

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: August 21, 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 AUG 16 P 12:52

New Business:

07-23-2018 – **Order No. 18-1007336:** Communication from the Mayor regarding Applications for 43D Priority Development Sites.

-REFER TO URBAN AFFAIRS

Continued Review:

04-23-2018 – **Order No. 18-1007244:** Application for Special Permit from Sandra Colligan, to demo existing house and build a new two-story home at 21 Patten Drive.

-REFER TO URBAN AFFAIRS

-PUBLIC HEARING: JUNE 18, 2018

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., _____ JULY 23, 2018

ORDERED:

That the Applications for 43D Priority Development Sites, be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

ADOPTED

ORDER NO. 18-1007336



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CITY OF MARLBOROUGH
2018 JUL 19 A 11:15

City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
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www.marlborough-ma.gov

Arthur G. Vigeant
MAYOR

Nicholas J. Milano
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

July 19, 2018

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

Re: Applications for 43D Priority Development Sites

Honorable President Clancy and Councilors:

I have submitted for your approval an application to the Massachusetts Permit Regulatory Office to designate several Marlborough properties on Lincoln Street as Priority Development Sites.

Chapter 43D Local Expedited Permitting enables communities to designate applicable properties as Priority Development Sites which offers a maximum of 180 days for the local permitting process. A variety of locations in Marlborough are already classified as 43D sites which helps with access to grants and incentives.

I am proposing to include the following two groups of properties under Chapter 43D Permitting: the land in the area of 325 Lincoln Street, which the MEDC has under agreement to purchase and the land in the area of 293-305 Lincoln Street, which is owned by the Johnson family. Submitting these locations as 43D Sites will allow us to target these areas, through a streamlined local permitting process, specifically for economic development with the potential to encourage revitalization at the neighborhood level.

The enclosed application contains a full list of the parcels, including detailed maps. Thank you for your consideration and please do not hesitate to contact me with any questions or concerns.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosures

INTERAGENCY PERMITTING BOARD

CHAPTER 43D APPLICATION

PART I: MUNICIPAL APPLICANT

Municipality: Marlborough, MA

Date: 7/9/18

Name of Individual who prepared this application: James Tarr

Chapter 43D requires that a single person be designated to serve as the municipal point of contact on Priority Development Sites. The individual must be a municipal employee or an employee of a quasi-municipal agency who will be charged with responding to inquiries about the site, providing and accepting permit applications, communicating decisions to applicants, etc. It is recommended that the designated Point of Contact be a staff member and not an elected official.

Point of Contact, as designated by the governing body:

Name: Meredith Harris

Title: Executive Director, Marlborough Economic Development Corporation

Address: 91 Main Street, Suite 204, Marlborough, MA 01752

Telephone: 508-229-2010 Fax: 508-229-1729

Email: mharris@marlboroughedc.com

Please check the box corresponding to the Technical Resource Providers that assisted you with this program:

- Regional Planning Agency
- MassDevelopment
- Mass Office of Business Development
- Mass Alliance for Economic Development
- Permit Regulatory Office (EOHED)

Chapter 43D requires a majority vote of the local governing body for each Priority Development Site being submitted by the municipality. Applications must be accompanied by a true attest certified copy of the municipal vote – stamped by Clerk.

Please identify the body that approved the submission of this application:

- City Council
- Town Meeting
- Town Council
- Other:

I hereby certify under the pains and penalties of perjury that the answers submitted in this application and the documentation submitted in support are accurate and complete.

Name: James Tarr

Date: 7/9/18

Signature: 

Title: Deputy Director, Marlborough Economic Development Corporation

Signature of Clerk: _____ Date: _____

For Internal Use Only

Received by: _____ Date: _____

<input type="checkbox"/> Municipal Contact Information	<input type="checkbox"/> Certified Vote	<input type="checkbox"/> Land Owner Signatures
<input type="checkbox"/> Grant Application	<input type="checkbox"/> Electronic Copy Received	<input type="checkbox"/> Self-Assessment Checklist
<input type="checkbox"/> Required Maps	<input type="checkbox"/> Maps sent to EEA	IPB Meeting:

PART II: PRIORITY DEVELOPMENT SITE (PDS)

Submit a separate Part II for each Priority Development Site.

Site Location (including street address and map and parcel numbers):

Address: Lincoln/Mechanic Premises

Map-Parcel:

- Parcel 337 on Assessor’s Map 69 (containing .799 acres or 34,821.86 SF of land, more or less)
- Parcel 338 on Assessor’s Map 69 (containing .5801 acres or 25,269.15 SF of land, more or less)
- Parcel 338A on Assessor’s Map 69 (containing .3457 acres or 15,058.7 SF of land, more or less)
- Parcel 339 on Assessor’s Map 69 (containing .1615 acres or 7,034.9 SF of land, more or less)
- Parcel 339A on Assessor’s Map 69 (containing .4424 acres or 19,270.94 SF of land, more or less)

Please list any abutting communities to PDS: The site is located in the French Hill neighborhood of Marlborough.

Have these communities been notified of your proposal? Yes No

Number of parcels in your proposed site: 5 **Total Acreage of PDS:** 2.33 acres

Ownership: Private Public

Is the site eligible under current zoning for the construction or redevelopment of at least 50,000 sq feet of commercial or industrial space? Yes No

Chapter 43D requires a PDS to be zoned for commercial, industrial or mixed-use development. If PDS represents a combination of zoning, please explain. Please check all of the following boxes that apply to the PDS, including the means by which a proponent may permit on this site (i.e. special permit?).

PDS Zoning: The site is located inside an area of Marlborough currently the subject of a potential rezoning effort to create a “Neighborhood Business” district, enabling the creation of a “smart growth” corridor on Lincoln Street.

- By-right Special Permit Site Plan Review
- Commercial Industrial Residential Mixed Use

After reviewing the definitions set forth in 400 CMR 2.00 respond to the following questions:

1. Is the site located within .5 miles of existing development? Yes No

Locations within or adjacent to existing development are preferred such as downtowns or village centers with a diverse mix of civic/cultural, residential, service, business, and other uses; municipal services (school, library, fire, police, city/town hall, parks, etc.); and/or a available labor.

Explanation: Yes. The Lincoln/Mechanic Premises is located in the heart of an established neighborhood in Marlborough known as “French Hill.” French Hill is a largely residential neighborhood with some retail activity along Lincoln Street. It is also less than .5 miles from Marlborough’s downtown area, known as the Marlborough Village District.

2. Is the site served by existing infrastructure? If not, how far must service be extended?

Locations with existing utility service – gas, electric, telecommunications, etc. – as well as water & wastewater systems with sufficient water supply/treatment capacity and pipe condition/capacity adequate to deliver fresh water and remove wastewater are preferred.

Water

Sewer

Utilities

Explanation: As the site exists within the confines of an established neighborhood, infrastructure can be more readily extended to future development on this largely vacant site. The City of Marlborough is exploring bolstering existing infrastructure in the area in order to accommodate higher-density development.

3. Is the site located close to appropriate transportation facilities, including transit?

Locations served by adequate transit (within .5 miles of a bus stop, subway, train, or ferry stop), close to existing major transportation and freight routes—e.g. existing highway interchanges, heavily developed commercial corridors, rail lines, etc., and accessible by bike or on foot are preferred.

Transit

Access Roads

Pedestrian/Bike Access

Explanation: The site is adjacent to the Assabet River Rail Trail and is within .3 miles of a MetroWest Regional Transit Authority (MWRTA) bus station. The site is approximately 6.5 miles from the Southborough Commuter Rail station and is also approximately one mile from the I-495/Route 20 interchange.

4. Does the site include underutilized buildings or facilities? Yes No

Previously developed brownfield or greyfield sites & buildings - abandoned or underutilized shopping centers, institutions, big-box stores, mills or industrial sites, former military bases, etc. - are preferred locations.

Explanation: The site is an underutilized parcel and is the former site of a commercial-automotive building. After initial testing, the City of Marlborough can verify that the site does not need brownfield remediation and is ready to be developed.

5. Will sensitive or rare natural resources on or near the site be impacted?

Yes No

Sites that are flat, dry, and otherwise suitable for development (no sensitive natural resources; not identified as a conservation priority for habitat, water supply, agriculture, or other purpose) are preferred.

6. Has the municipality applied for or received other state grants for this site? Does the municipality anticipate applying for additional state funding?

If yes, please identify the program(s), dates applied for and/or received, and describe the project(s):

The City will apply for a 2018 MassWorks Infrastructure Fund grant to unlock potential for a higher-density, mixed-use project to dovetail with planned zoning changes to create a revitalized, pedestrian-centered, and walkable neighborhood.

Total Potential Build-Out of PDS: 101,455.55 SF

Is there a project proposal before the town for this site? Yes No

If yes, briefly describe the project below:

Although there is no specific project before the city, the site has been the subject of an RFP process soliciting development proposals for a mixed-use concept incorporating new housing units and first-floor retail that leverages the site's proximity to the Assabet River Rail Trail and can contribute to the future development of the Lincoln Street corridor.

PART III: PROPERTY OWNER'S PERMISSION

Chapter 43D requires that 100% of property owners endorse this application for PDS designation. Identify every parcel included in the PDS by map and parcel number. Use Attachment A if additional space is required.

I hereby certify under the pains and penalties of perjury that I am the legal owner of the property outlined herein and I approve the inclusion of my property in the proposed Priority Development Site nominated herein.

Parcel: 69-337

Signature of legal owner: Juinda Tronzo, trustee

Parcel: 69-338

Signature of legal owner: Juinda Tronzo, trustee

Parcel: 69-338A

Signature of legal owner: Juinda Tronzo, trustee

Parcel: 69-339

Signature of legal owner: Juinda Tronzo, trustee

Parcel: 69-339A

Signature of legal owner: Juinda Tronzo, trustee

Parcel: _____

Signature of legal owner: _____

Parcel: _____

Signature of legal owner: _____

PART II: PRIORITY DEVELOPMENT SITE (PDS)

Submit a separate Part II for each Priority Development Site.

Site Location (including street address and map and parcel numbers):

Address: 293-305 Lincoln Street

Map-Parcel:

- Parcel 340 on Assessor’s Map 69 (containing .4 acres or 17,424 SF of land, more or less)
- Parcel 341 on Assessor’s Map 69 (containing .26 acres or 11,325 SF of land, more or less)
- Parcel 342 on Assessor’s Map 69 (containing .12 acres or 5,227 SF of land, more or less)
- Parcel 343 on Assessor’s Map 69 (containing .18 acres or 7,841 SF of land, more or less)
- Parcel 345 on Assessor’s Map 69 (containing .34 acres or 14,810 SF of land, more or less)

Please list any abutting communities to PDS: The site is located in the French Hill neighborhood of Marlborough.

Have these communities been notified of your proposal? Yes No

Number of parcels in your proposed site: 5 **Total Acreage of PDS:** 1.3

Ownership: Private Public

Is the site eligible under current zoning for the construction or redevelopment of at least 50,000 sq feet of commercial or industrial space? Yes No

Chapter 43D requires a PDS to be zoned for commercial, industrial or mixed-use development. If PDS represents a combination of zoning, please explain. Please check all of the following boxes that apply to the PDS, including the means by which a proponent may permit on this site (i.e. special permit?).

PDS Zoning: The site is located inside an area of Marlborough currently the subject of a potential rezoning effort to create a “Neighborhood Business” district, enabling the creation of a “smart growth” corridor on Lincoln Street.

- By-right Special Permit Site Plan Review
- Commercial Industrial Residential Mixed Use

After reviewing the definitions set forth in 400 CMR 2.00 respond to the following questions:

1. **Is the site located within .5 miles of existing development?** Yes No

Locations within or adjacent to existing development are preferred such as downtowns or village centers with a diverse mix of civic/cultural, residential, service, business, and other uses; municipal services (school, library, fire, police, city/town hall, parks, etc.); and/or available labor.

Explanation: Yes. The property – known as the “Johnson” site – is located at the edge of an established neighborhood in Marlborough known as “French Hill.” French Hill is a largely residential neighborhood with some retail activity along Lincoln Street. It is also less than .5 miles from Marlborough’s downtown area, known as the Marlborough Village District.

2. Is the site served by existing infrastructure? If not, how far must service be extended?

Locations with existing utility service – gas, electric, telecommunications, etc. – as well as water & wastewater systems with sufficient water supply/treatment capacity and pipe condition/capacity adequate to deliver fresh water and remove wastewater are preferred.

Water

Sewer

Utilities

Explanation: As the site exists within the confines of an established neighborhood, infrastructure can be more readily extended to future development on this largely vacant site. The City of Marlborough is exploring bolstering existing infrastructure in the area in order to accommodate higher-density development.

3. Is the site located close to appropriate transportation facilities, including transit?

Locations served by adequate transit (within .5 miles of a bus stop, subway, train, or ferry stop), close to existing major transportation and freight routes—e.g. existing highway interchanges, heavily developed commercial corridors, rail lines, etc., and accessible by bike or on foot are preferred.

Transit

Access Roads

Pedestrian/Bike Access

Explanation: The site is directly adjacent to the Assabet River Rail Trail and is within .3 miles of a MetroWest Regional Transit Authority (MWRTA) bus station. The site is approximately 6.5 miles from the Southborough Commuter Rail station and is also approximately one mile from the I-495/Route 20 interchange.

4. Does the site include underutilized buildings or facilities? Yes No

Previously developed brownfield or greyfield sites & buildings - abandoned or underutilized shopping centers, institutions, big-box stores, mills or industrial sites, former military bases, etc. - are preferred locations.

Explanation: The site contains several underutilized structures on the premises zoned for commercial and automotive uses and the site itself is highly important in the scope of neighborhood revitalization efforts, with the opportunity to anchor future revitalization efforts.

5. Will sensitive or rare natural resources on or near the site be impacted?

Yes No

Sites that are flat, dry, and otherwise suitable for development (no sensitive natural resources; not identified as a conservation priority for habitat, water supply, agriculture, or other purpose) are preferred.

6. Has the municipality applied for or received other state grants for this site? Does the municipality anticipate applying for additional state funding?

If yes, please identify the program(s), dates applied for and/or received, and describe the project(s):

The City will apply for a 2018 MassWorks Infrastructure Fund grant to unlock potential for a higher-density, mixed-use project to dovetail with planned zoning changes to create a revitalized, pedestrian-centered, and walkable neighborhood.

Total Potential Build-Out of PDS: Approx. 56,627 SF

Is there a project proposal before the town for this site?

Yes

No

If yes, briefly describe the project below:

Although there is no specific project before the city, the site is adjacent to the Lincoln/Mechanic Premises, which was the subject of an RFP process soliciting development proposals for a mixed-use concept incorporating new housing units and first-floor retail that leverages the site's proximity to the Assabet River Rail Trail and can contribute to the future development of the Lincoln Street corridor. The site is also inside what is to be the subject of a new "Neighborhood Business" zoning district meant to foster increased pedestrian and cycling traffic, as well as leverage the Assabet River Rail Trail and the nearby Lincoln/Mechanic Premises to launch a neighborhood revitalization effort.

PART III: PROPERTY OWNER'S PERMISSION

Chapter 43D requires that 100% of property owners endorse this application for PDS designation. Identify every parcel included in the PDS by map and parcel number. Use Attachment A if additional space is required.

I hereby certify under the pains and penalties of perjury that I am the legal owner of the property outlined herein and I approve the inclusion of my property in the proposed Priority Development Site nominated herein.

Parcel: 340 on Assessor's Map 69 (containing .4 acres or 17,424 SF of land, more or less)

Signature of legal owner: Koby Inc G.H. Johnson III
Koby, Inc. by G.H. Johnson III

Parcel: 341 on Assessor's Map 69 (containing .26 acres or 11,325 SF of land, more or less)

Signature of legal owner: Koby Inc G.H. Johnson III
Koby, Inc. by G.H. Johnson III

Parcel: 342 on Assessor's Map 69 (containing .12 acres or 5,227 SF of land, more or less)

Signature of legal owner: Koby Inc G.H. Johnson III
Koby, Inc. by G.H. Johnson III

Parcel: 343 on Assessor's Map 69 (containing .18 acres or 7,841 SF of land, more or less)

Signature of legal owner: Koby Inc G.H. Johnson III
Koby, Inc. by G.H. Johnson III

Parcel: 345 on Assessor's Map 69 (containing .34 acres or 14,810 SF of land, more or less)

Signature of legal owner: Koby Inc G.H. Johnson III
Koby, Inc. by G.H. Johnson III

Parcel: _____

Signature of legal owner: _____

Parcel: _____

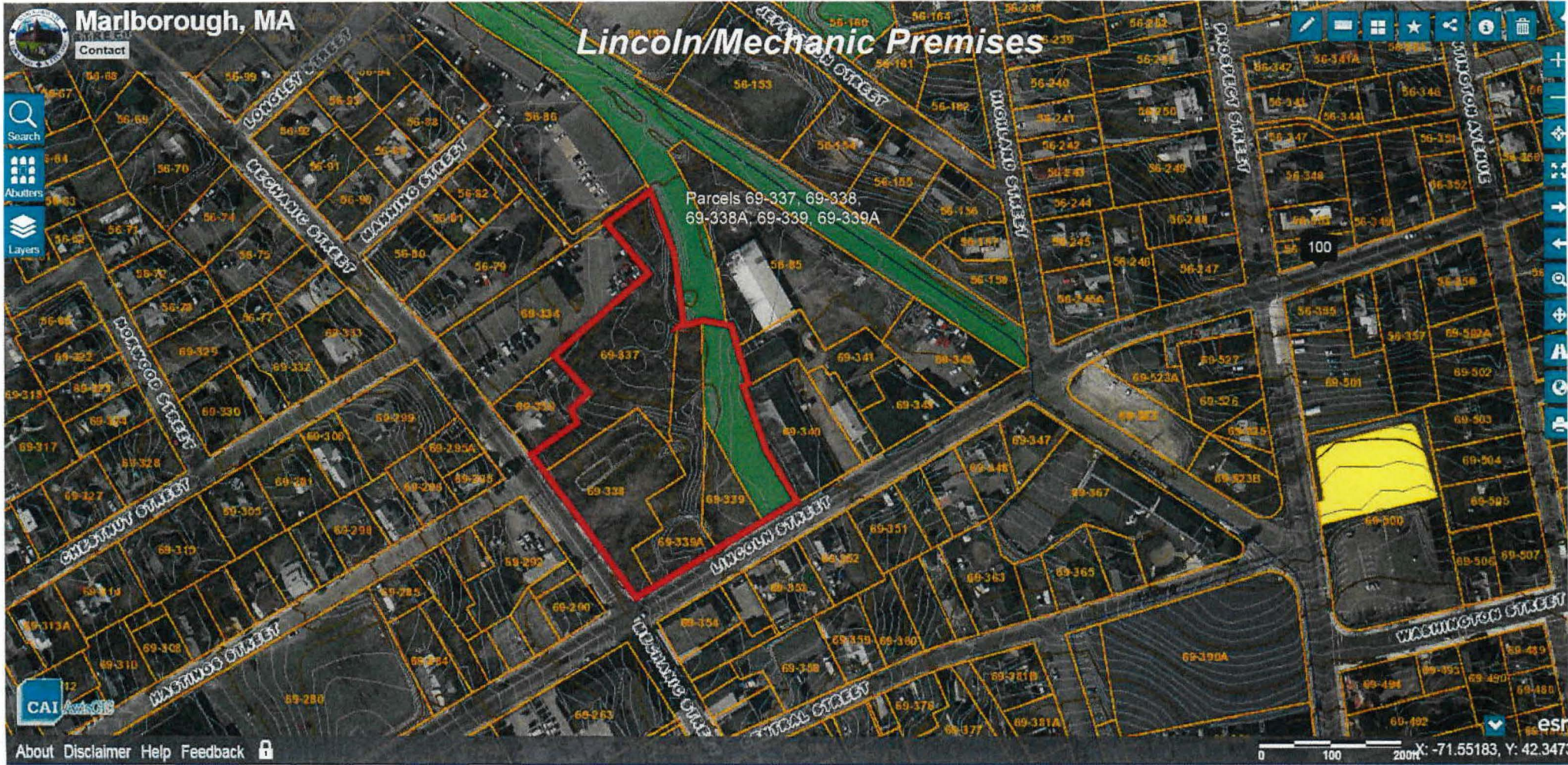
Signature of legal owner: _____

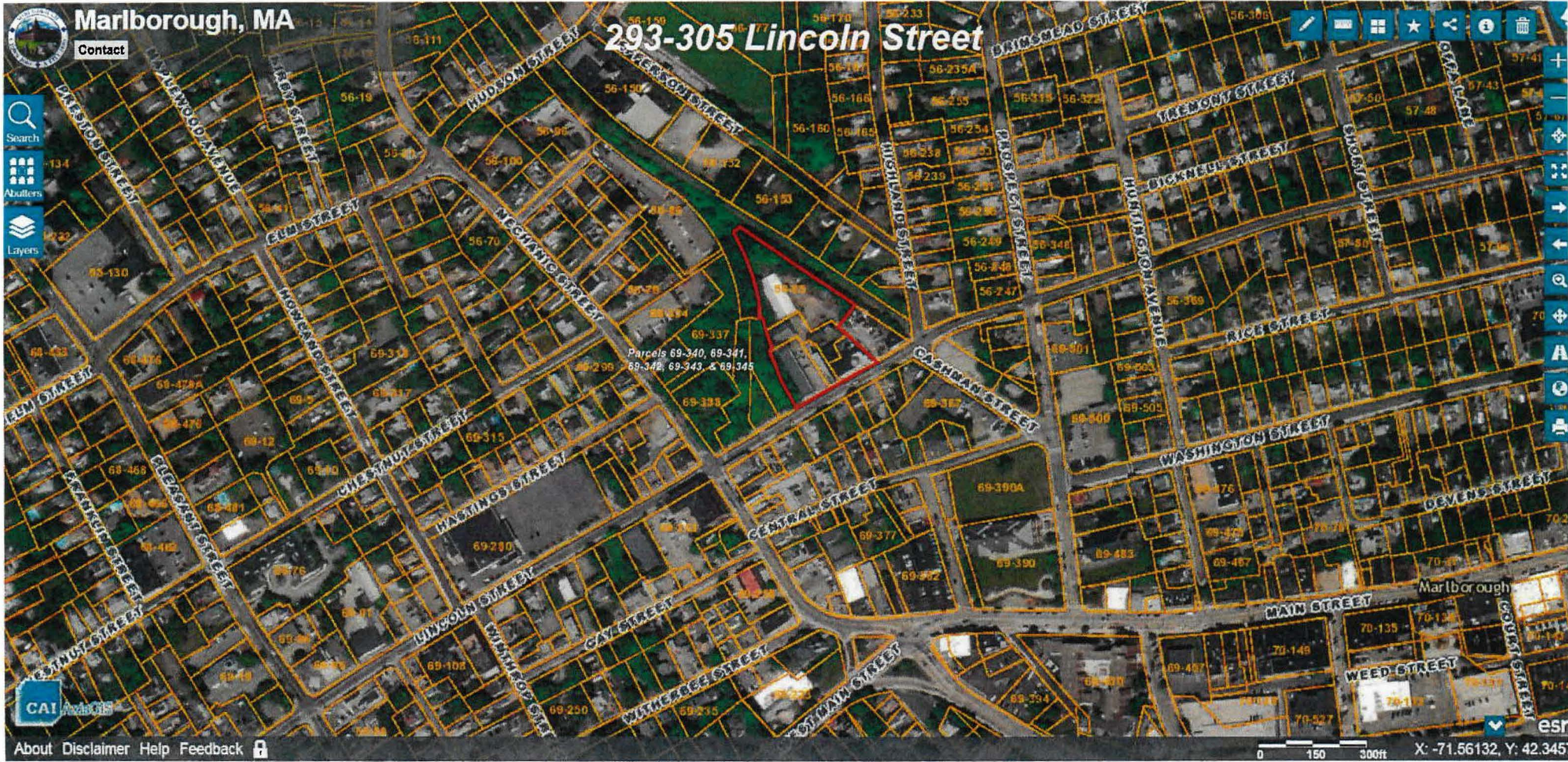
Parcel: _____

Signature of legal owner: _____

Parcel: _____

Signature of legal owner: _____





Marlborough, MA
Contact

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Lincoln/Mechanic Premises
293-305 Lincoln Street
Marlborough

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0 0.5 1mi X: -71.52481, Y: 42.3077

esri



IN CITY COUNCIL

Marlborough, Mass., _____ APRIL 23, 2018

ORDERED:

That there being no objection thereto set **MONDAY, JUNE 18, 2018** as **DATE FOR PUBLIC HEARING** On the Application for Special Permit from Sandra Colligan, to demo existing house and build a new two story home at 21 Patten Drive, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE.**

Ninety days after public hearing is 09/16/18 which falls on a Sunday, therefore 09/17/18 would be considered the 90th day.

ADOPTED

ORDER NO. 18-1007244