

DEPARTMENT HEAD

COMMENTS

Urban Affairs  
October 16, 2019

Special Permit  
Site Plan Review

Post Road Realty LLC  
107 Simarano Drive  
Map 116, Parcels 5, 11, 12  
Green District  
(Executive Residential)

## City Council

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**From:** Jeffrey Cooke  
**Sent:** Thursday, October 10, 2019 10:03 AM  
**To:** City Council  
**Cc:** Kevin Breen; Thomas DiPersio; Priscilla Ryder; David Giorgi  
**Subject:** Green District Comments  
**Attachments:** IMG\_0823.JPG; IMG\_0821.JPG

At this time the concern that I have of the Green District Development is the looping emergency access road. It is my opinion and suggestion that the loop road is constructed and bituminous concrete surface applied. Originally this roadway is the emergency access road for the Stonegate development and was to be maintained as such. As per the site visit and pictures, it is clear that this emergency access way has never been maintained to a level that emergency vehicles could navigate.

I therefore suggest that the loop roadway from Simarano Drive to Cedar Hill be constructed and paved suitable for vehicular traffic.

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











## City Council

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**From:** Thomas DiPersio  
**Sent:** Friday, October 11, 2019 10:56 AM  
**To:** City Council; Jeffrey Cooke; Priscilla Ryder; David Giorgi; Kevin Breen; John Ghiloni; Jason Grossfield; John Garside  
**Cc:** Nathan Boudreau  
**Subject:** RE: REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Urban Affairs Committee,

The engineers have addressed most of the technical review comments outlined in my initial review memo to the Site Plan Review Committee dated September 16, 2019. I am confident that any additional technical review concerns would be minor in nature and would be able to be addressed without significant modifications to the plans.

The following general issues remain outstanding:

- Paving of the spine road: My recommendation in the 9/16 letter was that the spine road should be paved in its entirety from Simarano Drive to Cedar Hill Street. This has been the consensus of the Site Plan Review Committee as well. In lieu of paving, the engineers have proposed detailed specifications for a maintainable gravel surface. They also propose that the road be gated for emergency access only. While the maintainable gravel surface would be an improvement over current conditions for use as an emergency access, I feel that paving of the road and leaving it open and ungated is warranted given the number of residents who will live in the project once Phase 1 and 2 are complete.
- Sidewalk on the spine road: My recommendation is that the spine road include a sidewalk.
- Timing of traffic improvements on Simarano Drive: I am in agreement with the proposed improvements to Simarano Drive, which include a new left-turn lane into the project. The proposal is to construct the improvements after Phase 1 of the project is complete. My recommendation would be that these improvements be completed during construction of Phase 1.

I will plan to attend the Urban Affairs meeting on October 16 should the committee have any questions.

Thank you

**Thomas DiPersio, Jr., PE, PLS**

City Engineer  
Department of Public Works  
135 Neil Street  
Marlborough, MA 01752  
Phone:(508)624-6910x33200  
[tdipersio@marlborough-ma.gov](mailto:tdipersio@marlborough-ma.gov)



**From:** City Council <citycouncil@marlborough-ma.gov>

**Sent:** Thursday, October 10, 2019 4:30 PM

**To:** Jeffrey Cooke <jcooke@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi

## City Council

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**From:** Kevin Breen  
**Sent:** Friday, October 11, 2019 12:06 PM  
**To:** City Council; Jeffrey Cooke; Priscilla Ryder; David Giorgi; Thomas DiPersio; John Ghiloni; Jason Grossfield; John Garside  
**Subject:** RE: REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Good Afternoon Karen:

In response to this email, I offer the following comments on behalf of MFD:

The applicant has presented a plan to construct 240 residential units during Phase I followed by 240 units for Phase II. My understanding is the applicant proposes to pave only a portion of the existing gravel road winding through the property between Cedar Hill Street and Simarano Drive. The plan will maintain access from the gated entrance from Stonegate through to Simarano. My recommendation is to require the applicant to clear and pave, to the city's satisfaction, the entire road from Cedar Hill through to Simarano. This will improve emergency access and insures completion of this important connection that has been left virtually unimproved for more than a decade. Additionally, I recommend councilors review the applicant's plan to delay the completion of a left-hand turning lane into the site from Simarano Drive. Constructing the turning lane now before Phase I might be best for the city rather than waiting until Phase 1 is complete. Finally, there were discussions concerning sidewalks and bus access/stops for these each of the two phases. Councilors may wish to scrutinize both topics to insure a high level of accessibility and safety.

Thank you,

KJB

**KEVIN J. BREEN, FIRE CHIEF**  
**MARLBOROUGH FIRE DEPARTMENT**  
**215 MAPLE STREET**  
**MARLBOROUGH, MA 01752**  
**(508) 624-6986**

**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Thursday, October 10, 2019 4:30 PM  
**To:** Jeffrey Cooke <jcooke@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Jason Grossfield <jgrossfield@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Subject:** REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Per usual, please submit comment to assist the Urban Affairs Committee in its deliberations. The committee will be meeting next Wednesday at 5:30PM.  
Karen

## City Council

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**From:** David Giorgi  
**Sent:** Friday, October 11, 2019 1:36 PM  
**To:** City Council; Jeffrey Cooke; Priscilla Ryder; Kevin Breen; Thomas DiPersio; John Ghiloni; Jason Grossfield; John Garside  
**Subject:** RE: REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Good afternoon Urban Affairs Committee members,

With respect to the Green District project, it would be my opinion that members of the Site Plan committee are in agreement that the completion, paving and maintenance of the spine road is a necessary part of this project. I think that clearing the access road and the gating it would eventually lead to it ending up in the same condition it is currently in. A paved roadway would provide a secondary access for residents as well as emergency vehicles to gain entry to the complex as well as exit both this project and the Stonegate complex. In addition, I believe that the road improvements on Simarano Dr., left turn lane, sidewalks, etc. should be completed during Phase I of the project and not at its conclusion or the beginning of Phase II.

Thank you,  
D. Giorgi

**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Thursday, October 10, 2019 4:30 PM  
**To:** Jeffrey Cooke <jcooke@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Jason Grossfield <jgrossfield@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Subject:** REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Per usual, please submit comment to assist the Urban Affairs Committee in its deliberations. The committee will be meeting next Wednesday at 5:30PM.

Karen

**From:** Falk, Brian R. <[bfalk@MirickOConnell.com](mailto:bfalk@MirickOConnell.com)>  
**Sent:** Thursday, October 10, 2019 2:50 PM  
**To:** City Council <[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)>; Priscilla Ryder <[pryder@marlborough-ma.gov](mailto:pryder@marlborough-ma.gov)>; Jeffrey Cooke <[jcooke@marlborough-ma.gov](mailto:jcooke@marlborough-ma.gov)>; Thomas DiPersio <[tdipersio@marlborough-ma.gov](mailto:tdipersio@marlborough-ma.gov)>; David Giorgi <[dgiorgi@marlborough-ma.gov](mailto:dgiorgi@marlborough-ma.gov)>; Kevin Breen <[kbreen@marlborough-ma.gov](mailto:kbreen@marlborough-ma.gov)>; Frederick Flynn <[fflynn@marlborough-ma.gov](mailto:fflynn@marlborough-ma.gov)>; Cathleen Liberty <[cliberty@marlborough-ma.gov](mailto:cliberty@marlborough-ma.gov)>; Jason Grossfield <[jgrossfield@marlborough-ma.gov](mailto:jgrossfield@marlborough-ma.gov)>  
**Cc:** Sara Corbin <[scorbin@marlborough-ma.gov](mailto:scorbin@marlborough-ma.gov)>  
**Subject:** Green District - Proposed Decisions

Greetings,



## City Council

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**From:** Priscilla Ryder  
**Sent:** Friday, October 11, 2019 4:12 PM  
**To:** City Council; Jeffrey Cooke; David Giorgi; Kevin Breen; Thomas DiPersio; John Ghiloni; Jason Grossfield; John Garside  
**Cc:** Nathan Boudreau  
**Subject:** RE: REQUEST FOR COMMENT: From Atty. Falk: Green District - Proposed Decisions, Site Plan and Special Permit 1st Drafts

Urban Affairs Committee;

I have reviewed the Green District proposal for the two phase 475 unit project. Over all I have no major issues with the project but wanted to provide the following comments as you perform your review. .

1. Some plan details we have already discussed with the applicant in the site plan review committee that will need to be provided are:
  - a. Construction sequencing plan
  - b. Details on the grass pavers and their maintenance
  - c. Evaluate buffer planting along Stone Gate development edge to ensure vegetated screening between the two projects. Considerable blasting and clearing is required by the current design. We'd like to continue to review areas where limiting clearing might be an option to preserve larger trees around the perimeter.
2. The Conservation Commission is still waiting for a wetlands filing with the applicant. The Commission will be particularly attentive to the proximity of work to the wetland and the two pedestrian wetland crossings as proposed. They will also look at areas near the wetland that might minimize clearing where feasible. My initial review of the project shows that it appears to meet the Commissions standard requirements for 20' wetland no disturb zone, and the drainage requirements.
3. As a Green Community, I am pleased to know they are proposing green initiatives in the buildings, landscaping and design such as the grass pavers and solar roof tops, some of these details are still to be finalized.

Most of these comments can be easily addressed and resolved on the subsequent revised plans. The applicant has noted they will be providing revised plans after their initial meetings with the Urban Affairs Committee. The site plan review committee will review the revised plans once they are produced and provide further comments.

Please let me know if you have any questions.

Thank you

*Priscilla Ryder*  
*Conservation Officer*  
*140 Main St. City Hall*  
*Marlborough, MA 01752*  
*508-460-3768*

**From:** City Council  
**Sent:** Thursday, October 10, 2019 4:30 PM