

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Public Services Committee

Date: March 4, 2019

Time: 7:15 PM (or Immediately following the Conclusion of the Finance Committee Meeting)

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

2019 FEB 14 AM 11:47

1. 01-28-2019 – **Order No. 19-1007530:** Communication from City Solicitor, Donald Rider, re: Cider Mill Estates Subdivision - Acceptance of Goodwin Street and McDermot Way as Public Ways.  
-Refer to Public Services Committee & Planning Board
2. 01-07-2019 – **Order No. 19-1007513:** Application for Livery License, Bismark Ohemeng, d/b/a West Royal Car Service, to operate a Livery License, 33 Paris Street.  
-Refer to Public Services Committee

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., \_\_\_\_\_ JANUARY 28, 2019

PAGE 1

## ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require:

that GOODWIN STREET be accepted as a public way

from Dufresne Drive at Station 0+25 to Goodwin Street's terminus, and

that MCDERMOT WAY be accepted as a public way

from Dufresne Drive at Station 0+25 to and terminating at Goodwin Street,

and that their appurtenant easements be accepted as municipal easements,

as shown on a plan thereof and as hereinafter described:

### DESCRIPTION

Plan entitled, " 'Cider Mill Estates' - Acceptance Plan of Goodwin Street, McDermot Way, and Municipal Easements, Marlborough, Massachusetts," Owner: West Hill, LLC, 120 Quarry Drive, Milford, MA 01757; To Be Deeded to: City of Marlborough, 140 Main Street, Marlborough, MA 01752; Prepared By: Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, MA 01757; Dated: July 19, 2018; Scale: 1"=40', which plan is to be recorded herewith.

Title to the roadways shown as GOODWIN STREET and MCDERMOT WAY on said plan, and title to all the municipal easements shown on said plan as:

- Goodwin Street - Flowage Easement, over Lot #1, Lot #2, Lot #5 and Lot #6, containing 19,386 square feet
- McDermot Way - Drainage Easement over Lot #1 and Lot #2, containing 4,895 square feet

has been granted to the City of Marlborough in a quitclaim deed from West Hill, LLC, a Massachusetts limited liability corporation with a principal place of business at 120 Quarry Drive, Milford, Massachusetts, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

GOODWIN STREET and MCDERMOT WAY be accepted as public ways, and their appurtenant easements be accepted as municipal easements, in the City of Marlborough.



# IN CITY COUNCIL

Marlborough, Mass., JANUARY 28, 2019  
PAGE 2

ORDERED:

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

ADOPTED

ORDER NO. 19-1007530

11



# City of Marlborough Legal Department

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  
DONALD V. RIDER, JR.  
CITY SOLICITOR

2019 JAN 24 9 59 AM  
SYNTHIA M. PEARSON GRIFFIN  
ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS  
PARALEGAL

January 24, 2019

*Public Saves  
+  
Planning Board*

Edward Clancy  
President  
Marlborough City Council

RE: Cider Mill Estates Subdivision –  
Acceptance of Goodwin Street and McDermot Way as Public Ways

Dear President Clancy and Members:

As part of the Cider Mill Estates subdivision located off Dufresne Drive (which in turn is off West Hill Road), I am enclosing for your review a proposed order to accept Goodwin Street and McDermot Way as public ways, and to accept their appurtenant easements (drainage and flowage) as municipal easements. Also enclosed are a copy of the acceptance plan and the signed deed.

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 Public Services 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 GOODWIN STREET be accepted as a public way

from Dufresne Drive at Station 0+25 to Goodwin Street's terminus, and

that MCDERMOT WAY be accepted as a public way

from Dufresne Drive at Station 0+25 to and terminating at Goodwin Street,

and that their appurtenant easements be accepted as municipal easements,

as shown on a plan thereof and as hereinafter described:

DESCRIPTION

Plan entitled, " 'Cider Mill Estates' - Acceptance Plan of Goodwin Street, McDermot Way, and Municipal Easements, Marlborough, Massachusetts," Owner: West Hill, LLC, 120 Quarry Drive, Milford, MA 01757; To Be Deeded to: City of Marlborough, 140 Main Street, Marlborough, MA 01752; Prepared By: Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, MA 01757; Dated: July 19, 2018; Scale: 1"=40', which plan is to be recorded herewith.

Title to the roadways shown as GOODWIN STREET and MCDERMOT WAY on said plan, and title to all the municipal easements shown on said plan as:

- Goodwin Street - Flowage Easement, over Lot #1, Lot #2, Lot #5 and Lot #6, containing 19,386 square feet
- McDermot Way - Drainage Easement over Lot #1 and Lot #2, containing 4,895 square feet

has been granted to the City of Marlborough in a quitclaim deed from West Hill, LLC, a Massachusetts limited liability corporation with a principal place of business at 120 Quarry Drive, Milford, Massachusetts, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

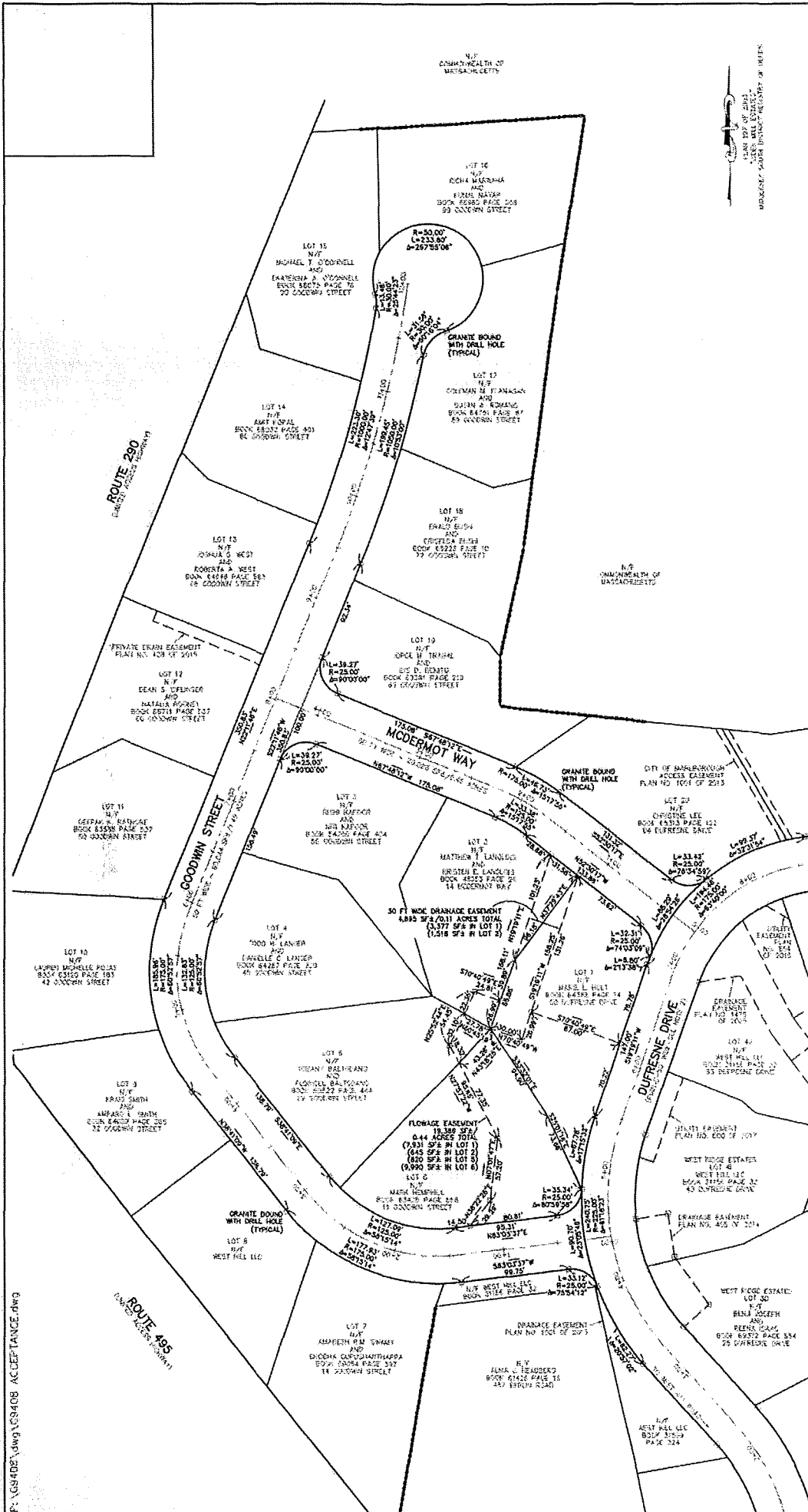
IT IS THEREFORE ORDERED THAT:

GOODWIN STREET and MCDERMOT WAY be accepted as public ways, and their appurtenant easements be accepted as municipal easements, in the City of Marlborough.

ADOPTED  
In City Council  
Order No. 19-  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEER.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE STATUTE OF MASSACHUSETTS AND IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION HEREON.

I CERTIFY THAT THE PROPERTY LINES DEPICTED ON THIS PLAN ARE THE LINES OF RECORD AND HAVE BEEN VERIFIED BY ME OR BY A LICENSED SURVEYOR OR BY OTHER MEANS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR EVIDENCE OF OWNERSHIP OR FOR NEW DATA ARE LOCATED HEREON.

PLAN NO. 1801 OF 2018  
 REGISTERED PROFESSIONAL ENGINEER  
 JEFFREY A. STEINHILBER  
 544 19 2018

NOTE: CONSIDERATION ON THIS PROJECT IS SUBJECT TO ANY ENCUMBRANCES, RIGHTS-OF-WAY, EASEMENTS, ADVERSE CLAIMS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DIG SAFE NOTE:  
 UTILITY LINES ARE LOCATED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITY LINES WHICH ARE NOT EVIDENT ON THE FIELD RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS SHALL ACCORDANCE WITH MASS. REG. CHAPTER 87 SECTION 40 AS AMENDED; MUST OBTAIN ALL UTILITY COMPANIES BEFORE EXCAVATING AND CALL "811" AT 48 HOURS BEFORE EXCAVATION.

- NOTES:
- SEE THE FOLLOWING PLANS PLOTTED AT THE RELEVANT PORTIONS OF THIS PLAN:
    - PLAN 1801 OF 2018
    - PLAN 1802 OF 2018
    - PLAN 1803 OF 2018
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  - EXISTING UTILITIES OTHER THAN THOSE DEPICTED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS ADVISED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE PRECAUTIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

OWNER:  
 WEST HILL LLC  
 120 QUARRY DRIVE  
 MARLBOROUGH, MA 01757

BOOK 31154 PAGE 33  
 BOOK 31158 PAGE 403  
 MARLBOROUGH SOUTH DISTRICT DEPT. OF DEEDS

TO BE DEEDED TO:  
 CITY OF MARLBOROUGH  
 140 MAIN STREET  
 MARLBOROUGH, MA 01752

"CIDER MILL ESTATES"

ACCEPTANCE PLAN  
 OF  
 GOODWIN STREET,  
 MCDERMOT WAY,  
 AND MUNICIPAL EASEMENTS  
 MARLBOROUGH, MASSACHUSETTS  
 SCALE: 1"=40'  
 6/21/2018

Guerriere & Halton, Inc.  
 100 WEST STREET, MARLBOROUGH, MASSACHUSETTS  
 (508) 478-0225 FAX: (508) 477-8145  
 www.guerriere-halton.com

0 20 40 FEET 80  
 0 5 10 METERS 20

Quitclaim Deed

West Hill, 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)

Those certain parcels of land in Marlborough, Middlesex County, Massachusetts, being all the Grantor's right, title and interest in and to Goodwin Street and McDermot Way, private 50' wide roadways in the said City of Marlborough more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WHICH INCLUDES FLOWAGE AND DRAINAGE EASEMENTS AS NOTED THEREIN.

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

For Grantor's Title, see Book 31219 Page 453, Book 31156 Page 032 and Book 31599 Page 323 with said Middlesex South Registry of Deeds.

**In Witness Whereof**, the said West Hill 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 7<sup>th</sup> day of AUGUST in the year two thousand and eighteen.

Signed and sealed in the presence of:

West Hill, LLC

Paul J. Beattie

by

Richard E. Terrill  
Richard E. Terrill, Authorized Signatory

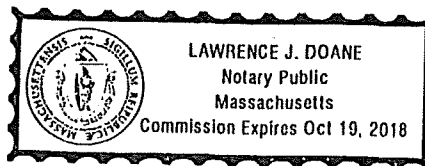
The Commonwealth of Massachusetts

Worcester, ss

On this the 7<sup>th</sup> day of AUGUST 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-9408  
Goodwin Street and McDermot Way  
Marlborough, Massachusetts

A certain parcel of land located in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, depicted on a plan entitled "Cider Mill Estates" Acceptance Plan of Goodwin Street, McDermot Way. And Municipal Easements Marlborough, Massachusetts Scale: 1"=40' Date: July 19, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows;

Beginning at a bound at the intersection of the Westerly line of Dufresne Drive and the Southerly line of Goodwin Street, said bound being Westerly of Dufresne Drive centerline station 4+00 as depicted on the aforementioned plan:

Thence Northwesterly following a curve to the Left having a radius of 25.00 feet for a length of 33.12 feet to a bound;

Thence South 83 degrees 03 minutes 37 seconds West 99.75 feet to bound;

Thence Northwesterly following a curve to the Right having a radius of 175.00 feet for a length of 177.93 feet to a bound;

Thence North 38 degrees 41 minutes 09 seconds West 138.79 feet to a bound;

Thence Northerly following a curve to the Right having a radius of 175.00 feet for a length of 185.96 feet to a bound;

Thence North 22 degrees 11 minutes 48 seconds East 350.83 feet to a bound;

Thence Northerly following a curve to the Left having a radius of 1000.00 feet for a length of 223.30 feet to a bound;

Thence Northerly following a curve to Left having a radius of 30.00 feet for a length of 13.48 feet to a bound;

Thence Northerly, Easterly and Southerly following a curve to the right at the terminus of a cul-de-sac having a radius of 50.00 feet for a length of 233.80 feet to a bound;

Thence Southerly following a curve to the left having a radius of 30.00 feet for a length of 31.56 feet to a bound;

Thence Southerly following a curve to the right having a radius of 1050.00 feet for a length of 199.45 feet to a bound;

Thence South 22 degrees 11 minutes 48 seconds West 92.34 feet to a bound;

Thence Southeasterly following a curve to left having a radius of 25.00 feet for a length of 39.27 feet to a bound at the Northerly side of McDermot Wat as depicted on said plan;

Thence South 67 degrees 48 minutes 12 seconds East 175.08 feet to a bound;

Thence Easterly following a curve to the right having a radius of 175.00 feet for a length of 46.73 feet to a bound;

Thence South 52 degrees 30 minutes 17 seconds East 131.32 feet to a bound;

Thence Easterly following a curve to the left having a radius of 25.00 feet for a length of 33.42 feet to a bound at said Dufresne Drive;

Thence Southerly along said Dufresne Drive following a curve to the left having a radius of 175.00 feet for a length of 88.29 feet to a bound;

Thence Westerly following a curve to the left having a radius of 25.00 feet for a length of 32.31 feet to a bound;

Thence North 52 degrees 30 minutes 17 seconds West 133.88 feet to a bound;

Thence Westerly following a curve to the left having a radius of 125.00 feet for a length of 33.38 feet to a bound;

Thence North 67 degrees 48 minutes 12 seconds West 175.08 feet to a bound;

Thence Southwesterly following a curve to the left having a radius of 25.00 feet for a length of 39.27 feet to a bound at said Goodwin Street;

Thence South 22 degrees 11 minutes 48 seconds West 158.49 feet to a bound;

Thence Southeasterly following a curve to the left having a radius of 125.00 feet for a length of 132.83 feet to a bound;

Thence South 38 degrees 41 minutes 09 seconds East 138.79 feet to a bound;

Thence Southeasterly following a curve to the left having a radius 125.00 for a length of 127.09 feet to a bound;

Thence North 83 degrees 03 minutes 37 seconds East 95.31 feet to a bound;

Thence Northeasterly following a curve to the left having a radius of 25.00 feet for a length of 35.34 feet to a bound at said Dufresne Drive;

Thence Southerly along said Dufresne Drive following a curve to the left having a radius of 225.00 feet to a length of 90.70 feet to said bound marking the point and place of beginning.

The herein described parcel, containing 85,070 square feet (1.95 acres), is a portion of the property conveyed to West Hill LLC by deeds in Book 31156, Page 32 and Book 31219, Page 453 recorded at the Middlesex District Registry of Deeds.

G-9408  
McDermot Way  
Drainage Easement  
Marlborough, Massachusetts

A certain Drainage Easement located in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, depicted on a plan entitled "Cider Mill Estates" Acceptance Plan of Goodwin Street, McDermot Way, And Municipal Easements Marlborough, Massachusetts Scale: 1"=40' Date: July 19, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows;

Beginning at a bound at on the Southerly side of McDermot Way marking the Northeasterly corner of the herein described Easement, the Northeasterly corner of Lot 2 and the Northwesterly corner of Lot 1 as depicted on the aforementioned plan:

Thence South 19 degrees 19 minutes 11 seconds West 131.26 feet to bound at a Flowage Easement as depicted on said plan;

Thence continuing South 19 degrees 19 minutes 11 seconds West 26.99 feet to a point;

Thence North 70 degrees 40 minutes 49 seconds West 30.00 feet to a point marking the intersection of said Lot 1 and Lot 2 and Lot 5 and Lot 6 as depicted on said plan;

Thence along said Lot 1 and Lot 2 North 19 degrees 19 minutes 11 seconds East 66.88 feet to a point;

Thence continuing North 19 degrees 19 minutes 11 seconds East 101.23 feet to a bound at said McDermot Street;

Thence South 52 degrees 30 minutes 17 seconds East 31.58 feet to said bound marking the point and place of beginning.

The herein described Drainage Easement, containing 4,895 square feet (0.11 acres), is a portion of the property conveyed to West Hill LLC by deeds in Book 31156, Page 32 and Book 31219, Page 453 recorded at the Middlesex District Registry of Deeds and is to encumber said Lot 1 and Lot 2.

G-9408  
Goodwin Street  
Flowage Easement  
Marlborough, Massachusetts

A certain Flowage Easement located in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, depicted on a plan entitled "Cider Mill Estates" Acceptance Plan of Goodwin Street, McDermot Way. And Municipal Easements Marlborough, Massachusetts Scale: 1"=40' Date: July 19, 2018", prepared by Guerriere & Halnon, Inc., Milford, MA, bounded and described as follows;

Beginning at a bound at the intersection of the Northerly line of Goodwin Street and the Westerly line of Dufresne Drive and marking a Lot corner of Lot 1 and Lot 6 as depicted on the aforementioned plan:

Thence Southwesterly following a curve to the right having a radius of 25.00 feet for a length of 35.34 feet to a bound;

Thence South 83 degrees 03 minutes 37 seconds West 80.81 feet to bound, the last two courses following said Goodwin Street;

Thence North 38 degrees 22 minutes 26 seconds East 29.29 feet to a bound;

Thence North 07 degrees 01 minutes 47 seconds East 57.20 feet to a bound;

Thence North 27 degrees 57 minutes 22 seconds West 77.35 feet to a point at the Lot 5 and Lot 6 line as depicted on said plan;

Thence continuing North 27 degrees 57 minutes 22 seconds West 18.30 feet to a bound;

Thence North 25 degrees 52 minutes 44 seconds East 32.10 feet to a point at the Lot 5 and Lot 2 line as depicted on said plan;

Thence continuing North 25 degrees 52 minutes 44 seconds East 22.35 feet to a bound;

Thence South 70 degrees 40 minutes 49 seconds East 24.81 feet to a bound at a Drainage Easement and the Lot 1 and Lot 2 line as depicted on said plan;

Thence along said lot line South 19 degrees 19 minutes 11 seconds West 26.99 feet to a point marking the intersection of said Lot 1, Lot 2, Lot 5 and Lot 6:

Thence South 70 degrees 40 minutes 49 seconds East 30.00 feet to a point;

Thence North 19 degrees 19 minutes 11 seconds East 26.99 feet to a bound, the last three courses following said Drainage Easement;

Thence South 70 degrees 40 minutes 49 seconds East 87.00 feet to a bound at said Dufresne Drive;

Thence South 19 degrees 19 minutes 11 seconds West 70.22 feet to a bound;

Thence Southerly following a curve to the left having a radius of 225.00 feet for a length of 67.78 feet to said bound marking the point and place of beginning, the last two courses following said Dufresne Drive.

The herein described Flowage Easement, containing 19,386 square feet (0.44 acres), is a portion of the property conveyed to West Hill LLC by deeds in Book 31156, Page 32 and Book 31219, Page 453 recorded at the Middlesex District Registry of Deeds and is to encumber said Lot 1, Lot 2, Lot 5 and Lot 6.



# IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 25, 2019

## ORDERED:

That the Communication from the Planning Board, re: Favorable Recommendation of Cider Mill Estates Subdivision, Acceptance of Goodwin Street and McDermot Way as Public Ways, Order No. 19-1007530, be and is herewith accepted and placed on **FILE** and refer to **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 18/19-1007530A



# City of Marlborough Planning Board

Administrative Offices  
135 Neil St.  
Marlborough, MA 01752

PLANNING BOARD /4

Barbara L. Fenby, Chair  
Philip Hodge  
Sean N. Fay  
George LaVenture  
Christopher Russ  
Matthew Elder  
Krista Holmi, Administrator  
(508) 624-6910 x33200  
[kholmi@marlborough-ma.gov](mailto:kholmi@marlborough-ma.gov)

February 13, 2019

Mr. Edward Clancy  
Council President  
140 Main St.  
Marlborough, MA 01752

*ALP  
Pvd Serv*

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2019 FEB 14 P 4:10

RE: Cider Mill Estates Subdivision  
Acceptance of Goodwin Street and McDermot Way as Public Ways  
(Council Order 18-1007530)

Honorable President Clancy and Members:

At its regular meeting on February 11, 2019, the Planning Board took the following action:

On a motion by Mr. Elder, seconded by Mr. Russ, the Board voted to recommend to the Marlborough City Council that Goodwin Street and McDermot Way be accepted as public ways, and that their appurtenant easements be accepted as municipal easements in the City of Marlborough, as shown on a plan thereof and as hereinafter described:

Plan entitled, "Cider Mill Estates" – Acceptance Plan of Goodwin Street, McDermot Way, and Municipal Easements, Marlborough, Massachusetts," Owner: West Hill, LLC, 120 Quarry Drive, Milford, MA 01757; To Be Deeded to: City of Marlborough, 140 Mail Street, Marlborough, MA 01752; Prepared By: Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, MA 01757; Dated: July 19, 2018; Scale: 1"=40'.

Motion carried.

Should you need further information, don't hesitate to contact me.

Sincerely,

*Barbara L. Fenby /4*

Barbara L. Fenby  
Chairperson

City Clerk  
DPW Commissioner  
Paul J. Beattie, Esq.  
F.R.E. Building Co., Inc.



# IN CITY COUNCIL

Marlborough, Mass., JANUARY 7, 2019

**ORDERED:**

That the Application for Livery License from Bismark Ohemeng d/b/a West Royal Car Service, 33 Paris Street, be and is herewith refer to **PUBLIC SERVICES COMMITTEE.**

ADOPTED

ORDER NO. 19-1007513



14



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

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2018 DEC 19 P 1:11

**Lisa M. Thomas  
City Clerk**

**CITY OF MARLBOROUGH  
TAXI AND/OR LIVERY SERVICE LICENSE APPLICATION**

I. TYPE OF LICENSE: \_\_\_\_\_ TAXI LIVERY LIVERY

*Pub Serv*

2. APPLICANT'S (LICENSEE) INFORMATION:

- A. Name: BISMARCK OHEMENG
- B. Address: 33 PARIS ST MARLBOROUGH, MA, 01752
- C. Telephone Number: 857-406-8609
- D. Business Name: WEST ROYAL CAR SERVICE
- E. Business Address: 33 PARIS ST MARLBOROUGH, MA, 01752
- F. Business Number: 857-246-3544

3. NUMBER OF VEHICLES: 1

APPLICANT'S SIGNATURE \_\_\_\_\_

**CITY OF MARLBOROUGH  
TAXI/LIVERY LICENSE**

is hereby granted a Taxi/Livery License as approved by the City Council of the City of Marlborough on . In accordance with the Code of the City of Marlborough, Chapter 568, this License shall expire two (2) years from the date of issue. Application for renewal of said License shall be made to the City Council through the Office of the City Clerk.

EXPIRATION DATE: \_\_\_\_\_

A TRUE COPY

ATTEST:

City Clerk



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

**Lisa M. Thomas  
City Clerk**

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

\_\_\_\_\_  
\*Signature of Individual **OR**  
Corporate Name (Mandatory)

\_\_\_\_\_  
By: Corporate Officer  
(Mandatory, if applicable)

\_\_\_\_\_  
\*\*Social Security # (Voluntary) **OR**  
Federal identification Number

\*This license will not be issued unless this certification clause is signed by the applicant.

\*\*Your social Security Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. General Laws Chapter 62C §49A.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	205		Apartment				
Model	94		Commercial				
Grade	04		Above Average				
Stories	4						
Occupancy	10						
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2	19		Masonry Veneer				
Roof Structure	07		Gambrel				
Roof Cover	03		Asphalt				
Interior Wall 1	05		Drywall				
Interior Wall 2	03		Plastered				
Interior Floor 1	14		Carpet				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	04		Electric				
Heating Type	07		Electric				
AC Coverage	01		None				
Building Use	1120		Apt 9 units and up C				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		None				
Class	02		Wood				
Plumbing	02		Average				
Ceiling Finish	01		Fixed				
Partitions	02		Average				
Wall Height	10						
% Conn Wall							

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	2,000	1.00	2006		0		50	1,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,015	2,015	2,015	168.30	339,125
FUS	Finished Upper Story	6,045	6,045	6,045	168.30	1,017,374
<b>Ttl. Gross Liv/Lease Area:</b>		<b>8,060</b>	<b>8,060</b>	<b>8,060</b>		<b>1,356,498</b>

FUS  
FUS  
FUS  
BAS

65

31



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT					
ESTES CONNIE M TR C & C REALTY TRUST 250 STOW RD		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value		
MARLBOROUGH, MA 01752 Additional Owners:		SUPPLEMENTAL DATA Other ID: 68/145// Deed Ref # 76125 Aff Housing Schedule ID LCD CERT GIS ID: M_194996_899227			PROBATE  ASSOC PID#			RES BLDG	1120	529,000	529,000
								RES LAND	1120	400,000	400,000
								RES BLDG	1120	1,000	1,000
						Total		930,000	930,000		

228  
MARLBOROUGH, MA  
  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ESTES CONNIE M TR		24892/172	09/30/1994	U	I	165,000	1L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1120	462,900	2017	1120	362,600	2016	1120	362,600
								2018	1120	325,000	2017	1120	325,000	2016	1120	325,000
								2018	1120	1,000	2017	1120	1,000	2016	1120	1,000
								Total:		788,900	Total:		688,600	Total:		688,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	529,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	400,000
Special Land Value	0
Total Appraised Parcel Value	930,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	930,000

NOTES	
10 UNITS	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										04/06/2010			WH	02	Measured & 2 Vist
										08/22/2006			JM	01	Measured & 1 Vist

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1120	Apt 9 units and up C	RC				5,458	SF	0.00	1.0000	0	1.0000		0.00			.00	0.00	0
1	1120	Apt 9 units and up C	RC				10.00	BL	40,000.00	1.0000	0	1.0000		0.00	\$40,000/UNIT 12 UNIT		1.00	40,000.00	400,000

CITY COUNCIL  
PUBLIC SERVICES COMMITTEE

Date: February 13, 2019  
Memo to: Building Commissioner Cooke and Police Chief Giorgi  
From: Karen Boule  
Re: Order No.19-1007513: Application for Livery License from Bismark Ohemeng d/b/a  
West Royal Car Service at 33 Paris Street

I have attached the City Council Order and related materials regarding above.

Please submit comment to assist the committee in its deliberations on this application.

Thank you.

## City Council

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**From:** David Giorgi  
**Sent:** Friday, February 15, 2019 3:05 PM  
**To:** City Council  
**Subject:** RE: Livery License Application Bismark Ohemeng 2019-0107

Sorry Karen,

I just rechecked the file and found that we did receive his CORI report dated 12/12/18. There are no issues and I have no reservations about the application for a Livery License.

Thank you,  
D. Giorgi

**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Friday, February 15, 2019 2:56 PM  
**To:** David Giorgi <dgiorgi@marlborough-ma.gov>  
**Subject:** RE: Livery License Application Bismark Ohemeng 2019-0107

Odd. I told him awhile back to submit to you. /KB

**From:** David Giorgi  
**Sent:** Friday, February 15, 2019 2:46 PM  
**To:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>; Jeffrey Cooke <[jcooke@marlborough-ma.gov](mailto:jcooke@marlborough-ma.gov)>  
**Subject:** RE: Livery License Application Bismark Ohemeng 2019-0107

I haven't received his CORI check yet as of 02/15/19.

**From:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>  
**Sent:** Wednesday, February 13, 2019 10:35 AM  
**To:** David Giorgi <[dgiorgi@marlborough-ma.gov](mailto:dgiorgi@marlborough-ma.gov)>; Jeffrey Cooke <[jcooke@marlborough-ma.gov](mailto:jcooke@marlborough-ma.gov)>  
**Subject:** Livery License Application Bismark Ohemeng 2019-0107

Morning Chief and Commissioner:

I have attached memo on behalf of Public Services Committee Chairman Landers requesting input on the attached application for a Livery License to be located at 33 Paris Street.

Although we do not receive many requests for livery licenses these days, likely due to share riding, our process is to request input from the Police Chief and Building Commissioner.

The applicant informed us that he has submitted the CORI report to the Police Department. In addition to the CORI check, the committee is seeking input on the location as it concerns available off street parking and whether it is a suitable location for the business.

Thank you.

KB

*Karen A. Boule  
City Council Office*

## City Council

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**From:** Jeffrey Cooke  
**Sent:** Tuesday, February 19, 2019 11:13 AM  
**To:** Karen Boule; David Giorgi  
**Subject:** RE: Livery License Application Bismark Ohemeng 2019-0107

I have insufficient information to make a complete zoning determination, however

- The use would be classified as a "consumer Service establishment" which is "NOT ALLOWED" in the RC zoning district.
- This is a 10 unit residential dwelling, there is limited area for off-street parking, which currently has insufficient parking for the residential use. A parking plan will need to be submitted.

For the use of the taxi/livery use at this location, the applicant would need zoning relief in order for the license to be issued to 33 Paris Street.

Jeffrey Cooke, C.B.O.  
Building Commissioner  
City of Marlborough, MA  
508-460-3776

### **Mission Statement**

To promote the safe and compatible development of the community through fair and consistent enforcement of building codes and zoning ordinances

**From:** Karen Boule  
**Sent:** Wednesday, February 13, 2019 10:35 AM  
**To:** David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>  
**Subject:** Livery License Application Bismark Ohemeng 2019-0107

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Thank you.

KB

*Karen A. Boule*  
*City Council Office*  
*508-460-3711*

