plan
Conventional Preliminary Plan
Preliminary Plan & Profile
Preliminary Plan & Profile (2)
Open Space Conceptual Plan

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- 7. Definitive Subdivision Submissions (None)**
- 8. Signs (None)**
- 9. Correspondence (None)**
- 10. Unfinished Business (None)**
- 11. Calendar Updates (None)**
- 12. Public Notices of other Cities & Towns (None)**
 - A. Town of Northborough – Public Hearing Notice
 - B. Town of Southborough – Public Hearing Notice

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

February 14, 2022

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

1. Draft Meeting Minutes

A. February 14, 2022

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to accept and file the February 14, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business

A. Checklists/Flowcharts

- i. Subdivision plan package checklist
- ii. Subdivision plan checklist
- iii. Maintenance period to acceptance procedure flowchart

The Board reviewed the documents and determined Mr. LaVenture and Mr. Russ would work with City Engineer Thomas DiPersio, and the Planning Board Administrator to update the checklist and flowchart documents to conform with the new rules and regulations.

3. Approval Not Required

- A. South Street, Map:81 Parcel: 228**
Deed Reference: Book: 74382 Page: 124
Name of Applicant: Robert Raiano (21 First Road, Marlborough, MA 01752)
Name of Surveyor: Hancock Associates, John D. Bremser, P.L.S. (315 Elm Street, Marlborough, MA 01752)
- i. Form A, Dated: February 15, 2022, Received: February 18, 2022
 - ii. Plan of Land in Marlborough, MA – ANR, Dated: February 16, 2022
Concept Grading Plan: Separate Driveways Dated: February 9, 2022
Concept Grading Plan: Shared Driveway Dated: February 9, 2022

Dan Bremser when over the plan of land and concept grading plans. He explained this property is on South Street and is part of the Raiano Family Farm. He explained there is a 50-foot rise in grade, from the road up to the proposed lot 1 and a 15–20-foot rise up to the proposed lot 3. He explained one concept plan displays each lot having their own driveway which meets the slope requirements and the other shows a common driveway to serve all 3 lots.

City Engineer Thomas DiPersio and Mr. Fay discussed specifications on the Board approving an ANR and concluded if the Board approves the plan based on Engineering's review, which determines there is present adequate access for each lot, the Board is only approving the creation of the lots, not the location of the driveway.

Mr. Bremser explained the ANR plan shows the proposed location of the easements which would be required for the common driveway.

Mr. Fay expressed concerns on concentrated run off and it posing as a potential public health component. Mr. Bremser explained the developer plans to design drainage systems for the proposed lots. Mr. DiPersio explained these details would be required during the site plan review process to approve the common drive.

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On a motion by Mr. Fay, seconded by Mr. Hodge, the Board voted to refer the South Street, Map: 81, Parcel: 228 approval not required to the Engineering Division for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

4. Public Hearings (None)

5. Subdivision Progress Reports

A. 342 Sudbury Street change of surety

i. Correspondence from Neal Vigeant

Mr. LaVenture read the February 24, 2022, correspondence from Neal Vigeant into the record.

ii. Subdivision Performance Bond

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to send the Subdivision Performance Bond the Legal Department and Finance for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

6. Preliminary/Open Space/Limited Development Subdivision

A. 6 89 Pleasant Street, Marlborough, MA 01752 – Preliminary Open Space Concept Plan

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Korvos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

i. Correspondence from City Engineer, Thomas DiPersio, Engineering Division

Mr. LaVenture read the February 18, 2022, correspondence from Thomas DiPersio into the record.

ii. Correspondence from Daniel Koravos

Mr. LaVenture read the February 23, 2022, correspondence from Daniel Koravos into the record.

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

iii. Chapter 650. Zoning

Article VI. Special Districts, Overlays and Special Requirements

§650-28. Open space developments – ***See Attached***

The Board discussed §650-28 Open space developments dated 1992 and determined each member should review this section to be better prepared for the next meeting and further discussions.

Mr. DiPersio agreed to review the revised submission prior to the next meeting to determine its completeness.

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

11. Calendar Updates (None)

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

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

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

Respectfully submitted,

/kmm

George LaVenture/Clerk

DRAFT

City of Marlborough, MA
Sunday, February 27, 2022

Chapter 650. Zoning

Article VI. Special Districts, Overlays and Special Requirements

§ 650-28. Open space developments.

- A. General description. An "open space development" shall mean a development of residential lots in which the houses are in one or more groups on the site, separated from each other and from adjacent properties by permanently protected open space.
- B. Purpose and objectives. The purpose of this section is to:
- (1) Encourage a less sprawling form of development that has consumed excessive open space, caused land erosion, and destroyed attractive natural features of the land.
 - (2) Allow for greater flexibility and creativity in the design of residential subdivisions.
 - (3) Encourage the permanent preservation of natural resources and open space.
 - (4) Protect scenic vistas.
 - (5) Allow for more economical construction and maintenance of streets and utilities.
 - (6) Encourage the production of more affordable and diverse housing types.
 - (7) Allow for more economical construction and maintenance of recreational amenities through common ownership.
- C. Applicability.
- (1) Special permit required. In open space developments, no building or premises shall be used, nor shall any building or structure be constructed or reconstructed, unless a special permit has been granted by the Planning Board in accordance with the provisions of this section.
 - (2) Zoning districts. Open space development shall be limited to the following zoning districts: Rural Residence RR, Residential A1, A2 and A3.
 - (3) Compliance with subdivision regulations.^[1] Subsequent to the granting of the special permit, compliance with the rules and regulations regarding the subdivision of land must be met.
^[1] *Editor's Note: See Ch. A676, Subdivision of Land.*
 - (4) Previously approved subdivisions. Where a definitive plan has been previously approved under conventional zoning by the Planning Board and construction has not commenced, an applicant may submit a new plan under this section. As an incentive to encourage new applications to be made under this section:
 - (a) The number of allowable lots may be based on the previously approved plan.
 - (b) Consideration may be given by the Planning Board to requests for waivers from the subdivision rules and regulations if a benefit to the City is demonstrated, so that the cost

of constructing roads, utilities and other infrastructure items may be reduced.

(c) Application fees may be waived by the Planning Board.

D. General requirements.

- (1) Uses. Uses in an open space development shall be limited to those uses permitted within the applicable zoning districts as specified in Article V, § 650-17.^[2]
[2] *Editor's Note: See the Schedule of Uses included at the end of this chapter.*
- (2) Site ownership. The development may consist of a single parcel of land or contiguous parcels, provided they are in common ownership or are submitted with the binding consent of different owners.
- (3) Access. Each lot shall have adequate access on a public or private way. Common driveways are permitted in accordance with requirements appearing elsewhere in this chapter.
- (4) Ways, interior drives, and utilities. The construction of all ways, interior drives and utilities shall be in accordance with the standards specified in the Planning Board's Rules and Regulations Governing the Subdivision of Land unless the Planning Board waives said rules and regulations based on its determination that adequate access will be provided to all lots in the development by ways that will be safe and convenient for travel.
- (5) Lot layout. Each lot shall be of a size and shape to provide a building site which shall be in harmony with the natural terrain and other features of the land.
- (6) Internal circulation. There shall be an adequate, safe and convenient arrangement of pedestrian circulation, roadways, driveways and parking.

E. Dimensional and intensity requirements.

- (1) Minimum area of site. The total area of the site proposed for open space development shall be at least five acres. Any site shall have a minimum of 50 feet of frontage on a public way.
- (2) Maximum density.
 - (a) Number of lots. Except as provided below, the total number of building lots on the tract proposed for open space development shall not exceed the number of lots which could reasonably be expected to be developed under a conventional plan in full conformance with zoning and subdivision regulations, health codes and wetlands protection regulations. The number of lots allowable without bonuses shall be determined as follows:
 - [1] The applicant shall prepare a conventional plan to show the number of lots which could be created by right under conventional zoning. In order to ensure that the lots are buildable, the plan shall not include building lots that have more than fifty-percent coverage by wetlands or by slopes of 25% or greater. The requirements for the conventional plan are further detailed under Subsection H.
 - [2] Alternatively, the applicant may elect to use the number of lots from a definitive subdivision plan for the same parcel which has a valid approval from the Planning Board.
 - (b) (Reserved)
 - (c) Density bonuses and incentives. The applicant may apply for density bonuses as an incentive to provide certain amenities which would not otherwise be provided in the open space development. The Planning Board shall authorize an increase in the number of lots of up to 15% above the number otherwise permitted in this section as specified in the preceding Subsection E(2)(a) and (b), based on the following criteria, unless the Planning Board explains in its decision why unusual circumstances cause it to act otherwise:

- [1] Affordable housing. A bonus of one added lot for each affordable housing unit included in the open space development. Said affordable units shall be administered by the Marlborough Housing Partnership or successor agency, where applicable. The affordable housing shall meet the following requirements:

- [a] The housing shall meet the requirements of the definition of "affordable housing" included in § 650-5.
- [b] All affordable housing units shall meet the requirements of § 650-26A(1)(b), Local preference; (c), Distribution of affordable units; (d), Appearance; (e), Minimum and maximum floor area; (f), Period of affordability; (g), Limitations on change in affordability; (h), Staging of affordable and market-rate units.
- [c] The affordable housing shall consist of either single-family dwellings or single-family zero-lot-line dwellings, as defined in this chapter. For the purpose of this section, single-family zero-lot-line dwellings shall not be attached to more than one other unit. No multifamily dwelling units shall be permitted. Single-family zero-lot-line dwellings shall be permitted in an open space development solely for the purpose of providing affordable units and shall be designed to appear as attached single-family dwellings when viewed from the street, shall fit into the overall design, and shall be reasonably mixed with the single-family dwellings.

[2] (Reserved)

- (3) Intensity regulation. The Planning Board may grant a reduction of all intensity and yard regulations applicable to the underlying zoning districts for all portions of an open space development, provided the Planning Board finds that the reduction will result in better design, improved protection of natural and scenic resources, and will otherwise comply with these regulations, and also provided that in no instance shall a lot deviate from the following table of requirements:

Table of Lot Area and Yard Requirements for Open Space Development
Zoning Districts

Minimum requirements	RR	A-1	A-2	A-3
Lot area (square feet)	20,000	15,000	12,000	10,000
Lot frontage (feet) ¹	70	60	50	50
Lot width at front building line (feet)	90	80	70	70
Front yard setback (feet)	25	20	20	20
Side yard setback (feet) ²	15	15	10	10
Rear yard setback (feet) ³	25	25	20	20
Maximum lot coverage (%) ⁴	25	30	30	30

NOTES:

¹ Lots located on the turnaround of a dead-end street shall have a minimum of 50 feet of street frontage, provided the minimum lot width at the front building line is maintained as required in this table.

² A side yard setback on one side needs to be provided for a single-family zero-lot-line dwelling.

³ Rear yard dimensions may be increased where perimeter buffers are required. See

Subsection **F(7)** below.

- ⁴ Lot coverage shall be defined to include buildings, driveways, and parking areas.

F. Common open space requirements.

- (1) **General.** All land not devoted to dwellings, yards, accessory uses, roads or other development shall be set aside as common open space.
- (2) **Use.** The use of common open space shall be restricted to the following:
 - (a) Active and passive recreation, conservation, forestry, agriculture, natural buffers.
 - (b) Accessways, parking, underground utilities and structures necessary for and accessory to the uses in Subsection **F(2)(a)** above.
- (3) **Number of parcels.** Common open space may be in more than one parcel, provided that the size, shape and location of such parcels are suitable for the designated uses.
- (4) **Access.** The common open space shall be provided with adequate access from a public or private way.
- (5) **Minimum area.** The total area of common open space shall equal or exceed the area by which all residential lots are reduced below the basic minimum lot area normally required in the zoning district. In no case shall said total area be less than 40% of a total site in an RR District, 30% in an A-1 or A-2 District or 20% in an A-3 District, even if density bonuses are included as provided for under Subsection **E(2)(c)**.
- (6) **Land characteristics.** The following lands may be used to meet the minimum requirements for common open space only in the proportions specified in the table below. However, if more than the minimum area of open space is provided, then these lands may be included within the excess common open space.

Table of Common Open Space Dimensional Requirements for Open Space Developments

Land Characteristic	Maximum Area Permitted Within Required Common Open Space
Steep slopes, defined as slopes greater than 25%	50%
Wetland and floodplain resource areas, as defined by MGL c. 131, § 40	Not greater than percentage of wetlands found in the overall parcel
Roads and parking areas serving dwelling units ¹	0%
Roads, parking areas and structures serving common open space ¹	10%

NOTES:

- ¹ Roads and parking areas serving dwelling shall always be paved. Roads and parking areas serving common open space shall be paved if so required by the Planning Board.

- (7) **Perimeter buffers.** Perimeter buffers are required where abutting property has already been developed with single-family homes on lots in full conformity with the requirements of this chapter as of January 1, 1992, and where residential structures within the open space development are located on lots of reduced size allowed by this section. Where buffers are required, said structures shall be set back from the boundaries of the development by a distance no less than double the minimum yard dimension in the underlying zoning district. Within said setback shall be a buffer strip which shall be kept in a natural landscaped condition. The Planning Board may require the planting of trees if none exist naturally. Said

buffer strip may be located either within a privately owned residential lot having a buffer easement or, alternatively, within the common open space, as the Planning Board shall determine.

- (8) Design guidelines. The design of the common open space shall, to the extent practical, follow the design guidelines to be used by the Planning Board in making a decision on the special permit, as described in Subsection **H(8)(b)**.

G. Ownership and management of open space.

- (1) City, trust or association. Common open space in any open space development approved under this section shall be conveyed to:
- (a) The City and may be accepted by it for conservation and/or recreational use;
 - (b) An open space land trust or any other nonprofit corporation approved by the Planning Board, the principal purpose of which is land conservation and preservation of open space; and/or
 - (c) A corporation, trust or association owned or to be owned by the owners of lots in the development, hereafter referred to as the "homeowners' association," subject to covenants enforceable by the City to keep the common space open or in a natural state, as approved by the Planning Board. If a corporation or trust owned by the owners of lots is utilized, ownership thereof shall pass with the conveyances of the lots in perpetuity. A homeowners' association agreement shall be submitted with the special permit application guaranteeing continuing maintenance of such common utilities, land and facilities, and assessing each lot a share of maintenance expenses. Such agreement shall be subject to the review and approval of the City Solicitor and Planning Board.
- (2) Entity other than the City. If the common open space is not to be conveyed to the City, then the applicant shall provide all of the following to the Planning Board for approval prior to commencement of construction:
- (a) A provision in the covenant that the common open space will be deeded as approved by the Planning Board. In addition, the covenant shall not be released by the Planning Board until proof of ownership has been provided by the applicant to the Planning Board.
 - (b) A perpetual conservation restriction of the type described in MGL c. 184, § 31 (including future amendments thereto and corresponding provisions of future laws), enforceable by the City, which shall be recorded by the applicant and shall provide that such land shall be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways except as previously approved by the Planning Board.
 - (c) A maintenance program describing how the common open space will be maintained in perpetuity to standards satisfactory to the Planning Board.
 - (d) An agreement empowering the City to perform maintenance of the common open space in the event of failure to comply with the maintenance program included in the application pursuant to the preceding paragraph, providing that, if the City is required to perform any maintenance work, the owners of the lots included in the open space development shall pay the cost thereof and the cost shall constitute a lien upon their properties until said cost has been paid.
- (3) Time of dedication. All open space shall have been dedicated before any building permits are issued.

H. Application and review procedure.

- (1) Preapplication review. Prior to filing an application, the applicant shall meet with the Planning Department in order to promote better communication and avoid misunderstanding. The

Planning Department shall arrange for a preapplication review with the Conservation and Engineering Departments.

- (2) Streamlined submission. The Planning Board approval of a special permit hereunder shall not substitute for compliance with the Subdivision Control Act nor oblige the Planning Board to approve a related definitive plan for subdivision, nor reduce any time periods for Planning Board consideration under that law. However, in order to facilitate processing, the following procedures allow for streamlined submission of an application for special permit and Subdivision Plan approval. The Planning Board may adopt further regulations if necessary, insofar as practical under law, to satisfy the Planning Board's regulations under the Subdivision Control Act.^[3]

[3] *Editor's Note: See MGL c. 41, § 81K*

- (3) Summary of two-step process.

- (a) Step one: submission of concept plan to the Planning Board for special permit. In the first step, the applicant shall submit a concept plan for the open space development together with a conventional subdivision plan showing the number of lots determined in accordance with Subsection E(2). A public hearing shall be held on the special permit, followed within 90 days by a decision of the Planning Board to grant or deny a special permit for the open space development in accordance with MGL Chapter 40A.
- (b) Step two: submission of definitive subdivision plan. If a special permit has been granted, the applicant must submit a definitive subdivision plan for the open space development, based upon the concept plan. If the special permit has been denied, the applicant may submit a definitive subdivision plan for a conventional layout. The Planning Board shall hold a public hearing for the definitive subdivision plan and render a decision within 90 days in accordance with MGL Chapter 41.

- (4) Special permit application.

- (a) Special permit rules and regulations. The Planning Board may adopt rules and regulations for the issuance of special permits applicable to this section, in accordance with MGL Chapter 40A.
- (b) Submission. The application shall be filed in accordance with MGL Chapter 40A.
- (c) Application materials. The application or petition for special permit shall be made in writing by the applicant or his duly authorized agent, who shall file the following number of sets of application materials at the offices set forth below:

Number of Sets	Office
1	Office of City Clerk
1	Police Chief
1	Fire Chief
1	City Engineer
1	Director of Planning
1	Conservation Officer
2	Planning Board
1	Conservation Commission

- (d) Special permit review fees. At the time of application, the applicant shall pay a filing fee at the office of the City Clerk in the amount calculated to be the same as the preliminary plan design review fees specified in the Marlborough Subdivision Rules and Regulations.

^[4] The Planning Board may waive the fees.

[4] *Editor's Note: See Ch. A676, Subdivision of Land.*

- (e) Conventional subdivision plan. The conventional subdivision plan required to determine the number of lots allowable shall be drawn to the same scale as the concept plan and shall contain the following:
 - [1] The names, approximate location and widths of adjacent streets.
 - [2] The existing and proposed lines of streets, ways and easements and any public areas within the subdivision.
 - [3] The approximate boundary lines of proposed lots with approximate areas and dimensions.
 - [4] The topography of the land at the same contour interval as the concept plan.
 - [5] The boundaries of wetlands and floodplains in the same form as required for the concept plan under Subsection H(4)(g)[5], [6] and [7] below.
 - [6] Where the property would be served by subsurface sewage disposal in cases where public sewer is not reasonably available, percolation tests shall be conducted for all lots shown on the conventional subdivision plan. Said tests shall be under the supervision of the Board of Health and in conformity with Title V and Board of Health regulations. Those lots which are determined to be not suitable for subsurface sewage disposal shall not be counted as allowable lots under Subsection E.
 - [7] The Planning Board may require any additional information necessary to make the determination and assessments required by this section.
- (f) Preparation. The concept plan shall be prepared by a professional landscape architect and a professional engineer, both registered in Massachusetts.
- (g) Concept plan. The concept plan shall contain the following information, in addition to all requirements of a preliminary plan as specified in the Subdivision Rules and Regulations:
 - [1] Existing landscape features in such detail appropriate to the site, including differentiation of wooded versus open areas, and a further differentiation between coniferous and deciduous trees.
 - [2] Existing and potential open spaces and trails within 500 feet of the site.
 - [3] Archeological and historic features on site.
 - [4] Major long views within the site and within 500 feet of the site.
 - [5] The boundaries of all resource areas protected by the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, as established through a determination of applicability.
 - [6] Floodplain and Wetland Protection Districts defined by § 650-23 of this Zoning Ordinance.
 - [7] Inland restricted wetlands protected by the Inland Wetlands Restriction Act, MGL c. 131, § 40A.
 - [8] Any additional information necessary to make the determinations and assessments required by this section.
- (5) Conservation Commission review. The Conservation Commission shall review the special permit application and shall submit in writing to the Planning Board its report and recommendations upon the degree to which the open space development enhances the protection of the environment, including at least:
 - (a) Compatibility with the requirements of the Massachusetts Wetlands Protection Act.

- (b) Evaluation of the location and configuration of open space parcels as to their value to recreation, wildlife habitats and environmental protection.
- (6) Public hearing, notice and decision. The procedure for public hearing, notice and decision shall be held in conformance with MGL Chapter 40A.
- (7) Decision.
 - (a) Evaluation of plan. The Planning Board shall approve or approve with conditions a special permit for an open space development, provided that the Planning Board determines that the open space development is at least as beneficial to the City as a conventional plan. In evaluating the plan or plans, the following criteria shall be considered by the Planning Board:
 - [1] Protection of scenic views and vistas.
 - [2] Protection of valuable or sensitive environments, with wetlands located away from roads or behind lots.
 - [3] Buffer areas are provided which minimize conflict between residential and agricultural or other uses or between adjacent residential subdivisions and lots of reduced size in an open space development.
 - [4] Proximity of the maximum number of lots (especially smaller lots) close to the common open space.
 - [5] Consolidation of open space as large, contiguous units, wherever possible.
 - [6] Continuity of open space of adequate width within the development, connecting to adjacent open space areas, whether existing or in future potential developments adjoining the site. (Narrow strips of common open space should be used only when necessary for access or buffers.)
 - [7] The elements of the site plan (lots, buildings, circulation, common open space, landscaping, etc.) shall be arranged favorably with existing natural features so as to minimize soil removal, tree cutting and general disturbance to the site.
 - [8] Protection of major street capacity by avoiding driveways egressing onto such streets.
 - [9] The pedestrian circulation system shall be designed to assure that pedestrians can move safely and easily on the site and between properties and activities within the site and neighborhood.
 - [10] The street system shall not only provide for the safe and convenient movement of vehicles on and off the site but also be designed to contribute to the overall aesthetic quality of the development.
 - (b) Design guidelines and evaluation criteria.
- (8) Findings. The Planning Board may grant a special permit only if the Planning Board finds that:
 - (a) The development meets the objectives of an open space development listed in Subsection **B**.
 - (b) The development meets the design criteria of an open space development listed in Subsection **H(8)(b)**.
 - (c) The development will not have a substantial or undue adverse effect upon adjacent property or the character of the neighborhood.
- (9) Definitive plan.

- (a) Submission and general procedure. If the open space development special permit is granted by the Planning Board, then the applicant shall submit to the Planning Board a plan in conformity with the requirements and procedures for definitive plan submission and review under the Subdivision Rules and Regulations of the Planning Board.
- (b) Limitation on subdivision. No open space development for which approval has been granted under this section may be further subdivided and a notation to this effect shall be made on the definitive plan.
- (c) Waivers. In accordance with MGL c. 41, § 81R, the applicant may request a waiver from the Subdivision Rules and Regulations. It is the intent of this section that the comparative impact analysis should be waived.
- (d) Review and public hearing. The Planning Board then shall review the aspects of the open space development with regard to its compliance to the Subdivision Control Law, and shall hold a public hearing as required by MGL c. 41, § 81T.
- (e) Variations from concept plan. The overall concept shall only be reconsidered if there is substantial variation between the definitive plan and the concept plan.
 - [1] Definition of "substantial variation." A substantial variation shall be defined as any increase in the number of lots, a decrease in the open space acreage by more than 10%, a significant change in the character of the open space or amenities, a change in the layout which causes dwellings or roadways to be placed significantly closer to a dwelling located outside the development and which adversely and significantly affects natural landscape features and open space. The relocation of lot lines shall not be considered a substantial variation. The determination that a variation is substantial shall require a vote of the Planning Board by 2/3 majority of those present, following consideration of recommendations from the City Engineer, Conservation Officer, Planner and Solicitor.
 - [2] New public hearing. If the Planning Board finds before the hearing on the definitive plan that a substantial variation exists or, alternatively, if the Planning Board finds the substantial variation subsequent to the hearing on the definitive plan, then the Board shall notify the applicant that a new public hearing shall be required to amend the special permit and that said hearing shall relate solely to the acceptability of the substantial variations. The acceptability of said substantial variations must be determined by the Planning Board after public hearing prior to final approval by the Planning Board of the definitive plan. If appropriate, a second hearing on the concept plan variations may be held on the same day as the hearing on the definitive plan.

City of Marlborough
Conservation Commission
140 Main St.
Marlborough, MA 01752
30' WETLANDS SETBACK *NO DISTURB* POLICY

Unless proven otherwise by the applicant, the Conservation Commission shall presume that any proposed activity within **30 ft.** of any wetland will have a significant adverse impact on the wetland and shall not be permitted.

Purpose of Policy

The Conservation Commission has found that activity in the **30 ft.** buffer zone bordering wetland resource areas poses a serious threat to such areas. As a result, the Conservation Commission strongly discourages such activity within **30 ft.** of wetland boundaries. This undisturbed zone will provide a minimum buffer to prevent negative impacts on wetlands.

Basis of Policy

Scientific research, and the Conservation Commission's own experience in reviewing a wide variety of projects, demonstrates that alteration or construction activities within the buffer zone consistently result in destructive effects on the wetlands themselves. These include, but are not limited to, disturbance of natural vegetation along the wetland boundary, run-off of pollutants, fill materials, and other substances into the wetlands, stockpiling or dumping of materials or debris which migrate over time into the wetlands, and disturbance of wildlife habitat, such as nesting sites and corridors which are important to wetland species. The Conservation Commission has also noted a tendency on the part of many project proponents to design the project so that it goes to the absolute limit of the wetland boundary. Particularly given the difficulty which often arises in defining that boundary, in most instances it is vital to protect an adjacent section of the buffer zone and prevent the inevitable destructive impacts on the wetlands which go to the boundary.

The Policy

As used herein:

"Alteration" shall mean any removal (grading, filling and /or excavation) of vegetative cover, soil or other naturally occurring materials.

"Construction" shall mean the construction of any permanent or temporary structure or building, including, without limitation, any residential or commercial building, garage, shed, barn, tennis court, deck, swimming pool, parking area, driveway, fence, or landscaping project.

In acting upon Notices of Intent and Determination of Applicability, the Conservation Commission will presume that any **alteration or construction** within **30 ft.** of a wetland boundary would have a significant adverse impact on the wetlands, and such **alteration or construction** shall not be permitted unless the applicant demonstrates that (1) such activity would not have such an impact, or (2) public benefits, such as health or safety, outweighs any such impact, or (3) the activity involves the maintenance of existing structures, or (4) the activity is the installation of the stormwater outlet structure (5) the activity is related to installation of a

woods trail and/or footbridge crossing. The applicant will have the burden of proof by clear and convincing evidence on this issue. Factors to be considered by the Conservation Commission in determining whether the applicant has met this burden shall include, but are not limited to, the following:

1. Slope of the buffer zone
2. Type and structure of vegetation, soil type and hydrology in the buffer zone
3. Degree and scale of past alterations in the buffer zone
4. Ecological integrity of the adjacent wetlands
5. Importance of the buffer zone to wildlife utilizing the wetland
6. Any ecological benefits arising from the proposed activity, such as removal of exotic vegetation or creation of enhanced wildlife habitat
7. Any public benefits arising from the proposed activity
8. Alternatives have been considered and in the judgment of the Commission no practical alternative is available. However, restoration or plantings in the zone may be required, to help define and protect the remainder of the buffer zone.
9. Project scope and design minimized the work in close proximity to resource area
10. Project will not lead to encroachment on the resource area after the project is completed
11. Commission may impose a wider undisturbed buffer zone to ensure protection of wetland resource areas if the project involves: sensitive habitats, steep slopes, highly erodible soils, extensive disturbed area or hydraulic conditions likely to promote significant erosion

Applicants wishing to rebut the presumption set forth in this policy shall provide the Conservation Commission with the following information, together with any additional relevant information which the Conservation Commission may require:

1. A cross-sectional profile of elevation changes in any area of the buffer zone within **30 ft.** of a wetland which would be disturbed by the proposed activity.
2. A list of all vascular plant species occurring in the **30 ft.** area of the buffer zone and adjacent wetland areas including data on relative abundance of each species.
3. A wildlife habitat evaluation of the 30 ft. area of the buffer zone and adjacent wetlands including data on observed wildlife utilization of such area, such as bird use, occurrence of fish, reptiles, amphibians and mammals.
4. A description of the nature of any public or ecological benefits which may arise from the proposed activities.
5. A photograph of the area to be disturbed.

It is the Conservation Commission's policy, where it has discretion, to prohibit any activity **within 30' of the** wetlands except where there are exceptional circumstances, where no other practical alternative exists, and where satisfactory replication takes place prior to any **alteration or construction**. Activity within the 100 ft. buffer zone will continue to be reviewed on an individual case basis.

Existing Conditions

Maintenance (but, no further alteration or expansion) of yards which existed on or before 8/1/96, within the **30 ft.** buffer will be permitted, however homeowners are encouraged to maintain natural vegetation within 30 ft. of the wetland edge to help improve the water quality of wetlands and streams. A list of wetland vegetation which could enhance wildlife and water quality can be obtained from the Conservation Office at City Hall. The Commission encourages homeowners to allow a natural vegetation buffer to establish itself along the edge of streams, ponds and wetlands for improved habitat and filtering.

Further, the use of herbicides/pesticides, inorganic fertilizers (excluding lime or other organic soil treatments) where labels indicate they are toxic to aquatic organisms, which may alter the adjacent resource area, should not be used adjacent to wetlands. It is likely that the use of these chemicals over time will have an impact on the adjacent wetlands.

Adopted by unanimous vote of the Marlborough Conservation Commission 2-17-2022



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

March 9, 2022

Marlborough Planning Board

RE: ANR Plan
 South Street

Chair Fenby and Board Members,

At the request of the Planning Board at their February 28, 2022 meeting, the Engineering Division has reviewed the following ANR Plan:

“Plan of Land in Marlborough, MA”

Site Address: South Street

Prepared For: Robert Raiano, 21 First Road, Marlborough, MA 01752

Prepared By: Hancock Associates

Dated: Feb. 16, 2022, Revised March 10, 2022

Scale: 1" = 30'

The purpose of the plan is to subdivide the existing property, Marlborough Assessors Map 81, Parcel 228, into three building lots. We confirmed that “Lots 1, 2, and 3” as shown on the plan have the minimum frontage required by zoning on an existing way, and also have the required area and the ability to accommodate the required lot shape rectangle. The plan shows a proposed “Driveway Access & Utility Easement”. The purpose of the easement is for a possible common driveway to serve the lots. Due to the existing topography, individual driveways to access the house site locations on each of the lots would be difficult (though not impossible). The applicant has demonstrated the feasibility of individual driveways and a common driveway by presenting concept plans showing each scenario. Based on review of the concept plans, I am in agreement that a common driveway would be a desired approach and that a recorded easement on this plan is appropriate. In accordance with Marlborough Zoning Ordinance 650-49(F), common driveways to serve three lots are allowed, with site plan approval. The ANR plan contains a note stating that endorsement of this ANR plan by the Planning Board does not constitute the required site plan approval of a common driveway.

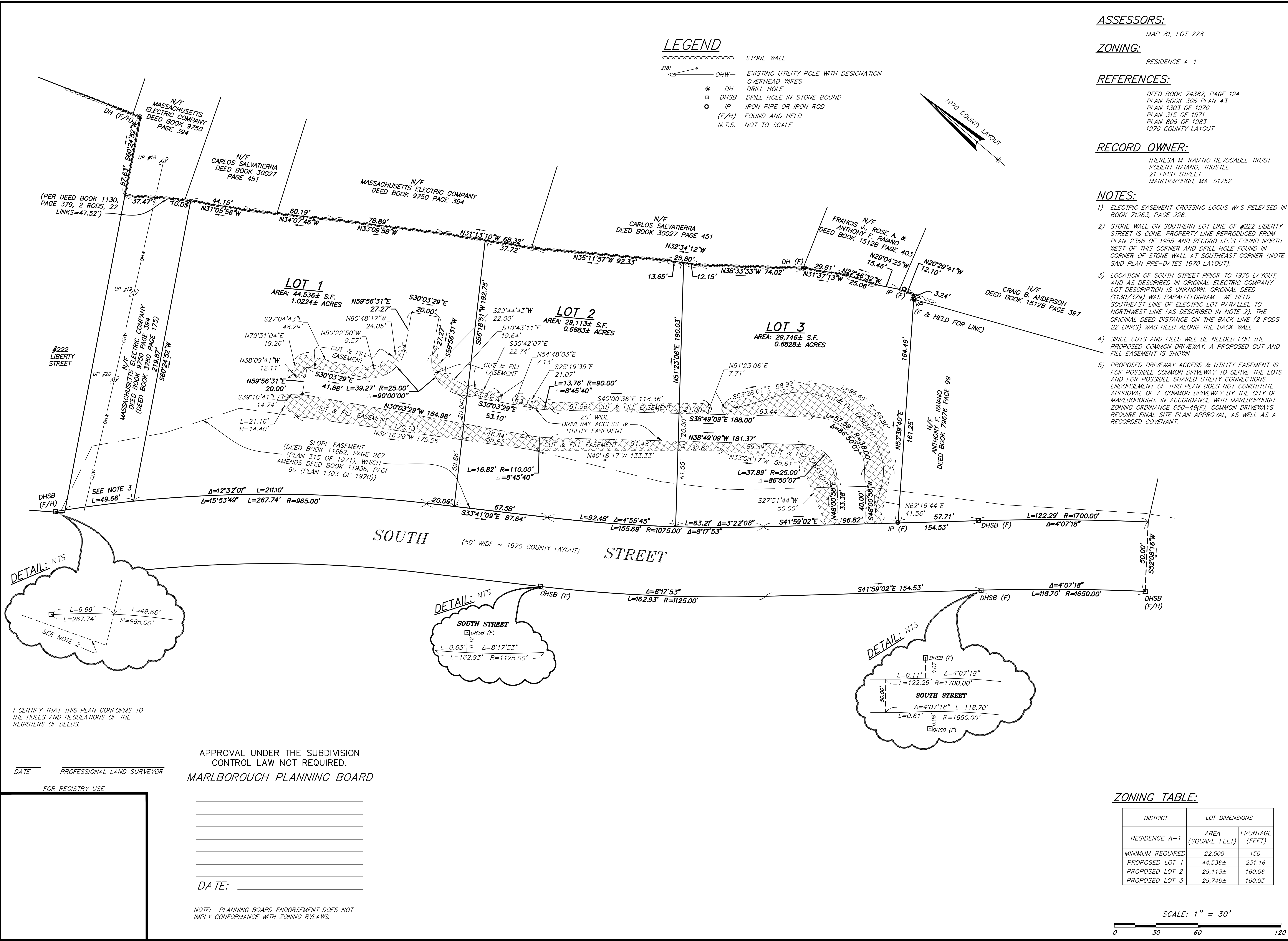
Based on our review, we can recommend endorsement of this ANR Plan by the Planning Board. Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

A handwritten signature in blue ink that reads "Thomas DiPersio, Jr." with a stylized flourish at the end.

Thomas DiPersio, Jr., PE, PLS
City Engineer

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



SITE ADDRESS

SOUTH STREET

Address
MARLBOROUGH, MA 01752

PREPARED FOR

ROBERT RAIANO

21 FIRST ROAD
MARLBOROUGH, MA 01752

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	LMT	JDB	3-10-22	CITY ENGINEER'S COMMENTS

DATE: 2/16/22 DRAWN BY: VK/LMT
SCALE: 1" = 30' CHECK BY: JDB

PLAN OF LAND IN MARLBOROUGH, MA

22989- Raiano (240) Marlborough\DWG\
PLOT DATE: Mar 10, 2022 2:47 pm

DWG: 22989-ANR2022.dwg
LAYOUT: ANR
SHEET: 1 OF 1

PROJECT NO.: 22989



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

March 10, 2022

Marlborough Planning Board

RE: Update on Street Acceptance
Gikas Lane

Chair Fenby and Board Members,

In 2019 the Howes Landing Subdivision was completed. At their September 23, 2019 meeting the Planning Board voted to reduce the construction bond to zero, and send the deeds and acceptance plans to the Legal Department for review. The acceptance of the roadway was never sent to the City Council for consideration. I would like the board to consider sending a recommendation to the council for acceptance of Gikas Lane. I am happy to discuss in more detail at your meeting on March 14.

Thank you for your consideration and should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner



City of Marlborough
Department of Public Works

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

SEAN M. DIVOLL, P.E.
 COMMISSIONER

March 10, 2022

Marlborough Planning Board

RE: Open Space Subdivision Application
 Pleasant Street

Chair Fenby and Board Members,

At the request of the Planning Board at their February 14, 2022 meeting, the Engineering Division has reviewed the application materials for a proposed Open Space Subdivision:

“Open Space Subdivision (Step One), A Single Family Development in Marlborough, Massachusetts”

Site Address: Pleasant Street

Prepared For: Joyce Beauchemin Realty Trust, P.O. Box 1067, Townsend, MA 01469

Prepared By: DK Engineering LLC

Dated: Feb. 10, 2022, Revised: March 6, 2022

Scale: 1" = 30'

These plans are revised from the plan presented to the board at the February 14, 2022 meeting, to address items that were noted to be missing from that plan. Based on our review, we have determined that the revised plans contain the information outlined in the Open Space Development Ordinance 650-28, and the Planning Board Regulations Section 676-9. Therefore I can recommend that the board set a public hearing date for the Special Permit in accordance with the Open Space Development Ordinance. Assuming the board takes this action, the Engineering Division will conduct a more detailed review of the plans and provide comments for your consideration. Should you have any question regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio Jr.

Thomas DiPersio, Jr., PE, PLS
 City Engineer

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



City of Marlborough Conservation Commission

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

Edward Clancy – Chairman
Allan White
David Williams
Dennis Demers
John Skarin
Karin Paquin
William Dunbar
Priscilla Ryder Conservation Officer

March 10, 2022

Barbara Fenby, Chairwomen
Planning Board
City Hall
Marlborough, MA 01752

RE: 689 Pleasant St. Open Space Development Concept Plan

Dear Chairwomen and Members:

I have reviewed the preliminary subdivision plans titled: “Beauchemin Estates 689 Pleasant St. Conventional concept plan and Open Space Concept Plan” by D.K. Engineering, dated 2/10/22, Unfortunately, I failed to add this to the Conservation Commission agenda earlier so the Commission will review this at their meeting on March 17th and may have some additional comments. The comments below are my own and not necessarily those of the Conservation Commission.

1. At its February 17, 2022, meeting the Conservation Commission amended its wetland setback policy to expand the no disturb wetland buffer zone to 30', therefore this will need to be adjusted on the plans as they show a 25' wetland buffer zone. These changes may impact the number of houses and the location of detention basin which needs to be outside the 30' no disturb wetland buffer zone. A realistic look at driveway locations in relation to this setback should also be reviewed to ensure that the house lots can reasonably fit.
2. The Conventional Concept plan does not show a location for a detention basin. This should be shown to determine realistic number of lots. The Open Space Concept Plan shows the detention basin in the open space parcel which the regulations do not allow.
3. The 2.55+ acres of open space is an important wetland that feeds Flagg Brook and then Ft. Meadow Reservoir. Providing ample protection to this wetland will in turn help to preserve Ft. Meadow. Therefore, this Open Space parcel would be acceptable for open space. I do note that normally we don't encourage these isolated pockets of open space as they become difficult to maintain etc. But in this situation, it can be protected for its wetland and habitat value and not necessarily for public use or trail access. With climate change and warmer temperatures our wetlands and woodlands will need to work harder to keep the air cooler and provide habitat and shade to wetland dependent critters.

4. If the project moves forward with the Open Space concept, the Commission will usually recommend that the conveyance the proposed open space parcel be to the city of Marlborough for conservation and open space protection purposes. As has been done for all other open space developments \$5,000 should be requested to be deposited to the city's conservation maintenance fund for future maintenance of this site. The applicant also has the option to have the land held by a homeowner's association as outlined in the ordinance, if they so choose.
5. Once the plan has been updated, I can provide comments on how the plan meets the design guidelines as outlined in the ordinance.

I will pass along any additional comments the Conservation Commission may have, and we look forward to reviewing the revised plans once the items noted above have been addressed.

If you have any questions, please let me know.

Sincerely,

Priscilla Ryder
Conservation Officer

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

OPEN SPACE DEVELOPMENT (STEP ONE)

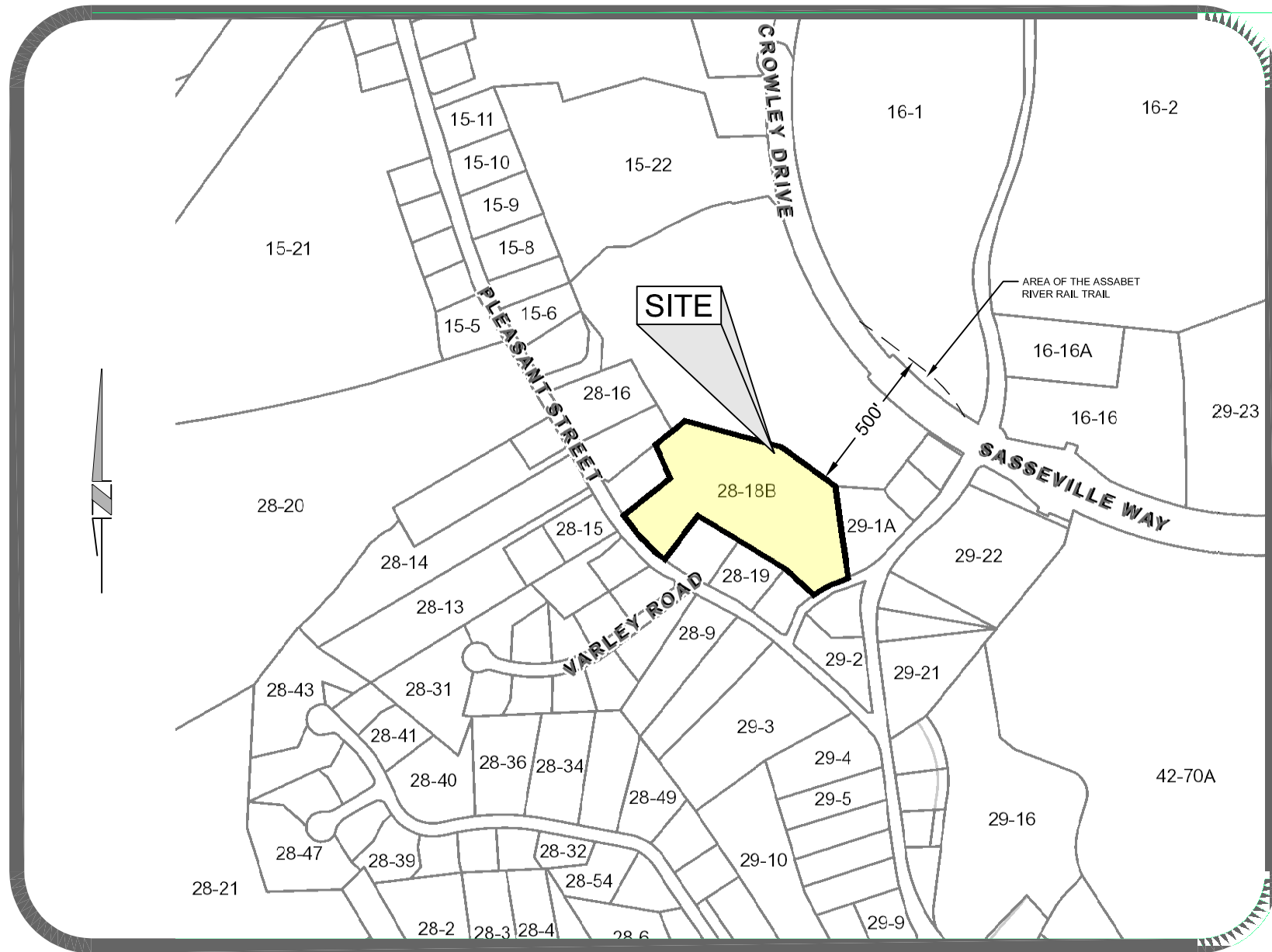
BEAUCHEMIN ESTATES

A SINGLE FAMILY DEVELOPMENT
IN
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:
JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MASSACHUSETTS 01469

NOTES:

1. THE MAJOR FEATURES OF THE LAND INCLUDING EXISTING WALLS, FENCES, BUILDINGS, LARGE TREES (12" DIAMETER OR GREATER), WOODED AREAS, OUTCROPPINGS, DITCHES, ETC. ARE SHOWN THE EXISTING CONDITIONS PLAN (SHEET 2) AND THE TREE INVENTORY PLAN (SHEET 3).
2. THE PROFILES AND APPROXIMATE FINISHED GRADES OF THE ROADWAY, DRAIN AND SEWER UTILITIES ARE SHOWN ON THE PRELIMINARY PLAN & PROFILE (SHEETS 5 & 6).
3. THE WATER DISTRIBUTION SYSTEM IS SHOWN ON THE CONVENTIONAL PRELIMINARY PLAN (SHEET 4) AND THE PRELIMINARY PLAN & PROFILE (SHEET 5).
4. THE PERCENT OF THE PROPOSED OPEN SPACE WHICH HAS STEEP SLOPES IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
5. THE PERCENT OF THE EXISTING PARCEL THAT IS WETLAND AND THE PERCENT OF THE PROPOSED OPEN SPACE WHICH IS WETLAND IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
6. EXISTING LANDSCAPE FEATURES IN SUCH DETAIL APPROPRIATE TO THE SITE, INCLUDING DIFFERENTIATION OF WOODED VERSUS OPEN AREAS, AND A FURTHER DIFFERENTIATION BETWEEN CONIFEROUS AND DECIDUOUS TREES IS SHOWN ON THE TREE INVENTORY PLAN (SHEET 3).
7. THERE ARE NO OPEN SPACES IDENTIFIED WITHIN 500 FEET OF THE SITE. IT APPEARS THAT THE ASSABET RIVER RAIL TRAIL IS LOCATED WITHIN 500 FEET OF THE SITE AS SHOWN ON THE LOCUS MAP TO THE RIGHT.
8. THERE WERE NO ARCHEOLOGICAL AND HISTORIC FEATURES LOCATED ON SITE.
9. THE SITE IS WOODED SO THERE ARE NO MAJOR LONG VIEWS WITHIN THE SITE AND WITHIN 500 FEET OF THE SITE.



LOCUS MAP
SCALE: 1" = 500'

SITE ANALYSIS

LOT NO.	CONVENTIONAL AREA REQUIRED (S.F.)	OPEN SPACE AREA REQUIRED (S.F.)	AREA DECREASE (S.F.)
1	18,000	12,209	5,791
2	18,000	12,138	5,862
3	18,000	12,002	5,998
4	18,000	12,062	5,938
5	18,000	12,005	5,995
6	18,000	15,106	2,894
7	18,000	22,472	---
TOTALS	110,860	---	32,478

TOTAL PARCEL AREA = 5.44 ACS. OR 237,045 S.F.
30% OF PARCEL AREA = 71,114 S.F.

OPEN SPACE = 110,860 S.F.
WETLANDS = 19,660 S.F. (USEABLE = 0)
STEEP SLOPES = 11,750 S.F. (USEABLE = 50% OF OPEN SPACE AREA)
91,200 S.F.

ACTUAL OPEN SPACE AREA = 91,200 S.F.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN SET IS TO SHOW A CONVENTIONAL PRELIMINARY PLAN AND OPEN SPACE CONCEPT PLAN.
2. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
3. TOTAL LOT AREA: 326,895± S.F. (5.437± ACRES).
4. THE PROPERTY IS ZONED: RESIDENCE A-2.
5. OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
6. DEED REFERENCE: BOOK 45210, PAGE 560.
7. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDEISEN SURVEY & DESIGN, LLC.
8. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REQUIREMENTS:

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ BLDG. LINE = 70 FEET
4. MAXIMUM LOT COVERAGE = 30%
5. MINIMUM BUILDING SETBACKS:
FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

ZONING REQUIREMENTS:

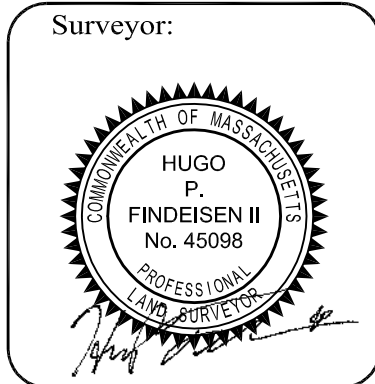
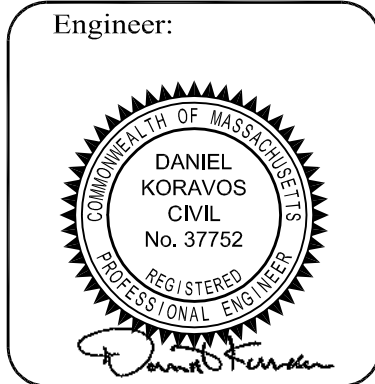
1. MINIMUM LOT AREA = 18,000 S.F.
2. MINIMUM FRONTAGE = 120 FEET
3. MAXIMUM LOT COVERAGE = 30%
4. MINIMUM BUILDING SETBACKS:
FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

INDEX TO SHEETS

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
TREE INVENTORY PLAN	3
CONVENTIONAL PRELIMINARY PLAN	4
PRELIMINARY PLAN & PROFILE	5
PRELIMINARY PLAN & PROFILE (2)	6
CONCEPTUAL OPEN SPACE PLAN	7

Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
OK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel. (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire 03093
Tel. (603) 898-8616 / Fax (603) 898-8497



Applicant:

DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):

JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: AS SHOWN
Plan Date: 02/10/2022 Revised Date: 03/06/2022

Sheet Title:

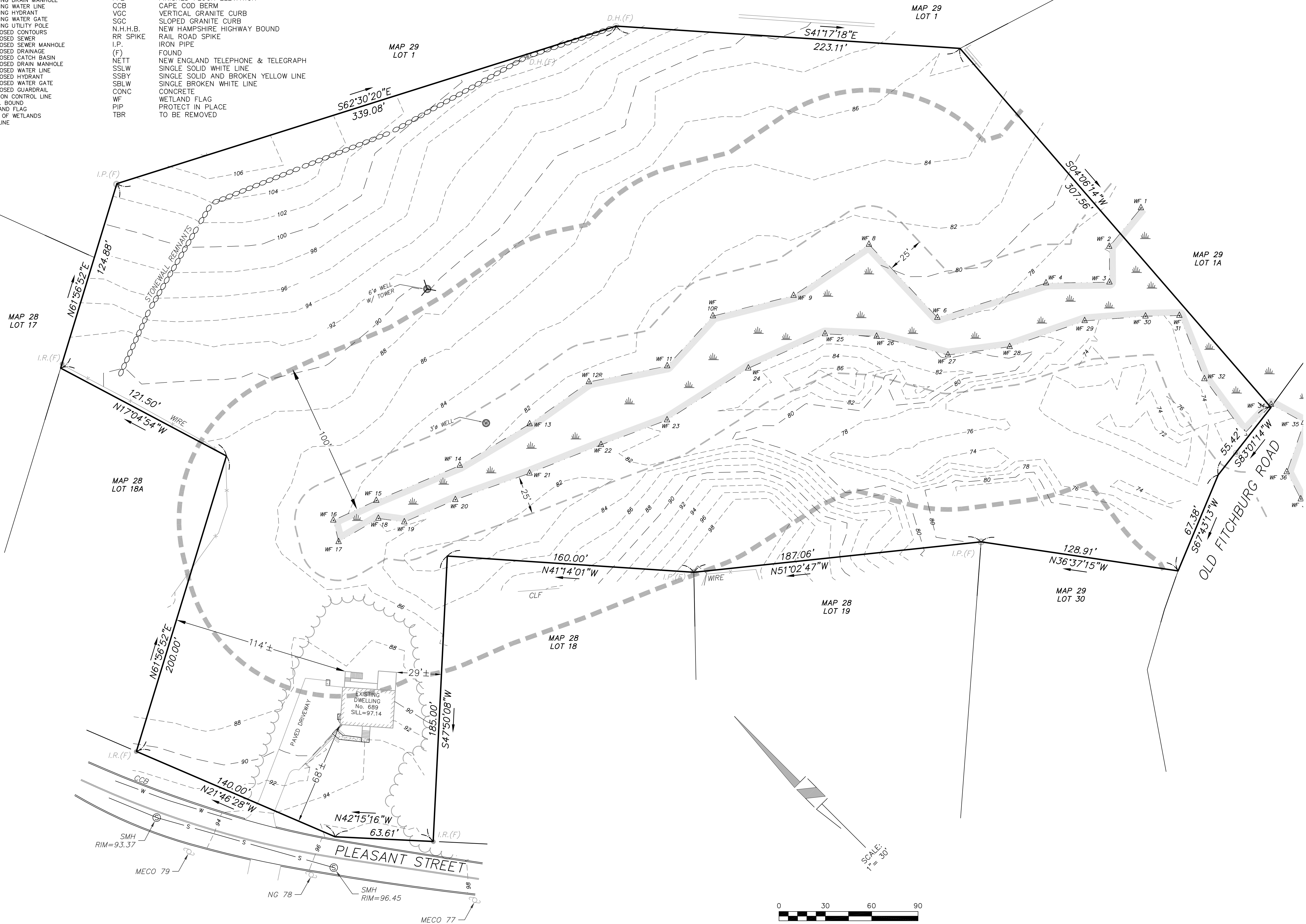
TITLE SHEET

Sheet No.: 1
Total No. of Sheets: 7

- LEGEND**
- PROPOSED RETAINING WALL
 - EXISTING CONTOURS
 - EXISTING SEWER
 - EXISTING DRAINAGE
 - EXISTING CATCH BASIN
 - EXISTING DRAIN MANHOLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT
 - EXISTING WATER GATE
 - EXISTING UTILITY POLE
 - PROPOSED CONTOURS
 - PROPOSED SEWER
 - PROPOSED SEWER MANHOLE
 - PROPOSED DRAINAGE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED HYDRANT
 - PROPOSED WATER GATE
 - PROPOSED GUARDRAIL
 - EROSION CONTROL LINE
 - PROP. BOUND
 - WETLAND FLAG
 - EDGE OF WETLANDS
 - TREELINE

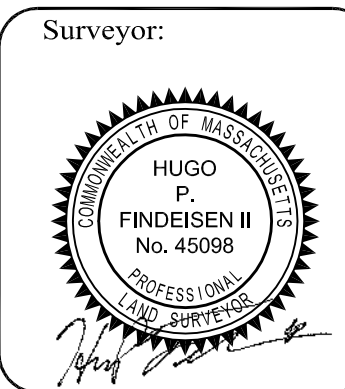
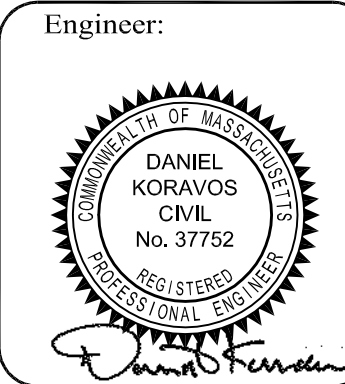
LIST OF ABBREVIATIONS

- | | |
|----------|-------------------------------------|
| BIT. | BITUMINOUS |
| CB | CATCH BASIN |
| DMH | DRAINAGE MANHOLE |
| EOP | EDGE OF PAVEMENT |
| P&R | POST AND RAIL |
| FFE | FINISHED FLOOR ELEVATION |
| CCB | CAPE COD BERM |
| VGC | VERTICAL GRANITE CURB |
| SGC | SLOPED GRANITE CURB |
| N.H.H.B. | NEW HAMPSHIRE HIGHWAY BOUND |
| RR SPIKE | RAIL ROAD SPIKE |
| I.P. | IRON PIPE |
| (F) | FOUND |
| NETT | NEW ENGLAND TELEPHONE & TELEGRAPH |
| SSLW | SINGLE SOLID WHITE LINE |
| SSBY | SINGLE SOLID AND BROKEN YELLOW LINE |
| SBLW | SINGLE BROKEN WHITE LINE |
| CONC | CONCRETE |
| WF | WETLAND FLAG |
| PIP | PROTECT IN PLACE |
| TBR | TO BE REMOVED |



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03038
Tel: (603) 505-5226 E-mail: Don.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire
Tel: (603) 898-5516 / Fax (603) 898-8497



Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03038

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L. BEAUCHEMIN,
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Assessor's Map & Lot:
Map 28 / Lot 18B

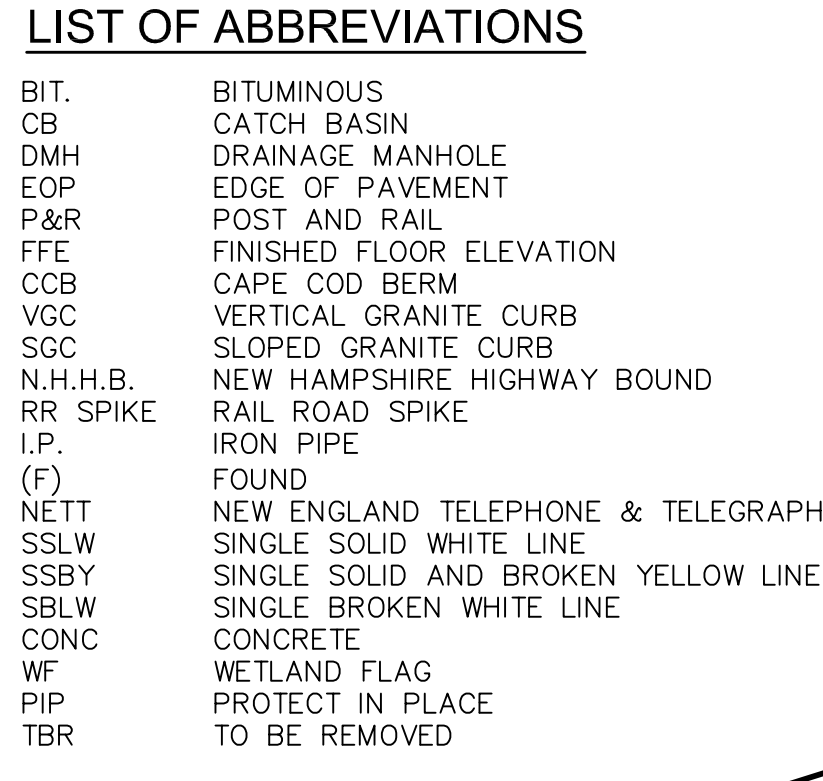
Project No.: 42103 Drawing Scale: AS SHOWN

Plan Date: 02/10/2022 Revised Date: 03/06/2022

Sheet Title:
**EXISTING
CONDITIONS PLAN**

Sheet No.: **2**

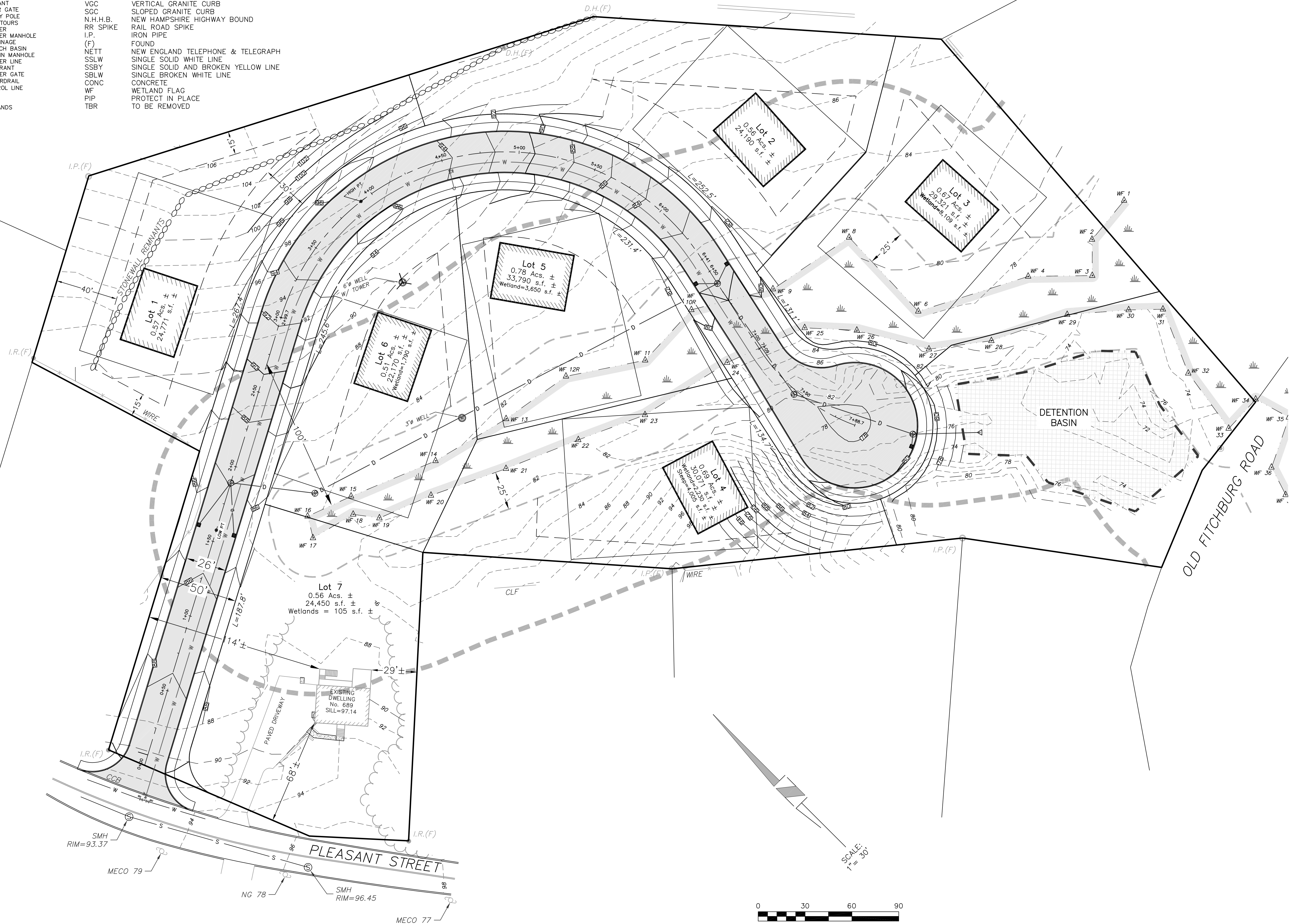
Total No. of Sheets: **7**



Sheet No.:	3
Total No. of Sheets:	7

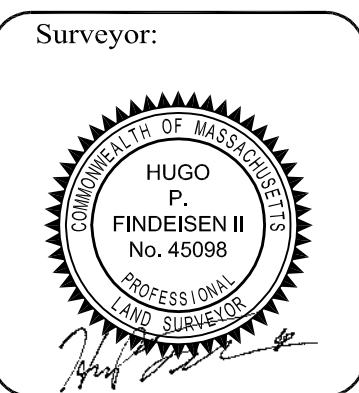
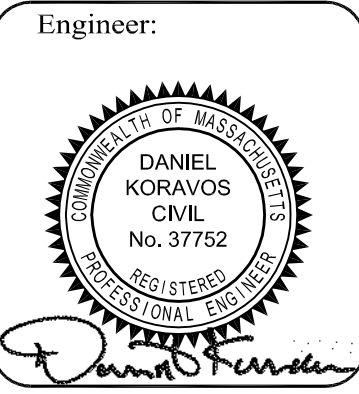
LEGEND	
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	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
	PROP. BOUND
	WETLAND FLAG
	EDGE OF WETLANDS
	TREELINE

LIST OF ABBREVIATIONS	
BIT.	BITUMINOUS
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
P&R	POST AND RAIL
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Applicant:
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59 GRANITE LANE
CHESTER, NH 03036

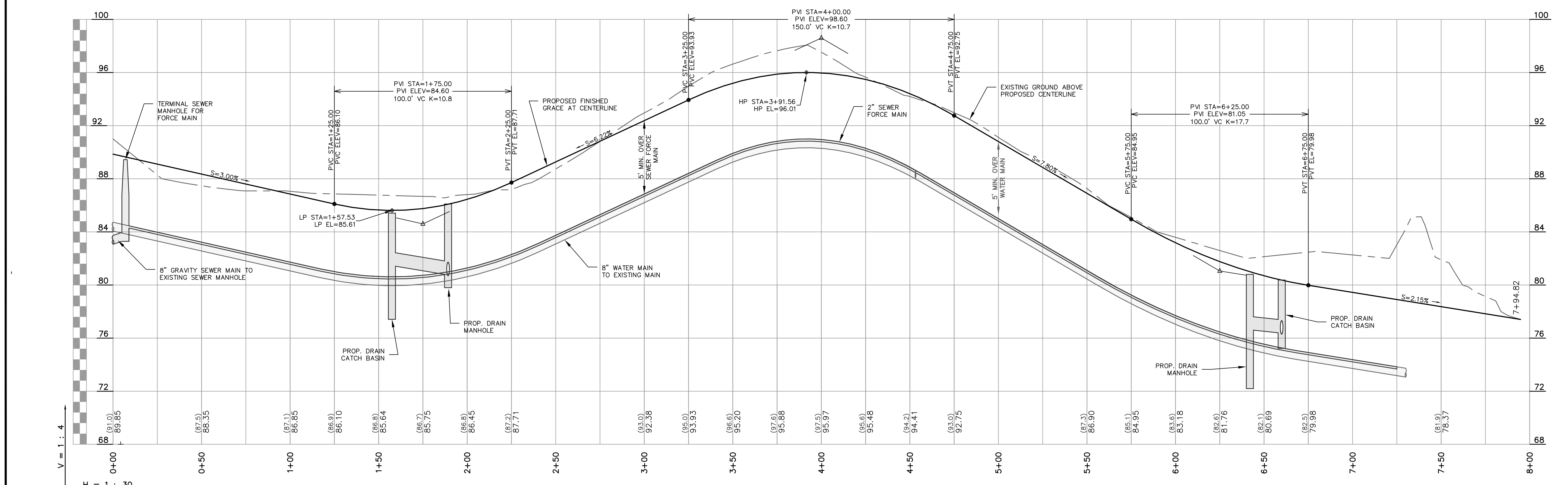
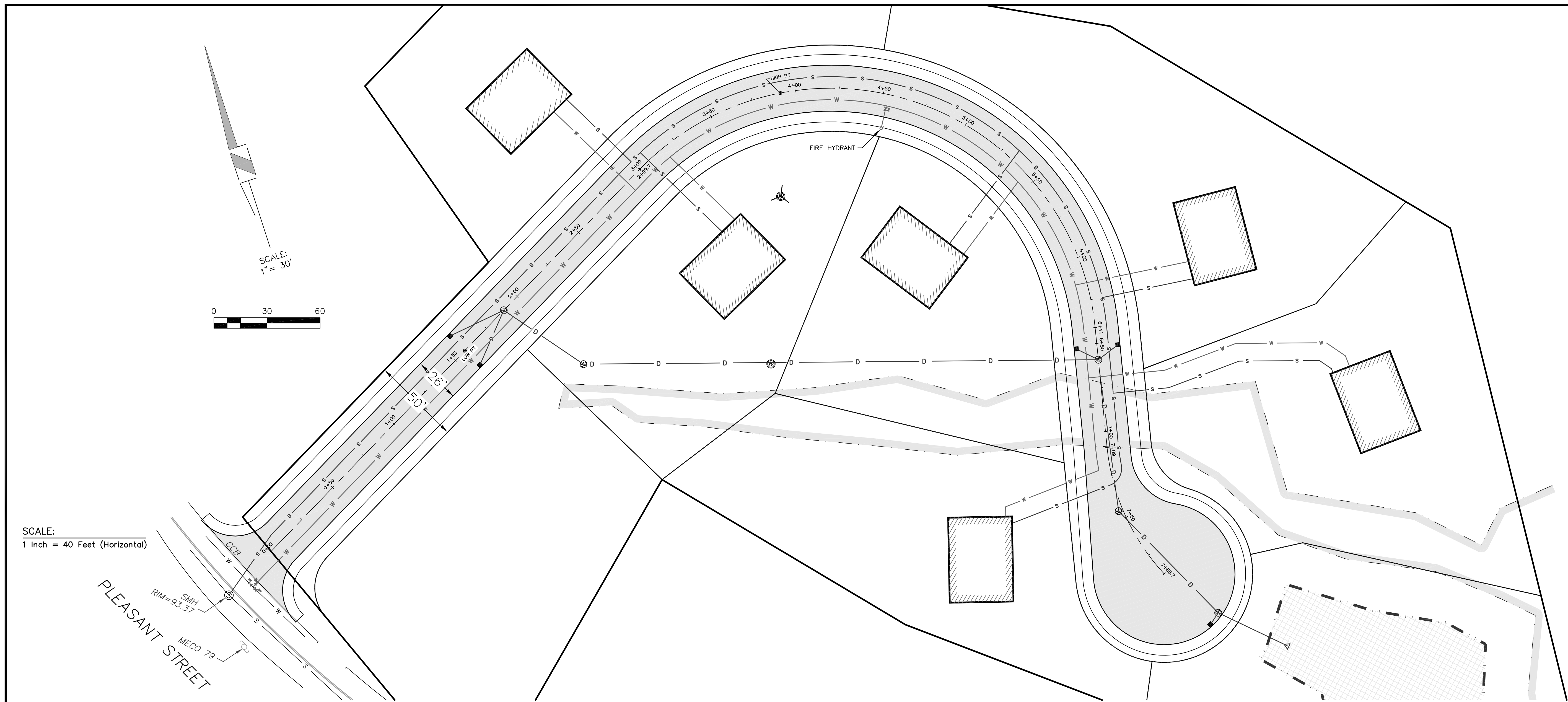
Owner(s):
JOYCE BEACHEMIN
REALTY TRUST
TIMOTHY L. BEACHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
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3			
2			
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Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: 1"=30'
Plan Date: 02/10/2022 Revised Date: 03/06/2022

Sheet Title:
**CONVENTIONAL
PRELIMINARY PLAN**

Sheet No.: **4**
Total No. of Sheets: **7**



Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:
OK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire 03098
Tel: (603) 898-5516 / Fax (603) 898-8497

Engineer:
DANIEL KORAVOS
CIVIL
No. 37752
Professional Seal

Surveyor:
HUGO P. FINDEISEN II
No. 45098
Professional Seal

Applicant:
DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):
JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
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Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103
Drawing Scale: AS SHOWN
Plan Date: 02/10/2022
Revised Date: 03/06/2022

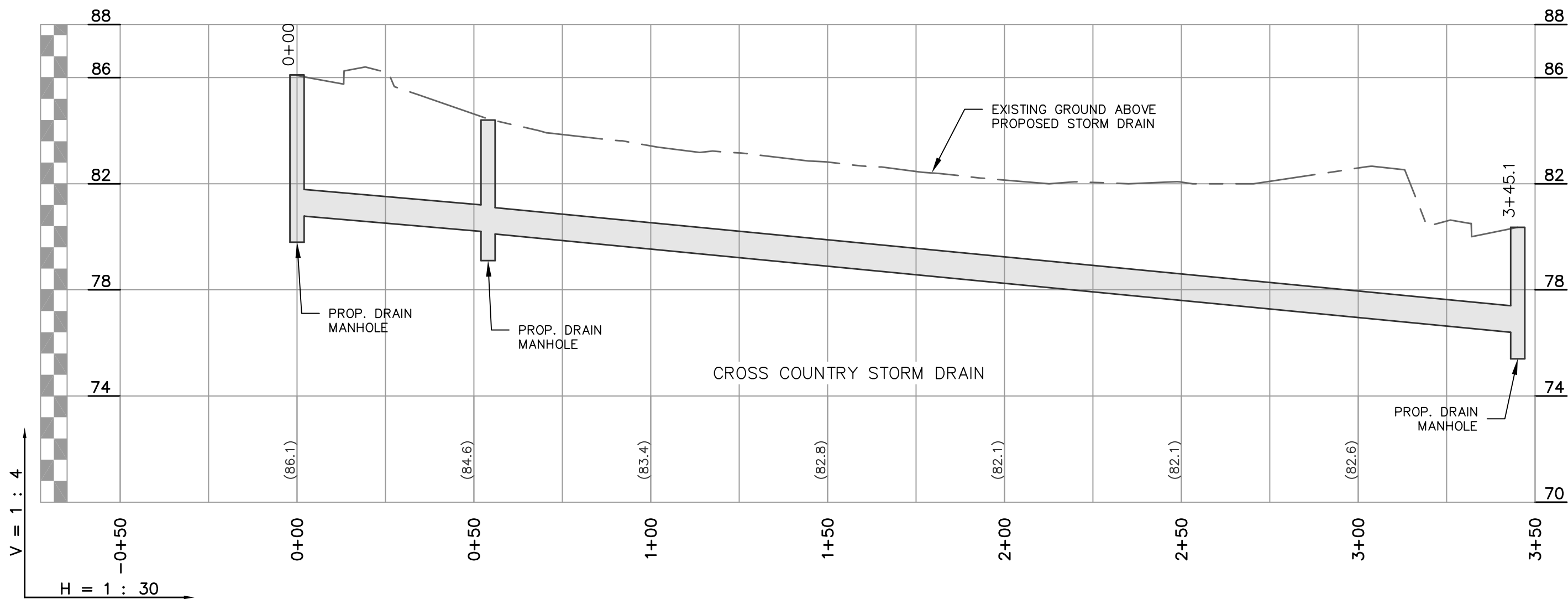
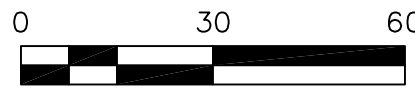
Sheet Title:
**PRELIMINARY
PLAN & PROFILE**

Sheet No.: **5**
Total No. of Sheets: 7

SCALE:
1 Inch = 40 Feet (Horizontal)

PLEASANT STREET

SCALE:
1" = 30'



Engineer / Surveyor:

DK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH 03098
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com
FINDEISEN SURVEY & DESIGN, LLC
87 Indian Rock Road, Windham, New Hampshire 03098
Tel: (603) 898-5516 / Fax (603) 898-8497

Engineer:



Surveyor:



Applicant:

DANIEL KORAVOS
59 GRANITE LANE
CHESTER, NH 03036

Owner(s):

JOYCE BEAUCHEMIN
REALTY TRUST
TIMOTHY L BEAUCHEMIN,
TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469

NO. DATE BY DESCRIPTION

Assessor's Map & Lot:

Map 28 / Lot 18B

Project No.: 42103

Drawing Scale: AS SHOWN

Plan Date: 02/10/2022

Revised Date: 03/06/2022

Sheet Title:

**PRELIMINARY
PLAN & PROFILE (2)**

Sheet No.:

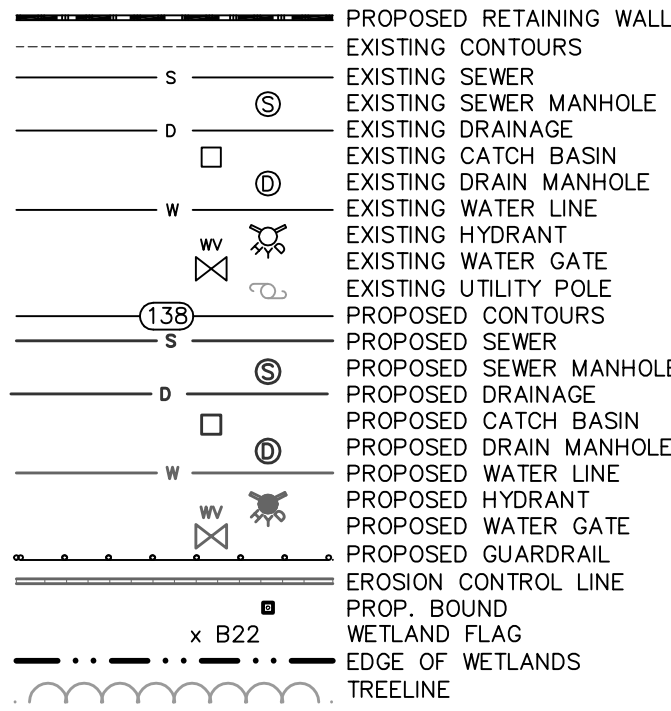
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Total No. of Sheets:

7

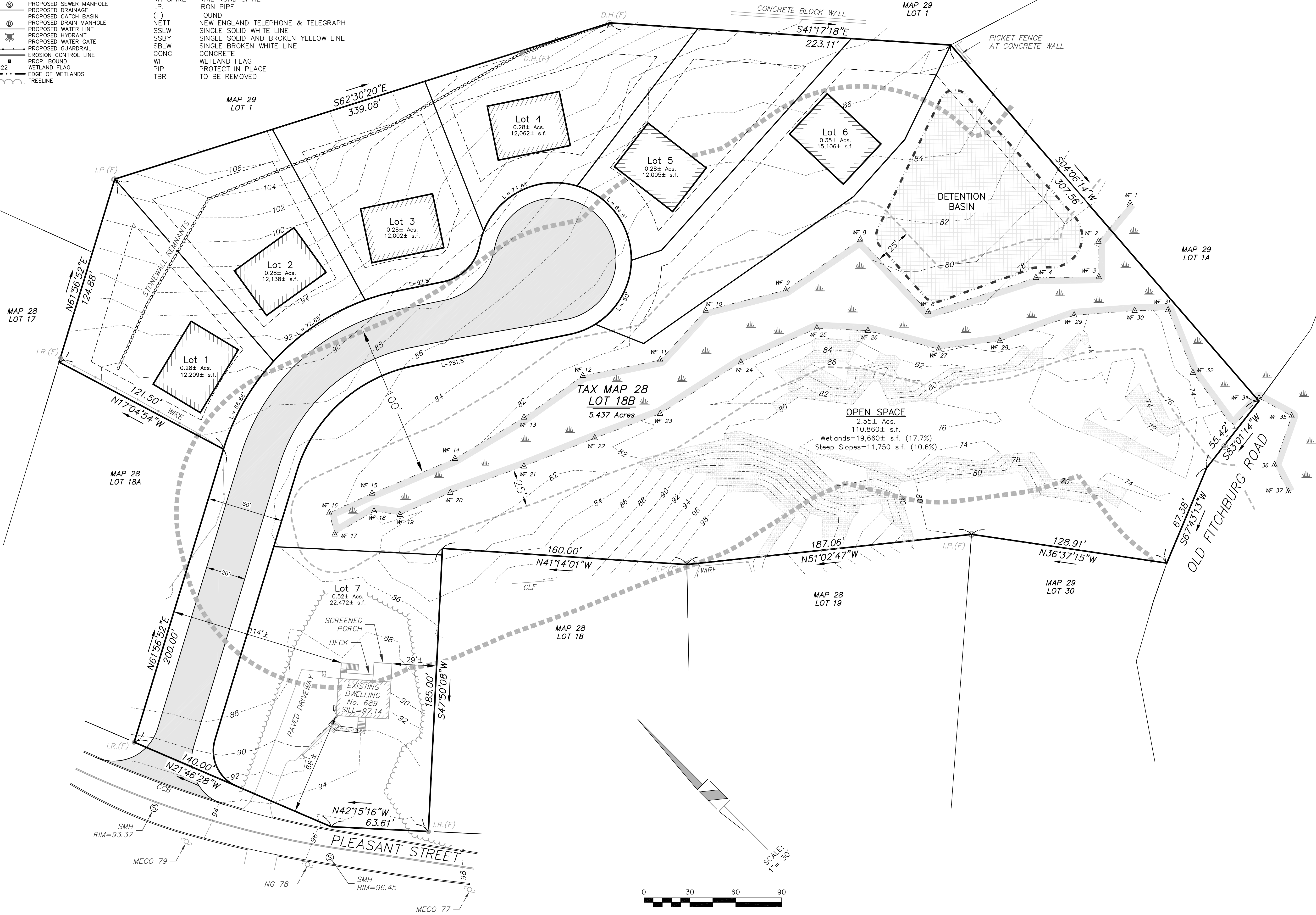
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LEGEND



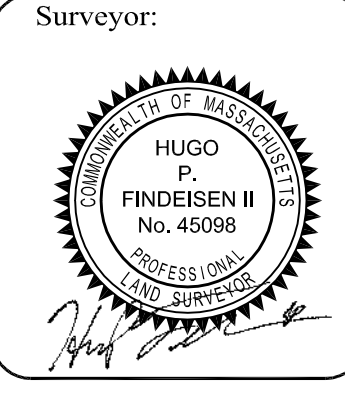
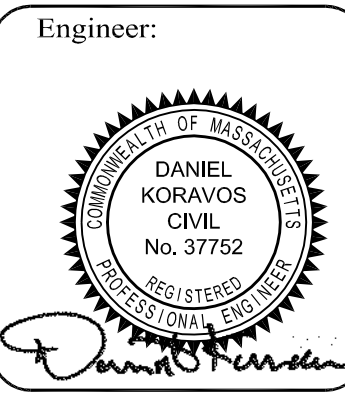
LIST OF ABBREVIATIONS

BIT. BITUMINOUS
CB CATCH BASIN
DMH DRAINAGE MANHOLE
EOP EDGE OF PAVEMENT
P&R POST AND RAIL
FFE FINISHED FLOOR ELEVATION
CCB CAPE COD BERM
VGC VERTICAL GRANITE CURB
SGC SLOPED GRANITE CURB
N.H.H.B. NEW HAMPSHIRE HIGHWAY BOUND
RR SPIKE RAIL ROAD SPIKE
I.P. IRON PIPE
(F) FOUND
NETT NEW ENGLAND TELEPHONE & TELEGRAPH
SSLW SINGLE SOLID WHITE LINE
SSBY SINGLE SOLID AND BROKEN YELLOW LINE
SBLW SINGLE BROKEN WHITE LINE
CONC CONCRETE
WF WETLAND FLAG
PIP PROTECT IN PLACE
TBR TO BE REMOVED



689 Pleasant Street

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Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: 1"=30'
Plan Date: 12/03/2021 Revised Date: 03/06/2022

Sheet Title:
Open Space
Conceptual Plan

Sheet No.: **7**
Total No. of Sheets: **7**



TOWN OF NORTHBOROUGH PLANNING DEPARTMENT

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

12A

Please note: you have received this notice because you are the owner of property within 300 feet of the location of the property referenced in the legal ad below.

Public Hearing Notice Northborough Planning Board

In accordance with the provisions of MGL Chapter 40A, Section 9, the Northborough Planning Board will hold a public hearing on March 1, 2022 at 6:30pm to consider the Special Permit Site Plan Approval Application for 200 Bartlett Street, Map 66 Parcel 7, submitted by The Robert J. Devereaux Corporation, for use of the property as a contractor's yard in the Industrial Zoning District. Application and plans, prepared by Connorstone Engineering, Inc. are on file at the Town Clerk's office and Town Planner's office and may be viewed on the Planning Department webpage.

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted. To participate in the public comment portions of this meeting from a PC, Mac, iPad, iPhone or Android device please click this URL to join: <https://town-northborough-ma-us.zoom.us/j/89577813877> Passcode: 557156 Or One tap mobile: +1-646-876-9923 Or join by phone: 1 646 876 9923

Kerri Martinek, Chairman
February 14, 2022 and February 21, 2022



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

508-485-0710

February 23, 2022

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

RECEIVED 12B
SOUTHBOROUGH TOWN CLERK

2022 FEB 23 P 3:22

JFH

MAR 03 2022

PUBLIC HEARING NOTICE

**For MODIFICATION to a Major Site Plan Approval
154-156 Northboro Road; Assessors Map 70, Parcel 2**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, March 14, 2022, at 7:15PM** to consider the application of Michael J. Quinn regarding the the property at 154-156 Northboro Road for a **Modification to a Major Site Plan Approval**.

This public hearing concerns the change from rentals to condominium ownership of 25,098± sf of mixed use garage/contractor bays (20 units), on the 4.65-acre parcel located in an Industrial Park Zoning District..

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

A copy of the application can be viewed at the Planning Office at the Southborough Town House during normal business hours, or Town website:
<http://www.southboroughtown.com/planning>. Any person wishing to be heard on the proposed plan should appear at the time and place designated.

Donald C. Morris, Chair
Planning Board