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CITY OF MARLBOROUGH

2023 JUN -1 PM 1:15

CITY OF MARLBOROUGH

City Council Agenda

Monday, June 5, 2023

8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlbrough-ma.gov).

1. Minutes, City Council Meeting, May 22, 2023.
2. Minutes, Special City Council Meeting, May 25, 2023.
3. CONTINUED PUBLIC HEARING on the Petition from Andrew Delli Carpini on behalf of Colbea Enterprises, LLC, pursuant to Chapter 342 "Gasoline Stations and Car Washes" §2 "Exceptions" of the Code to operate a gas station/convenience store (Shell Station) at 342 Boston Post Road East on a 24-hour basis, Order No. 23-1008870A.
 - a) Communication from Attorney James Hall on behalf of Colbea Enterprises, LLC, re: Memorandum in support of Petition for 24-hour operation of gas station/convenience store (Shell Station) at 342 Boston Post Road East, Order No. 23-1008870A.
4. PUBLIC HEARING on the Application for Special Permit from Andy Fitz, on behalf of JP Morgan Chase Bank to install a drive-thru ATM for the Chase Bank branch to be located at 189 Boston Post Road West, Order No. 23-1008890.
5. Communication from Personnel Committee Chairman Dumais, re: Reappointments from Mayor Vigeant to various Boards, Commissions & Committees.
6. Communication from the Mayor, re: Capital Transfer Request in the amount of \$1,598,076.10 which moves funds from Free Cash to Capital Outlay for various departmental needs as outlined.
7. Communication from the Mayor, re: Proposed Zoning Amendments to Chapter 650 "Zoning" to add a new §37A "Multi-Family MBTA Housing Overlay District" relative to Multi-Family Zoning Requirements for MBTA Communities.
8. Communication from City Solicitor Jason Grossfield, re: Request for Executive Session to discuss litigation strategy relative to JW Capital Partners, LLC and Marlborough TOTG LLC v. City of Marlborough (Land Court No. 23 MISC 000199).
9. Communication from Central MA Mosquito Control Project, re: Personnel will be in the community responding to residents' concerns about mosquitos on various dates in June 2023.
10. Communication from Sudbury Companies of Minute and Militia re: Request for Temporary Sign placement at the corner of Route 20 and Hagar Road from September 23, 2023, to October 1, 2023, for the 2023 Colonial Faire and Muster at the Wayside Inn.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

- 11. Application for a Wireless Special Permit from Kristen LeDuc on behalf of Dish Wireless to install three (3) Wireless Antennas and related equipment on the rooftop at 2 Mount Royal Avenue.
- 12. Application for Modification of Special Permit from Ralph Aronov on behalf of Green Gold Group, Inc., to amend the hours of operation, type of use, and to allow for internally illuminated signage at the adult use marijuana retail establishment located at 910 Boston Post Road East within the Wayside District, Order No. 20-1008062D (X 21-1008326 & 21-1008371).
- 13. Minutes of Boards, Commissions and Committees:
 - a) School Committee, May 9, 2023.
 - b) Conservation Commission, April 6, 2023 & May 4, 2023.
 - c) Cultural Council, April 26, 2023.
 - d) Traffic Commission, March 29, 2023.
- 14. CLAIMS:
 - a) Emma LeBlanc, 244 Glen Street, other property damage and/or personal injury.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Finance Committee

- 15. **Order No. 23-1008881A: Proposed Fiscal Year 2024 Operating Budget as submitted by Mayor Vigeant in the amount of \$188,751,024.00 which represents a 4.57% increase over the Fiscal Year 2023 appropriation.**

Recommendation of the Finance Committee is to APPROVE as amended.

On a motion by Councilor Perlman, seconded by Councilor Oram, the Finance Committee voted 5-0 to refer to the City Council Mayor Vigeant’s FY 2024 Operating Budget with proposed reductions in the amount of \$940,100.00 as discussed at the committee meeting resulting in an amended FY 2024 Municipal Operating Budget in the amount of \$187,810,924; and further recommends that the Mayor be requested to submit budget amendments as recommended by the Finance Committee. The list of Finance Committee approved reductions and recommended additions are listed in the attached Finance Committee report.

Councilors-at-Large

Mark A. Oram
Michael H. Ossing
Samantha Perlman
Kathleen D. Robey



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MAY 24 PM 4:17

Ward Councilors

Ward 1 – Laura J. Wagner
Ward 2 – David Doucette
Ward 3 – J. Christian Dumais
Ward 4 – Teona C. Brown
Ward 5 – John J. Irish
Ward 6 – Sean A. Navin
Ward 7 – Donald R. Landers, Sr.

Council President

Michael H. Ossing

Council Vice-President

Kathleen D. Robey

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, MAY 22, 2023**

The regular meeting of the City Council was held on Monday, May 22, 2023, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Perlman & Robey. Meeting adjourned at 9:20 PM.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of the City Council meeting, MAY 8, 2023, **FILE**; adopted.

That the **PUBLIC HEARING** on the Proposed Fiscal Year 2024 Operating Budget as submitted by Mayor Vigeant in the amount of \$188,751,024.00 which represents a 4.57% increase over the Fiscal Year 2023 appropriation, Order No. 23-1008881, all were heard who wish to be heard, hearing closed at 8:02 PM, adopted.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

That the **PUBLIC PRESENTATION** from the Metropolitan Area Planning Council (MAPC) regarding the Draft Hazard Mitigation Plan for the City of Marlborough, Order No. 23-1008888, all were heard who wish to be heard, presentation ended at 8:23 PM, adopted.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

That the **PUBLIC HEARING** on the Proposed Zoning Amendment from Attorney Brian Falk, on behalf of Marlborough Apartment Partners 2 LLC to Chapter 650 "Zoning" §36 "Executive Residential Overlay District" (EROD) to increase the cap on the number of multifamily dwelling units from 475 to 950, Order No. 23-1008872, all were heard who wish to be heard, hearing closed at 8:51 PM, adopted.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

That the **PUBLIC HEARING** on the Application for Modification of a Sign Special Permit from Attorney Brian Falk, on behalf of Lincoln Street 431, LLC, to amend an EMC Sign Permit to add non-EMC panels to the existing free-standing sign at 431 Lincoln Street, Order No. 23-1008889, all were heard who wish to be heard, hearing closed at 8:55 PM, adopted.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Council President Ossing is referred to the Mayor with a request that he forthwith submit to the City Council funding for the Assistant City Clerk (1610-50290) in the amount of \$4,590.00 and the Part-Time Clerk (1620-50141) in the amount of \$17,600.00, both of which are deemed necessary expenses in the Office of the City Clerk, **APPROVED**; adopted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of \$1,974,642.32 which moves funds from and to various accounts as outlined to cover expenses for certain departments for the remainder of Fiscal Year 2023, **APPROVED**; adopted.

| CITY OF MARLBOROUGH BUDGET TRANSFERS - | | | | | | | | | |
|---|----------------|---|--------|----------------------|----------------|----------|--------|----------------------|-------------------|
| DEPT: | | DPW | | FISCAL YEAR: | | 2023 | | | |
| FROM ACCOUNT: | | | | TO ACCOUNT: | | | | | |
| Available Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Available Balance |
| \$5,089,564.80 | \$1,655,000.00 | 10000 | 35900 | Undesignated Fund | \$176,500.00 | 14001203 | 51390 | Overtime-Snow & Ice | -\$176,454.48 |
| Reason: | | To fund the snow & ice deficit for FY23 | | | | | | | |
| | | | | | \$481,400.00 | 14001206 | 52960 | Snow Removal | -\$481,393.92 |
| Reason: | | | | | | | | | |
| | | | | | \$997,100.00 | 14001206 | 57040 | Operating Expenses | -\$995,110.52 |
| | \$1,655,000.00 | Total | | | \$1,655,000.00 | Total | | | |

| CITY OF MARLBOROUGH BUDGET TRANSFERS - | | | | | | | | | |
|---|-------------|--|--------|----------------------|-------------|----------|--------|--------------------------|-------------------|
| DEPT: | | Mayor | | FISCAL YEAR: | | 2023 | | | |
| FROM ACCOUNT: | | | | TO ACCOUNT: | | | | | |
| Available Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Available Balance |
| \$5,089,564.80 | \$29,624.32 | 10000 | 35900 | Undesignated Fund | \$29,624.32 | 83600 | 32918 | Stabilization-Open Space | \$560,679.13 |
| Reason: | | To transfer annual wireless antennae payments received by the City in fiscal year 2022 to Open Space Stabilization | | | | | | | |
| | \$29,624.32 | Total | | | \$29,624.32 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|---------------------|------------|----------|--------|----------------------|---|----------|--------|----------------------|------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: FIRE | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$6,555.40 | \$932.50 | 12200002 | 50400 | Part Time Clerk | \$932.50 | 12200006 | 57340 | Dues & Subscriptions | \$620.00 |
| Reason: Vacancy | | | | | NFPA Code subscription increase | | | | |
| \$6,555.40 | \$4,067.50 | 12200002 | 50400 | Part Time Clerk | \$4,067.50 | 12200005 | 55000 | Operation Supplies | \$1,968.48 |
| Reason: Vacancy | | | | | Various training not funded through Public Safety Account | | | | |
| \$5,000.00 | Total | | | | \$5,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|--|-------------|----------|--------|----------------------|--------------------------|----------|--------|----------------------|-------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - West Waste Water Treatment Plant | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$42,592 | \$15,000.00 | 60085003 | 51310 | Overtime Regular | \$15,000.00 | 60085006 | 55980 | West Waste Water | \$32,171.20 |
| Reason: Available as projected | | | | | Increased equipment need | | | | |
| \$15,000.00 | Total | | | | \$15,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|---|-------------|----------|--------|----------------------|-------------------|----------|--------|----------------------|-------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - Forestry, Parks, & Cemetery | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$167,371 | \$25,000.00 | 14001503 | 50740 | Equipment Operators | \$25,000.00 | 14001504 | 53140 | Contract Services | \$10,036.20 |
| Reason: Excess due to vacancy | | | | | Increased costs | | | | |
| \$25,000.00 | Total | | | | \$25,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|-------------------------------------|-------------|----------|--------|----------------------|-------------------|----------|--------|----------------------|-----------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - Solid Waste & Recycling | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$39,579 | \$25,000.00 | 14003003 | 51240 | Attendant | \$25,000.00 | 14003006 | 52920 | Rubbish Collection | \$0.00 |
| Reason: Excess due to vacancy | | | | | Increased costs | | | | |
| \$25,000.00 | Total | | | | \$25,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
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| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - Water | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$139,885 | \$30,000.00 | 61090001 | 50740 | Equipment Operators | \$30,000.00 | 60080004 | 53110 | Legal Services | \$0.00 |
| Reason: | | Excess due to vacancy | | | | Legal fees | | | |
| \$30,000.00 | Total | | | | \$30,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|---------------------|-------------|-----------------------|--------|----------------------|-------------------|-----------------|--------|----------------------|-------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - Streets | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$187,376 | \$15,000.00 | 14001303 | 50740 | Equipment Operator | \$15,000.00 | 14001304 | 53140 | Contract Services | \$73,792.56 |
| Reason: | | Excess due to vacancy | | | | Increased costs | | | |
| \$187,376 | \$20,000.00 | 14001303 | 50740 | Equipment Operator | \$20,000.00 | 60080004 | 53110 | Legal Services | \$0.00 |
| Reason: | | Excess due to vacancy | | | | Legal fees | | | |
| \$35,000.00 | Total | | | | \$35,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|--------------------------------|-------------|------------------------|--------|----------------------|---------------------|----------|--------|----------------------|-----------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - School Maintenance | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$118,397 | \$40,000.00 | 13032006 | 52200 | Natural Gas | \$40,000.00 | 11920006 | 52200 | Natural Gas | \$2.65 |
| Reason: | | Available as projected | | | Needed as projected | | | | |
| | \$40,000.00 | Total | | | \$40,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|---------------------|-------------|------------------------|--------|--------------------------|--------------------------|----------|--------|----------------------|-------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$42,894 | \$20,000.00 | 60081003 | 51310 | Overtime Regular | \$20,000.00 | 60081006 | 55950 | East Waste Water | \$37,190.13 |
| Reason: | | Available as projected | | | Increased equipment need | | | | |
| \$9,100 | \$9,100.00 | 60081001 | 50750 | Equipment Operator | \$9,100.00 | 60081004 | 53174 | Contract Services | \$257.19 |
| Reason: | | Excess due to vacancy | | | Needed plant improvement | | | | |
| \$79,508 | \$20,900.00 | 60081001 | 50850 | Treatment Plant Operator | \$20,900.00 | 60081004 | 53174 | Contract Services | \$257.19 |
| Reason: | | Excess due to vacancy | | | Needed plant improvement | | | | |
| | \$50,000.00 | Total | | | \$50,000.00 | Total | | | |

| CITY OF MARLBOROUGH | | | | | | | | | |
|-------------------------------|-------------|----------|--------|--------------------------|---------------------|----------|--------|-------------------------------|-------------|
| BUDGET TRANSFERS -- | | | | | | | | | |
| DEPT: DPW - Engineering | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$88,615 | \$50,500.00 | 14001101 | 50710 | Jr. Civil Engineer | \$50,500.00 | 14001104 | 53180 | Professional & Technical Svcs | \$30,390.80 |
| Reason: Excess due to vacancy | | | | | Project development | | | | |
| \$14,500 | \$14,500.00 | 14001101 | 50700 | Grade 2 Engineering Aide | \$14,500.00 | 14001104 | 53180 | Professional & Technical Svcs | \$30,390.80 |
| Reason: Excess due to vacancy | | | | | Project development | | | | |
| \$65,000.00 | Total | | | | \$65,000.00 | Total | | | |

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of \$1,440,000.00 which moves funds from the Undesignated Fund to the West Side Fire Station Stabilization Account, **APPROVED;** adopted.

| CITY OF MARLBOROUGH | | | | | | | | | |
|---|----------------|----------|--------|----------------------|-------------------|----------|--------|-----------------------------|----------------|
| BUDGET TRANSFERS - | | | | | | | | | |
| DEPT: Mayor | | | | | FISCAL YEAR: 2023 | | | | |
| FROM ACCOUNT: | | | | | TO ACCOUNT: | | | | |
| Available | | | | | | | | | Available |
| Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Balance |
| \$5,089,564.80 | \$1,440,000.00 | 10000 | 35900 | Undesignated Fund | \$1,440,000.00 | 83600 | 32900 | Stab-West Side Fire Station | \$1,422,500.00 |
| Reason: To transfer mitigation monies to Fire Station Stabilization | | | | | | | | | |
| \$1,440,000.00 | Total | | | | \$1,440,000.00 | Total | | | |

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Jonathon Friedman to the Commission on Disabilities for a 3-year term from date of Council Confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Assistant City Solicitor Jeremy McManus, re: Application for Special Permit from Connorstone Engineering, on behalf of Trombetta Family Limited Partnership to permit an existing Contractor/Landscape contractor Yard located in the LI district at 655 Farm Road, in proper legal form, Order No. 23-1008824B, **MOVED TO #18 & FILE**; adopted.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Attorney Sem Aykjianian on behalf of SUCIU LLC, d/b/a Exela Storage, re: Request to Extend Time Limitations until 10:00 PM on August 22, 2023, on the Application for Special Permit, to add additional storage units to a nonconforming storage facility located at 846 Boston Post Road East within the Wayside District, **APPROVED**; adopted.

Motion by Councilor Brown, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Department of Public Utilities, re: Petition of NSTAR Electric Company, d/b/a Eversource Energy, for Approval of its 2023 Energy Efficiency Surcharges for effect July 1, 2023, **FILE**; adopted.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of following Boards, Commissions and Committees, **FILE**; adopted.

- a) School Committee, April 11, 2023 & April 25, 2023
- b) Historical Commission, March 16, 2023.
- c) Planning Board, April 10, 2023.

Motion by Councilor Perlman, seconded by the Chair to adopt the following:

ORDERED: That the following CLAIMS, referred to the **LEGAL DEPARTMENT**; adopted.

- a) GEICO Claims Fredericksburg, VA, other property damage and/or personal injury.

Reports of Committees:

Councilor Irish reported the following out of the Finance Committee:

**City Council Finance Committee
May 15, 2023, and May 16, 2023
Municipal FY2024 Budget Hearings
Minutes and Report**

These meetings convened at 6:00 PM and were held in the City Council Chamber and open to the public. The meetings were televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) and were available for viewing using the link under the Meeting Videos tab on the city's website, home page (www.marlborough-ma.gov). The May 15th meeting adjourned at 11:20 PM. The May 16th meeting adjourned at 9:01 PM.

May 15, 2023: Voting members present: Chair Irish, Councilors Dumais, Perlman, Oram, and Brown.

Reports of Committee Continued:

Non-Voting members present: Councilors Ossing, Landers, Navin, Robey, Doucette, and Wagner.

May 16, 2023: Voting members present: Voting: Chair Irish, Councilors Dumais, Perlman, Oram, and Brown.

Non-Voting members present: Councilors Ossing, Landers, Navin, Robey, Doucette, and Wagner.

Order No. 23-1008881: Mayor Vigeant’s Proposed FY2024 Operating Budget in the amount of \$188,751,024.00.

Chair Irish read the Mayor’s May 4, 2023, letter submitting the budget for review and approval in the amount of \$188,751,024.00 representing a 4.57% increase over this year, primarily due to a continued increase in utility costs, Assabet Valley Regional School, contract services and added staffing.

The Finance Committee reviewed each of the items listed in the Budget Summary over the course of the two meetings together with the Mayor and municipal department heads and proposed the following adjustments to the Mayor’s budget.

Reports of Committee Continued:

On a motion by Councilor Perlman, seconded by Councilor Oram, the Finance Committee voted 5-0 to refer to the City Council Mayor Vigeant’s FY 2024 Operating Budget with proposed reductions in the amount of \$940,100.00 as listed in the below table and resulting in an amended FY 2024 Municipal Operating Budget in the amount of \$187,810,924; and further recommends that the Mayor be requested to submit budget amendments listed in the table on page 3.

FINCOM FY24 Budget Adjustments – Reductions

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|---|---|-------------------|---|---|
| 1920 Property & Building Maintenance | 50291 Asst. Commish | -\$2,050 | Approved 5-0 | Fund the position at the correct step. |
| 3032 Maintenance Schools | 50291 Asst. Commish | -\$2,050 | Approved 5-0 | Fund the position at the correct step. |
| 1920 Property & Building Maintenance | 52120 Electricity | -\$100,000 | Approved 5-0 | Implement energy conservation measures |
| 3032 Maintenance Schools | 52200 Natural Gas | -\$100,000 | Approved 3-2 (Opposed Irish/Brown) | Implement energy conservation measures |
| 1990 Other Government | 57820 Reserve for Salaries | -\$300,000 | Approved 5-0 | All contracts settled. |

Reports of Committee Continued:

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|-----------------------------|----------------------------------|-------------------|--|---|
| 2200 Fire Department | 51300 Gross OT | -\$50,000 | Approved 3-2 (Opposed Irish/Oram) | 20% increase is excessive. Have not spent FY23 funds. FY23 Run rate is \$40,000 per month |
| 9300 Capital Projects | 58595 City Hall Equipment | -\$300,000 | Approved 5-0 | Using Free cash enables the council to have oversight on how funds are used. |
| 8600 Solid Waste | 52935 Solid Waste Disposal | -\$86,000 | Approved 5-0 | Transferred out \$475,000 in FY23. Indicated there is contingency built in at the March 6, 2023 FINCOM meeting. Level fund line item. |
| TOTAL | | -\$940,100 | | |

Impact of the FINCOM FY24 Budget Adjustments

- The Mayor’s proposed FY24 budget of \$188,751,024 less the above adjustments of \$940,100 equals a new FY24 budget of \$187,810,924. This represents an increase of \$7,307,825 from FY23 or an increase of 4.04%.
- The Mayor’s projected tax impact provided in the budget package was an increase of \$262 for the average single-family house. This was based on a residential/CIP shift value of 1.40 which resulted in a corresponding residential tax rate of \$10.96. A reduction of \$940,100 from the Mayor’s submitted budget will reduce the projected tax on the average single-family house to \$235.
- The Mayor emphasized that these are estimates and the actual tax implications will be determined in November.

FINCOM FY24 Budget Adjustments – Motions Approved to Increase the Budget Requires a Budget Amendment from the Mayor

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|--------------------|--------------------------|------------------|-----------------|---|
| 1610 City Clerk | 50290 Asst. Clerk | +\$4,590 | Approved 5-0 | Funding to support new salary ordinance. |
| 1620 Elections | 50141 Clerk | +\$17,600 | Approved 5-0 | Add back position that was deleted by the Mayor |
| TOTAL | | +\$22,190 | | |

Reports of Committee Continued:

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|-----------------|---|------------|--|---|
| 6100 Library | 50475 Head Adult Services | \$61,580 | Approved 5-0 For Mayor to submit salary ordinance | Unable to fund position without salary ordinance. Request Mayor submit salary ordinance. |
| 6100 Library | 50478 Program Outreach Coordinator | \$54,410 | Approved 5-0 For Mayor to submit salary ordinance | Unable to fund position without salary ordinance. Request Mayor submit salary ordinance. |
| | | | | |

The FINCOM voted 5-0 to request the Mayor submit a budget amendment that contains the following:

- Add \$4,590 to the City Clerk Assistant City Clerk line item 1610-50290
- Add \$17,600 to the Elections Department part time Clerk line item 1620-50141
- Submit the salary ordinance for the Head Adult Services position in the Library Department
- Submit the salary ordinance for the Program Outreach Coordinator position in the Library Department

FINCOM FY24 Budget – Motions Made and Not Approved

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|------------------------------|--|------------|--|-----------------------------------|
| 1990 Other Government | 57820 Reserve for Salaries | -\$100,000 | Does not Carry 1 in favor (Oram) and 4 Opposed | |
| 2100 Police Department | 51320 Court OT | -\$46,900 | Does not carry 1 in favor (Perlman) and 4 opposed | |
| 5120 Health Department | 50607 Substance Abuse Coordinator | | Motion was withdrawn due to not having details on step 2 salary | Reduction to align with Step 2 |
| 9000 Water Fund | 52320 Water MWRA | -\$90,545 | Does not carry 2 in favor (Dumais/Perlman) and 3 opposed | |
| | | | | |

Suspension of the Rules requested – granted.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Proposed Amendment to the City Code, Chapter 125 “Personnel” §6 “Salary Schedule” to amend the salary for the Assistant City Clerk, **PLACED ON THE NEXT CITY COUNCIL AGENDA.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED “PERSONNEL,” AS FOLLOWS:

I. By amending Chapter 125, entitled “Personnel”, by adding to the salary schedule referenced in Section 125-6, the following:

| Position | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 |
|----------------------|-------------|---------------------|-------------------|--------------------|--------------------|--------------------|--------------------|
| | Start | 6 months of service | 1 year of service | 2 years of service | 3 years of service | 4 years of service | 5 years of service |
| Assistant City Clerk | \$73,929.96 | \$75,408.84 | \$76,916.84 | 78,455.26 | \$80,024.36 | \$81,624.92 | \$83,257.72 |

II. This ordinance shall supersede and replace any existing rate for said position (if applicable) in the current salary schedule.

III. The effective date of these amendments shall be July 1, 2023.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

ORDERED: That the Application for Renewal of Junk Dealer License, Antoine Bitar, d/b/a Hannoush Jewelers, 601 Donald Lynch Boulevard, **APPROVED**; adopted.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

ORDERED: That the Application for Renewal of Junk Dealer License, Gerald Dumais, d/b/a Dumais & Sons Secondhand Store, 65 Mechanic Street, **APPROVED**; adopted.

Councilor Dumais Recused.

Motion by Councilor Landers, seconded by the Chair to adopt the following:

ORDERED: That the Application for Renewal of Junk Dealer/Secondhand Dealer license and associated waivers by TVI, Inc., d/b/a Savers, 222A East Main Street, **APPROVED WITH THE FOLLOWING CONDITIONS AND WAIVERS**; adopted.

Conditions

1. The license shall not be transferred without prior review and approval of the City Council.
2. The license hereby granted is issued to TVI, Inc. d/b/a Savers only and is applicable only to the 222A East Main Street location.
3. There will be no exterior storage, display or sales of merchandise, other than a recycle trailer, a cloth delivery trailer with items waiting to be processed, and a local trailer from one of Savers' charitable partners delivering merchandise to the store. No more than three such trailers and trucks shall be parked at the loading dock area in the rear of the building at any one time, and no such trailers or trucks shall be parked on any other side of the building at any time.
4. Donations shall take place only during the hours of operation which shall be 9:00 A.M. to 9:30 P.M. Monday through Saturday and 10:00 A.M. to 7:00 P.M. on Sundays, and during the month of October from 9:00 A.M. to 10:00 P.M. Monday through Saturday and 10:00 A.M. to 10:00 P.M. on Sundays.
5. No Savers' donation boxes shall be permitted outside of the building.
6. No scrolling or rotating message signs shall be permitted as part of Savers' signage plans.
7. Glue boards shall be installed at locations within the business premises satisfactory to the Marlborough Board of Health and Savers, and a monthly monitoring program shall be implemented consisting of a logbook for said glue boards satisfactory to the Board of Health.
8. This license shall be subject to revocation or suspension for noncompliance of the above conditions or other applicable local ordinances or state laws.
9. The waivers granted as part of this license shall no longer be applicable should Savers commence paying the general public for merchandise delivered without first obtaining the review and approval of the City Council.

Waivers

1. The waiver of Section 377-4 of the Ordinance as requested by Savers is not granted because Section 377-4 is not applicable to Savers' operations.
2. The waiver of Section 377-5 of the Ordinance is granted with respect to the last sentence thereof requiring the City Clerk to keep a list of persons employed by Savers. All other provisions of Section 377-5, other than the duty of the City Clerk to keep a record of the name and residence of each dealer, are not applicable to Savers.
3. The provisions of Sections 377-6, 377-7 and 377-9 of the Ordinance are waived in their entirety.

Motion by Councilor Robey, to amend the Special Permit by inserting the language as follows, seconded by the Chair:

- “Decision on a Special permit” paragraph on page 1, line 2: add “and landscape contractor’s yard” after “contractor’s yard”
- Findings of fact paragraph 3, line 3: add “and landscape contractor’s yard” after “contractor’s yard”
- Findings and actions paragraph C, line 3: add “and landscape contractor’s yard” after “contractor’s yard”
- Condition 7, line 1: add “/landscape contractor yard area” after “contractor yard area”
- Condition 7, line 4: add “/landscape contractor’s yard” after “contractor’s yard”
- Condition 7, line 7: add “/landscape contractor’s yard” after “contractor’s yard”
- Condition 8, final paragraph, line 3: add “/landscape contractor yards” after “contractor yards”

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT TROMBETTA FAMILY LIMITED PARTNERSHIP ORDER NO. 23-1008824C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to The Trombetta Family Limited Partnership (the “Applicant”) for a contractor’s yard and landscape contractor’s yard at 655 Farm Road, in the Limited Industrial Zoning District, as provided in this Decision and subjected to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Trombetta Family Limited Partnership, is a Massachusetts Limited Partnership with an address of 655 Farm Road, Marlborough, MA 01752.
2. The Applicant is the owner of the property located at 655 Farm Road, Marlborough, Massachusetts, 01752 (Map 85, Parcel 12), and Charles P. Trombetta, Trustee of the 10 Broadmeadow Realty Trust, is the owner of the property located at 10 Broadmeadow Street, Marlborough Massachusetts, 01752 (Map 85, Parcel 10) (Both properties together are the “Site”).
3. In accordance with Article V, Section 650-17 and Section 650-18.A(48), of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), the Applicant proposes a contractor’s yard and landscape contractor’s yard at the Site (the “Use”). As shown on the Plans referenced in Paragraph 5 below, the Use consists of trailers/containers, accessory parking, outdoor storage areas and landscaped areas.
4. The Applicant, by and through its engineer, filed with City Clerk of the City of Marlborough an Application for a Special Permit (“Application”) for the Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled “Proposed Site Plan of 655 Farm Road, Marlborough, MA (Map 85, Parcels 10 and 12) dated September 15, 2022” by Connorstone Engineering, with the last revision date of May 17, 2023, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit (collectively the “Plans”) as **“ATTACHMENT A”**.

6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site is located in the Limited Industrial Zoning District.
8. The Site has an area of 306,616 square feet.
9. The proposed lot coverage of 180,640 square feet (58.9% lot coverage) would maintain an area in compliance with Article VII, Section 650-41, Table of Lot Area, Yard and Height of Structures, of the Zoning Ordinance (maximum 60% lot coverage).

To the extent there is a residential structure on the 655 Farm Road portion of the Site (Assessor's Map 85, Parcel 12), nothing in this Special Permit authorizes such residential structure.

10. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statues of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
11. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on March 27, 2023. The public hearing was held at Marlborough City Hall, 140 Main Street. The hearing was closed March 27, 2023.
12. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
13. At the public hearing, eight members of the public, including the Applicant and its engineer, spoke in favor of the Use and no members of the public spoke in opposition to the Use.

**BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS**

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the present Use of the Site is an appropriate use in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or to the conditions more fully set forth herein.
- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a contractor's yard and landscape contractor's yard at 655 Farm Road, as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site, if any, is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be build according to the Plans as may be amended during Site Plan Review.
2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit. Subsequent Site Plan Review shall be consistent with the intent and conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plan's, so long as said changes do not change the Use approved herein, or materially increase the impervious area of the Use, reduce the green area, or alter traffic flow, all as shown on the Plans.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Operating Hours. Hours of operation are limited to: 7:00AM to 7:00PM Monday through Saturday. Access for emergency business use, including for uses such as snow removal and sewer breaks, is permitted at all times.
6. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall be responsible for ensuring that the uses on the Site do not contaminate stormwater runoff, and shall ensure that the uses on the Site do not cause adverse stormwater impacts to abutting properties.
7. Traffic Pattern. All tenants and visitors to the contractor yard area/landscape contractor yard area are to enter and exit via the southern driveway shown on the Site Plan. Signage shall be erected on the northerly access of the site at the easterly edge of the ice cream and retail parking area prohibiting the retail customers from entering the contractor's yard/landscape contractor's yard areas and also prohibiting the contractors from entering the ice cream and retail parking area. Signage shall also be erected on the southerly access of the site at the easterly edge of the retail parking area prohibiting retail customers from entering the contractor yards/landscape contractor yards areas.
8. Screening. In accordance with Section 650-18.A(48) of the Zoning Ordinance, the Applicant shall, within a period of time to be determined during Site Plan Review by the Site Plan Review Committee, install screening to screen areas of the Site used for the storage of vehicles, equipment, and materials from adjacent properties as follows:

A. South Property Side Line

- I. #20 and #30 Broadmeadow Street – existing mature screening.
- II. #40 Broadmeadow Street – existing 6-foot private fence and longer storage building.
- III. #56 Broadmeadow Street – existing fence is a mix of 6-foot privacy fence and 6-foot black vinyl coated chain link fence along with existing an arborvitae space and deciduous trees. Applicant to supplement screening with arborvitae and other plantings to infill gaps within existing screening as shown on the Site Plans. The material stockpiles abutting the fence are to be removed.

B. Rear Property Line – Existing dense vegetation provides dense screening to Wayside Athletic Club. There is a vacant parcel of land (approximately 60 feet wide) between the Site and the Wayside Athletic Club. Applicant shall remove all gravel surfaces and containers within the required 7-foot setback and install plantings as shown on the Site Plan. The gravel surfaces shall be removed and replaced with mulch, or another cover determined by the City's Conservation Officer, to discourage future encroachments into the area.

C. Northern Property Line – Northern Property Line abuts 667 Farm Road and 665 Farm Road. This line includes existing 6-foot stockade fencing and a 6-foot privacy fence. An existing vegetated buffer has been planted over the past several years as shown on the Site Plan.

The Site Plan Review Committee shall require additional planting or screening as needed to ensure adequate screening for the abutters. Defined barriers between the landscaped areas and contractor/landscape contractor yards shall be provided so as to protect the landscaped areas from being encroached upon. The vegetated screening and fencing shall be maintained and replaced/ augmented as needed over the years to ensure the proper screening, as approved, is always provided.

9. Leased Areas. 16 containers are provided, one to each of the 16 leased areas, and are utilized to provide tenants with a space to secure and protect their daily and seasonal equipment. The containers are used to store hand tools, lawn maintenance equipment, snow equipment and similar equipment. Storage of unregistered vehicles is not allowed on the Site. Tenants are not allowed to perform vehicle repairs and/or maintenance on the Site.

Only the 16 lease areas are permitted as shown on the Plans, which shall be clearly defined in the field. Only the trailers shown on the approved Plans are permitted. Applicant may, as needed to accommodate existing and future tenants, change or modify the lease areas provided that there are no more than 16 lease areas. The total lease area, and the number of lease areas (16), and/or the number of trailers, cannot be increased or expanded without an amendment to this Special Permit.

10. Outdoor Storage Areas. In accordance with Section 650-18.A(48) of the Zoning Ordinance, the outdoor storage of vehicles, equipment, and materials shall be located on impervious and otherwise dust-free surfaces. Materials shall be stored with sufficient protections to avoid damage to landscaped areas and to avoid interference with the proper functioning of stormwater infrastructure. Storage of propane, chemicals, or hazardous material is not allowed.

11. Open Space. Within a period of time to be determined during Site Plan Review by the Site Plan Review Committee, the areas of open space as shown on the Plans shall be vegetated with grass with additional trees and shrubs to be added to help provide shade to these open spaces. These areas shall remain open and shall not be used for storage of any materials or equipment. During the Site Plan Review process the open space area, gravel area, and storage areas shall all be clearly defined and delineated on the plans with provisions that these areas are clearly defined by fencing or barriers or other on-the-ground methods for easier enforcement and management of the Site.
12. Noise and Air Quality. The Applicant, its successors and/or assigns, shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.
13. Lighting. Exterior lighting at the Site shall be downward facing from three 15-foot posts shown on the Plans, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review Process. Exterior lighting at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.
14. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the Use.
15. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and, if applicable, before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the Recoded Special Permit to the City Council's Office, the Building Department, and the City Solicitor's Office.

Yea: 11 – Nay: 0

Yea: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 9:20 PM; adopted.

Councilors-at-Large

Mark A. Oram
Michael H. Ossing
Samantha Perlman
Kathleen D. Robey



Ward Councilors

Ward 1 – Laura J. Wagner
Ward 2 – David Doucette
Ward 3 – J. Christian Dumais
Ward 4 – Teona C. Brown
Ward 5 – John J. Irish
Ward 6 – Sean A. Navin
Ward 7 – Donald R. Landers, Sr.

Council President

Michael H. Ossing

Council Vice-President

Kathleen D. Robey

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
THURSDAY, MAY 25, 2023**

The special meeting of the City Council was held on Thursday, May 25, 2023, at 7:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Perlman & Robey. Meeting adjourned at 7:02 PM.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 125, ENTITLED “PERSONNEL,” AS FOLLOWS:

I. By amending Chapter 125, entitled “Personnel”, by adding to the salary schedule referenced in Section 125-6, the following:

| Position | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 |
|----------------------|-------------|---------------------|-------------------|--------------------|--------------------|--------------------|--------------------|
| | Start | 6 months of service | 1 year of service | 2 years of service | 3 years of service | 4 years of service | 5 years of service |
| Assistant City Clerk | \$73,929.96 | \$75,408.84 | \$76,916.84 | 78,455.26 | \$80,024.36 | \$81,624.92 | \$83,257.72 |

II. This ordinance shall supersede and replace any existing rate for said position (if applicable) in the current salary schedule.

III. The effective date of these amendments shall be July 1, 2023.

APPROVED.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

Motion by Councilor Dumais, seconded by the Chair to adopt the following:

ORDERED There being no further business, the special meeting of the City Council is herewith adjourned at 7:02 PM; adopted.



IN CITY COUNCIL

Marlborough, Mass., MAY 8, 2023

ORDERED:

That the PUBLIC HEARING on the Petition from Andrew Delli Carpini on behalf of Colbea Enterprises, LLC, re: Request pursuant to Chapter 342 "Gasoline Stations and Car Washes" §2 "Exceptions" of the Code to operate a gas station/convenience store (Shell Station) at 342 Boston Post Road East on a 24-hour basis, Order No. 23-1008870, be and is herewith **CONTINUED UNTIL JUNE 5, 2023, AT 8:00 PM.**

- a) Communication from Attorney James Hall, re: Request for continuance of Public Hearing to June 5, 2023, on the Petition of Colbea Enterprises, LLC (Shell Station) to operate a gas station/convenience store on a 24-hour basis, Order No. 23-1008870.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

The hearing was opened with no testimony from the public being heard.

ADOPTED

ORDER NO. 23-1008870A

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 MAY 26 PM 12:45

COLBEA ENTERPRISES, LLC

695 George Washington Hwy

Lincoln, RI 02865

401-943-0005

May 25, 2023

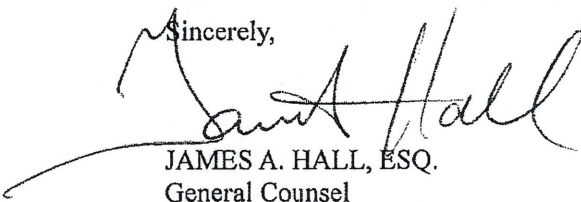
City of Marlborough
City Counsel
c/o Steven Kerrigan, City Clerk
Via Email: skerrigan@marlborough-ma.gov

RE: Petition of Colbea Enterprises, LLC for 24-Hour Operation of a Gas Station
City Counsel Notice Order: Order No. 23-1008870

To Whom it May Concern,

Pursuant to Chapter 342-2(A) of the Marlboro Code of Ordinances, the above-referenced applicant submits the attached Memorandum in further support of its application for exemption so as to allow 24-hour operation of its existing Seasons convenience store and gasoline station.

Sincerely,


JAMES A. HALL, ESQ.
General Counsel
Colbea Enterprises, LLC

cc: Andrew Delli Carpini, Chief Executive Officer, Colbea Enterprises, LLC
Gigi Coburn, Licensing Coordinator, Colbea Enterprises, LLC

MEMORANDUM IN SUPPORT OF PETITION
 (24-Hour Operation of a Seasons Corner Market at 342 Boston Post Road)
 Notice Order No. 23-1008870

On April 13, 2023, pursuant to Chapter 342, Art. 1.2.A¹, Colbea Enterprises, LLC (“Colbea”) filed a written petition to the City Counsel seeking a permit granting an exemption to the applicability of the gasoline station curfew so as to continue twenty-four-hour operation of Seasons Corner Market (“Seasons”) at 342 Boston Post Road. Specifically, the Petition seeks a permit granting an exemption from City of Marlborough Code of Ordinances Chapter 342-1, which limits the hours of operation for gasoline stations.²

As set forth in detail below, and as clearly evidenced by prior years of operation at this location, the granting of the Permit will allow Seasons to continue to serve the public convenience and welfare without detrimental effect upon the public health, peace or safety.

I. Introduction

The location at issue had historically operated as a standard Shell-branded gas station. During certain periods of time, the station was permitted to operate on a twenty-four-hour basis. Upon purchase of the station, Colbea committed to the revitalization of the station and construction of a state-of-the-art Seasons Corner Market, opening in March of 2020. From the date of opening until April of 2023 Seasons continued to operate without incident on a twenty-four-hour basis.

II. Seasons Serves the Public Convenience and Welfare

Seasons provides staple and daily goods to the public including fuel (gasoline and diesel), food, auto care items, tire air pumps, necessary household items and *clean* restrooms. Although such items are of convenience during standard business hours, the availability of such items during overnight hours can move from convenience to necessity, when most retail models do not engage in twenty-four-hour operation. The provision of fuel alone in the early morning hours is often less an issue of convenience and more of a necessity to members of the commuting public,

¹ § 342-2 Exceptions.

When, in the judgement of the City Council, the public convenience and welfare may be substantially served without detrimental effect upon the public health, peace or safety, the City Council may, on petition to it in writing by the owner or operator of a gasoline station, car wash or car wash operation, issue a permit granting an exemption to the applicability of the curfew established by this article.

² § 342-1 Hours of Operation.

All gasoline stations, car washes or car wash operations located in the City shall open for business no earlier than 6:00 a.m. and close no later than 11:00 p.m. daily.

particularly in such proximity to Rout 495. By way of additional example, during inclement weather such stations are the source of fuel for private snowplow contractors servicing both public and private ways. In the time that Seasons has been operating at this location, demand for such goods and services in the overnight hours has continued and has required the hiring of additional personnel.

III. Seasons Benefits Public Health, Peace and Safety

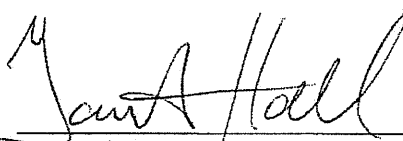
Seasons continues to serve the public convenience and welfare without detrimental effect upon public health, peace, or safety. for example, the twenty-four-hour provision of gasoline and availability of air pumps makes breakdowns less likely. Near to Rout 495 such services directly support public health and safety.³

As noted above, Seasons are state of the art convenience stores and fueling stations. Each location is well lit to ensure safe travel on and near the site. Importantly, each Seasons location is outfitted with multiple cameras (in some locations over 30 cameras) that record both the site and the abutting roadways. As a result, Seasons stores are less likely to be the location of loitering and/or illegal activity (evidenced by the lack of police calls/activity at this site).

IV. Conclusion

Demonstrated by both the character of Seasons' operation and a proven track record of providing for the convenience and welfare of the community without detrimental effect upon the public health, peace or safety, the applicant should be granted a permit providing an exemption to the applicability of the curfew established by City of Marlborough Code of Ordinances Chapter 342-1.

JAMES A. HALL, ESQ.



General Counsel
Colbea Enterprises, LLC /
Seasons Corner Market

³ During winter weather conditions, when temperatures and snowplows pose a serious risk to motorists, these services likewise support public health and safety.



IN CITY COUNCIL

Marlborough, Mass., _____ MAY 8, 2023 _____

ORDERED:

That there being no objection thereto set **MONDAY JUNE 5, 2023**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Andy Fitz, on behalf of JP Morgan Chase Bank to install a drive-thru ATM for the Chase Bank branch to be located at 189 Boston Post Road West, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 09/03/23 which falls on a Sunday, therefore 09/05/23 would be considered the 90th day.

ADOPTED

ORDER NO. 23-1008890



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 MAY 31 PM 3:40

Marlborough City Council
J. Christian Dumais, Chairman
Personnel Committee
140 Main Street
Marlborough, Massachusetts 01752
(508) 460-3711 TDD (508) 460-3610

May 26, 2023

Michael H. Ossing, President
Marlborough City Council
City Hall, 140 Main Street
Marlborough, MA 01752

Reference: Pending Reappointments from Mayor Vigeant

Dear President and Members:

It is my intention at the meeting of the City Council to be held on June 5, 2023, to request a Suspension of the Rules to remove from the Personnel Committee all the pending Reappointments submitted to the City Council by Mayor Vigeant.

Several of the reappointments are for longstanding board members who have faithfully served the city for many years. I would like to streamline the process for these reappointments and hope my colleagues on the Personnel Committee will agree with this action.

I have enclosed a copy of the cover order for each of the reappointments and ask for your approval this evening, after the required suspension to remove the items from committee.

Sincerely,

J. Christian Dumais, Chair
City Council Personnel Committee

enclosure



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 19, 2022

ORDERED:

That the Reappointment of Nena Bloomquist to the Library Board of Trustees for a 3-year term to expire August 26, 2024, be and is herewith referred to the **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 22-1008764



IN CITY COUNCIL

Marlborough, Mass., APRIL 10, 2023

ORDERED:

That the Reappointment of Paul Gould to the Fort Meadow Commission for a 3-year term to expire on February 24, 2026, be and is herewith referred to **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 23-1008853



IN CITY COUNCIL

Marlborough, Mass., APRIL 24, 2023

ORDERED:

That the Reappointment of Stefanie Ferrecchia to the Community Development Authority for a 3-year term to expire on March 9, 2026, be and is herewith referred to **PERSONNEL COMMITTEE.**

ADOPTED

ORDER NO. 23-1008862



IN CITY COUNCIL

Marlborough, Mass., APRIL 24, 2023

ORDERED:

That the Reappointment of Dr. Joseph Tennyson to the Board of Health for a 3-year term to expire on February 2, 2026, be and is herewith referred to **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 23-1008863



IN CITY COUNCIL

Marlborough, Mass., APRIL 24, 2023

ORDERED:

That the Reappointment of Debra McManus to the Commission on Disabilities for a 3-year term to expire on October 21, 2025, be and is herewith referred to **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 23-1008864



IN CITY COUNCIL

Marlborough, Mass., APRIL 24, 2023

ORDERED:

That the Reappointment of Linda Clark to the Board of Registrars for a 3-year term to expire on April 1, 2026, be and is herewith referred to **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 23-1008865



IN CITY COUNCIL

Marlborough, Mass., APRIL 24, 2023

ORDERED:

That the Reappointments to the Conservation Commission for 3-year terms of John Skarin to expire on March 7, 2025, and Karen Paquin to expire on May 5, 2026, be and is herewith referred to **PERSONNEL COMMITTEE**.

ADOPTED

ORDER NO. 23-1008866



IN CITY COUNCIL

Marlborough, Mass., MAY 8, 2023

ORDERED:

That the Reappointment of Ellen Silverstein to the Board of Assessors for a 3-year term to expire on September 8, 2026, be and is herewith referred to **PERSONNEL COMMITTEE.**

ADOPTED

ORDER NO. 23-1008886



IN CITY COUNCIL

Marlborough, Mass., MAY 8, 2023

ORDERED:

That the Reappointment of David Morticelli to the Community Development Authority for a 3-year term to expire on March 23, 2026, be and is herewith referred to **PERSONNEL COMMITTEE.**

ADOPTED

ORDER NO. 23-100887



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2023 JUN -1 AM 11:43

City of Marlborough
Office of the Mayor

Arthur J. Vigeant
MAYOR

Patricia M. Bernard
CHIEF OF STAFF

140 Main Street
Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
www.marlborough-ma.gov

Meredith Roberts
INTERIM EXECUTIVE
ADMINISTRATOR

June 1, 2023

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Transfer requests for Capital Improvement Projects

Honorable President Ossing and Councilors,

Enclosed please find for your review and approval various transfer requests in the total amount of \$1,598,076.10 from Free Cash to the following accounts associated with the City Clerk, Marlborough Police and Fire, Info Technologies, Department of Public Works and Veterans Services.

First and foremost, as requested is \$152,000.00 for the Clerk's office for new polling equipment.

The Marlborough Police Department is requesting \$325,076.10 for three marked cruisers, 31 bullet proof vests to replace expired ones and 60 new tasers including cartridges and battery packs. *Note: a \$35,983.20 payment will be allocated each year of five-year Capital Plan for tasers.*

We have allocated \$380,000 to the IT Department to complete the firewall replacement on the west side of the City as well as vital security enhancements for our network.

The Marlborough Fire Department has a longstanding request to replace its mattresses and we have allocated \$25,000 to fulfill this need.

In addition, the Department of Public Works is requesting \$701,000 to replace numerous vehicles in the enclosed list, as well as, upgraded wash bay equipment. It is imperative that the

DPW staff maintain and clean all vehicles to increase the lifespan, especially during winter months to prevent corrosion from salt and de-icing compounds.

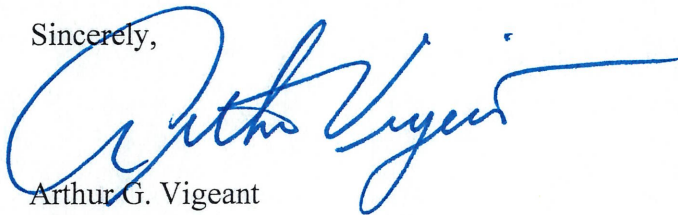
Veterans Services would like to replace all 15 veteran square's signs with a good quality galvanized metal sign to include a photo of the honored veteran. Veterans Services is working with a local vendor and estimate this project at \$15,000.00.

Please note that this list was difficult to prioritize as there are many departments with legitimate needs for upgraded equipment, some to fulfill public safety requirements and cyber security needs this upcoming fiscal year. The City will need to upgrade our public safety communications which is part of a \$4M, multi-year project affecting Police, Fire, and IT. We are hopeful that we will be receiving \$175,000 in grant funding to move forward with this project and anticipate a need for future funding.

Appropriate department heads will be on hand to answer questions at a future meeting.

Thank you in advance for your cooperation.

Sincerely,



Arthur G. Vigeant
Mayor

Enclosures

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT: Various

FISCAL YEAR: 2023

FROM ACCOUNT:

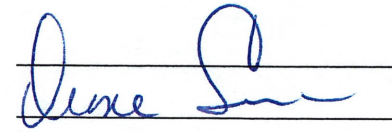
TO ACCOUNT:

| Available Balance | Amount | Org Code | Object | Account Description: | Amount | Org Code | Object | Account Description: | Available Balance |
|-----------------------|-----------------------|---|--------------|--------------------------|-----------------------|-----------------|--------------|---|-------------------|
| <u>\$1,964,940.48</u> | <u>\$1,598,076.10</u> | <u>10000</u> | <u>35900</u> | <u>Undesignated Fund</u> | <u>\$152,000.00</u> | <u>19300006</u> | <u>56300</u> | <u>Capital Outlay-Voting Equip</u> | <u>\$0.00</u> |
| | Reason: | <u>To fund various capital requests</u> | | | | | | <u>Polling equipment</u> | |
| | | | | | <u>\$325,076.10</u> | <u>19300006</u> | <u>58593</u> | <u>Capital Outlay-Police Dept</u> | <u>\$2,362.55</u> |
| | | | | | | | | <u>Cruisers, vests, tasers</u> | |
| | | | | | <u>\$380,000.00</u> | <u>19300006</u> | <u>58618</u> | <u>Capital Outlay-IT</u> | <u>\$0.00</u> |
| | Reason: | | | | | | | <u>Firewall replacement</u> | |
| | | | | | <u>\$25,000.00</u> | <u>19300006</u> | <u>58512</u> | <u>Capial Outlay-Fire Dept</u> | <u>\$0.00</u> |
| | Reason: | | | | | | | <u>Mattresses</u> | |
| | | | | | <u>\$15,000.00</u> | <u>19300006</u> | <u>52750</u> | <u>Capital Outlay-Veterans</u> | <u>\$0.00</u> |
| | Reason: | | | | | | | <u>Galvanized square veterans signs</u> | |
| | | | | | <u>\$701,000.00</u> | <u>19300006</u> | <u>58731</u> | <u>Capital Outlay-DPW Equipment</u> | <u>\$58.57</u> |
| | Reason: | | | | | | | <u>DPW Equipment</u> | |
| | <u>\$1,598,076.10</u> | <u>Total</u> | | | <u>\$1,598,076.10</u> | <u>Total</u> | | | |

Department Head signature:

Auditor signature:

Finance Director signature:



| <u>Dept</u> | <u>2024 Capital Improvement Projects</u> | <u>\$</u> | <u>Total by Dept.</u> |
|-----------------|--|--------------|-----------------------|
| <u>Clerk</u> | Polling equipment | 152,000.00 | 152,000.00 |
| <u>MPD</u> | 3 marked cruisers | 256,050.00 | |
| | 31 bullet proof vests | 33,042.90 | |
| | 60 Tasers (year 1) | 35,983.20 | |
| | Total MPD | | 325,076.10 |
| <u>IT</u> | Firewall replacement & network security upgrad | 380,000.00 | 380,000.00 |
| <u>MFD</u> | Mattresses | 25,000.00 | 25,000.00 |
| <u>Veterans</u> | Galvanized Square Veterans Signs | 15,000.00 | 15,000.00 |
| <u>DPW</u> | Wash Bay Equipment | 75,000.00 | |
| | 6 Wheel Dump/Sander/Plow #33 | 300,000.00 | |
| | F450 Dump w/ Plow #308 | 90,000.00 | |
| | F350 SRW Service/utility w/Plow #53 | 72,000.00 | |
| | F550 Dump/Plow/Sander #204R | 106,000.00 | |
| | F350 DRW Service/Utility w/plow #66 | 58,000.00 | |
| | DPW Total | | 701,000.00 |
| | | 1,598,076.10 | 1,598,076.10 |



CAPITAL IMPROVEMENT PROJECT REQUEST FORM - *City of Marlborough*

| | | | |
|--|----------------------|---|--|
| Project Request Date: FY 2024 | | Priority Level 1-5: 1 | |
| Project Name: Marked Cruiser Replacement | | | |
| Project Location: 355 Bolton Street Marlborough, MA 01752 | | | |
| Department Requesting: Police Department | | Contact Person: Chief David A. Giorgi | |
| Phone Number: 508-485-1212 | | Ext.: 36974 | Email: dgiorgi@marlborough-ma.gov |
| Replacing Existing Item: cruisers | | Age of Current Item: 3+ years old | Mileage: 75,000+ |
| Condition of Current Item: Fair to Poor | | Make/Model: Ford Police Interceptor | |
| Estimated Cost: \$320,000 256,050 | | Borrowing/Funding Source: Free Cash/Other <input type="checkbox"/> | |
| Amount Per Fiscal Year: <i>Identify amount needed each year of Five-Year Capital Plan</i> | | | |
| FY22: 320,000 | FY23: 320,000 | FY24: 320,000 | FY25: |
| | | | FY26: |

Project Description

The serviceable time of a marked or unmarked cruiser is normally 3 years or when the cruiser reaches approximately 100,000+mi. After that, the cruisers are no longer under warranty and should be replaced, as they cost more to maintain than they are worth. When patrol cruisers are no longer under warranty, the routine maintenance costs increase and, in the long run, it is more cost effective to trade in for a new cruiser than invest funds to maintain an older cruiser with service issues. All cruisers are rated as "Fair" or "Poor" on the accompanying cruiser inventory spreadsheet. Their serviceable years are past and the cruisers are not reliable to run properly.

Describe Impact on Operating Costs

Describe Dept. Priority: 1



Purchase and Sales Agreement

Marlborough, MA

Patrol-Full Cage

Contact Name: Andrew Larose, Patrolman
 Company/Dept: Marlborough Police Department
 Street Address: 355 Bolton St.
 City, State, Zip: Marlborough MA 01752
 Phone: 508-485-1212 X36976 774-245-2534
 E-Mail: alarose@marlborough-ma.gov

Date: 1.12.2023
 Valid for: 90 Days
 Customer #:
 Contract: PCC
 Sales Rep: Steven Anderson

| CONTRACT LINE REFERENCE | LINE DESCRIPTION | UNIT PRICE | QTY. | EXTENDED PRICE |
|-------------------------|---|--------------|------|---------------------|
| K8A/500A | [Fleet] 2023 Ford Police Interceptor Utility (K8A) AWD Hybrid | \$ 44,452.00 | 1 | \$ 44,452.00 |
| UM | Color : Black | | 1 | \$ - |
| 96 | Ebony interior w/cloth front and vinyl rear seating | | 1 | \$ - |
| | Full Size Spare Tire, SYNC, LED Headlamps, Trailer Hitch | | 1 | \$ - |
| 43D | Dark car feature | \$ 24.50 | 1 | \$ 24.50 |
| 52T | Class III Trailer Tow Lighting Package | \$ 78.40 | 1 | \$ 78.40 |
| 52P | Hidden Door Plungers & Rear Interior Door Handles Disabled | \$ 156.80 | 1 | \$ 156.80 |
| 549 | Heated mirrors | \$ 58.80 | 1 | \$ 58.80 |
| 76R | Reverse sensing | \$ 266.75 | 1 | \$ 266.75 |
| 87R | Rearview Camera (display in rearview mirror) | | 1 | \$ - |
| 18D | Global Lock / UnLock | | 1 | \$ - |
| 51R | Driver Only LED Spot Lamp (Unity) | \$ 387.10 | 1 | \$ 387.10 |
| | Remainder of Factory Equipment for this Trimline | | 1 | \$ - |
| | PCC Ford Contract Total : | | | \$ 45,424.35 |
| SERVICES | Fleet Key locally here at MHQ (MHQ Labor) | \$ 375.00 | 1 | \$ 375.00 |
| SERVICES | VentVisor 4 piece VentShades | \$ 160.00 | 1 | \$ 160.00 |
| 2241 | WeatherTech Floor Liners (per row) | \$ 108.00 | 1 | \$ 108.00 |
| SERVICES | Tint Front Door Glass - 40% | \$ 195.00 | 1 | \$ 195.00 |
| SERVICES | MHQ Graphics Package "B" | \$ 550.00 | 1 | \$ 550.00 |
| TAB3 | Pro Gard Command Grille, inc 6 Whelen T-ION DUO Lightheads CG47UINT20W00* | \$ 1,016.65 | 1 | \$ 1,016.65 |
| 66 | Whelen Liberty II DUO LED Lightbar Fully Pop. with TD/Alleys BB2MHQ* WCX | \$ 2,786.00 | 1 | \$ 2,786.00 |
| 63 | Whelen remote strobe preemption emitter with a 500 series strobe module (installed in Liberty 2 Lightbar) and park kill module , model # PE215, IJ500ST and WPKM2 | \$ 935.00 | 1 | \$ 935.00 |
| 146 | Whelen CORE Siren/Switch Controller C399 | \$ 1,000.00 | 1 | \$ 1,000.00 |
| TAB3 | Whelen CORE 2020+ Ford Utility Gateway Kit C399K4 | \$ 96.00 | 1 | \$ 96.00 |
| TAB3 | Whelen CORE CCTL6 3 Section Control Head and 8 Push-Buttons, 4-Position Slide Switch with a 7-Position Rotary Knob. | \$ 314.30 | 1 | \$ 314.30 |
| TAB3 | Whelen WeCanX Expansion Module CEM16 | \$ 245.00 | 2 | \$ 490.00 |
| hourly | Enable factory wig wag | \$ 125.00 | 0.5 | \$ 62.50 |
| 361 | Whelen Vertex hide away light/PAIR-headlights | \$ 248.00 | 1 | \$ 248.00 |
| 335/336 | Whelen LED Under Mirror System LINSV2* / LSVBKT50 - Pair/Installed | \$ 544.00 | 1 | \$ 544.00 |
| TAB3 | Whelen Strip Lite DUO (1/side) 1/4 Glass PS*02FCR | \$ 195.00 | 2 | \$ 390.00 |
| TAB3 | Whelen Strip Lite+ "L" Bracket | \$ 21.00 | 2 | \$ 42.00 |
| 337 | Whelen LED Warning Lights (1 pair) hatch btm. TLI* | \$ 141.00 | 2 | \$ 282.00 |
| TAB3 | PLSW15 Rocker Switch for Gate Lights | \$ 35.00 | 1 | \$ 35.00 |
| 362 | Whelen Vertex LED Hide-a-ways VTX609-4 tail lights VTX609* 2 Red 2White | \$ 496.00 | 1 | \$ 496.00 |

| | | | | |
|--------------|---|-------------|---|---------------------|
| 143 | Whelen 100W Composite Siren Speaker SA315p / SAK* | \$ 350.00 | 1 | \$ 350.00 |
| TAB3 | Magnetic Mic Clip(s) #MMSU1 | \$ 55.00 | 2 | \$ 110.00 |
| TAB3 | Whelen DUO LED Dome Lights (ea.) - hatch underside/front seats 3SRCCDCR / PLSW3 | \$ 99.00 | 3 | \$ 297.00 |
| 1834 | TREMCO Anti-Theft Device TM113INTUTIL | \$ 195.00 | 1 | \$ 195.00 |
| 445 | Havis 2020+ PIU Angled Communications Console CVS1012INUT | \$ 525.00 | 1 | \$ 525.00 |
| TAB3 | Havis Dual USB charge only ports C-USB-2 | \$ 100.00 | 1 | \$ 100.00 |
| 468 | Havis Side Mount Flip Up Style Arm Rest CARM108 | \$ 180.00 | 1 | \$ 180.00 |
| TAB3 | Havis 3" accessory pocket, 2.5" deep C-AP-0325 | \$ 64.00 | 1 | \$ 64.00 |
| TAB3 | Havis Adjustable Dual Internal Cup Holder CUP21001 | \$ 75.00 | 1 | \$ 75.00 |
| 894 | Pro-Gard Partition for Interceptor Utility, Passenger ½ Sliding Polycarbonate Window model PRPSP4700UINT20A | \$ 1,010.00 | 1 | \$ 1,010.00 |
| 1363 | Setina 2nd Row Window Bars - Steel / Vertical WK0514ITU20 | \$ 312.00 | 1 | \$ 312.00 |
| TAB3 | ProGard Rear Prisoner Barrier (screen) with ABS 2nd row seat/OSB S4705UINT20OSB | \$ 1,795.00 | 1 | \$ 1,795.00 |
| Non-Contract | MHQ Equipment Barrier "Large" - MHQ0010 | \$ 135.00 | 1 | \$ 135.00 |
| 1857 | Kustom Signal Raptor "RP1" Dual Ka Band Radar System (849) | \$ 2,422.00 | 1 | \$ 2,422.00 |
| TAB3 | RAM Base For MDT | \$ 65.88 | 1 | \$ 65.88 |
| 2005 | Install / Transfer Cust. Supplied 2-way Radio(s) EACH | \$ 275.00 | 1 | \$ 275.00 |
| 2101 | Install / Transfer Cust. Supplied Electronic Gun Mount/Lock (per weapon) | \$ 95.00 | 1 | \$ 95.00 |
| 2104 | Install / Transfer Cust. Supplied MDT Solution (modem, Mount, Dock, Antenna) | \$ 395.00 | 1 | \$ 395.00 |
| | PCC AfterMarket Equipment Contract Total : | | | \$ 18,526.33 |

Cost per Unit : \$ 63,950.68

Qty. : 1.00

Trade : \$ -

TOTAL: \$ 63,950.68

TERMS AND CONDITIONS

Deferrals and Cancellations of Sales Orders

In all cases where vehicles, products, and labor are purchased against government and public contracts, the terms and conditions of that contract shall prevail and bind MHQ. In cases where contract terms on deferral and/or cancellation are not defined, and for non-contract sales, the following MHQ policy shall prevail.

Deferrals

For this discussion, "deferral" refers to a customer-initiated action to delay the delivery of purchased items* beyond the delivery date



Marlborough Police Department
355 Bolton Street Marlborough MA 01752

| VEHICLE INFORMATION | | | | | | COMPUTER INFORMATION | | ADDITIONAL INFO. |
|-----------------------|---------------------------------------|---------|---------------|--------------------------------------|---------------|----------------------|--------------|---------------------|
| Car | Vehicle Type (Year / Make / Model) | Plate # | Purchase Date | Current Mileage (as of 5/23/2023) | Car Condition | Service Tag | Service Code | Vehicle Operator |
| UN-MARKED CARS | | | | | | | | |
| A - 1 | 2022 Ford Explorer Utility (GRAY) | | 4/28/2023 | 1,500 | NEW | N/A | N/A | Chief |
| A - 2 | 2014 Ford Taurus (Black) | | 12/13/2013 | 33,666 | FAIR | N/A | N/A | Captain |
| A - 3 | 2019 Ford Edge (gray) | | 9/25/2019 | 14,800 | GOOD | N/A | N/A | Captain |
| A - 4 | 2018 Ford Explorer Utility (Black) | | 8/2/2018 | 37,791 | GOOD | N/A | N/A | Lt. Shift Commander |
| A - 5 | | | | | | | | |
| CP - 1 | 2014 Ford Explorer Utility | | 12/24/2017 | 69,000 | FAIR | N/A | N/A | Community Policing |
| C - 2 | 2022 Ford Explorer | | 5/17/2023 | 200 | NEW | N/A | N/A | Detective Supr. |
| C - 3 | 2019 FORD EDGE UTIL | | 9/25/2019 | 42,989 | GOOD | N/A | N/A | Police Pros. |
| D - 1 | 2022 Ford Explorer | | 5/15/2023 | 200 | NEW | | | |
| D - 2 | 2016 Ford Fusion (Gray) | | 5/21/2015 | 43,186 | GOOD | N/A | N/A | Detective |
| D - 3 | 2017 FORD FUSION (black) | | 8/22/2016 | 57,816 | FAIR | N/A | N/A | Detective |
| D - 4 | 2017 Ford Explorer Utility (GRAY) | | 12/24/2017 | 125,701 | FAIR | N/A | N/A | Detective |
| D - 5 | 2022 Ford Explorer | | 5/22/2023 | 200 | NEW | N/A | N/A | Detetctive |
| K-9 | 2019 CHEVROLET TAHOE | | 9/20/2019 | 66,000 | FAIR | N/A | N/A | Sgt. McKenzie K9 |
| MARKED CARS | | | | | | | | |
| P - 1 | 2022 Ford Interceptor Utility | | 8/1/2022 | 15922 | NEW | N/A | N/A | P1 - P11 = |
| P - 2 | 2020 Ford Interceptor Utility | | 1/14/2021 | 62,329 | FAIR | N/A | N/A | Marked cruisers |
| P - 3 | 2022 Ford Interceptor Utility | | 8/30/2022 | 25,081 | GOOD | N/A | N/A | |
| P - 4 | 2020 Ford Interceptor Utility | X | 1/4/2021 | 73,514 | FAIR | N/A | N/A | |
| P - 5 | 2022 Ford Interceptor Utility | | 10/5/2022 | 19,475 | NEW | N/A | N/A | |
| P - 6 | 2022 Ford Interceptor Utility | | 10/12/2018 | 35,182 | GOOD | N/A | N/A | |
| P - 7 | 2022 Ford Interceptor Utility | | 2/14/2022 | 26,509 | GOOD | N/A | N/A | |



Marlborough Police Department
 355 Bolton Street Marlborough MA 01752

| VEHICLE INFORMATION | | | | | | COMPUTER INFORMATION | | ADDITIONAL INFO. |
|-----------------------|--|----------------|---------------|--|------------------|----------------------|--------------|------------------|
| Car | Vehicle Type (Year / Make / Model) | Plate # | Purchase Date | Current Mileage <small>(as of 5/23/2023)</small> | Car Condition | Service Tag | Service Code | Vehicle Operator |
| UN-MARKED CARS | | | | | | | | |
| P - 8 | 2022 Ford Interceptor Utility | | 2/28/2022 | 26,130 | GOOD | N/A | N/A | |
| P-9 | 2020 Ford Interceptor Utility | | 1/13/2021 | 58,101 | FAIR | N/A | N/A | |
| P-10 | 2020 Ford Interceptor Utility | | 1/7/2021 | 55,909 | FAIR | N/A | N/A | |
| P 11 | 2019 Ford Interceptor Utility | | 08/22/2019 | 54,300 | FAIR | N/A | N/A | |
| S-1 | 2022 Ford Interceptor Utility | | 4/25/2023 | 2,000 | NEW | N/A | N/A | Patrol Supr. |
| T - 1 | 2017 Ford Interceptor Utility | | 5/1/2017 | 33,364 | GOOD | N/A | N/A | Traffic |
| T - 3 | 2019 Harley Davidson Motorcycle | | 9/8/2021 | 3,500 | GOOD | N/A | N/A | Traffic |
| T - 4 | 2011 Harley Davidson Motorcycle | | 6/6/2011 | 20,000 | GOOD | N/A | N/A | Traffic |
| T - 5 | 2018 Ford Interceptor Utility | | 6/1/2018 | 45,800 | GOOD | N/A | N/A | Traffic |
| SRO1 | 2017 Ford Interceptor Utility | *** | 08/22/2016 | 85,000 | POOR | N/A | N/A | School Resource |
| SRO2 | 2018 Ford Interceptor Utility | *** | 3/22/2019 | 97,036 | POOR | N/A | N/A | School Resource |
| SRO3 | 2019 Ford Interceptor Utility | *** | 8/30/2019 | 101,511 | POOR | N/A | N/A | School Resource |
| DETAIL | 2017 Ford Interceptor Utility | *** | 10/7/2016 | 77,105 | POOR | | | |
| | There is one unmarked undercover detective vehicle | | | | | | | |



CAPITAL IMPROVEMENT PROJECT REQUEST FORM – *City of Marlborough*

| | | | |
|--|--------------------------------------|--|--|
| Project Request Date: FY2024 | | Priority Level 1-5: 1 | |
| Project Name: Replacement of expiring police officer's bulletproof vests | | | |
| Project Location: 355 Bolton Street Marlborough, MA 01752 | | | |
| Department Requesting: Police Department | | Contact Person: Chief David A. Giorgi | |
| Phone Number: 508-485-1212 | | Ext.: 36970 | Email: dgiorgi@marlborough-ma.gov |
| Replacing Existing Item: Vests | Age of Current Item: 5+ years | | Mileage: |
| Condition of Current Item: Good/Fair | | Make/Model: Safariland | |
| Estimated Cost: 33,042.90 | | Borrowing/Funding Source: Free Cash/Other | |
| Amount Per Fiscal Year: <i>Identify amount needed each year of Five-Year Capital Plan</i> | | | |
| FY24 | 33,042.90 | FY25 | |
| | | FY26 | |
| | | FY27 | |
| | | FY28 | |
| Project Description | | | |
| Bulletproof vests have a warranty of 5 years. After that time, they are considered to be "expired" and need to be replaced. Currently, 31 officers have vests which will expire during FY2024 and need to be replaced. | | | |
| Describe Impact on Operating Costs | | | |
| | | | |
| Describe Dept. Priority: 1 | | | |



772 Corporate Circle, New Cumberland, PA 17070
 Phone: 717-774-3339 • 800-781-2677 • FAX: 717-774-4463

REMIT TO: 3319 Anvil Place, Raleigh, NC 27603

SALES INVOICE

SI-80799564 3/26/2023



| | | |
|---|----------------|---|
| Customer | Contact | Ship To |
| Marlborough Police Dept Accounts Payable 355 Bolton St. MARLBOROUGH MA 01752 Tel: (508)-485-1212 Fax: (508)-624-6938 | | Marlborough Police Dept Attn: Paul Connors 355 Bolton St. MARLBOROUGH MA 01752 Tel: (508)-485-1212 Fax: (508)-624-6938 |

| | | | | |
|--------------------|--------------|------------------|--------------------|----------------------------|
| Account | Terms | Due Date | Account Rep | Schedule Date |
| 343328 | NET 30 | 4/25/2023 | William Jones | 2/20/2023 |
| Sales Order | PO # | Reference | Ship VIA | Page Printed |
| SO-80667664 | VALIANT I | MCKEW ARMOR | FDX G Ground | 1 3/27/2023 3:56:35AM |

| L Item | Description | Order | Ship | Price | UM | Discount | Amount |
|-----------------|---|-------|------|----------|----|----------|----------|
| 1 RUSH-LEVEL2 | Level 2 Rush-New Hires Need by Date:3/24/2023 Multiples: Ship complete or OK to ship partial? complete | 1 | 1 | \$0.00 | EA | | \$0.00 |
| 2 QUOTE-SAFMASC | MASS STATE ARMOR/EQUIP PSE01 -SAF | 1 | 1 | \$0.00 | EA | | \$0.00 |
| 3 SBA1219784M | Safariland 1219784-M SX Level II A7 - Male Panel Set Mckew, Dan 2413-2215 | 1 | 1 | \$926.25 | EA | | \$926.25 |
| 4 SBA1348925NV | Safariland Armor 1348925 M Series Concealable Carrier Navy Mckew, Dan 2413-2215 | 1 | 1 | \$111.15 | EA | | \$111.15 |
| 5 SBA122090258 | Safariland 1220902-58 Soft Trauma Plate 5" X 8" | 1 | 1 | \$28.50 | EA | | \$28.50 |

VENDOR# 38766
 AMOUNT \$1,065.90
 ACCT # 26213501-58520
 PO # 2023 2474-00
 APPROVED [Signature]
 (DEPT HEAD)
 APPROVED _____
 (CITY AUDITOR)

Thank you for your purchase. Our Federal ID Number is 23-2082171. DUNS# 09-537-1472. Checks are processed electronically. Originals will be secured for 30 days then destroyed.

If you are not satisfied with your purchase, simply return it in its original package with your receipt within 30 days. Products must be in new condition. Guns, special orders, engraved, clearance or altered products may not be returned. All shipping discrepancies must be reported within 30 days of shipment. We may assess a 1.5% per month late fee on all past due invoices. No refunds on shipping.

X _____ Date: _____

Tax Details Taxable \$0.00
 EXEMPT \$0.000

Payment Details

| | |
|--------------|------------|
| Total Tax | \$0.00 |
| Exempt | \$1,065.90 |
| Total | \$1,065.90 |
| Payment Disc | \$0.00 |
| Paid | \$0.00 |
| Balance | \$1,065.90 |



CAPITAL IMPROVEMENT PROJECT REQUEST FORM - *City of Marlborough*

| | | | |
|--|--|---|--|
| Project Request Date: FY2024 | | Priority Level 1-5: 1 | |
| Project Name: Replace Electronic Control Weapons(Tasers) | | | |
| Project Location: 355 Bolton Street | | | |
| Department Requesting: Police Department | | Contact Person: Chief David A. Giorgi | |
| Phone Number: 508-485-1212 | | Ext. 36970 | Email: dgiorgi@marlborough-ma.gov |
| Replacing Existing Item: Tasers(E.C.W.) | Age of Current Item: 5+ years old | Mileage: | |
| Condition of Current Item: Good/Fair | | Make/Model: Taser X2 | |
| Estimated Cost: 179,916.00 | | Borrowing/Funding Source: Free Cash/Other <input type="checkbox"/> | |
| Amount Per Fiscal Year: <i>Identify amount needed each year of Five-Year Capital Plan</i> | | | |
| FY24 | 35,983.20 | FY25 | 35,983.20 |
| FY26 | 35,983.20 | FY27 | 35,983.20 |
| FY28 | 35,983.20 | | |
| Project Description | | | |
| <p>The project is the replacement of the department's Electronic Control Weapons (ECWs), commonly called Tasers®. ECW's are critical tools for officers in the field to help diffuse violent and potentially dangerous situations that officers encounter on a regular basis. ECW's can help to eliminate injuries to suspects, emotionally disturbed persons, and to officers, and they are a valuable less than lethal option in many situations. Electronic Control Weapons have a useful life of approximately five years. Timely replacement is important to reduce down time and to make sure these valuable tools are available to officers when needed. This project would replace all department Tasers and upgrade to a newer model, the Taser X7. Replacement will be phased in over five(5) year period.</p> | | | |
| Describe Impact on Operating Costs | | | |
| | | | |
| Describe Dept. Priority: 1 | | | |



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-486349-45070.813WB

Issued: 05/24/2023

Quote Expiration: 07/15/2023

Estimated Contract Start Date: 09/01/2023

Account Number: 415588

Payment Terms: N30

Delivery Method:

| SHIP TO | BILL TO |
|---|---|
| Business;Delivery;Invoice-355 Bolton St 355 Bolton St Marlborough, MA 01752-3935 USA | Marlborough Police Dept. - MA 355 Bolton St Marlborough, MA 01752-3935 USA Email: |

| SALES REPRESENTATIVE | PRIMARY CONTACT |
|---|--|
| William Batherson Phone: Email: wbatherson@axon.com Fax: | Christopher Atwood Phone: 508-485-1212 Email: catwood@marlborough-ma.gov Fax: |

Quote Summary

| | |
|-------------------------------|---------------------|
| Program Length | 60 Months |
| TOTAL COST | \$179,916.00 |
| ESTIMATED TOTAL W/ TAX | \$179,916.00 |

Discount Summary

| | |
|--------------------------|--------------------|
| Average Savings Per Year | \$4,096.80 |
| TOTAL SAVINGS | \$20,484.00 |

Payment Summary

| Date | Subtotal | Tax | Total |
|--------------|---------------------|---------------|---------------------|
| Aug 2023 | \$35,983.20 | \$0.00 | \$35,983.20 |
| Aug 2024 | \$35,983.20 | \$0.00 | \$35,983.20 |
| Aug 2025 | \$35,983.20 | \$0.00 | \$35,983.20 |
| Aug 2026 | \$35,983.20 | \$0.00 | \$35,983.20 |
| Aug 2027 | \$35,983.20 | \$0.00 | \$35,983.20 |
| Total | \$179,916.00 | \$0.00 | \$179,916.00 |

| | |
|------------------------|--------------|
| Quote Unbundled Price: | \$200,400.00 |
| Quote List Price: | \$184,920.00 |
| Quote Subtotal: | \$179,916.00 |

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

| Item | Description | Qty | Term | Unbundled | List Price | Net Price | Subtotal | Tax | Total |
|----------------------------|---|-----|------|-----------|------------|-----------|---------------------|---------------|---------------------|
| Program | | | | | | | | | |
| T7Basic | 2021 Taser 7 Basic Bundle | 60 | 60 | \$50.30 | \$46.00 | \$44.61 | \$160,596.00 | \$0.00 | \$160,596.00 |
| A la Carte Hardware | | | | | | | | | |
| 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | | | \$40.25 | \$40.25 | \$9,660.00 | \$0.00 | \$9,660.00 |
| 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | | | \$40.25 | \$40.25 | \$9,660.00 | \$0.00 | \$9,660.00 |
| Total | | | | | | | \$179,916.00 | \$0.00 | \$179,916.00 |

Delivery Schedule

Hardware

| Bundle | Item | Description | QTY | Estimated Delivery Date |
|---------------------------|-------|--|-----|-------------------------|
| 2021 Taser 7 Basic Bundle | 20008 | TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R | 60 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 20008 | TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R | 2 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 20018 | TASER BATTERY PACK, TACTICAL | 72 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 20160 | TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER | 60 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 70033 | WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK | 1 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 71019 | NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK | 1 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 74200 | TASER 6-BAY DOCK AND CORE | 1 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 80087 | TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED) | 1 | 08/01/2023 |
| 2021 Taser 7 Basic Bundle | 80090 | TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7 | 1 | 08/01/2023 |
| A la Carte | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | 08/01/2023 |
| A la Carte | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | 08/01/2023 |

Software

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---------------------------|-------|------------------------------|-----|----------------------|--------------------|
| 2021 Taser 7 Basic Bundle | 20248 | TASER 7 EVIDENCE.COM LICENSE | 60 | 09/01/2023 | 08/31/2028 |
| 2021 Taser 7 Basic Bundle | 20248 | TASER 7 EVIDENCE.COM LICENSE | 1 | 09/01/2023 | 08/31/2028 |

Warranties

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---------------------------|-------|------------------------------------|-----|----------------------|--------------------|
| 2021 Taser 7 Basic Bundle | 80374 | EXT WARRANTY, TASER 7 BATTERY PACK | 72 | 08/01/2024 | 08/31/2028 |
| 2021 Taser 7 Basic Bundle | 80395 | EXT WARRANTY, TASER 7 HANDLE | 60 | 08/01/2024 | 08/31/2028 |
| 2021 Taser 7 Basic Bundle | 80395 | EXT WARRANTY, TASER 7 HANDLE | 2 | 08/01/2024 | 08/31/2028 |
| 2021 Taser 7 Basic Bundle | 80396 | EXT WARRANTY, TASER 7 SIX BAY DOCK | 1 | 08/01/2024 | 08/31/2028 |

Payment Details

| Aug 2023 | | | | | | |
|---------------------|-------------|---|------------|--------------------|---------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 1 | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 1 | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 1 | T7Basic | 2021 Taser 7 Basic Bundle | 60 | \$32,119.20 | \$0.00 | \$32,119.20 |
| Total | | | | \$35,983.20 | \$0.00 | \$35,983.20 |

| Aug 2024 | | | | | | |
|---------------------|-------------|---|------------|--------------------|---------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 2 | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 2 | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 2 | T7Basic | 2021 Taser 7 Basic Bundle | 60 | \$32,119.20 | \$0.00 | \$32,119.20 |
| Total | | | | \$35,983.20 | \$0.00 | \$35,983.20 |

| Aug 2025 | | | | | | |
|---------------------|-------------|---|------------|--------------------|---------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 3 | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 3 | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 3 | T7Basic | 2021 Taser 7 Basic Bundle | 60 | \$32,119.20 | \$0.00 | \$32,119.20 |
| Total | | | | \$35,983.20 | \$0.00 | \$35,983.20 |

| Aug 2026 | | | | | | |
|---------------------|-------------|---|------------|--------------------|---------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 4 | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 4 | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 4 | T7Basic | 2021 Taser 7 Basic Bundle | 60 | \$32,119.20 | \$0.00 | \$32,119.20 |
| Total | | | | \$35,983.20 | \$0.00 | \$35,983.20 |

| Aug 2027 | | | | | | |
|---------------------|-------------|---|------------|--------------------|---------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 5 | 22175 | TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 5 | 22176 | TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS | 240 | \$1,932.00 | \$0.00 | \$1,932.00 |
| Year 5 | T7Basic | 2021 Taser 7 Basic Bundle | 60 | \$32,119.20 | \$0.00 | \$32,119.20 |
| Total | | | | \$35,983.20 | \$0.00 | \$35,983.20 |

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.



City of Marlborough

140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL. (508) 460-3763 FACSIMILE (508) 481-6058
mgibbs@marlborough-ma.gov

May 10, 2023

TO: Mayor
FROM: Mark Gibbs, Information Technology Director

FY 2024 Capital Request

For Capital request for July 1, 2023 - July 1, 2024

We are still waiting on the money from the state for the 200,000 to fiber Sligo hill, 3 Com building, Marlborough Hospital, and the mall for radio communications.

We need 15,000 for the warranty of the firewalls that's due July 1st 2023. in 2024 we need the 140,000 for the replacement firewalls because they will be end of life.

65,000 is for the FortiNAC that is a cybersecurity device to help protect the network and data that will be implemented in 2023 -2024.

160,000 is the replacement of the data storage device that is end of life July 1, 2023, this is where we store all our local data for schools and City including video surveillance.

Total is 380,000

Thank You,
Mark



City of Marlborough
FIRE DEPARTMENT
215 MAPLE STREET
MARLBOROUGH, MASSACHUSETTS 01752

KEVIN J. BREEN
FIRE CHIEF

PHONE: (508) 624-6986
FAX: (508) 460-3795

June 1, 2023

Hon. Arthur G. Vigeant, Mayor
City of Marlborough
140 Main Street
Marlborough, MA 01752

REF: MFD Capital Request

Dear Mayor Vigeant:

Please accept this letter outlining our department's request for new bedding and related items in all three fire stations. This long-standing capital request addresses a health and safety concern associated with the age and condition of existing inventory in our facilities. The total request is twenty-five thousand dollars (\$25,000) and seeks to replace all existing bedding and frames (23+ sets) and will also include protective toppers. Thank you for your anticipated support.

Sincerely,

Kevin J. Breen
Fire Chief



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

MEMORANDUM

Date: June 1,2023
To: Mayor Arthur G. Vigeant
From: Sean Divoll, P.E., DPW Commissioner
Copy: Diane Smith, City Auditor
Re: DPW Prioritized Capital Plan

Please find attached our prioritized list of capital items for your review and consideration. We have decided to center the list on vehicle replacements. The overall condition of the fleet is declining each year. Without significant capital investment over the next few years, we will be forced to “make do” but it will put significant pressure on the operating budget. In some cases, the cost of repairs to a particular vehicle will exceed the value of the vehicle itself.

Please take note, Row 6 on the attached shows a request to replace our current wash bay equipment. Having more modern and accessible equipment will make for more consistently clean vehicles to help prolong their useful life.

Please let me know if you need additional information or clarification.

| Marlborough DPW | | | |
|---|-------------------------------------|--|------------------|
| Capital Project Request - Vehicles & Wash Bay | | | |
| No. | Project Title | Description | FY23 Rev |
| 1 | 6 wheel dump/sander/plow #33 | 19 years old. OUT OF SERVICE due to unrepairable structural frame corrosion. Important vehicle for plowing and salting. Used for hauling material. | \$300,000 |
| 2 | F450 Dump w/plow #308 | 16 years old. Poor condition with corrosion issues. Spent over 28K in repair parts in last 5 years. Facilities only dump truck. Used for plowing city buildings and schools. | \$90,000 |
| 3 | F350 SRW Service/utility W/plow #53 | 16 years old. Poor condition with 148,000 miles. Spent over 57K in repair parts. Used by Water & Sewer Division Foreman | \$72,000 |
| 4 | F550 Dump/plow/sander #204R | 20 years old. Poor condition with corrosion issues. Spent over 42K in repair parts. Important vehicle for plowing and salting. Dump body used for hauling material for Parks Division. | \$106,000 |
| 5 | F350 DRW service/utility w/plow #66 | F350 truck is a service vehicle for the pump stations. Vehicle is used every day. | \$72,000 |
| 6 | Wash Bay Equipment | Upgrade wash bay equipment. | \$61,000 |
| Totals | | | \$701,000 |



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
JUN -1 AM 11:43

City of Marlborough
Office of the Mayor

Arthur G. Vigeant
MAYOR

Patricia M. Bernard
CHIEF OF STAFF

Meredith Roberts
INTERIM EXECUTIVE
ADMINISTRATOR

140 Main Street
Marlborough, Massachusetts 01752
508.460.3770 Fax 508.460.3698 TDD 508.460.3610
www.marlborough-ma.gov

June 1, 2023

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Multi-family Zoning Requirements for MBTA Communities/Proposed "Multi-family MBTA Housing Overlay District"

Honorable President Ossing and Councilors,

I am pleased to submit for your review and approval the proposed amendments to the Zoning Ordinance, Ch. 650, to establish the above-referenced overlay district enabling the City of Marlborough to achieve compliance with MGL c.40, § 3A, providing multi-family housing by right.

As you know, this new economic development bond bill was signed by Governor Baker in January 2021 with finalized guidelines shared in 2022 to increase zoning capacity enabling more affordable housing near commercial use and public transportation. The City must submit a district compliance application to the Department of Housing & Community Development by December 31, 2024.

Solicitor Grossfield worked with the City's consultant RKG Associates and the Marlborough Economic Development Corp. and has defined areas that meet requirements and do not negatively affect the City's future development under this new economic development law. Please see the enclosed information for further detail.

As this is a zoning amendment, should the City Council wish to proceed with the draft amendments, the process must be initiated under MGL c. 40A, s. 5. DHCD now offers a pre-adoption review of potential amendments, for which requests can be made at least 90 days prior to taking action to allow time for that process. Solicitor Grossfield will be available at a future meeting to discuss this amendment.

Sincerely,

Arthur G. Vigeant
Arthur G. Vigeant
Mayor

Enclosures



City of Marlborough

Legal Department

140 MAIN STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610
 LEGAL@MARLBOROUGH-MA.GOV

JASON D. GROSSFIELD
 CITY SOLICITOR

JEREMY P. MCMANUS
 ASSISTANT CITY SOLICITOR

BEATRIZ R. ALVES
 PARALEGAL

May 30, 2023

Arthur G. Vigeant, Mayor
 City Hall
 140 Main Street
 Marlborough, MA 01752

Re: Multi-Family Zoning Requirements for MBTA Communities –
 Proposed “Multi-Family MBTA Housing Overlay District”

Dear Honorable Mayor Vigeant:

Enclosed please find proposed amendments to the Zoning Ordinance of the City of Marlborough (Chapter 650) to establish the above-referenced overlay district for the purpose of the City of Marlborough achieving compliance with MGL c. 40, s. 3A. As you know, by December 31, 2024, the City must submit a district compliance application as provided in the Massachusetts Department of Housing & Community Development’s (“DHCD”) Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (“3A Guidelines”).

These proposed amendments incorporate technical assistance performed by RKG Associates (“RKG”) in assessing whether the proposed district satisfies the 3A Guidelines. In summary, the proposed overlay district would allow multi-family residential use by right, subject to site plan review by the City Council. Under the 3A Guidelines, the City must zone for a minimum multi-family unit capacity of 1,755 residential units over a minimum land acreage of fifty (50) acres. The proposed overlay district zones for 1,784 residential units over 107 acres. The proposed overlay includes three (3) sub-districts; each of which allow for a different level of density (residential units per acre) while maintaining district-wide compliance with a 15 units per-acre state requirement. The dimensional requirements for the overlay district are generally based upon the requirements in the Wayside Zoning District. The draft amendments incorporate a provision with certain housing affordability standards.

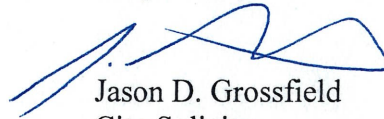
I note the following additional items which may be helpful as further review of the proposed amendments is undertaken:

- DHCD recently announced that MBTA Communities seeking assurance that proposed zoning will meet Section 3A requirements before bringing that zoning to a local legislative session may submit a pre-adoption review application. Pre-adoption review applications must be submitted at least 90 days prior to a local legislative session to allow for a timely DHCD review;

- Sample zoning for MBTA communities has been released by DHCD, and this draft incorporates portions of the sample language;
- RKG notes that a parcel in the MFMHOD-Simarano Sub-District does not exist in the MassGIS modeling layer; will require documentation/consult with DHCD; and
- RKG notes that its' analysis assumes all parcels are in private ownership within the MFMHOD-Lincoln/Mechanic Sub-District. MEDC currently owns certain parcels and it is anticipated they will be conveyed to private ownership in the near future. Adjustments to sub-districts or density limits may be required if that is not the case at time of adoption.

Enclosed please find the following: (1) Proposed zoning ordinance amendments, (2) RKG analysis, and (3) DHCD's 3A Guidelines rev. 10/21/22. I certify that the amendments are in proper legal form. Please contact me if you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jason D. Grossfield", is written over the typed name.

Jason D. Grossfield
City Solicitor

Enclosures

ORDERED:

THAT, PURSUANT TO SECTION 5 OF CHAPTER 40A OF THE GENERAL LAWS, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT CHAPTER 650 OF THE CODE OF THE CITY OF MARLBOROUGH, AS MOST RECENTLY AMENDED, BE FURTHER AMENDED AS FOLLOWS:

I. Chapter 650 is hereby amended by inserting a new Section 650-37A, as follows:

§650-37A MULTI-FAMILY MBTA HOUSING OVERLAY DISTRICT

A. Purpose.

The purpose of the Multi-Family MBTA Housing Overlay District ("MFMHOD") is to provide for multi-family housing by right and to comply with MGL c. 40A, s. 3A relative to MBTA Communities. This section shall be applied to encourage the development of multi-family housing while supporting vibrant neighborhoods and proximity to the downtown and other areas of commercial activity. The goals of the MFMHOD include enhancing land use development and encouraging desired residential growth patterns for the benefit of the public health, safety and welfare and to allow for the development of higher density housing in close proximity to commercial uses consistent with the stated economic development objectives of the City.

B. Establishment and Applicability

- (1) The MFMHOD allows the application of supplemental land use controls within the boundaries of a certain overlay district, subject to City Council approval as provided herein, as an alternative to land use controls that exist in the underlying zoning district(s). The MFMHOD shall be superimposed on the other zoning districts existing at the time that any land in any said underlying district is also included in the MFMHOD. The provisions of this section apply only to developments on a lot located entirely within the MFMHOD where the property owner has elected to comply with the requirements of the MFMHOD, rather than complying with those of the underlying zoning district.
- (2) Boundaries/Sub-Districts. The MFMHOD boundaries are depicted on the Zoning Map and more particularly described in Exhibit A, annexed hereto and incorporated by reference herein. The MFMHOD is further divided into the following three (3) separate subdistricts as depicted on the City Zoning Map and described in Exhibit A hereto:
 - (a) MFMHOD – Royal Crest/Briarwood;
 - (b) MFMHOD - Lincoln/Mechanic; and
 - (c) MFMHOD – Simarano.
- (3) Exclusivity/Control. Except as specifically provided herein, uses and provisions of Article V of Chapter 650 (Zoning) relating to the underlying zoning district not otherwise impacted by this section shall continue to remain in full force and effect; provided, however, that the City Council shall be the special permit granting authority and the site plan approval authority, if applicable. This section of the

Zoning Ordinance exclusively controls the establishment, development, and design of any development undertaken in the MFMHOD and supersedes any other provision of the Zoning Ordinance (except the provisions of the Water Supply Protection District, if applicable). In the event of any conflict between the provisions of this section and any other provision of the Zoning Ordinance, the provisions of this section shall govern and control.

C. Definitions.

The following definitions shall apply solely in the MFMHOD.

- (1) "Multi-family housing": Shall have the meaning set forth in MGL c. 40A, s. 1A, as amended, which currently defines it as follows, a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.
- (2) "MFMHOD Affordable Unit": A multi-family housing unit that is subject to a use restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both.

D. Eligible uses.

- (1) Uses Permitted As of Right. In the MFMHOD, the following uses shall be permitted by right, subject to site plan review in accordance with this section:
 - (a) Multi-Family Housing; and
 - (b) Accessory residential uses are permitted to the same extent they are permitted in the underlying zoning district.
- (2) All developments under this section shall include multi-family housing. All residential uses under this section shall be multi-family housing.
- (3) Developments may also include nonresidential uses permitted in an underlying zoning district either as of right or by special permit in accordance with §650-17 of the Zoning Ordinance. If a nonresidential use requires a special permit under §650-17, Table of Use Regulations, such use shall continue to require a special permit under this section.

E. Site Plan Authority / Special Permit Granting Authority

- (1) In all instances, a development which proceeds under the MFMHOD is subject to site plan approval in accordance with §270-2 of the Marlborough City Code, with the exception that the City Council shall be the permit granting authority for site plan approval. The City Council shall also be the special permit granting authority for any special permits (if applicable) under the MFMHOD.
- (2) All site plan review standards applicable to developments under this section shall be consistent with the purposes of this section and the Commonwealth of Massachusetts Department of Housing and Community Development's

Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act as amended.

- (3) In performing site plan review, the City Council may employ the services of qualified professional consultants as provided under MGL c. 44, § 53G, as amended, entitled "Employment of outside consultants." These services may include those of an urban designer, architect and/or landscape architect.

F. Dimensional Requirements

Notwithstanding anything to the contrary in this Chapter, the dimensional requirements applicable in the MFMHOD are as follows:

| | |
|---|---|
| Minimum Lot Area | 5,000 square feet |
| Minimum Lot Frontage | 50 feet |
| Minimum Side Yard | 25 feet |
| Minimum Front Yard | 30 feet |
| Minimum Rear Yard | 25 feet |
| Height | 4 Stories; 52 feet maximum |
| Maximum Lot Coverage (% of Lot) | 80% |
| Minimum Open Space (% of Lot) | 20% (including areas within front, side and rear yard setbacks) |
| Maximum Dwelling Units per Acre By Sub-District | MFMHOD – Royal Crest/Briarwood: 15 units per acre MFMHOD -- Lincoln/Mechanic: 15 units per acre MFMHOD – Simarano: 19 units per acre. |

G. Parking requirements.

Except as otherwise provided in this section, parking and circulation requirements shall conform with the provisions of Section §650-48 of the Zoning Ordinance.

- (1) General. In the MFMHOD, adequate off-street parking shall be provided. The City Council and the applicant shall have as a goal for the purposes of defining adequate off-street parking, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose.
- (2) Parking Locations. Parking may be provided at ground level, underground or in a parking garage. Parking garages can be free standing or as part of buildings dedicated to permitted uses.
- (3) Parking Spaces for Each Dwelling Unit. There shall be a minimum of one (1) parking space for each dwelling unit. Where feasible, sharing of parking shall be encouraged among the various uses in the MFMHOD.

- (4) Granting of Relief from Parking Regulations. The City Council may waive any of the foregoing requirements or the requirements of §650-48 if it makes a finding that to do so will enhance the overall design of the MFMHOD.
- H. Open Space. Acceptable activities within the minimum required Open Space include natural areas (including wetlands and surface waters), wildlife and native plant habitat, landscape plantings, agricultural activities, low-impact design stormwater management, non-motorized trails, and other low-impact activities. Open Space shall not contain habitable structures.
- I. Signage.
 - (1) Except as otherwise provided in this section, signage shall conform with the provisions of Chapter 526 of the Marlborough City Code - the Sign Ordinance.
 - (2) Granting of relief from signage regulations. The City Council may waive any of the requirements of the Sign Ordinance if it makes a finding that to do so will enhance the overall design of the MFMHOD.
- J. Roadways. Internal MFMHOD roadways shall be private ways and shall be maintained by the owners/developers of the MFMHOD and portions thereof. Private ways within the MFMHOD, to the extent feasible, shall be constructed using the methods and materials prescribed in the Rules and Regulations for the Subdivision of Land in the City, but shall not be required to conform to the dimensional or material requirements thereof, provided that those private roadways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners.
- K. Storm Water Management System. The MFMHOD shall have a stormwater management system designed in accordance with the Rules and Regulations for the Subdivision of Land in the City and the Department of Environmental Protection's Storm Water Management Guidelines, as amended. This system shall be privately maintained.
- L. MFMHOD Affordability Requirements.
 - (1) In the MFMHOD, notwithstanding anything to the contrary in this chapter (including section 650-46), the following requirements shall apply to all multi-family housing with nine (9) or more dwelling units (including, if otherwise allowed by this section, any multi-family housing that is part of a mixed-use development or combined with any other nonresidential use), whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No development may be divided or phased to avoid the requirements of this section. Compliance with this section shall be made a condition of any special permit or site plan approval that is required for the development.

- (2) **Subsidized Housing Inventory.** All MFMHOD Affordable Units must be eligible for listing on the DHCD's Subsidized Housing Inventory. The MFMHOD Affordable Units shall be available to households earning income up to 80% of the area median income for the metropolitan statistical region that includes the city of Marlborough, as defined by the U.S. Department of Housing and Urban Development.
- (3) **Provision of Affordable Units.** For all developments set forth in subsection (L)(1) above, no less than ten percent (10%) of housing units constructed shall be MFMHOD Affordable Units. For purposes of calculating the number of MFMHOD Affordable Units required, if when applying the specified percentage to the total number of units to determine the required number of affordable units, the resulting number of affordable units includes a fraction of a unit, this fraction, if equal to or over one-half, shall be rounded up to the next whole number.
- (4) **Local preference.** The development plan shall provide that all legally permissible efforts shall be made to provide 70% of the MFMHOD Affordable Units to eligible residents of the city of Marlborough.
- (5) **Development Standards.** MFMHOD Affordable Units shall be:
 - (a) Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
 - (b) Dispersed throughout the development;
 - (c) Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
 - (d) Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
 - (e) Distributed proportionately among unit sizes;
 - (f) Distributed proportionately across each phase of a phased development; and
 - (g) Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for MFMHOD Affordable Units are issued simultaneously on a pro rata basis.

M. **Application.**

- (1) An application for site plan approval shall comply with the requirements of the City Code, Chapter 270, Article II, Permits and Approvals, §270-2 et seq. An application for a special permit for a use in the MFMHOD shall comply with the requirements of §650-57 et. seq. of the Zoning Ordinance.

(2) The City Council in connection with a special permit and/or site plan application shall review such applications with respect to the following design criteria:

- a) Compliance of sidewalks with Americans with Disabilities Act (ADA) Design Standards;
- b) Street facade and exterior walls visible from public ways;
- c) Public space;
- d) Scale of buildings; and
- e) External lighting.

Concurrent with any public hearing/meeting associated with a special permit and/or site plan filing, the applicant shall make a presentation to the City Council to present the proposed architectural design and shall consider the comments and input from the City Council. A building elevation shall be submitted prior to the close of the public hearing/meeting.

N. Amendments.

After approval, the owner/developer may seek amendments to the approved permits. Minor amendments to a special permit/site plan may be made with approval by the Building Commissioner. A major amendment, consisting of any changes not approved as a minor amendment, shall be approved by a majority vote of the City Council. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment is deemed to be a minor or major amendment. In general, a minor modification shall not produce more than an immaterial increase in the scale of a project nor produce more than an immaterial increase in impact on City services, the environment, or the neighborhood. If it is determined that revisions to a special permit are not minor, per § 650-59 of the Zoning Ordinance, an application for an amended special permit shall be filed, and a public hearing shall be held in the same manner as required for a new application, subject to the fee schedule under Subsection C(3)(f) of §650-59.

Exhibit "A"

The MFMHOD shall include all or portions of the properties shown on the Zoning Map existing at the passage of this Ordinance, which properties include the following parcels of land (herein identified by the Assessors' Map and Parcel Number), as designated below for each MFMHOD sub-district:

MFMHOD – Royal Crest/Briarwood:

| |
|--------|
| 45-58 |
| 45-63A |
| 45-52 |
| 45-63 |

MFMHOD - Lincoln/Mechanic:

| |
|---------|
| 69-334 |
| 69-336 |
| 69-337 |
| 69-338 |
| 69-339A |
| 69-339 |
| 69-340 |
| 69-338A |
| 69-341 |
| 69-342 |
| 69-343 |
| 69-345 |
| 56-85 |

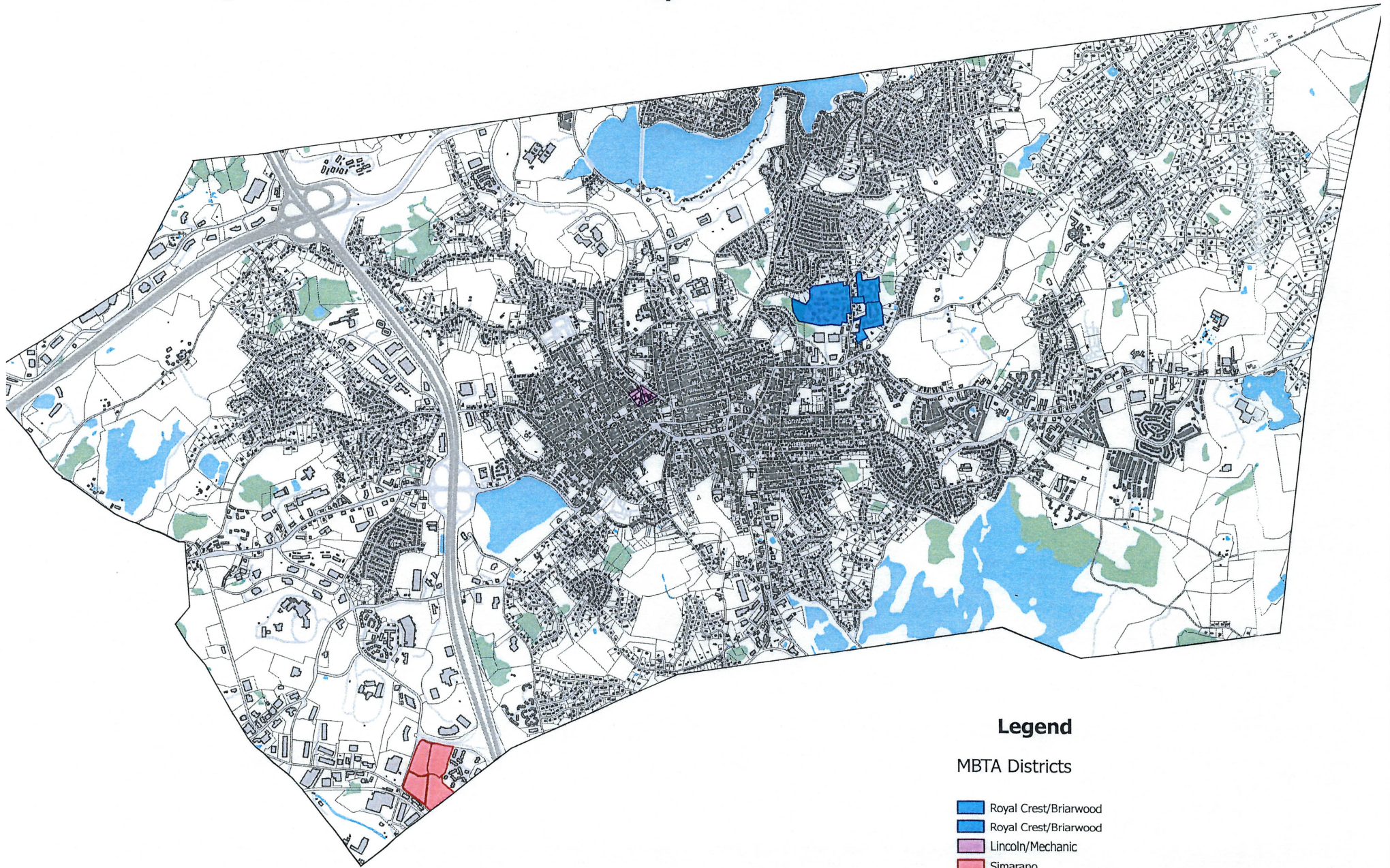
MFMHOD – Simarano:

| |
|--------|
| 116-12 |
| 116-13 |
| 116-11 |
| 116-5 |

The accompanying map shows the MFMHOD and each sub-district therein.


Marlborough MBTA 3A District Map

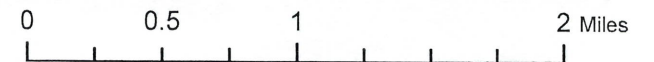
7-11



Legend

MBTA Districts

-  Royal Crest/Briarwood
-  Royal Crest/Briarwood
-  Lincoln/Mechanic
-  Simarano

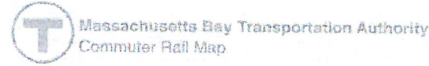


ADOPTED

In City Council
Order No. 23-
Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:

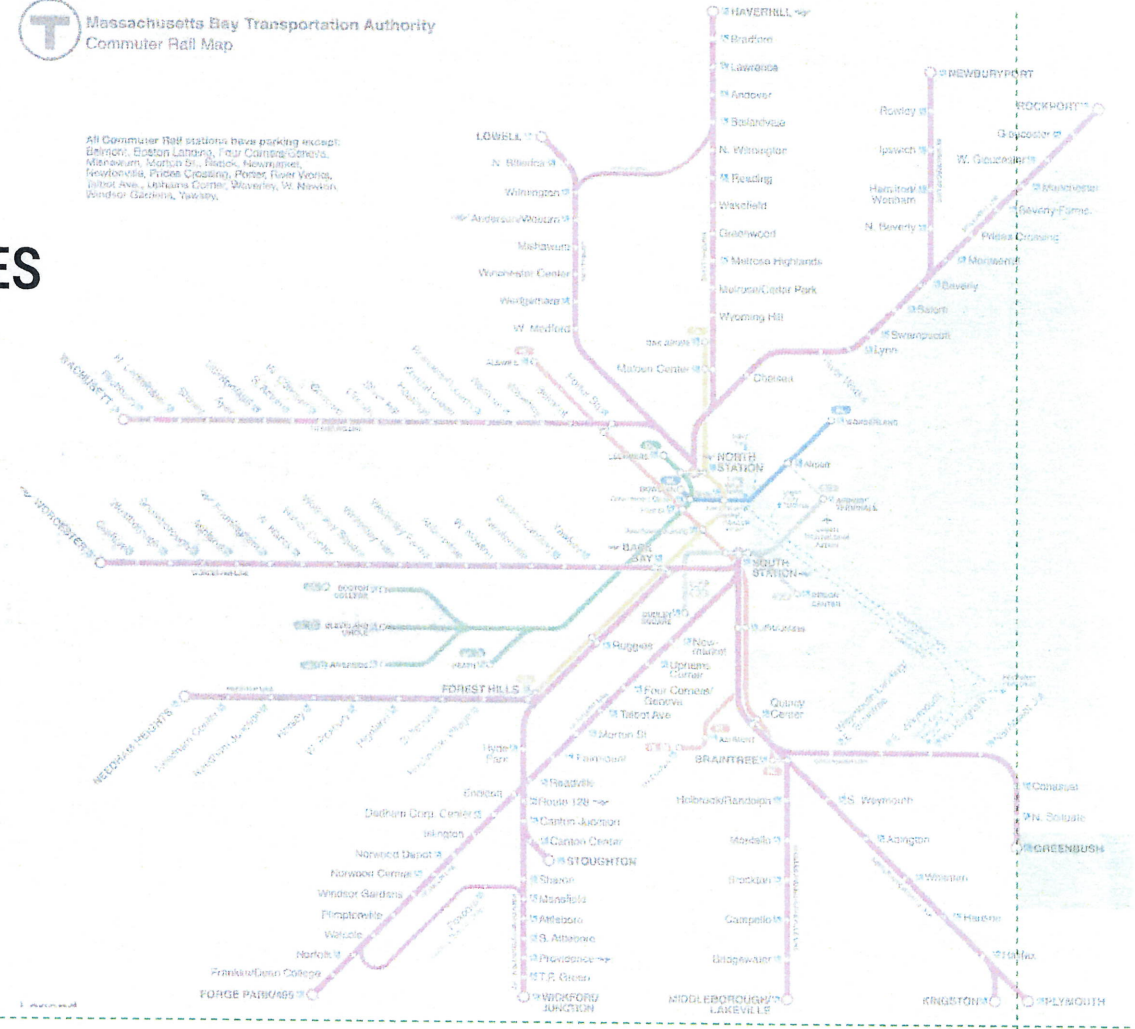


Massachusetts Bay Transportation Authority
Commuter Rail Map

All Commuter Rail stations have parking except:
Belmont, Boston College, Four Corners Center,
Malden, North St., Rte. 1A, Salem,
Newburyport, North Station, Porter, River View,
Tribal Ave., Ushuaia Center, Waverley, W. Newbury,
Wendell, Weymouth, Yawkey.

MARLBOROUGH MBTA COMMUNITIES INITIAL COMPLIANCE ANALYSIS

May 17, 2023



Content

Compliance Requirements

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011112

Compliance Requirements

The City of Marlborough is classified as an Adjacent Community, meaning there is no rapid rail or commuter rail station within the city boundaries.

Marlborough must then comply with the Unit Capacity, Land Area, and Density requirements.

| Metrics | Requirements |
|--|---------------------|
| Category | Adjacent Community |
| 2020 Housing Units | 17,547 |
| Minimum Multi-Family Unit Capacity | 1,755 Units |
| Minimum Land Area for District(s) | 50 Acres |
| Percent of District Located in Station Area | N/A |
| Percent of Unit Capacity Located in Station Area | N/A |
| Minimum Gross Density for District(s) | 15 DU/AC |

District Overview

4

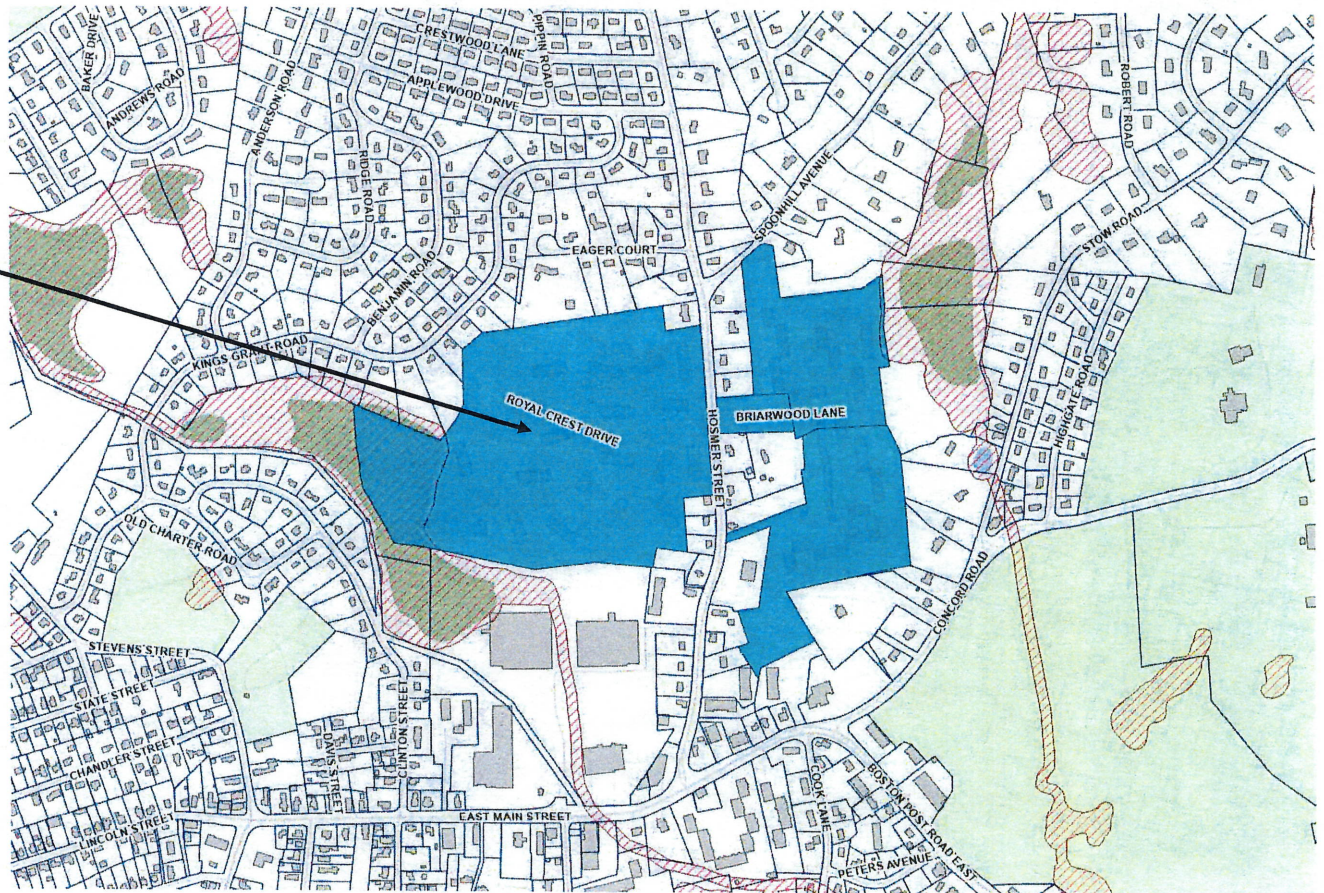
To run the MBTA Compliance Model for Marlborough, we must identify one or more districts that will be designated as the city's MBTA districts where multi-family will be allowed as-of-right. The district(s) must total 50 acres in size with 50% (25 acres) comprising contiguous land. No single district can be smaller than 5 acres in size.

Marlborough provided RKG with three potential districts to test include:

1. District 1 – MFMHOD - Royal Crest/Briarwood Lane
2. District 2 – MFMHOD – Lincoln/Mechanic
3. District 3 – MFMHOD - Simarano

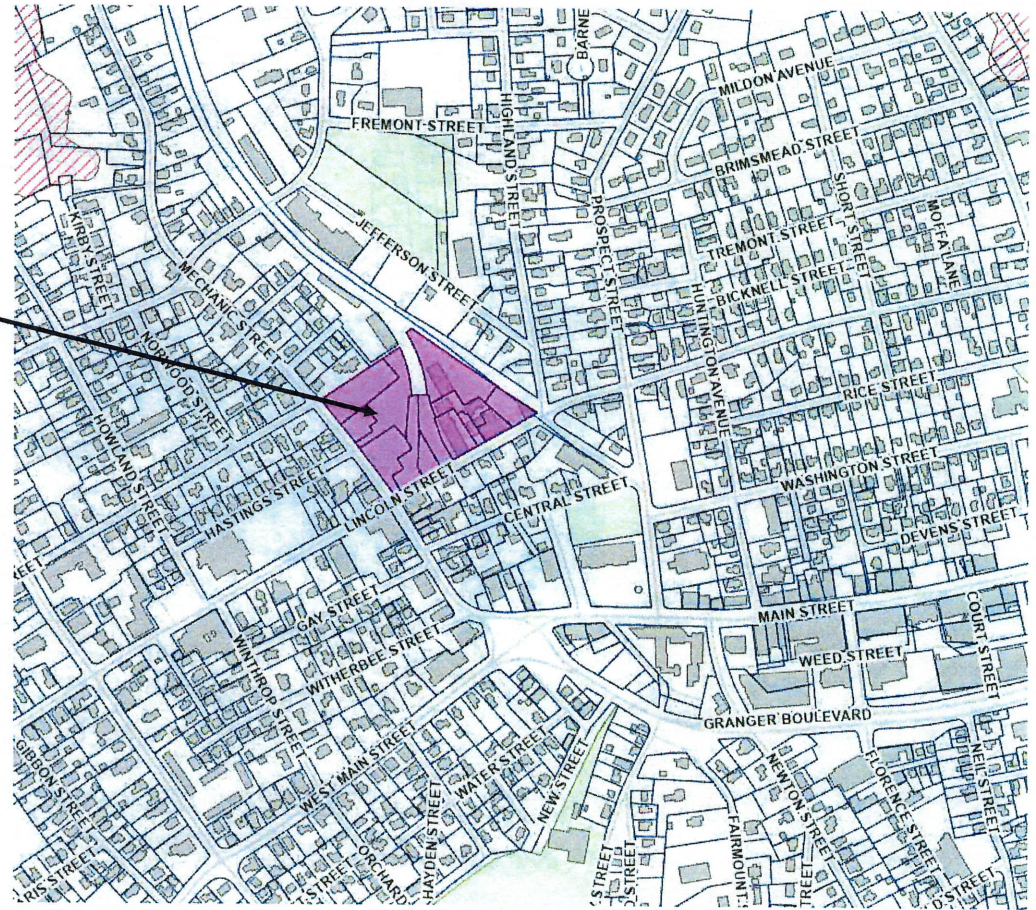
Compliance Requirements

District 1
Royal Crest/Briarwood
58.92 Acres



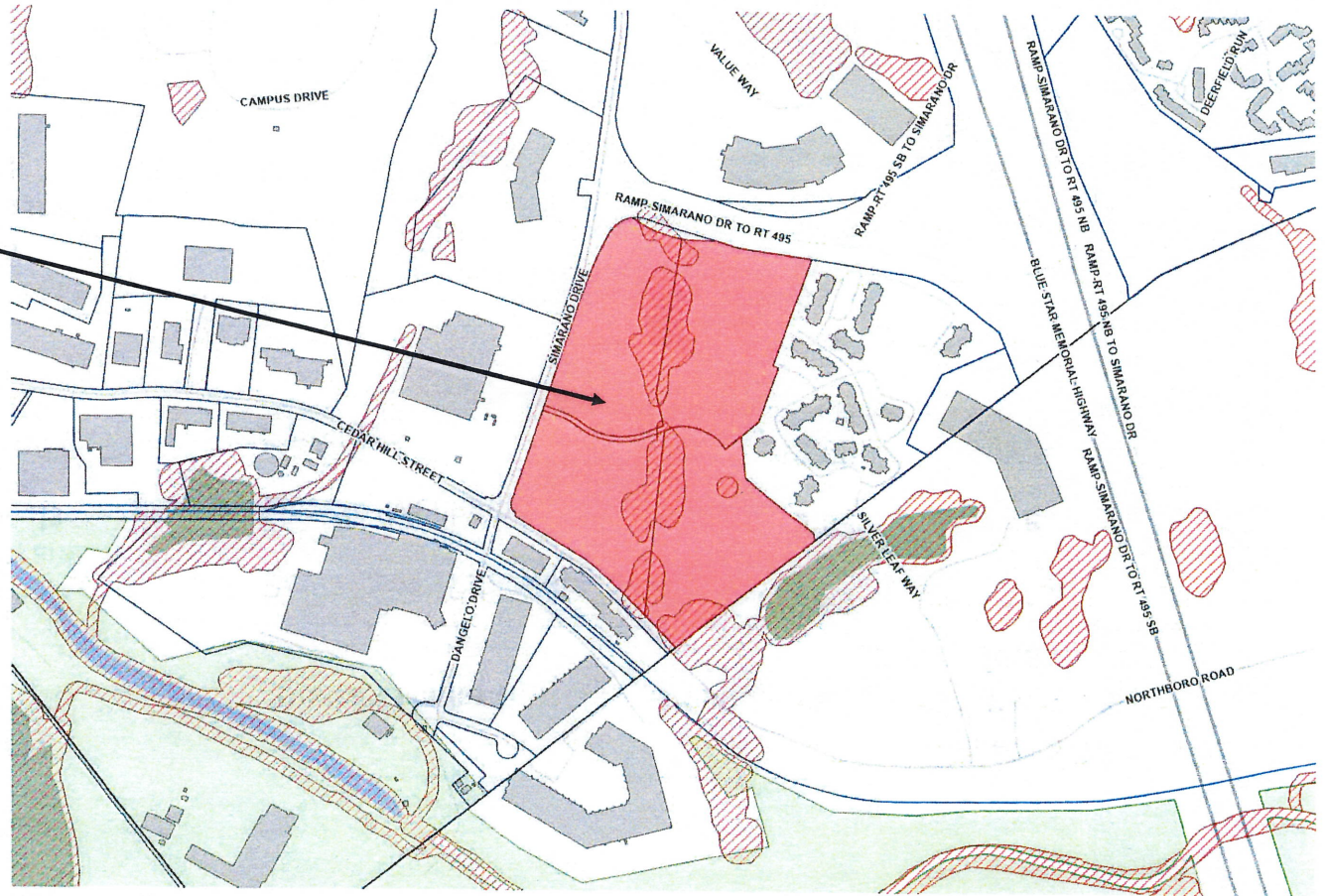
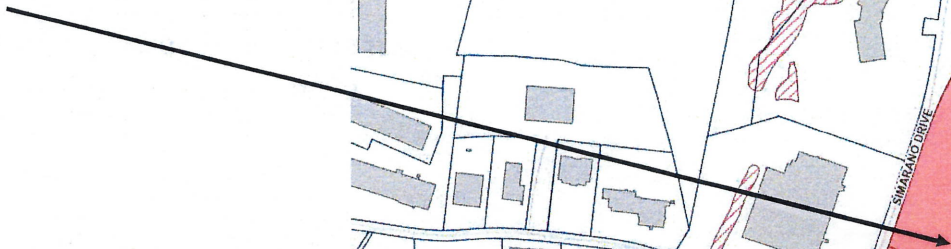
Compliance Requirements

District 2
Lincoln/Mechanic
5.62 Acres



Compliance Requirements

District 3
Simarano
43.02 Acres



District Overview

The three potential districts analyzed provide Marlborough with options for mixing and matching districts to meet the minimum land area requirement of 50 acres.

All three potential districts meet the required 5 acre minimum for non-contiguous districts, and one district meets the 50-acre minimum on its own. Therefore, Marlborough has options to consider with creating one stand alone district or a multi-district approach to encourage housing in several locations.

The next step is to test the zoning for each district to derive the unit capacity, which is the second critical test for MBTA Communities compliance.

| District Name | Gross Acres | Meets 5 AC Minimum Area Req't? |
|-----------------------|--------------------|---------------------------------------|
| Royal Crest/Briarwood | 58.92 | Yes |
| Lincoln/Mechanic | 5.62 | Yes |
| Simarano | 43.02 | Yes |

Model Results and Summary

9

Once the districts are defined the MBTA Compliance Model requires specific zoning inputs to calculate the unit capacity of each individual district.

As inputs in the model, RKG used a modified version of the Wayside Overlay District as provided by the City of Marlborough. The metrics used in the model are shown in the table to the right. The zoning parameters represent the primary drivers of unit capacity in the model and are not meant to represent all aspects of the zoning for these districts.

| Zoning Parameters | Zoning Metrics (applied to all three districts) |
|--------------------------|--|
| Minimum Lot Size | 5,000 SF |
| Building Height | 4 stories / 52' |
| Floor Area Ratio | N/A |
| Building Coverage | 80% |
| Open Space Requirement | 20% |
| Setbacks | 30' Front, 25' Side & Rear |
| Parking Spaces per Unit | 1.0 Spaces per Unit |

Model Results and Summary

Using the MBTA Communities Compliance Model to test each districts' location, size, and zoning parameters no individual district exceeds all the requirements for Marlborough (district acreage, unit capacity, DU/AC) on its own. This requires Marlborough to implement a multi-district solution. Although the modeled unit capacity of the Royal Crest/Briarwood and Simarano districts is higher than 1,755, the City is capping the total number of units in each district using a unit capacity maximum of 1,755 units per district as well as a dwelling units per acre cap.

The dwelling units per acre cap differs by district ranging from 15 DU/AC in the Royal Crest/Briarwood and Lincoln/Mechanic districts to 19 DU/AC for the Simarano district. The zoning applied to each district including the two density caps results in a total of 1,784 units with an average density of 18.8 DU/AC across the three districts. This provides enough units and density to exceed the Marlborough's MBTA 3A requirements.

| Marlborough District Model Results | | | | | |
|---|---------------------|-----------------------------------|-------------------------|-----------------|--------------------|
| Compliance Metrics | Requirements | Royal Crest/ Briarwood | Lincoln/Mechanic | Simarano | Totals |
| District Acreage | 50 Acres | 58.92 | 5.62 | 43.02 | 107.6 |
| Density Denominator Acreage | - | 54.33 | 5.62 | 35.17 | 95.1 |
| Acreage in Transit Area | - | - | - | - | |
| Unit Capacity | 1,755 Units | 883 | 83 | 818 | 1,784 |
| Units in Transit Area | - | - | - | - | |
| DU/AC | 15 DU/AC | 16.3 | 14.8 | 23.3 | 18.8 (Avg.) |

Questions & Options

- Is the goal of compliance to reach the minimum requirements of the MBTA 3A guidelines, or maximize housing opportunities in Marlborough?
- Which districts does the City want to consider as part of compliance, there are multiple scenarios that create compliance?
- Does the City want to change the zoning assumptions to lower development density and still comply? This could include:
 - Lower building height
 - Higher parking ratio
 - Lower the maximum lot coverage

Summary Table

| Data Metric | District 1 | District 2 | District 3 | District 4 | District 5 | Totals |
|---|-----------------------|------------------|-------------|------------|------------|--------------|
| District Name | Royal Crest/Briarwood | Lincoln/Mechanic | Simarano | | | |
| District Acreage (see note) | 58.9 | 5.6 | 43.0 | 0.0 | 0.0 | 107.6 |
| District Density Denominator (see note) | 54.3 | 5.6 | 35.2 | 0.0 | 0.0 | 95.1 |
| Final Unit Capacity per District | 883 | 83 | 818 | 0 | 0 | 1,784 |
| DU/AC | 16.3 | 14.8 | 23.3 | 0.0 | 0.0 | 18.8 |

Questions & Options

Outstanding Zoning Questions:

- Are there any restrictions on multifamily housing in the zoning, check against the questions in the model's Checklist Uses tab.
- Will the zoning allow by right, or with site plan review? Looks like Wayside requires site plan review for uses over 10,000 SF.
- Is restricted space like wetlands or areas in a flood plain or natural areas allowed to be counted toward an open space requirement? I recognize the district does not have an open space requirement, but the question is asked in the model.
- Building Height – 52' – are you seeing more four story or five story buildings under this zoning? We used 4 stories in the model.
- Parking – is it one space per unit regardless of how large the unit is, or is it one space per bedroom? Zoning ordinance says 1 space per unit, but checklist shows it at one space per bedroom. We are using 1.0 spaces per unit in the model.
- Use Table in Zoning – you'll need to change Multifamily Dwelling from SP to Y to comply with Guidelines.
- Section 650-18 Footnote 42 – “Mixed-use development, including multifamily residential uses, shall not be subject to special permit provisions for multifamily uses. In the Wayside District, multifamily dwelling shall be allowed only as part of a mixed-use development. Mixed-use development may include vertically mixed uses in a single building or horizontally mixed uses in which multiple buildings create the mix of uses on a single parcel. Each individual building may include a single use with multiple uses occurring next to each other and within multiple buildings on the single parcel.” **This will need to be updated so stand-alone multifamily is allowed as of right and not only as part of mixed-use development.**
- Inclusionary Zoning – looks like City has a policy for 20 or more units to do 15% affordable at 70% AMI. Both provisions are above what the MBTA Guidelines provide for (10% at 80% AMI).



Commonwealth of Massachusetts
 DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

Issue Date: August 10, 2022

Revised: October 21, 2022

Compliance Guidelines for Multi-family Zoning Districts
Under Section 3A of the Zoning Act

1. Overview of Section 3A of the Zoning Act

Section 3A of the Zoning Act provides: *An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.*

The purpose of Section 3A is to encourage the production of multi-family housing by requiring MBTA communities to adopt zoning districts where multi-family housing is allowed as of right, and that meet other requirements set forth in the statute.

The Department of Housing and Community Development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, is required to promulgate guidelines to determine if an MBTA community is in compliance with Section 3A. DHCD promulgated preliminary guidance on January 29, 2021. DHCD updated that preliminary guidance on December 15, 2021, and on that same date issued draft guidelines for public comment. These final guidelines supersede all prior guidance and set forth how MBTA communities may achieve compliance with Section 3A.

2. Definitions

“Adjacent community” means an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town.

“Adjacent small town” means an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) either has a population density of less than 500 persons per square mile, or a population of not more than 7,000 year-round residents as determined in the most recently published United States Decennial Census of Population and Housing.

“Affordable unit” means a multi-family housing unit that is subject to a restriction in its chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. Affordable units may be, but are not required to be, eligible for inclusion on DHCD’s Subsidized Housing Inventory. Nothing in these Guidelines changes the Subsidized Housing Inventory eligibility criteria, and no affordable unit shall be counted on the Subsidized Housing Inventory unless it satisfies the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by DHCD.

“Age-restricted housing” means any housing unit encumbered by a title restriction requiring a minimum age for some or all occupants.

“As of right” means development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

“Bus station” means a location with a passenger platform and other fixed infrastructure serving as a point of embarkation for the MBTA Silver Line. Upon the request of an MBTA community, DHCD, in consultation with the MBTA, may determine that other locations qualify as a bus station if (i) such location has a sheltered platform or other fixed infrastructure serving a point of embarkation for a high-capacity MBTA bus line, and (ii) the area around such fixed infrastructure is highly suitable for multi-family housing.

“Commuter rail community” means an MBTA community that (i) does not meet the criteria for a rapid transit community, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.

“Commuter rail station” means any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service, including stations under construction and scheduled to being service before the end of 2023, but not including existing stations at which service will be terminated, or reduced below regular year-round service, before the end of 2023.

“Compliance model” means the model created by DHCD to determine compliance with Section 3A’s reasonable size, gross density, and location requirements. The compliance model is described in further detail in Appendix 2.

“Determination of compliance” means a determination made by DHCD as to whether an MBTA community has a multi-family zoning district that complies with the requirements of Section 3A. A determination of compliance may be determination of interim compliance or a determination of district compliance, as described in section 9.

“Developable land” means land on which multi-family housing can be permitted and constructed. For purposes of these guidelines, developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.

“Developable public land” means any publicly-owned land that (i) is used by a local housing authority; (ii) has been identified as a site for housing development in a housing production plan approved by DHCD; or (iii) has been designated by the public owner for disposition and

redevelopment. Other publicly-owned land may qualify as developable public land if DHCD determines, at the request of an MBTA community and after consultation with the public owner, that such land is the location of obsolete structures or uses, or otherwise is suitable for conversion to multi-family housing, and will be converted to or made available for multi-family housing within a reasonable period of time.

“Developable station area” means developable land that is within 0.5 miles of a transit station.

“DHCD” means the Department of Housing and Community Development.

“EOHED” means the Executive Office of Housing and Economic Development.

“Excluded land” means land areas on which it is not possible or practical to construct multi-family housing. For purposes of these guidelines, excluded land is defined by reference to the ownership, use codes, use restrictions, and hydrological characteristics in MassGIS and consists of the following:

- (i) All publicly-owned land, except for lots or portions of lots determined to be developable public land.
- (ii) All rivers, streams, lakes, ponds and other surface waterbodies.
- (iii) All wetland resource areas, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by title 5 of the state environmental code.
- (iv) Protected open space and recreational land that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped due to functional or traditional use (for example, cemeteries).
- (v) All public rights-of-way and private rights-of-way.
- (vi) Privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
- (vii) Privately-owned land used for educational or institutional uses such as a hospital, prison, electric, water, wastewater or other utility, museum, or private school, college or university.

“Ferry terminal” means the location where passengers embark and disembark from regular, year-round MBTA ferry service.

“Gross density” means a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

“Housing suitable for families” means housing comprised of residential dwelling units that are not age-restricted housing, and for which there are no zoning restriction on the number of bedrooms, the size of bedrooms, or the number of occupants.

“Listed funding sources” means (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; and (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

“Lot” means an area of land with definite boundaries that is used or available for use as the site of a building or buildings.

“MassGIS data” means the comprehensive, statewide database of geospatial information and mapping functions maintained by the Commonwealth's Bureau of Geographic Information, within the Executive Office of Technology Services and Security, including the lot boundaries and use codes provided by municipalities.

“MBTA” means the Massachusetts Bay Transportation Authority.

“MBTA community” means a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.

“Multi-family housing” means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

“Multi-family unit capacity” means an estimate of the total number of multi-family housing units that can be developed as of right within a multi-family zoning district, made in accordance with the requirements of section 5.b below.

“Multi-family zoning district” means a zoning district, including a base district or an overlay district, in which multi-family housing is allowed as of right; provided that the district shall be in a fixed location or locations, and shown on a map that is part of the zoning ordinance or by-law.

“One Stop Application” means the single application portal for the Community One Stop for Growth through which (i) the Executive Office of Housing and Economic Development considers requests for funding from the MassWorks infrastructure program; (ii) DHCD considers requests for funding from the Housing Choice Initiative, (iii) EOHED, DHCD and other state agencies consider requests for funding from other discretionary grant programs.

“Private rights-of-way” means land area within which private streets, roads and other ways have been laid out and maintained, to the extent such land areas can be reasonably identified by examination of available tax parcel data.

“Publicly-owned land” means (i) any land owned by the United States or a federal agency or authority; (ii) any land owned by the Commonwealth of Massachusetts or a state agency or authority; and (iii) any land owned by a municipality or municipal board or authority.

“Public rights-of-way” means land area within which public streets, roads and other ways have been laid out and maintained, to the extent such land areas can be reasonably identified by examination of available tax parcel data.

“Rapid transit community” means an MBTA community that has within its borders at least 100 acres of developable station area associated with one or more subway stations, or MBTA Silver Line bus rapid transit stations.

“Residential dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

“Section 3A” means section 3A of the Zoning Act.

“Sensitive land” means developable land that, due to its soils, slope, hydrology, or other physical characteristics, has significant conservation values that could be impaired, or vulnerabilities that could be exacerbated, by the development of multi-family housing. It also includes locations where multi-family housing would be at increased risk of damage caused by flooding. Sensitive land includes, but is not limited to, wetland buffer zones extending beyond the title 5 setback area; land subject to flooding that is not a wetland resource area; priority habitat for rare or threatened species; DEP-approved wellhead protection areas in which development may be restricted, but is not prohibited (Zone II and interim wellhead protection areas); and land areas with prime agricultural soils that are in active agricultural use.

“Site plan review” means a process established by local ordinance or by-law by which a local board reviews, and potentially imposes conditions on, the appearance and layout of a specific project prior to the issuance of a building permit.

“Subway station” means any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line, including any extensions to such lines now under construction and scheduled to begin service before the end of 2023.

“Transit station” means an MBTA subway station, commuter rail station, ferry terminal or bus station.

“Transit station area” means the land area within 0.5 miles of a transit station.

“Zoning Act” means chapter 40A of the Massachusetts General Laws.

3. General Principles of Compliance

These compliance guidelines describe how an MBTA community can comply with the requirements of Section 3A. The guidelines specifically address:

- What it means to allow multi-family housing “as of right.”
- The metrics that determine if a multi-family zoning district is “of reasonable size.”

- How to determine if a multi-family zoning district has a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code.
- The meaning of Section 3A's mandate that "such multi-family housing shall be without age restrictions and shall be suitable for families with children."
- The extent to which MBTA communities have flexibility to choose the location of a multi-family zoning district.

The following general principles have informed the more specific compliance criteria that follow:

- MBTA communities with subway stations, commuter rail stations and other transit stations benefit from having these assets located within their boundaries and should provide opportunity for multi-family housing development around these assets. MBTA communities with no transit stations within their boundaries benefit from proximity to transit stations in nearby communities.
- The multi-family zoning districts required by Section 3A should encourage the development of multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses, and minimize impacts to sensitive land.
- "Reasonable size" is a relative rather than an absolute determination. Because of the diversity of MBTA communities, a multi-family zoning district that is "reasonable" in one city or town may not be reasonable in another city or town.
- When possible, multi-family zoning districts should be in areas that have safe, accessible, and convenient access to transit stations for pedestrians and bicyclists.

4. Allowing Multi-Family Housing "As of Right"

To comply with Section 3A, a multi-family zoning district must allow multi-family housing "as of right," meaning that the construction and occupancy of multi-family housing is allowed in that district without the need for a special permit, variance, zoning amendment, waiver, or other discretionary approval. DHCD will determine whether zoning provisions allow for multi-family housing as of right consistent with the following guidelines.

a. Site plan review

The Zoning Act does not establish nor recognize site plan review as an independent method of regulating land use. However, the Massachusetts courts have recognized site plan review as a permissible regulatory tool, including for uses that are permitted as of right. The court decisions establish that when site plan review is required for a use permitted as of right, site plan review involves the regulation of a use and not its outright prohibition. The scope of review is therefore limited to imposing reasonable terms and conditions on the proposed use, consistent with applicable

case law.¹ These guidelines similarly recognize that site plan review may be required for multi-family housing projects that are allowed as of right, within the parameters established by the applicable case law. Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review should not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

b. Affordability requirements

Section 3A does not include any express requirement or authorization for an MBTA community to require affordable units in a multi-family housing project that is allowed as of right. It is a common practice in many cities and towns to require affordable units in a multi-family project that requires a special permit, or as a condition for building at greater densities than the zoning otherwise would allow. These inclusionary zoning requirements serve the policy goal of increasing affordable housing production. If affordability requirements are excessive, however, they can make it economically infeasible to construct new multi-family housing.

For purposes of making compliance determinations with Section 3A, DHCD will consider an affordability requirement to be consistent with as of right zoning as long as the zoning requires not more than 10 percent of the units in a project to be affordable units, and the cap on the income of families or individuals who are eligible to occupy the affordable units is not less than 80 percent of area median income. Notwithstanding the foregoing, DHCD may, in its discretion, approve a greater percentage of affordable units, or deeper affordability for some or all of the affordable units, in either of the following circumstances:

- (i) The affordability requirements applicable in the multi-family zoning district are reviewed and approved by DHCD as part of a smart growth district under chapter 40R, or under another zoning incentive program administered by DHCD; or
- (ii) The affordability requirements applicable in the multi-family zoning district are supported by an economic feasibility analysis, prepared for the municipality by a qualified and independent third party acceptable to DHCD, and using a methodology and format acceptable to DHCD. The analysis must demonstrate that a reasonable variety of multi-family housing types can be feasibly developed at the proposed affordability levels, taking into account the densities allowed as of right in the district, the dimensional requirements applicable within the district, and the minimum number of parking spaces required.

In no case will DHCD approve alternative affordability requirements that require more than 20 percent of the units in a project to be affordable units, except in a smart growth zoning district under chapter 40R with a 25 percent affordability requirement approved and adopted prior to the

¹ See, e.g., *Y.D. Dugout, Inc. v. Board of Appeals of Canton*, 357 Mass. 25 (1970); *Prudential Insurance Co. of America v. Board of Appeals of Westwood*, 23 Mass. App. Ct. 278 (1986); *Osberg v. Planning Bd. of Sturbridge*, 44 Mass. App. Ct. 56, 59 (1997) (Planning Board “may impose reasonable terms and conditions on the proposed use, but it does not have discretionary power to deny the use”).

issuance of these guidelines, including any such existing district that is expanded or amended to comply with these guidelines.

c. *Other requirements that do not apply uniformly in the multi-family zoning district*

Zoning will not be deemed compliant with Section 3A's requirement that multi-family housing be allowed as of right if the zoning imposes requirements on multi-family housing that are not generally applicable to other uses. The following are examples of requirements that would be deemed to be inconsistent with "as of right" use: (i) a requirement that multi-family housing meet higher energy efficiency standards than other uses; (ii) a requirement that a multi-family use achieve a third party certification that is not required for other uses in the district; and (iii) a requirement that multi-family use must be combined with commercial or other uses on the same lot or as part of a single project. Mixed use projects may be allowed as of right in a multi-family zoning district, as long as multi-family housing is separately allowed as of right.

5. **Determining "Reasonable Size"**

In making determinations of "reasonable size," DHCD will take into consideration both the land area of the multi-family zoning district, and the multi-family zoning district's multi-family unit capacity.

a. *Minimum land area*

A zoning district is a specifically delineated land area with uniform regulations and requirements governing the use of land and the placement, spacing, and size of buildings. For purposes of compliance with Section 3A, a multi-family zoning district should be a neighborhood-scale district, not a single development site on which the municipality is willing to permit a particular multi-family project. DHCD will certify compliance with Section 3A only if an MBTA community's multi-family zoning district meets the minimum land area applicable to that MBTA community, if any, as set forth in Appendix 1. The minimum land area for each MBTA community has been determined as follows:

- (i) In rapid transit communities, commuter rail communities, and adjacent communities, the minimum land area of the multi-family zoning district is 50 acres, or 1.5% of the developable land in an MBTA community, whichever is *less*. In certain cases, noted in Appendix 1, a smaller minimum land area applies.
- (ii) In adjacent small towns, there is no minimum land area. In these communities, the multi-family zoning district may comprise as many or as few acres as the community determines is appropriate, as long as the district meets the applicable minimum multi-family unit capacity and the minimum gross density requirements.

In all cases, at least half of the multi-family zoning district land areas must comprise contiguous lots of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement. If the multi-family unit capacity and gross density requirements can be achieved in a district of fewer than 5 acres, then the district must consist entirely of contiguous lots.

b. *Minimum multi-family unit capacity*

A reasonably sized multi-family zoning district must also be able to accommodate a reasonable number of multi-family housing units as of right. For purposes of determinations of compliance with Section 3A, DHCD will consider a reasonable multi-family unit capacity for each MBTA community to be a specified percentage of the total number of housing units within the community, with the applicable percentage based on the type of transit service in the community, as shown on Table 1:

Table 1.

| Category | Percentage of total housing units |
|-------------------------|--|
| Rapid transit community | 25% |
| Commuter rail community | 15% |
| Adjacent community | 10% |
| Adjacent small town | 5% |

To be deemed in compliance with Section 3A, each MBTA community must have a multi-family zoning district with a multi-family unit capacity equal to or greater than the minimum unit capacity shown for it in Appendix 1. The minimum multi-family unit capacity for each MBTA community has been determined as follows:

- (i) First, by multiplying the number of housing units in that community by 0.25, 0.15, 0.10, or .05 depending on the MBTA community category. For example, a rapid transit community with 7,500 housing units is required to have a multi-family zoning district with a multi-family unit capacity of $7,500 \times 0.25 = 1,875$ multi-family units. For purposes of these guidelines, the number of total housing units in each MBTA community has been established by reference to the most recently published United States Decennial Census of Population and Housing.
- (ii) Second, when there is a minimum land area applicable to an MBTA community, by multiplying that minimum land area (up to 50 acres) by Section 3A's minimum gross density requirement of 15 units per acre. The product of that multiplication creates a floor on multi-family unit capacity. For example, an MBTA community with a minimum land area of 40 acres must have a district with a multi-family unit capacity of at least 600 (40×15) units.
- (iii) The minimum unit capacity applicable to each MBTA community is *the greater of* the numbers resulting from steps (i) and (ii) above, but subject to the following limitation: In no case does the minimum multi-family unit capacity exceed 25% of the total housing units in that MBTA community.

Example: The minimum multi-family unit capacity for an adjacent community with 1,000 housing units and a minimum land area of 50 acres is determined as follows: (i) first, by multiplying $1,000 \times .1 = 100$ units; (ii) second, by multiplying $50 \times 15 = 750$ units; (iii) by taking the larger number, but adjusting that number down, if necessary, so that unit capacity is no more than 25% of $1,000 = 250$ units. In this case, the adjustment in step (iii) results in a minimum unit capacity of 250 units.

c. *Methodology for determining a multi-family zoning district's multi-family unit capacity*

MBTA communities seeking a determination of compliance must use the DHCD compliance model to provide an estimate of the number of multi-family housing units that can be developed as of right within the multi-family zoning district. The multi-family unit capacity of an existing or proposed district shall be calculated using the unit capacity worksheet described in Appendix 2. This worksheet produces an estimate of a district's multi-family unit capacity using inputs such as the amount of developable land in the district, the dimensional requirements applicable to lots and buildings (including, for example, height limitations, lot coverage limitations, and maximum floor area ratio), and the parking space requirements applicable to multi-family uses.

Minimum unit capacity is a measure of whether a multi-family zoning district is of a reasonable size, not a requirement to produce housing units. Nothing in Section 3A or these guidelines should be interpreted as a mandate to construct a specified number of housing units, nor as a housing production target. Demonstrating compliance with the minimum multi-family unit capacity requires only that an MBTA community show that the zoning allows multi-family housing as of right and that a sufficient number of multi-family housing units could be added to or replace existing uses and structures over time—even though such additions or replacements may be unlikely to occur soon.

If an MBTA community has two or more zoning districts in which multi-family housing is allowed as of right, then two or more districts may be considered cumulatively to meet the minimum land area and minimum multi-family unit capacity requirements, as long as each district independently complies with Section 3A's other requirements.

d. *Water and wastewater infrastructure within the multi-family zoning district*

MBTA communities are encouraged to consider the availability of water and wastewater infrastructure when selecting the location of a new multi-family zoning district. But compliance with Section 3A does not require a municipality to install new water or wastewater infrastructure, or add to the capacity of existing infrastructure, to accommodate future multi-family housing production within the multi-family zoning district. In most cases, multi-family housing can be created using private septic and wastewater treatment systems that meet state environmental standards. Where public systems currently exist, but capacity is limited, private developers may be able to support the cost of necessary water and sewer extensions. While the zoning must allow for gross average density of at least 15 units per acre, there may be other legal or practical limitations, including lack of infrastructure or infrastructure capacity, that result in actual housing production at lower density than the zoning allows.

The multi-family unit capacity analysis does not need to take into consideration limitations on development resulting from existing water or wastewater infrastructure within the multi-family zoning district, or, in areas not served by public sewer, any applicable limitations under title 5 of the state environmental code. For purposes of the unit capacity analysis, it is assumed that housing developers will design projects that work within existing water and wastewater constraints, and that developers, the municipality, or the Commonwealth will provide funding for infrastructure upgrades as needed for individual projects.

6. Minimum Gross Density

Section 3A expressly requires that a multi-family zoning district—not just the individual lots of land within the district—must have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A. The Zoning Act defines “gross density” as “a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.”

a. *District-wide gross density*

To meet the district-wide gross density requirement, the dimensional restrictions and parking requirements for the multi-family zoning district must allow for a gross density of 15 units per acre of land within the district. By way of example, to meet that requirement for a 40-acre multi-family zoning district, the zoning must allow for at least 15 multi-family units per acre, or a total of at least 600 multi-family units.

For purposes of determining compliance with Section 3A’s gross density requirement, the DHCD compliance model will not count in the denominator any excluded land located within the multi-family zoning district, except public rights-of-way, private rights-of-way, and publicly-owned land used for recreational, civic, commercial, and other nonresidential uses. This method of calculating minimum gross density respects the Zoning Act’s definition of gross density—“a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses”—while making it unnecessary to draw patchwork multi-family zoning districts that carve out wetlands and other types of excluded land that are not developed or developable.

b. *Achieving district-wide gross density by sub-districts*

Zoning ordinances and by-laws typically limit the unit density on individual lots. To comply with Section 3A’s gross density requirement, an MBTA community may establish reasonable sub-districts within a multi-family zoning district, with different density limits for each sub-district, provided that the gross density for the district as a whole meets the statutory requirement of not less than 15 multi-family units per acre. DHCD will review sub-districts to ensure that the density allowed as of right in each sub-district is reasonable and not intended to frustrate the purpose of Section 3A by allowing projects of a such high density that they are not likely to be constructed.

c. *Wetland and septic considerations relating to density*

Section 3A provides that a district of reasonable size shall have a minimum gross density of 15 units per acre, “subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A.” This directive means that even though the zoning district must permit 15 units per acre as of right, any multi-family housing produced within the district is subject to, and must comply with, the state wetlands protection act and title 5 of the state environmental code—even if such compliance means a proposed project will be less dense than 15 units per acre.

7. Determining Suitability for Families with Children

Section 3A states that a compliant multi-family zoning district must allow multi-family housing as of right, and that “such multi-family housing shall be without age restrictions and shall be suitable for families with children.” DHCD will deem a multi-family zoning district to comply with these requirements as long as the zoning does not require multi-family uses to include units with age restrictions, and does not limit or restrict the size of the units, cap the number of bedrooms, the size of bedrooms, or the number of occupants, or impose a minimum age of occupants. Limits, if any, on the size of units or number of bedrooms established by state law or regulation are not relevant to Section 3A or to determinations of compliance made pursuant to these guidelines.

8. Location of Districts

a. General rule for determining the applicability of Section 3A’s location requirement

Section 3A states that a compliant multi-family zoning district shall “be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.” When an MBTA community has only a small amount of transit station area within its boundaries, it may not be possible or practical to locate all of the multi-family zoning district within 0.5 miles of a transit station. Transit station area may not be a practical location for a multi-family zoning district if it does not include developable land where multi-family housing can actually be constructed. Therefore, for purposes of determining compliance with Section 3A, DHCD will consider the statute’s location requirement to be “applicable” to a particular MBTA community only if that community has within its borders at least 100 acres of developable station area. DHCD will require more or less of the multi-family zoning district to be located within transit station areas depending on how much total developable station area is in that community, as shown on Table 2:

Table 2.

| <u>Total developable station area within the MBTA community (acres)</u> | <u>Portion of the multi-family zoning district that must be within a transit station area</u> |
|---|---|
| 0-100 | 0% |
| 101-250 | 20% |
| 251-400 | 40% |
| 401-600 | 50% |
| 601-800 | 75% |
| 801+ | 90% |

The percentages specified in this table apply to both the minimum land area and the minimum multi-family unit capacity. For example, in an MBTA community that has a total of 500 acres of transit station area within its boundaries, a multi-family zoning district will comply with Section 3A’s location requirement if at least 50 percent of the district’s minimum land area is located within the transit station area, *and* at least 50 percent of the district’s minimum multi-family unit capacity is located within the transit station area.

A community with transit station areas associated with more than one transit station may locate the multi-family zoning district in any of the transit station areas. For example, a rapid transit community with transit station area around a subway station in one part of town, and transit station area around a commuter rail station in another part of town, may locate its multi-family zoning district in either or both transit station areas.

b. MBTA communities with limited or no transit station area

When an MBTA community has less than 100 acres of developable station area within its boundaries, the MBTA community may locate the multi-family zoning district anywhere within its boundaries. To encourage transit-oriented multi-family housing consistent with the general intent of Section 3A, MBTA communities are encouraged to consider locating the multi-family zoning district in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that qualifies as an “eligible location” as defined in Chapter 40A—for example, near an existing downtown or village center, near a regional transit authority bus stop or line, or in a location with existing under-utilized facilities that can be redeveloped into new multi-family housing.

c. General guidance on district location applicable to all MBTA communities

When choosing the location of a new multi-family zoning district, every MBTA community should consider how much of a proposed district is sensitive land on which permitting requirements and other considerations could make it challenging or inadvisable to construct multi-family housing. For example, an MBTA community may want to avoid including in a multi-family zoning district areas that are subject to flooding, or are known habitat for rare or threatened species, or have prime agricultural soils in active agricultural use.

9. Determinations of Compliance

Section 3A provides that any MBTA community that fails to comply with Section 3A’s requirements will be ineligible for funding from any of the listed funding sources. DHCD will make determinations of compliance with Section 3A in accordance with these guidelines to inform state agency decisions on which MBTA communities are eligible to receive funding from the listed funding sources. Determinations of compliance also may inform funding decisions by EOHED, DHCD, the MBTA and other state agencies which consider local housing policies when evaluating applications for discretionary grant programs, or making other discretionary funding decisions.

DHCD interprets Section 3A as allowing every MBTA community a reasonable opportunity to enact zoning amendments as needed to come into compliance. Accordingly, DHCD will recognize both *interim* compliance, which means an MBTA community is taking active steps to enact a multi-family zoning district that complies with Section 3A, and *district* compliance, which is achieved when DHCD determines that an MBTA community has a multi-family zoning district that complies with Section 3A. The requirements for interim and district compliance are described in more detail below.

Table 3.

| Transit Category (# of municipalities) | Deadline to Submit Action Plan | Deadline to Submit District Compliance Application |
|---|---------------------------------------|---|
| Rapid transit community (12) | January 31, 2023 | December 31, 2023 |
| Commuter rail community (71) | January 31, 2023 | December 31, 2024 |
| Adjacent community (58) | January 31, 2023 | December 31, 2024 |
| Adjacent small town (34) | January 31, 2023 | December 31, 2025 |

a. Process to achieve interim compliance

Many MBTA communities do not currently have a multi-family zoning district of reasonable size that complies with the requirements of Section 3A. Prior to achieving district compliance (but no later than the deadlines set forth in Table 3), these MBTA communities can achieve interim compliance by taking the following affirmative steps towards the creation of a compliant multi-family zoning district.

- i. *Creation and submission of an action plan.* An MBTA community seeking to achieve interim compliance must first submit an action plan on a form to be provided by DHCD. An MBTA community action plan must provide information about current zoning, past planning for multi-family housing, if any, and potential locations for a multi-family zoning district. The action plan also will require the MBTA community to establish a timeline for various actions needed to create a compliant multi-family zoning district.
- ii. *DHCD approval of an action plan.* DHCD will review each submitted action plan for consistency with these guidelines, including but not limited to the timelines in Table 3. If DHCD determines that the MBTA community's action plan is reasonable and will lead to district compliance in a timely manner, DHCD will issue a determination of interim compliance. DHCD may require modifications to a proposed action plan prior to approval.
- iii. *Implementation of the action plan.* After DHCD approves an action plan and issues a determination of interim compliance, an MBTA community must diligently implement the action plan. DHCD may revoke a determination of interim compliance if an MBTA community has not made sufficient progress in implementing an approved action plan. DHCD and EOHED will review an MBTA community's progress in implementing its action plan prior to making an award of funds under the Housing Choice Initiative and Massworks infrastructure program.
- iv. *Deadlines for submitting action plans.* To achieve interim compliance for grants made through the 2023 One Stop Application, action plans must be submitted by no later than January 31, 2023. An MBTA community that does not submit an action plan by that date may not receive a DHCD determination of interim compliance in time to receive an award of funds from the listed funding sources in 2023. An MBTA community that does not achieve interim compliance in time for the 2023 One Stop Application may submit an action plan to become eligible for a subsequent round of the One Stop Application, provided that an action plan must be submitted

by no later than January 31 of the year in which the MBTA community seeks to establish grant eligibility; and provided further that no action plan may be submitted or approved after the applicable district compliance application deadline set forth in Table 3.

b. *Assistance for communities implementing an action plan.*

MBTA communities are encouraged to communicate as needed with DHCD staff throughout the process of implementing an action plan. DHCD will endeavor to respond to inquiries about whether a proposed multi-family zoning district complies with Section 3A prior to a vote by the municipal legislative body to create or modify such a district. Such requests shall be made on a form to be provided by DHCD and should be submitted at least 90 days prior to the vote of the legislative body.

c. *Requests for determination of district compliance*

When an MBTA community believes it has a multi-family zoning district that complies with Section 3A, it may request a determination of district compliance from DHCD. Such a request may be made for a multi-family zoning district that was in existence on the date that Section 3A became law, or for a multi-family zoning district that was created or amended after the enactment of Section 3A. In either case, such request shall be made on an application form required by DHCD and shall include, at a minimum, the following information. Municipalities will need to submit:

- (i) A certified copy of the municipal zoning ordinance or by-law and zoning map, including all provisions that relate to uses and structures in the multi-family zoning district.
- (ii) An estimate of multi-family unit capacity using the compliance model.
- (iii) GIS shapefile for the multi-family zoning district.
- (iv) In the case of a by-law enacted by a town, evidence that the clerk has submitted a copy of the adopted multi-family zoning district to the office of the Attorney General for approval as required by state law, or evidence of the Attorney General's approval.

After receipt of a request for determination of district compliance, DHCD will notify the requesting MBTA community within 30 days if additional information is required to process the request. Upon reviewing a complete application, DHCD will provide the MBTA community a written determination either stating that the existing multi-family zoning district complies with Section 3A, or identifying the reasons why the multi-family zoning district fails to comply with Section 3A and the steps that must be taken to achieve compliance. An MBTA community that has achieved interim compliance prior to requesting a determination of district compliance shall remain in interim compliance for the period during which a request for determination of district compliance, with all required information, is pending at DHCD.

10. Ongoing Obligations; Rescission of a Determination of Compliance

After receiving a determination of compliance, an MBTA community must notify DHCD in writing of any zoning amendment or proposed zoning amendment that affects the compliant multi-family zoning district, or any other by-law, ordinance, rule or regulation that limits the development

of multi-family housing in the multi-family zoning district. DHCD may rescind a determination of district compliance, or require changes to a multi-family zoning district to remain in compliance, if DHCD determines that:

- (i) The MBTA community submitted inaccurate information in its application for a determination of compliance;
- (ii) The MBTA community failed to notify DHCD of a zoning amendment that affects the multi-family zoning district;
- (iii) The MBTA community enacts or amends any by-law or ordinance, or other rule or regulation, that materially alters the minimum land area and/or the multi-family unit capacity in the multi-family zoning district;
- (iv) A board, authority or official in the MBTA community does not issue permits, or otherwise acts or fails to act, to allow construction of a multi-family housing project that is allowed as of right in the multi-family zoning district;
- (v) The MBTA community takes other action that causes the multi-family zoning district to no longer comply with Section 3A; or
- (vi) An MBTA community with an approved multi-family zoning district has changed transit category as a result of a newly opened or decommissioned transit station, or the establishment of permanent, regular service at a transit station where there was formerly intermittent or event-based service.

11. Changes to MBTA Service

Section 3A applies to the 175 MBTA communities identified in section 1A of the Zoning Act and section 1 of chapter 161A of the General Laws. When MBTA service changes, the list of MBTA communities and/or the transit category assignments of those MBTA communities in Appendix 1 may change as well.

The transit category assignments identified in Appendix 1 of these guidelines reflect certain MBTA service changes that will result from new infrastructure now under construction in connection with the South Coast Rail and Green Line Extension projects. These service changes include the opening of new Green Line stations and commuter rail stations, as well as the elimination of regular commuter rail service at the Lakeville station. These changes are scheduled to take effect in all cases a year or more before any municipal district compliance deadline. Affected MBTA communities are noted in Appendix 1.

Municipalities that are not now identified as MBTA communities and may be identified as such in the future are not addressed in these guidelines or included in Appendix 1. New MBTA communities will be addressed with revisions to Appendix 1, and separate compliance timelines, in the future.

Future changes to Silver Line routes or stations may change district location requirements when expanded high-capacity service combined with new facilities creates a bus station where there was not one before. Changes to other bus routes, including the addition or elimination of bus stops or reductions or expansions of bus service levels, do not affect the transit categories assigned to MBTA communities and will not affect location requirements for multi-family zoning districts. Any future changes to MBTA transit service, transit routes and transit service levels are determined by the MBTA Board of Directors consistent with the MBTA's Service Delivery Policy.

List of Appendices:

Appendix 1: MBTA Community Categories and Requirements

Appendix 2: Compliance Methodology/Model

Appendix 1:
MBTA Community Categories and Requirements

| Community | Community category | 2020 Housing Units | Minimum multi-family unit capacity* | Minimum land area** | Developable station area*** | % of district to be located in station area |
|-------------|---------------------|--------------------|-------------------------------------|---------------------|-----------------------------|---|
| Abington | Commuter Rail | 6,811 | 1,022 | 50 | 307 | 40% |
| Acton | Commuter Rail | 9,219 | 1,383 | 50 | 246 | 20% |
| Amesbury | Adjacent Community | 7,889 | 789 | 50 | - | 0% |
| Andover | Commuter Rail | 13,541 | 2,031 | 50 | 587 | 50% |
| Arlington | Adjacent Community | 20,461 | 2,046 | 32 | 58 | 0% |
| Ashburnham | Adjacent Small Town | 2,730 | 137 | - | - | 0% |
| Ashby | Adjacent Small Town | 1,243 | 62 | - | - | 0% |
| Ashland | Commuter Rail | 7,495 | 1,124 | 50 | 272 | 40% |
| Attleboro | Commuter Rail | 19,097 | 2,865 | 50 | 467 | 50% |
| Auburn | Adjacent Community | 6,999 | 750 | 50 | - | 0% |
| Ayer | Commuter Rail | 3,807 | 750 | 50 | 284 | 40% |
| Bedford | Adjacent Community | 5,444 | 750 | 50 | - | 0% |
| Bellingham | Adjacent Community | 6,749 | 750 | 50 | - | 0% |
| Belmont | Commuter Rail | 10,882 | 1,632 | 27 | 502 | 50% |
| Berkley | Adjacent Small Town | 2,360 | 118 | - | 79 | 0% |
| Beverly | Commuter Rail | 17,887 | 2,683 | 50 | 1,435 | 90% |
| Billerica | Commuter Rail | 15,485 | 2,323 | 50 | 308 | 40% |
| Bourne | Adjacent Small Town | 11,140 | 557 | - | - | 0% |
| Boxborough | Adjacent Small Town | 2,362 | 118 | - | - | 0% |
| Boxford | Adjacent Small Town | 2,818 | 141 | - | - | 0% |
| Braintree | Rapid Transit | 15,077 | 3,769 | 50 | 485 | 50% |
| Bridgewater | Commuter Rail | 9,342 | 1,401 | 50 | 181 | 20% |
| Brockton | Commuter Rail | 37,304 | 5,596 | 50 | 995 | 90% |
| Brookline | Rapid Transit | 27,961 | 6,990 | 41 | 1,349 | 90% |

| | | | | | | |
|------------------|---------------------|--------|--------|----|-------|-----|
| Burlington | Adjacent Community | 10,431 | 1,043 | 50 | - | 0% |
| Cambridge | Rapid Transit | 53,907 | 13,477 | 32 | 1,392 | 90% |
| Canton | Commuter Rail | 9,930 | 1,490 | 50 | 451 | 50% |
| Carlisle | Adjacent Small Town | 1,897 | 95 | - | - | 0% |
| Carver | Adjacent Small Town | 4,701 | 235 | - | - | 0% |
| Chelmsford | Adjacent Community | 14,769 | 1,477 | 50 | - | 0% |
| Chelsea | Rapid Transit | 14,554 | 3,639 | 14 | 608 | 75% |
| Cohasset | Commuter Rail | 3,341 | 638 | 43 | 241 | 20% |
| Concord | Commuter Rail | 7,295 | 1,094 | 50 | 519 | 50% |
| Danvers | Adjacent Community | 11,763 | 1,176 | 50 | - | 0% |
| Dedham | Commuter Rail | 10,459 | 1,569 | 49 | 507 | 50% |
| Dover | Adjacent Small Town | 2,046 | 102 | - | - | 0% |
| Dracut | Adjacent Community | 12,325 | 1,233 | 50 | - | 0% |
| Duxbury | Adjacent Community | 6,274 | 750 | 50 | - | 0% |
| East Bridgewater | Adjacent Community | 5,211 | 750 | 50 | - | 0% |
| Easton | Adjacent Community | 9,132 | 913 | 50 | - | 0% |
| Essex | Adjacent Small Town | 1,662 | 83 | - | - | 0% |
| Everett | Rapid Transit | 18,208 | 4,552 | 22 | 200 | 20% |
| Fall River | Commuter Rail | 44,346 | 6,652 | 50 | 324 | 40% |
| Fitchburg | Commuter Rail | 17,452 | 2,618 | 50 | 601 | 75% |
| Foxborough | Adjacent Community | 7,682 | 768 | 50 | - | 0% |
| Framingham | Commuter Rail | 29,033 | 4,355 | 50 | 270 | 40% |
| Franklin | Commuter Rail | 12,551 | 1,883 | 50 | 643 | 75% |
| Freetown | Commuter Rail | 3,485 | 750 | 50 | 346 | 40% |
| Georgetown | Adjacent Community | 3,159 | 750 | 50 | - | 0% |
| Gloucester | Commuter Rail | 15,133 | 2,270 | 50 | 430 | 50% |
| Grafton | Adjacent Community | 7,760 | 776 | 50 | 82 | 0% |
| Groton | Adjacent Small Town | 4,153 | 208 | - | - | 0% |

| | | | | | | |
|------------|---------------------|--------|-------|----|-----|-----|
| Groveland | Adjacent Small Town | 2,596 | 130 | - | - | 0% |
| Halifax | Commuter Rail | 3,107 | 750 | 50 | 300 | 40% |
| Hamilton | Commuter Rail | 2,925 | 731 | 49 | 184 | 20% |
| Hanover | Adjacent Community | 5,268 | 750 | 50 | - | 0% |
| Hanson | Commuter Rail | 3,960 | 750 | 50 | 218 | 20% |
| Harvard | Adjacent Small Town | 2,251 | 113 | - | - | 0% |
| Haverhill | Commuter Rail | 27,927 | 4,189 | 50 | 415 | 50% |
| Hingham | Commuter Rail | 9,930 | 1,490 | 50 | 757 | 75% |
| Holbrook | Commuter Rail | 4,414 | 662 | 41 | 170 | 20% |
| Holden | Adjacent Community | 7,439 | 750 | 50 | - | 0% |
| Holliston | Adjacent Community | 5,562 | 750 | 50 | - | 0% |
| Hopkinton | Adjacent Community | 6,645 | 750 | 50 | 79 | 0% |
| Hull | Adjacent Community | 5,856 | 586 | 7 | 34 | 0% |
| Ipswich | Commuter Rail | 6,476 | 971 | 50 | 327 | 40% |
| Kingston | Commuter Rail | 5,364 | 805 | 50 | 345 | 40% |
| Lakeville | Adjacent Small Town | 4,624 | 231 | - | 30 | 0% |
| Lancaster | Adjacent Small Town | 2,788 | 139 | - | - | 0% |
| Lawrence | Commuter Rail | 30,008 | 4,501 | 39 | 271 | 40% |
| Leicester | Adjacent Small Town | 4,371 | 219 | - | - | 0% |
| Leominster | Commuter Rail | 18,732 | 2,810 | 50 | 340 | 40% |
| Lexington | Adjacent Community | 12,310 | 1,231 | 50 | - | 0% |
| Lincoln | Commuter Rail | 2,771 | 635 | 42 | 130 | 20% |
| Littleton | Commuter Rail | 3,889 | 750 | 50 | 244 | 20% |
| Lowell | Commuter Rail | 43,482 | 6,522 | 50 | 274 | 40% |
| Lunenburg | Adjacent Small Town | 4,805 | 240 | - | - | 0% |
| Lynn | Commuter Rail | 36,782 | 5,517 | 50 | 637 | 75% |
| Lynnfield | Adjacent Community | 4,773 | 607 | 40 | - | 0% |
| Malden | Rapid Transit | 27,721 | 6,930 | 31 | 484 | 50% |

| | | | | | | |
|--------------------|---------------------|--------|-------|----|-------|-----|
| Manchester | Commuter Rail | 2,433 | 559 | 37 | 305 | 40% |
| Mansfield | Commuter Rail | 9,282 | 1,392 | 50 | 327 | 40% |
| Marblehead | Adjacent Community | 8,965 | 897 | 27 | - | 0% |
| Marlborough | Adjacent Community | 17,547 | 1,755 | 50 | - | 0% |
| Marshfield | Adjacent Community | 11,575 | 1,158 | 50 | - | 0% |
| Maynard | Adjacent Community | 4,741 | 474 | 21 | - | 0% |
| Medfield | Adjacent Community | 4,450 | 750 | 50 | - | 0% |
| Medford | Rapid Transit | 25,770 | 6,443 | 35 | 714 | 75% |
| Medway | Adjacent Community | 4,826 | 750 | 50 | - | 0% |
| Melrose | Commuter Rail | 12,614 | 1,892 | 25 | 774 | 75% |
| Merrimac | Adjacent Small Town | 2,761 | 138 | - | - | 0% |
| Methuen | Adjacent Community | 20,194 | 2,019 | 50 | - | 0% |
| Middleborough | Commuter Rail | 9,808 | 1,471 | 50 | 260 | 40% |
| Middleton | Adjacent Community | 3,359 | 750 | 50 | - | 0% |
| Millbury | Adjacent Community | 5,987 | 750 | 50 | - | 0% |
| Millis | Adjacent Community | 3,412 | 750 | 50 | - | 0% |
| Milton | Rapid Transit | 9,844 | 2,461 | 50 | 404 | 50% |
| Nahant | Adjacent Small Town | 1,680 | 84 | - | - | 0% |
| Natick | Commuter Rail | 15,680 | 2,352 | 50 | 680 | 75% |
| Needham | Commuter Rail | 11,891 | 1,784 | 50 | 1,223 | 90% |
| New Bedford | Commuter Rail | 44,588 | 6,688 | 50 | 744 | 75% |
| Newbury | Adjacent Small Town | 3,072 | 154 | - | 69 | 0% |
| Newburyport | Commuter Rail | 8,615 | 1,292 | 35 | 213 | 20% |
| Newton | Rapid Transit | 33,320 | 8,330 | 50 | 2,833 | 90% |
| Norfolk | Commuter Rail | 3,601 | 750 | 50 | 333 | 40% |
| North Andover | Adjacent Community | 11,914 | 1,191 | 50 | 5 | 0% |
| North Attleborough | Adjacent Community | 12,551 | 1,255 | 50 | - | 0% |
| North Reading | Adjacent Community | 5,875 | 750 | 50 | - | 0% |

| | | | | | | |
|--------------|---------------------|--------|--------|----|-------|-----|
| Northborough | Adjacent Community | 5,897 | 750 | 50 | - | 0% |
| Northbridge | Adjacent Community | 6,691 | 750 | 50 | - | 0% |
| Norton | Adjacent Community | 6,971 | 750 | 50 | - | 0% |
| Norwell | Adjacent Community | 3,805 | 750 | 50 | - | 0% |
| Norwood | Commuter Rail | 13,634 | 2,045 | 50 | 861 | 90% |
| Paxton | Adjacent Small Town | 1,689 | 84 | - | - | 0% |
| Peabody | Adjacent Community | 23,191 | 2,319 | 50 | - | 0% |
| Pembroke | Adjacent Community | 7,007 | 750 | 50 | - | 0% |
| Plymouth | Adjacent Community | 28,074 | 2,807 | 50 | - | 0% |
| Plympton | Adjacent Small Town | 1,068 | 53 | - | - | 0% |
| Princeton | Adjacent Small Town | 1,383 | 69 | - | - | 0% |
| Quincy | Rapid Transit | 47,009 | 11,752 | 50 | 1,222 | 90% |
| Randolph | Commuter Rail | 12,901 | 1,935 | 48 | 182 | 20% |
| Raynham | Adjacent Community | 5,749 | 750 | 50 | - | 0% |
| Reading | Commuter Rail | 9,952 | 1,493 | 43 | 343 | 40% |
| Rehoboth | Adjacent Small Town | 4,611 | 231 | - | - | 0% |
| Revere | Rapid Transit | 24,539 | 6,135 | 27 | 457 | 50% |
| Rochester | Adjacent Small Town | 2,105 | 105 | - | - | 0% |
| Rockland | Adjacent Community | 7,263 | 726 | 47 | - | 0% |
| Rockport | Commuter Rail | 4,380 | 657 | 32 | 252 | 40% |
| Rowley | Commuter Rail | 2,405 | 601 | 40 | 149 | 20% |
| Salem | Commuter Rail | 20,349 | 3,052 | 41 | 266 | 40% |
| Salisbury | Adjacent Community | 5,305 | 750 | 50 | - | 0% |
| Saugus | Adjacent Community | 11,303 | 1,130 | 50 | 11 | 0% |
| Scituate | Commuter Rail | 8,260 | 1,239 | 50 | 373 | 40% |
| Seekonk | Adjacent Community | 6,057 | 750 | 50 | - | 0% |
| Sharon | Commuter Rail | 6,581 | 987 | 50 | 261 | 40% |
| Sherborn | Adjacent Small Town | 1,562 | 78 | - | - | 0% |

| | | | | | | |
|------------------|---------------------|--------|-------|----|-------|-----|
| Shirley | Commuter Rail | 2,599 | 650 | 43 | 338 | 40% |
| Shrewsbury | Adjacent Community | 14,966 | 1,497 | 50 | 52 | 0% |
| Somerville | Rapid Transit | 36,269 | 9,067 | 24 | 1,314 | 90% |
| Southborough | Commuter Rail | 3,763 | 750 | 50 | 167 | 20% |
| Sterling | Adjacent Small Town | 3,117 | 156 | - | - | 0% |
| Stoneham | Adjacent Community | 10,159 | 1,016 | 27 | 12 | 0% |
| Stoughton | Commuter Rail | 11,739 | 1,761 | 50 | 317 | 40% |
| Stow | Adjacent Small Town | 2,770 | 139 | - | - | 0% |
| Sudbury | Adjacent Community | 6,556 | 750 | 50 | - | 0% |
| Sutton | Adjacent Small Town | 3,612 | 181 | - | - | 0% |
| Swampscott | Commuter Rail | 6,362 | 954 | 20 | 236 | 20% |
| Taunton | Commuter Rail | 24,965 | 3,745 | 50 | 269 | 40% |
| Tewksbury | Adjacent Community | 12,139 | 1,214 | 50 | - | 0% |
| Topsfield | Adjacent Small Town | 2,358 | 118 | - | - | 0% |
| Townsend | Adjacent Small Town | 3,566 | 178 | - | - | 0% |
| Tyngsborough | Adjacent Community | 4,669 | 750 | 50 | - | 0% |
| Upton | Adjacent Small Town | 2,995 | 150 | - | - | 0% |
| Wakefield | Commuter Rail | 11,305 | 1,696 | 36 | 630 | 75% |
| Walpole | Commuter Rail | 10,042 | 1,506 | 50 | 638 | 75% |
| Waltham | Commuter Rail | 26,545 | 3,982 | 50 | 470 | 50% |
| Wareham | Adjacent Community | 12,967 | 1,297 | 50 | - | 0% |
| Watertown | Adjacent Community | 17,010 | 1,701 | 24 | 27 | 0% |
| Wayland | Adjacent Community | 5,296 | 750 | 50 | - | 0% |
| Wellesley | Commuter Rail | 9,282 | 1,392 | 50 | 921 | 90% |
| Wenham | Commuter Rail | 1,460 | 365 | 24 | 111 | 20% |
| West Boylston | Adjacent Community | 3,052 | 587 | 39 | - | 0% |
| West Bridgewater | Adjacent Small Town | 2,898 | 145 | - | - | 0% |
| West Newbury | Adjacent Small Town | 1,740 | 87 | - | - | 0% |

| | | | | | | |
|-------------|---------------------|--------|--------|----|-----|-----|
| Westborough | Commuter Rail | 8,334 | 1,250 | 50 | 194 | 20% |
| Westford | Adjacent Community | 9,237 | 924 | 50 | - | 0% |
| Westminster | Adjacent Small Town | 3,301 | 165 | - | 30 | 0% |
| Weston | Commuter Rail | 4,043 | 750 | 50 | 702 | 75% |
| Westwood | Commuter Rail | 5,801 | 870 | 50 | 470 | 50% |
| Weymouth | Commuter Rail | 25,419 | 3,813 | 50 | 713 | 75% |
| Whitman | Commuter Rail | 5,984 | 898 | 37 | 242 | 20% |
| Wilmington | Commuter Rail | 8,320 | 1,248 | 50 | 538 | 50% |
| Winchester | Commuter Rail | 8,135 | 1,220 | 37 | 446 | 50% |
| Winthrop | Adjacent Community | 8,821 | 882 | 12 | 14 | 0% |
| Woburn | Commuter Rail | 17,540 | 2,631 | 50 | 702 | 75% |
| Worcester | Commuter Rail | 84,281 | 12,642 | 50 | 290 | 40% |
| Wrentham | Adjacent Community | 4,620 | 750 | 50 | - | 0% |

296,806

Minimum multi-family unit capacity for most communities will be based on the 2020 housing stock and the applicable percentage for that municipality's community type. In some cases, the minimum unit capacity is derived from an extrapolation of the required minimum land area multiplied by the statutory minimum gross density of 15 dwelling units per acre. In cases where the required unit capacity from these two methods would exceed 25% of the community's housing stock, the required unit capacity has instead been capped at that 25% level.

*

Minimum land area is 50 acres for all communities in the rapid transit, commuter rail and adjacent community types. There is no minimum land area requirement for adjacent small towns. Where 50 acres exceeds 1.5% of the developable land area in a town, a cap has been instituted that sets minimum land area to 1.5% of developable land area in the town.

**

Developable station area is derived by taking the area of a half-mile circle around an MBTA commuter rail station, rapid transit station, or ferry terminal and removing any areas comprised of excluded land.

This Appendix was updated on 3/13/2023 to add two new MBTA communities (Fall River and New Bedford, which became MBTA communities on 1/1/2023)


Appendix 2

Compliance Model Overview

The purpose of the compliance model is to ensure a consistent approach to measuring and evaluating multi-family zoning districts for compliance with Section 3A. The compliance model is intended to create a reasonable estimate of multi-family unit capacity of each multi-family zoning district. It is not intended to provide a precise determination of how many units may be developed on any individual lot or combination of lots.

The model uses geospatial tax parcel data from local assessors, compiled and hosted by MassGIS, to define lot boundaries and dimensions in each multi-family zoning district. The model also captures key dimensional and regulatory elements of the multi-family zoning district that impact multi-family unit capacity. The product of the compliance model is a Microsoft Excel workbook that must be submitted as part of a compliance application to DHCD. Consultant support is available at no cost to assist MBTA communities in meeting all the technical requirements of compliance.

The Compliance Modeling Process at a Glance:

- 

1 Step One
Download the compliance model (an Excel workbook), instructions, and Land Database GIS file from DHCD's mass.gov website
- 2 Step Two**
Each municipality will answer questions in a "Checklist" format answering questions and using information from the proposed zoning district (such as height, lot coverage, and other dimensional metrics).
- 3 Step Three**
Using a GIS map provided by DHCD, the community will draw zoning district boundaries so that individual lot level data can be exported into the workbook.
- 4 Step Four**
The compliance model's formulas then generate an estimate of: unit capacity on each lot in the district(s); unit capacity for the district(s) as a whole; total land area for the district(s) and resulting gross density. Municipalities then review the resulting lot data for accuracy.
- 5 Step Five**
Finally, the workbook results are compared to the requirements for the applying municipality as part of the district compliance determination process. The municipality submits the completed workbook as part of its application to DHCD when the results show a district and zoning is compliant with the requirements in Appendix 1.

Components of the Compliance Model

Land database

The compliance model includes geospatial parcel data for each MBTA community that identifies how much land area on each lot within a multi-family zoning district is developable land. Applicants will prepare this parcel data for the model's calculations by creating a shapefile for each district, measuring each district's land area, and exporting all lot records within the district's boundaries into an Excel or .csv file. These exported tables can then be pasted into the zoning review checklist and unit capacity estimator, described below.

Zoning review checklist and unit capacity estimator

To capture the data needed to estimate a district's multi-family unit capacity, municipalities will be required to complete a zoning review checklist. The checklist is of a series of questions and responses about allowed residential uses, parking requirements, dimensional restrictions (such as maximum building height and minimum open space), and other regulatory elements applicable in the district.

The unit capacity estimator uses the GIS exported lot information from the land database and the information entered into the zoning review checklist to calculate an estimate of the maximum number of multi-family residential units that could be constructed on each lot in each district as of right. It then aggregates the unit capacity estimates for each lot into an estimate of total unit capacity for each district. It also derives an estimate of the gross density for each district.

Case-Specific Refinements to the Compliance Model Inputs and Outputs

To ensure the integrity and reasonableness of each unit capacity estimate, DHCD may adjust the compliance model inputs and outputs as necessary to account for physical conditions or zoning restrictions not adequately captured by the compliance model. For example, DHCD may override the GIS data and change one or more lots from excluded land to developable land where a municipality demonstrates those lots meet the definition of developable land. DHCD may also adjust the unit capacity estimator's algorithm when it does not adequately account for an atypical zoning requirement or other local development restriction that will clearly impact unit capacity.



City of Marlborough
Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

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

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
 CLERK'S OFFICE
 CITY OF MARLBOROUGH

JASON D. GROSSFIELD
 CITY SOLICITOR

2023 JUN -1 AM 11:16
 JEREMY P. MCMANUS
 ASSISTANT CITY SOLICITOR

BEATRIZ R. ALVES
 PARALEGAL

June 1, 2023

Michael H. Ossing, President
 Marlborough City Council
 City Hall
 140 Main Street
 Marlborough, MA 01752

Re: JW Capital Partners, LLC and Marlborough TOTG LLC v. Marlborough City Council
(Land Court No. 23 MISC 000199) - Request to Enter Executive Session

Dear Honorable President Ossing and Councilors:

I respectfully request that this Honorable City Council convene in Executive Session. The purpose of the session is to discuss strategy with respect to the above-referenced litigation as an open meeting may have a detrimental effect on the litigating position of the City Council.

Enclosed please find a proposed order, to be conducted by roll call vote, in order to enter into executive session. The open meeting law requires that the public body chair declare that an open meeting may have a detrimental effect on the litigating position of the public body. The order must specify whether the City Council will or will not re-convene in open session after the executive session.

Please contact me if you have any questions or concerns.

Respectfully,

Jason D. Grossfield
 City Solicitor

Enclosure

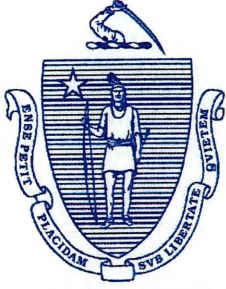
cc: Arthur G. Vigeant, Mayor

ORDERED:

Moved that the Marlborough City Council meet in executive session under Purpose 3 of the Open Meeting Law, MGL c. 30A, s. 21(a)(3), to “discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body” regarding the pending matter, *JW Capital Partners, LLC and Marlborough TOTG LLC v. Marlborough City Council* (Land Court No. 23 MISC 000199), as the chair hereby declares that discussion in an open session may have a detrimental effect on the City and the City Council’s litigating position.

The City Council ~~will~~ [or will not] re-convene in open session after the executive session.

Be and is herewith APPROVED.



COMMISSION CHAIRMAN
RICHARD DAY

THE COMMONWEALTH OF MASSACHUSETTS
STATE RECLAMATION & MOSQUITO CONTROL BOARD

CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT

111 Otis Street, Northborough, MA 01532-2414
Telephone (508) 393-3055 • Fax (508) 393-8492
www.cmmcp.org



EXECUTIVE DIRECTOR
TIMOTHY D. DESCHAMPS

May 19, 2023

City of Marlboro
Health Department
Marlboro, MA 01752

Central Massachusetts Mosquito Control Project personnel will be in your community to respond to residents' concerns about mosquitoes in their area on the following dates in May/June:

June 1, 7, 14, 22, 28

Any of the above dates are tentative especially May 30-June 1, and all dates are subject to change due to weather conditions, mosquito populations, mosquito virus activity and/or special event spraying. This program will shut down when cool night time temperatures become predominant in the area. A detailed notice about our spray schedule is posted on the CMMCP phone system after 3:30 p.m. each day, and it is also listed on our website at <https://www.cmmcp.org>, click the "2023 Spray Schedules" button on the right.

Requests for service may be recorded by calling the CMMCP office at (508) 393-3055 between 7:00 AM - 3:30 PM, Monday through Friday, or logging on to <https://www.cmmcp.org>. Results of these requests may initiate an application of mosquito insecticides to defined, site-specific areas of town. Such an application may be accomplished by using truck mounted equipment depending on the extent of the application.

Per 333CMR13.03(1)(a): "Wide Area Applications of pesticides and mosquito control applications of pesticides approved by the State Reclamation and Mosquito Control Board shall not be made to private property which has been designated for exclusion from such application by a person living on or legally in control of said property." For more information please check: <https://www.cmmcp.org> and click the "No Spray Info" button on the right.

Please list this information in the local newspapers and on the local cable access channels if possible. Thank you for your assistance.

Sincerely,

Timothy D. Deschamps

Executive Director

cc: City/Town Clerk
Police Department



Sudbury Companies of Minute and Militia
Sudbury Massachusetts 01776

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH
 2023 MAY 23 AM 10:30

May 23, 2023

Hon. Steven W. Kerrigan
 Marlborough City Hall
 140 Main Street
 Marlborough, MA 01752

Re: Temporary Sign for the 2023 Colonial Faire at the Wayside Inn

Dear Mr. Kerrigan,

The Sudbury Companies of Militia and Minute respectfully request permission to place a temporary sign on city property at the corner of U.S. Rt. 20 and Hagar Road at the Wayside Inn turn from Saturday, September 23, 2023, to Sunday, October 1, 2023.

The Sudbury Companies' petition for placement of the sign is to advertise and give directions to the 2023 Colonial Faire and Muster to be held on Saturday, September 30, 2023. As in years past, the sign will ease traffic flow through this area by providing directions to the event to be held at the Wayside Inn.

The Colonial Faire and Muster celebrates and honors our colonial heritage and patriotic past with several Fyfe and Drum Companies, living history demonstrators, re-enactments, children's games and crafts. The members of the Sudbury Companies, many of whom live in this area, freely give their time and treasure to keep the importance of our first struggle for liberty always before the citizenry through demonstrations, encampments and re-enactments of the events surrounding April, 1775.

Your assistance is very much appreciated. Should you have any questions, please do not hesitate to contact me by phone (925-915-9400) or email (joe.p.t@live.com).

On behalf of The Sudbury Companies of Militia and Minute, I am

Your Obedient Servant,

Joe Tyrrell
 Faire Committee
 75 Harness Lane
 Sudbury, MA 01776

Enclosures: Picture of sign
 Arial view of the proposed sign location



X Proposed Location of Sign



Sign Size: Length: 3' 4"

Width: 4'

Area: 13.33 square feet

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2023 MAY 24 AM 10:15

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF WIRELESS SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Kristen LeDuc, NB&C, Agent for Dish Wireless, 100 Apollo Dr. Chelmsford MA

2. Specific Location of property including Assessor's Plate and Parcel Number.

2 Mount Royal Ave., 079-033

3. Name and address of owner of land if other than Petitioner or Applicant:

CB Equities Mt. Royal LLC, 200 Summit Drive, Burlington MA

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article _____ Section _____ Paragraph _____ Sub-paragraph _____

6. Zoning District in which property in question is located:

Business

7. Specific reason(s) for seeking Special Permit

Dish Wireless was not included in the original Wireless Special Permit

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.

Kristen LeDuc

Signature of Petitioner or Applicant

Address: 100 Apollo Drive

Chelmsford MA 01824

Telephone No. 978-828-3262

Date: _____

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

ACUMEN PREFERRED PROPRTI
420 LAKESIDE AVE
4TH FLOOR
MARLBOROUGH, MA 01752

GRAY RYAN
JAMES HENRY MCMANUS III
34 FOLEY RD
MARLBOROUGH, MA 01752

ACUMEN PREFERRED PROPRTI
420 LAKESIDE AVE
MARLBOROUGH, MA 01752

GTY MA/NH LEASING INC
326 CLARK ST
WORCESTER, MA 01606

ACUMEN PREFERRED PROPRTI
420 LAKESIDE AVE #303
MARLBOROUGH, MA 01752

MARTINEZ JENNIFER
EDGAR MARTINEZ
40 FOLEY RD
MARLBOROUGH, MA 01752

ACUMEN PREFERRED PROPRTI
..
420 LAKESIDE AVE
MARLBOROUGH, MA 01752

MB VII LLC
75 FELTON ST
MARLBOROUGH, MA 01752

CB EQUITIES MT ROYAL LLC
200 SUMMIT DR STE 210
BURLINGTON, MA 01803

PMG NORTHEAST LLC
C/O PETROLEUM MARKETING
GRP
326 CLARK STREET
WORCESTER, MA 01606

CB EQUITIES MT ROYAL LLC
200 SUMMIT RD STE 210
BURLINGTON, MA 01803

TORRES LAERTE TR
TORRES FAMILY TRUST
46 FELTON ST
MARLBOROUGH, MA 01752

CENTERS FOR EYESIGHT LLC
C/O GISELA VELEZ MD
190 GROTON RD
STE 240
AYER, MA 01432

CITY OF MARLBOROUGH
RICHER SCHOOL
140 MAIN ST
MARLBOROUGH, MA 01752

EMAX LLC
3 JOSLIN LN
SOUTHBOROUGH, MA 01772-1330

FASULO SANDRA J
JOHN K BROWN
24 FOLEY RD
MARLBOROUGH, MA 01752



CERTIFIED ABUTTERS LIST

(79-33) & (79-33B) 2 MOUNT ROYAL AVE & LAKESIDE AVE: SPECIAL PERMIT 400 FT

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

| PARCEL # | GIS NUMBER | CAMA # | PROPERTY ADDRESS | OWNER NAME | CO-OWNER | OWNER ADDRESS | O_CITY | O_STATE | O_ZIP | USE_CODE |
|----------|-----------------|-------------|-----------------------|---------------------------------|---------------------|----------------------------|-------------|---------|-------|----------|
| 79-10A | M_193484_899014 | 79-10A | 413 LAKESIDE AVE | GTY MA/NH LEASING INC | | 326 CLARK ST | WORCESTER | MA | 01606 | 3340 |
| 79-16 | M_193622_899220 | 79-16 | 75 FELTON ST | MB VII LLC | | 75 FELTON ST | MARLBOROUGH | MA | 01752 | 3000 |
| 79-25 | M_193603_898564 | 79-25 | 80 FOLEY RD | CITY OF MARLBOROUGH | RICHER SCHOOL | 140 MAIN ST | MARLBOROUGH | MA | 01752 | 9341 |
| 79-29 | M_193339_898822 | 79-29 | GLEN ST | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3910 |
| 79-29A | M_193502_898720 | 79-29A | GLEN ST | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3920 |
| 79-37 | M_193464_898939 | 79-37 | 410 LAKESIDE AVE | PMG NORTHEAST LLC | | 326 CLARK STREET | WORCESTER | MA | 01606 | 3340 |
| 79-41 | M_193374_898926 | 79-41-1-101 | 420 LAKESIDE AVE #101 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-102 | 420 LAKESIDE AVE #102 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-103 | 420 LAKESIDE AVE #103 | CENTERS FOR EYESIGHT LLC | C/O GISELA VELEZ MD | 190 GROTON RD STE 240 | AYER | MA | 01432 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-104 | 420 LAKESIDE AVE #104 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-201 | 420 LAKESIDE AVE #201 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-202 | 420 LAKESIDE AVE #202 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-203 | 420 LAKESIDE AVE #203 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-204 | 420 LAKESIDE AVE #204 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-301 | 420 LAKESIDE AVE #301 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-302 | 420 LAKESIDE AVE #302 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-303 | 420 LAKESIDE AVE #303 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE #303 | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-304 | 420 LAKESIDE AVE #304 | ACUMEN PREFERRED PROPERTIES | | 420 LAKESIDE AVE 4TH FLOOR | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-401 | 420 LAKESIDE AVE #401 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-402 | 420 LAKESIDE AVE #402 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-1-403 | 420 LAKESIDE AVE #403 | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 3401 |
| 79-41 | M_193374_898926 | 79-41-CM- | 420 LAKESIDE AVE | ACUMEN PREFERRED PROPERTIES LLC | | 420 LAKESIDE AVE | MARLBOROUGH | MA | 01752 | 995 |
| 79-45 | M_193375_898868 | 79-45 | GLEN ST | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3370 |

| | | | | | | | | | | |
|--------|-----------------|--------|----------------------|--------------------------|-------------------------|-----------------------|--------------|----|------------|------|
| 79-45A | M_193454_898808 | 79-45A | 5 MOUNT ROYAL AVE | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3400 |
| 79-52 | M_193359_898755 | 79-52 | 24 FOLEY RD | FASULO SANDRA J | JOHN K BROWN | 24 FOLEY RD | MARLBOROUGH | MA | 01752 | 1010 |
| 79-53 | M_193384_898738 | 79-53 | 34 FOLEY RD | GRAY RYAN | JAMES HENRY MCMANUS III | 34 FOLEY RD | MARLBOROUGH | MA | 01752 | 1010 |
| 79-54 | M_193405_898725 | 79-54 | 40 FOLEY RD | MARTINEZ JENNIFER | EDGAR MARTINEZ | 40 FOLEY RD | MARLBOROUGH | MA | 01752 | 1010 |
| 79-6 | M_193423_899028 | 79-6 | 419-435 LAKESIDE AVE | EMAX LLC | | 3 JOSLIN LN | SOUTHBOROUGH | MA | 01772-1330 | 3250 |
| 79-6A | M_193405_899134 | 79-6A | FELTON ST | EMAX LLC | | 3 JOSLIN LN | SOUTHBOROUGH | MA | 01772-1330 | 1300 |
| 79-6B | M_193487_899044 | 79-6B | FELTON ST | GTJ MA/NH LEASING INC | | 326 CLARK ST | WORCESTER | MA | 01606 | 3350 |
| 79-92A | M_193504_898945 | 79-92A | LAKESIDE AVE | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3920 |
| 79-93 | M_193470_898884 | 79-93 | LAKESIDE AVE | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3370 |
| 79-94 | M_193593_898780 | 79-94 | 4 MOUNT ROYAL AVE | CB EQUITIES MT ROYAL LLC | | 200 SUMMIT DR STE 210 | BURLINGTON | MA | 01803 | 3400 |
| 79-97 | M_193501_899127 | 79-97 | 40 FELTON ST | TORRES LAERTE TR | TORRES FAMILY TRUST | 46 FELTON ST | MARLBOROUGH | MA | 01752 | 1010 |

This is to certify that the owners listed above are as shown in the latest Assessors records.

John H. Valade
 JOHN VALADE, PRINCIPAL ASSESSOR
 5/18/2023
 Date

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Kristen LeDuc Address: 100 Apollo Dr. Chelmsford MA

Project Name: Dish Wireless Address: 2 Mount Royal Ave.

1. PROPOSED USE: (describe) Add Three Wireless Antennas and related equipment to the existing Rooftop

2. EXPANSION OR NEW: Expansion

3. SIZE: floor area sq. ft. _____ 1st floor _____ all floors _____
buildings _____ # stories _____ lot area (s.f.) _____

4. LOT COVERAGE: _____ % Landscaped area: _____ %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 1 -2X for 3 months Peak period: _____

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 1-2 x for 3 months Peak period: _____

(B) How many service vehicles will service the development and on what schedule?
N/A

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? N/A

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.
Less than a residential Air Conditioning unit

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Fan will operate when needed.

9. AIR: What sources of potential air pollution will exist at the development? N/A

10. WATER AND SEWER: Describe any unusual generation of waste. N/A

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? N/A

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 5/23/2023

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Dish Wireless

Project Use Summary: Install (3) Wireless Antennas and related equipment to the existing rooftop

Project Street Address: 2 Mount Royal Ave

Plate: 079 Parcel: 33

Applicant/Developer Name: Dish Wireless

Plan Date: 11/18/2022 Revision Date: [Signature]

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Tin Htway
Acting Director of Planning

**Application Fee to submit to
City Clerk's office**

\$5000

City of Marlborough, Massachusetts 11-8
CITY CLERK DEPARTMENT



Steven W. Kerrigan
City Clerk

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

| | | |
|---------|---|--|
| 1 SET | POLICE CHIEF | ✓ |
| 1 SET | FIRE CHIEF | ✓ |
| 1 SET | CITY ENGINEER | ✓ |
| 1 SET | DIRECTOR OF PLANNING | _____ |
| 1 SET | CONSERVATION OFFICER (IF WETLANDS AFFECTED) | ✓ |
| 1 SET | BUILDING COMMISSIONER | ✓ |
| 12 SETS | OFFICE OF THE CITY COUNCIL | ✓ |
| 3 SETS | OFFICE OF THE CITY CLERK | ✓ (MUST be Original & 2 Complete Sets) |

Kristen L. Duc Agent Dish Wireless
Signature

5-12-23
Date

Thank you for your cooperation in this matter.

Sincerely,

Steven W. Kerrigan
City Clerk

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

CB Equities Mt. Royal LLC

Owner Name/Officer Name of LLC or Corporation

Robert Macnamara, Jr.

Owner/Officer Complete Address and Telephone Number

**58 Meadow Brook Circle,
Sudbury, Massachusetts
01776**

781-266-8505

Signature of Applicant

Kristen LeDuc, Agent Dish Wireless

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.



Tax Collector



DISH Wireless L.L.C. SITE ID:
BOBOS01051C

DISH Wireless L.L.C. SITE ADDRESS:
**2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752**

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (3) PROPOSED ANTENNA MOUNTS (1 PER SECTOR)
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRUM (2 PER SECTOR)
 - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
 - INSTALL (3) PROPOSED DC POWER CABLES (1 PER SECTOR)
 - INSTALL (3) PROPOSED FIBER TRUNKS (1 PER SECTOR)
 - INSTALL PROPOSED CABLE TRAY

- ROOFTOP SCOPE OF WORK:
- INSTALL (1) PROPOSED METAL PLATFORM WITH H-FRAME
 - INSTALL (1) PROPOSED CABLE TRAY
 - INSTALL (1) PROPOSED BBU IN CABINET
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED GROUNDING CONDUIT
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED FIBER CONDUIT

SITE PHOTO



UNDERGROUND SERVICE ALERT - 811 DIG SAFE
UTILITY NOTIFICATION CENTER OF MASSACHUSETTS
(888) 344-7233
WWW.DIGSAFE.COM
CALL 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: CB EQUITIES MT ROYAL LLC
ADDRESS: 200 SUMMIT DRIVE #210
BURLINGTON, MA 01803

TOWER TYPE: ROOFTOP
TOWER CO SITE ID: N/A
TOWER APP NUMBER: N/A

COUNTY: MIDDLESEX

LATITUDE (NAD 83): 42° 20' 25.4574" N
42.340405 N
LONGITUDE (NAD 83): 71° 34' 42.2760" W
71.578410 W

ZONING JURISDICTION: CITY OF MARLBOROUGH

ZONING DISTRICT: N/A
PARCEL NUMBER: MARL-079-033

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: II-B

POWER COMPANY: NATIONAL GRID
TELEPHONE COMPANY: COMCAST

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER MANAGER: CB EQUITIES MT ROYAL LLC
200 SUMMIT DRIVE #210
BURLINGTON, MA 01803

SITE DESIGNER: NB+C ENGINEERING SERVICES, LLC
100 APOLLO DRIVE, SUITE 303
CHELMSFORD, MA 01824
(978) 856-8308

SITE ACQUISITION: KATIE ADAMS
KADAMS@NBCLLC.COM

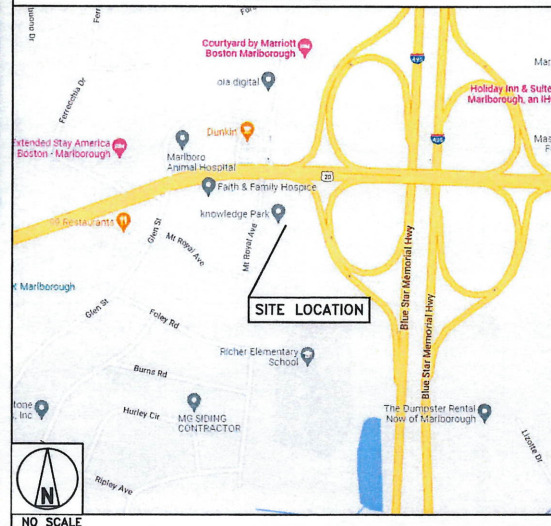
CONSTRUCTION MANAGER: AARON CHANDLER
AARON.CHANDLER@DISH.COM

RF ENGINEER: IRMA SEBASTIAN
IRMA.SEBASTIAN@DISH.COM

DIRECTIONS

DIRECTIONS FROM DISH WIRELESS, LOGAN AIRPORT:
GET ON I-90 W FROM TRANSPORTATION WAY. HEAD SOUTHEAST. SLIGHT RIGHT. USE ANY LANE TO TURN SLIGHTLY LEFT ONTO TRANSPORTATION WAY. TURN LEFT ONTO THE WILLIAMS TUNNEL RAMP TO I-90 W/I-93. MERGE ONTO I-90 W. USE THE RIGHT 2 LANES TO TAKE EXIT 106 TO MERGE ONTO I-495 N. TAKE EXIT 83B TO MERGE ONTO US-20 W/LAKESIDE AVE TOWARD NORTHBORO. MERGE ONTO US-20 W/LAKESIDE AVE. TURN LEFT ONTO GLEN ST. TURN LEFT ONTO MT ROYAL AVE. TURN LEFT TO STAY ON MT ROYAL AVE. TURN RIGHT. DESTINATION WILL BE ON THE RIGHT.

VICINITY MAP



MASSACHUSETTS CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

| CODE TYPE | CODE |
|------------|--|
| BUILDING | MA STATE BUILDING CODE, 9TH EDITION (780 CMR)/2015 IBC W/ AMENDMENTS |
| MECHANICAL | MECHANICAL CODE 2015 OF MASSACHUSETTS/2015 IMC W/ AMENDMENTS |
| ELECTRICAL | MA ELECTRICAL CODE/2020 NEC W/ AMENDMENTS |

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|--|
| T-1 | TITLE SHEET |
| A-1 | BUILDING PLAN |
| A-2 | ANTENNA PLAN, ELEVATION AND SCHEDULE |
| A-3 | BUILDING ELEVATION |
| A-4 | EQUIPMENT PLATFORM AND H-FRAME DETAILS |
| A-5 | EQUIPMENT DETAILS |
| A-6 | EQUIPMENT DETAILS |
| E-1 | ELECTRICAL/FIBER ROUTE PLAN AND NOTES |
| E-2 | ELECTRICAL DETAILS |
| E-3 | ELECTRICAL ONE-LINE & PANEL SCHEDULE |
| G-1 | GROUNDING PLANS AND NOTES |
| G-2 | GROUNDING DETAILS |
| G-3 | GROUNDING DETAILS |
| RF-1 | RF CABLE COLOR CODE |
| GN-1 | LEGEND AND ABBREVIATIONS |
| GN-2 | RF SIGNAGE |
| GN-3 | GENERAL NOTES |
| GN-4 | GENERAL NOTES |
| GN-5 | GENERAL NOTES |



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.

100 APOLLO DRIVE
SUITE 303
CHELMSFORD, MA 01824
(978) 856-8308



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

| | | |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| AN | NSB | DRG |

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| 0 | 11/14/2022 | ISSUED FOR CONSTRUCTION |

A&E PROJECT NUMBER
100753

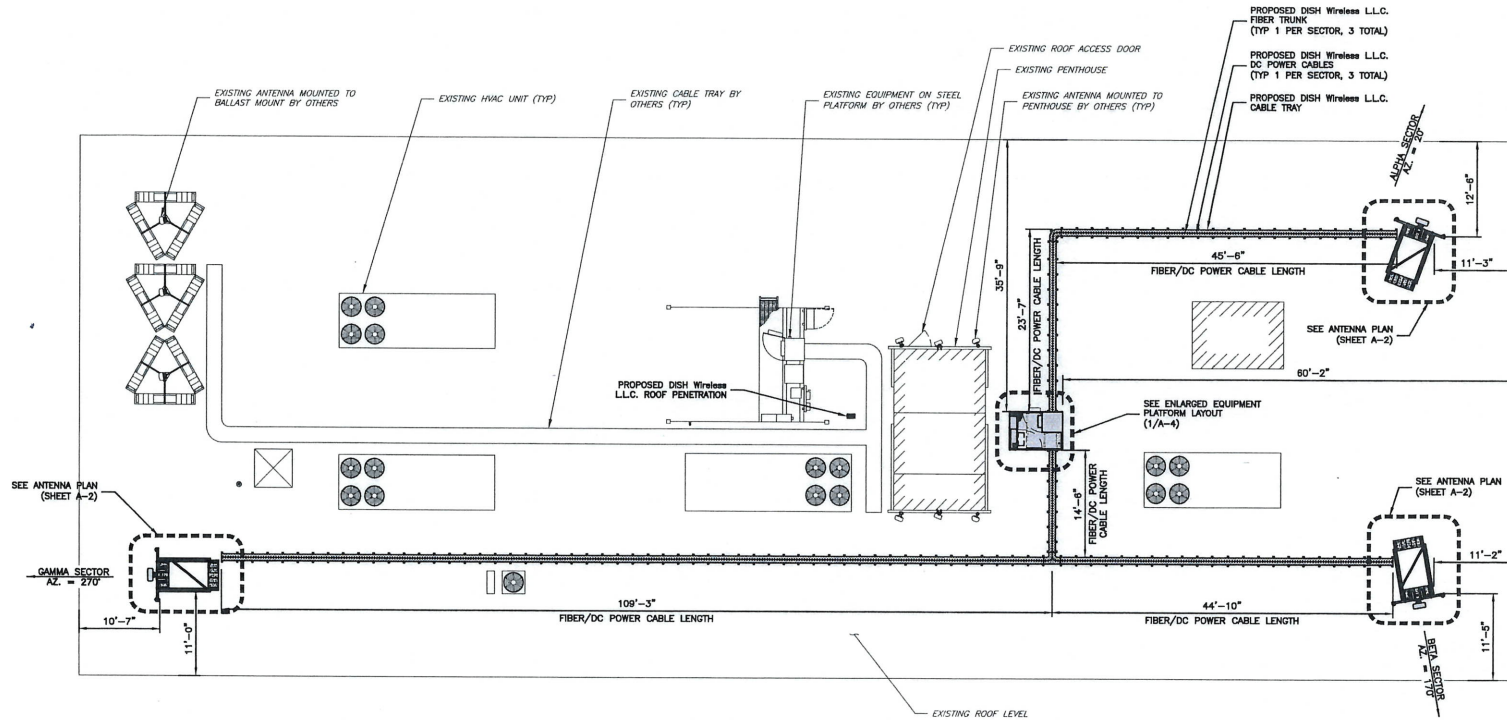
DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
TITLE SHEET

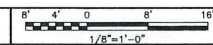
SHEET NUMBER
T-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



BUILDING PLAN



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, LLC.
100 APOLLO DRIVE
SUITE 303
CHELSEA, MA 01824
(978) 856-8308



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| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| AN | NSB | DRG |
| RFDS REV #: | 0 | |

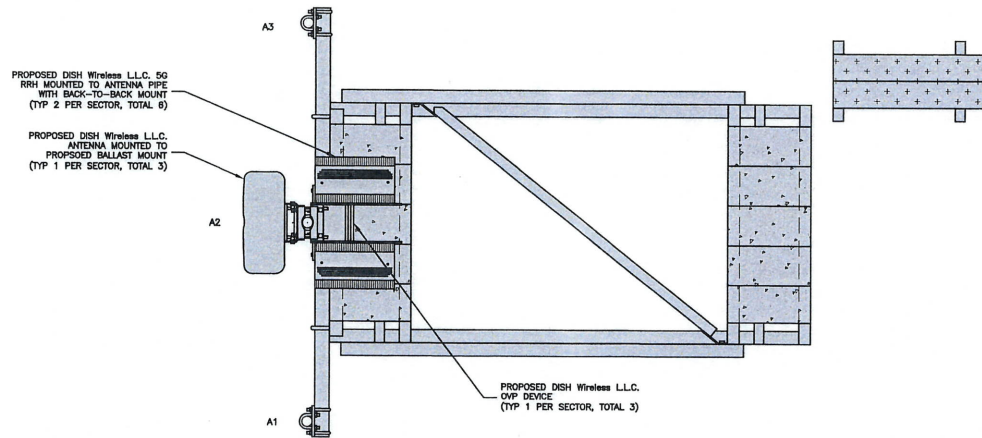
CONSTRUCTION DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| 0 | 11/16/2022 | ISSUED FOR CONSTRUCTION |
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|--|---------------|
| A&E PROJECT NUMBER | 100753 |
| DISH Wireless L.L.C. PROJECT INFORMATION | BOBOS01051A |
| SHEET TITLE | BUILDING PLAN |
| SHEET NUMBER | A-1 |

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.



ANTENNA PLAN (TYPICAL PER SECTOR)



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.

100 APOLLLO DRIVE
SUITE 303
CHELSEA, MA 01924
(978) 856-8506



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DRAWN BY: CHECKED BY: APPROVED BY:

AN NSB DRG

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 0 | 11/18/2022 | ISSUED FOR CONSTRUCTION |
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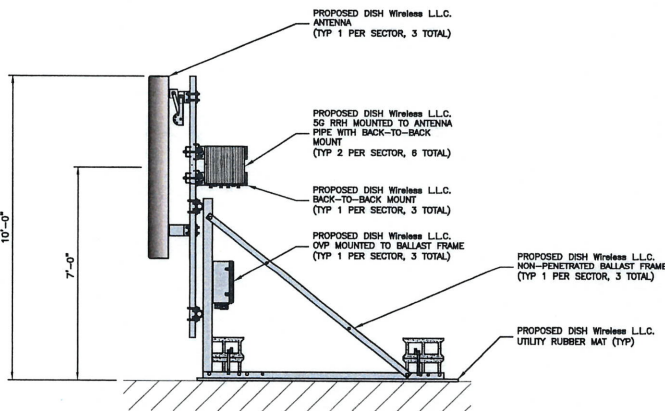
A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
ANTENNA PLAN,
ELEVATION AND SCHEDULE

SHEET NUMBER

A-2



ANTENNA ELEVATION

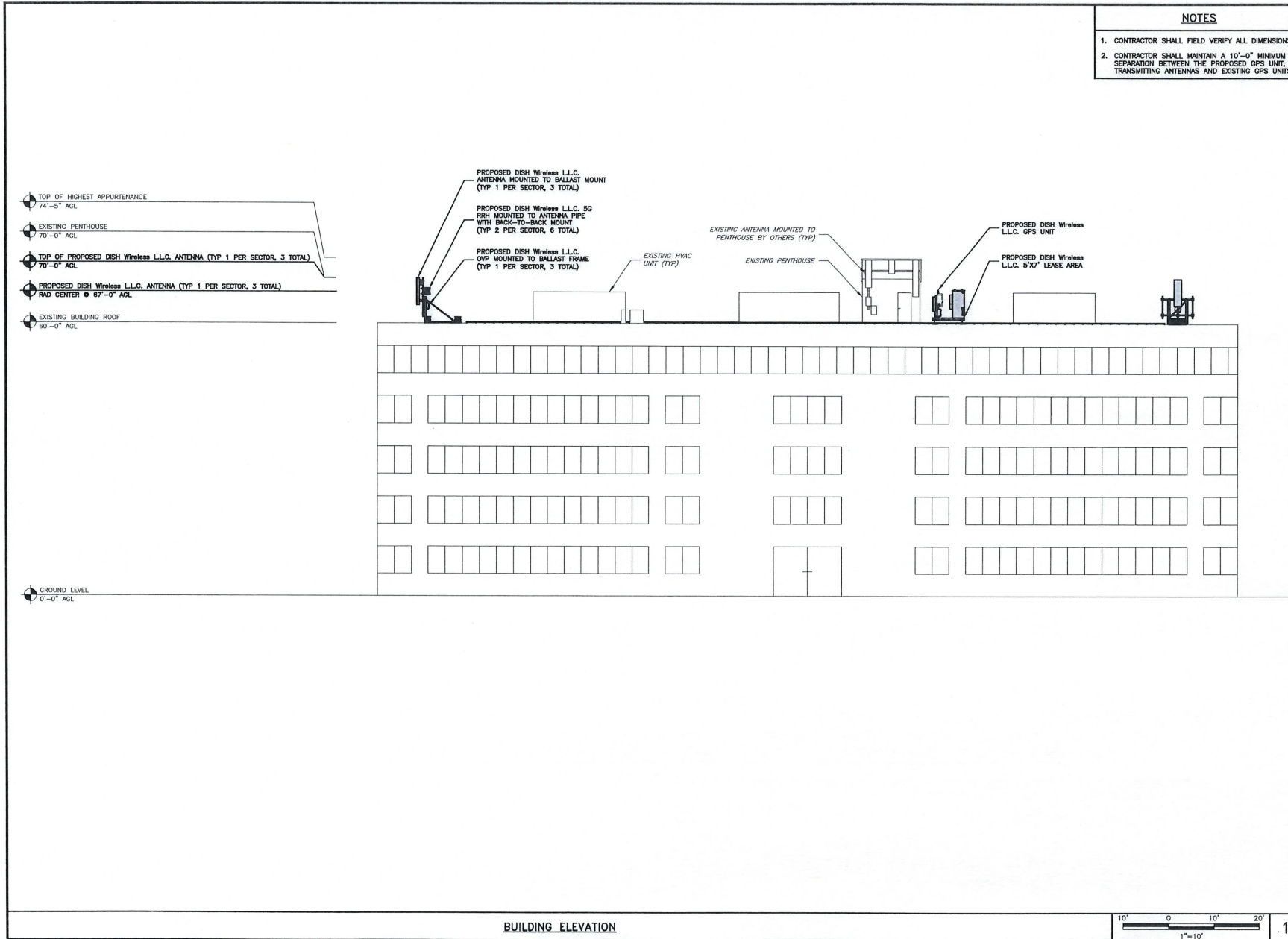
| SECTOR POS. | ANTENNA | | | | | TRANSMISSION CABLE | | RRH | | | OVP | |
|-------------|----------------------|-----------------------------|------|---------|------------|-----------------------------|-----------------------------|------|------|--------------------|-----|--|
| | EXISTING OR PROPOSED | MANUFACTURER - MODEL NUMBER | TECH | AZIMUTH | RAD CENTER | FEED LINE TYPE AND LENGTH | MANUFACTURER - MODEL NUMBER | TECH | POS. | MANUFACTURER MODEL | | |
| A1 | --- | --- | --- | --- | --- | (1) 8AWG DC POWER CABLE | FLUITSU - TA08025-B605 | 5G | A2 | RAYCAP | | |
| A2 | PROPOSED | COMMSCOPE - FFVW-858-R2 | 5G | 20° | 67°-0° | (1) FIBER TRUNK (75± LONG) | FLUITSU - TA08025-B604 | 5G | A2 | RDIC-3045-PF-48 | | |
| A3 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |
| B1 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |
| B2 | PROPOSED | COMMSCOPE - FFVW-858-R2 | 5G | 170° | 67°-0° | (1) 8AWG DC POWER CABLE | FLUITSU - TA08025-B605 | 5G | B2 | RAYCAP | | |
| B3 | --- | --- | --- | --- | --- | (1) FIBER TRUNK (66± LONG) | FLUITSU - TA08025-B604 | 5G | B2 | RDIC-3045-PF-48 | | |
| C1 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |
| C2 | PROPOSED | COMMSCOPE - FFVW-858-R2 | 5G | 270° | 67°-0° | (1) 8AWG DC POWER CABLE | FLUITSU - TA08025-B605 | 5G | C2 | RAYCAP | | |
| C3 | --- | --- | --- | --- | --- | (1) FIBER TRUNK (132± LONG) | FLUITSU - TA08025-B604 | 5G | C2 | RDIC-3045-PF-48 | | |

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE 3



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



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| | | | | | | | | |
|-------------|-----|-----|-------------|--|--|--------------|--|--|
| DRAWN BY: | | | CHECKED BY: | | | APPROVED BY: | | |
| AN | NSB | DRG | | | | | | |
| RFDS REV #: | | | | | | 0 | | |

CONSTRUCTION DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| 0 | 11/16/2022 | ISSUED FOR CONSTRUCTION |
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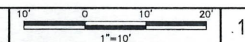
A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A

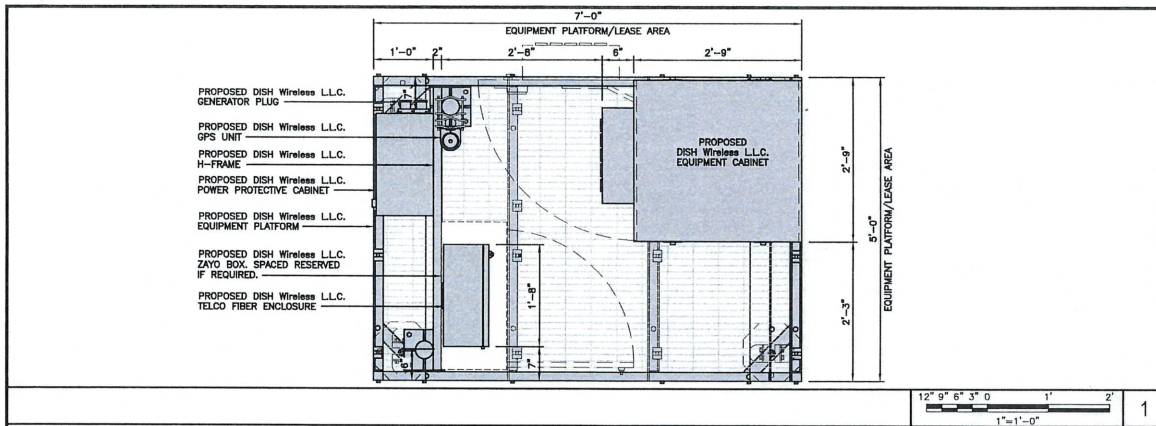
**2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752**

SHEET TITLE
**BUILDING
ELEVATION**

SHEET NUMBER
A-3

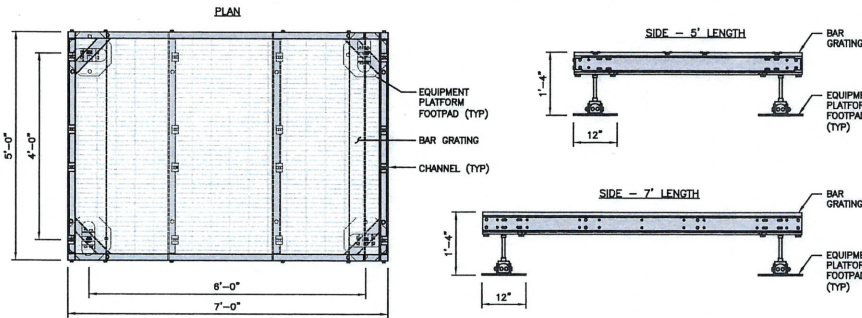


BUILDING ELEVATION



COMMSCOPE MTC4045LP
5X7 PLATFORM

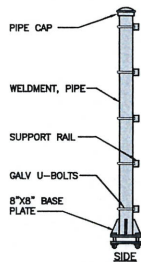
| | |
|--------------------|-------------|
| DIMENSIONS (HxWxD) | 16"x84"x60" |
| TOTAL WEIGHT | 423 LBS |



PLATFORM DETAIL

NO SCALE 2

| | |
|--------------------------------|-----------|
| KENWOOD T1701KT5-5S H-FRAME | |
| UNISTRUT/SUPPORT RAIL | 5 |
| WEIGHT/ VOLUME | 173.6 LBS |

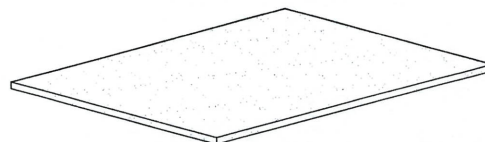


H-FRAME DETAIL

NO SCALE 3

UTILITY RUBBER MAT, BLACK

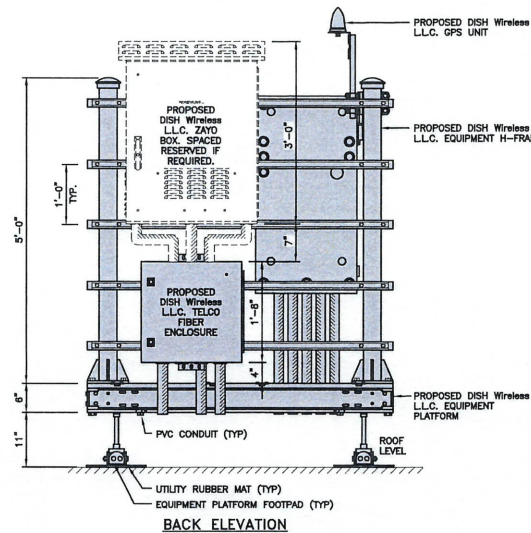
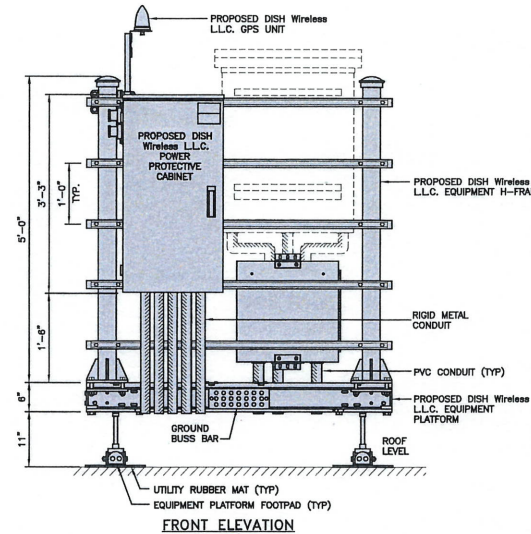
| | |
|----------------|---------------------|
| DIMENSIONS | 4'x 3'x 1/2" |
| WEIGHT/ VOLUME | 36.5 LB AVERAGE |
| MATERIAL | 100% RECYCLE RUBBER |



UTILITY RUBBER MAT DETAIL

NO SCALE 4

NOTE
1. EQUIPMENT CABINET OMITTED FOR CLARITY



H-FRAME EQUIPMENT ELEVATION

12" 9" 6" 3" 0 1" 2" 1"=1'-0" 5



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.

100 APOLLO DRIVE
SUITE 303
CHELSEA, MA 01824
(978) 856-8308



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DRAWN BY: CHECKED BY: APPROVED BY:

| | | |
|----|-----|-----|
| AN | NSB | DRG |
| | | |

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 0 | 11/18/2022 | ISSUED FOR CONSTRUCTION |
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A&E PROJECT NUMBER
100753


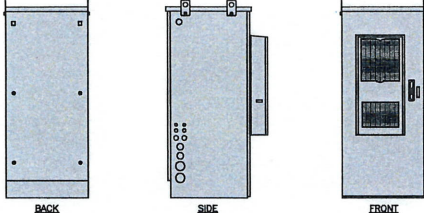

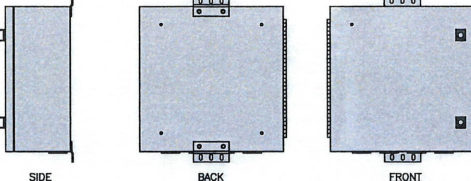
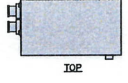
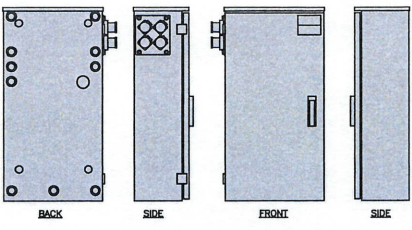
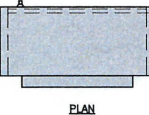
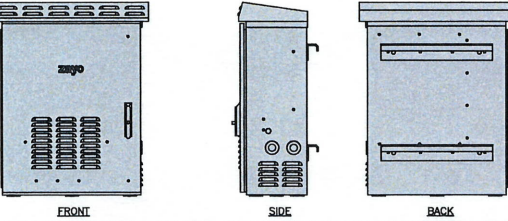

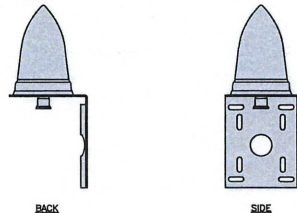
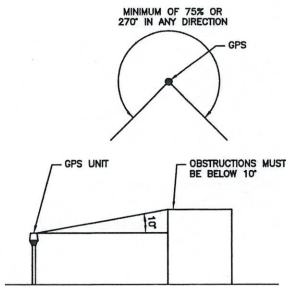
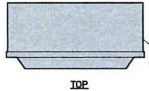
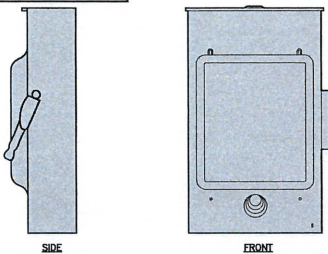
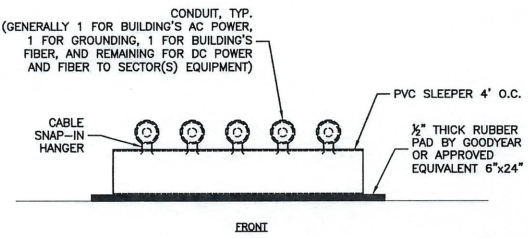

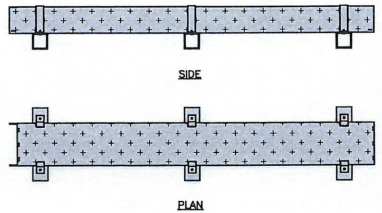
DISH Wireless L.L.C. PROJECT INFORMATION
BOBOS01051A

2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
EQUIPMENT PLATFORM AND H-FRAME DETAILS

SHEET NUMBER

A-4

| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">CHARLES INDUSTRY HVAC CUBE-PM63915IN4</th> </tr> <tr> <td>DIMENSIONS (HxWxD)</td> <td>74"x32"x32"</td> </tr> <tr> <td>POWER PLANT</td> <td>-48VDC ABB/900W</td> </tr> <tr> <td>TOTAL WEIGHT (EMPTY)</td> <td>383 lbs</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">BACK SIDE FRONT</p> | CHARLES INDUSTRY HVAC CUBE-PM63915IN4 | | DIMENSIONS (HxWxD) | 74"x32"x32" | POWER PLANT | -48VDC ABB/900W | TOTAL WEIGHT (EMPTY) | 383 lbs | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE</th> </tr> <tr> <td>ENCLOSURE DIMS (HxWxD)</td> <td>20"x20"x9"</td> </tr> <tr> <td>ENCLOSURE WEIGHT</td> <td>20 lbs</td> </tr> <tr> <td>MOUNTING</td> <td>WALL</td> </tr> <tr> <td>COMPLIANCE</td> <td>TYPE 4</td> </tr> </table>  <p style="text-align: center;">FRONT</p>  <p style="text-align: center;">SIDE BACK FRONT</p> | CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE | | ENCLOSURE DIMS (HxWxD) | 20"x20"x9" | ENCLOSURE WEIGHT | 20 lbs | MOUNTING | WALL | COMPLIANCE | TYPE 4 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">RAYCAP PPC RDIAC-2465-P-240-MTS</th> </tr> <tr> <td>ENCLOSURE DIMENSIONS (HxWxD)</td> <td>39"x22.855"x12.593</td> </tr> <tr> <td>WEIGHT:</td> <td>60 lbs</td> </tr> <tr> <td>OPERATING AC VOLTAGE</td> <td>240/120 1 PHASE 3W+G</td> </tr> </table>  <p style="text-align: center;">TOP</p>  <p style="text-align: center;">BACK SIDE FRONT SIDE</p> | RAYCAP PPC RDIAC-2465-P-240-MTS | | ENCLOSURE DIMENSIONS (HxWxD) | 39"x22.855"x12.593 | WEIGHT: | 60 lbs | OPERATING AC VOLTAGE | 240/120 1 PHASE 3W+G |
|--|---|--|-----------------------|---------------------|----------------|-------------------|----------------------|-------------|---|--|-------------------------------------|----------------------------|---------------------|----------------------|-----------------|-----------------------------|----------------|-----------------|-----------------|--|--|--|------------------------------|--------------------|---------|--------|----------------------|----------------------|
| CHARLES INDUSTRY HVAC CUBE-PM63915IN4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) | 74"x32"x32" | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POWER PLANT | -48VDC ABB/900W | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL WEIGHT (EMPTY) | 383 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCLOSURE DIMS (HxWxD) | 20"x20"x9" | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCLOSURE WEIGHT | 20 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOUNTING | WALL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMPLIANCE | TYPE 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RAYCAP PPC RDIAC-2465-P-240-MTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCLOSURE DIMENSIONS (HxWxD) | 39"x22.855"x12.593 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT: | 60 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OPERATING AC VOLTAGE | 240/120 1 PHASE 3W+G | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CABINET DETAIL NO SCALE 1 | FIBER TELCO ENCLOSURE DETAIL NO SCALE 2 | POWER PROTECTION CABINET (PPC) DETAIL NO SCALE 3 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">ZAYO 5RU CABINET LEFT SWING DOOR ("LIT" SITES)</th> </tr> <tr> <td>DIMENSIONS (HxWxD)</td> <td>36.115"x29"x12.9"</td> </tr> <tr> <td>WEIGHT</td> <td>85 LBS</td> </tr> <tr> <td>POWER INPUT</td> <td>20A, -48VDC</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">FRONT SIDE BACK</p> | ZAYO 5RU CABINET LEFT SWING DOOR ("LIT" SITES) | | DIMENSIONS (HxWxD) | 36.115"x29"x12.9" | WEIGHT | 85 LBS | POWER INPUT | 20A, -48VDC | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">PCTEL GPSGL-TMG-SPI-40NCB</th> </tr> <tr> <td>DIMENSIONS (DIAxH) MM/INCH</td> <td>81x184mm 3.2"x7.25"</td> </tr> <tr> <td>WEIGHT W/ACCESSORIES</td> <td>075 lbs</td> </tr> <tr> <td>CONNECTOR</td> <td>N-FEMALE</td> </tr> <tr> <td>FREQUENCY RANGE</td> <td>1590 ± 30MHz</td> </tr> </table>  <p style="text-align: center;">TOP</p>  <p style="text-align: center;">BACK SIDE</p> | PCTEL GPSGL-TMG-SPI-40NCB | | DIMENSIONS (DIAxH) MM/INCH | 81x184mm 3.2"x7.25" | WEIGHT W/ACCESSORIES | 075 lbs | CONNECTOR | N-FEMALE | FREQUENCY RANGE | 1590 ± 30MHz |  <p style="text-align: center;">MINIMUM OF 75% OR 270° IN ANY DIRECTION</p> <p style="text-align: center;">GPS UNIT OBSTRUCTIONS MUST BE BELOW 10'</p> | | | | | | | | |
| ZAYO 5RU CABINET LEFT SWING DOOR ("LIT" SITES) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) | 36.115"x29"x12.9" | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 85 LBS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POWER INPUT | 20A, -48VDC | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PCTEL GPSGL-TMG-SPI-40NCB | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (DIAxH) MM/INCH | 81x184mm 3.2"x7.25" | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT W/ACCESSORIES | 075 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONNECTOR | N-FEMALE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FREQUENCY RANGE | 1590 ± 30MHz | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NETWORK INTERFACE UNIT DETAIL NO SCALE 4 | GPS DETAIL NO SCALE 5 | GPS MINIMUM SKY VIEW REQUIREMENTS NO SCALE 6 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">SQUARE D SAFETY SWITCHES D224NRB</th> </tr> <tr> <td>ENCLOSURE DIM (HxWxD)</td> <td>29.25"x19.00"x8.50"</td> </tr> <tr> <td>ENCLOSURE TYPE</td> <td>NEMA 3R RAINPROOF</td> </tr> <tr> <td>UL LISTED</td> <td>FILE E-2875</td> </tr> </table>  <p style="text-align: center;">TOP</p>  <p style="text-align: center;">SIDE FRONT</p> | SQUARE D SAFETY SWITCHES D224NRB | | ENCLOSURE DIM (HxWxD) | 29.25"x19.00"x8.50" | ENCLOSURE TYPE | NEMA 3R RAINPROOF | UL LISTED | FILE E-2875 |  <p style="text-align: center;">CONDUIT, TYP. (GENERALLY 1 FOR BUILDING'S AC POWER, 1 FOR GROUNDING, 1 FOR BUILDING'S FIBER, AND REMAINING FOR DC POWER AND FIBER TO SECTOR(S) EQUIPMENT)</p> <p style="text-align: center;">PVC SLEEPER 4' O.C.</p> <p style="text-align: center;">1/2" THICK RUBBER PAD BY GOODYEAR OR APPROVED EQUIVALENT 6"x24"</p> <p style="text-align: center;">CABLE SNAP-IN HANGER</p> <p style="text-align: center;">FRONT</p> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">COMMSCOPE RT-CB4D ROOFTOP COVER KIT</th> </tr> <tr> <td>DIMENSIONS (HxWxL)</td> <td>7"x 11.25"x 96"</td> <td rowspan="2">MOUNTING INCLUDED PRODUCTS:</td> </tr> <tr> <td>WEIGHT/ VOLUME</td> <td>85.98 LBS</td> </tr> <tr> <td>CABLE RUN (QTY)</td> <td>4</td> <td>NON-PENETRATING RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6)</td> </tr> </table>  <p style="text-align: center;">END</p>  <p style="text-align: center;">SIDE PLAN</p> | COMMSCOPE RT-CB4D ROOFTOP COVER KIT | | | DIMENSIONS (HxWxL) | 7"x 11.25"x 96" | MOUNTING INCLUDED PRODUCTS: | WEIGHT/ VOLUME | 85.98 LBS | CABLE RUN (QTY) | 4 | NON-PENETRATING RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6) | | | | | | | |
| SQUARE D SAFETY SWITCHES D224NRB | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCLOSURE DIM (HxWxD) | 29.25"x19.00"x8.50" | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCLOSURE TYPE | NEMA 3R RAINPROOF | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UL LISTED | FILE E-2875 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMMSCOPE RT-CB4D ROOFTOP COVER KIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxL) | 7"x 11.25"x 96" | MOUNTING INCLUDED PRODUCTS: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT/ VOLUME | 85.98 LBS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CABLE RUN (QTY) | 4 | NON-PENETRATING RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAFETY SWITCH DETAIL NO SCALE 7 | ROOFTOP SLEEPER DETAIL NO SCALE 8 | ROOFTOP CABLE TRAY DETAIL NO SCALE 9 | | | | | | | | | | | | | | | | | | | | | | | | | | |



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
100 APOLLO DRIVE
SUITE 303
CHELSEA/FORD, MA 01824
(978) 856-8308



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| | | |
|-------------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| AN | NSB | DRG |
| RFDS REV #: | | 0 |

CONSTRUCTION DOCUMENTS

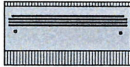
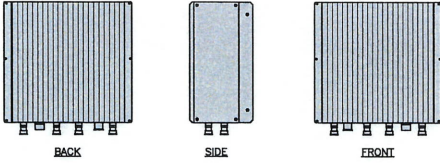

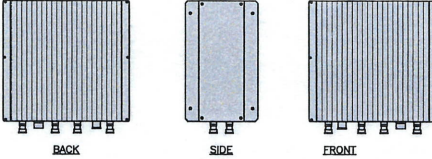
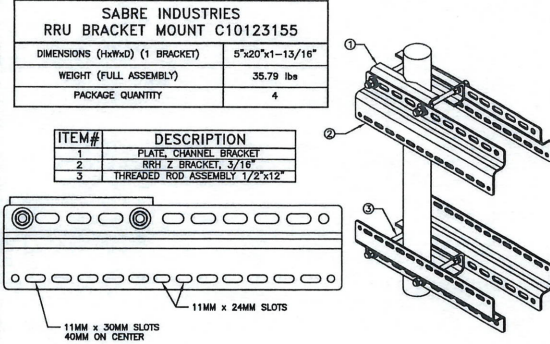
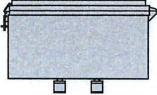
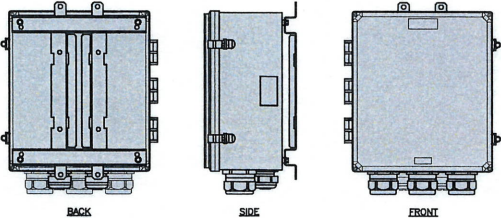

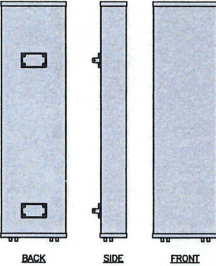
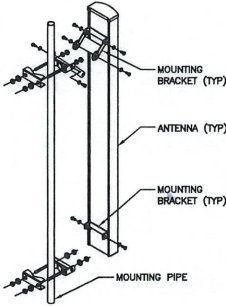
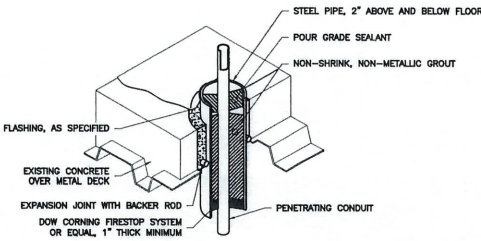
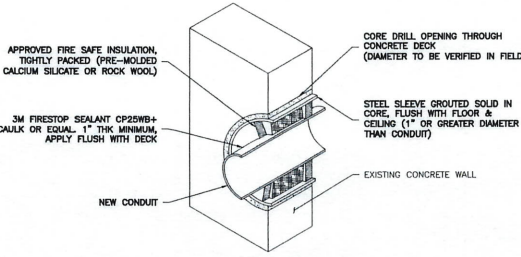
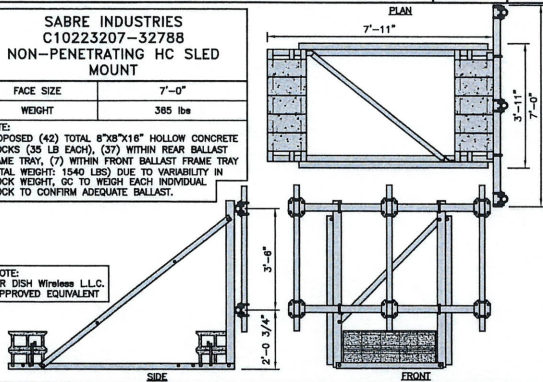
| SUBMITTALS | | |
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| REV | DATE | DESCRIPTION |
| 0 | 11/16/2022 | ISSUED FOR CONSTRUCTION |
| | | |
| | | |
| | | |

A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-5

| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">FUJITSU DUAL BAND TA08025-B604</th> </tr> <tr> <td>DIMENSIONS (HxWxD)</td> <td>14.9"x15.7"x9.8"</td> </tr> <tr> <td>WEIGHT</td> <td>63.9 lbs</td> </tr> <tr> <td>CONNECTOR TYPE</td> <td>4.3-10 RF CONNECTOR</td> </tr> <tr> <td>POWER SUPPLY</td> <td>DC -55--38V</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">BACK SIDE FRONT</p> | FUJITSU DUAL BAND TA08025-B604 | | DIMENSIONS (HxWxD) | 14.9"x15.7"x9.8" | WEIGHT | 63.9 lbs | CONNECTOR TYPE | 4.3-10 RF CONNECTOR | POWER SUPPLY | DC -55--38V | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">FUJITSU TRIPLE BAND TA08025-B605</th> </tr> <tr> <td>DIMENSIONS (HxWxD)</td> <td>14.9"x15.7"x9.8"</td> </tr> <tr> <td>WEIGHT</td> <td>74.95 lbs</td> </tr> <tr> <td>CONNECTOR TYPE</td> <td>4.3-10 RF CONNECTOR</td> </tr> <tr> <td>POWER SUPPLY</td> <td>DC -55--38V</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">BACK SIDE FRONT</p> | FUJITSU TRIPLE BAND TA08025-B605 | | DIMENSIONS (HxWxD) | 14.9"x15.7"x9.8" | WEIGHT | 74.95 lbs | CONNECTOR TYPE | 4.3-10 RF CONNECTOR | POWER SUPPLY | DC -55--38V | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">SABRE INDUSTRIES RRU BRACKET MOUNT C10123155</th> </tr> <tr> <td>DIMENSIONS (HxWxD) (1 BRACKET)</td> <td>5"x20"x1-13/16"</td> </tr> <tr> <td>WEIGHT (FULL ASSEMBLY)</td> <td>35.79 lbs</td> </tr> <tr> <td>PACKAGE QUANTITY</td> <td>4</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ITEM#</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>PLATE, CHANNEL BRACKET</td> </tr> <tr> <td>2</td> <td>RRH Z BRACKET, 3/16"</td> </tr> <tr> <td>3</td> <td>THREADED ROD ASSEMBLY 1/2"x12"</td> </tr> </table>  <p style="text-align: center;">REMOTE RADIO MOUNT DETAIL</p> | SABRE INDUSTRIES RRU BRACKET MOUNT C10123155 | | DIMENSIONS (HxWxD) (1 BRACKET) | 5"x20"x1-13/16" | WEIGHT (FULL ASSEMBLY) | 35.79 lbs | PACKAGE QUANTITY | 4 | ITEM# | DESCRIPTION | 1 | PLATE, CHANNEL BRACKET | 2 | RRH Z BRACKET, 3/16" | 3 | THREADED ROD ASSEMBLY 1/2"x12" | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP)</th> </tr> <tr> <td>DIMENSIONS (HxWxD)</td> <td>19.00"x16.21"x9.84"</td> </tr> <tr> <td>WEIGHT</td> <td>21 lbs</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">BACK SIDE FRONT</p> | RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP) | | DIMENSIONS (HxWxD) | 19.00"x16.21"x9.84" | WEIGHT | 21 lbs | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">COMMSCOPE FFVW-65B-R2</th> </tr> <tr> <td>DIMENSIONS (HxWxD)(MM/IN)</td> <td>1826x495x197 / 72"x19.6"x7.8"</td> </tr> <tr> <td>RF CONNECTOR INTERFACE</td> <td>4.3-10 FEMALE</td> </tr> <tr> <td>WEIGHT</td> <td>70.8 lbs</td> </tr> <tr> <td>WEIGHT WITH BRACKETS</td> <td>98.1 lbs</td> </tr> </table>  <p style="text-align: center;">PLAN</p>  <p style="text-align: center;">BACK SIDE FRONT</p> | COMMSCOPE FFVW-65B-R2 | | DIMENSIONS (HxWxD)(MM/IN) | 1826x495x197 / 72"x19.6"x7.8" | RF CONNECTOR INTERFACE | 4.3-10 FEMALE | WEIGHT | 70.8 lbs | WEIGHT WITH BRACKETS | 98.1 lbs | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">MO4 MOUNTING BRACKET HPA-33R-BUU-H4-K</th> </tr> <tr> <td>WIDTH</td> <td>5" (135mm)</td> </tr> <tr> <td>DEPTH</td> <td>2" (51mm)</td> </tr> <tr> <td>HEIGHT</td> <td>8" (213mm)</td> </tr> <tr> <td>TOTAL WEIGHT (WITH BRACKETS)</td> <td>1.5 LBS (15.50 Kg)</td> </tr> <tr> <td>HOUSING MATERIAL</td> <td>ASA/ABS/ALUMINUM</td> </tr> <tr> <td>RADOME COLOR</td> <td>LIGHT GRAY</td> </tr> <tr> <td>CONNECTOR</td> <td>1X8-PIN DASTY CHAIN</td> </tr> </table>  <p style="text-align: center;">ANTENNA MOUNTING DETAIL</p> | MO4 MOUNTING BRACKET HPA-33R-BUU-H4-K | | WIDTH | 5" (135mm) | DEPTH | 2" (51mm) | HEIGHT | 8" (213mm) | TOTAL WEIGHT (WITH BRACKETS) | 1.5 LBS (15.50 Kg) | HOUSING MATERIAL | ASA/ABS/ALUMINUM | RADOME COLOR | LIGHT GRAY | CONNECTOR | 1X8-PIN DASTY CHAIN | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">SURGE PROTECTION DEVICE DETAIL (OVP)</th> </tr> <tr> <td>NO SCALE</td> <td>4</td> </tr> </table> | SURGE PROTECTION DEVICE DETAIL (OVP) | | NO SCALE | 4 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">ANTENNA DETAIL</th> </tr> <tr> <td>NO SCALE</td> <td>5</td> </tr> </table>  <p style="text-align: center;">CONCRETE DECK CONDUIT PENETRATION DETAIL</p> | ANTENNA DETAIL | | NO SCALE | 5 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">ANTENNA MOUNTING DETAIL</th> </tr> <tr> <td>NO SCALE</td> <td>6</td> </tr> </table>  <p style="text-align: center;">CONCRETE WALL PENETRATION DETAIL</p> | ANTENNA MOUNTING DETAIL | | NO SCALE | 6 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">SLED DETAIL</th> </tr> <tr> <td>NO SCALE</td> <td>7</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">SABRE INDUSTRIES C10223207-32788 NON-PENETRATING HC SLED MOUNT</th> </tr> <tr> <td>FACE SIZE</td> <td>7'-0"</td> </tr> <tr> <td>WEIGHT</td> <td>385 lbs</td> </tr> </table> <p>NOTE: PROPOSED (42) TOTAL 8"x8"x16" HOLLOW CONCRETE BLOCKS (35 LB EACH), (37) WITHIN REAR BALLAST FRAME TRAY, (7) WITHIN FRONT BALLAST FRAME TRAY (TOTAL WEIGHT 1540 LBS) DUE TO VARIABILITY IN BLOCK WEIGHT, GC TO WEIGH EACH INDIVIDUAL BLOCK TO CONFIRM ADEQUATE BALLAST.</p> <p>NOTE: OR DISH Wireless L.L.C. APPROVED EQUIVALENT</p>  <p style="text-align: center;">SLED DETAIL</p> | SLED DETAIL | | NO SCALE | 7 | SABRE INDUSTRIES C10223207-32788 NON-PENETRATING HC SLED MOUNT | | FACE SIZE | 7'-0" | WEIGHT | 385 lbs | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">CONCRETE DECK CONDUIT PENETRATION DETAIL</th> </tr> <tr> <td>NO SCALE</td> <td>8</td> </tr> </table> <p>NOTE:</p> <ol style="list-style-type: none"> VERIFY REINFORCING LOCATION PRIOR TO CORING FLOOR. 3" MINIMUM DISTANCE BETWEEN FLOOR PENETRATIONS. PROVIDE A MINIMUM 1/4" PILOT HOLE PRIOR TO CORE DRILLING IN ORDER TO LOCATE COLUMNS, COMPONENTS, ETC. PROVIDE SEALANT TO PREVENT MOISTURE MIGRATION FROM WARM TO COLD LOCATIONS AS PER NEC 2005. ALL AREAS TO BE PROTECTED WHERE CORE DRILLING ACTIVITIES ARE TO OCCUR. ALL AREAS TO BE THOROUGHLY CLEANED UPON COMPLETION OF ALL CORE DRILLING ACTIVITIES. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILES BELOW WORK AREA (CORE DRILLING AREA) AS A PART OF THIS WORK. | CONCRETE DECK CONDUIT PENETRATION DETAIL | | NO SCALE | 8 | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">CONCRETE WALL PENETRATION DETAIL</th> </tr> <tr> <td>NO SCALE</td> <td>9</td> </tr> </table> | CONCRETE WALL PENETRATION DETAIL | | NO SCALE | 9 |
|--|-----------------------------------|--|--------------------|------------------|--------|----------|----------------|---------------------|--------------|-------------|--|-------------------------------------|--|--------------------|------------------|--------|-----------|----------------|---------------------|--------------|-------------|--|---|--|--------------------------------|-----------------|------------------------|-----------|------------------|---|-------|-------------|---|------------------------|---|----------------------|---|--------------------------------|---|--|--|--------------------|---------------------|--------|--------|--|--------------------------|--|---------------------------|-------------------------------|------------------------|---------------|--------|----------|----------------------|----------|--|--|--|-------|------------|-------|-----------|--------|------------|------------------------------|--------------------|------------------|------------------|--------------|------------|-----------|---------------------|---|--------------------------------------|--|----------|---|--|----------------|--|----------|---|--|-------------------------|--|----------|---|---|-------------|--|----------|---|---|--|-----------|-------|--------|---------|---|--|--|----------|---|---|----------------------------------|--|----------|---|
| FUJITSU DUAL BAND TA08025-B604 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) | 14.9"x15.7"x9.8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 63.9 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONNECTOR TYPE | 4.3-10 RF CONNECTOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POWER SUPPLY | DC -55--38V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUJITSU TRIPLE BAND TA08025-B605 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) | 14.9"x15.7"x9.8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 74.95 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONNECTOR TYPE | 4.3-10 RF CONNECTOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POWER SUPPLY | DC -55--38V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SABRE INDUSTRIES RRU BRACKET MOUNT C10123155 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) (1 BRACKET) | 5"x20"x1-13/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT (FULL ASSEMBLY) | 35.79 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PACKAGE QUANTITY | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ITEM# | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | PLATE, CHANNEL BRACKET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | RRH Z BRACKET, 3/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | THREADED ROD ASSEMBLY 1/2"x12" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RAYCAP RDIDC-3045-PF-48 SURGE PROTECTION DEVICE (OVP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD) | 19.00"x16.21"x9.84" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 21 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMMSCOPE FFVW-65B-R2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS (HxWxD)(MM/IN) | 1826x495x197 / 72"x19.6"x7.8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RF CONNECTOR INTERFACE | 4.3-10 FEMALE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 70.8 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT WITH BRACKETS | 98.1 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MO4 MOUNTING BRACKET HPA-33R-BUU-H4-K | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WIDTH | 5" (135mm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPTH | 2" (51mm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEIGHT | 8" (213mm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL WEIGHT (WITH BRACKETS) | 1.5 LBS (15.50 Kg) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HOUSING MATERIAL | ASA/ABS/ALUMINUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RADOME COLOR | LIGHT GRAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONNECTOR | 1X8-PIN DASTY CHAIN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SURGE PROTECTION DEVICE DETAIL (OVP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ANTENNA DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ANTENNA MOUNTING DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SLED DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SABRE INDUSTRIES C10223207-32788 NON-PENETRATING HC SLED MOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FACE SIZE | 7'-0" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WEIGHT | 385 lbs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONCRETE DECK CONDUIT PENETRATION DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONCRETE WALL PENETRATION DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO SCALE | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.
100 APOLLO DRIVE SUITE 303
CHELSEA, MA 01824
(978) 858-8308



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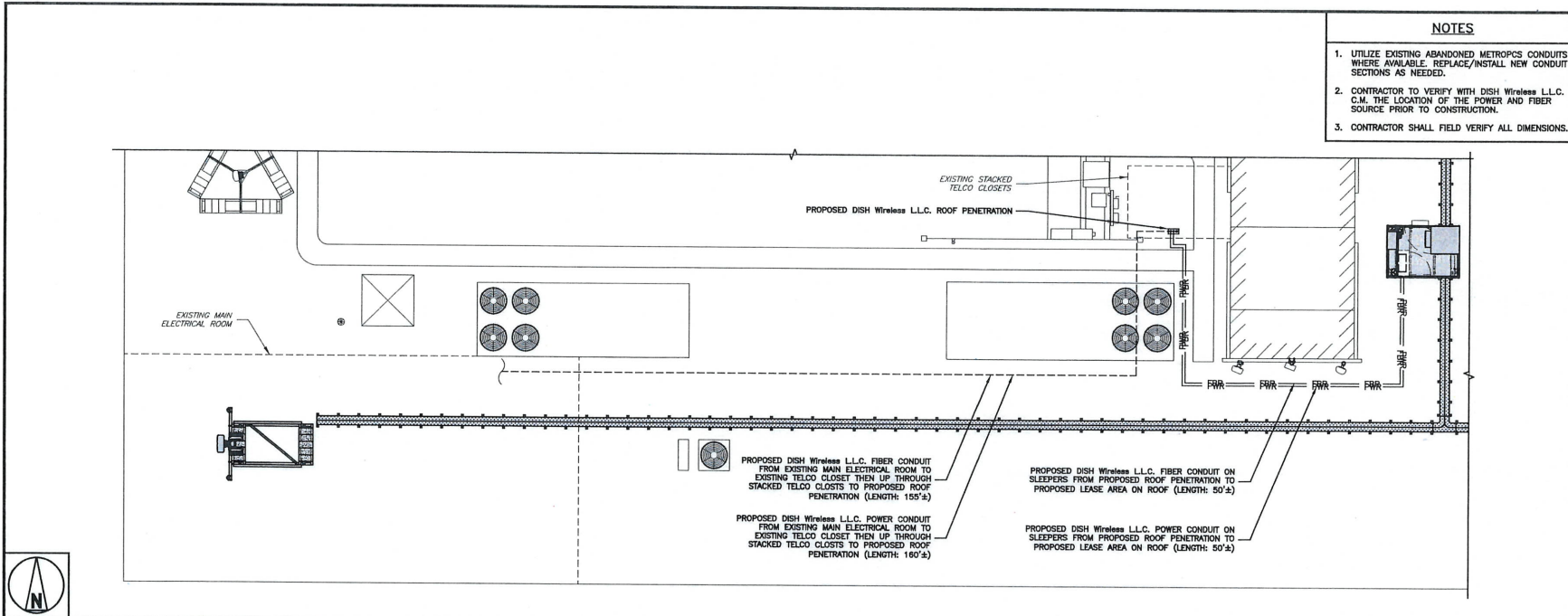
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A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-6



NOTES

1. UTILIZE EXISTING ABANDONED METROPCS CONDUITS WHERE AVAILABLE. REPLACE/INSTALL NEW CONDUIT SECTIONS AS NEEDED.
2. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



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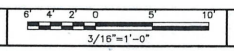
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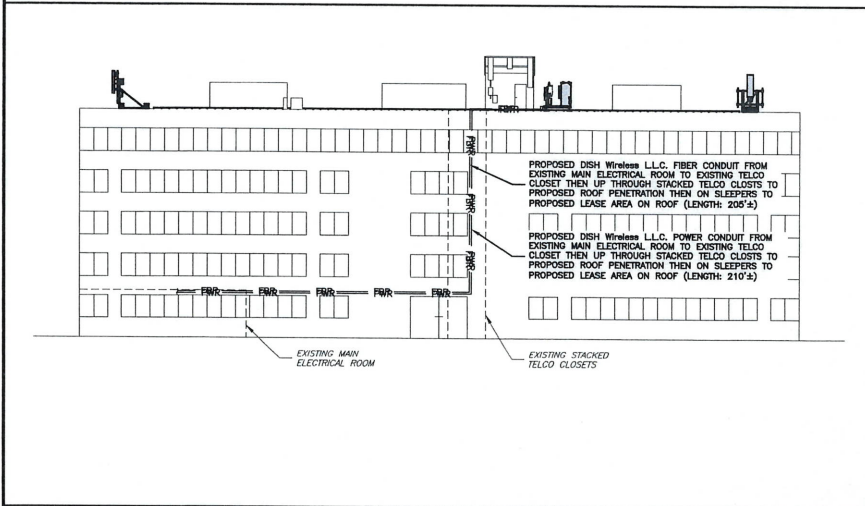
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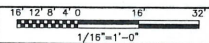
NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. EXISTING METER AND DISCONNECT LOCATED IN THE ELECTRICAL ROOM IN THE BASEMENT, WILL NEED BUILDING MAINTENANCE FOR ROOM ACCESS

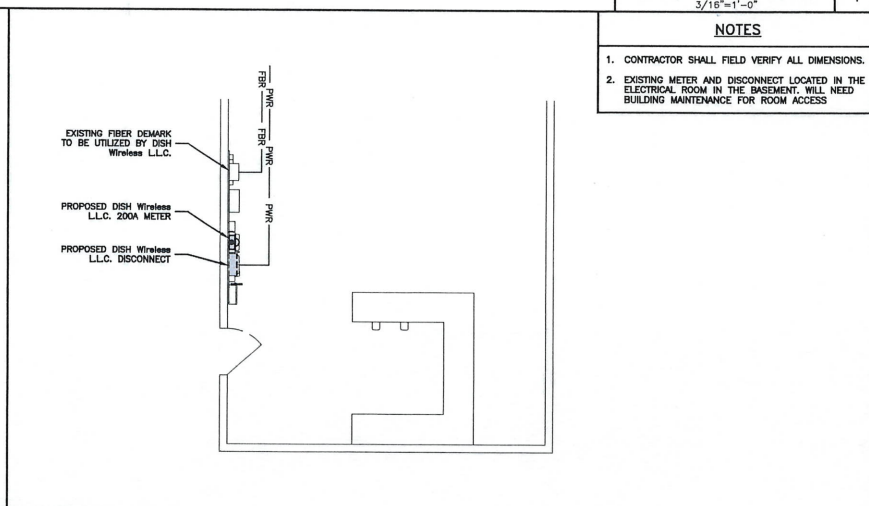
UTILITY ROUTE PLAN



UTILITY ROUTE ELEVATION



2



ELECTRICAL ROOM PLAN

NO SCALE

3

CONSTRUCTION DOCUMENTS

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2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

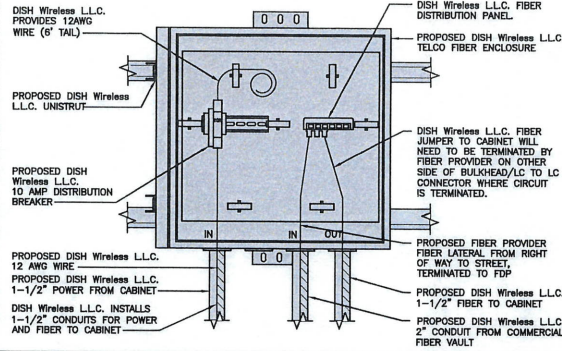
SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

SHEET NUMBER

E-1

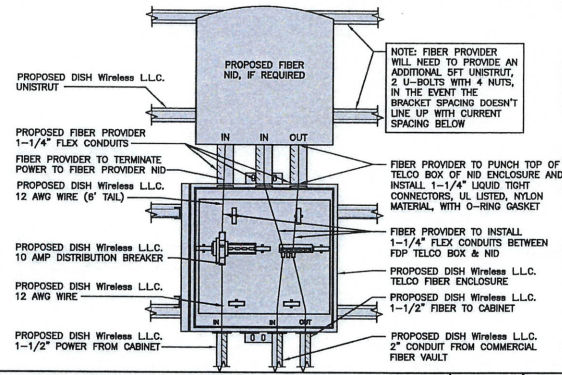
DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
- LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
- CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
- CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
- CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
- INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
- ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
- PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



DARK TELCO BOX - INTERIOR WIRING LAYOUT

NO SCALE 2



LIT TELCO BOX - INTERIOR WIRING LAYOUT (OPTIONAL)

NO SCALE 3

ELECTRICAL NOTES

NO SCALE 1

NOT USED

NO SCALE 4

NOT USED

NO SCALE 5

NOT USED

NO SCALE 6

NOT USED

NO SCALE 7

NOT USED

NO SCALE 8



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LITTLETON, CO 80120



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100 APOLLO DRIVE
SUITE 303
CHELSEA, MA 01824
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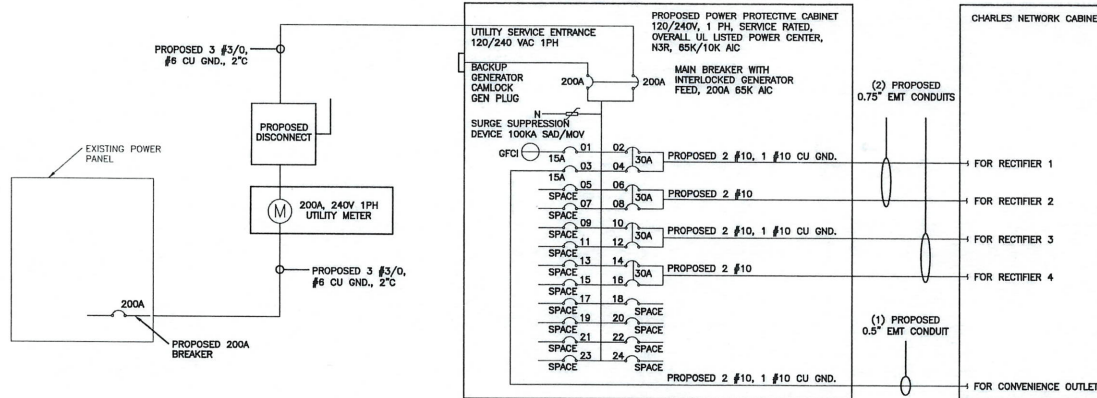
A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
ELECTRICAL
DETAILS

SHEET NUMBER

E-2



NOTE:
BRANCH CIRCUIT WIRING SUPPLYING RECTIFIERS ARE TO BE RATED UL1015, 105°C, 600V, AND PVC INSULATED, IN THE SIZES SHOWN IN THE ONE-LINE DIAGRAM. CONTRACTOR MAY SUBSTITUTE UL1015 WIRE FOR THWN-2 FOR CONVENIENCE OUTLET BRANCH CIRCUIT.

BREAKERS REQUIRED:
(4) 30A, 2P BREAKER - SQUARE D P/N-Q0230
(1) 15A, 1P BREAKER - SQUARE D P/N-Q0115

NOTES

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUIT AND FEEDERS COMPLY WITH THE NEC (LISTED ON T-1) ARTICLE 210.19(A)(1) FPN NO. 4.

THE (2) CONDUITS WITH (4) CURRENT CARRYING CONDUCTORS EACH, SHALL APPLY THE ADJUSTMENT FACTOR OF 80% PER 2014/17 NEC TABLE 310.15(B)(3)(c) OR 2020 NEC TABLE 310.15(C)(1) FOR UL1015 WIRE.

#12 FOR 15A-20A/1P BREAKER: 0.8 x 30A = 24.0A
#10 FOR 25A-30A/2P BREAKER: 0.8 x 40A = 32.0A
#8 FOR 35A-40A/2P BREAKER: 0.8 x 55A = 44.0A
#6 FOR 45A-60A/2P BREAKER: 0.8 x 75A = 60.0A

CONDUIT SIZING: AT 40% FILL PER NEC CHAPTER 9, TABLE 4, ARTICLE 358.
0.5" CONDUIT - 0.122 SQ. IN AREA
0.75" CONDUIT - 0.213 SQ. IN AREA
2.0" CONDUIT - 1.318 SQ. IN AREA
3.0" CONDUIT - 2.907 SQ. IN AREA

CABINET CONVENIENCE OUTLET CONDUCTORS (1 CONDUIT); USING THWN-2, CU.
#10 - 0.0211 SQ. IN X 2 = 0.0422 SQ. IN
#10 - 0.0211 SQ. IN X 1 = 0.0211 SQ. IN <GROUND
TOTAL = 0.0633 SQ. IN

0.5" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (3) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

RECTIFIER CONDUCTORS (2 CONDUITS); USING UL1015, CU.
#10 - 0.0286 SQ. IN X 4 = 0.1064 SQ. IN
#10 - 0.0082 SQ. IN X 1 = 0.0082 SQ. IN <BARE GROUND
TOTAL = 0.1146 SQ. IN

0.75" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (5) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC FEED CONDUCTORS (1 CONDUIT); USING THWN, CU.
3/0 - 0.2679 SQ. IN X 3 = 0.8037 SQ. IN
#6 - 0.0507 SQ. IN X 1 = 0.0507 SQ. IN <GROUND
TOTAL = 0.8544 SQ. IN

3.0" SCH 40 PVC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC ONE-LINE DIAGRAM

NO SCALE 1

PROPOSED CHARLES PANEL SCHEDULE

| LOAD SERVED | VOLT AMPS (WATTS) | | TRIP | CKT # | PHASE | CKT # | TRIP | VOLT AMPS (WATTS) | | LOAD SERVED |
|---------------------------------|-------------------|-----|------|-------|-------|-------|------|-------------------|-------|-----------------------------|
| | L1 | L2 | | | | | | L1 | L2 | |
| PPC GFCI OUTLET | 180 | 180 | 15A | 1 | A | 2 | 30A | 2880 | 2880 | ABB/GE INFINITY RECTIFIER 1 |
| CHARLES GFCI OUTLET | | | 15A | 3 | B | 4 | | 2880 | 2880 | ABB/GE INFINITY RECTIFIER 2 |
| -SPACE- | | | | 5 | A | 6 | | | | |
| -SPACE- | | | | 7 | B | 8 | | | | |
| -SPACE- | | | | 9 | A | 10 | | | | |
| -SPACE- | | | | 11 | B | 12 | | | | |
| -SPACE- | | | | 13 | A | 14 | | | | |
| -SPACE- | | | | 15 | B | 16 | | | | |
| -SPACE- | | | | 17 | A | 18 | | | | |
| -SPACE- | | | | 19 | B | 20 | | | | |
| -SPACE- | | | | 21 | A | 22 | | | | |
| -SPACE- | | | | 23 | B | 24 | | | | |
| VOLTAGE AMPS | 180 | 180 | | | | | | 11520 | 11520 | |
| 200A MCB, 10 24 SPACE, 120/240V | | | | | | | | | | |
| NEC RATING: 65000 AIC | | | | | | | | | | |
| | | | | | | | | 98 | 98 | VOLTAGE AMPS |
| | | | | | | | | 98 | 98 | AMPS |
| | | | | | | | | 98 | 98 | MAX AMPS |
| | | | | | | | | 123 | 123 | MAX 125% |

PANEL SCHEDULE

NO SCALE 2

NOT USED

NO SCALE 3



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LITTLETON, CO 80120



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100 APOLLO DRIVE
SUITE 303
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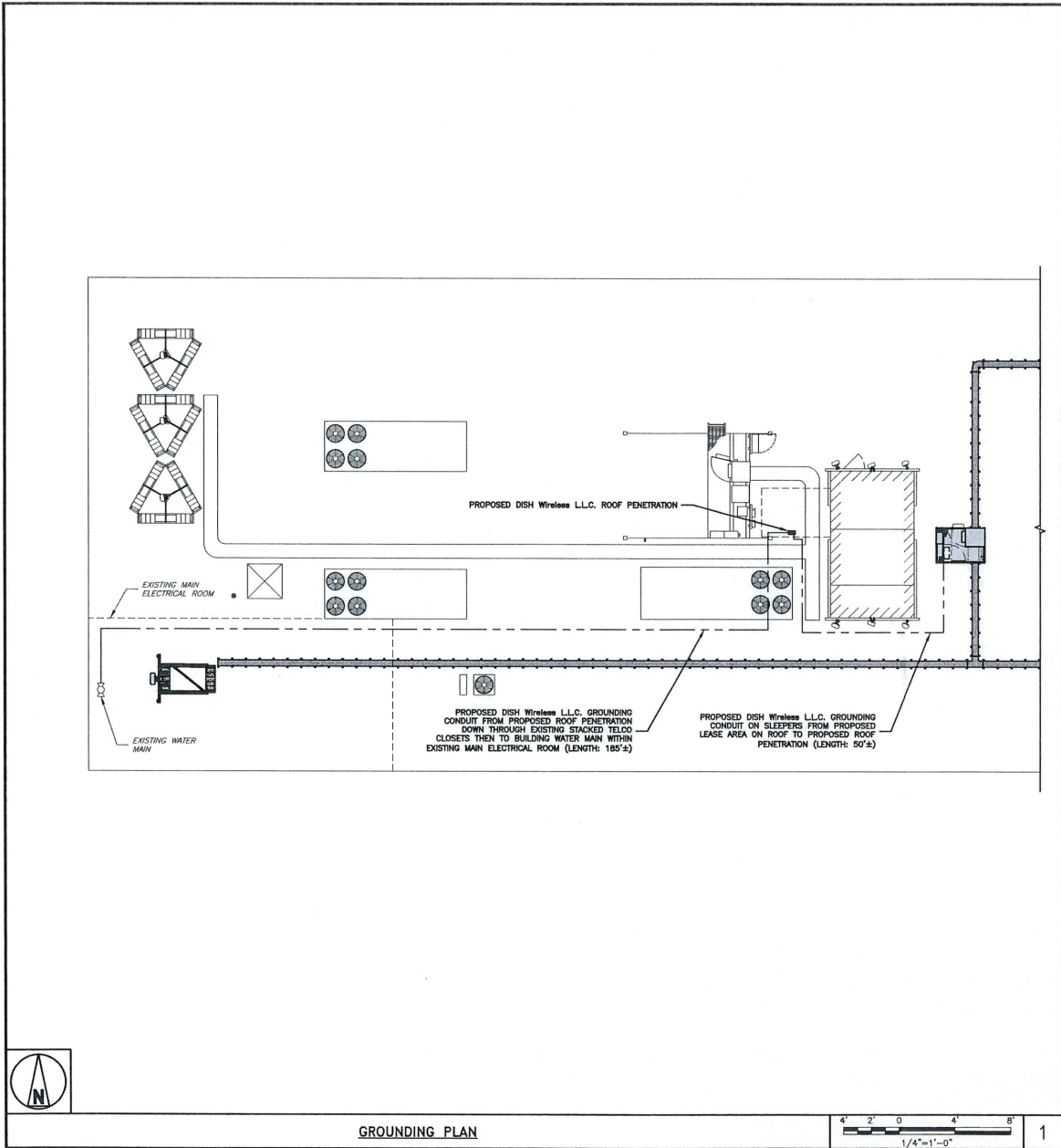
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PROJECT INFORMATION

BOBOS01051A

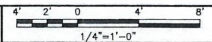
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE

SHEET NUMBER
E-3



GROUNDING PLAN



| | |
|-------------------------|--|
| ● EXOTHERMIC CONNECTION | □ TEST GROUND ROD WITH INSPECTION SLEEVE |
| ■ MECHANICAL CONNECTION | --- #8 AWG STRANDED & INSULATED |
| — GROUND BUS BAR | --- #2 AWG SOLID COPPER TINNED |
| ○ GROUND ROD | ▲ BUSS BAR INSULATOR |

GROUNDING LEGEND


- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
- NO EXOTHERMIC WELDING ON ROOFTOP

GROUNDING ROOFTOP KEY NOTES


- (A) EXTERIOR GROUND RING: #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- (B) ROOFTOP GROUND SYSTEM: THE GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- (C) INTERIOR GROUND RING: #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUND TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- (D) BOND TO INTERIOR GROUND RING: #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING OR ROOM.
- (E) GROUND ROD: UL LISTED COPPER CLAD STEEL, MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- (F) CELL REFERENCE GROUND BAR (CRGB): POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE. STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO COMMON BUILDING GROUND SYSTEM WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- (G) HATCH PLATE GROUND BAR: BOND TO THE COMMON BUILDING GROUND SYSTEM WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- (H) EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE ROOM. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH MECHANICAL CONNECTIONS.
- (I) TELCO GROUND BAR: BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- (K) FRAME BONDING: THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- (L) INTERIOR UNIT BONDS: METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- (M) FENCE AND GATE GROUNDING: METAL FENCES SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- (N) EXTERIOR UNIT BONDS: METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM. USING #2 TINNED SOLID COPPER WIRE
- (P) ICE BRIDGE SUPPORTS: EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- (Q) DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR
- (R) ROOFTOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO COMMON BUILDING GROUND SYSTEM. REFER TO DISH Wireless L.L.C. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE 2




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LITTLETON, CO 80120



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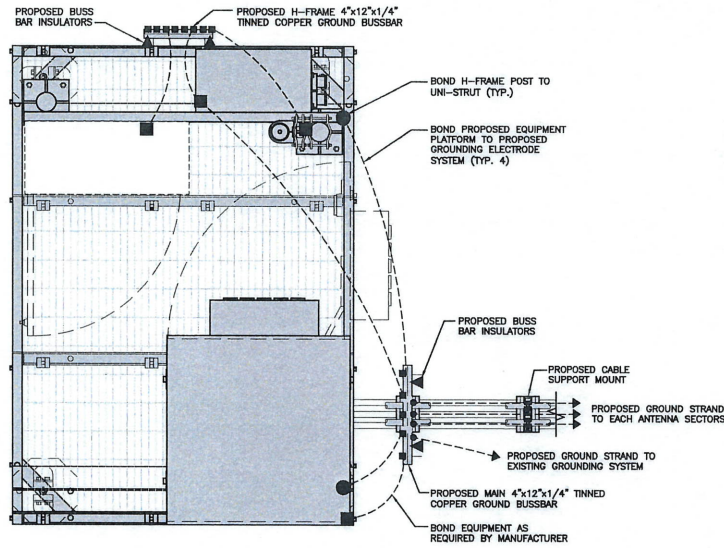
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2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

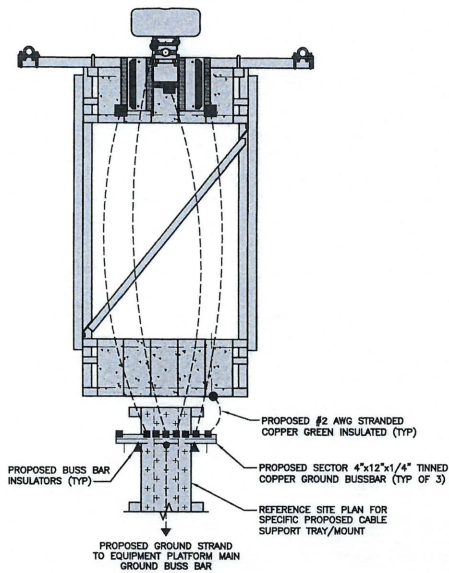
SHEET TITLE
GROUNDING PLANS
AND NOTES

SHEET NUMBER
G-1



TYPICAL ROOFTOP EQUIPMENT GROUNDING PLAN

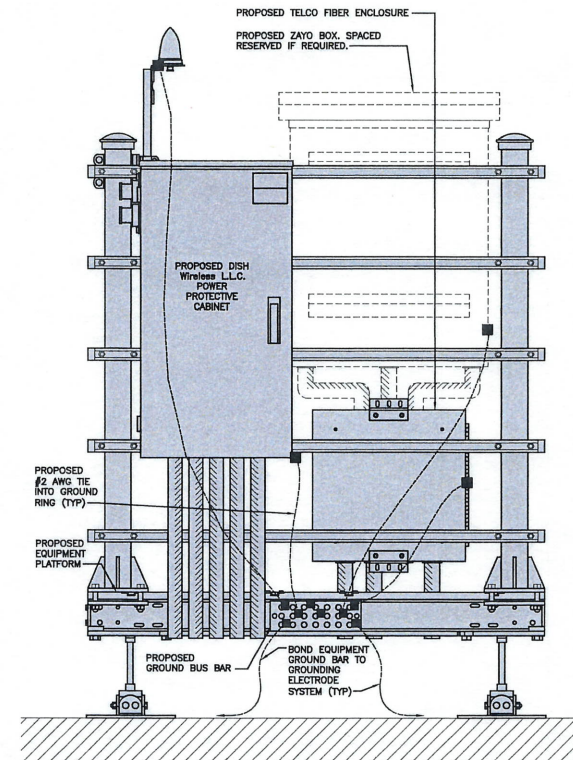
NO SCALE 1



TYPICAL ROOFTOP ANTENNA GROUNDING PLAN

NO SCALE 2

NOTE
EQUIPMENT CABINET OMITTED FOR CLARITY



H-FRAME GROUNDING DETAIL

NO SCALE 3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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CHELSEA, MA 01824
(978) 856-8308



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AN NSB DRG

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV DATE DESCRIPTION

0 11/16/2022 ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

100753

DISH Wireless L.L.C. PROJECT INFORMATION

BOBOS01051A

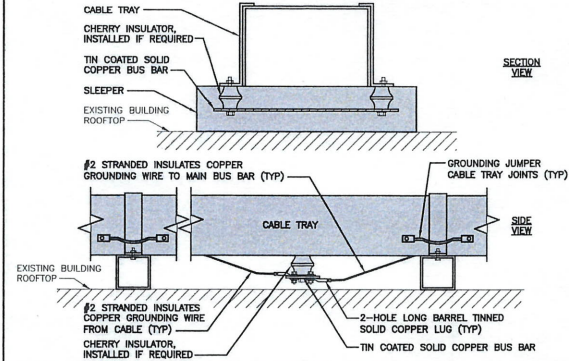
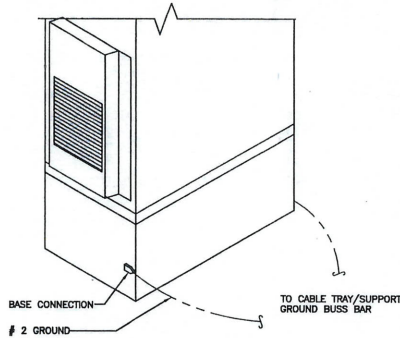
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



TYPICAL GROUNDING NOTES

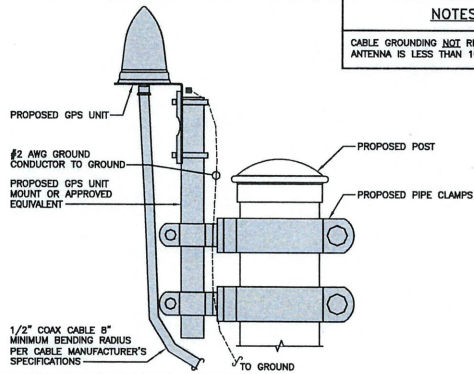
NO SCALE 1

OUTDOOR CABINET GROUNDING

NO SCALE 2

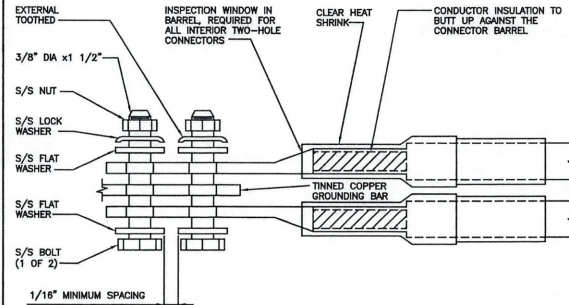
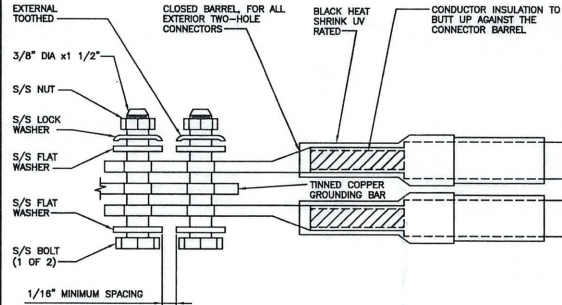
TYPICAL CABLE TRAY GROUND BUSS BAR

NO SCALE 3



NOTES

CABLE GROUNDING NOT REQUIRED WHEN ANTENNA IS LESS THAN 10' FROM CABINET



TYPICAL GPS UNIT GROUNDING

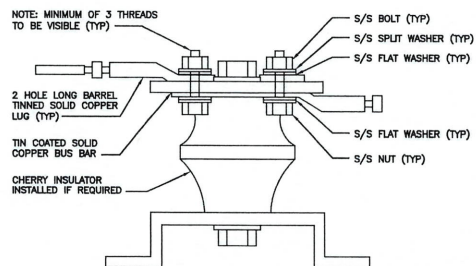
NO SCALE 4

TYPICAL EXTERIOR TWO HOLE LUG

NO SCALE 5

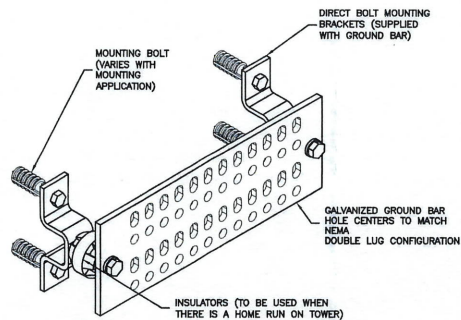
TYPICAL INTERIOR TWO HOLE LUG

NO SCALE 6



LUG DETAIL

NO SCALE 7

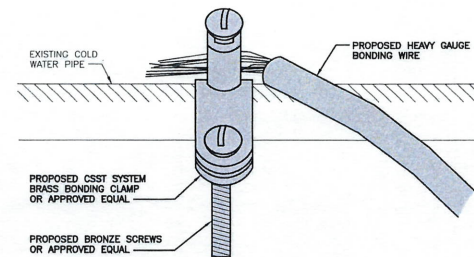


GROUND BAR DETAIL

NO SCALE 8

NOTE

REMOVE ANY PAINT ON PIPE OR FITTING SURFACE UNDER BONDING CLAMP.



TYPICAL COLD WATER CONDUIT GROUNDING DETAIL

NO SCALE 9



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A&E PROJECT NUMBER
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DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS01051A

2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

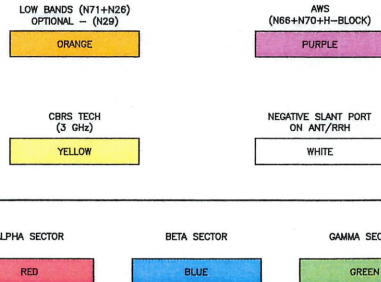
G-3

| HYBRID/DISCREET CABLES | | | | | | | | | | | |
|--|----------------|-----------------------------|----------------|------------------------------------|----------------|-----------------------------|----------------|------------------------------------|----------------|-----------------------------|----------------|
| 3/4" TAPE WIDTHS WITH 3/4" SPACING | | | | | | | | | | | |
| <p>LOW-BAND RRH (600 MHz N71 BASEBAND) + (850 MHz N26 BAND) + (700 MHz N29 BAND) - OPTIONAL PER MARKET ADD FREQUENCY COLOR TO SECTOR BAND (CBRS WILL USE YELLOW BAND)</p> | | | | | | | | | | | |
| ALPHA RRH | | | | BETA RRH | | | | GAMMA RRH | | | |
| PORT 1 + SLANT | PORT 2 - SLANT | PORT 3 + SLANT | PORT 4 - SLANT | PORT 1 + SLANT | PORT 2 - SLANT | PORT 3 + SLANT | PORT 4 - SLANT | PORT 1 + SLANT | PORT 2 - SLANT | PORT 3 + SLANT | PORT 4 - SLANT |
| RED | RED | RED | RED | BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | GREEN | GREEN |
| ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE |
| WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT |
| <p>MID-BAND RRH (AWS BANDS N66+N70) ADD FREQUENCY COLOR TO SECTOR BAND (CBRS WILL USE YELLOW BANDS)</p> | | | | | | | | | | | |
| RED | RED | RED | RED | BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | GREEN | GREEN |
| PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE |
| WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT | WHITE PORT |
| <p>HYBRID/DISCREET CABLES</p> <p>INCLUDE SECTOR BANDS BEING SUPPORTED ALONG WITH FREQUENCY BANDS.</p> <p>EXAMPLE 1 - HYBRID, OR DISCREET, SUPPORTS ALL SECTORS, BOTH LOW-BANDS AND MID-BANDS.</p> <p>EXAMPLE 2 - HYBRID, OR DISCREET, SUPPORTS CBRS ONLY, ALL SECTORS.</p> <p>EXAMPLE 3 - MAIN COAX WITH GROUND MOUNTED RRHs.</p> | | | | | | | | | | | |
| EXAMPLE 1 | | EXAMPLE 2 | | EXAMPLE 3 | | CANISTER COAX #1 (ALPHA) | | CANISTER COAX #2 (ALPHA) | | | |
| RED | RED | RED | RED | RED | RED | RED | RED | RED | RED | | |
| BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | | | | | | |
| ORANGE | ORANGE | ORANGE | ORANGE | YELLOW | YELLOW | | | | | | |
| PURPLE | PURPLE | | | | | | | | | | |
| <p>FIBER JUMPERS TO RRHs</p> <p>LOW-BAND RRH FIBER CABLES HAVE SECTOR STRIPE ONLY.</p> | | | | | | | | | | | |
| LOW BAND RRH | | MID BAND RRH | | LOW BAND RRH | | MID BAND RRH | | LOW BAND RRH | | MID BAND RRH | |
| RED | RED | RED | PURPLE | BLUE | BLUE | BLUE | PURPLE | GREEN | GREEN | GREEN | PURPLE |
| ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE |
| <p>POWER CABLES TO RRHs</p> <p>LOW-BAND RRH POWER CABLES HAVE SECTOR STRIPE ONLY.</p> | | | | | | | | | | | |
| LOW BAND RRH | | MID BAND RRH | | LOW BAND RRH | | MID BAND RRH | | LOW BAND RRH | | MID BAND RRH | |
| RED | RED | RED | PURPLE | BLUE | BLUE | BLUE | PURPLE | GREEN | GREEN | GREEN | PURPLE |
| ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE |
| <p>RET MOTORS AT ANTENNAS</p> <p>RET CONTROL IS HANDLED BY THE MID-BAND RRH WHEN ONE SET OF RET PORTS EXIST ON ANTENNA.</p> <p>SEPARATE RET CABLES ARE USED WHEN ANTENNA PORTS PROVIDE INPUTS FOR BOTH LOW AND MID BANDS.</p> | | | | | | | | | | | |
| ANTENNA 1 MID BAND LOW BAND | | ANTENNA 1 MID BAND LOW BAND | | ANTENNA 1 MID BAND LOW BAND | | ANTENNA 1 MID BAND LOW BAND | | ANTENNA 1 MID BAND LOW BAND | | ANTENNA 1 MID BAND LOW BAND | |
| IN | IN | IN | IN | IN | IN | IN | IN | IN | IN | IN | IN |
| RED | RED | RED | RED | BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | GREEN | GREEN |
| PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE | PURPLE |
| ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE | ORANGE |
| <p>MICROWAVE RADIO LINKS</p> <p>LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP WITH THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.</p> <p>ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH ADDITIONAL MW RADIO.</p> <p>MICROWAVE CABLES WILL REQUIRE P-TOUCH LABELS INSIDE THE CABINET TO IDENTIFY THE LOCAL AND REMOTE SITE ID'S.</p> | | | | | | | | | | | |
| FORWARD AZIMUTH OF 0-120 DEGREES | | | | FORWARD AZIMUTH OF 120-240 DEGREES | | | | FORWARD AZIMUTH OF 240-359 DEGREES | | | |
| PRIMARY | | SECONDARY | | PRIMARY | | SECONDARY | | PRIMARY | | SECONDARY | |
| WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE |
| RED | RED | RED | RED | BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | GREEN | GREEN |
| WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE |
| RED | RED | RED | RED | BLUE | BLUE | BLUE | BLUE | GREEN | GREEN | GREEN | GREEN |
| WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE | WHITE |

RF CABLE COLOR CODES

NO SCALE

1



COLOR IDENTIFIER

NO SCALE

2

NOT USED

NO SCALE

3

NOT USED

NO SCALE

4

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A&E PROJECT NUMBER: 100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A

2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
RF
CABLE COLOR CODE

SHEET NUMBER
RF-1

| | |
|--|--|
| EXOTHERMIC CONNECTION | |
| MECHANICAL CONNECTION | |
| BUSS BAR INSULATOR | |
| CHEMICAL ELECTROLYTIC GROUNDING SYSTEM | |
| TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM | |
| EXOTHERMIC WITH INSPECTION SLEEVE | |
| GROUNDING BAR | |
| GROUND ROD | |
| TEST GROUND ROD WITH INSPECTION SLEEVE | |
| SINGLE POLE SWITCH | |
| DUPLEX RECEPTACLE | |
| DUPLEX GFCI RECEPTACLE | |
| FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48"-TB | |
| SMOKE DETECTION (DC) | |
| EMERGENCY LIGHTING (DC) | |
| SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW CELANA L-120A-1000SR-K-SR4-120-PE-DBBTXD | |
| WOOD/WROUGHT IRON FENCE | |
| WALL STRUCTURE | |
| LEASE AREA | |
| PROPERTY LINE (PL) | |
| SETBACKS | |
| ICE BRIDGE | |
| CABLE TRAY | |
| WATER LINE | |
| UNDERGROUND POWER | |
| UNDERGROUND TELCO | |
| OVERHEAD POWER | |
| OVERHEAD TELCO | |
| UNDERGROUND TELCO/POWER | |
| ABOVE GROUND POWER | |
| ABOVE GROUND TELCO | |
| ABOVE GROUND TELCO/POWER | |
| WORKPOINT | |
| SECTION REFERENCE | |
| DETAIL REFERENCE | |

LEGEND

| | | | |
|--------|-----------------------------------|-------|---|
| AB | ANCHOR BOLT | IN | INCH |
| ABV | ABOVE | INT | INTERIOR |
| AC | ALTERNATING CURRENT | LB(S) | POUND(S) |
| ADCL | ADDITIONAL | LF | LINEAR FEET |
| AFF | ABOVE FINISHED FLOOR | LTE | LONG TERM EVOLUTION |
| AFG | ABOVE FINISHED GRADE | MAS | MASONRY |
| AGL | ABOVE GROUND LEVEL | MAX | MAXIMUM |
| AIC | AMPERAGE INTERRUPTION CAPACITY | MB | MACHINE BOLT |
| ALUM | ALUMINUM | MECH | MECHANICAL |
| ALT | ALTERNATE | MFR | MANUFACTURER |
| ANT | ANTENNA | MGB | MASTER GROUND BAR |
| APPROX | APPROXIMATE | MIN | MINIMUM |
| ARCH | ARCHITECTURAL | MISC | MISCELLANEOUS |
| ATS | AUTOMATIC TRANSFER SWITCH | MTL | METAL |
| AWG | AMERICAN WIRE GAUGE | MTS | MANUAL TRANSFER SWITCH |
| BATT | BATTERY | MW | MICROWAVE |
| BLDG | BUILDING | NEC | NATIONAL ELECTRIC CODE |
| BLK | BLOCK | NM | NEWTON METERS |
| BLKG | BLOCKING | NO. | NUMBER |
| BM | BEAM | # | NUMBER |
| BTC | BARE TINNED COPPER CONDUCTOR | NTS | NOT TO SCALE |
| BOF | BOTTOM OF FOOTING | OC | ON-CENTER |
| CAB | CABINET | OSHA | OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION |
| CAHT | CANTILEVERED | OPNG | OPENING |
| CHG | CHARGING | P/C | PRECAST CONCRETE |
| CLG | CEILING | PCS | PERSONAL COMMUNICATION SERVICES |
| CLR | CLEAR | PCU | PRIMARY CONTROL UNIT |
| COL | COLUMN | PRC | PRIMARY RADIO CABINET |
| COMM | COMMON | PP | POLARIZING PRESERVING |
| CONC | CONCRETE | PSF | POUNDS PER SQUARE FOOT |
| CONSTR | CONSTRUCTION | PSI | POUNDS PER SQUARE INCH |
| DBL | DOUBLE | PT | PRESSURE TREATED |
| DC | DIRECT CURRENT | PWR | POWER CABINET |
| DEPT | DEPARTMENT | QTY | QUANTITY |
| DF | DOUGLAS FIR | RAD | RADIUS |
| DIA | DIAMETER | RECT | RECTIFIER |
| DIAG | DIAGONAL | REF | REFERENCE |
| DIM | DIMENSION | REINF | REINFORCEMENT |
| DWG | DRAWING | REQ'D | REQUIRED |
| DWL | DOWEL | RET | REMOTE ELECTRIC TILT |
| EA | EACH | RF | RADIO FREQUENCY |
| EC | ELECTRICAL CONDUCTOR | RMC | RIGID METALLIC CONDUIT |
| EL | ELEVATION | RRH | REMOTE RADIO HEAD |
| ELEC | ELECTRICAL | RRTU | REMOTE RADIO UNIT |
| EMT | ELECTRICAL METALLIC TUBING | RWY | RACEWAY |
| ENG | ENGINEER | SCH | SCHEDULE |
| EQ | EQUAL | SHT | SHEET |
| EXP | EXPANSION | SIAD | SMART INTEGRATED ACCESS DEVICE |
| EXT | EXTERIOR | SIM | SIMILAR |
| EW | EACH WAY | SPEC | SPECIFICATION |
| FAB | FABRICATION | SQ | SQUARE |
| FF | FINISH FLOOR | SS | STAINLESS STEEL |
| FG | FINISH GRADE | STD | STANDARD |
| FIF | FACILITY INTERFACE FRAME | STL | STEEL |
| FIN | FINISH(ED) | TEMP | TEMPORARY |
| FLR | FLOOR | THK | THICKNESS |
| FDN | FOUNDATION | TMA | TOWER MOUNTED AMPLIFIER |
| FOC | FACE OF CONCRETE | TN | TDE NAIL |
| FOM | FACE OF MASONRY | TOA | TOP OF ANTENNA |
| FOS | FACE OF STUD | TOC | TOP OF CURB |
| FOW | FACE OF WALL | TOF | TOP OF FOUNDATION |
| FS | FINISH SURFACE | TOP | TOP OF PLATE (PARAPET) |
| FT | FOOT | TOS | TOP OF STEEL |
| FTG | FOOTING | TOW | TOP OF WALL |
| GA | GAUGE | TVSS | TRANSIENT VOLTAGE SURGE SUPPRESSION |
| GEN | GENERATOR | TYP | TYPICAL |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | UG | UNDERGROUND |
| GLB | GLUE LAMINATED BEAM | UL | UNDERWRITERS LABORATORY |
| GLV | GALVANIZED | UNO | UNLESS NOTED OTHERWISE |
| GPS | GLOBAL POSITIONING SYSTEM | UMTS | UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM |
| GND | GROUND | UPS | UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT) |
| GSM | GLOBAL SYSTEM FOR MOBILE | VIF | VERIFIED IN FIELD |
| HDG | HOT DIPPED GALVANIZED | W | WIDE |
| HDR | HEADER | W/ | WITH |
| HGR | HANGER | WD | WOOD |
| HYAC | HEAT/VENTILATION/AIR CONDITIONING | WP | WEATHERPROOF |
| HT | HEIGHT | WT | WEIGHT |
| IGR | INTERIOR GROUND RING | | |

ABBREVIATIONS



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
LEGEND AND ABBREVIATIONS

SHEET NUMBER

GN-1

| SIGN TYPES | | |
|-------------|------------|--|
| TYPE | COLOR | COLOR CODE PURPOSE |
| INFORMATION | GREEN | "INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE. |
| NOTICE | BLUE | "NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b) |
| CAUTION | YELLOW | "CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b) |
| WARNING | ORANGE/RED | "WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b) |

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C. EQUIPMENT.
A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. EQUIPMENT CABINET.
B) IF THE INFORMATION SIGN IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS, PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:


1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE.
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 6.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL.

INFORMATION

This is an access point to an area with transmitting antennas.


Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point MAY EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

CAUTION



Transmitting Antenna(s)

Radio frequency fields beyond this point MAY EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.


Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

THIS SIGN IS FOR REFERENCE PURPOSES ONLY

WARNING



Transmitting Antenna(s)

Radio frequency fields beyond this point EXCEED the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

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5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.

100 APOLLO DRIVE
SUITE 303
CHELMSFORD, MA 01824
(978) 869-8008



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

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| CONSTRUCTION DOCUMENTS | | |
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| SUBMITTALS | | |
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| A&E PROJECT NUMBER | | |
| 100753 | | |
| DISH Wireless L.L.C. PROJECT INFORMATION | | |
| BOBOS1051A | | |
| 2 MOUNT ROYAL AVENUE MARLBOROUGH, MA 01752 | | |
| SHEET TITLE | | |
| RF SIGNAGE | | |
| SHEET NUMBER | | |
| GN-2 | | |

SITE ACTIVITY REQUIREMENTS:

- NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
- "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
- ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
- ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
CARRIER:DISH Wireless L.L.C.
TOWER OWNER:TOWER OWNER
- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



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| CONSTRUCTION DOCUMENTS | |
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A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A

2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
 #4 BARS AND SMALLER 135 ksi
 #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #6 BARS AND LARGER 2"
 - #5 BARS AND SMALLER 1-1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLAB AND WALLS 3/4"
 - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECIMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C."
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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CONSTRUCTION DOCUMENTS

| SUBMITTALS | | |
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| 0 | 11/18/2022 | ISSUED FOR CONSTRUCTION |
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A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-4

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUND AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



NB+C ENGINEERING SERVICES, L.L.C.

100 APOLLO DRIVE
SUITE 303
CHELSEA, MA 01824
(978) 856-8308



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

AN NSB DRG

RFDS REV #: 0

CONSTRUCTION DOCUMENTS

| SUBMITTALS | | |
|------------|------------|-------------------------|
| REV | DATE | DESCRIPTION |
| 0 | 11/16/2022 | ISSUED FOR CONSTRUCTION |
| | | |
| | | |
| | | |
| | | |

A&E PROJECT NUMBER
100753

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01051A
2 MOUNT ROYAL AVENUE
MARLBOROUGH, MA 01752

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-5

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 JUN -1 AM 9:22

Date: 5/31/23

Honorable Michael H. Ossing, President
Marlborough City Council
City Hall – 140 Main Street
Marlborough, MA 10752

RE: Petition to amend the Special Permit for Adult Use Marijuana Retail Dispensary,
910 Boston Post Road, East Suite 100

Dear President Ossing and Members of the City Council,

We are happy to submit these documents for amendment of the Special Permit previously issued by this body to Local Roots NE Inc in favor of certain requests made by their successor, Green Gold Group, Inc. We appreciate the opportunity to provide this material to you and to the City of Marlborough. A separate electronic copy of this information is available at your request.

The Council has previously issued a Special Permit to Local Roots NE on November 16, 2020, which was recorded on December 14, 2020. Green Gold Group is the successor in interest and assign of Local Roots NE, with an assigned Host Community Agreement and approval of Change and Ownership and Control from the Cannabis Control Commission. A copy of that Special Permit is included in this Application for Amendment.

Green Gold Group is a vertically-integrated Medical and Adult-Use cannabis company, headquartered in North Brookfield, Massachusetts. We were originally founded in 2015, and have been successfully operating since that time first under the DPH, and now the CCC. We have a 153,000 SF production facility in North Brookfield, where nearly 200 employees supply the full spectrum of cannabis products to nearly 40% of Massachusetts cannabis retailers.

We operate a co-located Medical and Adult Use retail establishment in Charlton, MA; a second co-located Medical and Adult Use retail establishment is provisionally licensed in Palmer, MA, and are now proud to call Marlborough our home. Our nearly 200 employees and thousands of customers have come to trust Green Gold Group as a stable, transparent operator with a deep commitment to providing high-quality, stringently tested cannabis and cannabis products in both the Adult-Use and Medical marketplaces.

We are proud to take up the mantle from Local Roots NE, and not only continue but enhance their commitment to local engagement, local hiring, and being a contributory member of the Marlborough community. In our current host communities, we are know for our provision of volunteer services, most recently organizing and participating in community cleanups, and sponsorships of a summer concert series for residents of the Overlook retirement community in

Charlton, and the St. Joseph's Food Pantry in North Brookfield. We're excited to begin our partnership with Marlborough and engage with the community here.

In this petition for amendment, we seek to modify certain aspects of the previously-issued Special Permit, without any change to the footprint or intensity of use at the site.

First, we seek to add Medical Use of Marijuana retail operations to the site. We were originally founded as a Medical Use of Marijuana company, and were converted to co-located operations as part of the legacy medical program when the CCC took over regulations. Our first and enduring commitment is to the health and therapeutic benefit to our patients, numerous of whom (in addition to many Marlborough residents) have requested that we provide such services in the City.

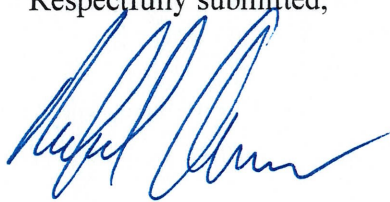
To add this service will not require any structural changes to the building, only administrative updates on our part, such as dedicating a patient POS system, dedicated patient line within the store, separate tracking of medical and adult-use products within our inventory control system, and various software updates. Not only will this provide greater services to the patient community within the City, but will allow us to match the functionality of our other two retail sites. It will also increase the revenue generation at the site and allow for additional contributions to the City under the HCA. As medical represents ~15% of our overall retail business, we do not expect any significant increase in traffic.

Second, we seek to expand the operating hours of the site from the current 10:00 AM – 8:00 PM, Monday-Saturday and 10:00 AM-5:00 PM on Sunday to 8:00 AM to 10:00 PM, seven days per week. This will allow a greater range of services to customers who may not work traditional hours, and be more in line with the operating hours at our other locations. In addition, expanding the operating hours will spread out customer demand and prevent “bunching” during any given time frame. These hours are also roughly in line with the operating hours of Garden Remedies and of KOSA/Vedi Naturals.

Finally, we seek to upgrade the existing building signage on the site to the Green Gold Group logo and descriptor, as well as add interior illumination. A copy of the proposed building signage is included with this application. The freestanding signage by Boston Post Road will remain unchanged but for a replacement of the panels with Green Gold Group's name, logo, and descriptors. The building signage will provide greater convenience for customers, increase aesthetic appeal, and serve to break up a large, flat wall with limited existing visual interest. Additionally, it will provide greater safety to travelers on Route 20 looking for the site who may not be able to see exterior illuminated signage panels in the dark or inclement weather. All signage dimensions are within the allowed limits for the size of the building in the Marlborough signage code.

We appreciate the opportunity to listen to your feedback and answer any questions that you may have regarding this petition for amendment. Thank you for your consideration, and we look forward to engaging with you and to our operations within the City.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ralph Aronov". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ralph Aronov
CEO
Green Gold Group, Inc

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 JUN -1 AM 9:22

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Green Gold Group, Inc, 60 Prospect Street, N. Brookfield, MA 01535

2. Specific Location of property including Assessor's Plate and Parcel Number.

910 Boston Post Road, East Suite 100, Marlborough, MA 01752 (Parcel ID #62-21)

3. Name and address of owner of land if other than Petitioner or Applicant:

Blackcomb Associates, 1 Main Street, Whitinsville, MA 01588

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.) Lessee

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article 650 Section 32 Paragraph C Sub-paragraph _____

6. Zoning District in which property in question is located:

Wayside (W)

7. Specific reason(s) for seeking Special Permit

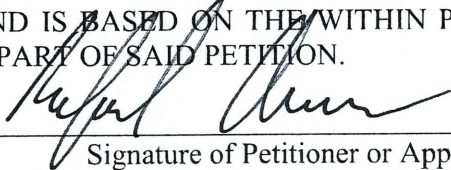
1) Amendment of existing Special Permit to extend operating hours to 8:00AM through 10:00 PM, 7 days per week

2) Amendment of existing Special Permit to add Medical Use of Marijuana Program retail sales

3) Amendment of existing Special Permit to allow for internally illuminated signage as show in attached detail

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.



Signature of Petitioner or Applicant

Address: 60 Prospect Street

North Brookfield, MA 01535

Telephone No. 774-251-9888

Date: 5/31/23

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

Green Gold Group, Inc

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

890 BOSTON POST ROAD LLC
C/O MARLBORO NISSAN
740 BOSTON POST RD EAST
MARLBOROUGH, MA 01752

940 BOSTON POST ROAD LLC
C/O VINCENT PURPURA III
39 GROVE ST
HOPKINTON, MA 01748

ALL PURPOSE INDUSTRIAL MA
4007 BEAN MARTIN DR
LAS VAGAS, NV 89103

CBT HOLDINGS LLC
ATTN METROLUBE
929 BOSTON PORT RD EAST STE
2
MARLBOROUGH, MA 01752

DASILVA FARMS LLC
110 DARTMOUTH ST
MARLBOROUGH, MA 01752

RAYTHEON COMPANY
PO BOX 660248 MS 336
DALLAS, TX 75266

STORE ROOMS LLC
C/O ELT MANAGEMENT
75 UNION AVE
SUDBURY, MA 01776

STORE ROOMS LLC
C/O ELT MANAGEMENT
75 UNION AVE
SUDBURY, MA 01776



CERTIFIED ABUTTERS LIST
(62-21) BOSTON POST RD EAST: SPECIAL PERMIT 400 FT

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

| PARCEL_# | GIS NUMBER | CAMA # | PROPERTY ADDRESS | OWNER NAME | CO-OWNER | OWNER ADDRESS | O_CITY | O_STATE | O_ZIP | USE_CODE |
|----------|-----------------|------------|------------------------------|--|---------------------|-------------------------------|-------------|---------|-------|----------|
| 62-1 | M_200485_900156 | 62-1 | 0 BOSTON POST RD EAST | 890 BOSTON POST ROAD LLC | C/O MARLBORO NISSAN | 740 BOSTON POST RD EAST | MARLBOROUGH | MA | 01752 | 3880 |
| 62-14 | M_200725_899980 | 62-14 | 929 BOSTON POST RD EAST | CBT HOLDINGS LLC | ATTN METROLUBE | 929 BOSTON PORT RD EAST STE 2 | MARLBOROUGH | MA | 01752 | 3400 |
| 62-15 | M_200816_899528 | 62-15 | 895-1001 BOSTON POST RD EAST | RAYTHEON COMPANY | | PO BOX 660248 MS 336 | DALLAS | TX | 75266 | 4040 |
| 62-2 | M_200658_900061 | 62-2 | 928 BOSTON POST RD EAST | STORE ROOMS LLC | | 75 UNION AVE | SUDBURY | MA | 01776 | 0316 |
| 62-20 | M_200708_900059 | 62-20 | 940 BOSTON POST RD EAST | 940 BOSTON POST ROAD LLC | | C/O VINCENT PURPURA III | HOPKINTON | MA | 01748 | 3250 |
| 62-22 | M_200647_900239 | 62-22 | 894-896 BOSTON POST RD EAST | ALL PURPOSE INDUSTRIAL MARLBOROUGH LLC | | 39 GROVE ST | LAS VAGAS | NV | 89103 | 3160 |
| 62-22 | M_200647_900239 | 62-22-1-57 | 896-896 BOSTON POST RD EAST | | | | | | | 995 |
| 62-24 | M_200533_900073 | 62-24 | 890 BOSTON POST RD EAST | 890 BOSTON POST ROAD LLC | C/O MARLBORO NISSAN | 740 BOSTON POST RD EAST | MARLBOROUGH | MA | 01752 | 3220 |
| 62-2A | M_200681_900117 | 62-2A | 934 BOSTON POST RD EAST | STORE ROOMS LLC | | 75 UNION AVE | SUDBURY | MA | 01776 | 3160 |
| 62-2B | M_200694_900103 | 62-2B | BOSTON POST RD EAST | STORE ROOMS LLC | | 75 UNION AVE | SUDBURY | MA | 01776 | 3370 |
| 62-3A | M_200896_900257 | 62-3A | BOSTON POST RD EAST | DASILVA FARMS LLC | | 110 DARTMOUTH ST | MARLBOROUGH | MA | 01752 | 1300 |

This is to certify that the owners listed above are as shown in the latest Assessors records.

John H. Valade
 JOHN VALADE, PRINCIPAL ASSESSOR

4/27/2023

Date

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Green Gold Group, Inc Address: 60 Prospect Street, North Brookfield, MA 01535

Project Name: Green Gold Group Address: 910 Boston Post Rd E, Suite 100

1. PROPOSED USE: (describe) Amendment to add Medical Use of Marijuana retail operations, as well as expanding operating hours to 8:00 AM to 10:00 PM, 7 days per week, and adding internally illuminated signage

2. EXPANSION OR NEW: Amendment of Existing Special Permit, no structural changes to existing site

3. SIZE: floor area sq. ft. 2,915 1st floor 12,300 all floors 24,272
buildings 1 # stories 3 lot area (s.f.) 61,416+/-

4. LOT COVERAGE: 80 % Landscaped area: 5 %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 11 Peak period: 22

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 7 Peak period: 17

(B) How many service vehicles will service the development and on what schedule?

1 Sprinter-type van, during operating hours only, randomized times per CCC regulations, twice per week

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Existing approved lighting structures for security
No light will leave the property

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

No increase in noise levels for the proposed development

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Noise commensurate with general retail operations, from 8:00 AM to 10:00 PM

9. AIR: What sources of potential air pollution will exist at the development? _____
None beyond auto traffic as created by any other general retail site within the City

10. WATER AND SEWER: Describe any unusual generation of waste. _____
None

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: _____

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Green Gold Group

Project Use Summary: Amendment of existing Special Permit

Project Street Address: 910 Boston Post Road E, Suite 100, Marlborough, MA 10572

Plate: 62 Parcel: 21

Applicant/Developer Name: Green Gold Group, Inc

Plan Date: August 2, 2018 Revision Date: N/A

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Tin Htway
Acting Director of Planning

**Application Fee to submit to
City Clerk's office**

\$500 00

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

- 1 SET POLICE CHIEF ✓
- 1 SET FIRE CHIEF ✓
- 1 SET CITY ENGINEER ✓
- 1 SET DIRECTOR OF PLANNING ✓
- 1 SET CONSERVATION OFFICER (IF WETLANDS AFFECTED) AG
- 1 SET BUILDING COMMISSIONER JK
- 12 SETS OFFICE OF THE CITY COUNCIL ✓
- 3 SETS OFFICE OF THE CITY CLERK ✓ **(MUST be Original & 2 Complete Sets)**

Steven W. Kerrigan

Signature

5/31/23

Date

Thank you for your cooperation in this matter.

Sincerely,

*Steven W. Kerrigan
City Clerk*

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

Green Gold Group, Inc

Owner Name/Officer Name of LLC or Corporation

Rafael Aronov

Owner/Officer Complete Address and Telephone Number

Rafael Aronov

60 Prospect Street, North Brookfield, MA 01535

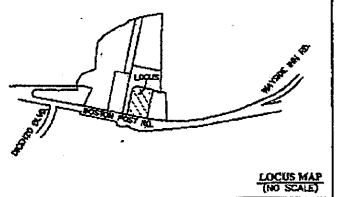
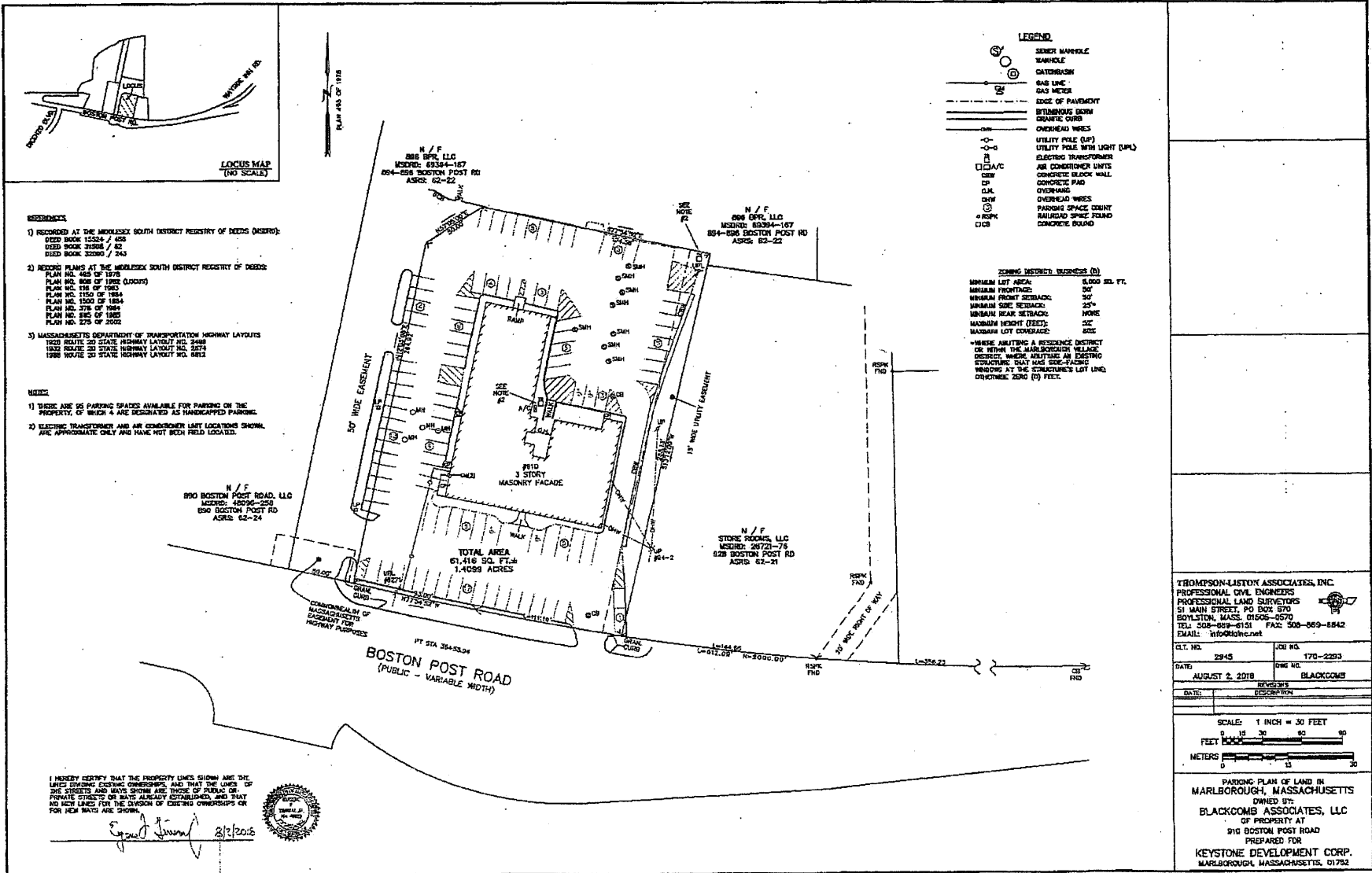
774-251-9888

Signature of Applicant

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector



- REFERENCES**
- RECORDED AT THE MARLBOROUGH SOUTH DISTRICT REGISTRY OF DEEDS (MSDR):
 - DEED BOOK 15224 / 605
 - DEED BOOK 31206 / 52
 - DEED BOOK 32090 / 243
 - RECORD PLANS AT THE MARLBOROUGH SOUTH DISTRICT REGISTRY OF DEEDS:
 - PLAN NO. 462 OF 1978
 - PLAN NO. 808 OF 1982 (LOOKUP)
 - PLAN NO. 516 OF 1982
 - PLAN NO. 1100 OF 1984
 - PLAN NO. 1500 OF 1984
 - PLAN NO. 378 OF 1988
 - PLAN NO. 815 OF 1982
 - PLAN NO. 275 OF 2002
 - MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY LAYOUTS:
 - 1923 ROUTE 20 STATE HIGHWAY LAYOUT NO. 5495
 - 1932 ROUTE 20 STATE HIGHWAY LAYOUT NO. 2274
 - 1988 ROUTE 20 STATE HIGHWAY LAYOUT NO. 6823

- NOTES**
- THESE ARE US PARKING SPACES AVAILABLE FOR PARKING ON THE PROPERTY, OF WHICH 4 ARE DESIGNATED AS HANDICAPPED PARKING.
 - ELECTRIC TRANSFORMER AND AIR CONDENSER UNIT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN FIELD LOCATED.

LEGEND

| | |
|--|--------------------------------|
| | SEWER MANHOLE |
| | WATERLINE |
| | CATCHBASIN |
| | GAS LINE |
| | DAY METER |
| | EDGE OF PAVEMENT |
| | BITUMINOUS STORM DRAINAGE CURB |
| | GRANITE CURB |
| | OVERHEAD WIRES |
| | UTILITY POLE (UP) |
| | UTILITY POLE WITH LIGHT (UPL) |
| | ELECTRIC TRANSFORMER |
| | AIR CONDENSER UNIT |
| | CONCRETE BLOCK WALL |
| | CONCRETE PAD |
| | OVERHANG |
| | OVERHEAD WIRES |
| | PARKING SPACE COUNT |
| | SATURATED SPILL PAVING |
| | CONCRETE BOUND |

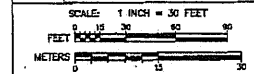
ZONING DISTRICT SCHEDULE (D)

| | |
|------------------------|---------------|
| MINIMUM LOT AREA: | 5,000 SQ. FT. |
| MINIMUM FRONT SETBACK: | 30' |
| MINIMUM SIDE SETBACK: | 25' |
| MINIMUM REAR SETBACK: | NONE |
| MINIMUM HEIGHT (FEET): | 3 1/2' |
| MINIMUM LOT COVERAGE: | 10% |

*WHERE APPLICABLE A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT, WHERE APPLICABLE AN EXISTING STRUCTURE, DAILY MASS DECK-PAVING, INCLUDING AT THE OWNER'S LOT LINE, OTHERWISE, 30% (3) FEET.

THOMPSON-LETTY ASSOCIATES, INC.
 PROFESSIONAL CIVIL ENGINEERS
 PROFESSIONAL LAND SURVEYORS
 51 MAIN STREET, PO BOX 570
 BOSTON, MASS. 02108-0570
 TEL: 508-859-6121 FAX: 508-859-8842
 EMAIL: info@tlc.net

| | | | |
|----------|----------------|----------|-----------|
| CLY. NO. | 2945 | LDG. NO. | 170-2293 |
| DATE | AUGUST 2, 2018 | DWG. NO. | BLACKCOMB |
| DATE: | REVISIONS | | |
| | DESCRIPTION | | |



PARKING PLAN OF LAND IN
 MARLBOROUGH, MASSACHUSETTS
 OWNED BY:
 BLACKCOMB ASSOCIATES, LLC
 OF PROPERTY AT
 910 BOSTON POST ROAD
 PREPARED FOR
 KEYSTONE DEVELOPMENT CORP.
 MARLBOROUGH, MASSACHUSETTS, 01752

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES SHOWN BY THE OWNERSHIP AND THAT THE LINES OF THE STREETS AND LOTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE RECORD OR HAVE ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW LOTS ARE SHOWN.

Edward J. Jurek 2/2/2018

Direct Mount Front Lit Channel Letters
 Mounted to Panface Panel (48"x140")
 Letters covered in 3M--3635-222 Day/Night Perf Vinyl

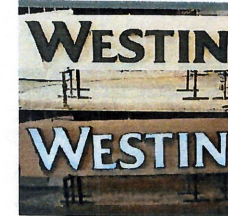
12-13



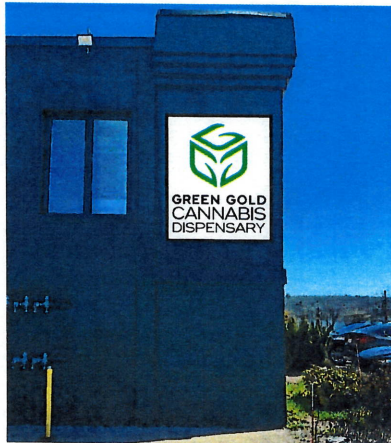
Example Signage



Example Day/Night Vinyl
 (Black During Day,
 Lights up White at Night)



Frontlit Lightbox Sign
 w/ Vinyl Graphics (60"x72")



Example Signage



Frontlit Lightbox Sign
 w/ Vinyl Graphics (20" x 72")



WALPOLE
Signarama

508-660-1231
 signarama-walpole.com

sales@signarama-walpole.com

458 High Plain St. Intersection Rts 1 & 27
 Walpole, MA 02081



- Proof colors may vary from monitors & actual sign materials.
- A pdf proof is not a correct representation of printer output color.
- Resolution & Color from files provided by customer are the customers responsibility.
- Hard Proofs can be printed to ensure color satisfaction at a cost to be determined.
- Additional design charges may apply if customer does not proceed with all or part of project

| PROOF 1 | PROOF 2 | PROOF 3 | PROOF 4 | PROOF 5 |
|---------|---------|---------|---------|---------|
| FREE | FREE | \$20.00 | \$25.00 | \$30.00 |

This proof is for conceptual use - actual sizes / colors / proportions may slightly vary.

CLIENT APPROVAL

- Client signature ensures all spellings & specifications for signage are correct.
- All errors are your responsibility once final approval is received.
- Additional charges apply if you wish to make changes once artwork has been printed, fabricated and/or installed.

Customer: Green Gold Corpo

Date:

Approved By:

THIS DESIGN IS EXCLUSIVE PROPERTY OF SIGNARAMA WALPOLE.
 IT MAY NOT BE REPRODUCED, COPIED, EXHIBITED OR UTILIZED FOR ANY PURPOSE, IN PART OR IN WHOLE, WITHOUT WRITTEN CONSENT.

Direct Mount Front Lit Channel Letters
 Mounted to Panface Panel (48"x140")
 Letters covered in 3M--3635-222 Day/Night Perf Vinyl

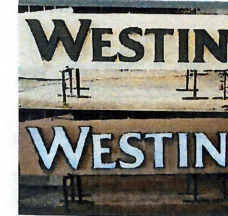
12-14



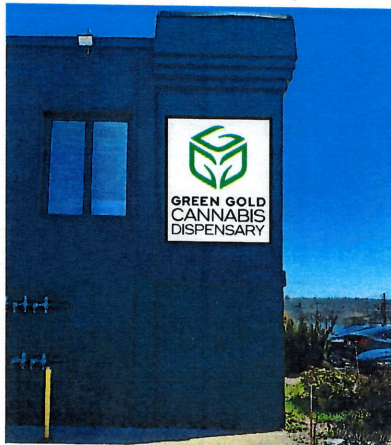
Example Signage



Example Day/Night Vinyl
 (Black During Day,
 Lights up White at Night)



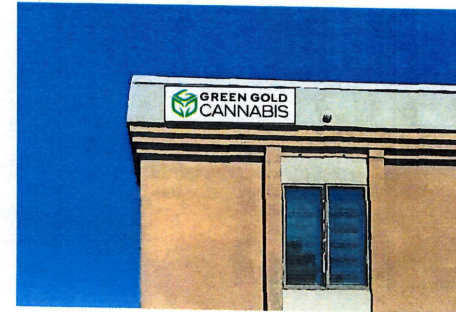
Frontlit Lightbox Sign
 w/ Vinyl Graphics (60"x72")



Example Signage



Frontlit Lightbox Sign
 w/ Vinyl Graphics (20" x 72")



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gr



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

ORDERED:

PAGE 1

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT LOCAL ROOTS NE INC. ORDER NO. 20-1008062C



2020 00237350

Bk: 76417 Pg: 396 Doc: DECIS
Page: 1 of 12 12/14/2020 01:34 PM

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Local Roots NE Inc. (the "Applicant") to build and operate an Adult Use Marijuana Retail Establishment at 910 Boston Post Road East, Suite 100, Marlborough, Massachusetts, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant is a duly organized and existing corporation having a business address of 910 Boston Post Road East, Suite 310, Marlborough, MA 01752.
2. The Applicant's business will be located at 910 Boston Post Road East, Suite 100, Marlborough, Massachusetts, as shown on Marlborough Assessors Map 62 as Parcel 21 (the "Site"). The Site's owner is Blackcomb Associates, LLC with a business address of 1 Main Street, Whitinsville, MA 01588.
3. In accordance with Article VI, § 650-17, § 650-18(46), and § 650-32 of the Zoning Ordinance of the City of Marlborough, the Applicant proposes to operate an Adult Use Marijuana Retail Establishment at the Site (the "Use").
4. The Site is located in the Wayside Zoning District with frontage on Boston Post Road (Route 20).
5. The overall Site has an area of 61,416 +/- square feet (1.4099 acres).
6. The Use will occupy an existing unit at the Site with an area of 2,650 +/- square feet.
7. The Applicant filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use, as provided in this Decision.
8. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and the following plans: (i) a plan entitled "Parking Plan of Land in Marlborough Massachusetts owned by Blackcomb Associates, LLC of property at 910 Boston Post Road East" by Thompson-Liston Associates dated August 2, 2018; (ii) a floor plan entitled "Proposed Condition Plan" dated July 20, 2020, (collectively the "Plans"), attached hereto as "Attachment A."



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

PAGE 2

ORDERED:

9. The Application was certified by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, as having complied with Rule 7 of the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
10. Pursuant to the Rules and Regulations of the City Council and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
11. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, September 14, 2020. The hearing was closed on that date.
12. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
13. At the public hearing, no members of the public spoke in favor of the Use. An email from two residents dated August 3, 2020, was read into the record as being opposed.

**BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING
FINDINGS AND TAKES THE FOLLOWING ACTIONS**

- A. The Applicant has complied with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council finds that the Site is located in the portion of the Wayside District along Massachusetts State Highway 20 (Boston Post Road) near the Sudbury town line with frontage along Massachusetts State Highway 20 (Boston Post Road), in accordance with § 650-18(46)(a) and (b) of the Zoning Ordinance, and that the Site is not located within 500 feet of a school or daycare center, in accordance with § 650-32.F.1 of the Zoning Ordinance.



IN CITY COUNCIL

Marlborough, Mass. NOVEMBER 16, 2020

ORDERED:

PAGE 3

D. In accordance with § 650-32.C of the Zoning Ordinance, the City Council hereby determines that any adverse effects of the Use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the Site and of the proposal in relation to the Site, based upon consideration of the following:

1. Social, economic, or community needs which are served by the proposal:

Finding: The Use will provide a safe and convenient location for adults to obtain adult use marijuana and marijuana infused products.

2. Traffic flow and safety, including parking and loading:

Finding: The Site will safely accommodate expected traffic flow from the Use and provide adequate parking and loading capacity.

3. Adequacy of utilities and other public services:

Finding: The Site provides adequate utilities and public services for the Use.

4. Neighborhood character and social structures:

Finding: The Use is consistent with the established retail area in the vicinity of the Site.

5. Impacts on the natural environment:

Finding: The Use will have no greater impact than the established retail uses in the area.

6. Potential fiscal impact, including impact on City services, tax base, and employment:

Finding: The Use will be revenue positive, with additional revenues coming from a local sales tax and host community agreement impact fees.

7. Hours of operation:

Finding: The hours of operation of the Use are specifically conditioned below.

8. Requiring that contact information be provided to the Chief of Police, the Building Commissioner, and the Special Permit Granting Authority:

Finding: The provision of contact information is specifically conditioned below.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

ORDERED:

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9. Requiring payment of a community impact fee:

Finding: The City and the Applicant have entered a host community agreement that requires the payment of impact fees in accordance with statutory requirements.

10. Requiring the submission to the Special Permit Granting Authority of the same annual reports that must be provided to the Massachusetts Cannabis Control Commission:

Finding: This requirement is specially conditioned below.

11. Requiring regular inspections by City officials or their agents, and access to the same records which are available for inspection to the Massachusetts Cannabis Control Commission:

Finding: This requirement is specially conditioned below.

12. Requiring employees to undergo a criminal background check, including but not limited to CORI and an additional background check, by the Chief of Police who shall have the authority to disapprove the employment of any person(s) as a result of said background check:

Finding: This requirement is specially conditioned below.

13. Requiring surveillance cameras, capable of 24-hour video recording, archiving recordings and ability to immediately produce images, in, on, around or at the premises:

Finding: This requirement is specially conditioned below.

14. Prohibiting the sale of any materials or items unrelated to the purposes of registration by the Massachusetts Cannabis Control Commission, including, without limitation, tobacco products, clove cigarettes, or e-cigarettes:

Finding: This requirement is specially conditioned below.

15. The ability for the Business to:

- a. provide a secure indoor waiting area for clients;
- b. provide an adequate and secure pick-up/drop-off area for clients, customers and products;
- c. provide adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals;



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

PAGE 5

ORDERED:

- d. adequately address issues of traffic demand, parking, and queuing, especially at peak periods at the Business, and its impact on neighboring uses; and
- e. provide opaque exterior windows;

Finding: These requirements are specially conditioned below.

16. Signs and signage:

Finding: Prior to seeking an initial sign permit from the City, the Applicant, its successors and/or assigns, shall submit to the City Council renderings of its proposed signage, which shall comply with the City's Sign Ordinance.

17. Names of businesses, business logos and symbols, subject to state and federal law and regulations:

Finding: Prior to commencing operations, the Applicant, its successors and/or assigns, shall submit to the City Council its business name, logos, and symbols, all of which shall comply with state and federal law and regulations.

E. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit to operate an Adult Use Marijuana Retail Establishment, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts.
2. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

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ORDERED:

3. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review in accordance with the City of Marlborough site plan review ordinance prior to the issuance of the building permit, as required by § 650-32.E of the Zoning Ordinance. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Compliance with State Requirements. In accordance with § 650-18(46)(c) of the Zoning Ordinance, the Use shall comply with all statutes and regulations of the Commonwealth of Massachusetts for the licensure and operation of an Adult Use Marijuana Retail Establishment.
6. Security.
 - a. As shown on the Plans, the Applicant, its successors and/or assigns, shall maintain a secure entrance lobby/waiting area providing a physical separation between the exterior door of the unit and interior areas of the unit where marijuana and marijuana infused products are dispensed and sold, with security personnel available during operating hours to screen individuals arriving at the unit, to ensure that interior areas of the unit are only accessible to qualified patients/caregivers or persons over the age of 21 and to ensure that no individuals pose a direct threat to the health or safety of others.
 - b. The Applicant, its successors and/or assigns, shall maintain a secure pick-up/drop-off area for patients, customers, and products.
 - c. The Use shall have opaque exterior windows.
 - d. The Applicant, its successors and/or assigns, shall maintain adequate staffing so that customers may make purchases in an efficient manner to avoid queuing and impacts on neighboring uses.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

PAGE 7

ORDERED:

- e. The Applicant, its successors and/or assigns, shall maintain surveillance cameras capable of 24-hour video recording, archiving recordings, and the ability to immediately produce images, in, on, around, or at the Use.
7. Processing and Odors. There shall be no processing or manufacturing of marijuana or marijuana infused products as part of the Use. Marijuana and marijuana products shall be pre-packaged and sealed prior to arriving at the Site. Any odors associated with marijuana and marijuana infused products shall be limited to the interior of the unit. There shall be no onsite consumption or use of marijuana or marijuana infused products associated with the Use.
8. Hours. The maximum hours of operation of the Use shall be Monday through Saturday, 10:00 AM to 8:00 PM, and Sunday from 10:00 AM to 5:00 PM.
9. Contact Information. The Applicant, its successors and/or assigns, shall provide current contact information of management and staff to the Chief of Police, the Building Commissioner, and the City Council.
10. Annual Reports. The Applicant, its successors and/or assigns, shall submit to the City Council the same annual reports that must be provided to the Massachusetts Cannabis Control Commission.
11. Inspections and Records. The Applicant, its successors and/or assigns, shall make the Use available for regular inspections by City officials or their agents, and shall provide City officials or their agents with access to the same records which are available for inspection to the Massachusetts Cannabis Control Commission.
12. Background Checks. The Applicant, its successors and/or assigns, shall require that employees undergo a criminal background check, including but not limited to CORI and an additional background check, by the Chief of Police, who shall have the authority to disapprove the employment of any person(s) as a result of said background check.
13. Unrelated Materials. The Applicant, its successors and/or assigns, shall not make available for sale as part of the Use any materials or items unrelated to the purposes of registration by the Massachusetts Cannabis Control Commission, including, without limitation, tobacco products, clove cigarettes, or e-cigarettes.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 16, 2020

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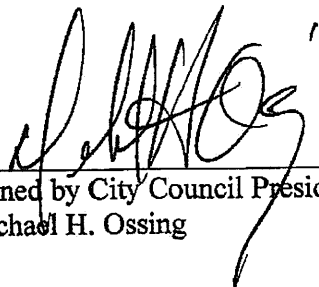
ORDERED:

14. Police Detail. The Applicant, its successors and/or assigns, shall employ a City of Marlborough Police detail at the Site during all operating hours for the first sixty (60) days after the commencement of operations, unless the Chief of Police determines in a letter filed with the City Council that a police detail is not necessary during certain times of the day. Within the 60-day period, if the Chief of Police determines in a letter filed with the City Council that a police detail is not necessary during any hours of operation, then the Applicant shall stop employing a City of Marlborough Police detail. Otherwise, at the end of the 60-day period, if the Chief of Police determines in a letter filed with the City Council that a police detail is still necessary during all operating hours or at certain times, then the Applicant, its successors and/or assigns, shall continue to employ a City of Marlborough Police detail until deemed unnecessary by the Chief of Police in a letter filed with the City Council. In the event a City of Marlborough Police detail is not available when required, the Applicant, its successors and/or assigns, shall obtain a private detail.

15. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, § 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex County South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 11 – Nay: 0

Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.



 Signed by City Council President
 Michael H. Ossing

ADOPTED
 In City Council
 20-1008062C

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 MAY 24 AM 9:05



Marlborough Public Schools

School Committee
District Education Center
25 Union Street, Marlborough, MA 01752
(508) 460-3509

Call to Order

May 9, 2023

1. Chairman Vigeant called the regular meeting of the Marlborough School Committee to order at 7:30 p.m. at 17 Washington Street, Marlborough, MA. Members present included Michelle Bodin-Hettinger, Daniel Caruso, Earl Geary, Katherine Hennessy, Heidi Matthews, and Denise Ryan. Also present were Superintendent Mary Murphy, Assistant Superintendent of Teaching and Learning, Robert Skaza, Assistant Superintendent of Student Services and Equity, Jody O'Brien, and Director of Finance and Operations, Douglas Dias. Additionally, MEA Representative Eileen Barry and Student Advisory Representative Jessica Rosenzweig were present.

This meeting is being recorded by local cable, WMCT-TV, and is available for review.

2. **Pledge of Allegiance:** Chairman Vigeant led the Pledge of Allegiance.
3. **Presentation:** None.
4. **Committee Discussion/Directives:** None.
5. **Communications:** None.
6. **Superintendent's Report:**

Superintendent Murphy invited Principal Riley to update the committee on the MHS graduation ceremony and additional senior class activities.

Principal Riley presented his report, which is attached to the Superintendent's report. The graduation will once again be held at Noble Field at Whitcomb School, following the same logistics as last year. Other senior activities include graduation walk, prom, and the All Nighter.

Principal Riley discussed families concerns about the ticket limit at graduation.

Superintendent Murphy attached the Assabet Valley Collaborative FY24 approved rates. They raised their facility rentals by 5% but other services only increased by 4%.

Superintendent Murphy plans to email parents/guardians to join her and her leadership team for 'morning coffee' and 'afternoon tea' to informally discuss MPS on May 30th.

www.mps-edu.org



Marlborough Public Schools

School Committee
 District Education Center
 25 Union Street, Marlborough, MA 01752
 (508) 460-3509

A. Assistant Superintendent of Teaching & Learning

Dr. Skaza, the Assistant Superintendent of Teaching and Learning, reported that he and Dr. Reyes identified IntoLiterature as the Tier 1 core for literary in grades 6-10. Dr. Skaza updated the committee on the details of this resource, the next steps for implementing IntoLiterature, and the process used to select this resource. Dr. Skaza recognized Yasmien Moukhtar, an 8th grade student, who was invited by Judge Spring to read a portion of her essay on May 5th for a Law Day 2023 event.

7. Acceptance of Minutes:

A. Minutes of the April 11, 2023 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve these minutes.
 Motion passed 7-0-0.

B. Minutes of the April 25, 2023 School Committee Meeting

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve these minutes.
 Motion passed 7-0-0.

8. Public Participation: None.

It should be noted that members of the public may provide comment via email before the meeting to superintendent@mps-edu.org. Public participation is a time for your comments to be heard by the committee; it is not a question-and-answer session.

9. Action Items/Reports

A. FY24 School Calendar

Superintendent Murphy shared an updated version of the FY24 School Calendar with two of the six early release days removed. The updated calendar is attached to this action item.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve the revised FY24 School Calendar.
 Motion passed 7-0-0.

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Marlborough Public Schools

School Committee
 District Education Center
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 (508) 460-3509

B. Principals' Salary Range

Mrs. Matthews shared that the Negotiations Subcommittee proposed ranges for principals at the high school (\$130,000-\$150,000), middle school (\$130,000-\$150,000), and elementary school (\$119,000-\$135,000) levels.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve the proposed salary ranges for principals.

Motion passed 7-0-0.

C. Acceptance of Donations and Gifts

Global Montello Group Corporation/Alltown Fresh. Marlborough High School received \$355.00 from Global Montello Group Corporation/Alltown Fresh.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.

Motion passed 7-0-0.

Hannaford Supermarket Community Bag Program. Richer Elementary School received \$68.00 from Hannaford Supermarket Community Bag Program.

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to approve this donation.

Motion passed 7-0-0.

10. Reports of School Committee Sub-Committees: None.

11. Members' Forum:

Mrs. Hennessy thanked the administration for Teacher Appreciation Week. She thanked all the MPS staff as well.

Mrs. Matthews has reviewed the warrant and will sign it.

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Marlborough Public Schools

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 (508) 460-3509

Superintendent Murphy spoke about the ongoing transportation challenges. She thanked Mr. Dias for leading the district throughout this challenging time. Mrs. Murphy also thanked MPD, parents/guardians, staff, and community members for their support.

12. Adjournment:

Motion made by Mrs. Matthews, seconded by Chairman Vigeant to adjourn at 7:57 p.m.
 Motion passed 7-0-0.

Respectfully submitted,

Heidi Matthews
 Secretary, Marlborough School Committee

HM/jm

Approved May 23, 2023

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It is the policy of the Marlborough Public Schools not to discriminate on the basis of race, gender, religion, national origin, color, homelessness, sexual orientation, gender identity, age or disability in its education programs, services, activities or employment practices.

Conservation Commission
Minutes April 6, 2023

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Conservation Commission
Minutes
April 6, 2023 – 7:00 PM

Approved on May 4, 2023

2023 MAY 22 PM 4: 11

140 Main St. - Marlborough City Hall – 3rd Floor (Memorial Hall)

Present: Edward Clancy- Chairman, John Skarin, Allan White, David Williams, Dennis Demers, William Dunbar, Priscilla Ryder-Conservation officer was also present.

Absent: Karin Paquin

The hearing was recorded using Microsoft Teams

Approval of Minutes: The minutes of March 16, 2023, were reviewed and on a motion by Mr. White second by Chairman, the Commission voted unanimously to approved with amendments, 6-0.

Public hearings

Request for Determination

64 Simmons St. - Michael Cardarelli –

Mr. & Ms. Cardarelli were present and explained that they wanted to install an inground pool and have located it 55' away from the wetland. Ms. Ryder noted she has inspected the site; the wetland is beyond the existing fence so is at least 55' from the wetland if not more. The pool will be a steel walled saltwater pool. All excess materials will be removed from the site. Access will be from the east side of the house and will include erosion controls. The Commission asked about filters, fencing and wetland protection and agreed that the plans as presented should protect the wetland and drainage in the street. After further discussion the hearing was closed. On a motion by Mr. White second by the Chairman to issue a negative determination with standard conditions, the commission voted unanimously 6-0 to approve.

Abbreviated Notice of Intent

21 Blaiswood Ave – Helvecio Carvalho –

Mr. Carvalho explained that he had the survey done for his property and the Commission had come out to check the site yesterday. The Commission discussed their observations. Mr. Skarin explained that from the Bing maps he can see that the shoreline was infested with invasive plants, including bittersweet, so the removal of bittersweet was certainly a benefit, he noted that the wall appears to be where the original lawn ended so is not in the wetland, although the work was done without a permit, the only impact he sees is the floodplain impact that will need to be corrected. Mr. Dunbar noted that he firmly believes everything should be removed since the work is within the 30' wetland buffer zone and the Commission wouldn't have approved it. Mr. Clancy noted that over the years there have been changes and encroachments, some the Commission has seen but many we haven't. If this wall is removed, will it cause more harm to the wetland to dismantle it? He agrees the floodplain location will need to be removed. He is also concerned about setting precedents. Even though this wall was done without the knowledge of this Commission, there are other walls along Ft. Meadow. However, there has been no harm done thus far to the wetland only the floodplain was impacted which can be corrected. There was some question about removing the wall, but Mr. White suggested to leave it where it is, as it does protect the lake, and removing it could cause problems. Mr. White also thought the firepit should be moved 1' back behind the wall, even though it's well stabilized. Mr. Williams also wanted to know who the landscaper was who built this, but the homeowner didn't say. Mr. Demers brought up that

even though a mistake was made the wall looks nice he'd preferer to see some sort of fine or community service required to deter others from making the same mistake. The Commission reviewed a memo prepared by Ms. Ryder dated 4/6/23 outlining three options the Commission has to remedy this problem: 1. Remove wall restore to original grades and establish buffer zone planting for area that wasn't already lawn prior to wall. 2. Keep wall and add mitigation plantings as an "example" to the rest of the lake on what buffer zone plantings look like & remove fill from floodplain as shown on plan. 3. Just have him remove the fill in the floodplain and condition that he can't remove the cattails but could add a dock to get beyond the cattails if he wanted to do that. The Commission was leaning towards a planting plan and removal of materials from the floodplain. The Commission asked Mr. Carvalho if this was something he is willing to provide, he indicated he would provide a planting plan. This matter to be continued on May 4th, to allow time for Mr. Carvalho to revise the plan and include a planting plan and showing changes to the wall and firepit.

846 & 850 Boston Post Rd. East – Exela Movers – proposing to make site improvements to existing storage facility near wetlands - (continued) to April 20th

Certificates of Compliance

- DEP 212-1193 149 Hayes Memorial Dr. - Dan Dedinsky of Gutierrez Co was present and explained that the site has been completed and an as-built plan submitted to Con Com and engineering earlier this week. He walked the site with Ms. Ryder which verified that the catch basins and drainage structure is clean the site is stable, detention basins are working and all areas of violation during construction have been cleaned up and erosion controls are all removed. Mr. Skarin made a motion to approve the Certificate of Compliance but have Ms. Ryder hold it until she receives confirmation from Engineering that the As-Built Plan is OK, the commission voted unanimously 6-0 to approve.
- DEP 212-1203 28 Littlefield Ln. - Ms. Ryder noted she has not had a chance to inspect this property but will do so before the next meeting this item was continued to April 20th meeting.

Discussion

- 541 Pleasant St. - Attorney White was present and explained that his client has engaged Green Abundance by Design who specialize in invasive plant management. He provided an invasive plant management proposal they prepared which covers 3 years of treatment and monitoring. He noted that the overall cost was excessive and wondered if they could proceed with the first year and see how it goes and see if someone else could also perform the work. The commission noted that they still need to see a plan that corresponds to the management plan to ensure areas are clearly defined and to also show the wetland flags done by the wetland consultant, so this resource area is clearly marked in the field and on the plan. If survey is too expensive, then a GPS or other method should be used. The hearing was continued to April 20th in order to allow time to provide a site plan and schedule.
- Save the Date – Project Clean Sweep – Earth Day Saturday April 22, 2023- Ms. Ryder noted that this year's clean sweep is on April 22nd and to have everyone spread the word.
- Letter from Jamy Buchanen Madeja, Esq. Re: 630-686 Forest St. - the Commission reviewed the letter and voted unanimously to accept and place on File. Ms. Ryder will follow up with answers to the listed questions, nothing more.

Conservation Commission
Minutes April 6, 2023

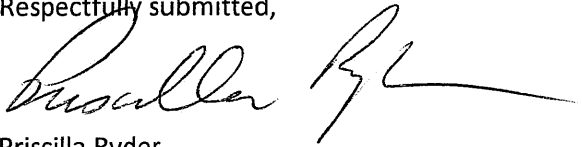
- Bio Map – the Future of Conservation in Massachusetts – site is [mass.gov/bio map](https://mass.gov/bio-map)- the Commission was encouraged to visit this website and see the new tools available to help in planning to keep the landscape connected for biodiversity.

Next Conservation Commission Meetings: April 20 and May 4, 2023

Adjournment -

There being no further discussion, on a motion by Mr. White, second by Mr. Skarin, the meeting was adjourned at 8:35pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Priscilla Ryder", followed by a long horizontal line extending to the right.

Priscilla Ryder
Conservation/ Sustainability Officer

DP/pr

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Conservation Commission
Minutes-May 4, 2023
Page 1 of 3

2023 MAY 22 PM 1:51

Conservation Commission

Approved on May 18, 2023

Minutes

May 4, 2023 - 7:00 PM

140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

Present: Edward Clancy-Chairman, Allan White, David Williams, William Dunbar, Dennis Demers, John Skarin, and Karin Paquin. Also present was Priscilla Ryder-Conservation officer

Absent: None

The hearing was recorded using Microsoft Teams

Approval of Minutes: The minutes of April 6, 2023, were reviewed and on a motion by Mr. White and second by Mr. Clancy, the Commission voted unanimously to approved 7-0.

Public hearings:

Request for Determination of Applicability

183 Lakeshore Dr. - Lee Grahan

Proposal to add deck to existing home near Ft. Meadow Reservoir.

Contractor Lenny McGregor presented details regarding the construction of a rectangular deck, 16'x24', with an 8'x27' walkway, with a total of 12 helical pier footings. There was no trees or shrubs in the immediate area so only existing lawn will be disturbed. All work is outside the 30' no disturb buffer zone and zoning setback from the lake. Mr. Dunbar wanted to know the location of the old septic tank, which would have been 5-10' off the house, to be sure that isn't impacted, Mr. McGregor will check. The deck will only be 20" off the ground and will be closed in with lattice to keep the critters out. The Commission noted that standard erosion control could be installed as necessary, but disturbance will be minimal. There being no further questions the hearing was closed. A motion was made by Mr. White and seconded by Mr. Clancy to issue a negative determination with standard conditions for this project, the Commission voted unanimously 7-0 to approve.

Notice of Intent (212-1261)

61 Chase Rd – Michele Soares

Proposal to construct an inground pool and fence near wetlands

Mark Arnold, of Goddard Consulting and owner Michele Soares were present. Mr. Arnold explained that there are 2 components to this NOI: 1. After the fact Fence, 2. Inground pool. The site plan shows the 30' no disturb buffer zone, the flagged Bordering Vegetated Wetland, and the Intermittent stream. Also shown is the 20+ year old shed and existing lawn area which extend into the 30' no disturb wetland buffer zone. He explained that the fence was built as a privacy for kids and security for the proposed pool. It is located in part within the 30' no disturb buffer zone, they did a wildlife habitat analysis to prove that the area was lawn and not of value, therefore he asked that the Commission conclude that the fence does have a negative impact on the buffer zone. Mr. Clancy questioned as to when fence was installed. Mr. Arnold noted it was in October timeframe, the owner Mrs. Soares noted that they did get a fence permit from the building department.

Mr. Arnold explained that there is no work in 30' BZ for pool and patio. Erosion Control to be installed as shown. Pool is expected to be 36'x18' in dimension with the deepest end to be 6' deep. They propose to use silt fence, and straw haybales for erosion control. The commission asked about the type of pool and how excess material will be removed from the site. Mr. Demers noted, historically the area most likely was filled, but there is an old stream, which could contribute to wetter material. Mr. White recommending dewatering of the area and establishing a tracking pad to prevent mud from being dragged into the

roadway. Mr. Arnold noted it would be a vinyl pool, and they can provide a dewatering detail and tracking pad. He noted that the work on the pool is expected to begin at the end of July, when it's drier. Mr. Arnold noted that the pool will be a cartridge filter, so no backwash is planned. The location of the fence was discussed at length with some members indicating that the policy states no fences within 30' BZ so the fence should be moved outside the zone. Ms. Ryder noted that some of the wetland flags were missing and need to be reestablished. She also questioned whether the debris pile behind the fence was new. It was agreed to do a site visit to look at the wetland line and to better determine whether, where and how the fence location is to be adjusted. Mr. Arnold asked if there could be some compromise for the fence location? Owner, Mrs. Soares wants consideration to keep fence as it is. Moving the fence would make it look odd and leaving less room for her children to enjoy the yard and leave the shed behind the fence. After some discussion the hearing was continued to May 18th so a site visit could be made.

Notice of Intent (212-1254)

846 to 850 Boston Post Rd East– Exela Movers

Proposes to make site improvements to an existing storage facility near wetlands -
 No one was present for this hearing, so it was continued to the May 18, 2023, meeting.

Request for Determination

15 Ahern Rd. – Brian Lewis

Proposes to repair and replace an existing retaining wall near wetlands
 Brian Lewis from The Natural Landscaper was present to represent the owner. He explained the owners want to replace the existing railroad tie wall that is failing. Brian explained the wall proposal in the application does extend the wall out toward the 30' no touch zone but realized now that is not possible. The wall construction was discussed, footing 2' down, 2' above 2x2x4 blocks, with stone base, and construction from pool side rather than wetland side. There was discussion as to whether this should be reviewed under an NOI since it's more substantial than just removing and replacing the existing walls. Mr. Lewis noted that he can provide a revised plan for the next meeting for review and then the Commission can determine what permit would be most appropriate for this project. The hearing was continued to May 18th meeting.

Request for Determination of Applicability

46 Lizotte Dr. – St. Mary's Credit Union

Proposes to install a natural gas generator at 46 Lizotte Dr. near wetlands
 Peter Roache, electrician hired by SMCU, to install generator, near existing transformer. Will need a precast pad. Hand dig trench for 7x12 pad for the 200 Amp – 3'x7' long, generator. Ms. Ryder noted the area was all lawn and there is a substantial berm between the lawn and the wetland, therefore runoff issue is not a concern. There being no further questions the hearing was closed. On a motion by Mr. White second by Mr. Clancy to issue a Negative determination with Standard Condition, the Commission voted unanimously, 7-0 to approve.

Abbreviated Notice of Intent (continued from March 2, 2023)

21 Blaiswood Ave.- Helvecio Carvalho

Proposes to build a patio, firepit and retaining wall on the shore of Ft. Meadow
 Mr. Carvalho showed a proposal for a planting plan. There is a tree within the floodplain, and a tree and shrubs to the opposite corner. Picture shows flood plain with 3' from the edge of the water. The wall in the floodplain would be removed and the area regraded back into the lawn to restore the floodplain in this area. It was agreed that the portion of wall to be removed will be done by hand so no need to delay that removal process. Ms. Paquin added that a tree & shrubs will help to control runoff from the driveway.

The Commission discussed the buffer zone plantings and noted that they would like to see specific trees and shrubs listed on the plans and include quantities as well. Mr. Carvalho indicated that he would provide the revised plans next week. The Commission also asked that the firepit be removed or covered so it no longer functions as a fire pit, it could remain if it's a bench or planter.

The hearing was continued to May 18th for to allow revised plans to be prepared.

Certificate of Compliance:

DEP 212-1203 28 Littlefield Ln. Ms. Ryder showed photos of the site completed including the BZ markers and restoration planting. It appears all conditions of the permit have been met and she recommended issuance of a Certificate of Compliance. On a motion by Mr. Skarin and second by Mr. Clancy to approve a full certificate of compliance for this project the commission voted unanimously 7-0 to approve.

Discussion:

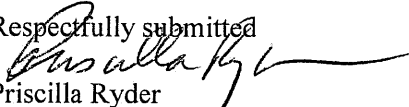
- 541 Pleasant St. – Attorney Mike White representing Mr. Sampaio was present. He noted that at the last meeting he had presented a proposal from Green abundance by design, however the cost was high, and they have since received an e-mail from Hancock Associates -David Cowell, expressing interest in the project and will be providing a formal proposal in the next few days which will work to resolve the violation. The Commission indicated this was a good step and asked that Mr. White report back to the Commission by the June 1st meeting with an update and schedule. Mr. White indicated that would be fine.
- 41 Boivin Dr. – follow up - The owners of 41 Boivin Dr. had asked Ms. Ryder to look at the invasive plant removal work done on the property and had provided a revised planting plan for review as required in their permit. Several members asked to do a site visit before rendering a decision. Ms. Paquin, Mr. Dunbar, Mr. Skarin and Ms. Ryder will plan to do a site visit on Friday, May 12th.
- Buffer Zone Restoration – The Commission was provided with the Draft Buffer Zone Restoration policy and in general everyone was in favor of it. Ms. Ryder will look at a few other resources about tree types etc. and will provide a final updated plan in the near future.

The next meetings are scheduled for May 18 and June 1, 2023.

Adjournment

As there was not further business on a motion to Adjourn by Mr. White with a second by Mr. Demers the Commission voted unanimously 7-0 to adjourn.

Respectfully submitted


 Priscilla Ryder
 Conservation Officer

DP/PR

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CITY OF MARLBOROUGH

2023 MAY 19 AM 9:39



Massachusetts Cultural Council

Marlborough Cultural Council Meeting Minutes

Date: Wednesday, April 26, 2023 at 6:30 PM

Location: Marlborough City Hall, Memorial Hall on 3rd floor

After approve, email as Word doc to:

skerrigan@marlborough-ma.gov

wchu@marlborough-ma.gov

Members Present:

| | |
|-------------------|--------------------|
| Mary Avery | Kathryn B. Weaver |
| Andrea Bibi | Marcia Waldman |
| Harmony Larson | Amanda Mayo |
| Jagruti Seemungal | Kathy Oliver Jones |

Members Absent:

| | |
|------------------------|--|
| Beatrice "Bea" Mullony | |
| | |

I. Call to Order at 6:45pm.

II. Review of Minutes

- February meeting minutes approved. Andrea made a motion to approve, Amanda seconded.

III. Discussion and Election of Council Roles

- Discuss required roles: Treasurer, Secretary, and Chair
- Key opportunity identified: delegating some of the Chair's current tasks
 - Setting up meetings with City, drafting agendas (Secretary)
 - Share management of Gmail inbox?
 - Social media / publicity
 - Grants coordination (priority)
- Andrea Bibi nominated **Mary Avery** as the **Chair**. Jagruti Seemungal seconded. Approved unanimously.

- Andrea Bibi nominated **Amanda Mayo** as **Co-Chair**. Jagruti Seemungal seconded. Approved unanimously.
- Andrea Bibi nominated **Harmony Larson** as **Secretary**. Kathryn Weaver seconded. Approved unanimously.
- Harmony Larson nominated **Jagruti Seemungal** as **Treasurer**. Amanda Mayo seconded. Approved unanimously.

IV. Reports from Working Groups

- Buddy Letter: Edits made and ready to be distributed.
- Mayor's Mural Project - finalists have been identified and interviews are being scheduled for early May.

V. Schedule date for May meeting

- May 17, 6:30pm.

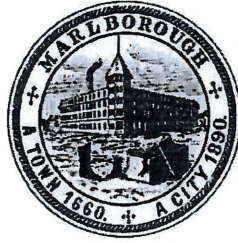
VI. Adjournment. 8:08. Mary Avery made a motion to adjourn. Harmony Larson seconded.

TRAFFIC COMMISSION

1

March 29, 2023
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

2023 MAY 25 PM 5:51



**CITY OF MARLBOROUGH
 OFFICE OF TRAFFIC COMMISSION
 140 MAIN STREET
 MARLBOROUGH, MASSACHUSETTS 01752**

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, March 29, 2023, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website (www.marlbrough-ma.gov). Members present: Chairman - Police Chief David Giorgi, Fire Chief Kevin Breen, Commissioner of Public Works Sean Divoll and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller, Officer Andy Larose from the MPD Traffic Services Unit and Paul Chamberlain, Senior Intern with the Engineering Dept.

Minutes taken by Karen Lambert, MPD - Public Safety Administrative Assistant.

Chief Giorgi started recording the meeting at 10:05 a.m. and began by welcoming everyone and making introductions.

1- Minutes

Review of the minutes of the Traffic Commission meeting of Wednesday, February 22, 2023.

VOTE TO APPROVE. All in Favor - Accept and Place on File.

2 - New Business

2a) Review of the Traffic Regulations Dashboard

Ashley Miller asked to add this agenda item and to discuss, at some point, regulations that were found to be outdated or written incorrectly in the existing regulations. She included a link to the dashboard that was created by their Senior Intern, Paul Chamberlain. The dashboard is an electronic version of all regulations shown on interactive maps. This dashboard can be used during Traffic Commission meetings to easily refer to existing regulations instead of looking things up in the General Code.

Lines on the maps are color coded to pertain to regulations and the maps include pictures of signage. If you click on one of the lines you can see the regulation and a link to the General Code. It is now easy to see where there are conflicting or duplicate regulations when they are viewed on a map. The public will also have access to this dashboard; however, Engineering hasn't decided exactly where it will be available, but it will be linked to several spots. It will be password protected when it is being edited.

Officer Larose pulled up the dashboard on the large screen for reference. You can clearly see things like stop signs, required turns, prohibited U-turns etc. If a sign is in the regulations, it will appear on the dashboard. Ashley explained that it will be another tool to assist the Traffic Commission. It also shows where regulations should not actually be in place. For example, at 240 Main Street there is a regulation in place where the actual building is now. The maps make it easy to see regulations that need to be repealed as you can now see any discrepancies between the graphic and the actual regulation. It took Mr. Chamberlain over 100 hours to create this dashboard. All traffic regulations are now shown geographically. Ashley advised that she would like to find a way to add notes for other City Codes.

Commissioner Divoll asked what would supersede if there was a discrepancy between the dashboard and the actual regulations. The regulations would, however, any wording or clarification can be added. You can also see an aerial photo view which is helpful. Tom DiPersio said that he would like to see this dashboard linked to the Traffic Commission Website and the DPW. All agreed that this will be a great tool.

MOTION was made, seconded, duly VOTED to ACCEPT and PLACE ON FILE.

2b) TT parking issues on Northboro Road

Officer Larose sent an email to Chief Giorgi on this issue. The PD has been getting calls about "tractor trailer trucks being parked for days on end behind McDonalds". It's on Northboro Road where there is a cut-out area. There is a sign that says trailer truck parking only, but there is no time limit. In his email, he states that he has no issue with a truck parking there to grab lunch etc. but it shouldn't be used as someone's personal parking space. He would like to discuss a regulation to restrict the amount of time a vehicle can be parked here, for example, 1 hour or 2 hours.

Ashley Miller checked the regulations and confirmed that there aren't any parking restrictions here. All agreed that it wasn't meant to be used for long term parking. Chief Giorgi asked if we could just add a sign. Steve Kerrigan said that it would need to be regulated in order to be enforceable. There is no specific section of the Regulations for Tractor Trailer Parking. It was suggested that this location be added to the "Time Limit Parking" section.

MOTION was made, seconded, duly VOTED to REFER to ENGINEERING to draft the wording for the regulation.

Commissioner Divoll asked to discuss an item not on the agenda.

Unwarranted Stop Signs – Commissioner Divoll has noticed several stop signs that do not appear to meet the required warrants. He mentioned two on Clinton Street, one at

Auburn Street and one at Old Charter Road. He also noted one at Clover Hill Street and Beach Street. He would like to have Engineering review these locations also, like they did on Bigelow Street. Steve Kerrigan that this should be added as a new business item on the agenda for next month, but we can refer it to Engineering now to start to look into it.

3-Old Business

3a) Request for a crosswalk on Elm Street/Broad Street Area.

Update: Chief Giorgi advised that he reached out to Councilor Irish again but does not have any update at this time. TABLE for next meeting.

3c) Request to make Winter Avenue a one-way street.

Update: Tom DiPersio advised that he talked to the Legal Department and was told that the City has no authority to do this on a private way.

3b) Accident concerns in the area of Winter Street/Winter Street Ext./Lincoln St.

Update: The initial request was for no left turn out of Winter Street onto Lincoln Street. Officer Larose noted that we don't want to encourage people to take a left onto Rte 20. Also, there is no left turn onto Rte. 20 allowed during rush hour. It was also agreed that it is difficult to take a right out of Winter Ave. Officer Larose also noted that the accidents usually occurred coming down the hill on Lincoln Street. Steve Kerrigan asked if we could restrict the turn at the end of Winter Ave. Tom DiPersio said that he thinks we probably could because the sign would be on Lincoln Street, which is a public way. Officer Larose pulled up a photo for reference. It was noted that the sight distance is limited but if you can't turn right you would have to go left or straight across to Winter Street, which could be even more dangerous. Chief Giorgi said that we could also leave it as is. He reiterated that 6 of the accidents were due to winter weather conditions. Commissioner Divoll also noted that the DPW puts cones up across Lincoln Street and Broad Street when they are plowing. They allow local traffic only so they can clear the snow.

Engineering pointed out that they did change the sign on Elm Street a while ago to make it more apparent that trucks are not allowed on Winter Street. Chief Giorgi's opinion is to leave it alone as the statistics don't support adding any additional signage. All were in agreement.

Councilor Robey asked to discuss an item not on the agenda.

Municipal Parking lot on Bolton Street

Chief Giorgi received an email from Katie Robey about this issue after the meeting agenda was posted. He brought a copy of her email and passed it out to the group. She was asking about the regulation for No Parking from 2:00 am to 5:00 am in this lot. It was discussed at the 3/21/21 meeting and it was unclear if the regulation was ever voted on and advertised.

Chief Giorgi looked into it and advised that Councilor Robey appears to be correct. He said that the minutes indicate that the issue was tabled because of a discussion about the electric charging station. He did find a draft copy of the regulation which he also passed out. Steve Kerrigan had gone to the lot and taken a picture of the sign that says, "No Parking 2:00 am to 5:00 am Tow Zone". The sign was installed but the regulation was never added or advertised. The intention of the Traffic Commission was clear at the time and the missing regulation appears to be an oversight. All agreed to approve the regulation, as amended, to add the overnight parking restriction to this lot. It will be advertised and added to the Code.

It was asked if someone could park in the charging station between 2:00 am and 5:00 am if they were charging their car. Yes, this would be acceptable if the vehicle was being charged but it would need to be removed for a snow emergency so the lot could be plowed. Tom DiPersio confirmed that use of the electric charging station does not supersede the winter parking ban.

Officer Larose also added that the charging station on Rawlins Avenue was hit the other day. He realized that this location also needs to be added to the schedule of Electric Vehicle Charging Stations. All in favor of adding this location.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:37 am.

Respectfully submitted,

Karen L. Lambert
Records Clerk
Marlborough Police Department

List of documents and other exhibits used at the meeting:

- City of Marlborough Meeting Posting for the Traffic Commission Meeting on March 29, 2023, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, February 22, 2023.
- Email from Ashley Miller to Chief Giorgi, dated 3/15/23, re: TC Agenda Item – Traffic Regulations Dashboard.
- Email from Officer Larose to Chief Giorgi, dated 3/20/23, re: TT parking on Northboro Road.

Additional Handouts

- Email from Councilor Robey to the City Council, dated 3/23/23, re: Traffic Commission vote on Municipal Lots – including copy of minutes discussion, photo of no parking sign and Chief's response with draft copy of regulation.

**City Council Finance Committee
 May 15, 2023, and May 16, 2023
 Municipal FY2024 Budget Hearings
 Minutes and Report**

These meetings convened at 6:00 PM and were held in the City Council Chamber and open to the public. The meetings were televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) and were available for viewing using the link under the Meeting Videos tab on the city’s website, home page (www.marlborough-ma.gov). The May 15th meeting adjourned at 11:20 PM. The May 16th meeting adjourned at 9:01 PM.

May 15, 2023: Voting members present: Chair Irish, Councilors Dumais, Perlman, Oram, and Brown.

Non-Voting members present: Councilors Ossing, Landers, Navin, Robey, Doucette, and Wagner.

May 16, 2023: Voting members present: Voting: Chair Irish, Councilors Dumais, Perlman, Oram, and Brown.

Non-Voting members present: Councilors Ossing, Landers, Navin, Robey, Doucette, and Wagner.

Order No. 23-1008881: Mayor Vigeant’s Proposed FY2024 Operating Budget in the amount of \$188,751,024.00.

Chair Irish read the Mayor’s May 4, 2023, letter submitting the budget for review and approval in the amount of \$188,751,024.00 representing a 4.57% increase over this year, primarily due to a continued increase in utility costs, Assabet Valley Regional School, contract services and added staffing.

The Finance Committee reviewed each of the items listed in the Budget Summary over the course of the two meetings together with the Mayor and municipal department heads and proposed the following adjustments to the Mayor’s budget.

On a motion by Councilor Perlman, seconded by Councilor Oram, the Finance Committee voted 5-0 to refer to the City Council Mayor Vigeant’s FY 2024 Operating Budget with proposed reductions in the amount of \$940,100.00 as listed in the below table and resulting in an amended FY 2024 Municipal Operating Budget in the amount of \$187,810,924; and further recommends that the Mayor be requested to submit budget amendments listed in the table on page 3.

FINCOM FY24 Budget Adjustments – Reductions

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|---|------------------------------------|-------------------|-------------------------|---|
| 1920 Property & Building Maintenance | 50291 Asst. Commish | -\$2,050 | Approved 5-0 | Fund the position at the correct step. |

**City Council Finance Committee
May 15, 2023, and May 16, 2023
Municipal FY2024 Budget Hearings
Minutes and Report**

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|---|---|-------------------|---|--|
| 3032 Maintenance Schools | 50291 Asst. Commish | -\$2,050 | Approved 5-0 | Fund the position at the correct step. |
| 1920 Property & Building Maintenance | 52120 Electricity | -\$100,000 | Approved 5-0 | Implement energy conservation measures |
| 3032 Maintenance Schools | 52200 Natural Gas | -\$100,000 | Approved 3-2 (Opposed Irish/Brown) | Implement energy conservation measures |
| 1990 Other Government | 57820 Reserve for Salaries | -\$300,000 | Approved 5-0 | All contracts settled. |
| 2200 Fire Department | 51300 Gross OT | -\$50,000 | Approved 3-2 (Opposed Irish/Oram) | 20% increase is excessive. Have not spent FY23 funds. FY23 Run rate is \$40,000 per month |
| 9300 Capital Projects | 58595 City Hall Equipment | -\$300,000 | Approved 5-0 | Using Free cash enables the council to have oversight on how funds are used. |
| 8600 Solid Waste | 52935 Solid Waste Disposal | -\$86,000 | Approved 5-0 | Transferred out \$475,000 in FY23. Indicated there is contingency built in at the March 6, 2023 FINCOM meeting. Level fund line item. |
| TOTAL | | -\$940,100 | | |

Impact of the FINCOM FY24 Budget Adjustments

- The Mayor's proposed FY24 budget of \$188,751,024 less the above adjustments of \$940,100 equals a new FY24 budget of \$187,810,924. This represents an increase of \$7,307,825 from FY23 or an increase of 4.04%.
- The Mayor's projected tax impact provided in the budget package was an increase of \$262 for the average single-family house. This was based on a residential/CIP shift value of 1.40 which resulted in a corresponding residential tax rate of \$10.96. A reduction of \$940,100 from the Mayor's submitted budget will reduce the projected tax on the average single-family house to \$235.

**City Council Finance Committee
 May 15, 2023, and May 16, 2023
 Municipal FY2024 Budget Hearings
 Minutes and Report**

- The Mayor emphasized that these are estimates and the actual tax implications will be determined in November.

**FINCOM FY24 Budget Adjustments – Motions Approved to Increase the Budget
 Requires a Budget Amendment from the Mayor**

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|----------------------------|---|-------------------|--|---|
| 1610 City Clerk | 50290 Asst. Clerk | +\$4590 | Approved 5-0 | Funding to support new salary ordinance. |
| 1620 Elections | 50141 Clerk | +\$17,600 | Approved 5-0 | Add back position that was deleted by the Mayor |
| | | | | |
| TOTAL | | +\$22,190 | | |
| | | | | |
| 6100 Library | 50475 Head Adult Services | \$61,580 | Approved 5-0 For Mayor to submit salary ordinance | Unable to fund position without salary ordinance. Request Mayor submit salary ordinance. |
| 6100 Library | 50478 Program Outreach Coordinator | \$54,410 | Approved 5-0 For Mayor to submit salary ordinance | Unable to fund position without salary ordinance. Request Mayor submit salary ordinance. |
| | | | | |

The FINCOM voted 5-0 to request the Mayor submit a budget amendment that contains the following:

- Add \$4,590 to the City Clerk Assistant City Clerk line item 1610-50290
- Add \$17,600 to the Elections Department part time Clerk line item 1620-50141
- Submit the salary ordinance for the Head Adult Services position in the Library Department
- Submit the salary ordinance for the Program Outreach Coordinator position in the Library Department

**City Council Finance Committee
 May 15, 2023, and May 16, 2023
 Municipal FY2024 Budget Hearings
 Minutes and Report**

FINCOM FY24 Budget – Motions Made and NOT Approved

| Department | Account # Description | Adjustment | FINCOM Vote | Comments |
|---------------------------------------|--|-------------------|--|---|
| 1990 Other Government | 57820 Reserve for Salaries | -\$100,000 | Does not Carry 1 in favor (Oram) and 4 Opposed | |
| 2100 Police Department | 51320 Court OT | -\$46,900 | Does not carry 1 in favor (Perlman) and 4 opposed | |
| 5120 Health Department | 50607 Substance Abuse Coordinator | | Motion was withdrawn due to not having details on step 2 salary | Reduction to align with Step 2 |
| 9000 Water Fund | 52320 Water MWRA | -\$90,545 | Does not carry 2 in favor (Dumais/Perlman) and 3 opposed | |
| | | | | |

Submitted by,
 Chair John J. Irish
 For Agenda: May 22, 2023