

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Public Services Committee

Date: June 8, 2018

Time: 2:00 PM

Location: City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

Agenda Items to be addressed:

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2018 JUN -5 A 11: 27 JUN -5

1. 05-21-2018 – **Order No. 18-1007288**: Petition of Comcast to install new underground conduit to 46 Lizotte Drive.  
-Refer to Public Services  
-Public Hearing: June 4, 2018
2. 05-21-2018 – **Order No. 17-1007285**: Communication from City Solicitor, Donald Rider, regarding Acceptance of Slocumb Lane as a public way.  
-Refer to Public Services & Planning Board
3. 04-23-2018 – **Order No. 18-1007246**: Application for Renewal of Junk Dealer's/Second Hand License, Best Buy Stores, LP 1966, 601 Donald Lynch Boulevard.  
-Refer to Public Services
4. 04-23-2018 – **Order No. 18-1007247**: Application for Renewal of Junk Dealer's/Second Hand License, Best Buy Stores, LP 820, 769 Donald Lynch Boulevard.  
-Refer to Public Services

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

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

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.



# IN CITY COUNCIL

Marlborough, Mass., \_\_\_\_\_ MAY 21, 2018

**ORDERED:**

That there being no objection thereto set **MONDAY JUNE 4, 2018** as **DATE FOR PUBLIC HEARING** On the Petition of Comcast to install new underground conduit to 46 Lizotte Drive, be and is herewith refer to **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 18-1007288



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2018 MAY 16 A 10:37

Comcast  
David R. Flewelling  
Specialist 2 Construction  
9 Forbes Road, Suite 9B  
Woburn, MA 01801  
Cell – 617-279-7864  
[dave\\_flewelling@comcast.com](mailto:dave_flewelling@comcast.com)

May 15, 2018

Ms. Lisa M. Thomas  
City Clerk  
Marlborough City Hall  
140 Main Street  
Marlborough, MA 01752

RE: 46 Lizotte Drive  
Grant of Location-Petition

Dear Ms. Thomas:

Enclosed please find materials supporting Comcast request for a grant of location from the City of Marlborough. The work associated with the attached petition is for the purpose of installing a new underground conduit to 46 Lizotte Drive. All excavation work will take place on Lizotte Drive, for a more detailed description of the work please refer to the attached construction plan.

I look forward to the opportunity to address this matter in further detail at the next Marlborough City Council Meeting.

Should you have any questions or concerns, please feel free to contact me at (617) 279-7864.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Flewelling".

David R. Flewelling  
Comcast  
Specialist 2, Construction

Enclosure (3)

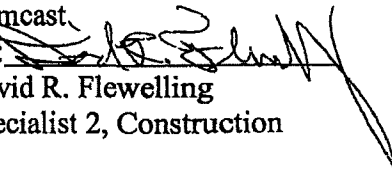
PETITION OF COMCAST FOR LOCACTION FOR CONDUITS AND MANHOLES

To the City Council for the City of Marlborough, Massachusetts:

Respectfully represents Comcast Cable Communications Management, LLC, a company incorporated for the distribution of telecommunications services, that it desires to construct a line for such telecommunications under the public way or ways hereinafter specified.

**Lizotte Drive:** Starting at the existing utility pole number 24-1 located at the intersection of Williams Street. Placing (1) 3" PVC conduit 390'+/\_ to proposed 24"x 36" vault and locating the existing conduit coming from 46 Lizotte Drive.

Wherefore, your petition prays that, after due notice and hearing as provided by law, the City Council may by Order grant your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by Dewsnap Engineering Associates, LLP, Dated May 9, 2018, and filed here with, under the following public way or ways of said City of Marlborough

Comcast.  
By:   
David R. Flewelling  
Specialist 2, Construction

Dated this May 15, 2018

City of Marlborough Massachusetts

Received and filed \_\_\_\_\_, 2018

\_\_\_\_\_

ORDER FOR CONDUIT LOCATION

In the City Council for the City of Marlborough, Massachusetts.

ORDERED:

That permission be and hereby is granted to Comcast Cable Communications Management, LLC., to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated May 15,2018

Lizotte Drive: Starting at the existing utility pole number 24-1 located at the intersection of Williams Street. Placing (1) 3" PVC conduit 390'+/\_ to proposed 24"x 36" vault and locating the existing conduit coming from 46 Lizotte Drive.

Substantially as shown on plan marked - Proposed Comcast Underground, filed with said petition.

Also that permission be and hereby is granted said Comcast to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be of such materials and construction and all work done in such manner as to be satisfactory to the City Council or to such officers as it may appoint to the supervision of the work.
2. Said Company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
3. In addition said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of One Hundred Thousand Dollars (\$100,000) (reference being had to the bond already on file with said City) conditioned for the faithful performance of its duties under this permit.
4. Said Company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the foregoing order was adopted at a meeting of the City Council for the City of Marlborough, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

(over)

\_\_\_\_\_  
City Clerk

We hereby certify that on \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at Marlborough, Massachusetts a public hearing was held on the petition of the Comcast for permission to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, described in the order herewith recorded, that we mailed at least seven days before said hearing a written notice the time and place of said hearing to each of the owners of real estate determined by the last preceding assessment for taxation along the ways parts of ways upon which the Company is permitted to construct the lines said Company under said order. And that thereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

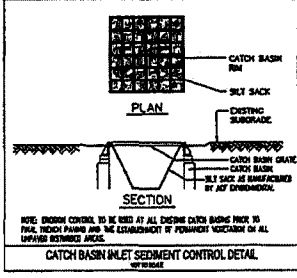
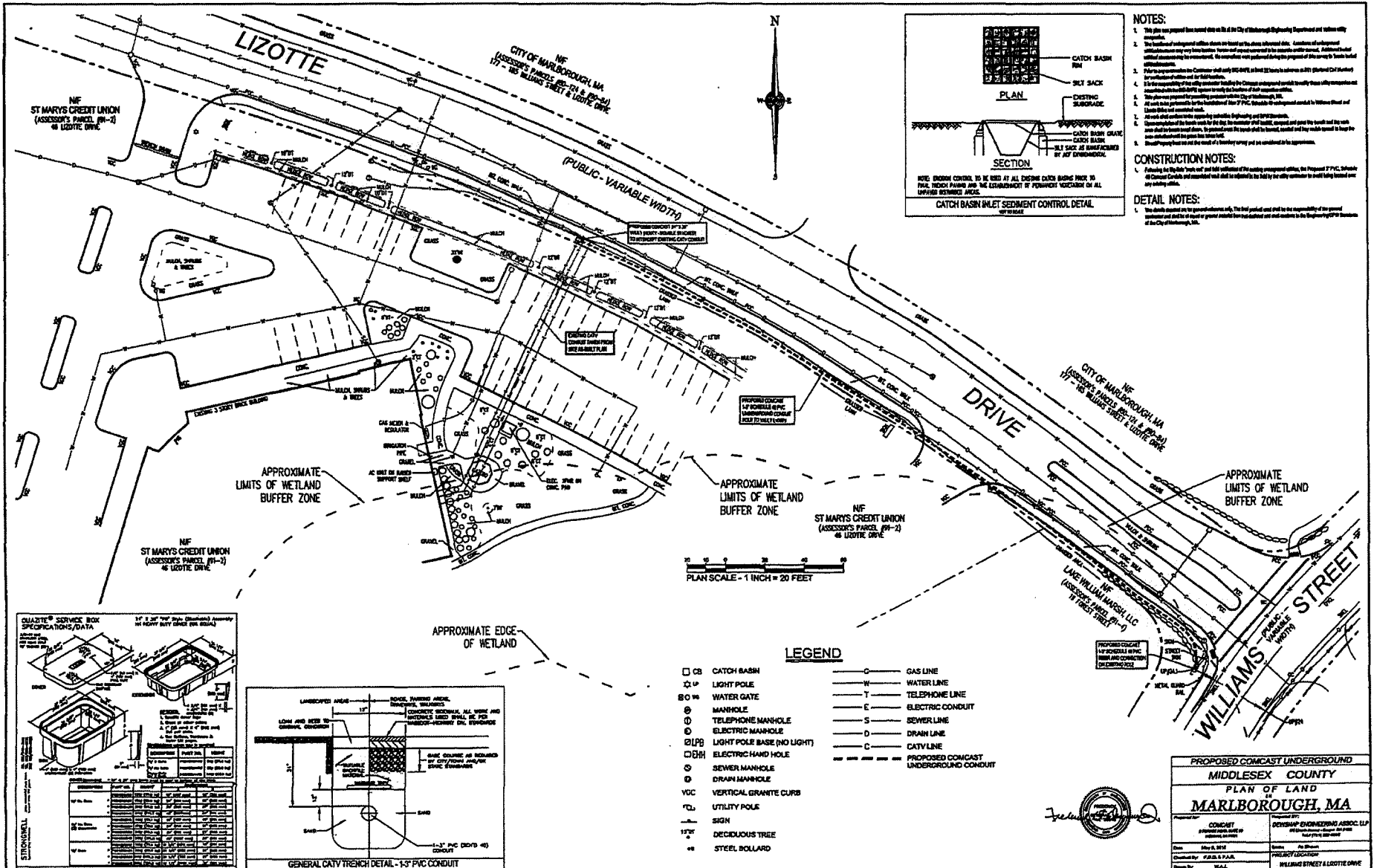
Marlborough City Council; Marlborough, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order, and certificate of hearing with the notice adopted by the City Council for the City of Marlborough, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2018, recorded with the records of location orders of said City, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provision of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

\_\_\_\_\_  
City Clerk



**NOTES:**

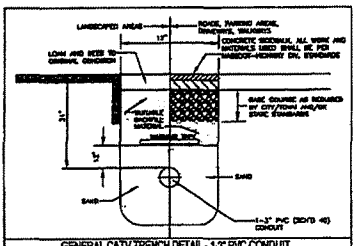
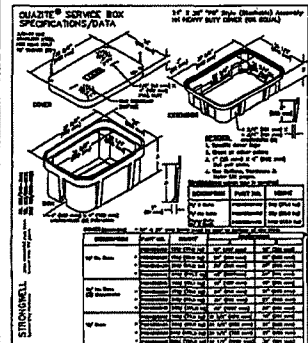
- This plan was prepared from record data on file at the City of Marlborough Engineering Department and is not a field survey.
- The location of underground utilities shown are based on the above information. Locations of underground utilities shown are not a guarantee of their location or depth. Additional utility information may be required. The contractor shall be responsible for the location and depth of all utilities.
- It is the responsibility of the contractor to verify the location and depth of all utilities prior to construction.
- All work shall be performed in accordance with the City of Marlborough Engineering Department's Standard Specifications for Construction of Public Works.
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**CONSTRUCTION NOTES:**

- It is the responsibility of the contractor to verify the location and depth of all utilities prior to construction.
- All work shall be performed in accordance with the City of Marlborough Engineering Department's Standard Specifications for Construction of Public Works.

**DETAIL NOTES:**

- The details shown are for general information only. The final project cost shall be the responsibility of the general contractor and shall be based on the current market rates and subject to the Engineering Department of the City of Marlborough, MA.



- LEGEND**
- CB CATCH BASIN
  - LP LIGHT POLE
  - WG WATER GATE
  - MH MANHOLE
  - TM TELEPHONE MANHOLE
  - EM ELECTRIC MANHOLE
  - LPH LIGHT POLE BASE (NO LIGHT)
  - EHH ELECTRIC HAND HOLE
  - SM SEWER MANHOLE
  - DM DRAIN MANHOLE
  - VGC VERTICAL GRANITE CURB
  - UP UTILITY POLE
  - SIGN SIGN
  - DT DECIDUOUS TREE
  - SB STEEL BOLLARD
  - GAS LINE
  - WATER LINE
  - TELEPHONE LINE
  - ELECTRIC CONDUIT
  - SEWER LINE
  - DRAIN LINE
  - CATV LINE
  - PROPOSED COMCAST UNDERGROUND CONDUIT

PROPOSED COMCAST UNDERGROUND  
MIDDLESEX COUNTY  
PLAN OF LAND  
MARLBOROUGH, MA

CONDUCTED BY: JENSHAW ENGINEERING ASSOC. LLP  
DATE: 11/11/2011  
SCALE: AS SHOWN  
DRAWN BY: W.A.J.



# 0 foot Abutters List Report

Marlborough, MA  
May 15, 2018

*Underground Cable  
Direct + Across*

## Subject Property:

Parcel Number: 91-2  
CAMA Number: 91-2  
Property Address: 46 LIZOTTE DR

Mailing Address: ST MARYS CREDIT UNION  
ATTN ACCOUNTS PAYABLE PO BOX 729  
MARLBOROUGH, MA 01752

## Abutters:

Parcel Number: 80-124  
CAMA Number: 80-124  
Property Address: 177-185 WILLIAMS ST

Mailing Address: CITY OF MARLBOROUGH  
140 MAIN ST  
MARLBOROUGH, MA 01752

Parcel Number: 91-113  
CAMA Number: 91-113  
Property Address: 202 WILLIAMS ST

Mailing Address: ST ANGELO DEBORAH  
202 WILLIAMS ST  
MARLBOROUGH, MA 01752

Parcel Number: 91-4  
CAMA Number: 91-4  
Property Address: 19 FOREST ST

Mailing Address: LAKE WILLIAM MARSH LLC  
182 WEST CENTRAL ST STE 303  
NATICK, MA 01760

Parcel Number: 91-7  
CAMA Number: 91-7  
Property Address: 146-154 WILLIAMS ST

Mailing Address: JACKSON ROBERT J  
233 CLOVER HILL ST  
MARLBOROUGH, MA 01752

## MARLBOROUGH ASSESSORS

*Anthony C. Cinnante  
Cheryl K. Silverstein  
David M. May*



www.cai-tech.com

5/15/2018

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1





# IN CITY COUNCIL

Marlborough, Mass., MAY 21, 2018

## ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that SLOCUMB LANE be accepted as a public way

from Station 0+00 at the sideline of STETSON DRIVE to Terminus,

and that its appurtenant headwall maintenance easement be accepted as a municipal easement,

as shown on a plan thereof and as hereinafter described:

### DESCRIPTION

Plan entitled, "CARISBROOKE II' Acceptance Plan of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts," Owner: Slocumb Realty, LLC, 120 Quarry Drive, Milford, MA 01757, Book 43031, Page 384; To Be Deeded to: City of Marlborough, 140 Main Street, Marlborough, MA 01752; Scale: 40 feet to an inch; Dated: September 26, 2017, last revised January 18, 2018; prepared by: Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, MA 01757, which plan is to be recorded herewith.

Title to the roadway shown as SLOCUMB LANE on said plan, and title to a headwall maintenance easement shown as HEADWALL MAINTENANCE EASEMENT on said plan, has been granted to the City of Marlborough in a quitclaim deed from Slocumb Realty LLC, a Massachusetts limited liability company having its usual place of business at 120 Quarry Drive, 2<sup>nd</sup> Floor, Milford, Massachusetts, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

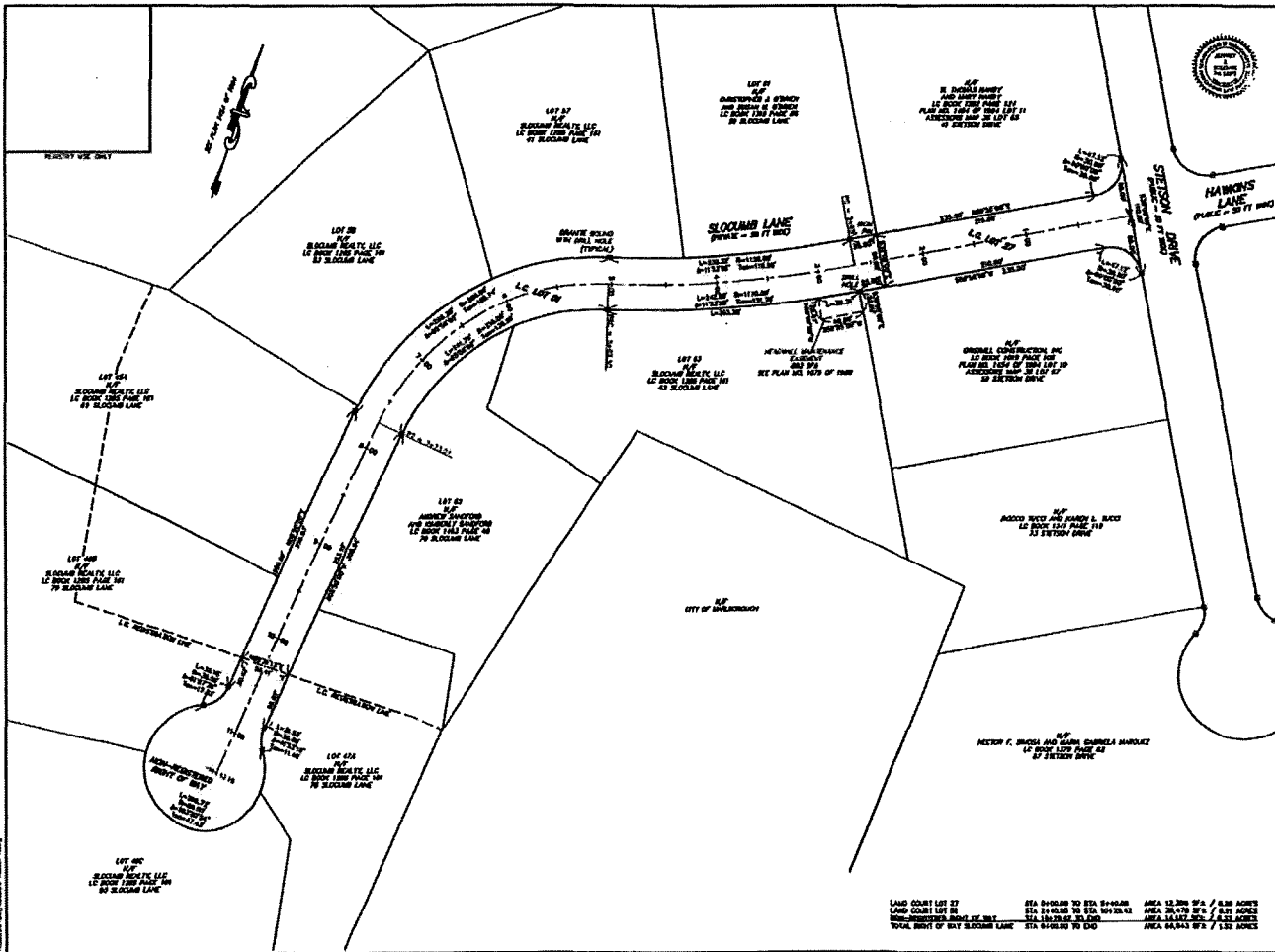
SLOCUMB LANE be accepted as a public way, and its appurtenant headwall maintenance easement be accepted as a municipal easement, in the City of Marlborough.

Be and is herewith refer to **PUBLIC SERVICES COMMITTEE & PLANNING BOARD.**

ADOPTED

ORDER NO. 18-1007285

C-8558



1. VERIFY THAT THIS PLAN HAS BEEN PREPARED AND APPROVED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR OF MASSACHUSETTS.

2. THIS CERTIFICATION IS ISSUED IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL AT MARLBOROUGH, MASSACHUSETTS, ON THE 29TH DAY OF APRIL 2017.

**PROFESSIONAL LAND SURVEYOR - MAINE**

NOTED: CONSTRUCTION BY THIS PROJECT IS SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, OR OTHER LIMITATIONS WHICH MAY BE APPLICABLE TO OR ENFORCEMENT BY THE TITLE.

**NO SAFE NOTED:**  
UTILITIES ARE SHOWN FROM FIELD LOCATIONS AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSULTED APPROXIMATELY THREE FEET FROM ANY EXISTING AND SET BACK FROM THE BOUNDARIES OF THE LOTS. CONTRACTORS ON RECORDS WITH MAINE SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND SHALL BE RESPONSIBLE FOR OBTAINING ALL "DIG-SAFE" AT ALL.

EXISTING LOTS, STITCH ROWN THOSE BOUNDARIES AND SET BACKS MAY BE ON THE STATE AND CONTRACTOR IS ADVISED TO OBTAIN ALL NECESSARY PERMITS AND SPECIALTY L. EXCAVATION WORK AND TO MAKE ALL NECESSARY INVESTIGATIONS AT TO FURTHER UNCOVERED UTILITY LINES.

**NOTES**

(1) SEE THE RECORDING PLAN RECORDED AT THE REGISTERED OFFICE OF DEEDS, PLAINFIELD, MASSACHUSETTS.

PLAN 57A OF 2013  
PLAN 57B OF 2013  
PLAN 57C OF 2013  
PLAN 57D OF 2013

LAND COURT CASE 8370

(2) SUBJECT PROPERTY WAS CONVEYED TO SLOCOMB REALTY, LLC BY LAND COURT DECISION RECORDED ON JUNE 11, 2004 IN BOOK 1363 PAGE 107.

(3) ALL UNDERGROUND UTILITIES EXISTING WITHIN EASEMENT CONVEYED TO MARLBOROUGH ELECTRIC COMPANY RECORDED IN PARAGRAPH 10, 2004 IN LD BOOK 1363 PAGE 107. ALL GAS AND CABLES CONVEYED TO STATE POLICE DEPARTMENT RECORDED ON JUNE 11, 2004 IN BOOK 1363 PAGE 107.

**OWNER:**  
SLOCOMB REALTY, LLC  
100 MARKET STREET  
MARLBOROUGH, MA 01752  
PHONE: 978 326 2641

**TO BE RECORDED AT:**  
CITY OF MARLBOROUGH  
100 MARKET STREET  
MARLBOROUGH, MA 01752

**"CARISBROOKE II"**  
ACCEPTANCE PLAN  
OF SLOCOMB LANE AND  
HEADWATER MAINTENANCE EASEMENT  
Marlborough, Massachusetts  
SCALE: AS SHOWN ON THIS PLAN  
DATE: SEPTEMBER 26, 2017

**Guerrero Rainon, Inc.**  
Professional Land Surveyors & Land Engineers  
100 MARKET STREET, 3RD FLOOR  
MARLBOROUGH, MA 01752  
PHONE: 978 326 2641

**SHEET 1 OF 1**

G-8558

Quitclaim Deed

Slocumb Realty LLC, a Massachusetts Limited Liability Company and having its usual place of business at 120 Quarry Drive – 2<sup>nd</sup> Floor, Milford, Worcester County, Massachusetts for consideration paid, and in full consideration of Nominal Consideration of Less Than One Hundred Dollars (Less than \$100.00) grants to The City of Marlborough, Massachusetts, a municipal corporation, having an address at City Hall, 140 Main Street, Marlborough, Middlesex County, Massachusetts 01752 with Quitclaim Covenants, the land in Marlborough, Middlesex County, Massachusetts described below:

(Description and encumbrances, if any)

That certain parcel of land in Marlborough, Middlesex County, Massachusetts, being all the Grantor's right, title and interest in and to Slocumb Lane, a private 50' wide roadway in the said City of Marlborough more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WHICH INCLUDES BOTH RECORDED AND REGISTERED LAND AND A HEADWALL EASEMENT AS NOTED THEREIN.

Not all, or substantially all, of the Grantor's assets in the Commonwealth of Massachusetts.

For Grantor's Title, see Land Court Certificate of Title #231114 and Book 43031 Page 384 at the Middlesex South Registry of Deeds.

**In Witness Whereof**, the said Slocumb Realty LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard E. Terrill, its Agent hereto duly authorized, this 8<sup>th</sup> day of March in the year two thousand and eighteen.

Signed and sealed in the presence of: Paul J. Beattie by Richard E. Terrill  
Slocumb Realty LLC  
Richard E. Terrill, Authorized Signatory

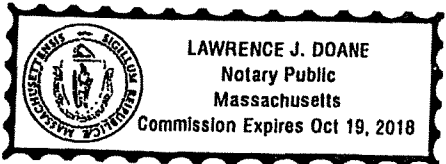
The Commonwealth of Massachusetts

Worcester, ss

On this the 8<sup>th</sup> day of March, 2018, before me, Lawrence J. Doane, the undersigned Notary Public, personally appeared Richard E. Terrill, who proved to me through satisfactory evidence of Identity, which was a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Lawrence J. Doane  
Notary Public  
My Commission Expires:

Return to: Paul J. Beattie, Esq.  
F.R.E. Building Co., Inc.  
120 Quarry Drive – 2<sup>nd</sup> Floor  
Milford, MA 01757



G-6558

LEGAL DESCRIPTION- SLOCUMB LANE, MARLBOROUGH MA

A certain parcel of land depicted as LC Lot 27 (Land Court Plan 2370C), LC Lot 51 (Land Court Plan 2370K) and a non-registered Right-of way on a plan entitled " "CARISBROOKE II" Acceptance Plan Of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts Scale: 40 feet to an Inch Date: September 26, 2017, Last Revision: January 18, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows:

Beginning at a point on the Westerly side of Stetson Drive and the Northerly side of Slocumb Lane at land now or formerly of W. Thomas Handy and Mary Handy, said point marking the Northeasterly corner of the herein described parcel;

Thence along said Westerly line of Stetson Drive South 30 degrees 05 minutes 00 seconds East 110.00 feet to a point at land now or formerly of Gristmill Construction, Inc., said point marking the Southerly line of Slocumb Lane;

Thence Westerly following a curve to the left having a radius of 30.00 feet for a distance of 47.12 feet to a point;

Thence South 59 degrees 55 minutes 00 seconds West 235.00 feet to a point;

Thence Westerly following a curve to the right having a radius of 1170.00 feet for a distance of 242.69 feet to a point;

Thence Southwesterly following a curve to the left having a radius of 210.00 feet for a distance of 241.79 feet to a point;

Thence South 05 degrees 50 minutes 00 seconds West 308.94 feet to a point;

Thence Southerly following a curve to the left having a radius of 30.00 feet for a distance of 21.93 feet to a point at the terminus of a cul-de-sac as depicted on said plan;

Thence Southerly, Westerly and Northerly along said cul-de-sac terminus following a curve to the right having a radius of 60.00 feet for a distance of 296.72 feet to a point;

Thence Northerly following a curve to the left having a radius of 30.00 feet for a distance of 32.18 feet to a point;

Thence North 05 degrees 50 minutes 00 seconds East 289.96 feet to a point;

Thence Easterly following a curve to the right having a radius of 260.00 feet for a distance of 299.35 feet to a point;

Thence Easterly following a curve to the left having a radius of 1120.00 feet for a distance of 232.32 feet to a point;

Thence North 59 degrees 55 minutes 00 seconds East 235.00 feet to a point;

Thence Easterly following a curve to the left having a radius of 30.00 feet for a distance of 47.12 feet to said point marking the place of beginning of the herein described parcel.

The herein described Layout of Slocumb Lane is generally fifty (50) feet wide and consists of 66,043 Square feet (1.52 acres) and is more particularly depicted on a plan entitled "Definitive Plan of Land "CARISBROOKE II" in Marlborough, Massachusetts Prepared for Gristmill Construction Inc. Date: March 13, 1987 Last revision: October 1, 1987", prepared by Thompson-Liston Associates, Inc. on file as Plan 1079 of 1988 at the Middlesex District Registry of Deeds.

Included in the above description of Slocumb Lane are the following Lots of Registered Land:

Lot 27: A certain parcel of land in Marlborough, Middlesex County, Massachusetts shown as Lot 27 on a plan entitled "Subdivision Plan of Land in Marlborough, Mass. Owned by H. Joel Rahn, Trustee of Marlborough Trust, being a subdivision of Plan 2370A, filed with Certificate 2167 Scale 1" = 100', October 2, 1984, Revised November 19, 1984, Thompson-Liston Associates Inc. Civil Engineers and Land Surveyors, 436 Park Ave., Worcester, Mass." being Plan 2370C recorded with said Registry.

Lot 51: A certain parcel of land in Marlborough, Middlesex County, Massachusetts shown as Lot 51 on a plan entitled "Subdivision Plan of Land in Marlborough, Thompson-Liston Associates, Inc., Surveyors, October 31, 1987 being Plan 2370F recorded with said Registry

G-6558

**LEGAL DESCRIPTION- HEADWALL MAINTENANCE EASEMENT, SLOCUMB LANE, MARLBOROUGH MA**

A certain parcel of land depicted on a plan entitled " "CARISBROOKE II" Acceptance Plan Of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts Scale: 40 feet to an Inch Date: September 26, 2017, Last Revision: January 18, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows:

Beginning at a point marking the Northeasterly corner of the herein described Easement on the Southerly side of Slocumb Lane, said point also marking the Northeasterly corner of Lot 63 and the Northwesterly corner of land now or formerly of Gristmill Construction, Inc., as depicted on the aforementioned plan;

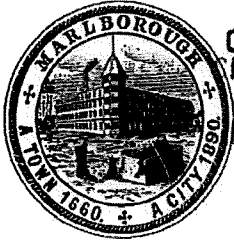
Thence along said lot line of Gristmill Construction, Inc. and Lot 63 South 30 degrees 05 minutes 00 seconds East 20.00 feet to a point;

Thence South 59 degrees 55 minutes 00 seconds West 40.00 feet to a point;

Thence North 28 degrees 09 minutes 29 seconds West 20.67 feet to a point at said Southerly line of Slocumb Lane;

Thence along said Slocumb Lane Easterly following a curve to the left having a radius of 1170.00 feet for a distance of 39.31 feet to said point marking the place of beginning of the herein described Easement.

The herein described Easement, consisting of 802 square feet, is to encumber said Lot 63 and is more particularly depicted on a plan entitled "Definitive Plan of Land "CARISBROOKE II" in Marlborough, Massachusetts Prepared for Gristmill Construction Inc. Date: March 13, 1987 Last revision: October 1, 1987", prepared by Thompson-Liston Associates, Inc. on file as Plan 1079 of 1988 at the Middlesex District Registry of Deeds.



*City of Marlborough*  
**Legal Department**

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
140 MAIN STREET  
MARLBOROUGH, MASSACHUSETTS 01752  
TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610  
[LEGAL@MARLBOROUGH-MA.GOV](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2018 MAY 17 5:12:00  
DONALD V. RIDER, JR.  
CITY SOLICITOR  
SYNTHIA PANAGORE GRIFFIN  
ASSISTANT CITY SOLICITOR  
ELLEN M. STAVROPOULOS  
PARALEGAL

May 17, 2018

Edward Clancy  
President  
Marlborough City Council

RE: Acceptance of Slocumb Lane as a Public Way

Dear President Clancy and Members:

I am enclosing for your review a proposed order to accept Slocumb Lane as a public way, along with its appurtenant easement as a municipal easement. Also enclosed are a copy of the acceptance plan and a copy of the signed deed (including legal descriptions).

After this matter has been referred to the Planning Board pursuant to MGL c. 41, § 81I for its report, I will be happy to meet with the Public Services Committee during its deliberations.

Thank you for your attention to this matter.

Very truly yours,

Donald V. Rider, Jr.  
City Solicitor

Enclosures

cc: Paul Beattie, Esquire  
Planning Board  
Thomas DiPersio, City Engineer  
Timothy Collins, Assistant City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require that SLOCUMB LANE be accepted as a public way

from Station 0+00 at the sideline of STETSON DRIVE to Terminus,

and that its appurtenant headwall maintenance easement be accepted as a municipal easement,

as shown on a plan thereof and as hereinafter described:

DESCRIPTION

Plan entitled, "CARISBROOKE II' Acceptance Plan of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts," Owner: Slocumb Realty, LLC, 120 Quarry Drive, Milford, MA 01757, Book 43031, Page 384; To Be Deeded to: City of Marlborough, 140 Main Street, Marlborough, MA 01752; Scale: 40 feet to an inch; Dated: September 26, 2017, last revised January 18, 2018; prepared by: Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, MA 01757, which plan is to be recorded herewith.

Title to the roadway shown as SLOCUMB LANE on said plan, and title to a headwall maintenance easement shown as HEADWALL MAINTENANCE EASEMENT on said plan, has been granted to the City of Marlborough in a quitclaim deed from Slocumb Realty LLC, a Massachusetts limited liability company having its usual place of business at 120 Quarry Drive, 2<sup>nd</sup> Floor, Milford, Massachusetts, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

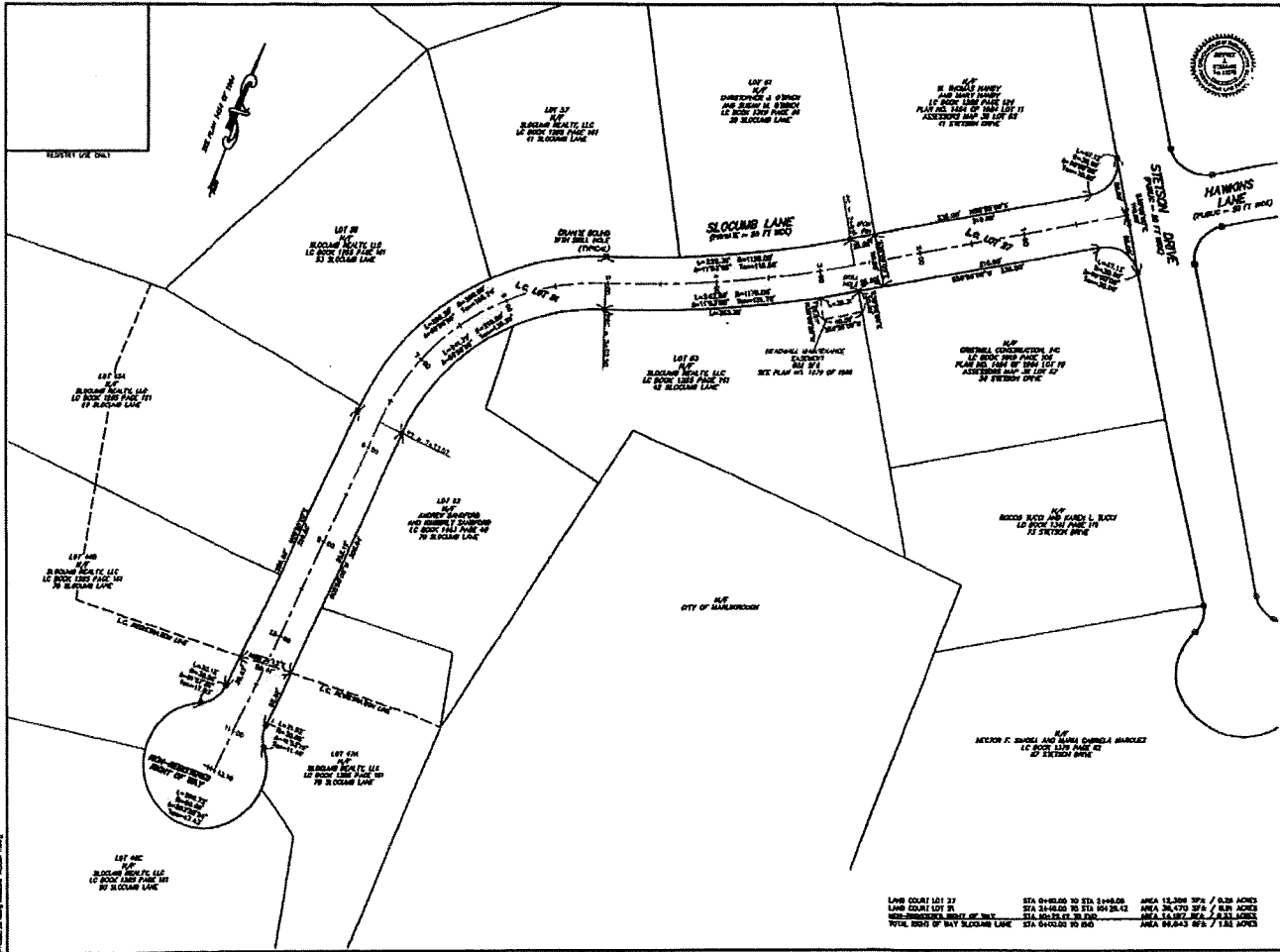
SLOCUMB LANE be accepted as a public way, and its appurtenant headwall maintenance easement be accepted as a municipal easement, in the City of Marlborough.

ADOPTED  
In City Council  
Order No. 18-  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:





A REVIEW THAT THIS PLAN WAS MADE BY THE ENGINEER OR ARCHITECT OR PROFESSIONAL LAND SURVEYOR IS NOT NECESSARY FOR THE RECORDING OF THIS PLAN.

THIS ACCEPTANCE PLAN IS SUBJECT TO THE REVISIONS OF THE STATE OF MASSACHUSETTS AND TO THE REVISIONS OF THE LAND SURVEYOR.

THE ENGINEER OR ARCHITECT OR PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PLAN OR FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE CONSTRUCTION OF THE PROJECT.

PROFESSIONAL LAND SURVEYOR DATE

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NOTICE: CONSTRUCTION OF THIS PROJECT IS SUBJECT TO ANY CONDITIONS, RESTRICTIONS, OR LIMITATIONS WHICH MAY BE IMPOSED BY THE DEPARTMENT OF THE TITLE.

DRG SAFE NOTE:  
 UTILITIES ARE SHOWN FROM FIELD SURVEY AND MAY BE SUBJECT TO APPROXIMATE SPACING UNLESS SHOWN OTHERWISE. CONTRACTOR SHALL VERIFY ALL UTILITIES AND MAKE APPROPRIATE ADJUSTMENTS TO THE PLAN AND TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL MAINTAIN AT ALL TIMES THE SAFETY OF ALL UTILITIES.

EXISTING LINES OTHER THAN THOSE SHOWN ON THIS PLAN SHALL BE SHOWN BY AN 'X' ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL MAINTAIN AT ALL TIMES THE SAFETY OF ALL UTILITIES.

NOTES

1) SEE ALL PREVIOUS PLANS REVISIONS #1 TO #4 FOR COMPLETE DETAILS OF THIS PROJECT.

2) PLAN 100 OF 2013  
 PLAN 101 OF 2013  
 PLAN 102 OF 2013  
 PLAN 103 OF 2013  
 PLAN 104 OF 2013

3) SUBJECT PROPERTY WAS CONVEYED TO BURDICK REALTY, LLC BY LAND GRANT DEED DATED 07/16/13 TO BOOK 100 PAGE 100.

4) SEE UNDERGROUND ELEC. INFORMATION PLAN 100 OF 2013 FOR DETAILS OF ELEC. SERVICE PROVIDED ON SHEET 1A, 2004 BY ELEC. SERVICE CORP. SEE ALSO ALL ELEC. INFORMATION PLANS TO BE SUBMITTED AND APPROVED ON JAN 11, 2004 BY BOOK 100 PAGE 200.

OWNER  
 BURDICK REALTY, LLC  
 100 SLOCUMB LANE  
 MARLBOROUGH, MA 01752

TO BE RECORDED IN  
 CITY OF MARLBOROUGH  
 100 SLOCUMB LANE  
 MARLBOROUGH, MA 01752

"CARISBROOKE II"

ACCEPTANCE PLAN  
 OF SLOCUMB LANE AND  
 HEADWALL MAINTENANCE EASEMENT  
 MARLBOROUGH, MASSACHUSETTS

SCALE: AS SHOWN IN PLAN  
 DATE: SEPTEMBER 24, 2013

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Guerriere  
 Halnon, Inc.  
 ENGINEERS & LAND SURVEYORS  
 100 WEST STREET  
 SUITE 101  
 MARLBOROUGH, MA 01752

1" = 20 FEET

10' 20' 30'

SHEET 1 OF 1

LAND COURT LOT 27 STA 0+00.00 TO STA 1+00.00 AREA 13,398 SQ. FT. / 0.306 ACRES  
 LAND COURT LOT 28 STA 0+00.00 TO STA 1+00.00 AREA 10,470 SQ. FT. / 0.240 ACRES  
 VILLAGE GREEN DRIVE STA 0+00.00 TO STA 1+00.00 AREA 10,470 SQ. FT. / 0.240 ACRES  
 THE WIND OF WAY SLOCUMB LANE STA 0+00.00 TO 0+50.00 AREA 60,843 SQ. FT. / 1.400 ACRES

G-6558

Quitclaim Deed

Slocumb Realty LLC, a Massachusetts Limited Liability Company and having its usual place of business at 120 Quarry Drive – 2<sup>nd</sup> Floor, Milford, Worcester County, Massachusetts for consideration paid, and in full consideration of Nominal Consideration of Less Than One Hundred Dollars (Less than \$100.00) grants to The City of Marlborough, Massachusetts, a municipal corporation, having an address at City Hall, 140 Main Street, Marlborough, Middlesex County, Massachusetts 01752 with Quitclaim Covenants, the land in Marlborough, Middlesex County, Massachusetts described below:

(Description and encumbrances, if any)

That certain parcel of land in Marlborough, Middlesex County, Massachusetts, being all the Grantor's right, title and interest in and to Slocumb Lane, a private 50' wide roadway in the said City of Marlborough more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WHICH INCLUDES BOTH RECORDED AND REGISTERED LAND AND A HEADWALL EASEMENT AS NOTED THEREIN.

Not all, or substantially all, of the Grantor's assets in the Commonwealth of Massachusetts.

For Grantor's Title, see Land Court Certificate of Title #231114 and Book 43031 Page 384 at the Middlesex South Registry of Deeds.

In Witness Whereof, the said Slocumb Realty LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard E. Terrill, its Agent hereto duly authorized, this 8<sup>th</sup> day of March in the year two thousand and eighteen.

Signed and sealed in the presence of:

Slocumb Realty LLC

*Paul J. Beattie*

by

*Richard E. Terrill*  
Richard E. Terrill, Authorized Signatory

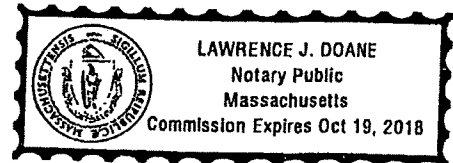
The Commonwealth of Massachusetts

Worcester, ss

On this the 8<sup>th</sup> day of March, 2018, before me, Lawrence J. Doane, the undersigned Notary Public, personally appeared Richard E. Terrill, who proved to me through satisfactory evidence of Identity, which was a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

*Lawrence J. Doane*  
Notary Public  
My Commission Expires:

Return to: Paul J. Beattie, Esq.  
F.R.E. Building Co., Inc.  
120 Quarry Drive – 2<sup>nd</sup> Floor  
Milford, MA 01757



G-6558

LEGAL DESCRIPTION- SLOCUMB LANE, MARLBOROUGH MA

A certain parcel of land depicted as LC Lot 27 (Land Court Plan 2370C), LC Lot 51 (Land Court Plan 2370K) and a non-registered Right-of way on a plan entitled "CARISBROOKE II" Acceptance Plan Of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts Scale: 40 feet to an Inch Date: September 26, 2017, Last Revision: January 18, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows:

Beginning at a point on the Westerly side of Stetson Drive and the Northerly side of Slocumb Lane at land now or formerly of W. Thomas Handy and Mary Handy, said point marking the Northeasterly corner of the herein described parcel;

Thence along said Westerly line of Stetson Drive South 30 degrees 05 minutes 00 seconds East 110.00 feet to a point at land now or formerly of Gristmill Construction, Inc., said point marking the Southerly line of Slocumb Lane;

Thence Westerly following a curve to the left having a radius of 30.00 feet for a distance of 47.12 feet to a point;

Thence South 59 degrees 55 minutes 00 seconds West 235.00 feet to a point;

Thence Westerly following a curve to the right having a radius of 1170.00 feet for a distance of 242.69 feet to a point;

Thence Southwesterly following a curve to the left having a radius of 210.00 feet for a distance of 241.79 feet to a point;

Thence South 05 degrees 50 minutes 00 seconds West 308.94 feet to a point;

Thence Southerly following a curve to the left having a radius of 30.00 feet for a distance of 21.93 feet to a point at the terminus of a cul-de-sac as depicted on said plan;

Thence Southerly, Westerly and Northerly along said cul-de-sac terminus following a curve to the right having a radius of 60.00 feet for a distance of 296.72 feet to a point;

Thence Northerly following a curve to the left having a radius of 30.00 feet for a distance of 32.18 feet to a point;

Thence North 05 degrees 50 minutes 00 seconds East 289.96 feet to a point;

Thence Easterly following a curve to the right having a radius of 260.00 feet for a distance of 299.35 feet to a point;

Thence Easterly following a curve to the left having a radius of 1120.00 feet for a distance of 232.32 feet to a point;

Thence North 59 degrees 55 minutes 00 seconds East 235.00 feet to a point;

Thence Easterly following a curve to the left having a radius of 30.00 feet for a distance of 47.12 feet to said point marking the place of beginning of the herein described parcel.

The herein described Layout of Slocumb Lane is generally fifty (50) feet wide and consists of 66,043 Square feet (1.52 acres) and is more particularly depicted on a plan entitled "Definitive Plan of Land "CARISBROOKE II" in Marlborough, Massachusetts Prepared for Gristmill Construction Inc. Date: March 13, 1987 Last revision: October 1, 1987", prepared by Thompson-Liston Associates, Inc. on file as Plan 1079 of 1988 at the Middlesex District Registry of Deeds.

Included in the above description of Slocumb Lane are the following Lots of Registered Land:

Lot 27: A certain parcel of land in Marlborough, Middlesex County, Massachusetts shown as Lot 27 on a plan entitled "Subdivision Plan of Land in Marlborough, Mass. Owned by H. Joel Rahn, Trustee of Marlborough Trust, being a subdivision of Plan 2370A, filed with Certificate 2167 Scale 1" = 100', October 2, 1984, Revised November 19, 1984, Thompson-Liston Associates Inc. Civil Engineers and Land Surveyors, 436 Park Ave., Worcester, Mass." being Plan 2370C recorded with said Registry.

Lot 51: A certain parcel of land in Marlborough, Middlesex County, Massachusetts shown as Lot 51 on a plan entitled "Subdivision Plan of Land in Marlborough, Thompson-Liston Associates, Inc., Surveyors, October 31, 1987 being Plan 2370F recorded with said Registry

G-6558

**LEGAL DESCRIPTION- HEADWALL MAINTENANCE EASEMENT, SLOCUMB LANE, MARLBOROUGH MA**

A certain parcel of land depicted on a plan entitled "CARISBROOKE II" Acceptance Plan Of Slocumb Lane and Headwall Maintenance Easement in Marlborough, Massachusetts Scale: 40 feet to an Inch Date: September 26, 2017, Last Revision: January 18, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows:

Beginning at a point marking the Northeasterly corner of the herein described Easement on the Southerly side of Slocumb Lane, said point also marking the Northeasterly corner of Lot 63 and the Northwesterly corner of land now or formerly of Gristmill Construction, Inc., as depicted on the aforementioned plan;

Thence along said lot line of Gristmill Construction, Inc. and Lot 63 South 30 degrees 05 minutes 00 seconds East 20.00 feet to a point;

Thence South 59 degrees 55 minutes 00 seconds West 40.00 feet to a point;

Thence North 28 degrees 09 minutes 29 seconds West 20.67 feet to a point at said Southerly line of Slocumb Lane;

Thence along said Slocumb Lane Easterly following a curve to the left having a radius of 1170.00 feet for a distance of 39.31 feet to said point marking the place of beginning of the herein described Easement.

The herein described Easement, consisting of 802 square feet, is to encumber said Lot 63 and is more particularly depicted on a plan entitled "Definitive Plan of Land "CARISBROOKE II" in Marlborough, Massachusetts Prepared for Gristmill Construction Inc. Date: March 13, 1987 Last revision: October 1, 1987", prepared by Thompson-Liston Associates, Inc. on file as Plan 1079 of 1988 at the Middlesex District Registry of Deeds.



# IN CITY COUNCIL

Marlborough, Mass., \_\_\_\_\_ APRIL 23, 2018

ORDERED:

That the Application for Renewal of Junk Dealer's/Second Hand License, Best Buy Stores, LP 1966, 601 Donald Lynch Boulevard, be and is herewith refer to **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 18-1007246

pd  
\$25  
CK # 3346

11



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

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

2018 MAR 29 P 3:48

**Lisa M. Thomas  
City Clerk**

MARLBOROUGH, MA

DATE: 02/06/2018

**To the City Council:**

Owner Name: Best Buy Stores, LP #1966

Residential Address: PO Box 4401 Lisle, IL 60532

Telephone Number: 630-857-2100

Business Name: Best Buy Stores, LP #1966

Business Address: 601 Donald Lynch Blvd, Marlborough, MA 01752

Business Telephone Number: 508-460-0232

*P. J. Sullivan*

\* Officer's ~~Owner~~ Signature: *[Signature]*

The above signed \_\_\_\_\_ respectfully requests that he/she be granted a Junk Dealer's License license.

**In City Council**



# IN CITY COUNCIL

Marlborough, Mass., \_\_\_\_\_ APRIL 23, 2018

**ORDERED:**

That the Application for Renewal of Junk Dealer's/Second Hand License, Best Buy Stores, LP 820, 769 Donald Lynch Boulevard, be and is herewith refer to **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 18-1007247



Pd \$25  
ck# 3349

12



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

City of Marlborough, Massachusetts  
CITY CLERK DEPARTMENT

2018 MAR 29 P 3:48

**Lisa M. Thomas**  
City Clerk

MARLBOROUGH, MA

DATE: 02/6/2018

**To the City Council:**

Owner Name: Best Buy Stores, LP #820

Residential Address: PO Box 4401 Lisle, IL 60532

Telephone Number: 630-857-2100

Business Name: Best Buy Stores, LP #820

Business Address: 769 Donald Lynch Blvd, Marlborough, MA 01752

Business Telephone Number: 508-460-3775

\* file

Officer's Owner Signature: [Signature]

*[Handwritten signature]*

The above signed \_\_\_\_\_ respectfully requests that he/she be granted a Junk Dealer's License license.

**In City Council**