

March 28, 2022

Chair Edward Clancy  
City of Marlborough Conservation Commission  
c/o Pricilla Ryder, Conservation Officer  
140 Main Street  
Marlborough, MA 01752

**A&M Project #:** 1670-20  
**Re:** Request for Determination of  
Applicability (RDA)  
Lincoln & Mechanic Street  
Marlborough, MA

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Dear Mr. Clancy & Members of the Conservation Commission:

On behalf of Marlborough ALTA, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Request for Determination of Applicability (RDA) to the Marlborough Conservation Commission under the Massachusetts Wetlands Protection Act Regulations. The applicant is proposing a mixed-use development at the intersection of Mechanic & Lincoln Streets within the Neighborhood Business (NB) zoning district and to maximize the full potential of the property, the applicant is proposing to modify an existing drainage ditch located along the northerly portion of the property adjacent to the old rail spur line. The work would involve the filling of the southerly portion of the ditch, enlarging the northerly portion, increasing the volume, installing an outlet control structure with trash racks and relocating the existing drainage line to Lincoln Street.

The area in question is an existing drainage ditch that receives stormwater from the Kelleher Field/Playground and the municipal drainage system in Jefferson Street via an existing 24" pipe. The existing drainage ditch is approximately 200 feet long and approximately 8 feet wide. The end of the ditch has a 24" flared end section which connects to an existing drainage manhole. The existing drainage manhole also receives additional stormwater from the municipal drainage system located on the easterly side of the development from Pleasant, Chestnut, Mechanic and Manning Streets. Eventually all stormwater drains into the municipal drainage system within Lincoln Street. This work is depicted on plans of record on file with the engineering department and located with existing drainage easements. Recent plans associated with the Assabet River Rail Trail did not denote wetlands in this area. The area is not depicted on the MassGIS MassMapper database of MassDEP potential wetland resource areas. The area has not been field delineated, however no wetland vegetation was apparent during a site walk held between A&M, Ms. Priscilla Ryder, Conservation Officer, and Mr. Thomas DiPersio, PE, PLS, City Engineer.

Enclosed are 8 copies of the filing and plans illustrating the proposed work. Additionally, 1 copy has been delivered to the MassDEP Central Regional office in Worcester, MA. We look forward to discussing the application and the proposed project at the next Conservation Commission hearing. Please notify us of the location and time of the public hearing.

If you have any questions on the above information, please contact the office.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**

Philip Cordeiro, PE  
Branch Manager

cc: Marlborough ALTA, LLC  
MassDEP Central Regional Office - Worcester

enclosure:

**Record Owner Information**

Property Information			
Address	Parcel ID	Lot Size	Owner
283 Lincoln ST	69-345	14,695 SF	BPD Realty Trust
293 Lincoln ST	69-343	8,029 SF	Koby Inc.
297 Lincoln ST	56-85	46,080 SF	
297 Lincoln ST	69-341	11,147 SF	
301 Lincoln ST	69-342	5,353 SF	
305 Lincoln ST	69-340	17,265 SF	
325 Lincoln ST	69-339A	15,058 SF	Marlborough Economic Development Corp.
Lincoln ST	69-339	7,036 SF	
Mechanic ST	69-338	25,270 SF	
Lincoln ST	69-338A	15,058 SF	
Mechanic ST	69-337	34,822 SF	



*Figure 1 - Looking Southerly towards Lincoln Street*



*Figure 2 - 24" Inlet Pipe*



*Figure 3 - Flared End Section Outlet*



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Marlborough

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Marlborough ALTA, LLC c/o Jim Lambert

Name

jim.lambert@woodpartners.com

E-Mail Address

91 Hartwell Avenue

Mailing Address

Lexington

City/Town

MA

State

02421

Zip Code

781-541-5822

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Allen & Major Associates, Inc.

Firm

Phil Cordeiro, PE

Contact Name

pcordeiro@allenmajor.com

E-Mail Address

10 Main Street

Mailing Address

Lakeville

City/Town

MA

State

02347

Zip Code

508-923-1010

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Marlborough Conservation Commission make the following determination(s). Check any that apply:

- a. whether the area depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
c. whether the work depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of:

Marlborough

Name of Municipality

- e. whether the following scope of alternatives is adequate for work in the Riverfront Area as depicted on referenced plan(s).



# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Off Mechanic & Lincoln Street

Street Address

69 & 56

Assessors Map/Plat Number

Marlborough

City/Town

69-337, 69-338, 69-338A, 69-339, 69-339A,  
69-340, 69-341, 69-342, 69-343, 69-345, 56-  
85 & portion of an old rail spur

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The property is located at the intersection of Mechanic & Lincoln Streets and adjacent to the Assabet River Rail Trail and commercial development. The area in question is an existing drainage ditch that receives stormwater from the Kelleher Field/Playground and the municipal drainage system in Jefferson Street via an existing 24" pipe. The existing drainage ditch is approximately 200 feet long and approximately 8 feet wide. The end of the ditch has a 24" flared end section which connects to an existing drainage manhole. The existing drainage manhole also receives additional stormwater from the municipal drainage system located on the easterly side of the development from Pleasant, Chestnut, Mechanic and Manning Streets. Eventually all stormwater drains into the municipal drainage system within Lincoln Street.

- c. Plan and/or Map Reference(s):

Site Plans - Existing Conditions, Layout & Materials, Grading & Drainage,  
Landscape Plan

Title

Aerial, USGS, FEMA Habitat Exhibits

Title

Title

03-17-2022

Date

03-28-2022

Date

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The applicant is proposing a mixed-use development at the intersection of Mechanic & Lincoln Streets within the Neighborhood Business (NB) zoning district and to maximize the full potential of the property, the applicant is proposing to modify an existing drainage ditch located along the northerly portion of the property adjacent to the old rail spur line. The work would involve the filling of the southerly portion of the ditch, enlarging the northerly portion, increasing the volume, installing an outlet control structure with trash racks and relocating the existing drainage line to Lincoln Street.



## WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

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**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Various Owners, see attached cover letter

Name

Mailing Address

City/Town

State

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

  
Signature of Applicant  
James Lambert

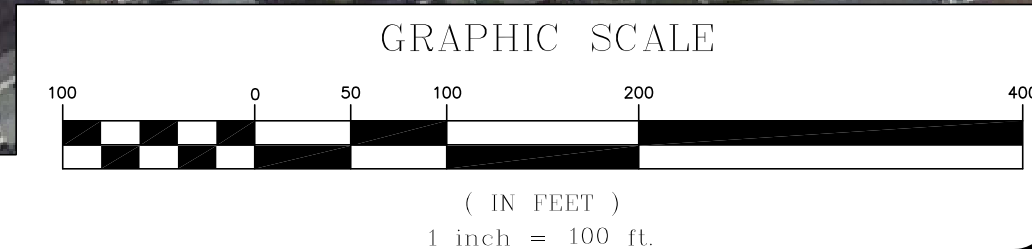
3/30/22  
Date

Signature of Representative (if any)

MARCH 31, 2022  
Date



NOTE: IMAGE OBTAINED FROM MASS MAPPER ON 2/23/2022.



**APPLICANT/OWNER:**

MARLBOROUGH ALTA, LLC  
91 HARTWELL AVENUE - 3RD FLOOR  
LEXINGTON, MA 02421

**PROJECT:**

MARLBOROUGH ALTA  
LINCOLN & MECHANIC ST  
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	2/28/2022
SCALE:	1"=100'	DWG. NAME:	C1670-20
DESIGNED BY:	BR	CHECKED BY:	PLC

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**

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environmental consulting ♦ landscape architecture  
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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**DRAWING TITLE:**

AERIAL MAP

**SHEET No.**

FIG-1

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NOTE: IMAGE OBTAINED FROM USGS MARLBOROUGH QUADRANGLE ON 2/23/2022.



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 91 HARTWELL AVENUE - 3RD FLOOR  
 LEXINGTON, MA 02421

**PROJECT:**

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 LINCOLN & MECHANIC ST  
 MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	2/28/2022
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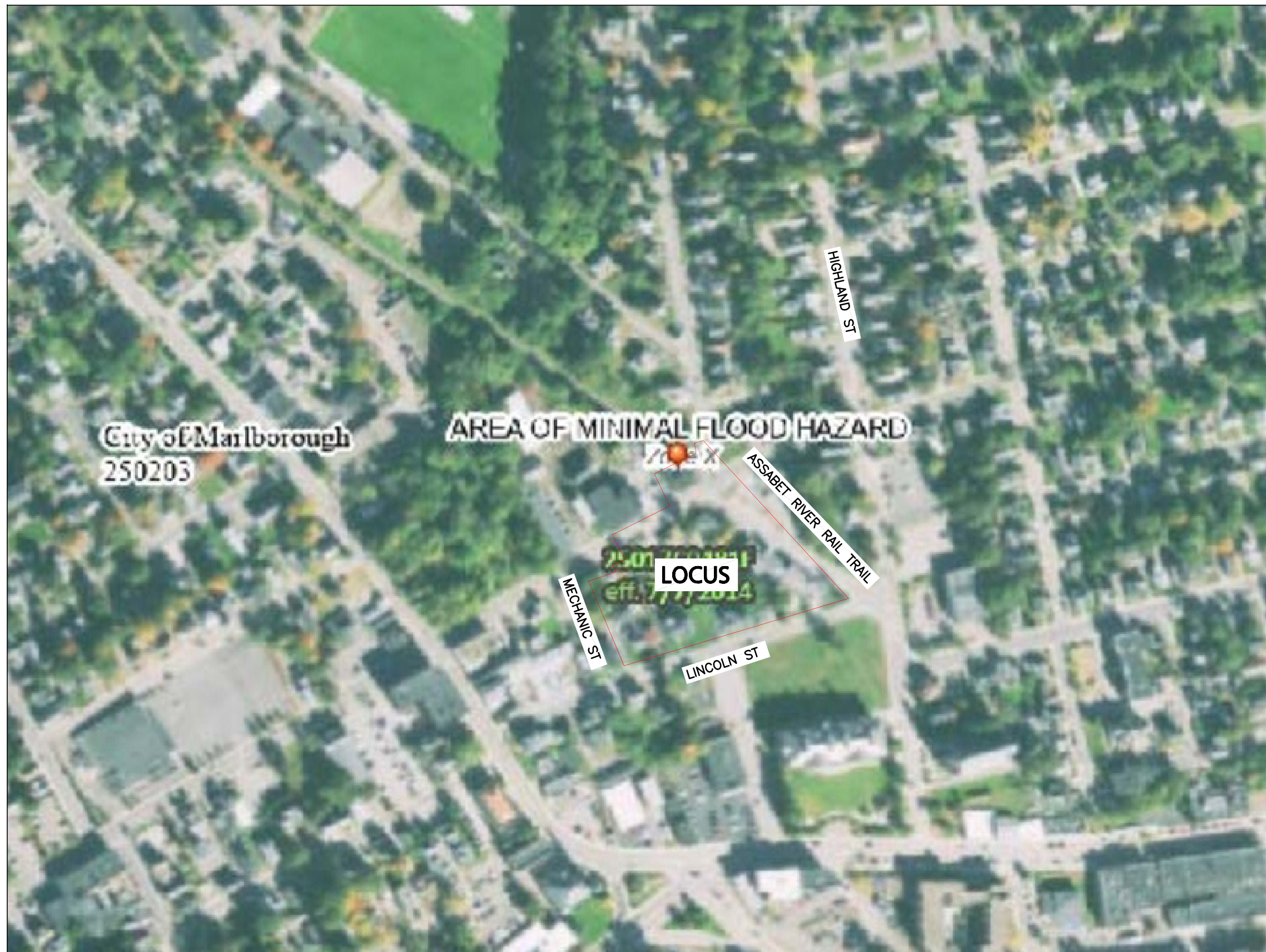
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DRAWING TITLE: SHEET No.

USGS MAP

FIG-2

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GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

NOTE: IMAGE OBTAINED FROM FEMA 25017C0481F 250203 ON 2/23/2022.



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91 HARTWELL AVENUE - 3RD FLOOR  
LEXINGTON, MA 02421

PROJECT:

MARLBOROUGH ALTA  
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MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	2/28/2022
SCALE:	1"=300'	DWG. NAME:	C1670-20
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PREPARED BY:



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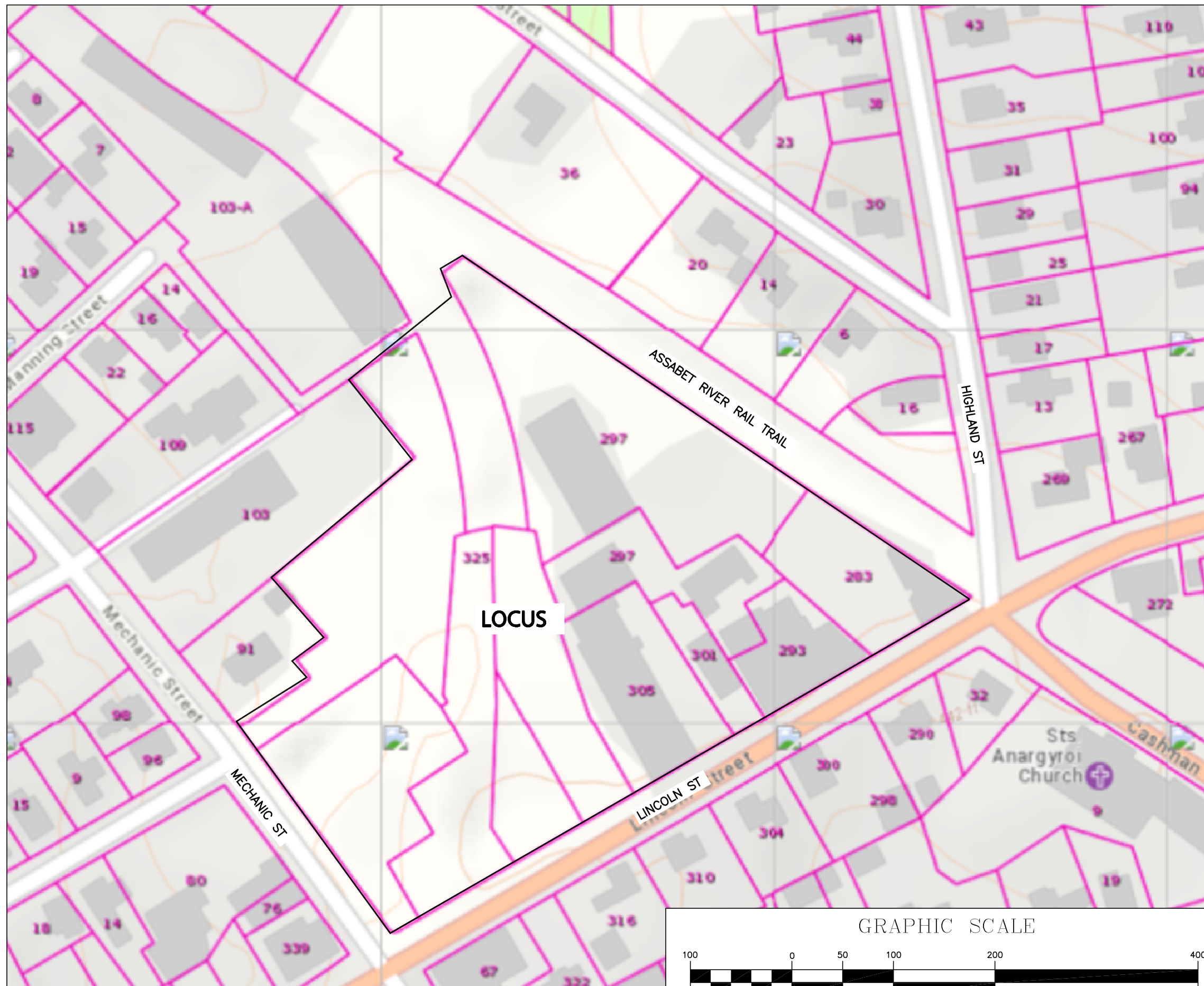
DRAWING TITLE:

FEMA MAP

SHEET No.

FIG-3

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NOTE: IMAGE OBTAINED FROM MASSMAPPER ON 2/23/2022.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



**APPLICANT/OWNER:**

MARLBOROUGH ALTA, LLC  
91 HARTWELL AVENUE - 3RD FLOOR  
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**DRAWING TITLE:**

HABITAT MAP

**SHEET No.**

FIG-4

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