

CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**

Date: November 8, 2021

Time: **7:00 PM**

Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 NOV -4 P 2:13

This meeting of the Planning Board will be held in Memorial Hall on Monday, November 8, 2021 at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED.

Agenda Items to be Addressed:

1. Draft Meeting Minutes

A. October 18, 2021

2. Chair's Business

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

3. Approval Not Required (None)

4. Public Hearings

A. **7:00 PM** – City Council: Order #21-1008274C, Proposed Zoning Amendment to Chapter 650 to amend Section 61 Temporary Moratorium for Multi-Family Housing Projects

B. **7:15 PM** – 342 Sudbury Street, Marlborough, MA 01752 – Definitive Subdivision Plan

Owner of Land: The 342 Sudbury Street Trust

Name of Engineer: Robert Parente

Deeds Book: 77825 Page: 110

Correspondence from the Engineering Department

Correspondence from Assistant Chief Jeffrey Gogan

Correspondence from abutter John Brackett of 45 Harper Circle

5. Subdivision Progress Reports

A. Commonwealth Heights Subdivision – ongoing discussion

Correspondence to Scott Weiss

Correspondence from Scott Weiss

B. Goodale Estates – ongoing discussion

Correspondence from the Engineering Department

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

7. Definitive Subdivision Submissions (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business (None)

11. Calendar Updates (None)

12. Public Notices of other Cities & Towns

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

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

MINUTES
MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752

1A

Call to Order

October 18, 2021

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

1. Draft Meeting Minutes

A. October 4, 2021

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file with a minor typo correction, the October 4, 2021 meeting minutes. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

2. Chair's Business

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

Mr. LaVenture read the public hearing legal notice into the record.

November 8, 2021, 7:00 PM was selected for the Planning Board's public hearing on the proposed zoning amendment.

B. Marlborough Planning Board Subdivision Rules and Regulations

Mr. LaVenture updated the Board on discussions he had with City Solicitor Jason Grossfield. Mr. LaVenture explained Mr. Grossfield indicated in his opinion there would be no problem with the Board filing the regulations with the land court and with the registry of deeds, at this time. If Mr. Grossfield had any comments or changes that are required to be made, he would refer those back the Board for review and protentional vote at a subsequent public hearing.

On a motion by Mr. LaVenture, seconded by Mr. Fay, the Board voted to refer the Planning Board Rules and Regulations approved on September 13, 2021 to Legal for filing with the appropriate offices as required and confirmation that 1) no timeline restriction between voting their approval and the filing has been violated 2) that the Solicitor's earlier communication to the Board that the approved Rules and Regulations were not in final form will not negatively impact their integrity after filing. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

The Board had a discussion on procedures/standards for deciding items, example: variances and zoning changes. Mr. LaVenture and Mr. Russ decided to draft information on future discussions.

C. Scenic Roads – ongoing discussion – no new information

D. Holiday Party discussion

On a motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to move 2D. Holiday Party Discussion to the end of the meeting. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

3. Approval Not Required (None)

4. Public Hearings (None)

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

5. Subdivision Progress Reports

A. Commonwealth Heights Subdivision

The Board had a discussion referencing several items throughout multiple Planning Board meeting minutes.

Mr. LaVenture referenced the following Planning Board meeting minutes:

- December 16, 2019, page 4, 3rd paragraph. Mr. Fay set clear expectations on extensions.
- June 8, 2020, page 2, last paragraph. Mr. Fay set clear expectations on extensions.

Mr. Russ had a discussion on item 21 within the covenant and the Board's plans to communicate with Scott Weiss about the Board's potential option of rescinding the approval of the Subdivision.

Mr. Fay referenced the following Planning Board meeting minutes:

- December 16, 2019, page 4, 3rd paragraph. "Mr. Fay would be opposed to extensions of an approval if the road was not completed."
- February 24, 2020, page 3, 2nd paragraph. "Mr. Weiss indicated he has a clear understanding of the Board's expectations."
- June 8, 2020, page 2, last paragraph. "Mr. Fay expressed his conviction that he will not support any approval extensions without demonstrated construction schedule progress."

Dr. Fenby referenced the following Planning Board meeting minutes:

- June 22, 2020

The Board had a discussion on how the Board previously set clear expectations for Mr. Weiss and how they believe Mr. Weiss is in current violation of the covenant because he was supposed to be submitting regular progress reports.

Mr. Russ and the City Engineer, Thomas DiPersio discussed adequate time for roadway construction before the August 24th, 2022 deadline.

The Board discussed any potential restrictions due to COVID-19 that would affect the Board's ability to rescind the approval. City Councilor, Kathleen Robey discussed the tolling extension that was part of the Governor's executive order for the emergency declaration.

Mr. LaVenture reminded the Board, Mr. Weiss had indicated multiples times he has no plans of doing the roadway construction and that he is relying on a developer for that.

Mr. LaVenture referenced the following Planning Board meeting minutes:

- December 16, 2019, page 4, 3rd paragraph. "Mr. Weiss repeated that they're not builders, and they will be looking for a partner to complete the road and houses as one process." And "Mr. Fay would be opposed to extensions of an approval if the road was not completed. Mr. Weiss will accept and commit to completing the roadway in the prescribed schedule."

On a motion by Mr. Fay, seconded by Mr. Hodge, the Board voted to send a letter to Mr. Weiss expressing the Board's concern that there has been no activity. The Board believes he is in current violation of the covenant and the Board wants to invite him to a future Planning Board meeting as a courtesy prior to commencing the process to rescind his approval. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

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

B. Goodale Estates – Schedule update

Mr. LaVenture read the correspondence from Kevin Gillis dated October 12, 2021 into the record.

On a Motion by Mr. LaVenture, seconded by Mr. Russ, the Board voted to accept and file the correspondence.

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

City Engineer, Thomas DiPersio updated the Board on the Goodale Estates timeline, closing in December 2021.

On a motion by Mr. Fay, seconded by Mr. LaVenture, the board voted to have the Engineering Department draft a letter for: punch list items, entering the maintenance period, and the acceptance process. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

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

7. Definitive Subdivision Submissions

A. 342 Sudbury Street, Marlborough, MA 01752

Owner of Land: The 342 Sudbury Street Trust

Address: 342 Sudbury Street, Marlborough, MA 01752

Name of Engineer: Robert Parente

Address: 21 Chapin Street., Northboro, MA 01532

Deeds Book: 77825 Page: 110

Mr. LaVenture read the correspondence from Mr. Parente dated October 16, 2021 into the record.

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

Mr. Parente explained the submission includes a three-plan set of a proposed two lot subdivision.

1. 40-foot layout of the roadway and lotting plan
2. 18-foot roadway (waiver request) plan and profile showing hammerhead turn around (waiver request)
3. Site Grading and Drainage Plan

Mr. Parente explained on the north side of the property the plans display a (parcel A) because there is a potential of a Conveyance of a small portion of land. The plan includes a natural buffer zone to protect the privacy of some of the abutters.

Mr. Russ and Mr. Parente discussed providing a grading plan to reassure the Board that the natural buffer zone would remain protected during construction and if there was a way to protect the natural buffer zone in the deed for if the land was to be sold in the future.

On a motion by Mr. Fay, seconded by Mr. Russ, the Board voted to refer the definitive subdivision submission to Engineering for review. Yea: Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

November 8, 2021, 7:00 PM was selected for the Planning Board's public hearing on the definitive subdivision for 342 Sudbury Street.

8. Signs (None)

9. Correspondence (None)

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

10. Unfinished Business (None)

11. Calendar Updates (None)

On a motion by Mr. LaVenture, seconded by Mr. Russ, the board voted to bring 4D back up on the Agenda. Yea: Elder, Fay, Fowler, Hodge, LaVenture, Russ, and Fenby. Nay: 0. Motion carried.

4. Chair's Business

D. Holiday Party discussion

The Board had a discussion on the Holiday Party and picked December 20, 2021.

12. Public Notices of other Cities & Towns

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

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

On a motion by Mr. Fowler, seconded by Mr. Russ, 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

**CITY OF MARLBOROUGH
PLANNING BOARD
MARLBOROUGH, MASSACHUSETTS 01752**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

LEGAL NOTICE

Public Hearing –Proposed Zoning Amendment to Chapter 650 to amend Section 61 Temporary Moratorium for Multi-Family Housing Projects.

2021 OCT 21 P 5:00

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, November 8, 2021 at 7:00 PM** in the Memorial Hall, 3rd floor, City Hall, 140 Main Street, Marlborough, Massachusetts to amend Chapter 650 by amending §61 Temporary Moratorium for Multi-Family Housing Projects.

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

1. By amending Section 650-61 entitled “Temporary Moratorium for Multi-Family Housing Projects”, said zoning ordinance amendment adopted by City Council Order No. 21-1008274, in order to extend the temporary moratorium, as follows:
 - a. Section 650-61(B)(1): Delete the following words in the first sentence: “ending 90 days from the date of approval of this zoning amendment by the City Council.” and replace them with the following: “ending December 31, 2021.”

Per Order of the City Council
#21-1008414
X 21-1008274C

**CITY OF MARLBOROUGH
PLANNING BOARD
MARLBOROUGH, MASSACHUSETTS 01752**

4B

LEGAL NOTICE

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Public Hearing – Marlborough Planning Board- Definitive Subdivision Plan of Land 2021 P 5:00

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, November 8, 2021 at 7:00 PM** in the Memorial Hall, 3rd floor, City Hall, 140 Main Street, Marlborough, Massachusetts to consider the application for approval of a Definitive Subdivision Plan, "342 Sudbury Street". This notice is published in accordance with the provisions of Subdivision Control Law, M.G.L. Chapter 41, Section 81T.

Name and Record Owner of Land: The 342 Sudbury Street Trust, 342 Sudbury Street Marlborough, MA 01752
Name of Engineer: Robert Parente, 21 Chapin Street Northboro, MA 01532
Property Location: 342 Sudbury Street, Marlborough, MA 01752
Middlesex South Registry of Deeds: Book 77825, Page 110
Description: The property consists of 3.3569 acres with one existing home. The plan seeks to divide the parcel into two lots.

A plan of the proposed subdivision and application is on file in the Office of the City Clerk, 140 Main St. Marlborough, MA 01752 (508) 460-3775, as well as the Administrative Office of the Planning Board, 135 Neil St., 2nd Floor, Marlborough, MA 01752 (508) 624-6910 x33200. Materials are available for viewing during normal business hours. This legal notice shall also be posted by the local newspaper on the Massachusetts Newspaper Publishers Association ("MNPA") website (masspublicnotices.org).



City of Marlborough
Department of Public Works

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

4B

SEAN M. DIVOLL, P.E.
COMMISSIONER

November 1, 2021

Marlborough Planning Board

RE: Definitive Subdivision Plan
342 Sudbury Street

Chair Fenby and Board Members,

I have conducted a review of the Definitive Subdivision Plans entitled:

“Definitive Subdivision Plan in Marlborough, Massachusetts”

Dated (stamped): October 15, 2021

Location: 342 Sudbury Street

Owned by: 342 Sudbury Street Trust

Prepared by: Robert Parente, PE, PLS

Background:

The existing property consists of approximately 3.3 acres and includes one house. The property has approximately 215 feet of frontage. The subdivision creates one additional building lot. Both lots would have frontage on a new roadway, with a 40 foot right-of-way and a 50-foot radius cul-de-sac. The construction plans show an 18-foot wide “lane”, with a hammerhead shaped turn-around. The plan lists several waivers from Subdivision Regulations that would be sought, including width of right-of-way (40 feet), width of pavement (18 feet), sidewalks, and curbing. The plan notes that the intent would be that the roadway would remain privately-owned in perpetuity.

The plan set contains three sheets. My comments on each, as well as additional general comments, are listed below.

Sheet 1 – Definitive Subdivision Plan comments:

- The “Lot Shape Rectangles” required by the zoning ordinance should be shown for each lot
- A dimensional schedule for the Rural Residence District should be added
- A plan date should be added
- A note should be added indicating the definition and purpose of the “Natural Buffer Zone”
- Metes and bounds should be added to the Natural Buffer Zone lines

- The plan should indicate monuments to be set at the corners of the Natural Buffer Zones
- The roadway centerline should be dimensioned, with a tie to the cul-de-sac radius point – it is not clear if there is a curve in the centerline
- The points where the new roadway roundings meet the Sudbury Street layout line should be noted as “non-tangent”
- There appear to be a couple typographic errors in the dimensions: the northerly cul-de-sac rounding should be 25 foot radius (not 15 foot), and the westerly line of Parcel A should be a northwest bearing (nor northeast)
- The proposed roadway should be labelled “Proposed Private Lane”
- The note on the plan should read: “Proposed lane shall remain a private way *in perpetuity*, and the area of the roadway layout shall be owned and maintained by the owner of Lot 2”
- The following additional waiver requests should be added to the list: “hammerhead” turn-around instead of circular turn-around, hdpe drain pipe instead of concrete pipe, no street lights, and private roadway ownership instead of City acceptance

Sheet 2 – Plan and Profile comments:

- The plan should show any trees or stone walls within the Sudbury Street layout near the proposed roadway – Sudbury Street is a scenic road so any disturbance of trees or walls will require a public hearing with the Planning Board
- The connections of the new water and sewer services to the mains in Sudbury Street should be clarified and detailed – for example, the invert of the proposed sewer connection and the location of the proposed curb stop should be shown
- The utility connections to the existing house should be shown – if they cross into the proposed roadway layout, an easement(s) will be required
- If the existing utility services cross under the proposed roadway, the depth of cover from the proposed finished grade should be confirmed
- The proposed electric and gas utility services to the new house should be shown
- Proposed street tree plantings should be shown

Sheet 3 – Grading and Drainage Plan comments:

- The soil logs for the test pits, including depth to groundwater measurements, should be provided on the plans – the proposed recharge systems are up to 15 feet below existing grade and likely will be below the groundwater level
- The plan should provide additional details for the proposed drainage infiltration systems, including the length and width of each section and inspection ports at the end of each line
- The plan should provide details for the catch basins and sewer manholes

Stormwater Report comments:

- For the purposes of the stormwater management design, the project is essentially a single-family house project, and as such is not subject to the DEP Stormwater Policy, so I am generally in agreement with the basic stormwater calculations provided
- A pre-treatment device, such as Cul-Tec’s “Isolator Row” should be provided as part of the infiltration systems

- The plans should contain a note indicating that the excavations for the infiltration systems should be inspected by the Engineering Division prior to installation of the stone and system components
- Inspection ports should be added to the infiltration systems

General comments:

- A Sediment and Erosion Control Plan should be added to the plan set
- If the subdivision is approved and the waivers granted, then my recommendation would be that the roadway remain as a private way as is suggested by the applicant - as I have stated previously, in my opinion there is a benefit to the DPW in not having to maintain a new public roadway for access to only one house
- Clear language should be placed in the deed to the new house lot, indicating that the roadway area is owned in conjunction with that lot and maintenance of the road and stormwater systems are the responsibility of the owner, in perpetuity
- Both of the lots would have their legal frontage on the new roadway, however if the subdivision is approved as submitted, the existing house should remain as 342 Sudbury Street and the new house should be number 348 Sudbury Street

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

Sincerely,



Thomas DiPersio, Jr., PE, PLS
City Engineer

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

Katlyn Miller

From: Katlyn Miller
Sent: Friday, October 8, 2021 3:36 PM
To: Katlyn Miller
Subject: FW: Sudbury St

From: **Jeffrey Gogan** <jgogan@marlborough-ma.gov>
Date: Fri, Aug 27, 2021 at 10:02 AM
Subject: RE: Sudbury St
To: Neal Vigeant <neal.ngvigeant@gmail.com>

Neal,

I reviewed your attached drawing for the proposed house on Sudbury Street. I spoke with Chief Breen about it and we have no concerns with your proposed layout and turn around. If you need anything further please let me know.

Jeffrey Gogan

Assistant Chief

Marlborough Fire Dept.

508-624-6984

jgogan@marlborough-ma.gov

From: Neal Vigeant <neal.ngvigeant@gmail.com>
Sent: Monday, August 23, 2021 8:03 AM
To: Jeffrey Gogan <jgogan@marlborough-ma.gov>
Subject: Fwd: Sudbury St

Good Morning Chief Gogan,

Attached is the plan I am looking for input on. This is a proposed private roadway that would be accessing 1 new house on sudbury st. Essentially becoming a roughly 250' driveway. The planning board expressed concern for fire truck accessibility so we added a 'hammerhead' turn around to hopefully satisfy any concerns. Can you please let me know what you think and any changes you wish to see in this design.

Thank you,

Neal Vigeant

5085057068

Members of the City of Marlborough Planning Board

Thank you for the opportunity to submit my opposition to the proposed Subdivision Plan of Land located at 342 Sudbury Street. We live at 45 Harper Circle and, while not a direct abutter, we are a part of this neighborhood and enjoy and benefit from its wooded setting and pastoral milieu.

I have reviewed the proposed plan that was submitted to you for discussion on October 18, 2021. I have significant concerns about the impact this will have on us and our neighborhood.

Most notably:

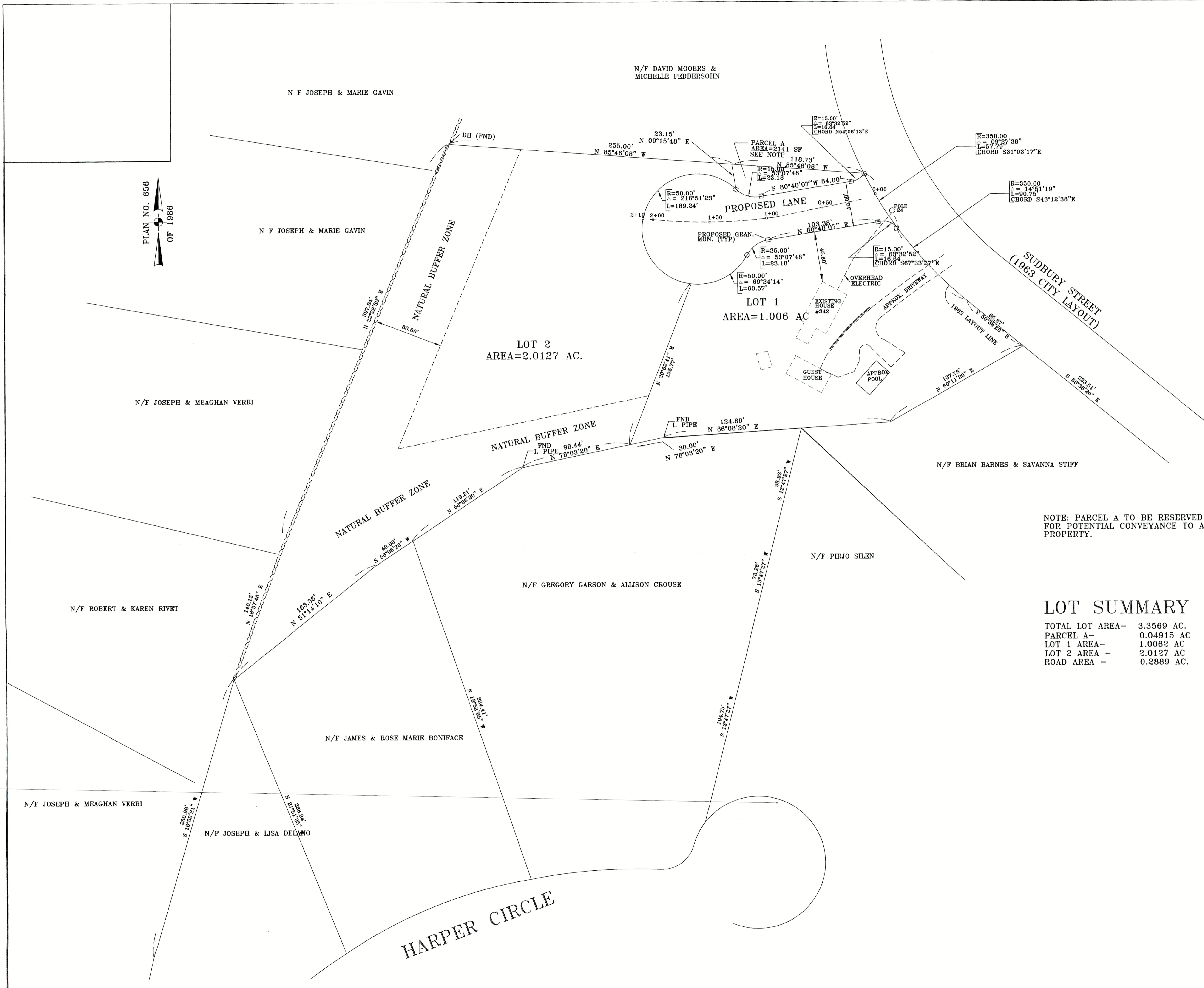
- This plan will cause the removal of a number of trees and create an open space in what is now an undisturbed wooded area. I understand there is a minimal 40-foot buffer zone proposed but challenge that 1) a 40 foot, or 60 foot, buffer zone is insufficient, and 2) the buffer zone across from my property is the minimal 40 feet and that opens up my view, during the winter months, to the new lot and house.
- While I'm not an engineer, the footprint of the proposed house appears significantly larger than the homes on the adjacent properties. Again, this size home makes a buffer zone ineffective and changes the nature of the neighborhood.
- When we moved to our Marlborough home 18 years ago, we were attracted by wooded nature of the neighborhood as well as the quiet, serene setting and the services provided by the city. Allowing such a substantial development within this space will change that feel and I believe will have a negative impact on property values.
- One might note that existing homeowners in this subdivision have, in recent years, chosen to remove trees either by choice or by necessity due to the condition of the trees. That is true and unfortunate. Certainly, approving this proposed subdivision will only exacerbate the decline.

We ask that you take a long-term perspective on what you want the City of Marlborough to be and what attracts people to invest in its neighborhoods. I would argue it is not removing the wooded nature of the neighborhoods or being subjected to new developments which change that nature.

Thank you for your careful consideration.

Respectfully,

John R. Brackett
Roberta A. Brackett
45 Harper Circle
Marlborough, MA 01752



ZONING DISTRICT- RURAL RESIDENCE
MARLBOROUGH PLANNING BOARD

MEMBER _____

DATE; _____

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

DATE _____ CITY CLERK _____

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

Robert J. Parente



ROBERT J. PARENTE, PROF. LAND SURVEYOR

10/15/21
DATE

REQUEST FOR
WAIVERS FROM SUBDIVISION REGULATIONS

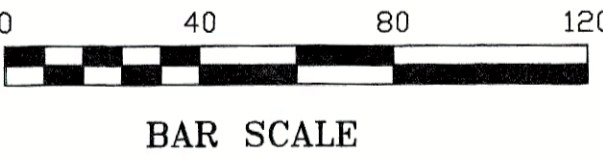
1. REDUCE ROAD LAYOUT WIDTH TO 40'
2. REDUCE PAVEMENT WIDTH TO 18'
3. NO SIDEWALKS
4. NO CURBING.
5. TO CONSTRUCT THE ROAD IN ACCORDANCE WITH THE CROSS SECTION SHOWN ON THE PROFILE SHEET.

NOTE:
PROPOSED LANE SHALL REMAIN A PRIVATE WAY AND THE AREA OF THE ROADWAY LAYOUT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2.

NOTE: PARCEL A TO BE RESERVED FOR POTENTIAL CONVEYANCE TO ABUTTING PROPERTY.

LOT SUMMARY

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



DEFINITIVE SUBDIVISION PLAN
IN
MARLBOROUGH, MASSACHUSETTS

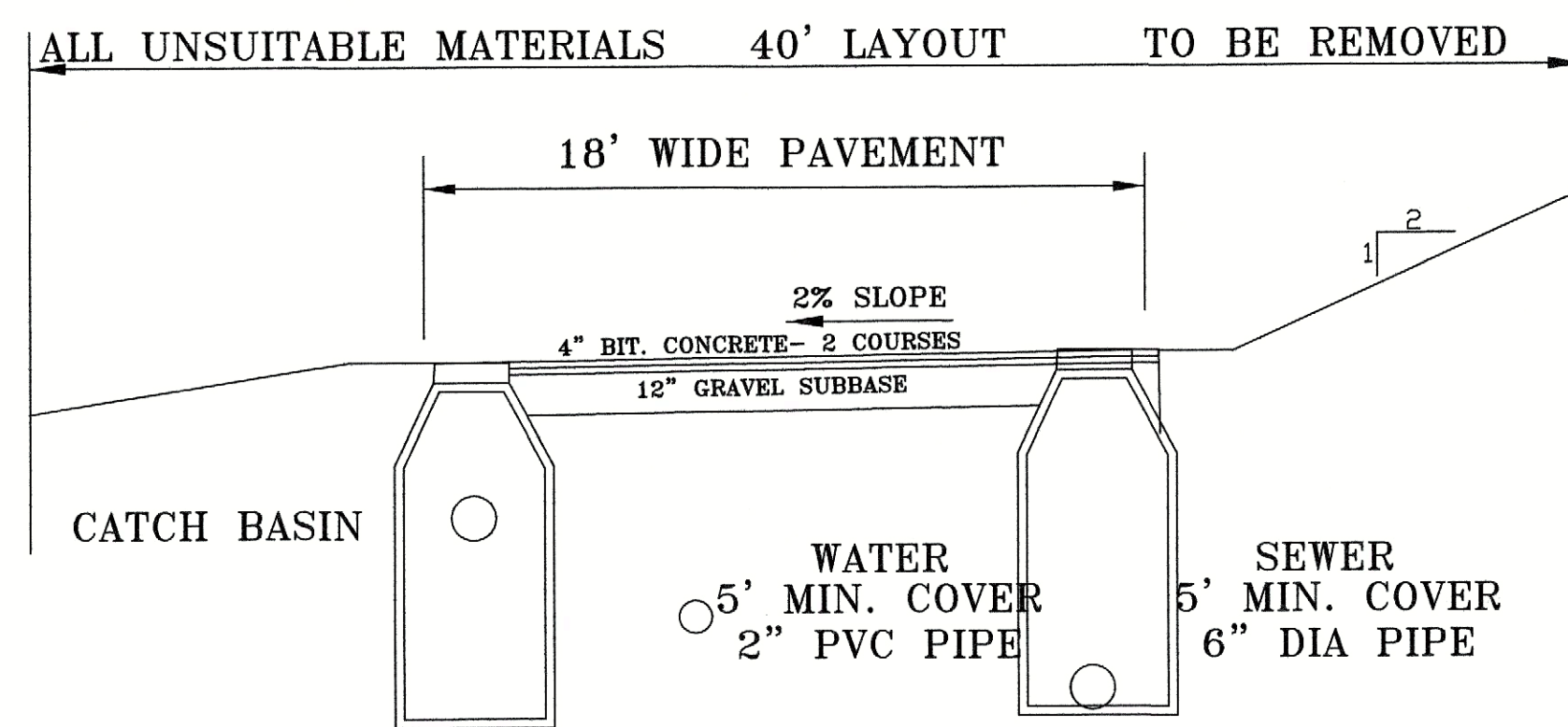
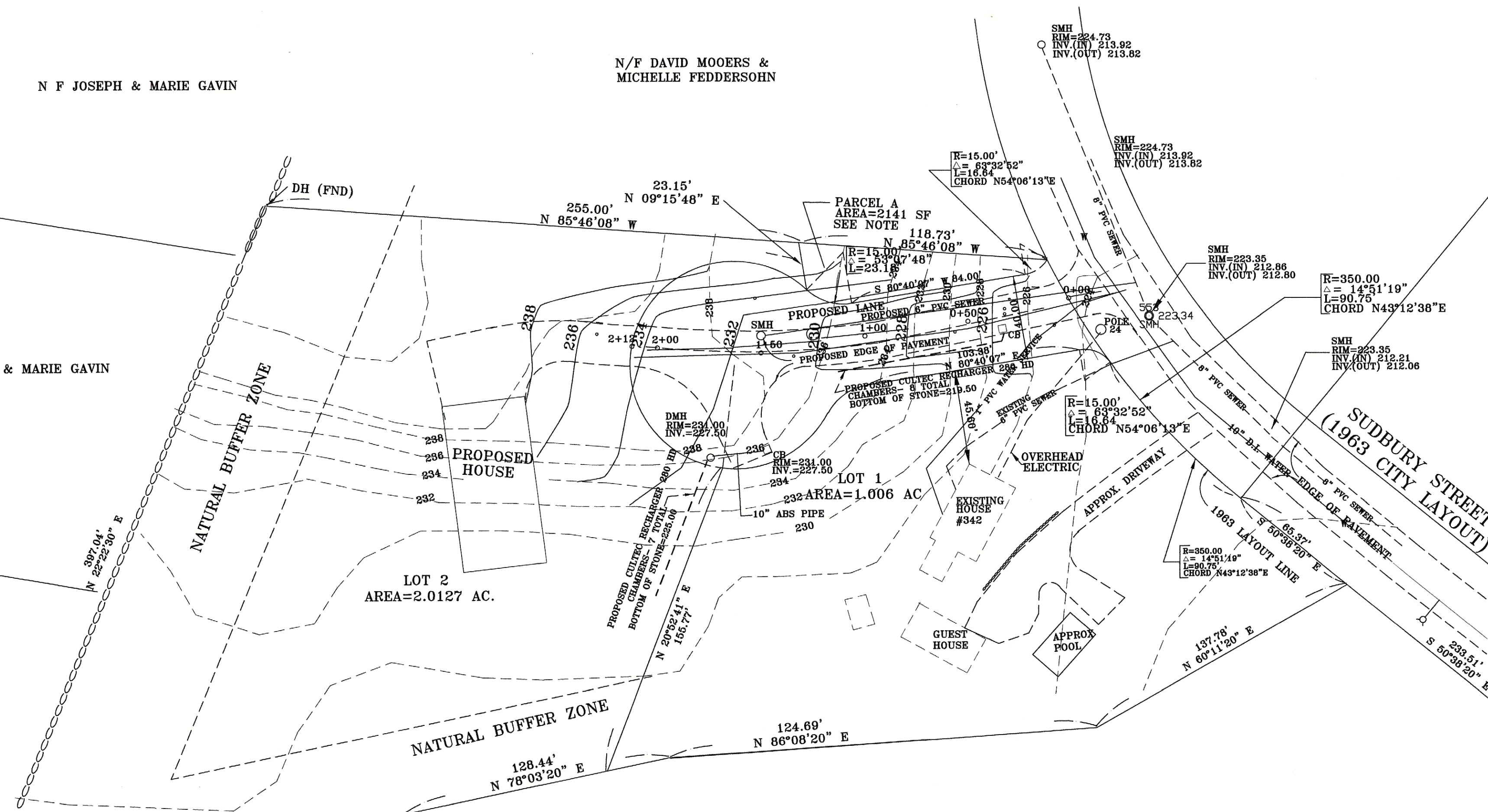
LOCATION: 342 SUDBURY ST.
OWNED BY: THE 342 SUDBURY STREET TRUST
PREPARED BY: ROBERT PARENTE, P.E. 01532
21 CHAPIN ST., NORTHBORO, MA.
DATE: OCTOBER 15, 2021
SCALE: 1"=40'
SHEET 1 OF 3

PLAN NO. 656
OF 1986

N/F JOSEPH & MEAGHAN VERRI

N F JOSEPH & MARIE GAVIN

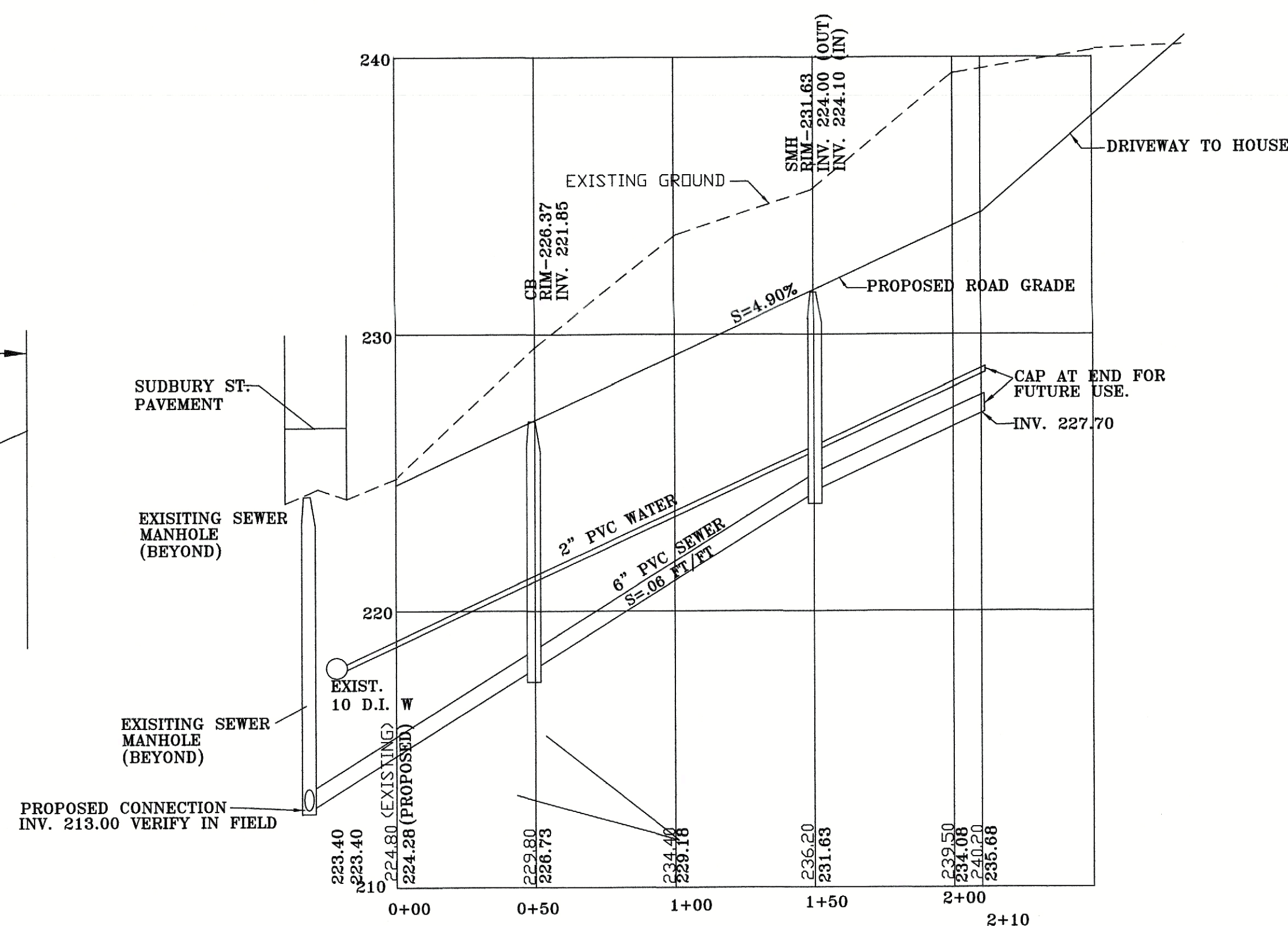
N/F DAVID MOOERS &
MICHELLE FEDDERSOHN



TYPICAL ROADWAY CROSS-SECTION

CONSTRUCTION NOTES:

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



PROFILE

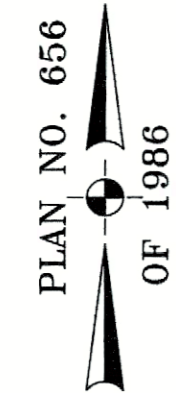
SCALE: 1"=40' HORIZ.
1"=4' VERTICAL

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



PLAN AND PROFILE
IN
MARLBOROUGH, MASSACHUSETTS

LOCATION: 342 SUDBURY ST.
OWNED BY: 342 SUDBURY ST TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021
SCALE: 1"=40'
SHEET 2 OF 3



N F JOSEPH & MARIE GAVIN

141034
12583 3.2377
0.2889 84620
1.9426

N/F JOSEPH & MEAGHAN VERRI

N/F ROBERT & KAREN RIVET

N/F JAMES & ROSE MARIE BONIFACE

N/F JOSEPH & MEAGHAN VERRI

N/F JOSEPH & LISA DELANO

N F JOSEPH & MARIE GAVIN

N/F DAVID MOOERS &
MICHELLE FEDDERSOHN

DH (FND)

NATURAL BUFFER ZONE

PROPOSED
HOUSE

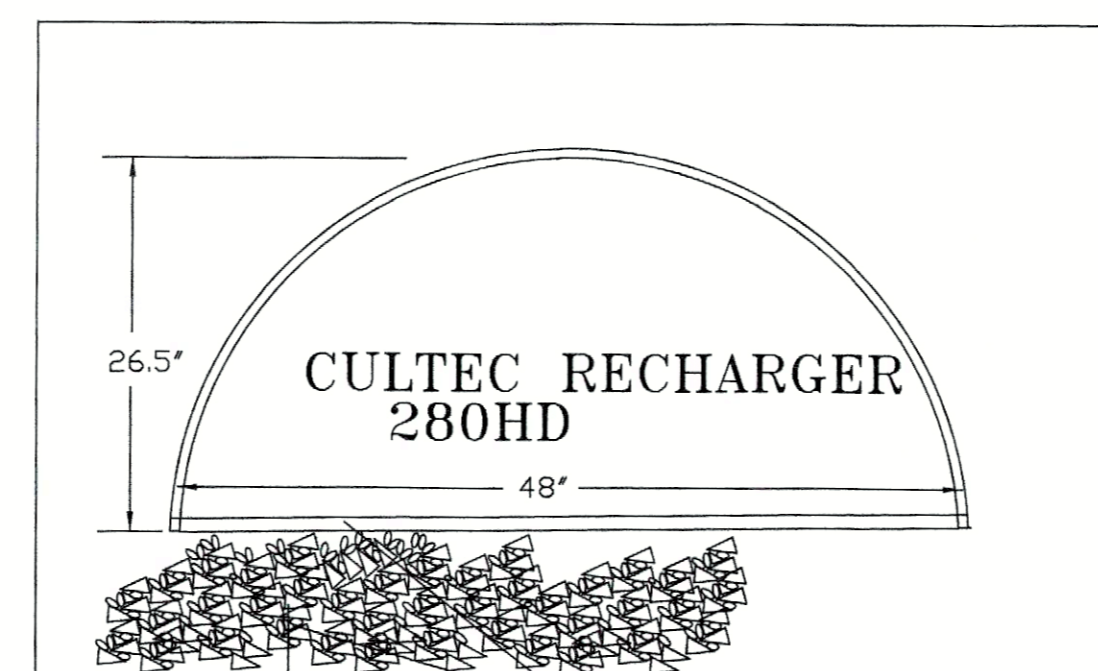
LOT 2
AREA=2.0127 AC.

NATURAL BUFFER ZONE

N/F GREGORY GARSON & ALLISON CROUSE

N/F PIRJO SILEN

N/F BRIAN BARNES & SAVANNA STIFF



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

CULTEC DETAIL

BOTTOM OF STONE

PARCEL A
AREA=2141 SF
SEE NOTE

R=15.00'
L=168.32'02"
CHORD N54°06'13"E

SMH
RIM=224.73
INV.(IN) 213.92
INV.(OUT) 213.82

SMH
RIM=223.85
INV.(IN) 212.86
INV.(OUT) 212.80

R=360.00'
L=145°1'19"
CHORD N43°12'38"E

SMH
RIM=223.35
INV.(IN) 212.21
INV.(OUT) 212.06

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=360.00'
L=145°1'19"
CHORD N43°12'38"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

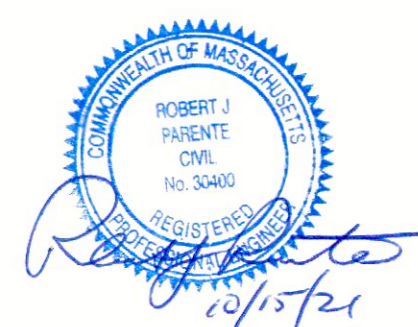
R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

R=15.00'
L=168.32'52"
CHORD N54°06'13"E

REQUEST FOR
WAIVERS FROM SUBDIVISION REGULATIONS

1. REDUCE ROAD LAYOUT WIDTH TO 40'
2. REDUCE PAVEMENT WIDTH TO 18'
3. NO SIDEWALKS
4. NO CURBING
5. TO CONSTRUCT THE ROAD IN ACCORDANCE WITH
THE CROSS SECTION SHOWN ON THE PROFILE SHEET.



0 40 80 120
BAR SCALE

GRADING & DRAINAGE PLAN
IN
MARLBOROUGH, MASSACHUSETTS

OWNED BY: THE 342 SUDBURY STREET TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021 SCALE: 1"=40'
SHEET 3 OF 3



N F JOSEPH & MARIE GAVIN

N/F DAVID MOORE &
MICHELLE PEDDERSON

N F JOSEPH & MARIE GAVIN

141034
12583 3.2377
0.2889 84620
1.9426

N/F JOSEPH & MEAGHAN VERRI

N/F ROBERT & KAREN RIVET

N/F JAMES & ROSE MARIE BONIFACE

N/F JOSEPH & MEAGHAN VERRI

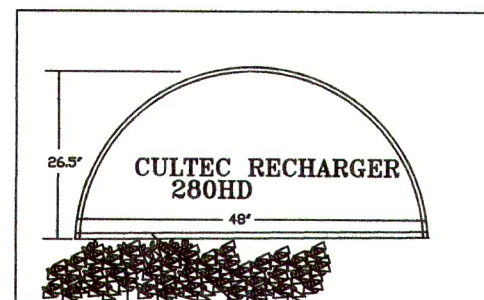
N/F JOSEPH & LISA DELANO

N/F GREGORY GARSON & ALLISON CROUSE

N/F PIERO SILEN

N/F BRIAN BARNES & SAVANNA STIFF

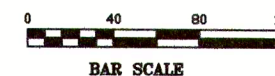
SUDBURY STREET
(1983 CITY LAYOUT)



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

CULTEC DETAIL

BOTTOM OF STONE



GRADING & DRAINAGE PLAN
IN
MARLBOROUGH, MASSACHUSETTS

OWNED BY: THE 342 SUDBURY STREET TRUST
PREPARED BY: ROBERT PARENTE, P.E.
21 CHAPIN ST., NORTHBORO, MA. 01532
DATE: OCTOBER 15, 2021 SCALE: 1"=40'
SHEET 3 OF 3

APPENDIX C
(Amended 11/19/74)

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

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

Marlborough, Massachusetts

Oct 15, 2021
(Date)

To the Planning Board:

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

1. Name and Record Owner of Land: THE 342 SADBURY STREET TRUST

Address: 342 SADBURY ST, MARLBOROUGH, MA (Amended 11/19/74)

2. Name of Subdivider: THE 342 SADBURY STREET TRUST

Address: 342 SADBURY ST - MARLBOROUGH, MA

3. Name of Engineer: Robert Parente

Address: 21 Chapin St., Northboro, MA 01532

4. Deed of property recorded in MIDDLESEX SOUTH Registry of

Deeds Book 77825 Page(s) 110.

5. Location and description of property: 3.35 AC OF

LAND ON THE WEST SIDE OF SADBURY
ST

6. Date of completion of ways, public utilities, and other

facilities: 2 years FROM APPROVAL OF PLAN.

Signature of Owner [Signature]

Address of Owner _____

PLANNING BOARD
DATE 10/15/21 KM
AGENDA 10/18/21
ACTION _____

APPENDIX E

Date: OCT 15, 2021

To the Marlborough Planning Board:

In preparing the plan entitled DEFINITIVE SUBDIVISION PLAN
IN MARLBOROUGH, MA. - 342 SUDBURY ST.

my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Judith Courtney 1999 ^{TRUS} to THE 342 SUDBURY STREET TRUST

Dated _____ and recorded in the Middlesex South District

Registry of Deeds Book 77825 Page 110.

2. Other plans as follows: Plan # 1503 OF 1961
Plan # 656 OF 1986
1963 LAYOUT OF SUDBURY ST

3. Oral information furnished by: _____

4. Actual measurement on the ground from a starting point established by: MONUMENTS ON HASLER LANE

5. Other sources: _____

Signed

Ray Pante



City of Marlborough
Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

COPY

APPLICATION FOR CERTIFIED LIST OF ABUTTERS

Date: October 21, 2021

Property Address: 342 Sudbury Street, Marlborough, MA 01752

Assessor Map and Parcel: 23-7

Property Owner Name: Neal Vigeant, Trustee of the 342 Sudbury Street Trust

Applicant Name: Katlyn Miller

Applicant Phone: 508-624-6910 x 33200

Purpose of Request: Public Hearing Requirements for Definitive Subdivision Plan

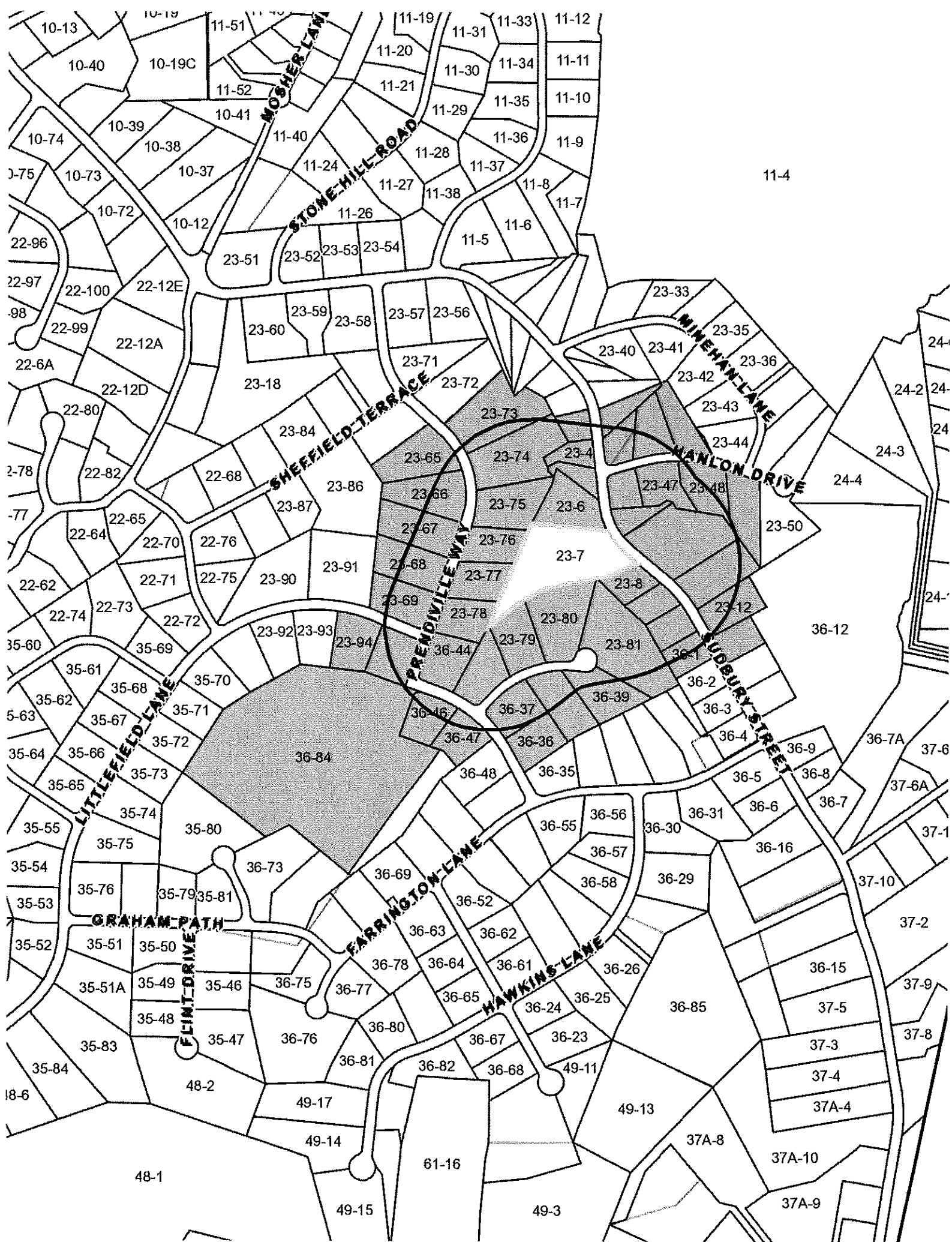
Radius: 500 Feet

Originating Board or Department: The Marlborough Planning Board

Applicant Signature: Katlyn Miller

PLEASE EMAIL TO PATRICIA MESPELLI, OFFICE OF THE ASSESSORS
pmespelli@marlborough-ma.gov

PLEASE ALLOW TEN WORKING DAYS FROM THE DATE OF RECEIPT OF THIS
APPLICATION BY THE OFFICE OF THE ASSESSORS FOR COMPLETION



ABUTTERS - 342 SUDBURY ST, MARLBOROUGH, MA (23-7) - 500 FT

Parcel Number	GIS Number	Carra Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address	Owner City	Owner State	Owner Zip	Use Code
23-10	M_201144_901 23-10 682		302 SUDBURY ST	NICHOLSON JOHN D JR		302 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-11	M_201242_901 23-11 667		287 SUDBURY ST	SIMMONS ELLEN B TR		287 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-12	M_201232_901 23-12 716		299 SUDBURY ST	BREWITT FRED B		299 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-13	M_201156_901 23-13 815		321 SUDBURY ST	MCCARTHY CHERYL TR		321 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-13B	M_201211_901 23-13B 764		315 SUDBURY ST	BERBERIAN KOHAR		315 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-14	M_201073_901 23-14 886		361 SUDBURY ST	MINA MICHAEL		361 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-14A	M_201088_901 23-14A 847		349 SUDBURY ST	MORRIS RANDY R		349 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-15	M_201067_901 23-15 957		379 SUDBURY ST	LEOLEIS GEORGE JR		379 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-26	M_201070_902 23-26 004		389 SUDBURY ST	HARDING VALERIE S		115 LONGFELLOW RD		SUDBURY MA		01776	1010
23-3	M_201001_901 23-3 980		390 SUDBURY ST	KEYMONT WENDY E		390 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-4	M_200998_901 23-4 938		378 SUDBURY ST	ANDERSON MATTHEW D		378 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-45	M_201155_901 23-45 984		26 HANLON DR	ESCOTT ROBERT E		26 HANLON DR		MARLBOROUGH MA H		01752	1010
23-46	M_201113_901 23-46 974		12 HANLON DR	NANNERY JAMES T		12 HANLON DR		MARLBOROUGH MA H		01752	1010
23-47	M_201129_901 23-47 893		11 HANLON DR	HRANEK ROBERT P		11 HANLON DR		MARLBOROUGH MA H		01752	1010
23-48	M_201193_901 23-48 890		27 HANLON DR	GALLAND ANDREW		27 HANLON DR		MARLBOROUGH MA H		01752	1010
23-49	M_201251_901 23-49 856		41 HANLON DR	HACHE DUSTIN		41 HANLON DR		MARLBOROUGH MA H		01752	1010
23-5	M_201006_901 23-5 907		368 SUDBURY ST	NILAN LISA M		368 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-6	M_200992_901 23-6 862		356 SUDBURY ST	MOOERS DAVID		356 SUDBURY ST		MARLBOROUGH MA H		01752	1010
23-65	M_200770_901 23-65 932		71 PRENDIVILLE WAY	GORMAN CATHERINE E		71 PRENDIVILLE WAY		MARLBOROUGH MA H		01752	1010
23-66	M_200789_901 23-66 879		91 PRENDIVILLE WAY	BROWN MARCELLUS		91 PRENDIVILLE WAY		MARLBOROUGH MA H		01752	1010

23-67	M_200741_901 838	23-67	113 PRENDIVILLE WAY	SWEENEY JAMES P	113 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-68	M_200732_901 784	23-68	127 PRENDIVILLE WAY	GIGAS DEBRA C	127 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-69	M_200746_901 723	23-69	141 PRENDIVILLE WAY	BAMBERG PAUL G TR	141 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-73	M_200884_901 997	23-73	72 PRENDIVILLE WAY	FREDA THOMAS J TR	72 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-74	M_200916_901 937	23-74	86 PRENDIVILLE WAY	RIDDLE THOMAS F	86 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-75	M_200879_901 860	23-75	98 PRENDIVILLE WAY	STARR WILLIAM G TR	98 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-76	M_200880_901 804	23-76	114 PRENDIVILLE WAY	GAVIN ASHLEY MARIE	114 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-77	M_200861_901 752	23-77	128 PRENDIVILLE WAY	VERRI JOSEPH D	128 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-78	M_200840_901 697	23-78	142 PRENDIVILLE WAY	RIVET ROBERT P	142 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
23-79	M_200916_901 666	23-79	24 HARPER CIR	BONIFACE JAMES G	24 HARPER CIR	MARLBOROUGH MA H	01752	1010
23-8	M_201080_901 748	23-8	330 SUDBURY ST	BARNES BRIAN B	330 SUDBURY ST	MARLBOROUGH MA H	01752	1010
23-80	M_200980_901 698	23-80	36 HARPER CIR	GARSON GREGORY	36 HARPER CIR	MARLBOROUGH MA H	01752	1010
23-81	M_201075_901 658	23-81	49 HARPER CIR	WARREN STEPHEN T	49 HARPER CIR	MARLBOROUGH MA H	01752	1010
23-9	M_201117_901 717	23-9	316 SUDBURY ST	FETTIG WILLIAM J	316 SUDBURY ST	MARLBOROUGH MA H	01752	1010
23-94	M_200676_901 662	23-94	28 LITTLEFIELD LN	REILLY WILLIAM S NEAL	28 LITTLEFIELD LN	MARLBOROUGH MA H	01752	1010
36-1	M_201167_901 643	36-1	292 SUDBURY ST	DEANGELO LAWRENCE F	292 SUDBURY ST	MARLBOROUGH MA H	01752	1010
36-36	M_200944_901 517	36-36	48 WOODCOCK LN	TAYLOR SARA	48 WOODCOCK LN	MARLBOROUGH MA H	01752	1010
36-37	M_200913_901 564	36-37	36 WOODCOCK LN	VISSAT ROBERT	36 WOODCOCK LN	MARLBOROUGH MA H	01752	1010

36-38	M_200983_901 573	36-38	27 HARPER CIR	PLAPPERT ANNA E	27 HARPER CIR	MARLBOROUGH MA H	01752	1010
36-39	M_201045_901 588	36-39	45 HARPER CIR	BRACKETT JOHN R TR	45 HARPER CIR	MARLBOROUGH MA H	01752	1010
36-43	M_200865_901 619	36-43	10 HARPER CIR	DELANO JOSEPH F JR	10 HARPER CIR	MARLBOROUGH MA H	01752	1010
36-44	M_200813_901 635	36-44	158 PRENDIVILLE WAY	GALLAGHER DEB	158 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
36-45	M_200734_901 641	36-45	159 PRENDIVILLE WAY	ELLIOTT PETER J TR	159 PRENDIVILLE WAY	MARLBOROUGH MA H	01752	1010
36-46	M_200783_901 550	36-46	9 WOODCOCK LN	TEODORESCU ANTON P	9 WOODCOCK LN	MARLBOROUGH MA H	01752	1010
36-47	M_200834_901 522	36-47	29 WOODCOCK LN	KULIK RACHEL E	29 WOODCOCK LN	MARLBOROUGH MA H	01752	1010
36-84	M_200629_901 487	36-84	WOODCOCK LN	GRISTMILL CONSTRUCTI ON INC	C/O FRED HEIM RD	MARLBOROUGH MA H	01752	1310

PLANNING BOARD

Barbara L. Fenby, Chair
 Philip Hodge
 Sean N. Fay
 George LaVenture
 Christopher Russ
 Matthew Elder
 William Fowler

Katlyn Miller, Administrator
 (508) 624-6910 x33200
kmiller@marlborough-ma.gov



City of Marlborough Planning Board

Administrative Office
 135 Neil St.
 Marlborough, MA 01752

October 22, 2021


Scott Weiss
 The Gutierrez Company
 200 Summit Drive, Suite 400
 Burlington, MA 01803

Re: Commonwealth Heights Subdivision

Mr. Weiss,

At its meeting on October 18, the Planning Board discussed the Commonwealth Heights Subdivision, and expressed concern that it has been over a year since the subdivision was approved and construction has not started. No progress reports have been submitted to the board as required by the conditions set forth in the covenant. Prior to taking action to rescind the approval due to the violation of the covenant, the board requests that you attend the meeting on November 8, 2021 for a discussion.

Sincerely,

Barbara L. Fenby 

Barbara L. Fenby, Chairwoman

Cc: Thomas DiPersio, Jr., P.E., P.L.S. – City Engineer
 Jason Grossfield – City Solicitor

Katlyn Miller

From: Katlyn Miller
Sent: Friday, November 5, 2021 9:40 AM
To: Katlyn Miller
Subject: FW: Commonwealth Heights - Planning Board

Hi Katlyn,

Thank you for the additional information and for the Board's willingness to reschedule. I have added December 6th to my calendar.

Scott Weiss
The Gutierrez Company

From: Katlyn Miller <kmiller@marlborough-ma.gov>
Sent: Monday, October 25, 2021 3:42 PM
To: Scott Weiss <sweiss@gutierrezco.com>
Subject: RE: Commonwealth Heights - Planning Board

Hi Scott,

The board requires your attendance at the December 6 meeting. The purpose of the discussion is to make a determination as to whether the board wishes to proceed with rescission of your subdivision approval.

Just for your own preparation, in a discussion about scheduling, this is the message that I received from one of the members:

"The Planning Board cares about the construction of the roadway and infrastructure for a subdivision based upon the construction schedule provided by the developer and the obligations in the covenant. How a developer chooses to deviate from those representations and obligations, or their marketing efforts, is immaterial to the Board. The Board's expectation is, is the development activity in keeping with representations made by the developer. "

Thank you,
Katlyn

From: Scott Weiss <sweiss@gutierrezco.com>
Sent: Friday, October 22, 2021 3:32 PM
To: Katlyn Miller <kmiller@marlborough-ma.gov>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Subject: RE: Commonwealth Heights - Planning Board

Hi Katlyn,

Thanks for clarifying. Given that the Board has been aware that up until September of this year, we have worked to obtain approval of a zoning overlay for the property, can you also specify what additional information the Board is seeking at this time? We provided a schedule outline and are in the midst of obtaining offers. Any further guidance would be appreciated. Thanks.

Scott Weiss
The Gutierrez Company

From: Katlyn Miller <kmiller@marlborough-ma.gov>
Sent: Friday, October 22, 2021 1:38 PM
To: Scott Weiss <sweiss@gutierrezco.com>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Subject: RE: Commonwealth Heights - Planning Board

Hi Scott,

Yes, the Planning Board did receive the letter sent to the City Engineer. It was read into the record on October 4, 2021. I will inform the Board you are unavailable to attend the November 8th meeting.

Thank you,
Katlyn

From: Scott Weiss <sweiss@gutierrezco.com>
Sent: Friday, October 22, 2021 1:21 PM
To: Katlyn Miller <kmiller@marlborough-ma.gov>
Cc: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Subject: RE: Commonwealth Heights - Planning Board

Hi Katlyn,

Thank you for forwarding. Unfortunately, I am unavailable to attend the meeting on Nov. 8th. Can you please confirm that the Board received the attached letter as sent to the City Engineer. Thanks.

Scott Weiss
The Gutierrez Company

From: Katlyn Miller <kmiller@marlborough-ma.gov>
Sent: Friday, October 22, 2021 12:52 PM
To: Scott Weiss <sweiss@gutierrezco.com>
Subject: Commonwealth Heights - Planning Board

Good Afternoon Mr. Weiss,

Please see the attached letter from the Marlborough Planning Board.

Thank you,
Katlyn

Katlyn Miller
Engineering and Planning Board Administrator
Department of Public Works
135 Neil Street
Marlborough, MA 01752
P: 508.624.6910 ext. 33200
kmiller@marlborough-ma.gov



City of Marlborough
Department of Public Works

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

SEAN M. DIVOLL, P.E.
 COMMISSIONER

November 5, 2021

Kevin Gillis
 Managing Director
 Northborough Realty Holdings, LLC
 4 Courthouse Lane, Suite 16
 Chelmsford, MA 01824

RE: Goodale Estates Subdivision, Jenks Lane, Marlborough, MA

Dear Mr. Gillis,

You are presently completing construction work at the above referenced subdivision. The Planning Board Subdivision approval expires in December of this year. Prior to the expiration, you should send a written statement to the City Clerk and the Planning Board that the work in connection with your bond, deposit, or covenant has been given has been completed in accordance with the requirements in Article V of Chapter 676, the Subdivision Regulations.

In order for there to be time for review and inspections, this written statement and bond reduction request should be made prior to November 17th, so that it can be considered at the Board's November 22 meeting. In order for the Board to consider your bond reduction, you must also provide the board with: a letter from the City's Code Enforcement Officer confirming that there are no conditions of blight at the site; a letter from the City's Collector confirming that there are no taxes owed on the property; and a letter from your surety agent confirming that the surety is still in place.

Upon receipt of the written statement along with the satisfactory supporting information, the Board will refer the matter to the Engineering Division for review. If the request is approved, the bond will be reduced to a maintenance level for a period of one year, during which time any remaining construction items will be completed and the acceptance documents will be finalized.

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: Planning Board

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

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

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

**NOTICE OF PUBLIC HEARING
Town of Hudson - Zoning Board of Appeals**

Notice is hereby given of a Public Hearing to be held by the Hudson Zoning Board of Appeals on **Thursday, November 18, 2021 at 7:00 p.m.** Pursuant to the Chapter 20 of the Acts of 2021 Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Hudson Zoning Board of Appeals will be conducted via **remote participation**.

At this time the Board of Appeals will hear an application by Metro West Collaborative Development, 79-B Chapel Street, Newton, MA 02458 as to 62 Packard Street, Assessor's Map 18 Lot 71 requesting a Comprehensive Permit pursuant to Chapter 40B for 40 units all which will be restricted as affordable under the terms of the Comprehensive Permit Guidelines.

All petition materials are available for review in the Town Clerk's Office during regular business hours, on the Town of Hudson website at <https://www.townofhudson.org/zoning-board-appeals>, and can be requested by calling (978) 562-2989 or by sending an email to kjohnson@townofhudson.org.

A Public Hearing will be held on said application via remote participation with instructions to be posted on the Zoning Board of Appeals agenda for November 18, 2021.

Affordable Housing Lottery

Edgemere Crossing at Flint Pond

180, 200, 228 Hartford Turnpike, Shrewsbury, MA

Twelve 1BRs @ \$1,440, Thirteen 2BRs @ \$1,588

**Rents subject to change in 2022. Tenants will be responsible for paying gas (heat and hot water), electricity (including cooking), water and sewer. A free parking space is included in the rent.*

Edgemere Crossing is a brand-new development located on Hartford Turnpike in Shrewsbury. This development is situated in close proximity to Flint Pond, and offers convenient access to local eateries, shops, and restaurants, and is within minutes of Routes 20 and 90. Edgemere Crossing will include amenities such as a fitness center and a swimming pool. This community will eventually contain 250 total apartment homes in a combination of 1BR and 2BR layouts. There will be 25 affordable apartments within Edgemere Crossing that will be rented to households with incomes at or below 80% of the area median income through this application process. Units are expected to be ready in the Spring of 2022.

MAXIMUM Household Income Limits: \$55,350 (1 person), \$63,250 (2 people),
\$71,150 (3 people), \$79,050 (4 people)

A Public Info Session will be held on **November 22, 2021** at 6:00 pm via YouTube live stream at <https://youtu.be/ahqyvSZY2dI> and via conference call – (425) 436-6200. Code: 862627

Completed Applications and Required Income Documentation must be delivered, or postmarked, by 2 pm on **December 21, 2021**. Applications postmarked by the deadline must be received no later than 5 business days from the deadline.

The Lottery for eligible households will be held on **January 10, 2022** at 6:00 pm via YouTube at <https://youtu.be/jXJu9IT73oY> (or just search SEB Housing) and conference call -- (425) 436-6200. Code: 862627

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900x1 and leave a message or postal mail SEB Housing, 257 Hillside Ave., Needham MA 02494. For TTY Services dial 711. Free translation available.
Traducción gratuita disponible.



Edgemere Crossing at Flint Pond Shrewsbury, MA Affordable Housing Lottery

October 22nd, 2021

Dear Community Member;

SEB Housing is currently working with Edgemere Crossing at Flint Pond, DHCD, and the Town of Shrewsbury to provide affordable housing rental units.

Enclosed is a flyer for this affordable housing opportunity. This lottery is being marketed through multiple affirmative and local newspapers in addition to mailings done to local religious institutions and social organizations.

We hope you will be able to make this information available via any avenues of distribution that you see fit. If you'd like more information, have questions, or would like to receive an Information Packet and Application, you can call me 617.782.2300 x207. Information is also available on our website:

www.sebhousing.com

Thank you for your help and participation,

SEB Housing Admin Team
257 Hillside Ave.
Needham, MA 02494
Phone: 617.782.2300 x207
Fax: 617.782.4500
email: info@sebhousing.com
www.sebhousing.com



RECEIVED
SOUTHBOROUGH TOWN CLERK

2021 OCT 27 P 2:35

AUB

Town of Southborough
PLANNING BOARD

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

October 27, 2021

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

PUBLIC HEARING NOTICE
SCENIC ROAD STONEWALL AND TREE REMOVAL
22 Lovers Lane (Map 41 Parcel 16)

Pursuant to the provisions of Massachusetts General Laws chapter 40 section 15C, the Southborough Planning Board will hold a public hearing on **November 15, 2021 at 7:20 PM** via virtual Zoom meeting to **consider the removal of parts of a stone wall and ten (10) trees at 22 Lovers Lane** which is designated a scenic road in the Town of Southborough. The ten Pignut Hickory trees range from 3" to 12" in diameter. Each tree is posted with a laminated placard. The request for stone wall and multiple tree removal was made by Hamid Hatami for driveway construction for access for a new single-family home.

A copy of the plans and application may be reviewed 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.

Pursuant to Chapter 20 of the Acts of 2021, **this meeting will be held virtually, no in-person attendance by the public.** Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southboroughtown.com/remotemeetings>

Sincerely,

Donald C. Morris, Chair
Planning Board



RECEIVED
SOUTHBOROUGH TOWN CLERK *HMB*
2021 OCT 27 P 12:35

**Town of Southborough
PLANNING BOARD**

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662

508-485-0710

October 27, 2021

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

**PUBLIC HEARING NOTICE
MAJOR SITE PLAN APPROVAL &
SPECIAL PERMIT FOR LOWER IMPACT DEVELOPMENT
1 Pine Hill Drive; Assessors Map 95, Parcel 1**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public a hearing on **Monday, November 15, 2021** via remote Zoom meeting to consider application of Diane Gray, Senior Campus Planner, Harvard Planning Office on behalf of Harvard Real Estate for **Major Site Plan Approval at 7:15PM.**

Per Section 174-13.3 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, November 15, 2021** via remote Zoom meeting to consider the application of Diane Gray, Senior Campus Planner, Harvard Planning Office on behalf of Harvard Real Estate for **Special Permit for Lower Impact Development at 7:15PM.**

These hearings concern a Collections Storage Facility for long-term records retention with the addition of a 17,500 sf pre-engineered warehouse structure and renovation of a 7,200 sf storage shed, connected to each other by a 2,500 sf addition for central processing/loading. The 89-acre parcel is located in the Residence A District at **1 Pine Hill Drive; Assessors Map 95, Parcel 1.**

A copy of the plans and application may be reviewed 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.

Pursuant to Chapter 20 of the Acts of 2021, **this meeting will be held virtually, no in-person** attendance by the public. Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southboroughtown.com/remotemeetings>

Donald C. Morris, Chair
Planning Board



RECEIVED
SOUTHBOROUGH TOWN CLERK

2021 OCT 27 P 12:35

Am

Town of Southborough
PLANNING BOARD
17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0710

October 27, 2021

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

**PUBLIC HEARING NOTICE
MAJOR SITE PLAN APPROVAL &
SPECIAL PERMIT FOR LOWER IMPACT DEVELOPMENT
200 Turnpike Road; Assessors Map 28, Parcel 3-C**

Per Section 174-10 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public a hearing on **Monday, November 15, 2021** via remote Zoom meeting to consider application of CMJ Ventures LLC for **Major Site Plan Approval at 7:10PM.**

Per Section 174-13.3 of the Southborough Zoning Code, the Planning Board of the Town of Southborough shall hold a public hearing on **Monday, November 15, 2021** via remote Zoom meeting to consider the application of CMJ Ventures LLC for **Special Permit for Lower Impact Development at 7:10PM.**

These hearings concern a proposed 7,000 square foot addition of garage space and construction of a 4,600 square foot salt shed, for a proposed Contractor's Facility for a landscaping/snow removal business. The 3.51-acre parcel is located in a Highway Business Zoning District at **200 Turnpike Road; Assessors Map 28, Parcel 3-C.**

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

Pursuant to Chapter 20 of the Acts of 2021, **this meeting will be held virtually, no in-person** attendance by the public. Persons wishing to participate in this meeting while in progress may do so by going online to <https://www.southbroughtown.com/remotemeetings>

Donald C. Morris, Chair
Planning Board



Town of Hudson

Planning Department

78 Main Street, Hudson, MA 01749
Tel: (978) 562-2989 Fax: (978) 568-9641
Email: kjohnson@townofhudson.org

LEGAL NOTICE

Town of Hudson

Public Notice of Hearing

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on October 26th at 7PM in the 2nd floor auditorium at 78 Main Street, Hudson, MA on whether the Town will vote to amend the Zoning Protective By Laws to delete, in their entirety, the existing Zoning By-law, including the Zoning Map and substitute a new document entitled "Town of Hudson Protective Zoning By-laws" and new Zoning Maps.

New components have been added to the By-laws to not only enhance the user experience, but help the Building Commissioner with zoning enforcement issues, and reflect new land uses over the past 60 years. New components include the following:

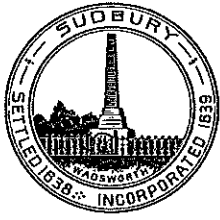
- updated land-use definitions
- a solar by-law;
- a drive-through by-law;
- updated parking requirements by land-use;
- a table of land uses by zoning district;
- the consolidation of zoning districts;
- the digitization of the Zoning Maps and;
- clarity to the section on non-conforming uses and structures.

A new updated and reformatted zoning booklet has been created, which looks different from the current zoning booklet used today. It should be noted that there are no substantive changes being proposed as part of the By-laws update. **All zoning district and overlay district regulations will remain exactly the same as they are today.** One district boundary tweak is being proposed for the Downtown Zoning district to include 31 and 35 Washington Street, Map 29 Parcel 272 and Parcel 274 and two minor boundary corrections are being proposed for consistency purposes.

The text of these proposed amendments and any related maps are on file with the Town Clerk and the Department of Planning and Community Development at 78 Main Street, Hudson, MA and may be reviewed during business hours. For more information, contact the Department of Planning and Community Development at (978) 562-2989. All persons interested or wishing to be heard relative to the proposed zoning amendment should appear at the time and place designated above.

Hudson Planning Board Chair, Robert D'Amelio
Metrowest Daily News October 12, 2021 and October 19, 2021

A Public Hearing will be held on said petition at 78 Main Street Hudson, MA , 2nd floor Auditorium
7:00 PM, Tuesday October 26, 2021.



Town of Sudbury

Historic Districts Commission

HistoricDistricts@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicdistricts

LEGAL NOTICE

HISTORIC DISTRICTS COMMISSION

NOTICE OF PUBLIC HEARING

Pursuant to Sections 7 and 8 of Chapter 40 of the Acts and Resolves of Massachusetts, 1963, the Sudbury Historic Districts Commission will hold a public hearing on **Thursday, November 4, 2021** at 7:30 PM as a Virtual Meeting if allowed under the Open Meeting Law or, if not permitted, the meeting will be held in the Silva Room, Flynn Building, 278 Old Sudbury Road, Sudbury, Massachusetts to consider the following applications:

1. Public Hearing – Case 21-36, **25 King Philip Road** (Assessor's Map K09-0045), Applicant and Owner Mylan Jaixen, seeks a Certificate of Appropriateness to install new roofing on the dwelling unit and garage.
2. Public Hearing – Case 21-37, **133 Dutton Road** (Assessor's Map K03-0009), Applicants and Owners Noah Stem Webber and Ronni Reich, seek a Certificate of Appropriateness to install new roofing and repaint the dwelling unit and garage.
3. Public Hearing – Case 21-38, **18 Hudson Road** (Assessor's Map H09-0067), Applicants and Owners Matthew Jennings and Kathleen Duffy, seek a Certificate of Appropriateness to approve the installation of a Historic Marker on the dwelling unit.

The applications are on file in the Planning and Community Development Department and may be reviewed during regular business hours. Any person interested or wishing to be heard on the proposed applications should appear at the time and place designated.

To be advertised in the *Sudbury Town Crier* on October 21, 2021.