

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: June 12, 2018

Time: 5:30 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2018 JUN -6 A 11:00

03-05-2018 – **Order No. 18-1007198:** Communication from Attorney William Pezzoni, on behalf of First Colony Drive One, LLC, regarding Proposed Zoning Ordinance Amendment, for property at 90 Crowley Drive.

-REFER TO URBAN AFFAIRS & PLANNING BOARD

-PUBLIC HEARING: MAY 7, 2018

01-08-2018 – **Order No. 18-1007135 (X16-1006668):** Communication from Attorney Falk on behalf of Vincenza Sambataro, regarding Proposed Amendment to Site Plan Approval, Marlborough on Main, 163-175 Main Street, X16-1006668.

-REFER TO URBAN AFFAIRS

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., MARCH 5, 2018

PAGE 1

ORDERED:

At a regular meeting of the Marlborough City Council held on Monday, MARCH 5, 2018 at 8:00 PM in the City Council Chambers, City Hall, the following proposed amendment to the Code of the City of Marlborough, was **ORDERED ADVERTISED** as follows:

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING RECEIVED FOR ITS CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

1. Section 650-22. A, entitled "Purpose" is hereby amended to read: Purpose. The purpose of the Retirement Community Overlay District shall be to advance the public health, safety and welfare by allowing for the development of retirement communities that provide housing choices for persons aged 55 or over and for the development of other multifamily residential housing on sites which are otherwise zoned for other purposes but which, because of the size of the parcel being developed and its proximity to other residential neighborhoods and/or residential amenities, will provide an appropriate environment for a retirement community and for other multifamily housing which may be developed in conjunction therewith.
2. Section 650-22. C, entitled "Permitted uses" is hereby amended to read: Permitted uses – Detached and Townhouse Style Dwellings. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with §650-59, permit a retirement community, as defined in §650-5, consisting of detached dwelling units or townhouse style units subject to the following provisions:



IN CITY COUNCIL

Marlborough, Mass., MARCH 5, 2018

PAGE 2

ORDERED:

3. Section 650-22, entitled "Retirement Community Overlay Districts," is hereby amended by adding to said section a new subsection D as follows:
 - D. Permitted uses – Multifamily. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with §650-59, permit a multifamily retirement community, as defined in §650-5, consistent with the following provisions:
 - (1) The total area of the tract or contiguous parcels to be developed as a multifamily retirement community shall not be less than ten (10) acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial.
 - (2) A multifamily retirement community may contain one (1), two (2) and three (3) bedroom units and studio units for independent living persons, and may include services and amenities for its residents, including but not limited to, dining facilities, in-unit kitchens, common rooms, activity rooms, exercise rooms, theater, chapel, library, pharmacy/gift shop/convenience store, beauty salon, barber shop, personal banking services, offices and accessory uses or structures, concierge and valet services, third-party vendor services, and recreation facilities.
 - (3) No building in a multifamily retirement community shall be more than 3 stories in height.
 - (4) The total number of dwelling units in a multifamily retirement community shall be limited to 12 units per acre.
 - (5) No part of any principal building in a multifamily retirement community shall be less than 25 feet from any exterior lot line or less than 50 feet from any public way.
 - (6) Maximum combined lot coverage in a multifamily retirement community, including any permitted accessory structures shall not exceed 40% of the tract or contiguous parcels.



IN CITY COUNCIL

ORDERED:

Marlborough, Mass., MARCH 5, 2018
PAGE 3

- (7) The tract or contiguous parcels upon which a multifamily retirement community is located shall have a minimum total frontage on an existing public or private way of at least 200 feet.
- (8) The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding multifamily retirement community regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a retirement community and limiting or prohibiting the presence in a retirement community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.
- (9) The City Council may, as a permit condition, require that a proposed multifamily retirement community be constructed entirely on one tract and that, from and after the date of the issuance of the building permit for said community no subdivision of said tract shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.
- (10) A minimum of 1.0 parking space per dwelling unit shall be provided in a multifamily retirement community. Attached and detached garages shall count toward this parking requirement.
- (11) No dwelling unit in a multifamily retirement community shall contain less than 500 square feet of living area or more than 1300 square feet of living area.



IN CITY COUNCIL

Marlborough, Mass., MARCH 5, 2018

PAGE 4

ORDERED:

- (12) No building in a multifamily retirement community need be located or placed further from the exterior line of any street or public way than the average distance from such street or way line of the dwellings or other principal buildings located on the lots adjacent thereto on either side. In determining such average, a vacant side lot having a frontage of 50 feet or more shall be considered as though occupied by a building having the required setback, and a lot separated from the lot in question only by a vacant lot having a frontage of less than 50 feet shall be deemed an adjacent lot. The point of measurement of the average distance shall be from the closest point of the principal building to the street or public way regardless of parcel ownership.
- (13) In a multifamily retirement community, there shall be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas such as vegetated areas, woodlands, wetlands and floodplain areas.

Be and is herewith SET A PUBLIC HEARING FOR MAY 7, 2018, ADVERTISE, REFER TO URBAN AFFAIRS COMMITTEE AND PLANNING BOARD.

ADOPTED

ORDER NO. 18-1007198



BOSTON CONNECTICUT FLORIDA NEW JERSEY NEW YORK WASHINGTON, DC

2018 FEB 28 P 5:01

WILLIAM M. PEZZONI
Attorney at Law

One International Place
Boston, MA 02110

T: (617) 345-4777 F: (617) 206-9339
wpezzoni@daypitney.com

February 28, 2018

Edward J. Clancy
City Council President
Town of Marlborough
140 Main Street
Marlborough, MA 01752

Re: **Proposed Amendment to Marlborough Zoning Code,
Article VI, §650-22: Retirement Community Overlay Districts**

Dear President Clancy: :

On behalf of First Colony Crowley Drive One, LLC, the owner of the property located at 90 Crowley Drive in Marlborough, I enclose a Council Order for the above referenced amendment. Pursuant to §650-60, I respectfully request that this zoning text amendment be placed on the March 5, 2018 agenda of the City Council for referral to the Planning Board for public hearing.

The purpose of the proposed amendment to the Retirement Community Overlay Districts section of the Zoning Code is to broaden the housing choices in Marlborough for seniors above 55 years who wish to live independently in Marlborough in a high quality multifamily residential community. Specifically, the amendment allows for the development under the Retirement Community Overlay District of an independent senior living multifamily facility in addition to the existing detached and townhouse style dwellings currently allowed under this overlay district.

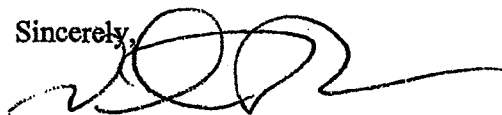
The *Multifamily Market and Fiscal Impact Analysis* completed for the City by RKG Associates in 2017 underscored the importance to Marlborough of providing all residential development types, that there is a high demand for new multifamily housing, and that age-restricted housing is "the most lucrative fiscal strategy for the Town." The February 8, 2018 Metropolitan Area Planning Council (MAPC) discussion draft being discussed by the Council's Urban Affairs & Housing Committee also recognizes the importance of this type of housing to the City meeting its housing goals. Because the RCO District is an "overlay" zoning district it allows the City to target appropriate areas and corridors where this type of development is most appropriate. Because any development under the RCO District requires City Council special permit approval, the City can insist on high quality projects that are designed to be compatible with surrounding uses.

DP DAY PITNEY L.L.P.

Edward J. Clancy, City Council President
Town of Marlborough
February 28, 2018
Page 2

We look forward to the Planning Board public hearing on this proposed amendment and the opportunity at that time to explain more fully the reasons why the addition of multifamily independent senior living as a housing type under the RCO District is needed in Marlborough.

Sincerely,



William M. Pezzoni

WMP/cmf

Enclosure

cc: Brian Blaësser, Esq.

IN CITY COUNCIL**ORDERED****Marlborough, Mass., _____****PAGE 1**

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING RECEIVED FOR ITS CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

1. Section 650-22.A, entitled "Purpose" is hereby amended to read: Purpose. The purpose of the Retirement Community Overlay District shall be to advance the public health, safety and welfare by allowing for the development of retirement communities that provide housing choices for persons aged 55 or over and for the development of other multifamily residential housing on sites which are otherwise zoned for other purposes but which, because of the size of the parcel being developed and its proximity to other residential neighborhoods and/or residential amenities, will provide an appropriate environment for a retirement community and for other multifamily housing which may be developed in conjunction therewith.
2. Section 650-22.C, entitled "Permitted uses" is hereby amended to read: Permitted uses – Detached and Townhouse Style Dwellings. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with § 650-59, permit a retirement community, as defined in § 650-5, consisting of detached dwelling units or townhouse style units subject to the following provisions:
3. Section 650-22, entitled "Retirement Community Overlay Districts," is hereby amended by adding to said section a new subsection D as follows:

D.

Permitted uses – Multifamily. All permitted uses must comply with the appropriate provisions of Article V and Article VII, except as otherwise specified herein. In addition to those uses which are allowed, either as of right or by special permit, in the underlying district of any land which has been included in the Retirement Community Overlay District, the City Council may, by special permit in accordance with § 650-59, permit a multifamily retirement community, as defined in § 650-5, consistent with the following provisions:

(1)

The total area of the tract or contiguous parcels to be developed as a multifamily retirement community shall not be less than ten (10) acres. The underlying zoning district for all said land shall be either Industrial or Limited Industrial.

IN CITY COUNCIL

ORDERED**Marlborough, Mass.,** _____**PAGE 2****(2)**

A multifamily retirement community may contain one (1), two (2) and three (3) bedroom units and studio units for independent living persons, and may include services and amenities for its residents, including but not limited to, dining facilities, in-unit kitchens, common rooms, activity rooms, exercise rooms, theater, chapel, library, pharmacy/gift shop/convenience store, beauty salon, barber shop, personal banking services, offices and accessory uses or structures, concierge and valet services, third-party vendor services, and recreation facilities.

(3)

No building in a multifamily retirement community shall be more than 3 stories in height.

(4)

The total number of dwelling units in a multifamily retirement community shall be limited to 12 units per acre.

(5)

No part of any principal building in a multifamily retirement community shall be less than 25 feet from any exterior lot line or less than 50 feet from any public way.

(6)

Maximum combined lot coverage in a multifamily retirement community, including any permitted accessory structures shall not exceed 40% of the tract or contiguous parcels.

(7)

The tract or contiguous parcels upon which a multifamily retirement community is located shall have a minimum total frontage on an existing public or private way of at least 200 feet.

(8)

The City Council may, as a permit condition, require that all proposed condominium bylaws or similar binding multifamily retirement community regulations which may be relevant to the issuance of the permit, including but not limited to bylaw provisions prohibiting the presence of children residing in a retirement community and limiting or prohibiting the presence in a retirement community of boats, boat trailers, or recreational vehicles, be made a part of the special permit and that any change to or failure to enforce said provisions shall be a violation of said special permit.

(9)

The City Council may, as a permit condition, require that a proposed multifamily retirement community be constructed entirely on one tract and that, from and after the date of the issuance of the building permit for said community no subdivision of said tract shall be allowed without the express approval of the City Council; provided, however, that the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.

IN CITY COUNCIL

ORDERED**Marlborough, Mass.,** _____**PAGE 3****(10)**

A minimum of 1.0 parking space per dwelling unit shall be provided in a multifamily retirement community. Attached and detached garages shall count toward this parking requirement.

(11)

No dwelling unit in a multifamily retirement community shall contain less than 500 square feet of living area or more than 1300 square feet of living area.

(12)

No building in a multifamily retirement community need be located or placed further from the exterior line of any street or public way than the average distance from such street or way line of the dwellings or other principal buildings located on the lots adjacent thereto on either side. In determining such average, a vacant side lot having a frontage of 50 feet or more shall be considered as though occupied by a building having the required setback, and a lot separated from the lot in question only by a vacant lot having a frontage of less than 50 feet shall be deemed an adjacent lot. The point of measurement of the average distance shall be from the closest point of the principal building to the street or public way regardless of parcel ownership.

(13)

In a multifamily retirement community, there shall be provided with each multifamily building a landscaped area equal to the greatest single floor area of the building, provided that such landscaped area may include undisturbed natural areas such as vegetated areas, woodlands, wetlands and floodplain areas.

Be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE PUBLIC HEARING FOR** _____, 2018.



City of Marlborough
Commonwealth of Massachusetts

PLANNING BOARD

Barbara L. Fenby, Chair
Colleen Hughes
Philip Hodge
Sean N. Fay
George LaVenture
Greg Gallagher
Christopher Russ

Krista Holmi, Administrator

Phone: (508) 624-6910 x33200

Email: planning_board@marlborough-ma.gov

kholmi@marlborough-ma.gov

May 22, 2018

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

RE: Council Order#18-1007198 Proposed Zoning Amendment, Article VI Section 650-22, Retirement Community Overlay District.

Honorable President Clancy and Councilors:

At its regularly scheduled Planning Board meeting on May 21, 2018, the Board took the following action regarding the above-referenced Council order:

On a motion by Mr. Fay and seconded by Mr. LaVenture, the Board voted to make a *conditional* favorable recommendation to the City Council for the proposed zoning amendment. Motion Carried.

The Board provided the following reasons in reaching its recommendation:

- The developer established that the proposed overlay district would result in a development meeting a demonstrated need for a diversified housing stock in the City of Marlborough;
- The developer established that the proposed overlay district would benefit the City by providing an age-restricted (Age 55+) housing option with a positive fiscal impact to the City of Marlborough;
- The developer established to the Board's satisfaction that the proposed overlay district fits into the neighborhood, and in the Board's opinion, approval of the overlay district for this area would not unduly burden abutters.

While the Planning Board favorably views the amendment of the Retirement Community Overlay District for the Crowley Drive area, the Planning Board recommends additional restrictions to provide further City protections:

- In Section 3.D. (2) The Planning Board favors restricting units to studio, one (1), two (2) and two (2) bedroom with a study;
- In Section 3 D. (5) *No part of any principal building in a multifamily retirement community shall be less than 25 feet from any exterior lot line or less than 50 feet from a public way.* The Board's consensus is that these limits may be appropriate for the proponent's development, but the restriction provides too little protection for potential abutters in other areas of the City.

- In Section 3. D. (10) *A minimum of 1.0 parking space per dwelling unit shall be provided in a multifamily retirement community.* The Board's consensus it that (1) parking spot per dwelling unit is inadequate.
- The Board would prefer a proposal that would apply only to contiguous parcels in the Crowley Drive neighborhood, and not one that would allow the contemplated multi-family units in other parts of the City. Although the consensus of the Board was that the developer met its burden as outlined above, the Board did not favor an amendment that would apply to other areas of the City, and members expressed concern that the proposed amendment could be used as basis for less desirable multi-family units that would not be appropriate in other areas of the City.

Sincerely,

Barbara L. Fenby /KH

Barbara L. Fenby
Chairperson

cc: City Clerk
File



IN CITY COUNCIL

Marlborough, Mass., JANUARY 8, 2018

ORDERED:

That the Communication from Attorney Falk on behalf of Vincenza Sambataro, re: Proposed Amendment to Site Plan Approval, Marlborough on Main, 163-175 Main Street, X16-1006668, attached, be and is herewith refer to **URBAN AFFAIRS COMMITTEE**.

ADOPTED

ORDER NO. 18-1007135
X17-1006668

MIRICK O'CONNELL

ATTORNEYS AT LAW

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2018 JAN -3 P 4:30

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

January 3, 2018

HAND DELIVEREDCouncilor Edward Clancy, President
Marlborough City Council
City Hall
Marlborough, MA 01752Re: Amendment to Site Plan Approval;
Marlborough on Main, 163-175 Main Street

Dear Councilor Clancy:

Enclosed please find an application to amend the Site Plan Approval granted for Marlborough on Main, 163 – 175 Main Street in the Marlborough Village District, Order No. 16-1006668, submitted on behalf of my client Vincenza Sambataro.

Ms. Sambataro is the new owner of the property, and wishes to make architectural improvements to enhance the project's aesthetic values and marketability. The amended project will consist of a 69,470 square foot, 6-story building with 39 residential condominium units and a ground floor restaurant. The project will include 25 on-site parking spaces on the ground floor.

Pursuant to Section 650-18(42) of the Zoning Ordinance and the Site Plan Approval issued by the Council (enclosed), the modified project requires Site Plan Approval by the City Council.

We respectfully request that you refer this matter to the Site Plan Review Committee and take the appropriate steps for review by the City Council.

MIRICK, O'CONNELL, DEMALLIE & LOUGEE, LLP

WORCESTER | WESTBOROUGH | BOSTON

www.mirickoconnell.com

MIRICK O'CONNELL

Marlborough City Council
January 3, 2018
Page 2

Pursuant to City Council Order No. 91-3822A, I am notifying you that Mirick O'Connell is representing Vincenza Sambataro in this matter before the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'BRF', with a long horizontal stroke extending to the right.

Brian R. Falk

BRF/ljk

Enclosures

cc: Client
Arthur P. Bergeron



City of Marlborough

SITE PLAN APPROVAL APPLICATION (For Non-Residential and Major Residential Projects)

Type of Hearing (check one)

☒ Major Renovation ☐ Minor Renovation

Please Print

DATE: January 3, 2018

PROJECT

Name of facility: Marlborough on Main

Address: 163-165, 167-171 and 175 Main Street

Assessor's Map No. 70-77, 70-78, 70-79 Parcel No. _____

APPLICANT

Name: Vincenza Sambataro
c/o Mirick O'Connell

Address: 100 Front Street, Worcester, MA 01608

Telephone: 508-929-1678 (Attorney Brian R. Falk) Fax: 508-983-6256

Email: bfalk@mirickoconnell.com

OWNER'S CONSENT

If applicant is not the owner, is written consent of the owner or owner's agent attached (see Section 270-2(B) (7))? ☐ YES ☐ NO

PROPERTY OWNER

Name: Same

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICANT'S ENGINEER (preparing site plan)

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICANT'S LANDSCAPE ARCHITECT

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

PROJECT INFO**PROPOSED USE (see Section 63-5(B) (1))**

_____ Non-Residential

_____ ☒ Residential

Provide a brief description of the project; including the proposed type of use, whether expansion of new, size of buildings, number of new parking spaces, any unusual utility use or impact on abutters (traffic, noise, lighting, odors, hazardous material, etc.)

This amended application proposes a mixed-use project consisting of a 69,470 square-foot,

6-story building with 39 residential condominium units and a ground floor restaurant.

The project will provide 25 on-site parking spaces on the ground floor.

Identify all zoning districts, including overlay zones applicable to this site. The zones must also be shown on the site plan cover sheet. (See Section 270-2 (C) (2) (b) (3)).

ZONING DISTRICT(S) Marlborough Village District

WHAT OTHER PERMITS REQUIRED (check off which applies)

<input type="checkbox"/> City Council for Special Permit	<input type="checkbox"/> Blasting Permit (Fire Dept)
<input type="checkbox"/> ZBA Special Permit	<input type="checkbox"/> Title V Approval (Board of Health)
<input type="checkbox"/> ZBA Variance	<input type="checkbox"/> Food Permit (Board of Health)
<input type="checkbox"/> Wetlands Protection Act	<input checked="" type="checkbox"/> Building Permit (Building Dept)
<input type="checkbox"/> Section 404, Clean Water Act (Army Corps)	<input type="checkbox"/> Sign Permit (Building Dept)
<input type="checkbox"/> C 91 Waterways Permit	
<input type="checkbox"/> Subdivision Control Act (Planning Board)	
<input type="checkbox"/> State Curb Cut (MA Highway)	
<input type="checkbox"/> Indirect Access Permit (MA Highway)	
<input type="checkbox"/> MEPA ENF or EIR (EOEA)	
<input type="checkbox"/> Sewer Connection Permit (DPW, City Council, DEP)	
<input checked="" type="checkbox"/> Street Opening Permit (DPW, Engineering Dept)	
<input type="checkbox"/> Sewer Connection (DPW, City Council, DEP)	
<input type="checkbox"/> Other: _____	

WHAT IS THE FEDERAL FLOOD INSURANCE RATE ZONE? _____

SUBMITTED PLANS AND REPORTS

See Section 270-2 (C) for submission requirements. Please include a locus map per Section 270-2 (C) (2) (b) (1)

Site Plan: Marlborough on Main Street	9/7/16	Bruce Saluk
Title	Date	Stamped By

Fee

For Minor Site Plan without a building: \$750

For a Minor Site Plan (with a building under 8,000 square feet): \$1,000, plus \$0.03 a square foot of building gross floor area

For a Major Site Plan (with a building over 8,000 square feet): \$2,000, plus \$0.06 square feet per square feet of building gross floor area

PUBLIC NOTICE

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice in a newspaper of general circulation within the area at least once within two weeks of filing a Site Plan application using the format below. A copy of the public notice must be submitted with the application. Applications for Site Plan Approval shall not be certified as complete unless the public notice is properly published.

Date of Publication: January 8, 2018

Name of Newspaper: MetroWest Daily News
(Form of notice attached)

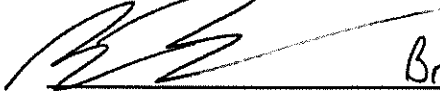
HISTORIC BUILDING NOTICE

Is the site within 250 feet of any building, cemetery or monument built before 1850? YES **NO**

If in doubt, ask the Historic Commission (508 481-2400). If the answer is YES, send a photocopy notice and one copy of the site plans (excluding utilities) to:

Chairman, Historic Commission
City Hall
Marlborough, MA 01752

APPLICANT'S SIGNATURE

 Brian Falk, Attorney for the Applicant 1/3/2018
Applicant or Representatives Signature Date

Applicant shall submit this form to the Building Dept with all required plans (8 copies of plans, 4 copies of Traffic and Drainage reports) after a "Pre-Application Review" with the City reviewing Authority at which most requirements can be examined and discussed.

The applicant maybe required to attend a Preliminary scoping session with the Site Plan Review Committee prior to submitting this form.

Office Use Only:

Date Received: _____

Site Plan Number: _____

SITE PLAN APPROVAL PUBLIC NOTICE FORM

Applicants for Site Plan Approval under Chap 270-2 of the Marlborough City Code must publish a public notice once in a newspaper of local circulation, using the format below at least once within two weeks of filing an application. A copy of the public notice must be submitted to the Building Dept with the application for Site Plan Approval.

Metrowest Daily News, Framingham 01701

Advertising: Fax: 1-781-453-6650

City of Marlborough Public Notice of Site Plan Submission

A proposed site plan has been submitted for the following project and is available for public inspections during regular business hours at the office of the Building Inspector, City Hall, Second Floor, 140 Main Street, Marlborough, MA 01752

Project Name and Type or Use: Marlborough on Main

Project Street Address: 163-175 Main Street

Applicant's Name: Vincenza Sambataro

The City will accept public comments in written form until 14 days from the date of this publication. This notice is published in accordance with the City Code, Chapter 270-2 Site Plan Review and Approval.



IN CITY COUNCIL

NOVEMBER 14, 2016
Marlborough, Mass., _____ PAGE 1

ORDERED:

Suspension of the Rules requested - granted

Site Plan Permit # _____
Site Plan Approval with Conditions

Applicant: Marlborough on Main Development LLC

Property Owner: Marlborough on Main Development LLC

Location: 163-175 Main Street (the "Site") being shown as Parcels 77, 78 and 79 on Assessors Map 70, consolidated as a single lot as shown on a plan recorded with the Middlesex South Registry of Deeds in Plan Book _____, Plan _____.

Zoning District: Marlborough Village District (MV)

Plans: The following Site Plan Approval Final Conditions are based on a set of plans entitled "Marlborough On Main, 165-175 Main Street, Marlborough, MA, Site Plan," said plans being comprised of sheets EX, C1, C2, C3, C4, C5, C6, C7, and C8, with the last revision date of 11-3-16 (said set of plans hereinafter, collectively, the "Site Plans"); a set of seven (7) architectural drawings including "Front Elevation - Proposed Concept" (dated September 27, 2016), "Section Through Building Showing Stepped Condition" (dated September 7, 2016), "Main Floor Plan - Parking and Commercial Space" (dated September 7, 2016), "2nd Floor Plan - Prelim. Unit Concept" (dated September 7, 2016), "3rd and 4th Floor Plans - Prelim. Unit Concept" (dated September 2, 2016), "5th Floor Plan - Prelim. Unit Concept" (dated September 2, 2016), and "Prelim. 6th/Roof Plan" (dated September 2, 2016), all of which seven (7) architectural drawings are by Reeves Design Associates; and a set of two (2) conceptual architectural renderings entitled "175 Main Street - Reeves Design Associates - 2016," and "175 Main Street - Marlborough, MA, Conceptual Sketch - Rear View from Devens/McEnelly, Reeves Design Associates - Architects - 2016."

SITE PLAN APPROVAL FINAL CONDITIONS:

A. Site Conformance:

1. Construction of the Site shall be in conformance with the approved Site Plans, the provisions of Chapter 270 of the Code of the City of Marlborough, and the conditions stated herein.



IN CITY COUNCIL

NOVEMBER 14, 2016
Marlborough, Mass., _____ PAGE 2

ORDERED:

2. All construction on the Site shall conform to the appropriate National, State and City of Marlborough codes and regulations in force for each respective discipline and be in accordance with the approved plans and permits. Codes and regulations shall include but are not limited to State Building, Plumbing, Wiring, NFPA, Zoning, DPW utility and roads, Noise and Signs.

B. Prior to Issuance of a Building Permit:

1. Construction Staging and Safety Plan:

- a. The Applicant shall complete the project in accordance with a Construction Staging and Safety Plan (the "Construction Plan") approved by the Building Commissioner, Fire Chief, Police Chief, and City Engineer, which shall be consistent with the document entitled "Construction Safety and Staging Plan for The Landmark Building on Main Street," dated October 1, 2016, or as modified at the direction of the City officials listed above.
- b. The Construction Plan shall provide detailed information concerning:
 - (i.) areas of the Site and adjacent property that will be marked-off for the staging of construction vehicles, etc.; (ii.) traffic management, detour routes if necessary, construction signage, pedestrian protection, blocked sidewalks, streets, etc.; (iii.) construction fencing to enclose material and equipment; (iv.) fencing and/or barricades to provide limits within the construction site for the separation of construction, pedestrian and vehicular traffic; and (vi.) dedicated illuminated and covered pedestrian walkways adjacent to the structure at egress paths in accordance with 780 CMR Massachusetts State Building Code and related Mass. Amendments, including but not limited to Chapters 31, 32, 33, and 34, in effect at the time the building permit application is submitted.



IN CITY COUNCIL

NOVEMBER 14, 2016

Marlborough, Mass., _____ PAGE 3

ORDERED:

2. Green Building: The building plans shall show compliance with Section 650-34.D.2.(m), concerning sustainable building design, of the Zoning Code of the City of Marlborough. Prior to the issuance of Building Permits, the Building Commissioner shall review the building plans to ensure that the design incorporates green building techniques.
3. Rooftop Mechanicals: On the building plans, the elevation drawings shall show areas reserved for rooftop mechanicals and the elevator penthouse. Detail drawings illustrating the type, location, and dimensions of fencing/screening must be provided. The Building Commissioner shall confirm that the building drawings conform to the requirements of Section 650-34.D.2.(b) regarding screening of rooftop mechanical equipment.
4. Footings: If the footings for the proposed building will be located within the City of Marlborough public way layout, an easement from City Council will need to be obtained prior to the issuance of any building permits.

C. Construction:

1. Preconstruction Meeting: Prior to the commencement of construction, a preconstruction meeting shall be held on-site with the Building Commissioner, City Engineer, Conservation Officer, Fire Chief, Police Chief, and the site contractor responsible for doing the work. At this meeting said City officials will review the plans and conditions, exchange contact information including emergency contact numbers, and inspect erosion controls.
2. Use of Ways During Construction: Consistent with the Construction Plan, all areas for construction staging and offloading of building materials shall be coordinated to maximize public safety and to minimize interference with the customary use of public ways. Police Chief shall have the discretion and authority to require additional protection and/or details as needed. The Applicant shall pay to the City the cost for every police detail which is provided by the Marlborough Police Department for the project.



IN CITY COUNCIL

NOVEMBER 14, 2016

Marlborough, Mass., _____ PAGE 4

ORDERED:

3. OSHA: All Contractors shall abide by OSHA regulations as appropriate, including but not limited to OSHA – 29 CFR, Section 1926.
4. Safety Official: The Applicant / site contractor shall have on the Site at all times during construction, a qualified Construction Safety Official. Prior to the commencement of construction, Applicant shall provide to the Building Commissioner the name and contact information of said Construction Safety Official.
5. Hours of Operation: In accordance with Section 431-3B. of the Code of the City of Marlborough, excavation machinery may be operated only during the normal workweek, from Monday through Saturday, except holidays, between the hours of 7:00 a.m. to 7:00 p.m., except Sunday when all use is prohibited except with variance by the Board of Health or as emergency work.

D. Storm Water:

1. Siltation Control: The Applicant, Property Owner, and site contractor shall be responsible for notifying the Conservation Officer in an expeditious manner if there is any visible siltation to the existing drainage system. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.

E. Landscaping:

1. Modifications: All modifications to the approved Landscape Plans related to changes to the kind, size and placement of plant material shall receive the prior written approval of the Conservation Officer and shall be considered a minor change. The final landscape plan should indicate what will happen with the existing trees which were recently planted on the site. They should be saved for re-planting in the City.
2. Site Visit: Prior to the final signoff, the Landscape Architect shall provide an as-built planting plan and a letter of confirmation that the plan conforms to the approved plans. The Conservation Officer shall confirm by a site visit that the planting has been installed according to the approved Landscape Plans, or a revision, previously approved by the Conservation Officer, of the Landscape Plans.



IN CITY COUNCIL

NOVEMBER 14, 2016
Marlborough, Mass., _____ PAGE 5

ORDERED:

3. Replacement of Plantings: Following 18 months of the date of the final signoff of the site work, any plant material that has died or is dying shall be replaced by the Property Owner with a species of the same kind and size.
4. Mulch Placement: Installation of mulch at the time of planting and thereafter shall be placed so that the mulch is not in contact with the trunk of newly planted trees and shrubs as shown on the details on the Landscaping Plan.
5. Maintenance: Landscaping will be properly maintained, replaced if necessary, and kept in good condition and in compliance with the Landscape Plans at all times. This shall be an ongoing condition.

F. Parking Garage:

1. The design of the parking garage access shall be such that entering and exiting from the garage is controlled by the Site's residents and business operators. The building design shall provide for adequate sight distances for vehicles exiting the garage to provide for pedestrian safety.
2. The parking garage is to be for the sole use of the residents of the Site, with two (2) spaces designated for employee parking for two (2) businesses located on the Site. The parking garage is not intended for public use.
3. The final design of the garage has not been completed and is therefore not included in the Site Plans reviewed. Once complete, details such as the locations of columns, dumpster(s), drains, grease trap, lighting and ventilation, final parking layout, and other items shall be reviewed and approved by the Building Commissioner and other City officials as appropriate.

G. Main Street Parking Spaces:

1. The Site Plans indicate that two (2) existing parking spaces on the north side of Main Street will be eliminated (see Section H.2 below).



IN CITY COUNCIL

NOVEMBER 14, 2016
Marlborough, Mass., PAGE 6

ORDERED:

H. Prior to Issuance of a Certificate of Occupancy:

1. Payment in Lieu of Parking: The Project contains a residential component, and therefore must either (i.) comply with parking space requirements, or (ii.) make a "payment in lieu of parking" for each space not provided, per Section 650-34.E. of the Zoning Ordinance. Required parking for the Project is as follows:

1 bedroom units:	2 @ .75 spaces per unit =	1.5 spaces
<u>2 bedroom units:</u>	<u>30 @ 1.25 spaces per unit =</u>	<u>37.5 spaces</u>
Total Spaces Required	=	39 spaces

Of the 27 parking spaces shown on the Site Plans, 25 spaces will be reserved for residential use (with 2 additional spaces for the use of the businesses located on site) providing a delta of 14 spaces. The Project will make a payment to the City in the amount of \$10,000 per space, for a total of \$140,000, in accordance with Section 650-34.E.(2)(b) of the Zoning Ordinance. With this payment, the Project complies with the parking requirements of the Marlborough Village District.

Of the 27 parking spaces shown on the Site Plans, the 25 spaces reserved for residential use count towards the total of 39 required parking spaces. The difference between the parking spaces provided and the parking spaces required, which is 14 spaces, will be addressed in strict accordance with Section 650-34.E.(2)(b) of the Zoning Ordinance of the City of Marlborough. Per the Ordinance, a payment-in-lieu-of-parking equal to \$140,000 (\$10,000 for each of the 14 spaces required but not provided on the Site) shall be paid to the City of Marlborough prior to the issuance of the first Certificate of Occupancy for the project. In addition, prior to the issuance of the first Certificate of Occupancy for the project, the Applicant shall pay to the City of Marlborough \$20,000 for the two (2) parking spaces (\$10,000 per space) eliminated on Main Street as part of the project (\$10,000 per space).

2. Work Within Public Way: All work within the public way layout, including but not limited to the street landscaped islands, planting, repaving, catch basin replacement, pavement milling and overlay, pavement markings, etc., as shown on the approved plans, shall be completed prior to the issuance of the first Certificate of Occupancy.



IN CITY COUNCIL

NOVEMBER 14, 2016

Marlborough, Mass., _____ PAGE 7

ORDERED:

3. As-Built Plan: An as-built plan(s) must be submitted to the City Engineer for review prior to the issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy. The as-built plan(s) shall be prepared in accordance with the As-Built Plan Standards established by the City Engineer, which standards may be found on the website for the City of Marlborough.
4. Time for Completion: Work as provided for on the Site Plans shall be carried into effect and completed within three (3) years following the date of issuance of the Building Permit, unless the City Council has granted an extension of time for completion of the work in writing.
5. Signage. Pursuant to Section 650-34.I. of the Code of the City of Marlborough, the City Council hereby retains jurisdiction over all signage of the project to the extent such signage requires a sign permit under the Sign Ordinance. The final design, material, dimensions, content, and location of all such signage, including any freestanding entry signs and the project's internal signage, shall be subject to further review and sign permit approval from the City Council which must meet the requirements of Section 650-34.I. of the Code of the City of Marlborough.

I. General Provisions:

1. Minor Changes: The City Council delegates to the Building Commissioner the authority to approve minor changes to the approved Site Plans.
2. Enforcement: The City Council designates the Building Commissioner as the enforcing authority to bring enforcement actions for violations of this permit.
3. Deliveries: In order to mitigate the impact on traffic flow on Main Street and the impact of noise to the residents of and abutters to the Site, deliveries to the business on the Site by semi-trailers shall occur between 8:00 a.m. and 8:30 p.m. Daily deliveries to business on the Site by a small box truck, van or similar sized vehicle may occur between the hours of 7:00 a.m. and 9:00 p.m. On-site trash collection shall occur twice a week, or as required by management or the Board of Health to facilitate disposal demand, between the hours of 7:00 a.m. and 9:30 a.m. All possible measures shall be taken to avoid noise and disturbances to residents and neighboring businesses.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 14, 2016
PAGE 8

ORDERED:

Council President Clancy asked the Councilors to stand in affirmation of the vote.
All eleven Councilors stood.

ADOPTED

In City Council
Order No. 16-1006668A

Approved by Mayor
Arthur G. Vigeant
Date: November 21, 2016

TRUE COPY

ATTEST:

John M. [Signature]
City Clerk

MARLBOROUGH ON MAIN

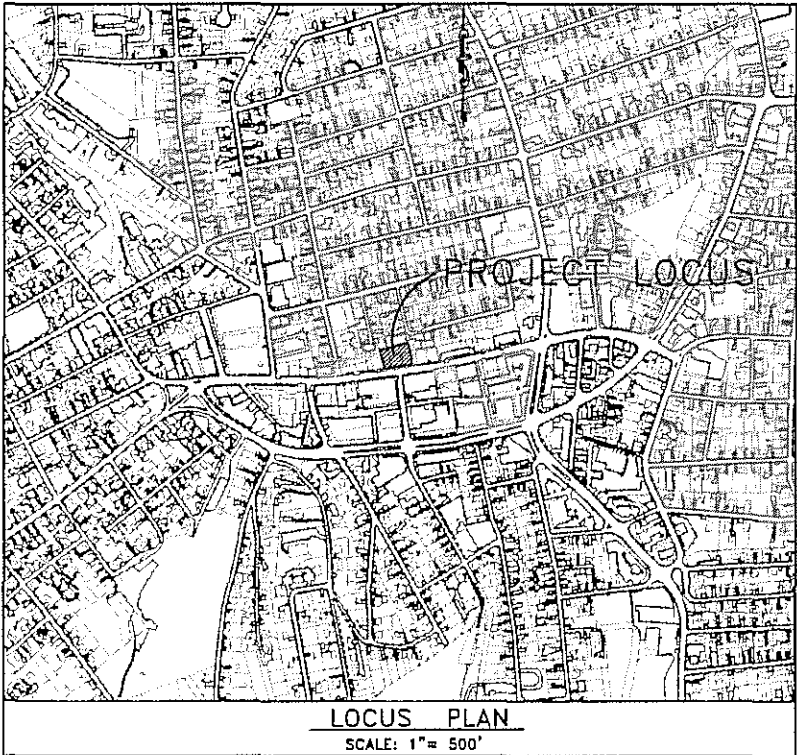
165-175 MAIN STREET

MARLBOROUGH, MA

SITE PLAN

MARLBOROUGH, MA ZONING CHART		
THE LAND SHOWN IS LISTED AS ASSESSOR LOTS 77-79 ON MAP 70 AND IS LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (MVD), AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD FLOOD HAZARD ACCORDING TO FEMA F.I.R.M. MAP #25017CD478F, DATED JULY 7, 2014.		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5000 SF	20,058 SF
FRONTAGE	25 FT	162.43 FT
FRONT SETBACK	0 FT	0.3 FT
SIDE SETBACK	0 FT	0 FT
REAR SETBACK	10 FT	13 FT
COVERAGE	80% MAX	73%
BUILDING HEIGHT	70 FT (MAX)	65.3 FT
DISTANCE FROM A RESIDENTIAL DISTRICT	-----	COTERMINOUS WITH ZONE 'RB'
OPEN SPACE	3200 SF	7970 SF

PARKING SCHEDULE		
ITEM	SOUGHT	PROPOSED
COMPACT PARKING (8' x 16')	33% MAX	4 (15%)
STANDARD PARKING (9' x 18')	22	21
HANDICAP PARKING	2	2
TOTAL PARKING	27	27



SHEET INDEX	DATE	REV. DATE
EX: EXISTING CONDITIONS -----	9-7-16	10-17-16
C1: LAYOUT PLAN -----	9-7-16	11-3-16
C2: GRADING & EROSION CONTROL -----	9-7-16	11-3-16
C3: DRAINAGE & UTILITIES -----	9-7-16	11-3-16
C4: PLANTING & LIGHTING -----	9-7-16	11-3-16
C5: DETAILS -----	9-7-16	-----
C6: DETAILS -----	9-7-16	11-1-16

DEVELOPER & OWNER: MARLBOROUGH ON MAIN DEVELOPMENT, LLC
57 MISHAWUM ROAD
WOBURN, MA 01801
TEL: 617-224-2810

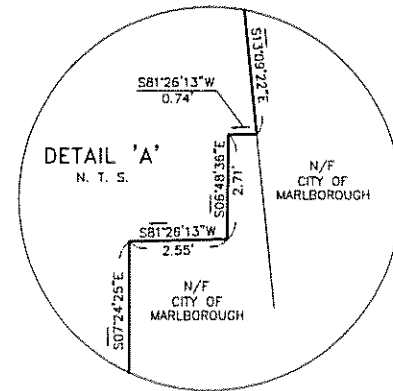
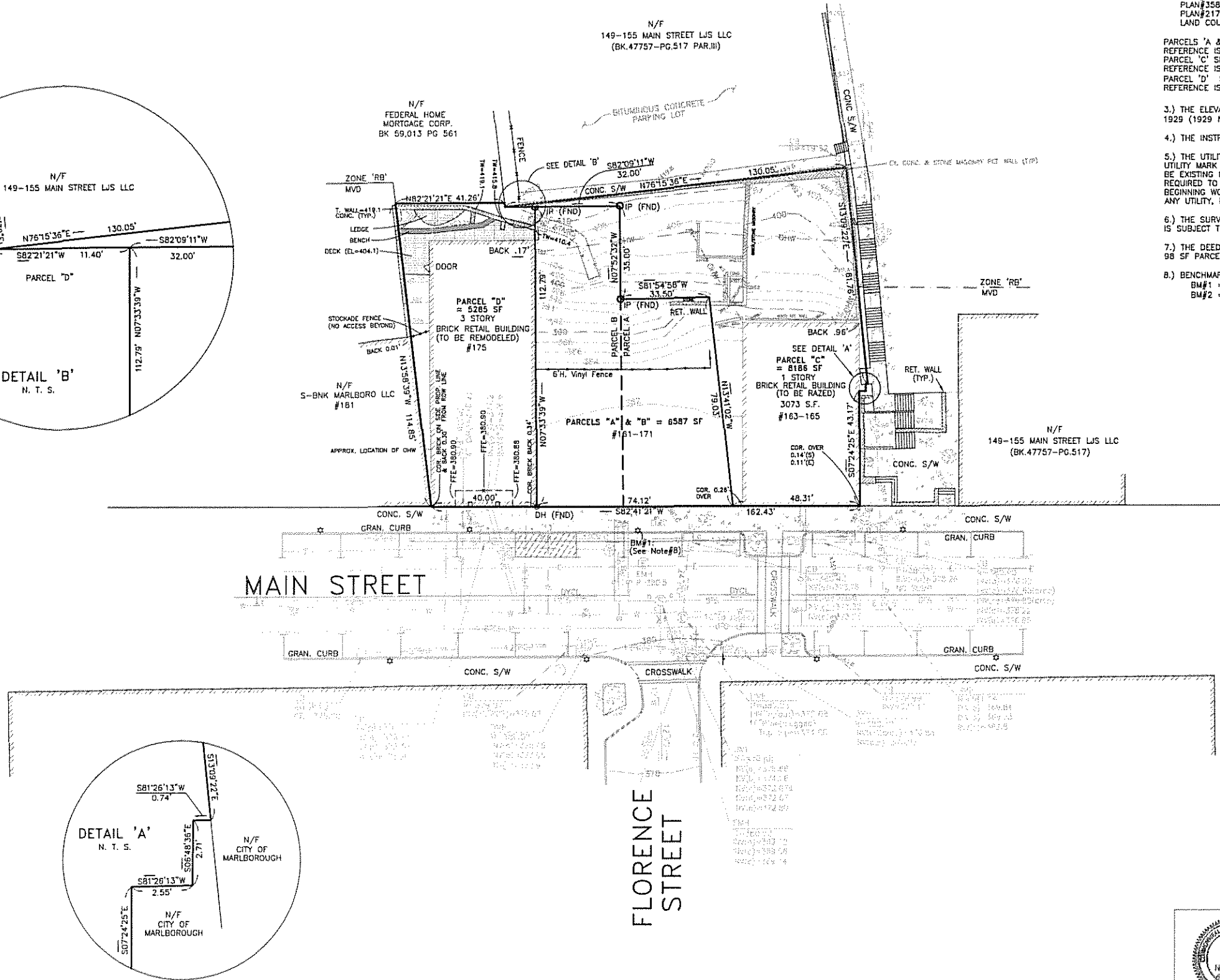
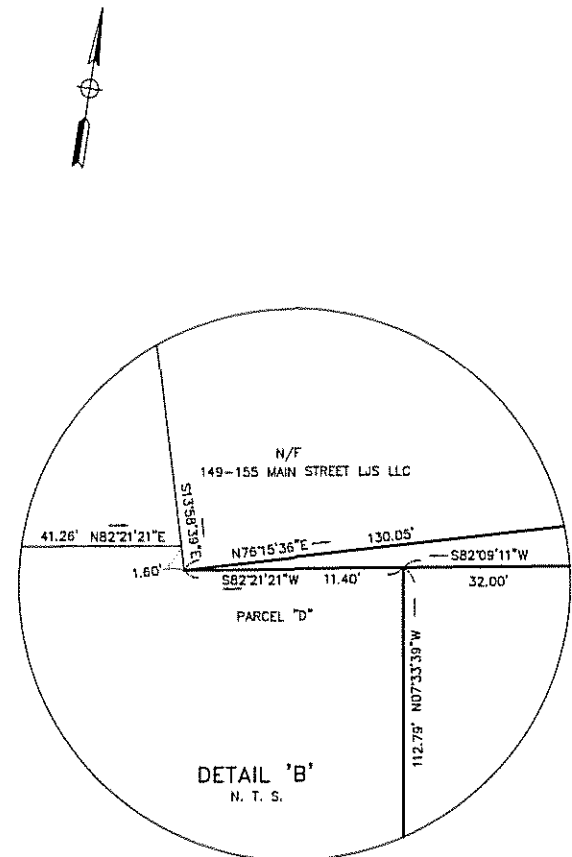
ARCHITECT: REEVES DESIGN ASSOCIATES, INC.
79 HIGHLAND STREET
MARLBOROUGH, MA 01752
TEL: 508-460-0144

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

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

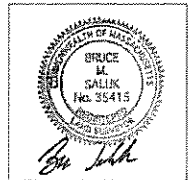
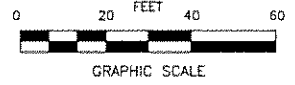
APPROVED:		DATE: _____
ENGINEERING:	_____	DATE: _____
BUILDING:	_____	DATE: _____
CONSERVATION:	_____	DATE: _____
FIRE DEPT:	_____	DATE: _____
POLICE DEPT:	_____	DATE: _____
BOARD OF HEALTH:	_____	DATE: _____



NOTES:

- 1.) THE LAND SHOWN IS 20,058 SF (0.46 Ac.±) CONSISTING OF PARCELS A, B, C & D SHOWN, OWNED BY MARLBOROUGH ON MAIN DEVELOPMENT, LLC, LISTED AS ASSESSOR LOTS 77, 78 & 79 ON MAP 70, LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT(MVD), AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAP #25017C0481F, DATED JULY 7, 2014.
- 2.) PLAN REFERENCES:
PLAN#1356 OF 1975 IN BK 12910 PG 555
PLAN#358 OF 1976 IN BK 12965 PG 119
PLAN#217 OF 1981 IN BK 14229 PG 23
LAND COURT PLAN# 11469A BK 141 PG 497
- 3.) THE ELEVATIONS SHOWN ARE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (1929 NGVD).
- 4.) THE INSTRUMENT SURVEY SHOWN WAS PERFORMED DURING JULY 2016.
- 5.) THE UTILITIES SHOWN ON THIS PLAN ARE PARTLY FROM EXISTING MUNICIPAL UTILITY MARK OUTS, RECORD DRAWINGS AND ARE APPROXIMATE, ONLY. THERE MAY BE EXISTING LINES OTHER THAN THOSE SHOWN HEREON. THE CONTRACTOR IS REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES & DIG SAFE PRIOR TO BEGINNING WORK. OUR FIRM DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITY, PIPING AND SERVICES.
- 6.) THE SURVEY SHOWN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO CHANGE THAT SAID TITLE MAY DISCLOSE.
- 7.) THE DEED FOR PARCEL "C" DOES NOT EXCEPT FROM THE LOCUS PREMISES A 98 SF PARCEL SHOWN AS LOT A-1 RECORDED ON PLAN 217 OF 1981.
- 8.) BENCHMARKS:
BM#1 = CHISELED SQUARE IN LIGHTPOLE BASE, ELEV=380.77
BM#2 = CHISELED SQUARE NW COR. OF GRANITE BLOCK BESIDE CITY HALL FRONT STEPS, ELEV=386.91

LEGEND	
	Exist. 2' Contour
	Exist. 10' Contour
	Existing Sewer Line
	Existing Water Main
	Existing CB & Drain Manhole
	Existing Sewer Manhole
	Existing Gas Line
	Overhead Wires
	Existing Granite Curb
	GAS VALVE
	WATER VALVE
	WATER STOP
	LIGHT POLE
	8" DRAIN PIPE



OWNER & APPLICANT:
MARLBOROUGH ON MAIN
DEVELOPMENT, LLC.
57 MISHAWUM ROAD
WOBBURN, MA 01801
TEL: 617-224-2810

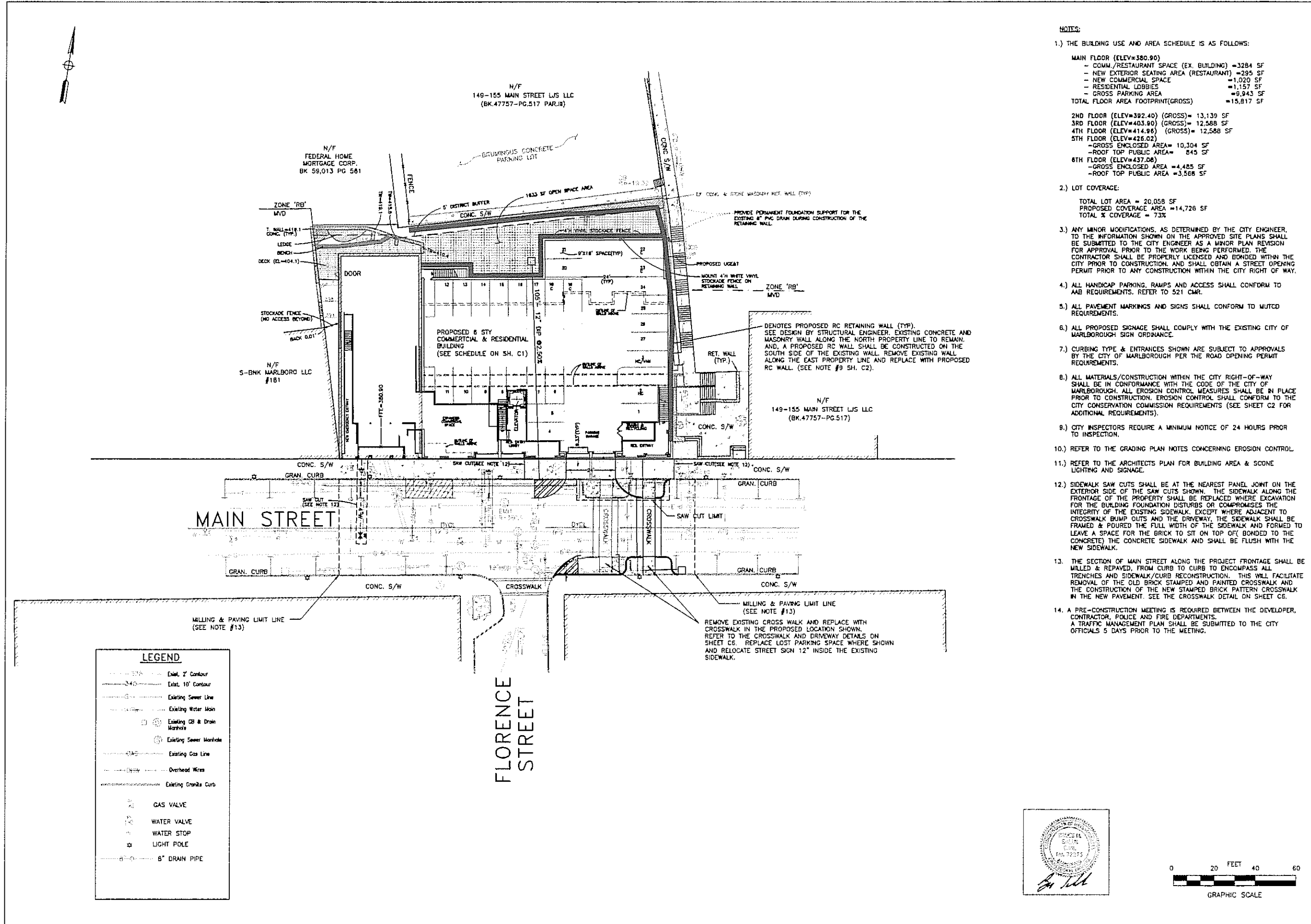
PROJECT MANAGEMENT:
WELLBUILT COMPANY
57 MISHAWUM ROAD
WOBBURN, MA 01801
DATE: SEPTEMBER 7, 2016

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

EXISTING CONDITIONS PLAN
MARLBOROUGH ON MAIN
- 165-175 MAIN STREET -
MARLBOROUGH, MA

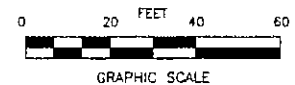
EX

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LEGEND	
	Exist. 2' Contour
	Exist. 10' Contour
	Existing Sewer Line
	Existing Water Main
	Existing CB & Drain Manhole
	Existing Sewer Manhole
	Existing Gas Line
	Overhead Wires
	Existing Granite Curb
	GAS VALVE
	WATER VALVE
	WATER STOP
	LIGHT POLE

- NOTES:
- 1.) THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:
- MAIN FLOOR (ELEV=380.90)
- COMM./RESTAURANT SPACE (EX. BUILDING) =3284 SF
 - NEW EXTERIOR SEATING AREA (RESTAURANT) =295 SF
 - NEW COMMERCIAL SPACE =1,020 SF
 - RESIDENTIAL LOBBIES =1,157 SF
 - GROSS PARKING AREA =9,943 SF
 - TOTAL FLOOR AREA FOOTPRINT(GROSS) =15,817 SF
- 2ND FLOOR (ELEV=392.40) (GROSS)= 13,139 SF
- 3RD FLOOR (ELEV=403.90) (GROSS)= 12,588 SF
- 4TH FLOOR (ELEV=414.96) (GROSS)= 12,588 SF
- 5TH FLOOR (ELEV=426.02)
- GROSS ENCLOSED AREA= 10,304 SF
 - ROOF TOP PUBLIC AREA= 845 SF
- 6TH FLOOR (ELEV=437.06)
- GROSS ENCLOSED AREA =4,485 SF
 - ROOF TOP PUBLIC AREA =3,566 SF
- 2.) LOT COVERAGE:
- TOTAL LOT AREA = 20,058 SF
- PROPOSED COVERAGE AREA =14,726 SF
- TOTAL % COVERAGE = 73%
- 3.) 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 WITHIN THE CITY PRIOR TO CONSTRUCTION, AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- 4.) ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS. REFER TO 521 CMR.
- 5.) ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- 6.) ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE EXISTING CITY OF MARLBOROUGH SIGN ORDINANCE.
- 7.) CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- 8.) 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).
- 9.) CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- 10.) REFER TO THE GRADING PLAN NOTES CONCERNING EROSION CONTROL.
- 11.) REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA & SCENE LIGHTING AND SIGNAGE.
- 12.) SIDEWALK SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWN. 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 SIDEWALK, EXCEPT WHERE ADJACENT TO CROSSWALK BUMP OUTS AND THE DRIVEWAY, THE SIDEWALK SHALL BE FRAMED & POURED THE FULL WIDTH OF THE SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP OF (BONDED TO THE CONCRETE) THE CONCRETE SIDEWALK AND SHALL BE FLUSH WITH THE NEW SIDEWALK.
- 13.) THE SECTION OF MAIN STREET ALONG THE PROJECT FRONTAGE SHALL BE MAILED & REPAVED, FROM CURB TO CURB TO ENCOMPASS ALL TRENCHES AND SIDEWALK/CURB RECONSTRUCTION. THIS WILL FACILITATE REMOVAL OF THE OLD BRICK STAMPED AND PAINTED CROSSWALK AND THE CONSTRUCTION OF THE NEW STAMPED BRICK PATTERN CROSSWALK IN THE NEW PAVEMENT. SEE THE CROSSWALK DETAIL ON SHEET C6.
- 14.) 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.



NO.	DATE	REVISION
1	09/07/2016	ISSUED FOR PERMIT
2	09/07/2016	REVISED PARKING SPACE & HIC
3	11/29/16	REVISED PARKING SPACE & HIC
4	02/07/17	REVISED PARKING SPACE & HIC
5	02/07/17	REVISED PARKING SPACE & HIC
6	02/07/17	REVISED PARKING SPACE & HIC
7	02/07/17	REVISED PARKING SPACE & HIC
8	02/07/17	REVISED PARKING SPACE & HIC
9	02/07/17	REVISED PARKING SPACE & HIC
10	02/07/17	REVISED PARKING SPACE & HIC

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

LAYOUT PLAN
MARLBOROUGH ON MAIN
- 165-175 MAIN STREET -
MARLBOROUGH, MA

PROJECT MANAGEMENT:
WELLBUILT COMPANY
57 MISHAWUM ROAD
WOBBURN, MA 01801
DATE: SEPTEMBER 7, 2016

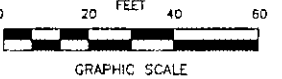
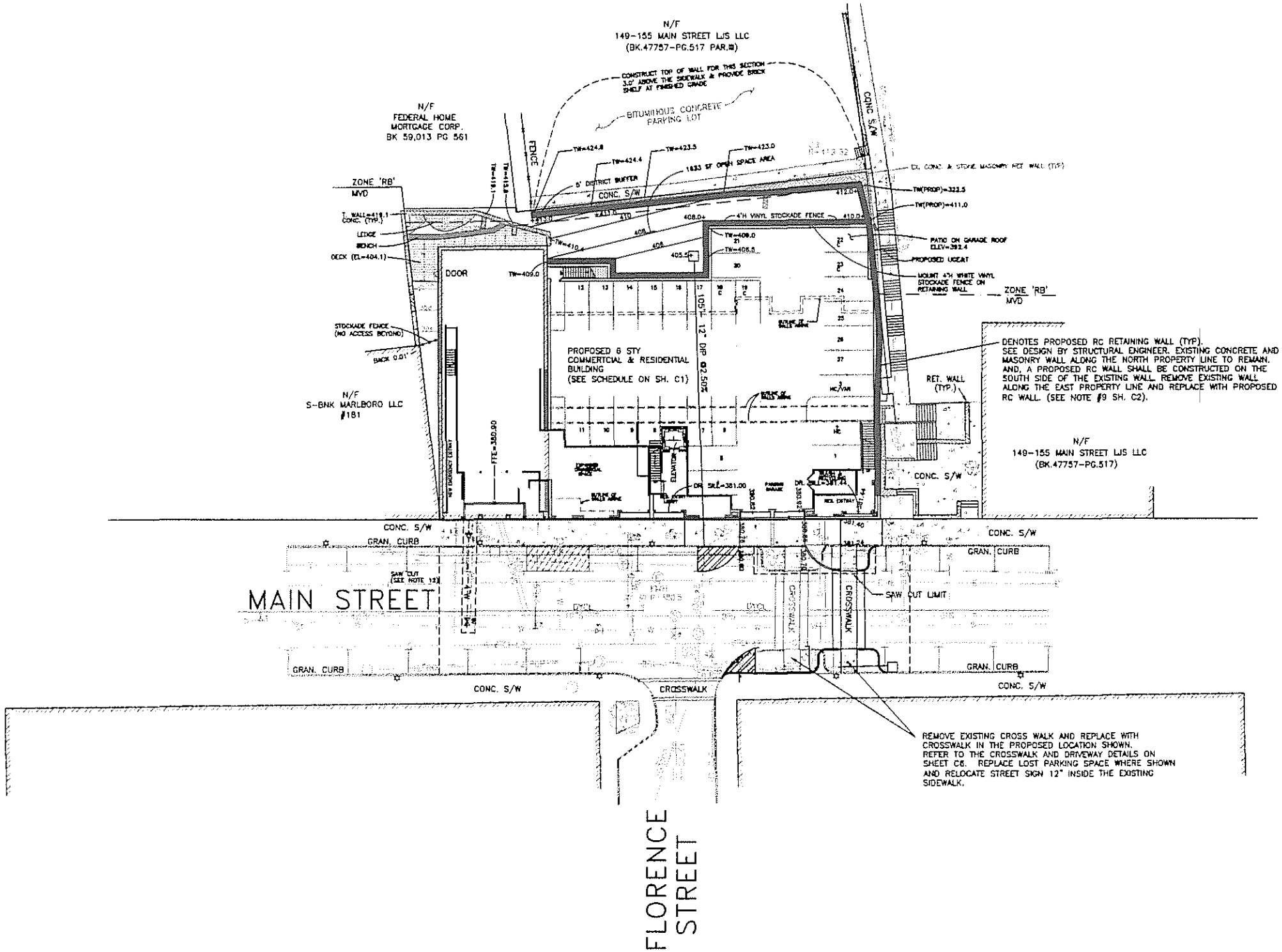
OWNER & APPLICANT:
MARLBOROUGH ON MAIN
DEVELOPMENT, LLC.
57 MISHAWUM ROAD
WOBBURN, MA 01801
TEL: 617-224-2810

C1

GRADING & EROSION CONTROL NOTES:

- 1.) The elevations shown are based on Mean Sea Level datum (1929 N.V.D.)
- 2.) All work, material storage & stockpile areas shall include erosion control barriers consisting of staked haybales, wattles and siltation fence to prevent erosion onto the public way and adjoining properties.
- 3.) Prior to commencing work, the contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined on this plan and required by the Marlborough Conservation Commission agent. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that include siltation fence, wattles, dams, ditches, temporary sediment basins, etc. as necessary to contain soil and excess runoff on the site.
- The general sequence of erosion control measures shall be as follows:
- a) Install all siltation fencing and staked wattles, as shown on the plan.
- b) Construct a sedimentation trap down gradient of the excavation area during the construction earthwork stage. Construct other temporary sedimentation trap(s) where required at the beginning stage of earthwork. Retain storm water within the trap(s), and filter the water using silt bags or other approved means prior to discharge. Periodically remove sediment at bottom of the silt traps to allow for natural infiltration.
- c) Construct the anti-tracking berm at the site entrance consisting of a 3/4"-3" crushed stone 12" depth by 30' long times the width of the traveled construction access. The stone shall project above grade to form a berm barrier that prevents sediment from washing into adjoining properties and the public road.
- 4.) Siltation fencing and staked wattles shall be installed prior to commencing work at this site, and shall be maintained throughout the course of construction until the binder is down and vegetation on the site has had a chance to fully establish itself.
- 5.) Pavement and soil removal shall be done in stages to minimize the amount of exposed soil for the project. Soil stabilization measures shall be implemented immediately after finish grading. Loam and seed shall be applied as soon as reasonably possible.
- 6.) Asphalt and other deleterious material that is removed shall be stockpiled, transported, disposed of or reprocessed in accordance with state and federal regulations.
- 7.) Siltation fence shall be located where shown. Acceptable products for siltation fence is Mirafi, Inc., Charlotte, NC, Model 100x, or equal.
- 8.) Provide excavation & trench wall protection in accordance with OSHA Standards, as specified by the geotechnical engineer.
- 9.) The contractor shall follow the stabilization management practices and sequence proposed by the structural and geotechnical engineers. Said management plan includes protection and stabilization of the soils, walls and improvements on the adjoining properties.

LEGEND	
	Exist. 2" Contour
	Exist. 10' Contour
	Existing Sewer Line
	Existing Water Main
	Existing CB & Drain Manhole
	Existing Sewer Manhole
	Existing Gas Line
	Overhead Wires
	Existing Granite Curb
	GAS VALVE
	WATER VALVE
	WATER STOP
	LIGHT POLE
	8" DRAIN PIPE



NO.	DATE	REVISION
1	10/19/16	ISSUED FOR PERMIT
2	10/27/16	REVISED PERMIT
3	10/27/16	REVISED PERMIT
4	10/27/16	REVISED PERMIT
5	10/27/16	REVISED PERMIT

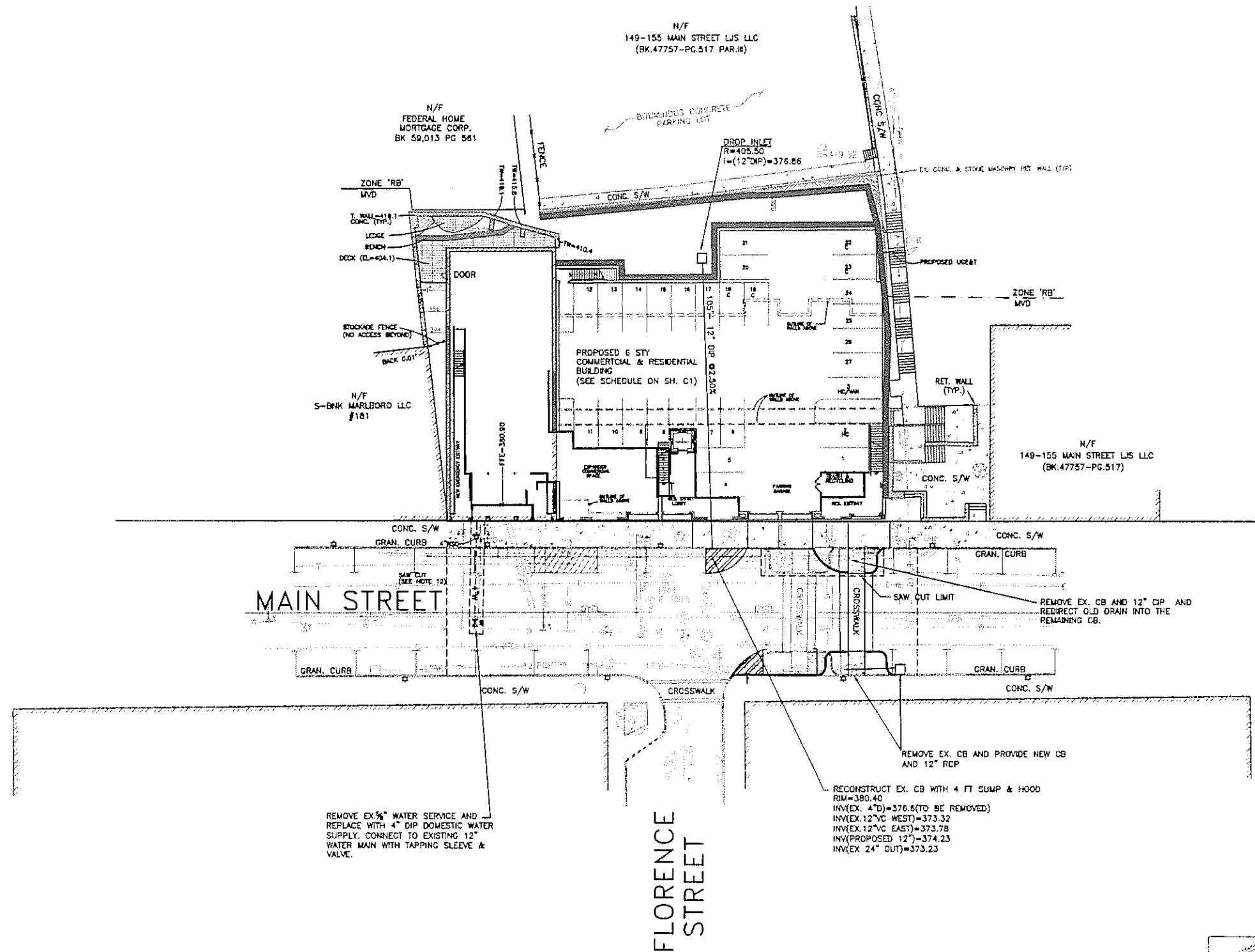
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662
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GRADING PLAN
MARLBOROUGH ON MAIN
- 165-175 MAIN STREET -
MARLBOROUGH, MA

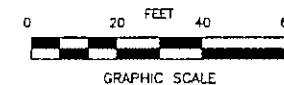
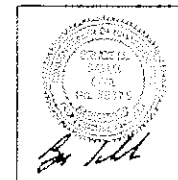
PROJECT MANAGEMENT:
WELBUILT COMPANY
57 MISHAWUM ROAD
WOBBURN, MA 01801
DATE: SEPTEMBER 7, 2016

OWNER & APPLICANT:
MARLBOROUGH ON MAIN
DEVELOPMENT, LLC.
57 MISHAWUM ROAD
WOBBURN, MA 01801
TEL: 617-224-2810

C2

**WATER, SEWER & DRAINAGE NOTES:**

- Materials and construction and associated work shall conform to Mass. DPW Standard Specifications. Refer to the document entitled Standard Specifications for Highways and Bridges, 1988 as amended.
- Manholes & Catch Basins shall be reinforced precast concrete conforming to ASTM Specification Section C478-70T.
- Manhole frames & covers shall be East Jordan Iron Works. See detail sheet for Product numbers.
- Provide pipe joint a maximum of 3' from manhole walls.
- Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe and the rock.
- Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
- Compaction of backfill material between centerline of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
- Utilities shown on this plan are partly from existing available City and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor shall be required to contact the proper utility companies & Digiscop prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- Unless otherwise noted on the drawings, drain lines greater than 12 inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 4, Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 5 drain lines shall be Wall B.
- Roof Drain shall be connected to the proposed 12" DIP drain pipe and/or as specified in the building plumbing design drawings.
- The elevations shown are based on Mean Sea Level datum (1929 N.V.D.).
- Refer to additional Water, Sewer & Drainage notes on the Detail Sheets.
- The contractor shall obtain a Street Opening Permit prior to any construction within the City right-of-way.
- All water and sewer material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit).
- All water and sewer construction shall be inspected by the City of Marlborough before being backfilled.
- The City shall be notified at least 24 hours prior to the required inspections.
- Where sewer and water lines cross, install the sewer below the water service and provide 18" minimum separation between the pipe outside diameters. Provide 1 full length of sewer pipe centered at the crossing. The full length of sewer pipe shall be SDR-26, Specification ASTM D2241 with a 160 PSI rating. Connect the SDR 35 & SDR 26 pipes using pressure rated adaptors by Fernco, or approved equal.
- The contractor shall be properly licensed and bonded with the City prior to construction.
- The contractor shall obtain a Trenching Permit prior to any trenching on public or private property.
- The proposed 4" domestic water service shown is for the entire building (commercial & residential). The existing 6" DIP Fire line shall also service the entire building. Any existing water services which will be discontinued for the building that burned down or for #163-165, shall be shut off at the main and the pipe removed from that point.
- Line easements, if required, for the USE&T service from the existing U.P. to the proposed building shall be provided by the facility owners.



NO.	DATE	DESCRIPTION
1	10/2/16	ISSUED PLANNING PAGE & ADS
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DRAINAGE & UTILITIES PLAN
MARLBOROUGH ON MAIN
165-175 MAIN STREET -
MARLBOROUGH, MA

PROJECT MANAGEMENT:
WELLBUILT COMPANY
57 MISHAWUM ROAD
WOBBURN, MA 01801
DATE: SEPTEMBER 7, 2016

OWNER & APPLICANT:
MARLBOROUGH ON MAIN
DEVELOPMENT, LLC.
57 MISHAWUM ROAD
WOBBURN, MA 01801
TEL: 617-224-2910

C3

FILE: 2640C1.dwg

PLANTING LEGEND				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
TO	23	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	3" CALIPER
AR	1	ACER RUBRUM	ARMSTRONG MAPLE	3" CALIPER
PP	4	PICEA PUNGENS	COLORADO SPRUCE	3" CALIPER
PA	4	PICEA ABIES	NORWAY SPRUCE	3" CALIPER

PLANTING NOTES:

- 1.) FOR LOAM & SEED AREAS, PROVIDE 4" LOAM AND SEED MIX COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS 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 APPURTENANCES 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:
-STAKING MATERIALS TO BE REMOVED 1 YEAR AFTER PLANTING.
-OWNER REPLACES PLANTS THAT DIE WITHIN 180 DAYS.

NO.	DATE	DESCRIPTION
1	10/25/16	REVISION: PLANTING PLAN & SPEC
2	10/27/16	REVISION: PLANTING PLAN & SPEC
3	10/27/16	REVISION: PLANTING PLAN & SPEC
4	10/27/16	REVISION: PLANTING PLAN & SPEC
5	10/27/16	REVISION: PLANTING PLAN & SPEC

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PLANTING PLAN
MARLBOROUGH ON MAIN
- 165-175 MAIN STREET -
MARLBOROUGH, MA

PROJECT MANAGEMENT:
WELLBUILT COMPANY
57 MISHAWUM ROAD
WOBBURN, MA 01801
DATE: SEPTEMBER 7, 2016

OWNER & APPLICANT:
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57 MISHAWUM ROAD
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TEL: 617-224-2810

C4

FILE: 2640C1.dwg

LEGEND	
	Exist. 2' Contour
	Exist. 10' Contour
	Existing Sewer Line
	Existing Water Main
	Existing Gas & Drain Manhole
	Existing Sewer Manhole
	Existing Gas Line
	Overhead Wires
	Existing Concrete Curb
	GAS VALVE
	WATER VALVE
	WATER STOP
	LIGHT POLE
	8" DRAIN PIPE
	LOAM & SEED
	BARK MULCH

