

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: January 3, 2019

Time: 5:30 PM

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2018 DEC 27 P 12: 23

New Business:

1. 11-19-2018 – **Order No. 18-1007462:** Application for Special Permit from Melynda Gallagher on behalf of Lost Shoe Brewing and Roasting Company to allow for coffee roasting at their establishment within the Marlborough Village District, 19 Weed Street.
-Refer to Urban Affairs Committee
Public Hearing: December 17, 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., NOVEMBER 19, 2018

ORDERED:

That there being no objection thereto set **MONDAY, DECEMBER 17, 2018** as **DATE FOR PUBLIC HEARING** On the Application for Special Permit from Melynda Gallagher on behalf of Lost Shoe Brewing and Roasting Company to allow for coffee roasting at their establishment within the Marlborough Village District, 19 Weed Street, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE.**

Ninety days after public hearing is 03/17/19 which falls on a Sunday, therefore 03/18/19 would be considered the 90th day.

ADOPTED

ORDER NO. 18-1007462

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. 18-1007462

Application of:

Lost Shoe Brewing and Roasting Company, LLC
DBA Lost Shoe Brewing and Roasting Company
19 Weed Street
Marlborough, MA 01752

Location:
19 Weed Street
Marlborough, MA 01752
Map 70, Parcel 147

DECISION

The City Council of the City of Marlborough votes to **GRANT** a Special Permit to Lost Shoe Brewing and Roasting Company, LLC (herein after “Applicant Tenant”), for a coffee roasting facility at 19 Weed Street, Marlborough, MA based on the Findings of Facts and Conditions attached hereto.

Decision filed: _____

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the _____ day of _____, 2018.

APPEALS

Appeals, if any, shall be made pursuant to Massachusetts General Laws, Chapter 40A, § 17, and shall be filed within twenty (20) days after the date of the filing of this Notice of Decision in the Office of the City Clerk of the City of Marlborough, MA.

ATTEST:

City Clerk

**DECISION ON A SPECIAL PERMIT
CITY COUNCIL ORDER NO. 18-1007462**

The City Council of the City of Marlborough hereby GRANTS the application for a Special Permit to Lost Shoe Brewing and Roasting Company, LLC (hereinafter “Applicant Tenant”), as provided in this Decision and subject to the following Findings of Facts and Conditions:

FINDINGS OF FACTS AND CONDITIONS

1. The landlord is Downtown Marlborough, LLC, a duly organized and existing Limited Liability Company established under the laws of the state of Massachusetts with its principal place of business located at 63 Court Street, Boston, MA 02108.
2. Applicant Tenant is a duly organized and existing Massachusetts Limited Liability Company with its principal place of business at 19 Weed Street, Marlborough, MA 01752 and has duly filed its Certificate of Organization Limited Liability Company with the City Clerk of the City of Marlborough to operate its business at the subject location.
3. The landlord is the title owner of the property located at 19 Weed Street (the “Site”). The landlord and Applicant Tenant have executed or will execute a lease regarding the Site, and its use pursuant to the terms of this special permit regarding the Site.
4. The Applicant Tenant seeks permission to utilize the Site as a coffee roasting facility. The Site is located in the Marlborough Village zoning district. Coffee roasting is allowed in the Marlborough Village zoning district by special permit.
5. The Applicant Tenant, on November 14, 2018, filed with the City Clerk of the City of Marlborough, an Application for a Special Permit under the provisions of § 650-17 and pursuant to the procedures specified in § 650-59 of the Marlborough Zoning Ordinance (the “Application”).
6. The Site contains an existing two unit commercial building. The site is shown in the building on plans submitted with or subsequent to the Application, the first said plan entitled “Site Plan” and the second plan being a floor plan entitled “1st Floor Plan” (collectively, the “Plans”), all of which Plans are attached hereto. No modifications are proposed to the exterior of the building, minor structural modifications are proposed to the interior of the building, and no parking areas will be created or modified.
7. The Applicant Tenant seeks a special permit allowing the establishment of a coffee roasting facility that will include an on-site taproom with retail sales along with a production brewery.
8. The Plans have been certified by the Building Commissioner, acting on behalf of the City Planner, as having complied with Rule 7 of the Rules and Regulations promulgated by the City Council for the issuance of a special permit.

9. Pursuant to the Rules and Regulations of the City Council and the provisions of M.G.L. c. 40A, the City Council established a date for public hearing for the Application and the City Clerk caused to be advertised said date in the MetroWest Daily News and sent written notice of said hearing to those abutters entitled to notice under law.

10. The Marlborough City Council pursuant to M.G.L. c. 40A held a public hearing on December 17, 2018, concerning the Application. The hearing was opened and closed at that meeting.

11. The Applicant Tenant presented evidence at the public hearing detailing the proposed use and its projected limited impact upon City services, the neighborhood and traffic.

12. At the public hearing, Melynda Gallagher, who will be managing the operation of the business and is the manager of Applicant Tenant, described the proposed business as being one that would involve roasting coffee on-site while utilizing a Vortex EcoFilter for odor and smoke control. She indicated that coffee is roasted at 400+- degrees for ten to fifteen minutes. At around five minutes the coffee begins to turn a light brown color and smells like sweet, baking bread and it is not until around the ten minute point that it develops roast-type aromas and the smoke becomes more noticeable. Of the ten to fifteen minutes, only two to four minutes are in the stage where it produces roast-type smells and noticeable smoke. Smoke will be directed into a Vortex EcoFilter which uses atomized water to suppress up to eighty-percent of the smoke and odor. Once that has processed through the EcoFilter it will exit the building as water vapor. In response to questions from city councilors, she indicated that:

- a) twenty pounds of coffee can be roasted in one batch;
- b) starting out roasting would take place two to three days a week for about an hour;
- c) the roasting process does not differ between certified organic and non-organic coffee beans;
- d) that the Vortex EcoFilter filtration system would vent through the roof towards the front of the building near the garage door; and
- e) the business hopes to open in January 2019.

13. No member of the public spoke, either in favor of or in opposition to the proposal.

14. Following the public hearing, the Urban Affairs Committee held a meeting on January 18, 2019 during which this Application was discussed. At that meeting, the parties discussed various issues and proposed permit conditions to deal with them.

REASONS FOR APPROVAL OF APPLICATION FOR SPECIAL PERMIT

A. The City Council finds that the Applicant Tenant has complied with all Rules and Regulations promulgated by the Marlborough City Council for an application as they pertain to the Special Permit.

B. The use of the Site for coffee roasting is an appropriate use of the Site and is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough, subject to appropriate terms and conditions provided for herein. The use sought and its impacts and characteristics are not in conflict with the public health, safety, convenience and welfare, provided the safeguards and limitations imposed herein are met.

C. The City Council, pursuant to its authority under M.G.L. c. 40A, § 9 and Chapter 650 of the Marlborough City Code, **GRANTS** the Applicant Tenant, its successors and assigns, a Special Permit to operate a coffee roasting facility as per plans filed with the City Council and the City Clerk, **SUBJECT TO THE FOLLOWING CONDITIONS**, which shall be applicable to Applicant Tenant and its successors and assigns, and a violation of which shall be a violation of this Special Permit:

1. Signage: Any signage installed or erected on the Site shall meet the requirements of the Sign Ordinance of the City of Marlborough, without variance.

2. Compliance with Local, State and Federal Laws: The Applicant Tenant agrees to comply with all rules, regulations and ordinances from the City of Marlborough, the Commonwealth of Massachusetts, and Federal Government as they may apply to the construction, maintenance of equipment, and operation of the facility, and to public peace and good order in the event that the Chief of Police determines that either the business or the Applicant Tenant are acting contrary to public peace and good order. The Chief shall notify the applicant in writing and deem corrective measures be put into effect within seven calendar days of such written notification. Upon the failure or inability of the Applicant Tenant to correct such measures within such period, the Police Chief may require the Applicant Tenant to employ one or more police detail officers during such hours or days that the Police Chief in the exercise of his sole discretion deems to be necessary for the purpose of correcting the conditions.

3. Public Peace and Good Order: Applicant Tenant shall obtain appropriate CORI information regarding all employees of Applicant Tenant, and shall keep said information available for inspection by local police upon request.

4. Parking: No on-street parking shall be permitted on Weed Street or any other abutting side street or public way except for municipal parking spaces.

5. Hours of Operation: The hours of operation of the facility shall not be earlier than 5:00 AM or later than 1:00 AM on any day, subject to the approval of the Marlborough License Board. If the Ward Councilor, Chief of Police or other Councilor has not heard of any complaints in a year's time, then the hours of operation can remain the same.

6. Limits of Use: The proposed principal use of the Site is to roast coffee, brew beer, and serve these products in on-site taproom. No other kinds of public use shall be allowed at or in the Site except those the Building Commissioner deems ancillary to this principal use.

7. Food Preparation: No food shall be prepared by the Applicant Tenant or the public at or in the Site unless and until the Applicant Tenant obtains a permit and any other approvals from the Director of the Marlborough Board of Health and pays the accompanying fees.

8. Certificate of Occupancy Required: No use of the premises will be made pursuant to this Special Permit unless and until a Certificate of Occupancy has been obtained from the Building Commissioner regarding the change of use of the premises.

9. No Expansion of Use Area or Change in Area Configuration: Only the area of the site, containing approximately 4,600 sq. ft., which has been specified in the Plans attached hereto, will be used for the proposed use. To the extent that a substantial increase in, or a change in the configuration of, the area used for this use is desired, the Building Commissioner shall determine whether such increase or change constitutes a substantial change of the permitted use, and if so, no such area increase or configuration change shall be permitted unless and until this Special Permit has been modified by the City Council.

9. Subsequent Users: Before any successor tenant uses the Site for the uses allowed in this Special Permit, the Director of the Marlborough Board of Health shall determine in writing that any permit required of Applicant Tenant, and any other permit determined by the Director to be necessary, has been obtained.

10. Required Approval Regarding Sanitary Conditions: Prior to the beginning of operation of the business, the Director of the Marlborough Board of Health shall determine in writing what, if any, special sanitary requirements are necessary at or in the Site in order to ensure that the facility does not cause unusual health risks to those using the facility or to the public. The Director may later, in writing, amend and/or add to said requirements as the Director deems necessary. Such determination, and any such amendments and/or additions, shall be provided by the Director to the City Council. Any failure to comply with said sanitary requirements shall be a violation of this permit.

11. Recordation: In accordance with the provisions of M.G.L. c. 40A, § 11, the Applicant Tenant shall, at its expense, record this Special Permit with 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 hearing being filed. The Applicant Tenant shall provide a copy of the recorded Special Permit to the City Clerk, the City Solicitor, and the Building Commissioner.

APPROVE

Yea: ___ Nay: ___

ADOPTED

In City Council

Order No. 18-1007462

Adopted: _____

Edward J. Clancy
City Council President

A TRUE COPY

ATTEST:

City Clerk

SPECIAL PERMIT APPLICATION

LOST SHOE ROASTERY

COMMENTS FROM MANAGERS

FOR

URBAN AFFAIRS MEETING

THURSDAY, JANUARY 3, 2019

5:30 PM

City Council

From: Jeffrey Cooke
Sent: Thursday, December 27, 2018 2:33 PM
To: City Council; Priscilla Ryder; Thomas DiPersio; Kevin Breen; David Giorgi; John Ghiloni; Cathleen Liberty
Cc: Sara Corbin; Karen Boule; Nicholas Milano
Subject: RE: TO MANAGERS FOR COMMENT - The Lost Shoe Special Permit Application - Draft Special Permit Decision

I have no additional comments provided that the proposed odor filtering system works as intended per manufacture's indications.

This appears to be a nice addition to the Marlborough Village District.

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: Wednesday, December 26, 2018 1:40 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>
Cc: Sara Corbin <scorbin@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>
Subject: TO MANAGERS FOR COMMENT - The Lost Shoe Special Permit Application - Draft Special Permit Decision

From: Lost Shoe Brewing and Roasting Company <info@lostshoebrews.com>
Sent: Monday, December 24, 2018 2:39 PM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: RE: From Karen Boule - The Lost Shoe Special Permit Application - Draft Special Permit Decision

Thanks Karen! I have updated the draft. Just need to update the Urban Affairs meeting date when it's available.

Happy Holidays!

Best,
Melynda

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Wednesday, December 19, 2018 12:39 PM
To: Lost Shoe Brewing and Roasting Company <info@lostshoebrews.com>
Subject: FW: From Karen Boule - The Lost Shoe Special Permit Application - Draft Special Permit Decision

Looks good to me. You could probably ADD on the hours of operation, subject to approval by the Marlborough License Board.

City Council

From: Cathleen Liberty
Sent: Thursday, December 27, 2018 2:43 PM
To: City Council; Priscilla Ryder; Kevin Breen; Priscilla Ryder; Thomas DiPersio; John Ghiloni; David Giorgi
Cc: Donald Rider; Cynthia Panagore Griffin; Nicholas Milano
Subject: Re: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

The Board of Health has no comment.

Thanks
Cathleen

Cathleen Liberty, MPH
Director of Public Health

City of Marlborough
140 Main Street
Marlborough, MA 01752

508-460-3751-phone
508-460-3638-fax

We need people who can dream of things that never were.
~ John F. Kennedy ~

From: City Council
Sent: Thursday, December 27, 2018 11:38:52 AM
To: Priscilla Ryder; Kevin Breen; Cathleen Liberty; Priscilla Ryder; Thomas DiPersio; John Ghiloni; David Giorgi
Cc: Donald Rider; Cynthia Panagore Griffin
Subject: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

To Managers:
Please submit comment to assist the Urban Affairs Committee in its deliberations.
Although I already forwarded their draft decision, I have attached it again.
Thanks!
Karen

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

City Council

From: Kevin Breen
Sent: Thursday, December 27, 2018 2:53 PM
To: Cathleen Liberty; City Council; Priscilla Ryder; Priscilla Ryder; Thomas DiPersio; John Ghiloni; David Giorgi
Cc: Donald Rider; Cynthia Panagore Griffin; Nicholas Milano
Subject: RE: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

At this time, we at MFD do not have concerns about this new business. Good luck!

KJB

From: Cathleen Liberty
Sent: Thursday, December 27, 2018 2:43 PM
To: City Council <citycouncil@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>
Cc: Donald Rider <drider@marlborough-ma.gov>; Cynthia Panagore Griffin <cpanagoregriffin@marlborough-ma.gov>; Nicholas Milano <nmilano@marlborough-ma.gov>
Subject: Re: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

The Board of Health has no comment.

Thanks

Cathleen

Cathleen Liberty, MPH

Director of Public Health

City of Marlborough

140 Main Street

Marlborough, MA 01752

City Council

From: Thomas DiPersio
Sent: Thursday, December 27, 2018 2:56 PM
To: City Council; Priscilla Ryder; Kevin Breen; Cathleen Liberty; Priscilla Ryder; John Ghiloni; David Giorgi
Cc: Donald Rider; Cynthia Panagore Griffin
Subject: RE: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

The DPW/Engineering Division does not have any comments on this application or the draft permit decision.

Thank you,

Thomas DiPersio, Jr., PE, PLS
City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200
tdipersio@marlborough-ma.gov



From: City Council
Sent: Thursday, December 27, 2018 12:39 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>
Cc: Donald Rider <drider@marlborough-ma.gov>; Cynthia Panagore Griffin <cpanagoregriffin@marlborough-ma.gov>
Subject: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

To Managers:

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

Although I already forwarded their draft decision, I have attached it again.

Thanks!

Karen

*Karen A. Boule
City Council Office*

City Council

From: David Giorgi
Sent: Thursday, December 27, 2018 4:12 PM
To: Cathleen Liberty
Cc: City Council; Priscilla Ryder; Kevin Breen; Thomas DiPersio; John Ghiloni; Donald Rider; Cynthia Panagore Griffin; Nicholas Milano
Subject: Re: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

The Police Department does not have any comments or concerns about this project.

Thank you,
D. Giorgi

Sent from my iPhone

On Dec 27, 2018, at 2:43 PM, Cathleen Liberty <cliberty@marlborough-ma.gov> wrote:

The Board of Health has no comment.

Thanks
Cathleen

Cathleen Liberty, MPH
Director of Public Health

City of Marlborough
140 Main Street
Marlborough, MA 01752

508-460-3751-phone
508-460-3638-fax

We need people who can dream of things that never were.
~ John F. Kennedy ~

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To: Priscilla Ryder; Kevin Breen; Cathleen Liberty; Priscilla Ryder; Thomas DiPersio; John Ghiloni; David Giorgi
Cc: Donald Rider; Cynthia Panagore Griffin
Subject: Urban Affairs to meet next Thursday, Jan 3 at 5:30PM - Review of Lost Shoe Coffee Roasters Special Permit Application

To Managers:

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2018 NOV 14 P 4:01

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Melynda Gallagher

2. Specific Location of property including Assessor's Plate and Parcel Number.

19 Weed Street 70-147

3. Name and address of owner of land if other than Petitioner or Applicant:

Basel Badawi - Downtown Marlborough LLC 63 Court Street, Boston, MA 02108

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:
of business of building

Article 5 Section 650-17 Paragraph Sub-paragraph Coffee Roasting

6. Zoning District in which property in question is located:

Marlborough Village District

7. Specific reason(s) for seeking Special Permit

Coffee Roasting - roasting green coffee beans into roasted coffee products

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.

Melynda Gallagher
Signature of Petitioner or Applicant

Address: 150 West Hill Road
Marlborough, MA

Telephone No. 508 479 8111

Date: 11/6/18

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

Melynda Gallagher

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

Anthony C. Amador Jr
Allen K. Silverstein
Janet May

ABUTTERS LISTING 19 Weed St 400 ft
 MARLBOROUGH, MA

Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Parcel Location
70	24			FIREHOUSE MANAGEMENT LLC		13 BRENT DR	HUDSON	MA 01749	91 MAIN ST
70	25			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	26			GROSSMAN ALAN TR	ALAN GROSSMAN TRUST	980 CAPE MARCO DR #1703	MARCO ISLAND	FL 34145	103-109 MAIN ST
70	28			DAURORA PETER V		121 MAIN ST	MARLBOROUGH	MA 01752	121 MAIN ST
70	30			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	31			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	32			149-155 MAIN STREET LJS LLC		60 LEO BIRMINGHAM PARKWAY	BRIGHTON	MA 02135	147-151 MAIN ST
70	33			149-155 MAIN STREET LJS LLC		60 LEO BIRMINGHAM PARKWAY	BRIGHTON	MA 02135	153-155 MAIN ST
70	34			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	36			149-155 MAIN STREET LJS LLC		60 LEO BIRMINGHAM PARKWAY	BRIGHTON	MA 02135	9 MCENELLY ST
70	37			149-155 MAIN STREET LJS LLC		60 LEO BIRMINGHAM PARKWAY	BRIGHTON	MA 02135	66 DEVENS ST
70	38			TEIXEIRA HERCULANO		60 DEVENS ST	MARLBOROUGH	MA 01752	60 DEVENS ST
70	39			CARPENTER ANNABELLY Y		471 HOSMER ST	MARLBOROUGH	MA 01752	56 DEVENS ST
70	40			52 DEVENS STREET LLC		52 DEVENS ST	MARLBOROUGH	MA 01752	52 DEVENS ST
70	41			MCANDREWS SHAUN		46 DEVENS ST	MARLBOROUGH	MA 01752	46 DEVENS ST
70	42			SOSA JUAN A		42 DEVENS ST	MARLBOROUGH	MA 01752	42 DEVENS ST
70	43			BAEZ RAMON VEGA	ELIDA BAEZ	74 BENT RD	SUDBURY	MA 01776	34 DEVENS ST
70	51			DICK DAVID A	BARBARA WECHTER	37 DEVENS ST	MARLBOROUGH	MA 01752	37 DEVENS ST
70	52			HODNICK MICHIO		45 DEVENS ST	MARLBOROUGH	MA 01752	45 DEVENS ST
70	53			CELIBASHI KLODIANA		49 DEVENS ST FL 1	MARLBOROUGH	MA 01752	49 DEVENS ST
70	58			TAYLOR PETER W	MARY E TAYLOR	53 DEVENS ST	MARLBOROUGH	MA 01752	53 DEVENS ST
70	59			LUGO DAYSI M	VICTOR LUGO	55 DEVENS ST	MARLBOROUGH	MA 01752	55 DEVENS ST
70	60			RABIDOU PAUL R	ROSEMARY M RABIDOU	67 DEVENS ST	MARLBOROUGH	MA 01752	67 DEVENS ST
70	61			RESNICK MARC TR	LOUIE REALTY TRUST	138 HARVARD AVE	ALLSTON	MA 02134	19 MCENELLY ST
70	76			149-155 MAIN STREET LJS LLC		60 LEO BIRMINGHAM PARKWAY	BRIGHTON	MA 02135	20 MCENELLY ST
70	77			SAMBATARO VINCENZA		20 INDIAN ROCK RD	WAYLAND	MA 01778	163-165 MAIN ST
70	78			SAMBATARO VINCENZA		20 INDIAN ROCK RD	WAYLAND	MA 01778	167-171 MAIN ST
70	122			PEDROLE MARY R LI EST		11 NEIL ST	MARLBOROUGH	MA 01752	11 NEIL ST
70	123			JAWOREK CHARLES M		9 NEIL ST	MARLBOROUGH	MA 01752	9 NEIL ST
70	124			TOMANEK RICHARD C		1 CORTLAND DR	HUDSON	MA 01749	7 NEIL ST
70	125			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	OFF GRANGER BLVD
70	126			BIRD & FISH REALTY LLC		374 RIVER RD	ANDOVER	MA 01810	6 DOW PL
70	128			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	FLORENCE ST

**ABUTTERS LISTING 19 Weed St 400 ft
MARLBOROUGH, MA**

Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Parcel Location
70	130			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	GRANGER BLVD
70	131			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	WEED ST
70	132			UNITED STATES POST OFFICE		20 FLORENCE ST	MARLBOROUGH	MA 01752	20 FLORENCE ST
70	133			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	GRANGER BLVD
70	134			THE DOCTORS OF MARLBOROUGH LLC		11 COURT ST	MARLBOROUGH	MA 01752	FLORENCE ST
70	135			THE DOCTORS OF MARLBOROUGH LLC		11 COURT ST	MARLBOROUGH	MA 01752	150 MAIN ST
70	136			CITY OF MARLBOROUGH	CITY HALL	140 MAIN ST	MARLBOROUGH	MA 01752	140 MAIN ST
70	137	126	1	BABOLI LLC	C/O SEYED ZAMIRI	7 ROCKLAWN RD	WESTBOROUGH	MA 01581-3945	126 MAIN ST #1
70	137	128	2	BABOLI LLC	C/O SEYED ZAMIRI	7 ROCKLAWN RD	WESTBOROUGH	MA 01581-3945	128 MAIN ST #2
70	137	130	3	TSIANATELIS HARALAMBOS TR	ALEXANDER TSIANATELIS TR	15 FOWLER ST	MARLBOROUGH	MA 01752	130 MAIN ST #3
70	137	132	4	XANTHOPOULOS THEODOROS	KATINA XANTHOPOULOS	28 PERRY HENDERSON DR	FRAMINGHAM	MA 01701	132 MAIN ST #4
70	137	134	5	TSIANATELIS STEVE TR	TSIANATELIS FIVE REALTY TRUST	15 FOWLER ST	MARLBOROUGH	MA 01752	134 MAIN ST #5
70	137	136	6	TSIANATELIS STEVE TR	TSIANATELIS SIX REALTY TRUST	15 FOWLER ST	MARLBOROUGH	MA 01752	136 MAIN ST #6
70	139			MOUNTZOURIS PETER TR	MOUNTZOURIS REALTY TRUST	845 ELM ST	MARLBOROUGH	MA 01752	116 MAIN ST
70	140			MOUNTZOURIS PETER TR	MOUNTZOURIS REALTY TRUST	845 ELM ST	MARLBOROUGH	MA 01752	106 MAIN ST
70	141			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	WEED ST
70	142			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	WEED ST
70	143			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	WEED ST
70	145			VOYIATZIS GEORGE TR	BOLTON GRANGER REALTY TRUST	115 PLEASANT ST	CAMBRIDGE	MA 02139	29 SOUTH BOLTON ST
70	149			GOLDEN JAMES III TR	MERCHANTS REALTY TRUST	186 MAIN ST	MARLBOROUGH	MA 01752	186 MAIN ST
70	150			LOPES KARINE S		4 NEIL ST	MARLBOROUGH	MA 01752	4 NEIL ST
70	151			NIELSEN LARS N	BETHANY J NIELSEN	10 NEIL ST	MARLBOROUGH	MA 01752	10 NEIL ST
70	152			FITZPATRICK STEPHEN M TR	C/O MARLBOROUGH SAVINGS BANK	PO BOX 19	MARLBOROUGH	MA 01752	GRANGER BLVD
70	152	1		MARLBOROUGH SAVINGS BANK		166 MAIN ST	MARLBOROUGH	MA 01752	81 GRANGER BLVD
70	153			BARROS ALEXIMAR		14 NEIL ST	MARLBOROUGH	MA 01752	14 NEIL ST
70	213			M & E VENTURES CORPORATION		4 WATKINS LN	SOUTHBOROUGH	MA 01772	28 SOUTH BOLTON ST
70	215			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	BOLTON ST EXT
70	216			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	BOLTON ST EXT
70	217			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	29A			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	29B			DAURORA PETER V		121 MAIN ST	MARLBOROUGH	MA 01752	0 MAIN ST
70	30A			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	33A			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST

**ABUTTERS LISTING 19 Weed St 400 ft
MARLBOROUGH, MA**

Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Parcel Location
70	527	1	101	BISSETTI JACIMAR TADEU	ELIANA BISSETTI	15 DICKENSON WAY #82L	MARLBOROUGH	MA 01752	100 GRANGER BLVD #101
70	527	1	102	BARONE JOSEPH A TR	JAJ REALTY TRUST	100 GRANGER BLVD #102	MARLBOROUGH	MA 01752	100 GRANGER BLVD #102
70	527	1	103	ALEXANDER SCOTT		172 PAR DR	ROYAL PALM BEAC	FL 33411	100 GRANGER BLVD #103
70	527	1	104	ARAUJO CELSO D		271 BOSTON POST RD EAST #	MARLBOROUGH	MA 01752	100 GRANGER BLVD #104
70	527	1	105	GIROUX SCOTT S		230 EVELINA DR	MARLBOROUGH	MA 01752	100 GRANGER BLVD #105
70	527	1	106	GRANGER BOULEVARD REALTY LLC		C/O JILL MCELROY	NEWTON	MA 02459	100 GRANGER BLVD #106
70	527	1	201	SANTOS ANA CELIA PINHEIRO		100 GRANGER BLVD #201	MARLBOROUGH	MA 01752	100 GRANGER BLVD #201
70	527	1	202	ARAUJO CELSO D		271 BOSTON POST RD EAST #	MARLBOROUGH	MA 01752	100 GRANGER BLVD #202
70	527	1	203	RIBEIRO ANGELICA	C/O ANGELICA ARAUJO	100 GRANGER BLVD #203	MARLBOROUGH	MA 01752	100 GRANGER BLVD #203
70	527	1	204	FLANNERY WILLIAM TR	SANDRA FLANNERY TR	945 LENOX RD	RICHMOND	MA 01254	100 GRANGER BLVD #204
70	527	1	205	GALVAO ROGERIO	PRICILA GALVAO	32 GIKAS LN	MARLBOROUGH	MA 01752	100 GRANGER BLVD #205
70	527	1	206	BASSETTI ADRIANO D	C/O ANGELITA JANEIRO	58 FORT MEADOW DR	HUDSON	MA 01749	100 GRANGER BLVD #206
70	527	1	301	DACOSTA ALMIR R	GERCIELE N SILVERIO DACOSTA	100 GRANGER BLVD #301	MARLBOROUGH	MA 01752	100 GRANGER BLVD #301
70	527	1	302	GARRON EILEEN E		100 GRANGER BLVD #302	MARLBOROUGH	MA 01752	100 GRANGER BLVD #302
70	527	1	303	LAGE RODRIGO C		100 GRANGER BLVD #303	MARLBOROUGH	MA 01752	100 GRANGER BLVD #303
70	527	1	304	HOUE ERNEST JR		322 FRAMINGHAM RD	MARLBOROUGH	MA 01752	100 GRANGER BLVD #304
70	527	1	305	SANTOS RAFAEL P		100 GRANGER BLVD #305	MARLBOROUGH	MA 01752	100 GRANGER BLVD #305
70	527	1	306	ARAUJO CELSO		271 BOSTON POST RD EAST #	MARLBOROUGH	MA 01752	100 GRANGER BLVD #306
70	527	1	401	ALDEN DOUGLAS K TR	DOUGLAS K ALDEN 2017 LIVING TRUST	5 FLOYD ST #2	WALTHAM	MA 02453	100 GRANGER BLVD #401
70	527	1	402	PATEL TATIANA H		100 GRANGER BLVD #402	MARLBOROUGH	MA 01752	100 GRANGER BLVD #402
70	527	1	403	PRIEST DOLORES A		100 GRANGER BLVD #403	MARLBOROUGH	MA 01752	100 GRANGER BLVD #403
70	527	1	404	BASSETTI ADRIANO	C/O ANGELITA JANEIRO	58 FORT MEADOW DR	HUDSON	MA 01749	100 GRANGER BLVD #404
70	527	1	405	SIWKO CHRISTOPHER	ALEXANDRIA E BARKER	100 GRANGER BLVD #405	MARLBOROUGH	MA 01752	100 GRANGER BLVD #405
70	527	1	406	MARRERO ANA R		22-26 OAKES ST #4	EVERETT	MA 02149	100 GRANGER BLVD #406
70	527	1	501	SULLIVAN JESSICA R		100 GRANGER BLVD #501	MARLBOROUGH	MA 01752	100 GRANGER BLVD #501
70	527	1	502	ARAUJO CELSO D		271 BOSTON POST RD EAST #	MARLBOROUGH	MA 01752	100 GRANGER BLVD #502
70	527	1	503	DEALMEIDA PAULO		100 GRANGER BLVD #503	MARLBOROUGH	MA 01752	100 GRANGER BLVD #503
70	527	1	504	ARAUJO CELSO D		271 BOSTON POST RD EAST #	MARLBOROUGH	MA 01752	100 GRANGER BLVD #504
70	527	1	505	LANES HARLEN		38 LEOLEIS DR	MARLBOROUGH	MA 01752	100 GRANGER BLVD #505
70	527	1	506	WALL DIANE P		100 GRANGER BLVD #506	MARLBOROUGH	MA 01752	100 GRANGER BLVD #506
70	60A			JEAN-PEIRRE DOMINIQUE		21 REYNOLDS CT	MARLBOROUGH	MA 01752	59 DEVENS ST
70	77A			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	MAIN ST
70	131A			COMMUNITY DEVELOPMENT AUTHORITY OF	N/O CITY OF MARLBOROUGH	140 MAIN ST	MARLBOROUGH	MA 01752	WEED ST

*ABUTTERS LISTING 19 Weed St 400 ft
MARLBOROUGH, MA*

Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Parcel Location
70	140A			MOUNTZOURIS PETER TR	MOUNTZOURIS REALTY TRUST	845 ELM ST	MARLBOROUGH	MA 01752	MAIN ST
70	140B			MOUNTZOURIS PETER TR	MOUNTZOURIS REALTY TRUST	845 ELM ST	MARLBOROUGH	MA 01752	MAIN ST
70	143A			CITY OF MARLBOROUGH	COMMUNITY DEVELOPMENT AUTHORITY	255 MAIN ST	MARLBOROOGH	MA 01752	WEED ST
70	212A			CITY OF MARLBOROUGH		140 MAIN ST	MARLBOROUGH	MA 01752	0 GRANGER BLVD

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Melynda Gallagher Address: 150 West Hill Road, Marlborough, MA

Project Name: Lost Shoe Brewing and Roasting Company Address: 19 Weed Street, Marlborough, MA

1. PROPOSED USE: (describe)

Coffee roasting in Marlborough Village district

2. EXPANSION OR NEW: New business

3. SIZE: floor area sq. ft. 4,600 1st floor 4,600 all floors 4,600 # buildings 1 # stories 1 lot area (s.f.) 4,600

4. LOT COVERAGE: 100 % Landscaped area: 0 %

5. POPULATION ON SITE: Number of people expected on site at anytime: Normal: 25-75 Peak period: 150-200

6. TRAFFIC:

(A) Number of vehicles parked on site: Municipal parking to be used During regular hours: 20-50 Peak period: 40-90

(B) How many service vehicles will service the development and on what schedule? Nothing unusual - monthly/quarterly delivery of 50lb sacks of green coffee beans

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? No change to exterior lighting except motion lights by back doors. Interior lighting leaving property similar to typical restaurant.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now. No significant impact - similar to restaurant kitchen noise

(B) Describe any major sources of noise generation in the proposed development and include their usual times of operation. Not a major source of noise: Beans rotating in drum, blower for roaster air flow, pump on ecofilter. Normal operation not continuous - typical between 6am-9am but could be other times during business hours.

9. AIR: What sources of potential air pollution will exist at the development? Natural gas roaster is source of low gaseous pollutants - similar to oven. Low VOCs from roasting beans

10. WATER AND SEWER: Describe any unusual generation of waste. Small amount of recycled water in Vortex ecofilter, 5 gallon bucket - should not be unusual but will test TDS and PH to confirm.

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None

*Attach additional sheets if necessary Diedrich IR-12 and Vortex ecofilter info attached



CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 11/6/18

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Lost Shoe Brewing and Roasting Company

Project Use Summary: Coffee Roasting in Marlborough Village district

Project Street Address: 19 Weed Street

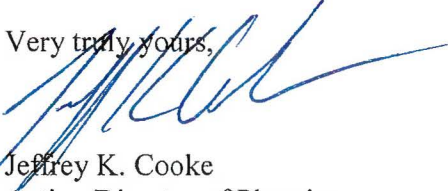
Plate: 70 Parcel: 147

Applicant/Developer Name: Melynda Gallagher

Plan Date: _____ Revision Date: _____

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Jeffrey K. Cooke
Acting Director of Planning

Application Fee to submit to
City Clerk's office
250.00

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

**Lisa M. Thomas
City Clerk**



Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

- 1 SET POLICE CHIEF _____
- 1 SET FIRE CHIEF _____
- 1 SET CITY ENGINEER _____
- 1 SET DIRECTOR OF PLANNING Pasilla Ryder *PS*
- 1 SET CONSERVATION OFFICER (IF WETLANDS AFFECTED) Pasilla Ryder *PS*
- 1 SET BUILDING COMMISSIONER map *PS*
- 12 SETS OFFICE OF THE CITY COUNCIL PS
- 3 SETS OFFICE OF THE CITY CLERK _____ (**MUST be Original & 2 Complete Sets**)

[Signature]
Signature

11/14/18
Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk

City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT

Lisa M. Thomas
City Clerk



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

Company Name

Lost Shoe Brewing and Roasting Company LLC

Owner Name/Officer Name of LLC or Corporation

Melynda Gallagher and John Paul Gallagher

Owner/Officer Complete Address and Telephone Number

150 West Hill Road, Marlborough, MA

LLC: 19 Weed Street, Marlborough, MA

508 479 8111

Signature of Applicant

Melynda Gallagher

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Eileen Bristol

Tax Collector



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
 Marlborough, Massachusetts 01752
 Tel. (508) 460-3776 Facsimile (508) 460-3736
 building_dept@marlborough-ma.gov

JEFFREY COOKE, C.B.O.
 BUILDING COMMISSIONER

PATRICK DAHLGREN
 ASSISTANT BUILDING
 COMMISSIONER

WILLIAM PAYNTON
 LOCAL BUILDING INSPECTOR

RICHARD DESIMONE
 PLUMBING & GAS INSPECTOR

JOHN CAIN
 WIRING INSPECTOR

ZONING DENIAL

November 14, 2018

OWNER

Basel Badawi
 63 Court Street
 Boston, MA 02108

APPLICANT

Melynda Gallagher
 150 West Hill Road
 Marlborough, MA 01752

Ms. Gallagher:

Your application to operate a Coffee Roastery at 19 Weed Street, Marlborough, MA Parcel ID #70-147, located in the Marlborough Village zoning district (MV) is denied as it does not comply with Chapter 650-17 of City Code of Marlborough. The "Table of Uses" states that your use requested, a coffee roastery requires a "Special Permit" (SP) issued by the Marlborough City Council.

Your use requested requires a Special Permit (SP) issued by the Marlborough City Council.

You have the right to continue to the Marlborough City Council (SPGA) for a Special Permit as stated in the City Code section 650-12B or you have the right to appeal this decision to the Zoning Board of Appeals as per section 650-58.

An appeal from this denial for a SP may be taken to the Marlborough City Council by filling a Notice of Appeal with the City Clerk within 30 days of the date of this denial letter. Further information should be obtained from the Marlborough City Council.

The code in its entirety may be found at www.ecode360.com/MA1056
 In your appeal, you may request a Special Permit (SP).

Sincerely,

Jeffrey Cooke, C.B.O.
 Building Commissioner
 Zoning Enforcement Officer

Date 11/6/18

COPY

RECEIVED
NOV 08 2018
BY 13-12

Commonwealth of Massachusetts
CITY OF MARLBOROUGH
APPLICATION FOR USE OR CHANGE OF USE

The Marlborough City Code requires that a permit be obtained before any land or structure may be used in any way, and before any use may be changed.

► This does not apply to a change of ownership – only to a change in use.

Applications for permits shall be accompanied by **two prints of a plan of the lot**, drawn to scale, showing the actual dimensions of the lot, exact location and size of any existing or proposed buildings and streets and ways adjacent to the lot.

Address of property for which use or change of use is applied for:

19 Weed Street 70-147 MV
No. / Street (17-21 Weed St) Parcel ID# Zoning District
Assessors Init: fm

Description of Use Proposed (as written in Section 650-17 Table of Uses).
Please attach a brief narrative, if necessary.

Coffee Roastery - roasting green coffee beans into roasted coffee products

If Residential, state # of units proposed _____

If Business, state exact type Coffee Roastery and Cafe

Present Use of Property, including any existing structures
Under construction, previously a Nightclub

Applicant's Name Melynda Gallagher Bldg Owner's Name Basel Badawi
Applicant's Address 150 West Hill Road Owner's Address 63 Court Street
Marlborough, MA 01752 Boston, MA 02108
Applicant's Phone 508 479 8111 Owners Phone 617 875 6884

I, as Owner/Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

Melynda Gallagher [Signature]
Applicant's Signature Owner's Signature

I certify that the owner of record below is not delinquent in payments to the City of Marlborough under any circumstances per MGL Chapter 40 Section 57.

Tax Collector Eileen Brustle Date 11/7/18 **OVER ►**

FOR ADMINISTRATION USE ONLY - DO NOT WRITE BELOW THIS LINE

APPROVE [Signature] ZONING CODE 650-17 TABLE of Use Requires A special permit
DENIED REASON FOR DENIAL Requires A special permit
[Signature] 14 NOV 2018
ZONING AGENT DATE

Description of Business: YIC

Roasting green coffee beans into roasted coffee products to be served on site and at retail to go. Wholesale roasted coffee possible.

Name and Address of all persons involved in proposed Business: Melynda + JP Gallagher
150 West Hill Road, Marlborough, MA 01752

List all major equipment used in this business: Coffee roaster and Vortx ecofilter

What size vehicle will be involved with the business, if any: N/A at this time. Small van in future.

Where on the premises will business be conducted? Front, right corner of site - visible to customers but separated by glass door/walls.

Will there be any exterior changes to this property including signs? New sign to be approved by city, new exterior paint, some roof penetrations for vents

Will there be any noise, emissions, noticeable to persons adjacent to this property? Minimal noise related to beans rotating in roasting drum and pump on ecofilter. Roasted coffee emissions to be treated by Vortx ecofilter producing sweet bread smell

Will customers visit the property? yes If yes, how many people are expected at one time? between 25-200

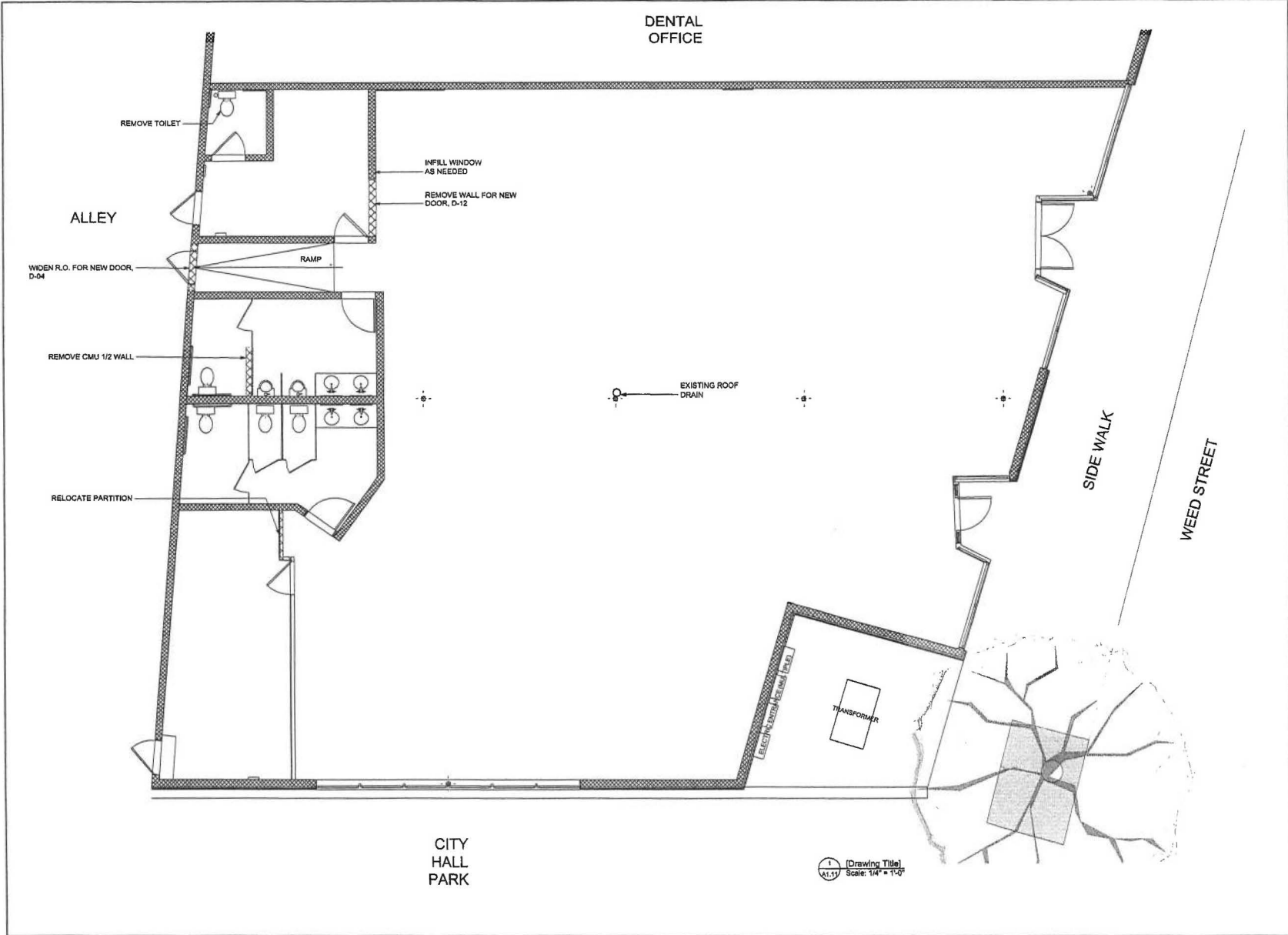
List materials sold or stored at the property: Green coffee beans and roasted coffee beans

Is this business solely a telephone or marketing business use? No

Please provide any other information that would allow us to understand your proposed business that you feel is important:

Roasting coffee on site provides customers with the unique experience of seeing their daily cup of coffee transform from green to roasted beans. This experience instills passion to support small, local businesses which benefits the entire community. The downtown Marlborough Village is an ideal location and highly accessible to both foot and vehicle traffic, inviting both residents and visitors to the downtown area.

Name of Business: Lost Shoe Brewing and Roasting Company



AUSTIN DESIGN
 ■ 2 Mead St
 Greenfield MA 01301
 413 624 9889
 ■ 167 Main St
 Brattleboro VT 05301
 802 451 5986

**Lost Shoe Brewing
 & Roasting**
 19 Weed Street
 Marlborough, MA 01752



Title: EXISTING CONDITIONS / DEMO

Scale: NTS

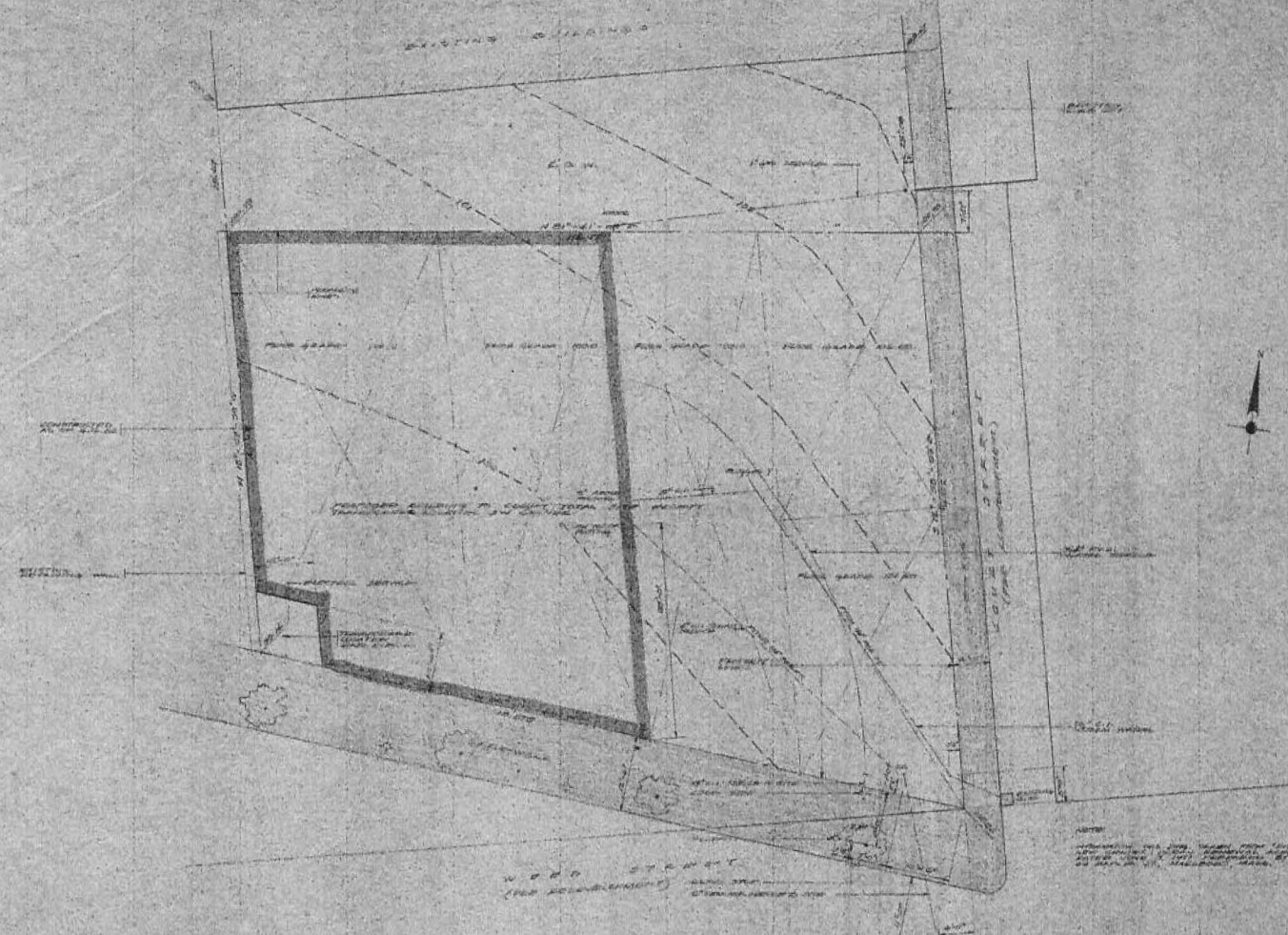
Date: 01 JUNE 2018

rev. 8/1/2018

© Austin Design Inc.

Sheet #:

A1.11



- SYMBOLS & ABBREVIATIONS**
- EX EXISTING BUILDINGS
 - PR PROPOSED BUILDING
 - PA PARKING AREA
 - AS ASPHALT DRIVE
 - GR GRASS
 - DR DRIVE
 - UT UTILITY
 - EA EASEMENT
 - SEW SEWER
 - WATER WATER
 - STREET STREET

SEE PLAN SHEET 117-1 FOR DIMENSIONS AND NOTES

As Built



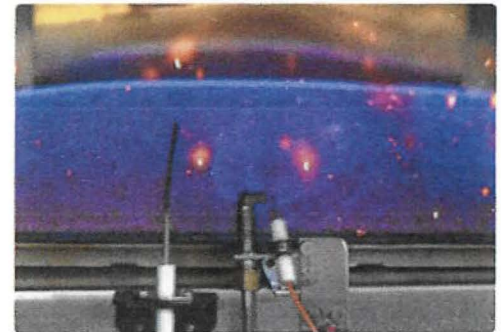
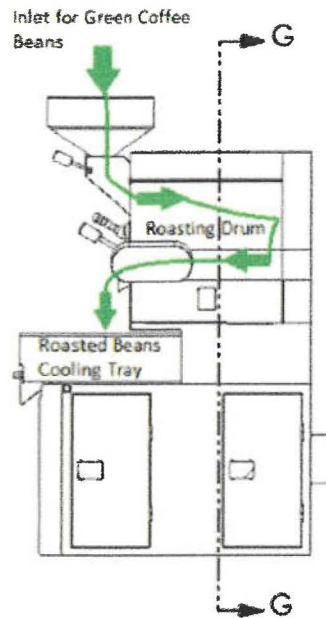
ZONING R-10 RESIDENTIAL

SITE PLAN	
RETAIL STORES FOR JOSEPH FERRO MARLBOROUGH, MASS.	
Project No. 117-1	Date 11/15/81
Scale 1/8" = 1'-0"	Sheet 1 of 1
IMVS DESIGN CORPORATION SOUTH BORO, MASS.	

R-10
117-1



IR-12



Infrared Clean Burn Technology

Roasting on a Diedrich is better for the earth and your coffee. Our infrared burners reduce noxious gas emissions. Efficient roaster design reduces operating costs. This cleaner roasting process allows you to bring out the true quality of the bean.



Made in U.S.A.

Hand built and individually tested



IR Burners

Reduce noxious gas emissions



Eco Friendly

Lower emissions, without an afterburner.



The Best Build Quality

Hand built and individually tested



Lower Operating Costs

50%+ less than other roasters



Low Maintenance

Lower emissions, without an afterburner.

Equipment Type:

Coffee Roasters can be categorized as Roasting Process Equipment, however some Regulatory Forms require a broader category of classification. If a broader category is needed then Coffee Roaster Systems are also categorized under Baking Process equipment.

Normal Operation Process Description:

Coffee Roasting is a Batch based Process with Normal Roasting temperatures averaging around 400 to 425 degrees Fahrenheit.



VortX Kleenair Ecofilters

VortX Specifications 1.2

September, 2018

INTRODUCTION

VortX KleanAir EcoFilters use the energy of a cyclone and the power of atomized water to remove dust, chaff, smoke and odors from coffee roasting exhaust.

VORTX SPECIFICATIONS BY MODEL

MODEL /MAX CFM	AMP	INLET O/D	INLET HEIGHT	MAX INLET TEMP	OUTLET O/D	OUTLET HEIGHT	OUTLET TEMP	VOLUME
450	8	6"	57"	500F	8"	64.5"	100F	31"W x 34"D x 64.5"H
800	8	8"	63"	500F	10"	71.5"	100F	33"W x 35"D x 72"H
1000	8	8"	71"	500F	12"	79.5"	100F	34"W x 40"D x 79.5"H

- All motors are single phase, 110-240V. Available in 60Hz and 50Hz.
- Inlet height is measured from floor to centerline of opening, outlet is measured from floor to top of outlet.
- Outlet temperature listed above is during normal operating conditions.

THE RIGHT VORTX FOR YOU

The maximum capacity of VortX KleanAir EcoFilters are based on the maximum CFMs of air entering the cyclone. This can be roaster exhaust or your roast and cooling exhaust combined if you plan to run them simultaneously.

INTERMEDIATE AND VENT DUCTING

Vent ducting for the VortX needs to be class A and rated for up to 500 degrees. You will need to source intermediate ducting to connect the VortX to the roaster or chaff cyclone. The average distance between the coffee roaster and the Vortex is between 24"-30", dependent upon ducting connection. Alliance Service Network is our authorized installation and vent ducting provider. For quotes on vent ducting kits and installation services please contact Alice Sloane:

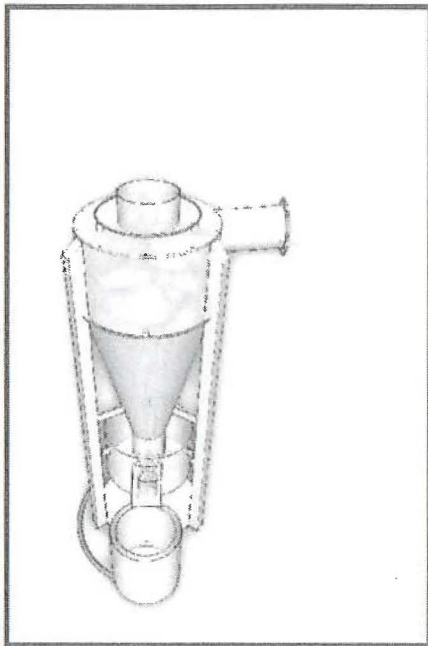
Email: Alice@AllianceServiceNetwork.com PHONE: 1-888-448-8309 X. 701

INLET LAYOUT OPTIONS

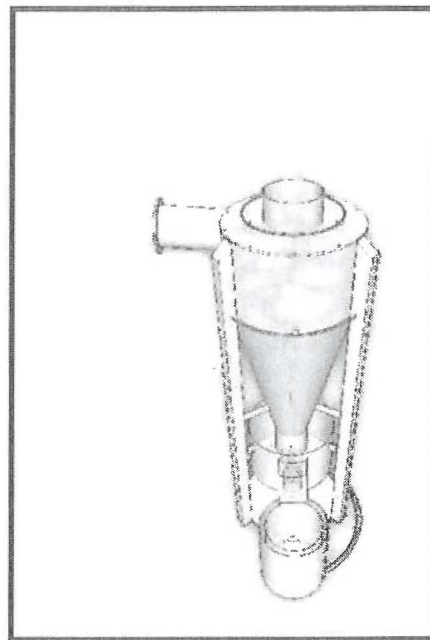
The inlet is the connection between the VortX and chaff collector or roaster exhaust. The VortX can be connected to either. It comes in a standard 6" or 8" diameter, depending on the model. Below are photos of the different layouts we offer: Right or Left.

Keep in mind you will need easy access to the bucket for emptying chaff and particles as well as changing the water periodically. Please use these photos as a guide when finalizing your layout and choosing a Right or Left inlet layout.

Right Inlet

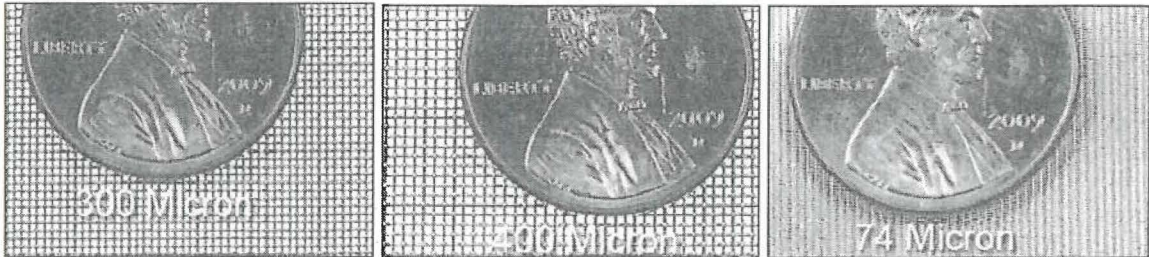
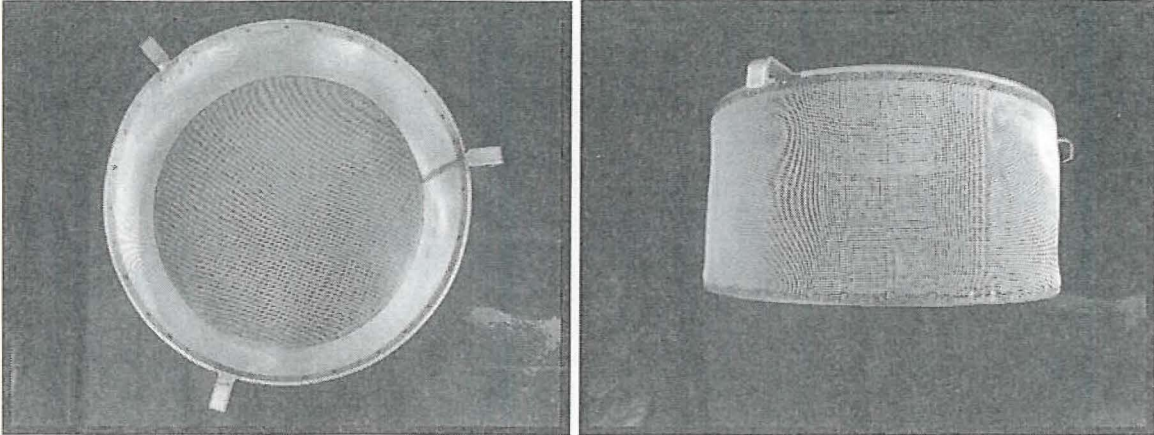


Left Inlet



* Your connection between the VortX and the roaster or chaff collector exhaust may need additional intermediate ducting and/or an adaptor to fit the standard diameters.

Filter Bucket



- 300 Micron: Everyday filter
- 400 Micron: Filter for large chaff and particles
- 74 Micron: Filter for fine particles and cleaning the water in between batches

	300 Micron	400 Micron	74 Micron	Cost
Option 1	X			\$0.00
Option 2	X	X		\$110.00
Option 3	X		X	\$110.00
Option 4	X	X	X	\$220.00

*One 300 Micron filter is included in the purchase price of your VortX EcoFilter.

INSTALLATION

1. Remove from crate, unwrap and set in place per necessary distance to intermediate ducting connection.
2. Connect intermediate and exhaust vent ducting.
3. Fill filter reservoir and lower catch basin with water so that there is water up to 2" from the top of the filter reservoir.
4. Place 300 Micron filter in bucket.
5. Prime the pump - instructions in pump manual.
 - a. Loosen the top vent plug on the back of the pump until water comes out and then retighten.



6. Plug in the VortX and turn on!
7. If an air bubble occurs turn off the unit and repeat step 5

****Make sure the filter reservoir never runs dry while operational.**

VORTX ECOFILTER™

CLEAN AIR INNOVATION IN THE COFFEE INDUSTRY

The EcoFilter uses the energy of a cyclone plus the power of atomized water to remove particulates from exhaust air, muting odors and reducing visible smoke up to 80%. The self-cleaning system recycles its water and requires less than 5 minutes of daily maintenance.



→ What is the difference between the VortX and an afterburner?

Afterburners incinerate the smoke at extremely high temperatures (up to 1400 degrees Fahrenheit | 760 degrees Celsius) while the VortX purifies the smoke with atomized micro-droplets of water.

NO MORE AFTERBURNERS

AIR CLEANING INNOVATION FOR COFFEE ROASTERS

VortX EcoFilter™ use the energy of a cyclone and the power of atomized water droplets to remove smoke, odors, dust and chaff from coffee roasting exhaust.

- ✓ Dramatically Reduces Smoke
- ✓ Significantly Mutes Odors
- ✓ Removes 100% of Chaff, Dust and Oils to Maintain Clean Cyclone & Stack
- ✓ Consumes ZERO Fossil Fuels
- ✓ Generates ZERO Greenhouse Gasses
- ✓ Generates ZERO NOx or VOCs

EXCEPTIONAL RELIABILITY

Stainless steel, powder coated, highest quality components. Backed by an industry-leading warranty.
No risk of fire: stack and cyclone remain clean;
No risk of injury: stack and cyclone are warm to the touch;
No need for insulated class-A stack or a guard around the cyclone

<https://vortxkleanair.com/> for more information and videos



2 Mead St
Greenfield MA 01301
413 634 9609
167 Main St
Brattleboro VT 05301
802 451 5966

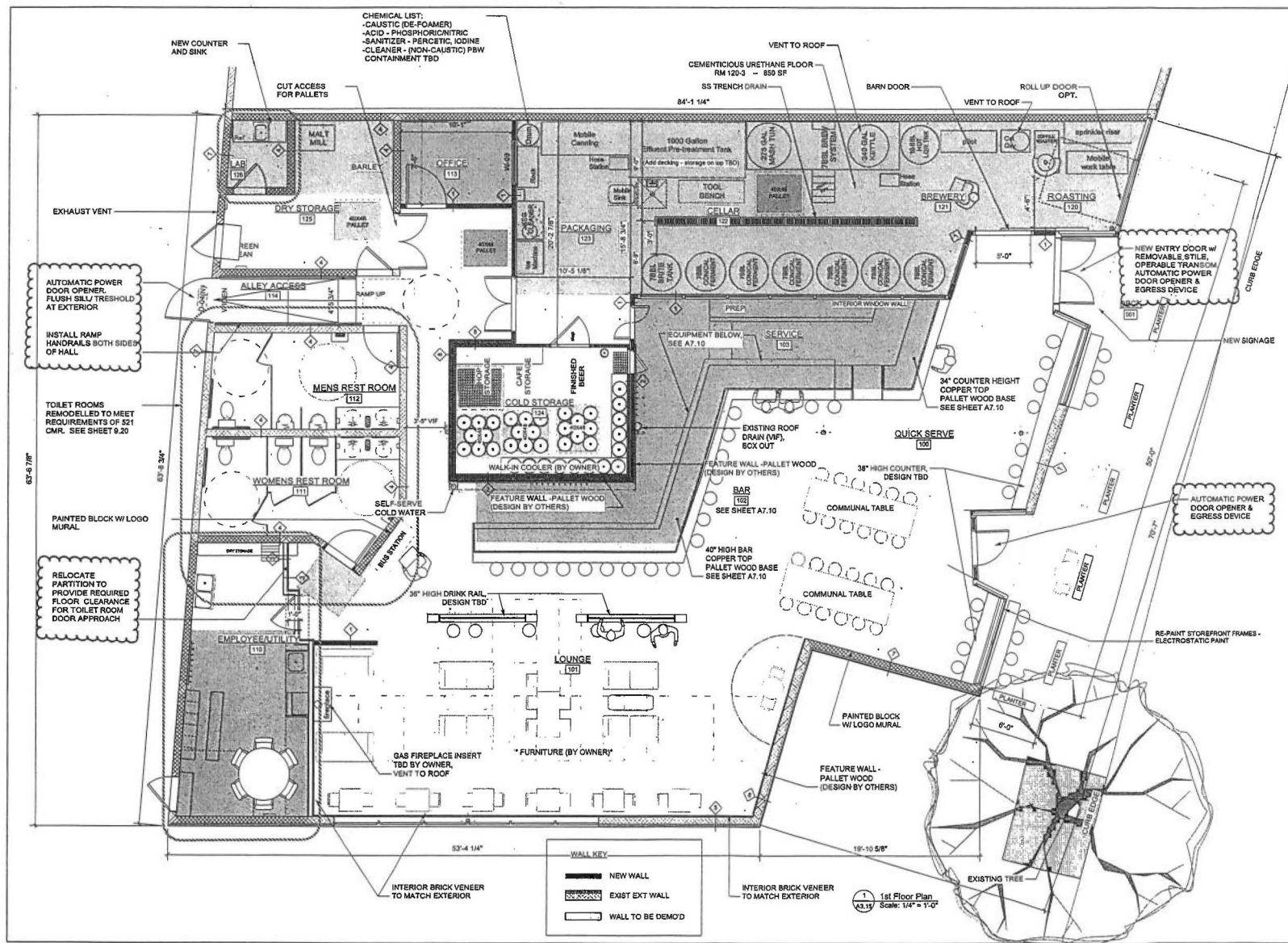
Lost Shoe Brewing & Roasting
19 Weed Street
Marlborough, MA 01752



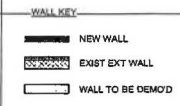
Title: 1ST FLOOR PLAN
Scale: NTS
Date: 01 JUNE 2018
rev. 8/1/2018

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Sheet #:

A3.15



CHEMICAL LIST:
-CAUSTIC (DE-FOAMER)
-ACID - PHOSPHORIC/NITRIC
-SANITIZER - PERCECTIC, IODINE
-CLEANER - (NON-CAUSTIC) PBW
CONTAINMENT TBD



1 1st Floor Plan
A3.15 Scale: 1/4" = 1'-0"



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 17, 2018

PAGE 1

ORDERED:

That the PUBLIC HEARING On the Application for Special Permit from Melynda Gallagher on behalf of Lost Shoe Brewing and Roasting Company to allow for coffee roasting at their establishment within the Marlborough Village District, 19 Weed Street, Order No. 18-1007462, all were heard who wish to be heard, hearing closed at 8:16 PM.

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

PUBLIC SPEAKING IN FAVOR

Petitioner, Melynda Gallagher, of Lost Shoe Brewing and Roasting Company, 19 Weed Street, applied for a special permit for coffee roasting. The company plans to use a Vortex EcoFilter for odor and smoke control which was a concern with the roasting piece of the operation. Petitioner shared information about the roasting as follows: Coffee will be roasted at four-hundred +/- degrees for ten to fifteen minutes. At about five minutes, the coffee starts to get a light brown color and smells sweet, like baking bread, and it is not until the ten-minute point that it develops the roast-type aromas and the smoke becomes more noticeable. Of the ten to fifteen minutes, only two to four minutes are in that stage where it produces the roast-type smells and noticeable smoke. Many roasters vent their smoke straight out of the building, however petitioner will be directing the smoke and odor into a Vortex EcoFilter which uses atomized water to suppress up to eighty-percent of the smoke and odor. Once that has processed through the EcoFilter, it will go out the building as water vapor. There are many roasters who use this system in residential areas and busier commercial shopping plazas. Petitioner feels this is an ideal solution for downtown Marlborough.

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

QUESTIONS FROM THE PUBLIC

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

PUBLIC SPEAKING IN OPPOSITION

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

QUESTIONS FROM THE CITY COUNCIL

✓ Councilor Doucette asked how many pounds are roasted at a given time? Petitioner answered twenty pounds.



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 17, 2018

PAGE 2

ORDERED:

Councilor Doucette asked how often they would be running the roaster? Petitioner responded when starting out, it would be two to three times per week and probably for an hour or less.

✓ Councilor Irish stated he is looking forward to the opening of the business and asked if they would be roasting organic coffee beans. Petitioner indicated they have plans to source organic beans and explained there are a lot of farms that have organic practices, but they do not undergo the certification process due to the financial cost involved. So, whether certified organic or from an organic farm they do plan to source organic beans. Councilor Irish asked if the roasting process differs with organic beans. Petitioner replied there is not a different roasting process, but the farmers have different requirements where they cannot use certain pesticides.

✓ Councilor Tunnera asked if they had appeared before the Council before and had something already been approved. Councilor Ossing clarified that the City Council recently approved a zoning ordinance (filed by Councilor Clancy) to allow roasters by special permit and now this petitioner is before the City Council for the special permit that will allow them to do the roasting.

✓ Councilor Juaire asked about the Vortex filtration system and the location of the vent on the building. Petitioner replied the vent would be in their space, exiting through the roof, towards the front of the building where their garage door is in the space and straight up and out of the building.

Councilor Juaire questioned its height. Petitioner replied there are requirements in the zoning they will meet but she did not know without referencing them.

✓ Councilor Delano asked when they are hoping to open and how quickly they need the special permit. Petitioner stated they would like to open in January. Councilor Delano responded they would not take this up until January, but he anticipated one meeting and explained the reason for the special permit requirement. He asked they work with the City Council Secretary to have their special permit conditions in good form, so it may proceed without delay. He expressed his desire to see their business up and running and added the renovations looked good so far.

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. 18-1007462A