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CITY OF MARLBOROUGH

2018 NOV -1 P 2:18

1. Minutes, City Council Meeting, October 15, 2018, Order No. 18-1007438.
2. Minutes, City Council Meeting, October 29, 2018 – not completed.
3. Communication from City Solicitor, Donald Rider, re: Proposed Assignment of Retaining Wall Easement to 27 Jefferson LLC, Order No. 18-1007245C.
4. Communication from Assistant City Solicitor, Cynthia Panagore Griffin, re: Special Permit – Garden Remedies, Inc. in proper legal form, Order No. 1007318D.
5. Communication from Assistant City Solicitor, Cynthia Panagore Griffin, re: Site Plan Permit -Site Plan Approval with Conditions – 28 South Bolton St., Order No. 18-1007317.
6. Communication from Attorney Pezzoni re: Proposed Zoning Amendment regarding Multifamily Retirement Community, X-Order No. 18-1007198F.
7. Minutes, License Board, September 18 & 26, 2018.
8. Minutes, Traffic Commission, July 25, 2018.
9. Minutes, School Committee, September 25, 2018.
10. Minutes, Retirement Board, August 28 & September 25, 2018.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Urban Affairs Committee

11. **Order No. 18-1007317: Site Plan Application from Attorney Falk, on behalf of M&E Ventures Corporation (Marilyn Green) for a mixed-use project at 28 South Bolton Street in the Marlborough Village District.** The Urban Affairs Committee met with attorneys Arthur Bergeron and Brian Falk, Marilyn Green, owner and developer of 28 South Bolton Street, and the project architect and engineer for a discussion of the proposed mixed-use project. Atty. Bergeron gave a brief history of the project and how the project changed from the previous submission and the new building changed substantially with a contemporary look and lots of glass. Mr. Falk explained they met with the Site Plan Review Committee several times and they made changes based upon their requests and received a favorable recommendation from them along with a draft decision. The proposed structure will be thirty-six units, four one-bedroom and thirty-two two-bedroom units, with two retail and/or office spaces on the ground floor and an enclosed garage on the ground floor with twenty-nine spaces. They are short fourteen required parking spaces for the project and will pay the City a fee of \$140,000 in lieu of parking. The committee requested the applicant include a permit condition that a wireless tower will not be added to the site unless they come before City Council with a specific request for said use. Atty. Falk was requested to amend the draft Site Plan Approval with Conditions accordingly and to provide the revised decision to the Legal Department for their review. **Motion by Councilor Juaire, seconded by the Chair to approve the Site Plan Approval with Conditions as amended. The motion carried 4-0 (Tunnera absent).**

**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.**

**[Motion in order to suspend the rules to forward to the Legal Department requesting placement of the Site Plan Decision and documents, as revised, on the November 5, 2018 City Council agenda]**

12. **Order No. 18-1007420: Communication from Councilor Ossing regarding Funding for New School, Library Renovation and West Side Fire Station.** Councilor Ossing presented to the Urban Affairs Committee a review of the upcoming bonds for the school, library, and fire station and their impact on the City's taxes and the potential revenue from projects before the City Council. The library bond must be approved by January 2019 or lose the State's matching funds and the fire station bond request is in process. There is a need for housing across the City and Councilor Ossing presented a table of potential projects that could pay for the bonds. How can the projects be bonded while being fiscally responsible, managing the City's budget, and providing the lowest possible tax rates. The discussion focused on potential projects and they should each be taken on their own merits not only for the present but the future. **Motion made by Councilor Juare, seconded by the Chair to accept and place on file. The motion carried 4-0 (Tunnera absent).**