

June 28, 2021

Marlborough Site Plan Review Committee
140 Main Street
Marlborough, MA 01752

Attn: Priscilla Ryder, Conservation Officer

**RE: 1000 Nickerson Road
Request for Determination of Applicability
Flex GMP Industrial Development**

Dear Members of the Committee:

On behalf of the applicant, we are submitting this letter to the Commission as our request for a Request for Determination of Applicability for a proposed project at 1000 Nickerson Road. The subject property is further identified as Map #88, Lots #29 & 36 on the City of Marlborough Tax Assessors' Maps. Enclosed with this application package are the following materials and supporting documentation:

- Eight (8) 24"x36" copies of "Site Development Plans" prepared by Bohler and dated 6/8/2021
- Two (2) copies of the completed WPA Form 1 "Request for Determination of Applicability".

The applicant proposes to construct a 120,000 building that is anticipated to feature a mix of Flex GMP industrial or other allowed industrial uses. There is a small wetland area to the south of the subject parcel on the opposite side of Nickerson Rd. Only a small amount of work is proposed within the buffer area to construct the proposed driveway and utility connections. The work will be separated by an asphalt access drive that has a full granite curb on the edge adjacent to the wetland area. Given the project is not anticipated to further impact the buffer area and is separated from the resource area by a road we respectfully request the Commission issue a Negative Determination of Applicability.

We trust that the above and attached are sufficient for your review, but please do not hesitate to contact us should you have any questions or wish to discuss with us further. Otherwise, we respectfully request to be added to the Commission's upcoming agenda and look forward to discussing this project with you at that time.

Sincerely,
BOHLER



Brandon Barry, E.I.T



John A. Kucich, P.E.

CC: James Noonan, Lincoln Properties Company (via email)