

Order No.18-1007424A
Public Hearing Transcript &
Special Permit Decision

Order No.18-1007425
Site Plan Decision

Rendering and Site Plans

57 Main Street
Housing Development
Urban Affairs
January 22, 2019

City Council

From: Mark OHagan <markohagan@mcoassociates.com>
Sent: Thursday, January 17, 2019 9:25 AM
To: Karen Boule
Subject: RE: Site Plan-Tavern on the Green-112918-Revised.pdf
Attachments: ARCHITECTURAL Plans - Full Submission - Special Permit Application - September 2018.pdf

Hi Karen:

Attached are the latest round of plans which incorporates all modifications made to address site plan committee requests.

Please advise if you need anything else.

Sincerely,

Mark

Mark C. O'Hagan

Cell: 508-395-1211

From: Karen Boule [mailto:kboule@marlborough-ma.gov]
Sent: Wednesday, January 16, 2019 5:24 PM
To: Mark O'Hagan <markohagan@mcoassociates.com>
Subject: Site Plan-Tavern on the Green-112918-Revised.pdf

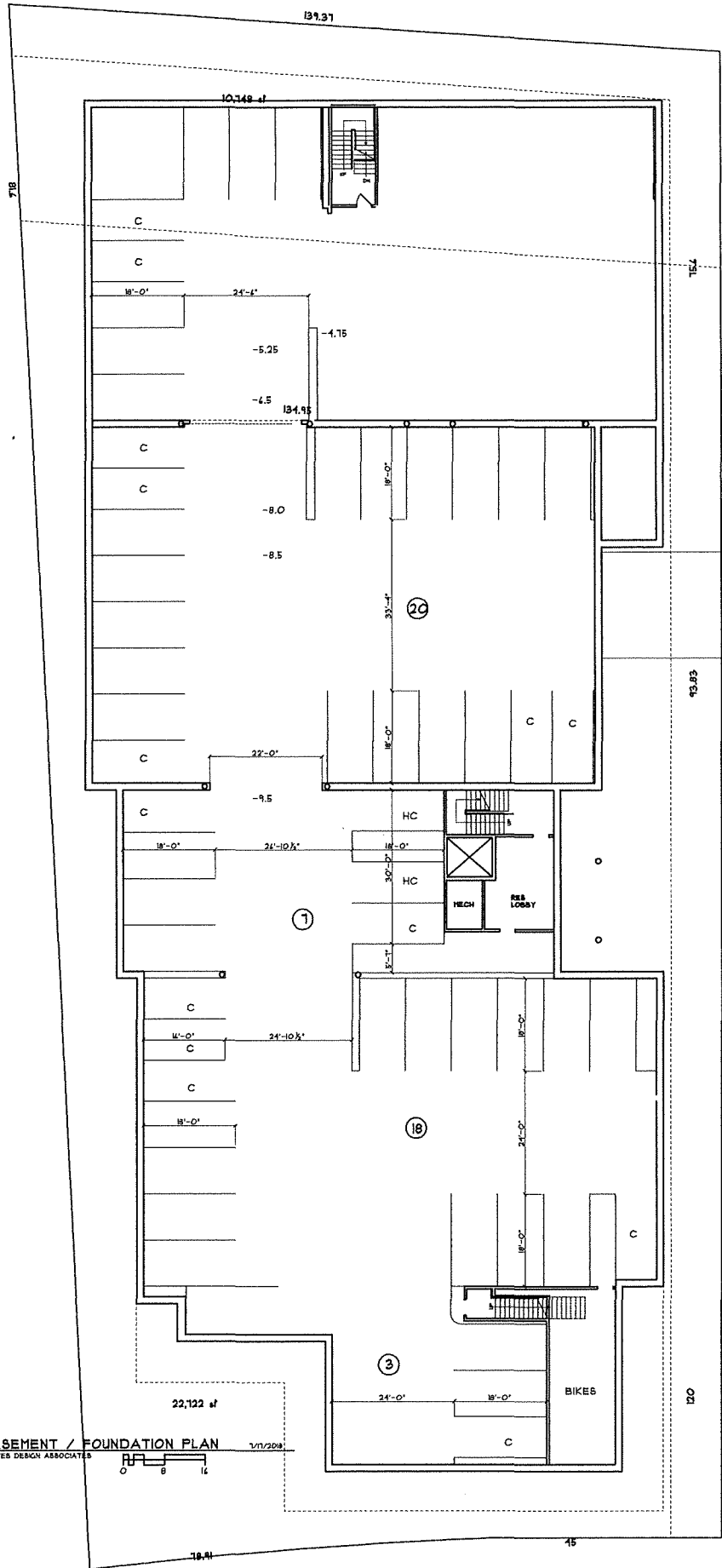
Mark,
Are these plans current for Tuesday's UAC meeting?
Thanks.
KB



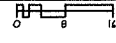
R. MINERVA-2017

57 MAIN STREET - Marlborough

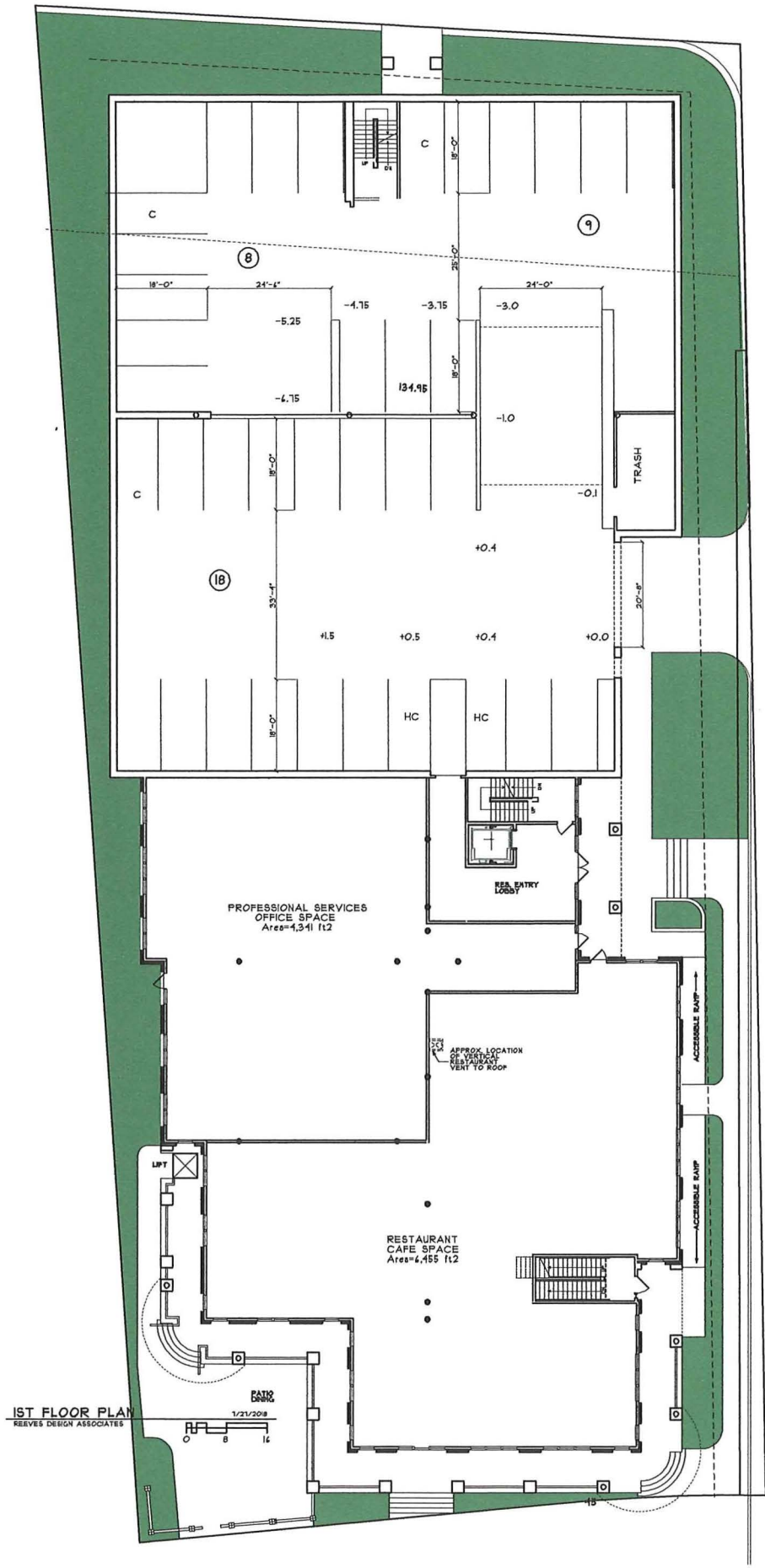
MCO & Associates, Inc. - Developer
Reeves Design Associates - Architect
Bruce Saluk Associates, Inc. - Civil Engineer



BASEMENT / FOUNDATION PLAN
 REYES DESIGN ASSOCIATES

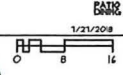


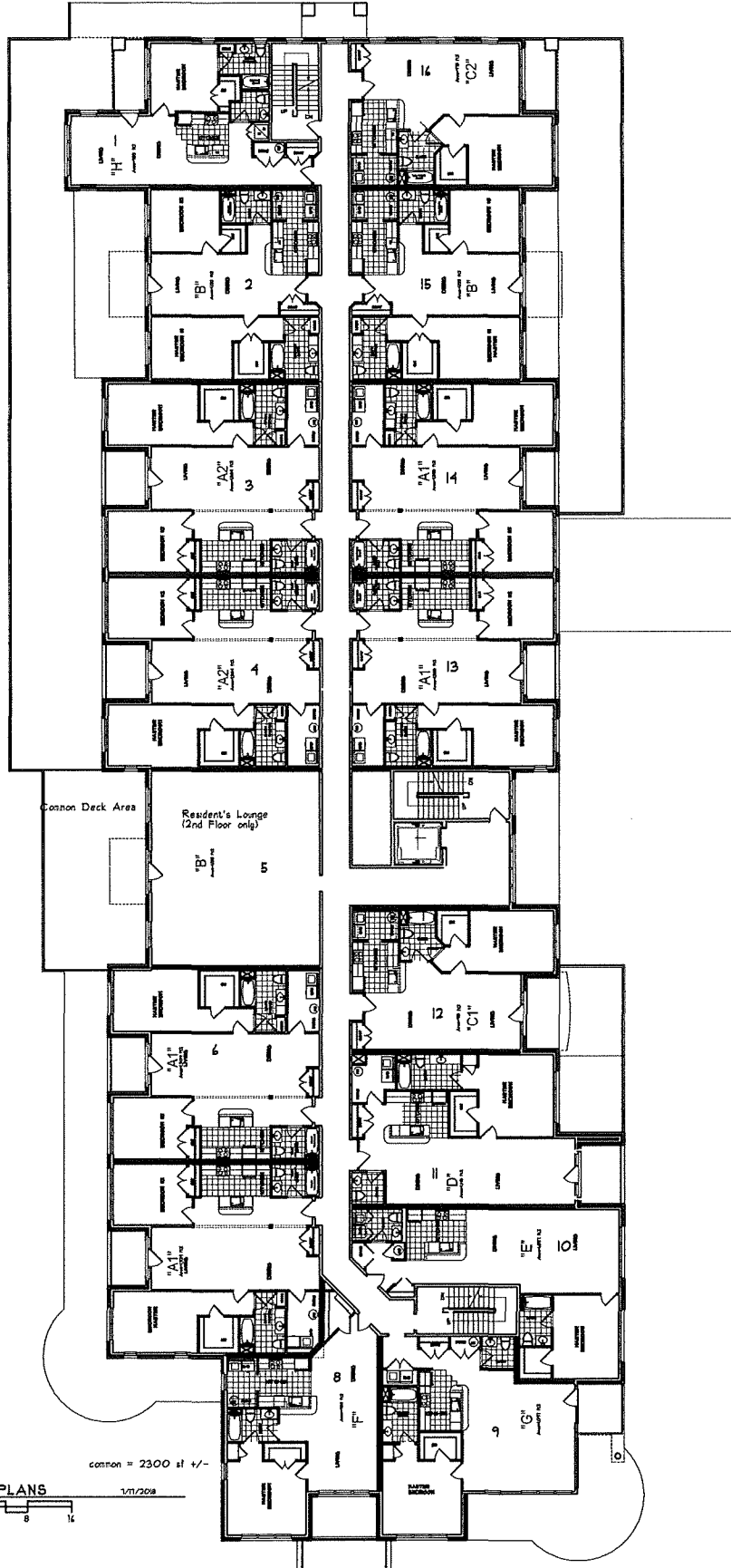
1/16" = 1'-0"



1ST FLOOR PLAN
REVIEWS DESIGN ASSOCIATES

1/2" = 20'-0"



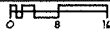


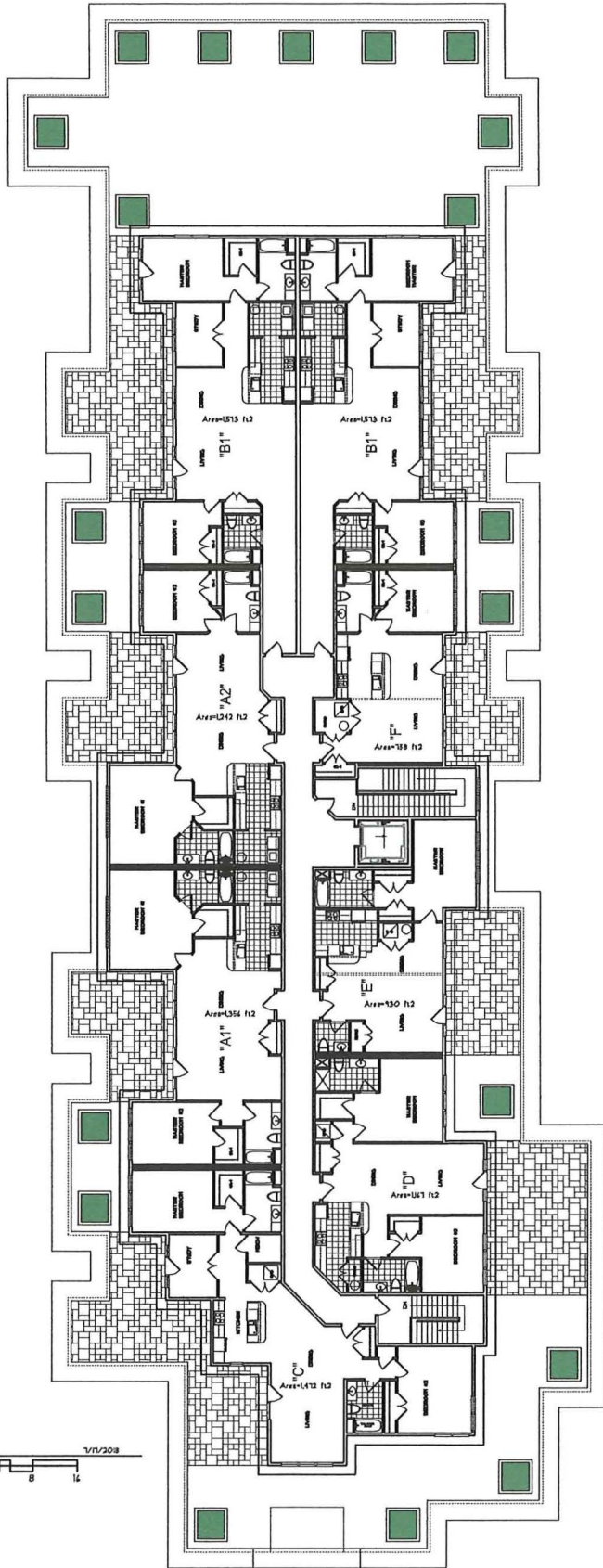
connon = 2300 sq +/-

2ND thru 4TH FLOOR PLANS

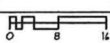
REEVES DESIGN ASSOCIATES

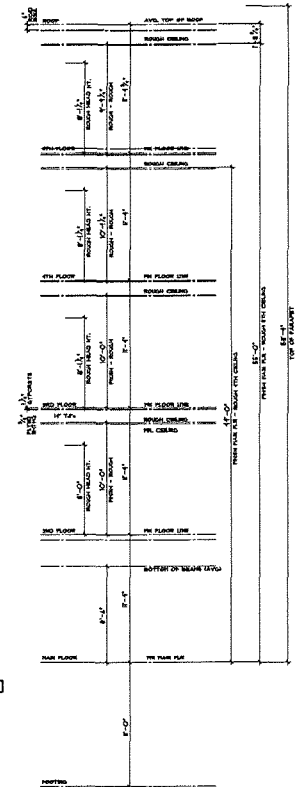
1/17/2008





5TH FLOOR PLAN
 REEVES DESIGN ASSOCIATES
 7/1/2018

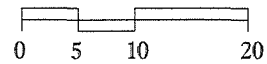




MATERIALS STUDY for FRONT FACADE (Main Street) - Design Review

Reeves Design Associates

2/2/2018





57 MAIN STREET
CONCEPT SKETCH
VIEW from SOUTHEAST

Reeves Design Associates

DEPARTMENT HEAD

COMMENTS

Special Permit
57 Main Street
Housing Development

Urban Affairs
January 22, 2019

City Council

From: Thomas DiPersio
Sent: Wednesday, January 16, 2019 3:47 PM
To: City Council; Priscilla Ryder; Kevin Breen; David Giorgi; John Ghiloni; Cathleen Liberty; Jeffrey Cooke
Cc: Donald Rider; Cynthia Panagore Griffin; Sara Corbin
Subject: Orders No 18/19-1007424B and 18/19-1007425: Draft Special Permit and Site Plan Applications - 57 Main Street

City Council Urban Affairs Committee Members,

I have the following comments on the above referenced orders:

The language of number 6 in the Draft Special Permit findings should be revised. I suggest something like the following, subject to final editing by the City Solicitor:

6. Exchange Street is presently approximately nineteen feet wide near the intersection of Main Street. The City Engineer expressed concerns that the roadway could not safely accommodate the increase in traffic that the project will generate. As there is no room within the right-of-way limits to widen the street, the applicant has agreed to grant a permanent easement to the City of Marlborough for the purpose of widening the street. An Easement Plan has been drafted and submitted to the DPW Engineering Division for review. The Site Plans show that, with the proposed widening, Exchange Street would be a consistent twenty-three feet wide from Main Street to High Street. The encroachment of the street pavement onto the property contributes to the increase in lot coverage for which the Special Permit is sought. The applicant has also agreed to make other improvements to Exchange Street. At its intersection with Main Street, the concrete apron will be removed and the wheelchair ramps will be replaced, and; at its intersection with High Street, the radius of the rounding will be increased.

I would recommend that the conditions of approval include the following, also subject to final editing by the City Solicitor:

Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review in accordance with the City of Marlborough site plan review ordinance prior to the issuance of the building permit.

Easement. The approval conditions should address the City Council's acceptance of, and the timing of the conveyance of, the permanent easement which is proposed to be granted to the City of Marlborough for roadway widening purposes, to the satisfaction of the City Solicitor.

Open Space. The Site Plans do not quantify the Open Space required in the Ordinance vs. what is proposed - the approval conditions should require that this information be provided for consideration by the City Council.

Please contact me with any questions.

Thomas DiPersio, Jr., PE, PLS

City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200

Karen Boule

From: Priscilla Ryder
Sent: Monday, January 14, 2019 12:37 PM
To: City Council; Thomas DiPersio; John Ghiloni; Cathleen Liberty; Kevin Breen; David Giorgi; Jeffrey Cooke
Cc: Karen Boule; Sara Corbin
Subject: RE: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Hi Karen,

I have reviewed the special permit for 57 Main St. I only had one comment on item #7- word changes needed are in yellow highlight.

7. "...The Applicant has worked with **city staff** to review and limit necessary tree clearing and has agreed to upgrade the fencing separating the two properties. The Applicant is working with First Church to secure an agreement for the fence updates. Said agreement will be provided to the City upon completion."

Other than that I have no further comments.

Priscilla Ryder
Conservation Officer
140 Main St. City Hall; Marlborough, MA 01752
Ph: 508-460-3768 ; pryder@marlborough-ma.gov

From: City Council
Sent: Thursday, January 10, 2019 1:19 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>; Sara Corbin <scorbin@marlborough-ma.gov>
Subject: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Please submit comment to assist the Urban Affairs Committee in its deliberations.

Thanks!

KB

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

From: City Council
Sent: Tuesday, January 8, 2019 6:07 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>

City Council

From: Cathleen Liberty
Sent: Friday, January 11, 2019 11:04 AM
To: City Council; Priscilla Ryder; Thomas DiPersio; John Ghiloni; Kevin Breen; David Giorgi; Jeffrey Cooke
Cc: Karen Boule; Sara Corbin; Nicholas Milano
Subject: RE: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

The Board of Health does not have any comment.

Thanks

From: City Council
Sent: Thursday, January 10, 2019 1:19 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>; Sara Corbin <scorbin@marlborough-ma.gov>
Subject: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Please submit comment to assist the Urban Affairs Committee in its deliberations.

Thanks!

KB

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

From: City Council
Sent: Tuesday, January 8, 2019 6:07 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: FROM KB: Draft Special Permit - 57 Main Street

Priscilla,

Per our earlier conversation, I cannot find a site plan decision, but I have attached the special permit draft decision from Mark O'Hagan. If you have the site plan decision, I can schedule him on the next UAC agenda.

Thanks.

KB

From: Mark O'Hagan <markohagan@mcoassociates.com>
Sent: Thursday, December 27, 2018 12:51 PM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: RE: Draft Special Permit - 57 Main Street

City Council

From: David Giorgi
Sent: Friday, January 11, 2019 3:13 PM
To: City Council
Subject: RE: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

The Police Department does not have issues with the Special Permit application.

D. Giorgi

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Thursday, January 10, 2019 1:19 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>; Sara Corbin <scorbin@marlborough-ma.gov>
Subject: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Please submit comment to assist the Urban Affairs Committee in its deliberations.

Thanks!

KB

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

From: City Council
Sent: Tuesday, January 8, 2019 6:07 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: FROM KB: Draft Special Permit - 57 Main Street

Priscilla,
Per our earlier conversation, I cannot find a site plan decision, but I have attached the special permit draft decision from Mark O'Hagan. If you have the site plan decision, I can schedule him on the next UAC agenda.
Thanks.
KB

From: Mark O'Hagan <markohagan@mcoassociates.com>
Sent: Thursday, December 27, 2018 12:51 PM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: RE: Draft Special Permit - 57 Main Street

Hi Karen:

City Council

From: Kevin Breen
Sent: Friday, January 11, 2019 4:12 PM
To: City Council
Subject: RE: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Good Afternoon Karen:

Members of Marlborough Fire Department have reviewed this project during several site plan committee meetings. We offer no new additional comments at this time.

Thank you,

KJB

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

From: City Council
Sent: Thursday, January 10, 2019 1:19 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>; Sara Corbin <scorbin@marlborough-ma.gov>
Subject: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Please submit comment to assist the Urban Affairs Committee in its deliberations.

Thanks!

KB

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

From: City Council
Sent: Tuesday, January 8, 2019 6:07 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: FROM KB: Draft Special Permit - 57 Main Street

City Council

From: Jeffrey Cooke
Sent: Monday, January 14, 2019 4:40 PM
To: City Council
Subject: RE: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

I have no additional comments in regards to the SP of 57 Main 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: City Council
Sent: Thursday, January 10, 2019 1:19 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>; Sara Corbin <scorbin@marlborough-ma.gov>
Subject: TO MANAGERS FOR REQUIRED COMMENT: Draft Special Permit Decision - 57 Main Street, Mixed Use development at site of current Rowe Funeral Home

Please submit comment to assist the Urban Affairs Committee in its deliberations.

Thanks!

KB

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

From: City Council
Sent: Tuesday, January 8, 2019 6:07 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: FROM KB: Draft Special Permit - 57 Main Street

Priscilla,

Per our earlier conversation, I cannot find a site plan decision, but I have attached the special permit draft decision from Mark O'Hagan. If you have the site plan decision, I can schedule him on the next UAC agenda.

Thanks.

KB



IN CITY COUNCIL

Marlborough, Mass., OCTOBER 29, 2018

ORDERED:

That there being no objection thereto set **MONDAY, DECEMBER 3, 2018** as A **RESCHEDULED DATE FOR PUBLIC HEARING** On the Application for Special Permit from Marlborough TOTG, LLC, to increase lot coverage area of 80% to 84% for patio area of proposed mixed use 5-story building with office/retail/restaurant space and residential units at 57 Main Street, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE.**

Councilor Dumais recused.

Ninety days after public hearing is 3/3/19 which falls on a Sunday, therefore 03/04/19 would be considered the 90th day.

ADOPTED

ORDER NO. 18-1007424A



IN CITY COUNCIL

Marlborough, Mass., _____ DECEMBER 3, 2018

PAGE 1

ORDERED:

That the PUBLIC HEARING On the Application for Special Permit from Marlborough TOTG, LLC d/b/a MCO & Associates, Inc., to increase lot coverage area of 80% to 84% for patio area of proposed restaurant at 57 Main Street, Order No. 18-1003r7424A, all were heard who wish to be heard, hearing closed at 917 PM.

Councilors Present: Delano, Doucette, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey

Councilor Dumais recused.

PUBLIC SPEAKING IN FAVOR

Mark O'Hagen, project proponent, appeared with the engineer, Bruce Saluk of Bruce Saluk & Associates Inc., and architect, Larry Reeves of Reeves Design Associates, to speak about his application for a special permit. The proposed project is located at 57 Main Street, current location of Rowe Funeral Home adjacent to the common. The proposed project is a mixed-use project with 11,000 square feet of commercial retail space on the first floor and fifty-five residential units on the four floors above it.

The plan is a total of five stories with the first floor being retail and restaurant area in addition to some professional space. One of the attractive features of the property is its relationship to the park. The front zone is an outdoor patio would be dedicated in its usage in conjunction with a restaurant space that is close to the park. The building itself is a total of fifty-five residential units with about two-thirds as two-bedrooms and one-third one-bedrooms. There are three full floor levels with the top floor being recessed back with less units, some of them being slightly larger with patio areas. From a parking perspective, they have a full lower level of parking as well as the rear of the first level of commercial area. There is a total of eighty-three parking spaces more than enough for the usage on the site. Each residential unit will have one dedicated space with a significant amount of parking remaining for the commercial use. The building itself is about eighty-five thousand square feet.

The building was designed to be generally in compliance with the local bylaw however there are a few exceptions. They have requested the special permit to increase the lot coverage from eighty percent to eighty-four percent and that difference is the outdoor patio. If the outdoor patio were grass and not hardscape, along with the ramps for handicap accessibility, they would be complying with the eighty-percent lot coverage. The only other area they sought relief has to do with the open or common space within the structure. Based upon the requirement, they are supposed to have 100 square feet per unit with half of that being on the first level but since they are using first level area as outdoor space they are seeking relief. They have a total of twelve-thousand square feet between designated patio space, outdoor space, a resident's lounge area



IN CITY COUNCIL

Marlborough, Mass., _____ DECEMBER 3, 2018

PAGE 2

ORDERED:

with an outdoor patio which would count towards that as well. They meet the requirement but not in the specific framework as outlined in the guidelines, so they have requested relief from that as well.

They have worked with the Site Plan Review Committee for the past six to eight months focusing their efforts on the relationship of the building to Main Street as well as its relationship to Exchange Street as it goes to High Street. They have worked with the Department of Public Works and have planned to widen Exchange Street from Main Street all the way to High Street and cleaning up the awkward wall area near Exchange and High Streets to increase site lines. There will be other improvement to the road, sidewalk, landscaping, and fencing in the area.

Mr. O'Hagen was optimistic about the project and would like to complete the approval process to start work in the summer of 2019. This project, based upon the value of the building and units, could potentially bring in around \$450,000 per year to the City's revenue.

There is no one else speaking in favor. That part of the Public Hearing is closed.

QUESTIONS FROM THE PUBLIC

A resident was concerned with the narrowness of the road and parking especially with other projects scheduled to be built in the area. Mr. O'Hagen explained the whole lower level of the structure is parking as well as the second half of the first level. The requirement for the building is sixty spaces and they have planned for eighty-three spaces.

Jerry Dumais, owns property adjacent to the building. He asked about the breakdown of one-bedroom versus two-bedroom units for the fifty-five proposed units. Mr. O'Hagen stated it was a combination of both with seventeen one-bedroom units and thirty-eight two-bedroom units as proposed. Mr. Dumais explained for his five-family property, he was required to have ten parking spaces, one for each bedroom and one for each unit. He asked how they are not required to have a parking space for each bedroom unit as well as the apartment.

Councilor Delano requested permission to speak, to make a point of order. Councilor Delano explained they were there to discuss the special permit, solely about lot coverage for that one area and not a review of the whole building. The building can be built by-right, and there are special parking rules for the downtown to increase density for the types of buildings they hoped to attract. Their discussions are limited to lot coverage from eighty to eighty-four percent.



IN CITY COUNCIL

Marlborough, Mass., _____ DECEMBER 3, 2018

PAGE 3

ORDERED:

Mr. Dumais expressed surprise that he was not notified of the building being proposed for that location. Councilor Delano explained the building is allowed by-right. Mr. Dumais was not pleased with the building being allowed at that location. Councilor Delano explained the project would eventually come to the City Council for their site plan review to ensure the use and appearance is within their expectations for the Marlborough Village District zone. That evening, they are only to review the special permit for lot coverage as nothing else is legally before them.

Mr. Dumais asked how many restaurants will be on the bottom floor. Mr. O'Hagen stated the bottom floor is approximately 11,000 square feet which is broken up into two general areas but until the space is leased it could be two tenants or even four tenants. Their expectation or hope is to have one larger restaurant that uses about 6,000 square feet. Mr. Dumais asked if the building would have sprinklers and Mr. O'Hagen confirmed that fact. Mr. Dumais stated under the zoning laws in Marlborough, if a building has sprinklers, then restaurants can have over one-hundred clients in their restaurant. President Clancy reminded Mr. Dumais, they are not discussing the Marlborough Village District zoning which has already passed but are limited in their discussion to lot coverage.

Sandra Austin, 24 Bolton Street, thought the project looked great and her one question was about the outdoor space and would there be limitations on how late serving would be allowed on the patio area. Mr. O'Hagen stated any regulations regarding the restaurant would be worked out with the City. He is just developing the property and will not be running the restaurant, but stated they are not seeking any specific relief for the patio space. Ms. Austin requested the City Council consider a limitation on how late entertainment can occur on the outdoor patio as noise tends to travel quite a bit in that area. She has spent many years dealing with the Lazy Dog, then Funky Murphy's regarding noise at their site.

There are no further questions from the public. That part of the Public Hearing is closed.

PUBLIC SPEAKING IN OPPOSITION

A resident who lives in the area explained there is a lot of traffic and parking issues in the area already and asked how they would improve that situation. Patrons of Funky Murphy's regularly park in the no parking area along Exchange Street and are rude to the neighbors who are trying to get to their homes. They asked how it would be changed for them. Mr. O'Hagen stated they will enlarge Exchange. It is currently more of a large driveway versus a street so by increasing it from eighteen feet to twenty-two feet will enhance the drivability for everyone if they can keep people from parking in that area.



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 3, 2018

PAGE 4

ORDERED:

Cheryl Parks, 19 Brown Street, stated they should just give up the four percent increase. Mr. O'Hagen clarified that the four-percent will not change the size of the building, it is just really having a patio area available in the front corner as well as some other access pathways. The building itself does not require a change, if the patio were grass they would be complying with the zoning. Mr. O'Hagen thought his interpretation of the Marlborough Village District zoning was to get people out and about the downtown. Ms. Parks expressed her frustration with the traffic in the area.

Patty Farley, 20 High Street, lives directly behind Funky Murphy's. She explained when the restaurant was Lazy Dog and now Funky Murphy's that she routinely deals with men relieving themselves right by her fence and loud noise every night. With that building there will be increased traffic as it is currently difficult getting out of Brown Street as previously expressed by Ms. Parks.

There is no one speaking in opposition. That part of the Public Hearing is closed.

QUESTIONS FROM THE CITY COUNCIL

✓ Councilor Oram's first question was related to the patio and whether they planned to use pavers or porous pavers. Mr. Saluk stated there would be pavers there, concrete pavers, not porous pavers. They are improving the infrastructure of the stormwater system coming off the site so the actual water leaving the site will be reduced.

Councilor Oram asked if the rooftop would be green space. Mr. O'Hagen stated there will be some paver areas related to the units, some green space but he was unsure of the exact footage.

✓ Councilor Doucette asked if they had a diagram that showed the four-percent in question and they did not have one available. Mr. Saluk stated the four-percent is made up of the patio, and because of the patio they need to provide ADA accessibility which included an access ramp. They are also increasing the width of the road for Exchange Street where they will be providing the City with an easement. This will cause impervious area on the site and increase the coverage on the site effectively shrinking the lot. Councilor Doucette confirmed all access to the site will be through Exchange Street.



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 3, 2018

PAGE 5

ORDERED:

- ✓ Councilor Robey clarified if they do not approve this, they will essentially not have a patio. She then asked if it would be green space or paved. Mr. O'Hagen called it a hardscape whether it be pavers or bricks but an aesthetic that is not pure concrete or asphalt. Councilor Robey acknowledged the next question may not be for Mr. O'Hagen but if the restaurant were to serve alcohol, would the patio need to be closed off from the street. Mr. O'Hagen showed the area as a shorter wall with an entrance from the street and an entrance from the space as well.
- ✓ Councilor Irish asked if there would be an outdoor fire pit or fireplace in that open space. Mr. O'Hagen stated it was not in their plan. Councilor Irish was encouraged that the applicant was willing to work with the church and City regarding the common area as it is a historical area.
- ✓ Councilor Juaire asked about the four-percent coming from Exchange Street. Mr. O'Hagen stated Exchange Street is enlarging onto their property so part of the four-percent will be the new Exchange Street. Councilor Juaire asked if any of that would be used as parking and Mr. O'Hagen responded in the negative as everything is within the site for parking.
- ✓ Councilor Delano stated this is in Urban Affairs. For the past several years, they have been trying to get outdoor dining on Main Street and when it comes to the hours, alcohol licenses, etc., the License Board is far better equipped to handle those concerns. He did not expect them to include raucous businesses with the upscale residents as it would be counterproductive. They would carefully review this application in the Urban Affairs Committee.

There are no further questions from members of City Council. That part of the Public Hearing is closed.

That ends the entire Public Hearing. This is currently in the Urban Affairs Committee.

ADOPTED

ORDER NO. 18-1007424B

DECISION ON AN APPLICATION FOR SPECIAL PERMIT

**MARLBOROUGH TOTG, LLC
57 Main Street, Marlborough, MA**

**CITY OF MARLBOROUGH
CITY COUNCIL ORDER No. _____**

The City Council of the City of Marlborough hereby GRANTS the Application for Special Permit of Applicant (the “Application”), as provided in the Decision and SUBJECT TO THE FOLLOWING FINDINGS OF FACT AND CONDITIONS:

EVIDENCE

1. The Applicant, Mark C. O’Hagan, Manager, of Marlborough TOTG, LLC (“TOTG”), a duly organized and existing Massachusetts Limited Liability Corporation with a principal mailing address of 206 Ayer Road, Suite 5, Harvard, MA 01451. (the “Applicant”).
2. The location of the proposed project is 57 Main Street, Marlborough, MA and more particularly identified on the City of Marlborough Assessor’s Map 70 on Parcels 291, 293, 294, and furthermore particularly described in deeds recorded with the Middlesex South District Registry of Deeds, Book 14539, Page 250 & Book 14548, Page 518 (the “Site”).
3. The owner of the Site is John P. Rowe Funeral Home, Inc.

4. The commercial structure housing a funeral home located on the Site was constructed in approximately 1850. The site is located within the Marlborough Village District (MV) zone.
5. The Applicant proposes a mixed use building with approximately 11,000 square feet of commercial space, 55 residential housing units and 83 parking spaces in accordance with the requirements of the Marlborough Village District (MV) in the general code section 650-34. The proposed building is in general accordance with the by-law, however the proposed lot coverage for the parcel is 84% as compared the bylaw requirement of 80%. The incremental lot coverage is being utilized in the expansion of Exchange Street, the addition of walkway areas as well as an exterior patio for commercial use. To construct the building as designed requires a special permit from the City Council for an increase in lot coverage under section 650-41.
6. The width of Exchange Street has long been an issue. The DPW felt the street was designed more like a driveway than an actual city street. At the City's request, the applicant has redesigned the roadway to make it a consistent length throughout and will be upgrading the sidewalk across Exchange by Main Street to bring that into compliance. All of the expanded roadway area is being done on the Applicant's property and an easement will be provided to the City for long term usage. This added area has contributed to the increased lot coverage and necessitated the Special Permit.
7. The Applicant has also been very cooperative in addressing the City's concerns as it relates to the adjacent Union Common. Although this area is owned by the First Church, it is an important City landmark and many City sponsored events are hosted on the Common. The Applicant has worked with Conservation to review and limit

necessary tree clearing and has agreed to upgrade the fencing separating the two properties. The Applicant is working with First Church to secure an agreement for the fence updates. Said agreement will be provided to the City upon completion.

8. The Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council as they pertain to the Application for permission to construct the mixed use building proposed. Specifically, the Application filed on October 2, 2018 with the City Clerk's office consisted of an original and two copies of the following: (a) Application to the City Council for Issuance of Special Permit; (b) Special Permit-Summary Impact Statement; (c) filing fee check; (d) plan delivery certification; (e) tax payment certification; (f) abutters list; (g) the proposed site plan and architectural plans, further described hereinbelow; (h) and the certification of the Building Commissioner on behalf of the Planning Director as to the Application's having complied with the provisions of Section 650-59, C. (7) (a), (b) and (c) of the City's Zoning Ordinance.
9. A public hearing was held on December 3, 2018, in compliance with the requirements of the City's Zoning Ordinance and the provisions of MGL Chapter 40A, as amended. All necessary abutters were provided notice as required by law, as certified by the Office of the Marlborough Assessors office. The time for the City Council to take final action on the Application is _____.
10. The Applicant presented oral testimony and demonstrative evidence at the public hearing and represented that the Project meets all applicable special permit criteria provided by MGL Chapter 40A, as amended, and the City's Zoning Ordinance.

11. The site plan submitted with the Application is entitled, "Tavern on the Green, 57 Main Street, Marlborough, MA Site Plan" Prepared by Bruce Saluk & Associates, Inc. of 576 Boston Post Road East, Marlborough, MA 01752, updated through November 29, 2018 (the "Site Plan"), attached hereto as "Attachment A."
12. The architectural plans submitted with the Application are entitled "57 Main Street, Marlborough, MA," by Reeves Design Associates, Inc, of 79 Highland Street, Marlborough, MA 01752 and are attached hereto as "Attachment B."

BASED ON THE ABOVE, THE MARLBOROUGH CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT AND TAKES THE FOLLOWING ACTIONS:

- A. The City Council finds that it may grant a Special Permit (Special Permit) subject to such terms and conditions as it deems necessary and reasonable to protect the citizens of the City of Marlborough (also referenced herein as the "City").
- B. The City Council finds the Application for the Special Permit does not derogate from the intent or purpose of the Zoning Ordinance of the City of Marlborough, or MGL c. 40A.
- C. The City Council finds the coverage areas being utilized beyond the 80% represent an appropriate use and is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough.
- D. In particular, the proposed coverage increases are necessary and appropriate for site access, traffic improvements and works towards enhancing the goals of the MV District.
- E. The Applicant has complied with all the procedural rules and regulations of the City Council of the City of Marlborough and Chapter 650 (Zoning Code) of the City of Marlborough and MGL Chapter 40A, Sections 9 and 11.

GRANT OF SPECIAL PERMIT WITH CONDITIONS

The City Council, pursuant to its authority under MGL Chapter 40A and the City of Marlborough Zoning Ordinance, Chapter 650, **GRANTS** the Applicant a Special Permit, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. Construction of the building and related site improvements is to be done in accordance with all applicable building codes in effect in the City of Marlborough as of the time when the building permit application is submitted to the Building Commissioner.
- B. All work performed at the Site shall be in compliance with this Special Permit decision.
- C. In accordance with the provisions of MGL c. 40A § 11, the Applicant at its expense shall record this Special Permit in the Middlesex South District Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant shall apply to the Building Commissioner for a building permit. Applicant shall provide a copy of the recorded Special Permit to the City Council's office, to the Building Department, and to the City Solicitor's office.

ADOPTED
In City Council
Order No.
Adopted

A TRUE COPY
ATTEST:



IN CITY COUNCIL

Marlborough, Mass., _____ OCTOBER 15, 2018

ORDERED:

That the Site Plan Application for Tavern on the Green, 57 Main St., be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

Councilor Dumais recused.

ADOPTED

ORDER NO. 18-1007425

City Council

From: Priscilla Ryder
Sent: Wednesday, January 16, 2019 11:10 AM
To: City Council
Cc: Nicholas Milano; Jeffrey Cooke; Thomas DiPersio; David Giorgi; Cathleen Liberty; Kevin Breen; Donald Rider; Cynthia Panagore Griffin; bruce@salukassoc.com; Mark O'Hagan
Subject: 57 Main St. - Tavern on the Green
Attachments: 57 Main Street - Site Plan Approval Decision - Draft 1-14-19.doc; 2685C1 COVER (REV'D).pdf; Site Plan-Tavern on the Green-112918.pdf

Councilor Delano and Urban Affairs Committee;

The site plan review committee has reviewed the plans for 57 Main St. – Tavern on the Green. Attached please find our draft conditions which have been amended to address the concerns of the various departments. The plans we've approved are also attached. The revised cover sheet is also attached which shows the corrected signature blocks.

The only outstanding item which is the process of being revised is the fence between Union Common and the project, condition # E.6 may be amended as new information is available.

I will also plan to attend the January 22nd Urban Affairs committee meeting. If you have any questions please let me know.

Priscilla Ryder

Conservation Officer

140 Main St. City Hall; Marlborough, MA 01752

Ph: 508-460-3768 ; pryder@marlborough-ma.gov

TAVERN ON THE GREEN

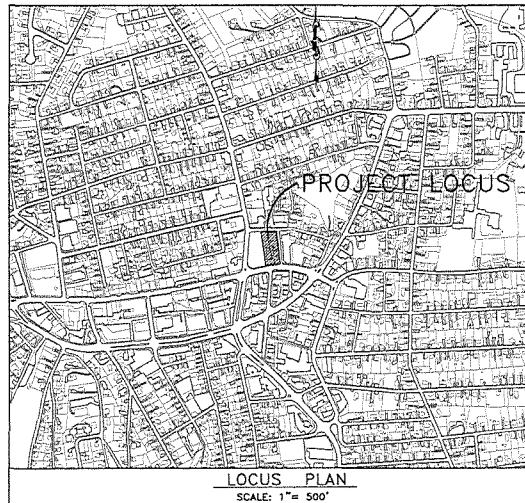
57 MAIN STREET
MARLBOROUGH, MA

SITE PLAN

MARLBOROUGH, MA ZONING CHART		
THE LAND SHOWN IS LISTED AS ASSESSOR LOTS 291, 293 & 294 ON MAP 70 AND IS LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (MVD), AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD ACCORDING TO FEMA F.I.R.M. MAP #25017CD478F, DATED JULY 7, 2014.		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5000 SF	38,505 SF
FRONTAGE	50 FT	123.91 FT
MAIN ST SETBACK	0 FT	0 FT
HIGH & EXCHANGE ST SETBACKS	10 FT	10.5 FT & 11.1 FT
SIDE SETBACK	0 FT	5.0 FT
COVERAGE	80% MAX	84% *1
BUILDING HEIGHT	70 FT (MAX)	5 STORIES @ 58 FT
LOT DISTANCE FROM A RESIDENTIAL DISTRICT	-----	12.5' FROM ZONE 'RB'
TOTAL OPEN SPACE	5500 SF	>7,250 SF
EXTERIOR OPEN SPACE	2750 SF (MIN)	7,250 SF
BUILDING OPEN SPACE	---	>TBD SF

PARKING SCHEDULE		
ITEM	SOUGHT	PROPOSED
COMPACT PARKING (8' x 16')	33% MAX	12 (14%)
STANDARD PARKING (9' x 18')	67	67
HANDICAP PARKING	4	4
TOTAL PARKING	83	83

FOOTNOTE:
*1- SPECIAL PERMIT SOUGHT FOR AN INCREASE IN COVERAGE UNDER SEC. 650-41.



OWNER: JOHN P. ROWE FUNERAL HOME, INC.
57 MAIN STREET
MARLBOROUGH, MA 01752

APPLICANT: MARK O'HAGAN
MCO & ASSOCIATES, INC.
206 AYER ROAD - SUITE 5
HARVARD, MA 01451
TEL: 978-456-8388

ARCHITECT: REEVES DESIGN ASSOCIATES, INC.
79 HIGHLAND STREET
MARLBOROUGH, MA 01752
TEL: 508-460-0144

ENGINEER & SURVEYOR: BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929

SHEET INDEX

	DATE	REV. DATE
EX: EXISTING CONDITIONS PLAN -----	2-3-18	11-19-18
C1: LAYOUT PLAN -----	6-14-18	11-29-18
C2: GRADING & EROSION CONTROL -----	6-14-18	11-29-18
C3: DRAINAGE & UTILITIES PLAN -----	6-14-18	11-29-18
C4: PLANTING PLAN -----	6-14-18	11-29-18
C5: DETAILS -----	6-14-18	7-10-18
C6: DETAILS -----	6-14-18	11-29-18

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED: _____
CITY COUNCIL: _____ DATE: _____

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED: _____
ENGINEERING: _____ DATE: _____
BUILDING: _____ DATE: _____
CONSERVATION: _____ DATE: _____
FIRE DEPT: _____ DATE: _____
POLICE DEPT: _____ DATE: _____
BOARD OF HEALTH: _____ DATE: _____

TAVERN ON THE GREEN

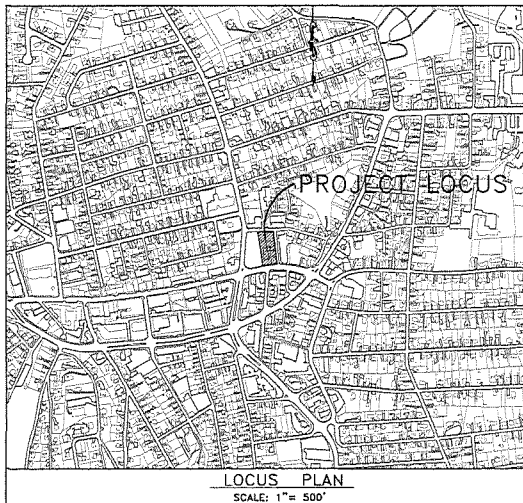
57 MAIN STREET
MARLBOROUGH, MA

SITE PLAN

MARLBOROUGH, MA ZONING CHART		
THE LAND SHOWN IS LISTED AS ASSESSOR LOTS 291, 293 & 294 ON MAP 70 AND IS LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (440), AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD ACCORDING TO FEMA F.I.R.M. MAP #25017CD478F, DATED JULY 7, 2014.		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5000 SF	38,505 SF
FRONTAGE	50 FT	123.91 FT
MAIN ST SETBACK	0 FT	0 FT
HIGH & EXCHANGE ST SETBACKS	10 FT	10.5 FT & 11.1 FT
SIDE SETBACK	0 FT	5.0 FT
COVERAGE	80% MAX	84% *1
BUILDING HEIGHT	70 FT (MAX)	5 STORIES @ 58 FT
LOT DISTANCE FROM A RESIDENTIAL DISTRICT	-----	12.5' FROM ZONE 'RB'
TOTAL OPEN SPACE	5500 SF	>7,250 SF
EXTERIOR OPEN SPACE	2750 SF (MIN)	7,250 SF
BUILDING OPEN SPACE	---	>TBD SF

PARKING SCHEDULE		
ITEM	SOUGHT	PROPOSED
COMPACT PARKING (8' x 16')	33% MAX	12 (14%)
STANDARD PARKING (9' x 18')	67	67
HANDICAP PARKING	4	4
TOTAL PARKING	83	83

FOOTNOTE:
*1- SPECIAL PERMIT SOUGHT FOR AN INCREASE IN COVERAGE UNDER SEC. 650-41.



OWNER: JOHN P. ROWE FUNERAL HOME, INC.
57 MAIN STREET
MARLBOROUGH, MA 01752

APPLICANT: MARK O'HAGAN
MCO & ASSOCIATES, INC.
206 AYER ROAD - SUITE 5
HARVARD, MA 01451
TEL: 978-456-8388

ARCHITECT: REEVES DESIGN ASSOCIATES, INC.
79 HIGHLAND STREET
MARLBOROUGH, MA 01752
TEL: 508-460-0144

ENGINEER & SURVEYOR: BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929

SHEET INDEX

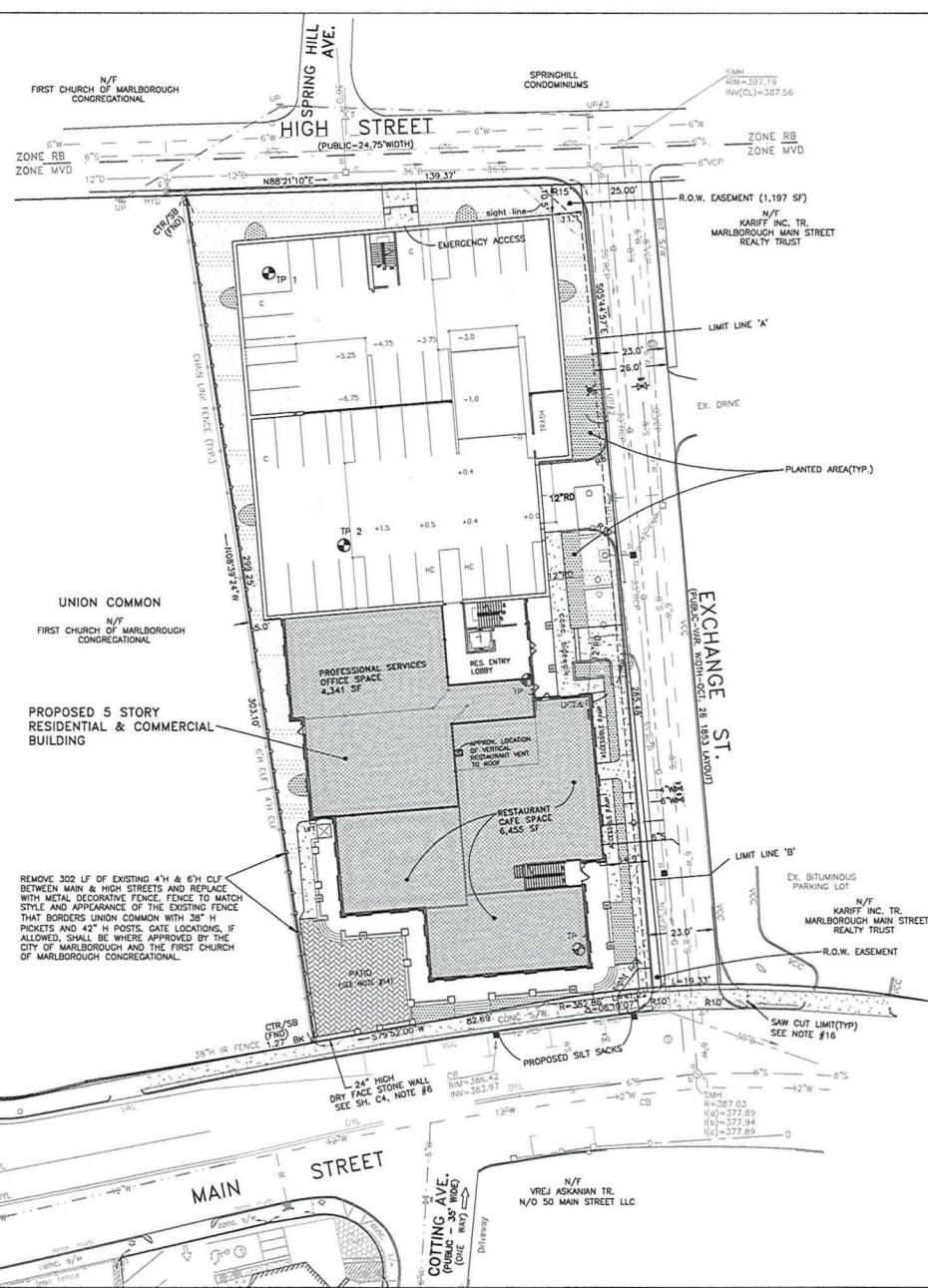
	DATE	REV. DATE
EX: EXISTING CONDITIONS PLAN -----	2-3-18	11-19-18
C1: LAYOUT PLAN -----	6-14-18	11-29-18
C2: GRADING & EROSION CONTROL -----	6-14-18	11-29-18
C3: DRAINAGE & UTILITIES PLAN -----	6-14-18	11-29-18
C4: PLANTING PLAN -----	6-14-18	11-29-18
C5: DETAILS -----	6-14-18	7-10-18
C6: DETAILS -----	6-14-18	11-29-18

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED: _____ DATE: _____
 ENGINEERING: _____ DATE: _____
 BUILDING: _____ DATE: _____
 CONSERVATION: _____ DATE: _____
 FIRE DEPT: _____ DATE: _____
 POLICE DEPT: _____ DATE: _____
 BOARD OF HEALTH: _____ DATE: _____

PLAN 1373 OF 2007



NOTES:

- THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:

LOWER GARAGE (ELEV=379.6)	= 19,500 GSF
GROUND FLOOR (ELEV=390.1)	= 10,870 GSF
- COMMERCIAL SPACE	= 530 GSF
- COMMON AREA	= TBD GSF
- GARAGE(GROUND LEVEL)	= TBD GSF
- LOT COVERAGE:

TOTAL LOT AREA = 38,505 SF	TOTAL UNITS 55
PROPOSED COVERAGE AREA = 32,305 SF	
TOTAL % COVERAGE = 84%	
- ANY MINOR MODIFICATIONS, AS DETERMINED BY THE CITY ENGINEER, TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL BE PROPERLY LICENSED AND BONDED WITH THE CITY PRIOR TO CONSTRUCTION AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS. REFER TO S21 C.M.R.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE EXISTING CITY OF MARLBOROUGH SIGN ORDINANCE.
- CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS (SEE SHEET C2 FOR ADDITIONAL REQUIREMENTS).
- CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- REFER TO THE GRADING PLAN NOTES CONCERNING EROSION CONTROL.
- REFER TO THE ARCHITECT'S PLAN FOR BUILDING AREA & SCENCE LIGHTING AND SIGNAGE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.
- ALL OPEN SPACE AREAS ARE PRIVATE.
- PROPOSED PATIO & EXCHANGE STREET WIDENING IS SUBJECT TO CITY COUNCIL SPECIAL PERMIT UNDER SEC. 650-41 (FOOTNOTE 13) FOR COVERAGE IN EXCESS OF 80%.
- THE SECTION OF EXCHANGE STREET FROM LIMIT LINE 'A' TO LIMIT LINE 'B' SHALL BE MILLED & REPAIRED FOR THE FULL WIDTH OF THE ROAD TO ENCOMPASS ROAD RECONSTRUCTION. FROM LIMIT LINE 'B' TO MAIN STREET, REMOVE PAVEMENT & REGRADE SUBBASE AND PAVEMENT AT A CONTINUOUS SLOPE (APPROX. 2%).
- SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWING THE SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REPLACED WHERE EXCAVATION FOR THE BUILDING FOUNDATION DISTURBS OR COMPROMISES THE INTEGRITY OF THE EXISTING WALK. THE SIDEWALK SHALL BE FRAMED AND FURRED THE FULL WIDTH OF THE SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP (BONDED TO THE CONCRETE). THE CONCRETE WALK SHALL BE FLUSH WITH THE EXISTING WALK.

LEGEND

--- 3/8" ---	Ex. 2" Contour
--- 5/8" ---	Ex. 10" Contour
--- 1" ---	Sewer & Drain (ex.) Manhole Locations
--- 1 1/2" ---	Sanitary Sewer (ex.)
--- 2" ---	Catch Basin (ex.)
--- 2 1/2" ---	Drain Line (ex.)
--- 3" ---	Overhead Electric Wire (ex.)
--- 3 1/2" ---	Utility Pole (ex.) & Light Pole
--- 4" ---	Gate Valve, Hydrant, Water Shutoff
--- 4 1/2" ---	Water Line(ex.)
--- 5" ---	Gas Service(ex.)
--- 5 1/2" ---	Gas Gate (ex.)
--- 6" ---	Vertical concrete curb (Proposed)
--- 6 1/2" ---	Vertical granite curb (Proposed)



1	OWNER	JOHN P. ROWE FUNERAL HOME, INC.
2	APPLICANT	MARK O'HAGAN MCO & ASSOCIATES, INC.
3	DESIGNER	BRUCE SALUK & ASSOC., INC.
4	DATE	JUNE 14, 2018
5	PROJECT	LAYOUT PLAN TAVERN ON THE GREEN - 57 MAIN STREET - MARLBOROUGH, MA
6	SCALE	AS SHOWN
7	PROJECT NO.	2685C1.dwg

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
100 STATE STREET, SUITE 501
MARLBOROUGH, MA 01752
TEL: 508-481-1662
FAX: 508-481-9929

**LAYOUT PLAN
TAVERN ON THE GREEN
- 57 MAIN STREET -
MARLBOROUGH, MA**

APPLICANT:
MARK O'HAGAN
MCO & ASSOCIATES, INC.
100 STATE STREET, SUITE 5
MARLBOROUGH, MA 01752
TEL: 978-455-8388

OWNER:
JOHN P. ROWE
FUNERAL HOME, INC.
100 STATE STREET, SUITE 5
MARLBOROUGH, MA 01752
TEL: 508-929-1678

DATE: JUNE 14, 2018
C1
FILE: 2685C1.dwg

NO.	DATE	DESCRIPTION
1	10/20/18	ISSUED FOR PERMIT
2	11/15/18	REVISED PER COMMENTS
3	12/10/18	REVISED PER COMMENTS
4	01/15/19	REVISED PER COMMENTS
5	02/15/19	REVISED PER COMMENTS
6	03/15/19	REVISED PER COMMENTS
7	04/15/19	REVISED PER COMMENTS
8	05/15/19	REVISED PER COMMENTS
9	06/15/19	REVISED PER COMMENTS
10	07/15/19	REVISED PER COMMENTS

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 208 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 508-481-1662
 FAX: 508-481-9929

GRADING & EROSION CONTROL
 TAVERN ON THE GREEN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
 MARK O'HAGAN
 MCK & ASSOCIATES, INC.
 208 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 978-456-8388

OWNER:
 JOHN P. ROWE
 FUNERAL HOME, INC.
 57 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 508-929-1678
 DATE: JUNE 14, 2018

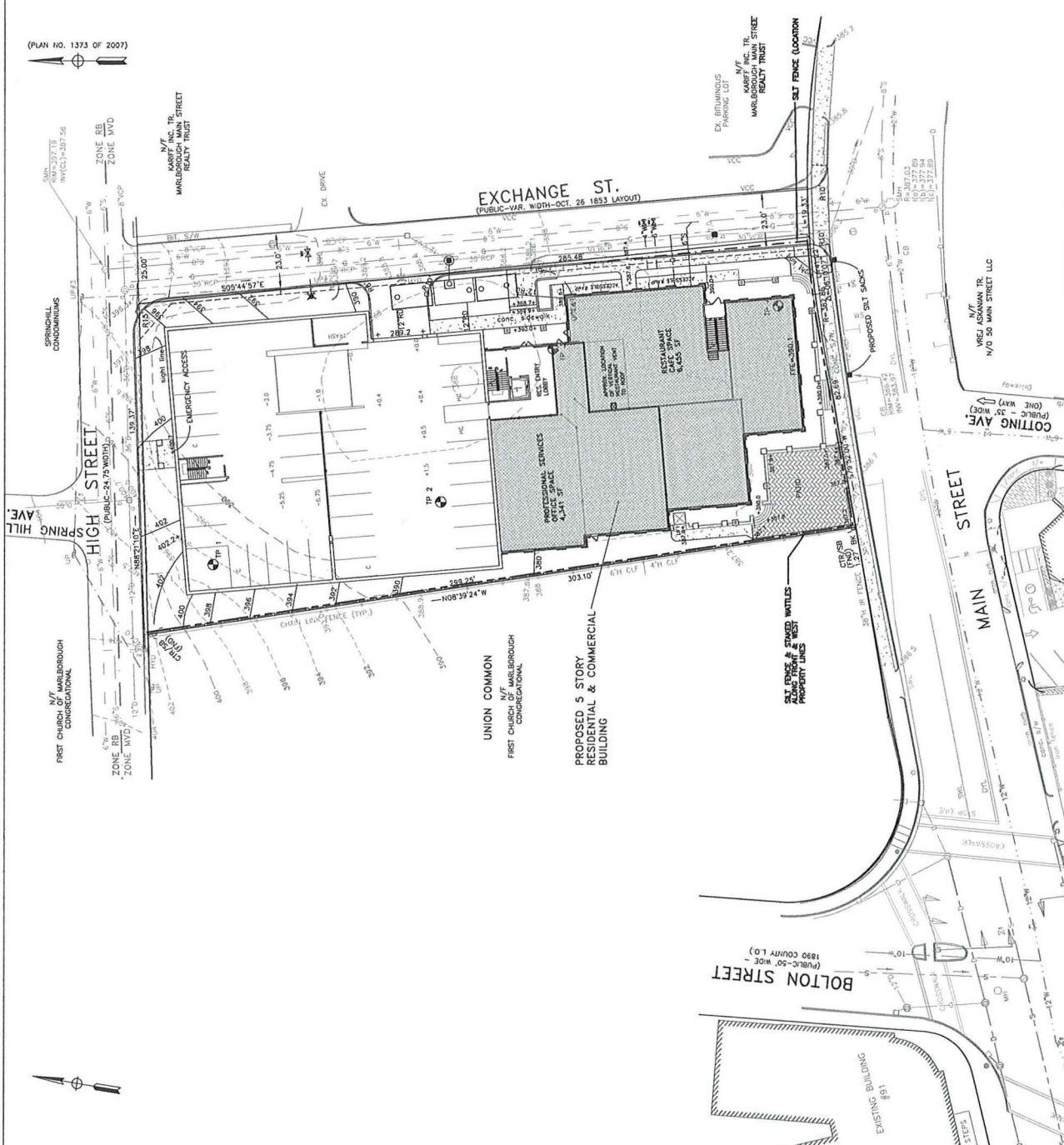
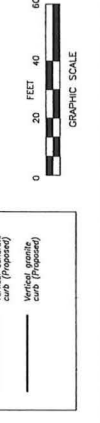
GRADING & EROSION CONTROL NOTES:

- The elevations shown are based on Mean Sea Level datum (1988 M.A.S.L.D.).
- All work, material storage & stockpile areas shall include erosion control measures such as silt fences, straw bales, and siltation fence to prevent erosion onto the public way and adjoining properties.
- Prior to commencing work, the contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, on a site-by-site basis, to prevent erosion. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that include siltation fence, siltation dams, siltation traps, sediment basins, etc. as necessary to contain soil and prevent runoff on the site.

The general sequence of erosion control measures shall be as follows:

- Install all siltation fencing and silted wattles, along the front and west side of the site, along Exchange Street frontage. Install silt traps in the existing 25% where shown.
- Construct a sedimentation trap down gradient of the excavation area during the construction earthwork stage. Construct other temporary sedimentation traps where necessary to prevent erosion of the site. Sedimentation traps shall be constructed and installed in accordance with the approved means prior to discharge. Periodically remove sediment from traps to allow for natural infiltration.
- Construct the anti-tracking berm at the site entrance consisting of a 3/4" x 3/4" crushed stone 12" depth by 30' long times the width of all site access. The berm shall be constructed from a berm barrier that prevents sediment from washing into abutting properties and the public road.
- Demolished material from the existing buildings & site shall be stockpiled, stored, and/or represented in accordance with state and federal regulations.
- Provide excavation & trench wall protection in accordance with OSHA Standards, as specified by the geotechnical engineer.
- The contractor shall follow the stabilization management practices and sequence proposed by the structural and geotechnical engineers. Said stabilization measures shall be implemented immediately after the start of work on the abutting High Street & Exchange Street R.O.W.'s.
- Soil stabilization measures shall be implemented immediately after finish grading. Loom and seed shall be applied as soon as reasonably possible.

7) Soil stabilization measures shall be implemented immediately after finish grading. Loom and seed shall be applied as soon as reasonably possible.



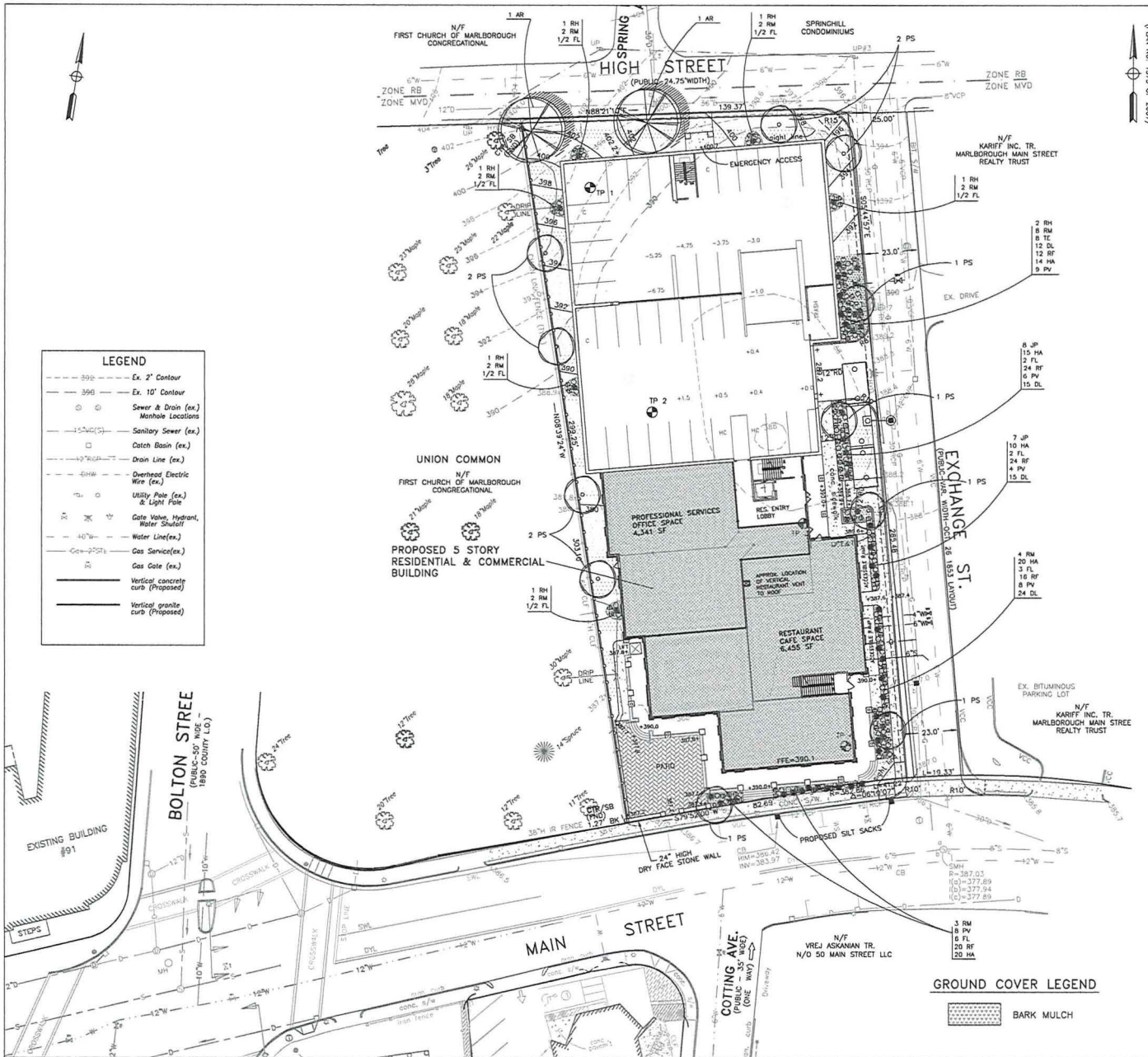
(PLAN NO. 1373 OF 2007)

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 208 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 508-481-1662
 FAX: 508-481-9929

GRADING & EROSION CONTROL
 TAVERN ON THE GREEN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
 MARK O'HAGAN
 MCK & ASSOCIATES, INC.
 208 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 978-456-8388

OWNER:
 JOHN P. ROWE
 FUNERAL HOME, INC.
 57 MAIN STREET
 MARLBOROUGH, MA 01752
 TEL: 508-929-1678
 DATE: JUNE 14, 2018



LEGEND

- - - - - Ex. 2' Contour
- - - - - Ex. 10' Contour
- ⊙ ⊙ Sewer & Drain (ex.) Manhole Locations
- ⊠ Sanitary Sewer (ex.) Catch Basin (ex.)
- Drain Line (ex.)
- Overhead Electric Wire (ex.)
- Utility Pole (ex.) & Light Pole
- ⊕ Gate Valve, Hydrant, Water Shutoff
- Water Line (ex.)
- Gas Service (ex.)
- Gas Gate (ex.)
- Vertical concrete curb (Proposed)
- Vertical granite curb (Proposed)

GROUND COVER LEGEND



PLANTING LEGEND*

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PS	11	Morus X	Pink Spires	3" Caliper
AR	2	Acer Rubrum 'October Glory'	October glory Red Maple	3" Caliper
RF	96	Rubus Idaeus	Black Eyed Susan	---
DL	66	Hemerocallis	Daylily	---
PV	35	Pennisetum Alopecuroides	Dwarf Fountain Grass	30"
FL	16	Melipha, Muta, Geranium, Impatiens	Annuals provided in flats, 1 pot size for Warm, Perennials	---
TE	8	Taxus Canadensis	Low Spreading Yew	18"-24"
JP	15	Juniperus Horizontalis	Low Spreading Juniper (Bar Harbor)	---
RM	27	Rhododendron	Azalea Mother's Day	2'-3"
RH	8	Rhododendron X 'P.J.M.'	P.J.M. Rhododendron	2'-3"
HA	79	HOSTA	SUN TOLERANT HOSTA	---

* PROVIDE BARK MULCH OR LOAM & SEED WHERE SHOWN ON PLAN. (SEE GROUND COVER LEGEND)

PLANTING NOTES:

- 1.) FOR LOAM & SEED AREAS, PROVIDE 4" LOAM AND SEED MIX COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
- 2.) PROVIDE PLANTS OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- 3.) FINAL PLANT LOCATIONS TO BE ADJUSTED IN FIELD AS NECESSARY TO PROVIDE REQUIRED OFFSETS TO CONSTRUCTION APPEARANCES AND UTILITIES, ETC.
- 4.) PLANTINGS ARE SUBJECT TO CHANGE DUE TO NURSERY STOCK AVAILABILITY, AS APPROVED.
- 5.) PLANTING AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING:
 - STIRRING MATERIALS TO BE REMOVED 1 YEAR AFTER PLANTING.
 - OWNER REPLACES PLANTS THAT DIE WITHIN 180 DAYS.
- 6.) THE PATIO WALL SHALL BE DRY FACE ANGULAR FLAT SECTIONS OF GRANITE. WALL DIMENSIONS SHALL BE 18" WIDE & 24" HIGH WITH FLAT STONE CAP. CAP SHALL BE ROUGH CUT SLATE OR EQUAL AND SHALL EXTEND 1" BEYOND WALL FACE. THE COLUNNS AT END OF WALLS SHALL BE 24" x 24" x 36" HIGH. PLANTERS OR FENCE AT TOP OF WALL AND GATE AT SIDEWALK ENTRANCE ARE OPTIONAL.
- 7.) PROPOSED PLANTINGS BETWEEN THE SIDEWALK AND PROPERTY LINE REQUIRE CITY APPROVAL.
- 8.) AREAS THAT WILL REQUIRE COMPACTION OF SOILS WITHIN THE DRIP ZONE OF PROPOSED TREES; I.E., PROPOSED SIDEWALKS OR PAVEMENT, SHALL BE CONSTRUCTED WITH A STRUCTURAL SOIL SUITABLE FOR TREE GROWTH. SAID STRUCTURAL SOIL IS A TWO-PART SYSTEM CONSISTING OF 3/4"-1 1/2" CRUSHED STONE, THE 2ND PART CONSISTS OF 20% SILT OR CLAY LOAM TEXTURE AND 2-5% OF ORGANIC MATTER. THE SOIL AND STONE MIXTURE SHALL INCLUDE GELCOAPE HYDROGEL TACTIFER. THE SOIL SHALL COMPLY WITH CU-STRUCTURAL SOIL SPECIFICATIONS AVAILABLE AT SKALTER@MERCERO.COM, OR APPROVED EQUAL. THE STRUCTURAL SOIL QUANTITY SHALL BE 24" DEPTH FOR ALL AREAS BENEATH PROPOSED SIDEWALKS AND PAVEMENT WITH THE TREE DRIP ZONE.
- 9.) PRIOR TO THE PRE CONSTRUCTION MEETING WITH CITY OFFICIALS, THE CONTRACTOR SHALL OBTAIN A TREE PROTECTION REPORT FROM A CERTIFIED ARBORIST FOR THE PROTECTION OF 2 EXISTING MAPLES ON THE UNION COMMON PROPERTY; THE DRIP LINES OF BOTH TREES EXTEND BEYOND THE PROPERTY LINE SHOWN ON THE PLAN. THE REPORT BY THE ARBORIST SHALL INCLUDE CONSTRUCTION STAGE GUIDELINES FOR THE PROTECTION OF BOTH TREES AND SHALL BE SUBMITTED TO SITE PLAN REVIEW COMMITTEE 1 WEEK BEFORE THE SCHEDULED PRE-CONSTRUCTION MEETING.

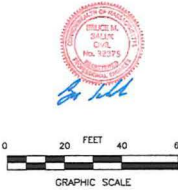
NO.	DATE	BY	REVISION
1	06/20/24	BRUCE SALUK	ISSUE FOR PERMIT
2	06/20/24	BRUCE SALUK	ISSUE FOR PERMIT
3	06/20/24	BRUCE SALUK	ISSUE FOR PERMIT
4	06/20/24	BRUCE SALUK	ISSUE FOR PERMIT

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 100 STATE STREET, SUITE 500
 MARLBOROUGH, MA 01752
 TEL: 508-481-1662
 FAX: 508-481-9929

**PLANTING PLAN
 TAVERN ON THE GREEN
 - 57 MAIN STREET -
 MARLBOROUGH, MA**

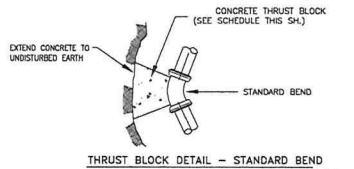
APPLICANT:
 MARK O'HAGAN
 MCO & ASSOCIATES, INC.
 100 STATE STREET, SUITE 5
 MARLBOROUGH, MA 01752
 TEL: 978-456-8388

OWNER:
 JOHN P. ROWE
 FUNERAL HOME, INC.
 100 STATE STREET, SUITE 5
 MARLBOROUGH, MA 01752
 TEL: 508-929-1678
 DATE: JUNE 14, 2018



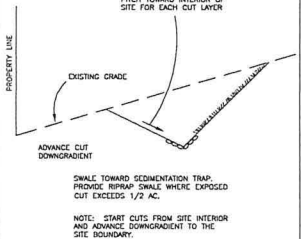
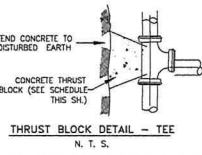
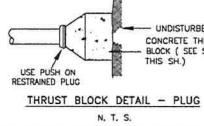
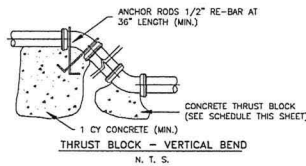
C4

FILE: 2685C1.dwg

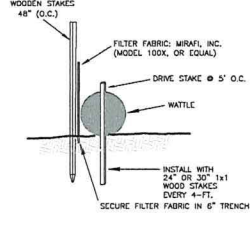


THRUST BLOCK SCHEDULE				
MAIN	TEES & PLUGS	45°	22 1/2°	
4"	16	4	4	

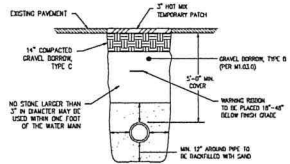
- NOTES:
- VALUES IN TABLE ARE REQUIRED CONCRETE THRUST BLOCK (BEARING AREA IN SQUARE FEET AGAINST UNDISTURBED SOIL)
 - USE THE RODS AND MEGA LUGS FOR ALL FITTINGS.



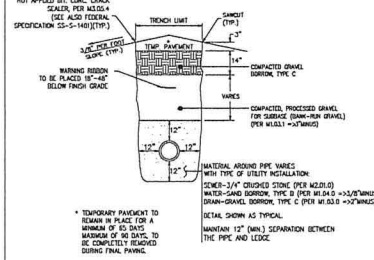
EROSION CONTROL FOR CUT AREAS
N. T. S. Cutarea.dwg



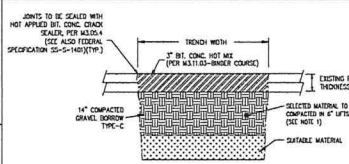
STAKED WATTLE DETAIL
N. T. S. Wattle AND all fence.dwg



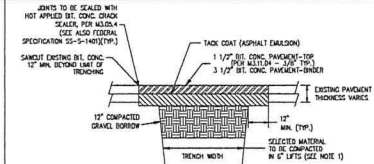
TYPICAL WATER TRENCH
N.T.S.



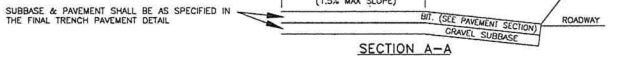
TYPICAL EXCAVATION TRENCH
N.T.S.



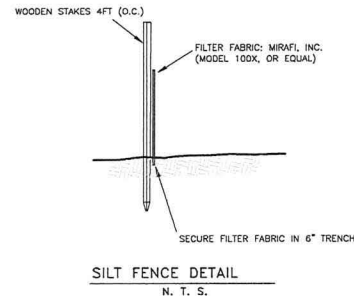
TEMPORARY TRENCH PAVING TYPICAL SECTION
N.T.S.



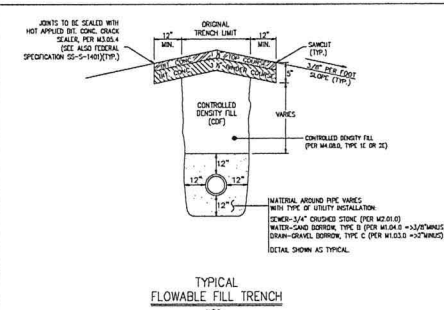
TYPICAL FINAL TRENCH PAVING
N.T.S.



DRIVEWAY APRON



SILT FENCE DETAIL
N. T. S.



TYPICAL FLOWABLE FILL TRENCH
N.T.S.

CONSTRUCTION NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATIONS THERE TO.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF SUITABLE GRAVEL. THE TWELVE (12) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M1.04.0) FOR WATER, 2\"/>

SUITABLE GRAVEL MATERIAL FOR BACKFILLING SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTANTIALLY FREE FROM CLAY, ORGANIC MATERIALS, LOAM, WOOD, TRASH OR OTHER UNDESIRABLE MATERIAL WHICH MAY COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. IT SHALL NOT CONTAIN STONES, BROKEN CONCRETE, MAGNETY RUBBER OR OTHER SIMILAR MATERIAL. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED. IT SHALL NOT CONTAIN ANY SNOW, ICE OR FROZEN SOIL.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCESSIVE LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPAED IN SIX (6) INCH LIFTS, A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPAED THE REMAINDER OF THE FILL IN LIFT DEPTHS NOT GREATER THAN SIX (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES (IN A TEMPORARY TRENCH), AND TWELVE (12) INCHES (IN A PERMANENT TRENCH) OF GRAVEL COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

PAVEMENT PLACED SHALL BE PLACED AND RAKED TO A UNIFORM SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING BITUMINOUS ROAD SURFACE. THE PERMITTEE SHALL MAINTAIN THE SURFACING AND SHALL PROPERLY FILL WITH SIMILAR MATERIAL ANY DEPRESSIONS AND HOLES THAT MAY OCCUR SO AS TO KEEP THE SURFACING IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

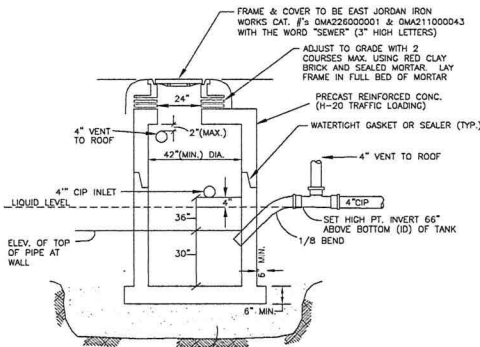
A TEMPORARY PAVEMENT SHALL BE PLACED ON THE SURFACE OF THE FILL AND THOROUGHLY COMPACTED. A TEMPORARY PAVEMENT SHALL BE CLASS I BITUMINOUS CONCRETE TYPE 1-1 THREE (3) INCHES THICK (SEE EXCAVATION TRENCH DETAIL). "COLD PATCH" MAY BE ALLOWED IF APPROVED BY THE COMMISSIONER OF PUBLIC WORKS DUE TO ADVERSE WEATHER CONDITIONS. IF PLATES ARE USED THEY SHALL BE RAKED TO MATCH THE EXISTING PAVEMENT. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW THE BACKFILLING OPERATION.

PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 60 DAYS OR NO LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY SURFACE WITHOUT APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUB-BASE SHALL BE EXCAVATED TO THE GRADE REQUIRED BY THE PERMIT PRIOR TO PLACEMENT OF THE FINAL BITUMINOUS CONCRETE SURFACE. THE BINDER COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BINDER COURSE AND SHALL NOT BE LESS THAN THREE AND ONE-HALF (3 1/2) INCHES IN BOTH THE TOP COURSE SHALL BE ONE AND ONE-HALF (1 1/2) INCHES IN DEPTH. IN SOME INSTANCES, BEYOND A SIMPLE TRENCH EXCAVATION, PAVEMENT DEPTH AND REINFORCING REQUIREMENTS WILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT REQUIREMENTS ON ROUTE 85).

CONSTRUCTION NOTES FOR GASOLINE, OIL & SAND SEPARATOR

- SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER SHALL BE A MINIMUM OF 24" IN DIAMETER. IF THE SEPARATOR MUST BE INSTALLED INSIDE OF A BUILDING, THE COVER MUST BE SEALED TIGHT.
- THE SEPARATOR MUST BE CONSTRUCTED AND INSTALLED TO PREVENT SURFACE WATER FROM ENTERING.
- THE INVERT OF THE SEPARATOR INLET PIPE SHALL BE NO LESS THAN 4" ABOVE THE WATER LINE.
- THE SEPARATOR SHALL BE FILLED WITH WATER, TESTED AND INSPECTED PRIOR TO BEING PUT INTO SERVICE.
- THE NON CORROSIVE STEPS SHALL BE INSTALLED 18" APART.
- THE CHAMBER VENT AND OUTLET VENT SHALL BE RETURNED TO THE INSIDE OF THE BUILDING AND EXTENDED THROUGH THE ROOF.
- THE CHAMBER VENT MUST BE LOCATED AS CLOSE TO THE TOP OF THE TANK AS POSSIBLE.
- PRECAST CONCRETE UNITS SHALL MEET OR EXCEED ASTM C-478 STANDARD OF 4,000 PSI.
- JOINT SECTIONS ON PRECAST CONCRETE SEPARATORS SHALL USE BUTYL RUBBER JOINT SEALANT PER ASTM C-990.
- ALL PIPE PENETRATIONS IN THE SEPARATOR SHALL BE SEALED WITH HYDRAULIC CEMENT ONLY.
- ALLOWABLE PIPING MATERIAL:
 - NO-HUB CAST IRON WITH PRODUCT ACCEPTED CLAMPS
 - SERVICE WEIGHT CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OILUM JOINTS
 - EXTRA HEAVY CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OILUM JOINTS
- THE CAPACITY OF THE GAS, OIL & SAND SEPARATOR SHALL BE AS SHOWN IN FIGURE 15 OF 248 CMR 10.02.
- THE SEPARATOR SHALL BE LOCATED IN THE LOWER GARAGE LEVEL AND FLOW TO A PUMP SYSTEM.



GAS, OIL & SAND SEPARATOR
N. T. S. Gas & Oil Trap.dwg



NO.	DATE	REVISION
1	10/15/03	ISSUE FOR PERMIT
2	10/15/03	REVISED PER COMMENTS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
100 W. MAIN STREET, SUITE 101
MARLBOROUGH, MA 01752
TEL: 508-483-6622
FAX: 508-481-8929

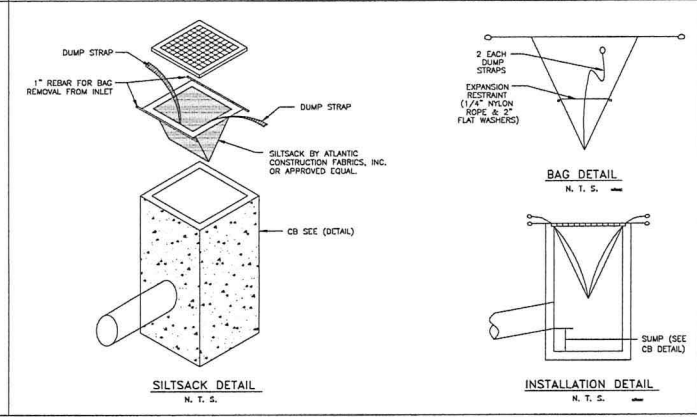
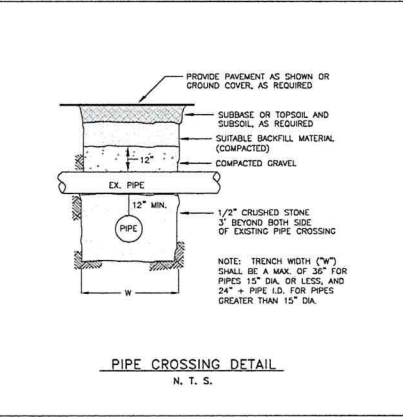
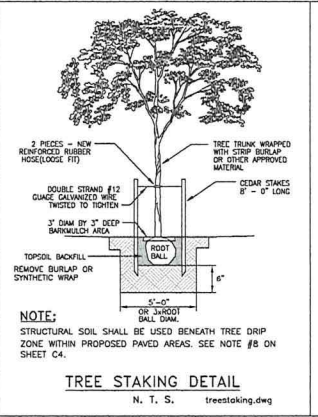
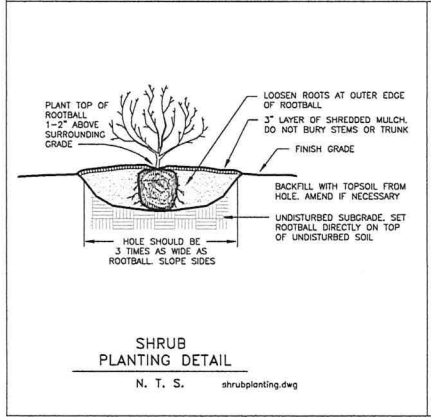
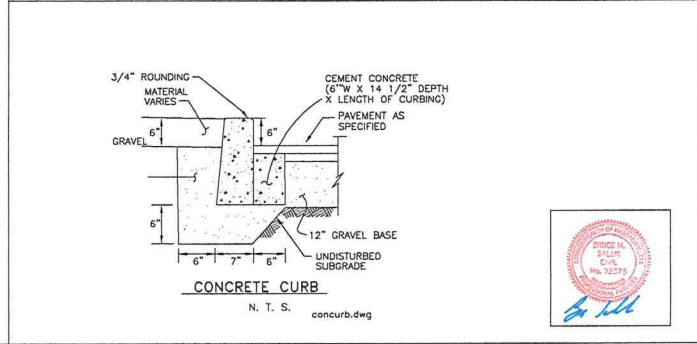
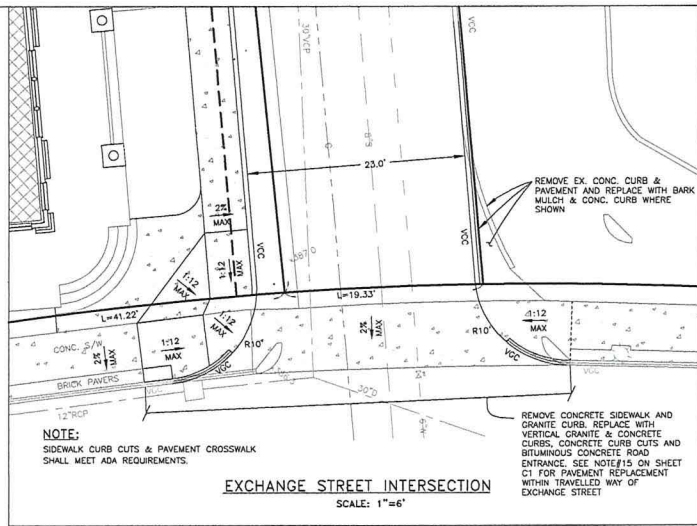
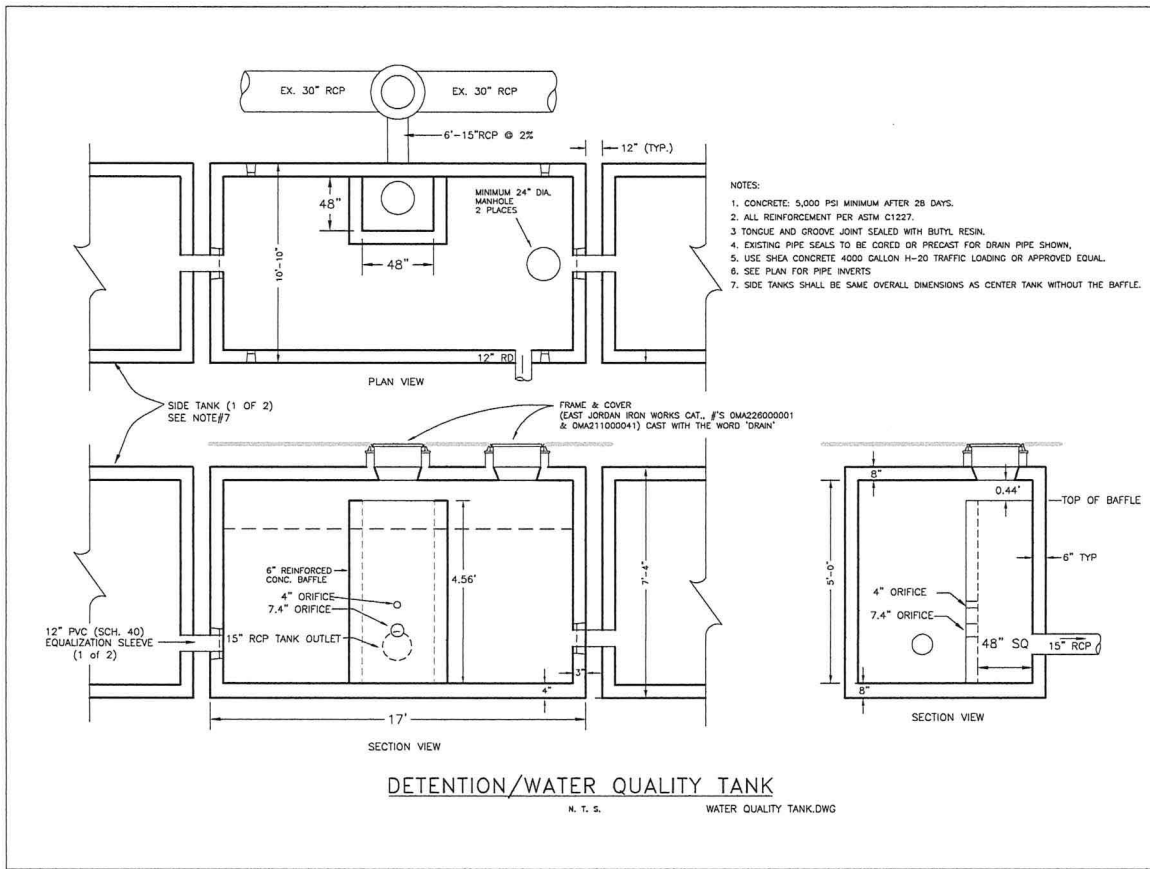
DETAILS
TAVERN ON THE GREEN
- 57 MAIN STREET -
MARLBOROUGH, MA

APPLICANT:
MARK O'HAGAN
MCO & ASSOCIATES, INC.
100 W. MAIN STREET, SUITE 5
HARVARD, MA 01451
TEL: 978-456-8888

OWNER:
ROWE FUNERAL HOME, INC.
100 W. MAIN STREET, SUITE 5
MARLBOROUGH, MA 01752
TEL: 508-929-1678
DATE: JUNE 14, 2018

C5

FILE: 2685C1.dwg



PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
1000 W. MAIN STREET, SUITE 501
MARLBOROUGH, MA 01752
TEL: 508-485-1662
FAX: 508-481-9929

APPLICANT:
MARK O'HAGAN
MCO & ASSOCIATES, INC.
SUITE 5
HARBORVIEW
MARLBOROUGH, MA 01451
TEL: 978-456-8388

OWNER:
JOHN P. ROWE
FUNERAL HOME, INC.
1000 W. MAIN STREET, SUITE 501
MARLBOROUGH, MA 01752
TEL: 508-929-1678

DATE: JUNE 14, 2018

FILE: 2685C1.dwg