

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2018 OCT 25 P 4:22

1. Minutes, City Council Meeting, October 15, 2018 – not completed.
2. PUBLIC HEARING On the Petition from Eversource Energy to install 775' of 6" IP plastic gas main as a system improvement on Stow Road from the intersection of Simpson Road to the intersection of Fitzgerald Road, Order No. 18-1007427.
3. Communication from the Mayor re: Bond Authorization for the Public Library Project in the amount of \$23,780,902.00.
4. Communication from the Mayor re: Bond Authorization for a new Fire Station in the amount of \$10,000,000.00.
5. Communication from the Mayor re: workplace Charging Program grant in the amount of \$6,219.00 awarded to DPW to fund 50% of the cost to purchase two Level 2 Electric Vehicle Charging Stations.
6. Communication from City Solicitor, Donald Rider, re: request for Executive Session to discuss litigation involving property off Williams St.
7. From City Clerk: Request to reschedule Public Hearing for Order No. 17-1007424 - Special Permit Application from Marlborough Tavern on the Green, 57 Main Street, (Rowe Funeral Parlor) to increase lot coverage from 80% to 84% (December 3, 2018 next available date).
8. Communication from City Clerk, Lisa Thomas re: November 6, 2018 State Election Call.
9. Communication from City Solicitor, Donald Rider re: Mauro Farm Subdivision – Acceptance of Nolan Way, Spenser Circle & Reagin Lane as Public Ways.
10. Communication from City Solicitor, Donald Rider re: Mauro Farm Subdivision – Acceptance of Open Space Parcels.
11. Communication from the Planning Board re: Favorable recommendation of Proposed Zoning Amendment, Section 650 §40 pertinent to Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District, Order No. 18-1007338A.
12. Communication from the Planning Board re: Favorable recommendation of Proposed Zoning Amendment, Section 650 §7, §17, new §39 & §41, pertinent to Neighborhood Business District, Order No. 18-1007337B.
13. Communication from Code Enforcement Officer, Pamela Wilderman re: Sign Special Permit application for Ventura X at Apex Center, Order No. 16/17/18-1006443.
14. Communication from Cross Roads Industrial Park-Parcel G, Hayes Memorial Drive, Northborough, MA re: Environmental Notification Form. (Report is available in the City Clerk's Office for viewing).
15. Communication from MA State Lottery Commission re: Keno to Go, Guatemala Market, 518 Lincoln St.

**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.**

## 16. CLAIMS:

- a) Nancy Ribot, 231 Elm St., other property damage and/or personal injury.
- b) Raymond Carreira, 39 Old Charter Rd., other property damage and/or personal injury.
- c) Matthew Monti, 21 Masciarelli Dr., pothole or other road defect.

## REPORTS OF COMMITTEES:

## UNFINISHED BUSINESS:

From Personnel Committee

17. **Order No. 18-1007401 - Communication from the Mayor regarding Reappointment of Human Resources Director, David Brumby, for a term of three years to commence from date of City Council confirmation. Motion made by Councilor Landers, seconded by the Chair, to approve the reappointment of David Brumby as Human Resources Director. The motion carried 3-0.**
18. **Order No. 18-1007402 - Communication from the Mayor regarding Reappointment of Collector, Eileen Bristol, for a term of two years to commence from date of City Council confirmation. Motion made by Councilor Irish, seconded by the Chair, to approve the reappointment of Eileen Bristol as Collector. The motion carried 3-0.**
19. **Order No. 18-1007403 - Communication from the Mayor regarding Reappointment of Comptroller, Brian Doheny, for a term of three years to commence from date of City Council confirmation. Motion made by Councilor Landers, seconded by the Chair, to approve the reappointment of Brian Doheny as Comptroller. The motion carried 3-0.**
20. **Order No. 18-1007385 - Communication from the Mayor regarding Appointment of Melanie Whapham to the Marlborough Historical Commission for a term of three years to commence upon City Council approval. Motion made by Councilor Irish, seconded by the Chair, to approve the appointment of Melanie Whapham to the Marlborough Historical Commission. The motion carried 3-0.**
21. **Order No. 18-1007367- The Appointment of Monica Lucey to the Marlborough Cultural Council for a term to expire three years from date of confirmation. Motion made by Councilor Irish, seconded by the Chair, to approve the appointment of Monica Lucey to the Marlborough Cultural Council.**
22. **Order No. 18-1007334 - The Appointments of Samantha Perlman, Kathy Oliver Jones, and Gabriele Luzzi to the Cultural Council for terms expiring three years from date of confirmation and recognition of members Chair David Elmore, Sandra Pirie St. Amour and Kim Beauchemin for their services as their appointments will expire this fall. Motion made by Councilor Landers, seconded by the Chair, to approve the appointments of Samantha Perlman, Kathy Oliver Jones, and Gabriele Luzzi to the Cultural Council. The motion carried 3-0.**

From Public Safety Committee

23. **Order No. 18-1007414 - That officials from Eversource be invited to attend a meeting of the City Council Public Safety Committee to update the City Council on the status of gas lines and related infrastructure in the City of Marlborough. -Submitted by Councilor Tunnera. Motion made by Councilor Ossing, seconded by the Chair, to accept and place on file. The motion carried 3-0.**



24. **Order No. 18-1007413 - That the Public Safety Committee meet with the Chief of Police to discuss the feasibility of adopting a Do Not Knock Registry in the City of Marlborough which would allow residents to submit their property for inclusion on a No Solicitation Registry. Upon approval and issuance of a City of Marlborough door-to-door solicitation permit, each salesperson would be provided with a copy of the No Solicitation Registry. -Submitted by Councilors Oram and Juaire. Motion made by Councilor Ossing, seconded by the Chair, to allow the Police Department, at their discretion, to setup a registry for residents to sign up for a Do Not Knock List. The motion carried 2-0 (Tunnera absent). (Time for action has expired).**

From Urban Affairs Committee

25. **Order No. 18-1007198E - Proposed Zoning Amendment, to Chapter 650 §5, §22.A, C as it pertains to a Retirement Community Overlay District, 90 Crowley Drive. Motion made by Councilor Juaire, seconded by the Chair, to deny the Proposed Zoning Amendment to Chapter 650 §5, §22.A, C as it pertains to a Retirement Community Overlay District, 90 Crowley Drive. The motion carried 3-2 (Councilors Landers and Tunnera opposed). (Time for action has expired).**

26. **Order No. 18-1007318 - Application for Special Permit from Attorney Bergeron on behalf of Garden Remedies, Inc., for a Medical Marijuana Treatment Center and Adult Use Marijuana Retail Establishment, 416 Boston Post Road East. The Urban Affairs Committee met with attorneys Arthur Bergeron and Brian Falk of Mirick O'Connell and Dr. Karen Munkacy of Garden Remedies for review of their special permit application for a Medical Marijuana Treatment Center and Adult Use Marijuana Retail Establishment at 416 Boston Post Road East. Mr. Falk reviewed the changes to the special permit conditions from the previous version:**

- A new condition "14. Police Detail" which requires a police detail at the site for the first sixty days after commencement of operations unless the Police Chief determines a detail is not required at certain times of the day.
- A new condition "15. Partial Use" which was in response to the Legal Department's question of what would happen if the facility were approved for medical use first and not adult use until a later date, this condition clarifies they would do a partial use by starting medical use once that license is obtained and commence adult use once that approval is received. Additional language to be included in the condition was as follows, "Similarly, if for any reason either of said uses ceases, either temporarily or permanently, the other use may continue."

The Police Chief described his review of the site and their security procedures and had no issues with the information provided to him. Chairman Delano requested the Police Chief have additional patrols in the area once the facility opens. Chairman Delano asked how enforcement of the age restriction is handled and Mr. Falk explained the Cannabis Control Commission has an enforcement division who administers the State law and Cannabis Control Commission regulations with respect to licensees. The discussion continued with the fact that the City of Marlborough Board of Health would have local enforcement of the facility and the City would not have to wait for the State to act if any violations were found.

**Motion made by Councilor Doucette, seconded by the Chair, to approve the special permit conditions for Garden Remedies, Inc. as amended. The motion carried 5-0.**

**Motion made by Councilor Doucette, seconded by the Chair, to approve the special permit decision for Garden Remedies, Inc. The motion carried 5-0.**

**Motion made by Councilor Doucette, seconded by the Chair, to accept from Garden Remedies, Inc. the Agreement to Extend Time Limitations until December 4, 2018. The motion carried 5-0. Item 24 of the October 15, 2018 City Council meeting was a communication to extend time limitations to 10:00 PM on December 4, 2018 which was approved.**

From City Council

27. **Order No. 18-1007364A – Proposed Ordinance change to Chapter 551, §1, Public Library Naming Rights. Ordered Advertised at the October 15, 2018 City Council Meeting. Advertisement will be published on October 31, 2018, therefore cannot be addressed until the November 19, 2018 City Council meeting to comply with the 10-day advertising period prior to passage.**
28. **Order No. 18-1007337B - Proposed Zoning Amendment to Chapter 650, §7, §17, new §39 & §41 as it relates to Neighborhood Business District. ITEM WAS TABLED UNTIL THE OCTOBER 29, 2018 CITY COUNCIL MEETING.**



# IN CITY COUNCIL



Marlborough, Mass., \_\_\_\_\_ OCTOBER 15, 2018

## ORDERED:

That there being no objection thereto set **MONDAY, October 29, 2018** as date for a **PUBLIC HEARING** on the Petition from Eversource Energy to install 775' of 6" IP plastic gas main as a system improvement on Stow Road from the intersection of Simpson Road to the intersection of Fitzgerald Road, be and is herewith refer to **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 18-1007427



# City of Marlborough Office of the Mayor

*Arthur G. Vigeant*  
MAYOR

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
*Andreas J. Milano*  
EXECUTIVE AIDE

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Marlborough, Massachusetts 01752  
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[www.marlborough-ma.gov](http://www.marlborough-ma.gov)

2018 OCT 25 A 11:53  
*Patricia Bernard*  
EXECUTIVE SECRETARY

October 25, 2018

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

### Re: Bond Authorization for the Marlborough Public Library Project

Honorable President Clancy and Councilors:

Please find enclosed a bond order in the amount of \$23,780,902.00 to fund the proposed renovation and construction of the Marlborough Public Library. This project will increase the size of the library and enable it to provide more programming in an improved facility for future generations of Marlborough residents.

I am proposing that the City borrow the minimum required by the Massachusetts Board of Library Commissioners ("MBLC"), which is \$23,780,902.00. This amount is equal to the total project costs that the MBLC deems as eligible for grant assistance. The MBLC has awarded the City a grant in the amount of \$10,186,626. Any cost in excess of the City's share must be made up by the Library's Capital Campaign Committee which is attempting to raise funds to support the Library project. They have made some progress but have much work to do in the months ahead to secure additional funds.

At the time of the City Council's approval of the grant application to the MBLC, I cautioned that the City's share must not exceed \$10,000,000.00. With this bond order, I am recommending that the City increase its commitment to the Library project but limit it to a total of \$13,594,276.00.

Our debt service from our street construction projects, parks and recreation projects, the new school, and other investments in our critical infrastructure is projected to grow for a few more years. We need to limit the amount of new debt service in our budget so we do not exceed our adopted financial policies, or place too high a financial burden on our residents.

The MBLC requires the City Council take action on this bond order prior to January 12, 2019. In addition, construction must begin within two years of the bond order being approved by the City Council. The Library Building Committee and the project architect will utilize much of this time reviewing and fine-tuning the schematic design that has been completed to date; however, it is imperative that construction not begin until those two years are close to ending to better fit scheduled payments into our budget.

I have also enclosed a revised project budget as approved by the MBLC, which contains some slight changes from the budget previously presented to the City Council. The amount of eligible project costs increased and the total project costs was revised downward slightly to \$26,117,618.00.

I look forward to discussing this project with you in further detail with Library Director Margaret Cardello, representatives from the various Library organizations, and my financial team. If you have any questions in the meantime, please do not hesitate to contact me.

Sincerely,



**Arthur G. Vigeant**  
Mayor

Enclosures



## ORDERED:

That the City of Marlborough, Massachusetts (“the City”) appropriate the amount of \$23,780,902.00 (twenty-three million seven hundred eighty thousand nine hundred and two dollars) for the purpose of paying the costs of the renovation and construction project at the Marlborough Public Library located at 35 West Main Street. Costs shall include demolition, landscaping, paving, utility, and other site improvements incidental or directly related to such construction, renovation and expansion, architectural, engineering or other professional and legal expenses and fees associated with this project, temporary library operational space, storage and moving expenses, furnishings and equipment, and all other costs incidental or related to the Marlborough Public Library building.

To meet this appropriation, the Comptroller/Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, as amended and supplemented, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project.

Any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

## ADOPTED

In City Council

Order No 18-

Adopted

Approved by Mayor

Arthur G. Vigeant

Date:

## Marlborough Public Library - Grant Project Cost Estimate - REVISED 10/9/2018

A. Cost Estimate: Eligible / Non-Eligible Project Costs Summary			
<i>If the proposed project is for a shared building, contact MBLC construction specialist for financial section forms and instructions.</i>			
Item/Activity	Eligible	Non-Eligible	Total
<b>Construction</b>			
1 Construction (Less Landscaping/Paving)	\$ 14,297,568		\$ 14,297,568
2 Landscaping & Paving		\$ 404,325	\$ 404,325
3 Bonds & Insurance (1.75%)	\$ 221,887	\$ 6,274	\$ 228,161
4 Overhead & Profit (4%)	\$ 451,539	\$ 12,769	\$ 464,308
5 Permits, if not waived by municipality	\$ -	\$ -	\$ -
6 Subtotal	\$ 14,970,994	\$ 423,368	\$ 15,394,362
7 Contingency for Construction 10% of total	\$ 1,497,099	\$ 42,337	\$ 1,539,436
8 Construction Subtotal	\$ 16,468,093	\$ 465,705	\$ 16,933,798
<b>Professional Services</b>			
9 Library Building Consulting, if used (1)			\$ -
10 Architect/Engineering Fees: Schematic Design (1)	\$ 93,615		\$ 93,615
11 Architect/Engineering Fees: 10% of Construction Development through Bid Documents (75% of Fee \$\$'s)	\$ 1,270,035		\$ 1,270,035
12 Architect Fees: Construction Administration (25% of Fee \$\$'s)	\$ 423,345		\$ 423,345
13 Project Management / OPM (5% of Construction)	\$ 846,690		\$ 846,690
14 Clerk of the Works, if separate from OPM	included above		included above
15 Hazardous Abatement Design/Oversight (Industrial Hygienist)	\$ 25,000		\$ 25,000
16 Information Technology Consulting	\$ 30,000		\$ 30,000
17 LEED Consulting	\$ 95,000		\$ 95,000
18 LEED Application Fees (Estimate w/fee changes)	\$ 7,000		\$ 7,000
19 Commissioning Agent	\$ 70,000		\$ 70,000
20 Other Engineering (Additional Permitting/Geotech Support)	\$ 30,000		\$ 30,000
21 Interior Design Services	\$ 100,000		\$ 100,000
22 Independent Design Review (if used)			\$ -
23 Legal Services		\$ -	\$ -
24 Misc. Fees and Expenses		\$ 10,000	\$ 10,000
25 Other (list separately on next page)	\$ 41,000		\$ 41,000
26 Professional Services Subtotal	\$ 3,031,685	\$ 10,000	\$ 3,041,685
<b>Furnishings, Finishes &amp; Equipment (FF&amp;E)</b>			
27 Utility Backcharges	\$ 35,000		\$ 35,000
28 Steel Bookshelves & Metal End panels	\$ 220,000		\$ 220,000
29 Mobile Shelving & Mobile Service Desks	\$ 50,000		\$ 50,000
30 Furniture		\$ 500,000	\$ 500,000
31 Window Treatments		\$ 136,733	\$ 136,733
32 Telephones, i.e. handsets		\$ 25,000	\$ 25,000
33 Tele/Data Equipment	\$ 50,000		\$ 50,000
34 Computer Terminals & Peripherals		\$ 60,000	\$ 60,000
35 Audio Visual Equipment, i.e. projectors, televisions, microphones		\$ 30,000	\$ 30,000
36 Wayfinding and Decorative Signage		\$ 35,000	\$ 35,000
37 Automated Sorting System			\$ -
38 Security System for Collections		\$ 150,000	\$ 150,000
39 Murals or Other Artwork		\$ -	\$ -
40 Other (list separately on next page)		\$ -	\$ -
41 Subtotal	\$ 355,000	\$ 936,733	\$ 1,291,733
42 Contingency for Expenses: Professional Service and FF&E (10% of total of all expenses)	\$ 338,668	\$ 94,673	\$ 433,342
43 FF&E Subtotal	\$ 693,668	\$ 1,031,406	\$ 1,725,075
44 Expenses: Profession Services and FF&E Subtotal	\$ 3,725,353	\$ 1,041,406	\$ 4,766,760
<b>Other</b>			
45 Town or School Owned	\$ -	\$ -	\$ -
46 Gifted or Purchased	\$ 800,000	\$ -	\$ 800,000
47 Municipal Bond Costs		\$ 520,000	\$ 520,000
48 Moving		\$ 100,000	\$ 100,000
49 Temporary Library Fit-out, Rent, Insurance, etc.		\$ 50,000	\$ 50,000
50 Other Subtotal	\$ 800,000	\$ 670,000	\$ 1,470,000
50.a Total Project Costs - Before Escalation	\$ 20,993,446	\$ 2,177,111	\$ 23,170,558

Annual Escalation			
b Construction for up to 36 mos. (4% per yr./Compounded)	\$ 2,470,214	\$ 58,150	\$ 2,528,364
52 Architects services based on 10% of Construction (3% per yr./Compounded)	\$ 205,627	\$ 5,815	\$ 211,442
53 Professional Services for up to 36 mos. (3% per yr./Compounded)	\$ 111,615		\$ 111,615
54 FF&E for up to 36 mos. (3% per yr./Compounded)		\$ 95,639	\$ 95,639
55 Escalation Subtotal	\$ 2,787,456	\$ 159,604	\$ 2,947,060
56 Grand Total Project Costs	\$ 23,780,902	\$ 2,336,715	\$ 26,117,618

Marlborough Public Library - Grant Project Cost Estimate - REVISED 10/9/2018

Notes:			
(1) Include only those costs incurred within three years of the date of this application. This could include surveys and materials testing, structural inspections and peer review			
(2) a. Purchased land and/or building may be valued up to the actual purchase price.			
b. Only monies already expended for eligible costs related to acquisition of real property after January 26, 2014 date can be included as an eligible cost			
c. Where publicly or privately owned real property is donated to a project, only so much land as is necessary to provide an adequate library site, up to a maximum of \$800,000, may be considered in the calculation of eligible costs, and the value of such land must be documented.			
d. For more details on valuing land see Question 10 (4) (D)			
(3) Amounts for contingencies and annual escalations must be broken down by eligible and non-eligible costs.			



## MBLC Awards \$28.7m in Construction Grants

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[Print News Release](#)

### FOR IMMEDIATE RELEASE

July 12, 2018

Celeste Bruno

Communications Director

1-800-952-7403 x208

[Celeste.Bruno@state.ma.us](mailto:Celeste.Bruno@state.ma.us)

At their July 12, 2018 board meeting, the Massachusetts Board of Library Commissioners awarded provisional construction grants to the Greenfield Public Library in the amount of \$9,378,183, the Hingham Public Library in the amount of \$9,151,270, and the Marlborough Public Library in the amount of \$10,186,626. The libraries were originally placed on the construction waiting list during the July 13, 2017 board meeting when the first round of project grants was approved.

The Board also approved Library Green Incentive awards for each project that receives LEED (Leadership in Energy and Environmental Design) certification. They will receive 2-3.5% of the grant award in additional state funds administered by the MBLC.

The MBLC's FY2019 construction funding became available in July, making it possible for the Commissioners to award provisional grants to Greenfield, Hingham and Marlborough. The communities have six months to secure local match funding necessary to accept the grant.

Currently eight communities from the 2017 grant round have accepted their provisional grants and have moved ahead with their projects: Dartmouth, Erving, Hadley, Medford, Monterey, Norwell, Springfield, and Weymouth.

For the FY2017 grant round, 33 libraries applied for construction grants through the MBLC's construction program. Nineteen libraries remain on the waitlist and will receive construction grants as the funding becomes available either through the existing bond bill or a future bond authorization.

MPLCP library building projects are currently underway in Leicester, Sherborn, Stoughton, Webster and Woburn. MPLCP grants provide crucial funding that enables the libraries to meet the growing demand for services. Statewide, attendance at public library programs has increased 49% since 2006 and every 5.5 seconds a Massachusetts resident accesses the Internet through a public library.

Funding for the MPLCP is authorized by the governor and the legislature. The MPLCP was first funded in 1987. Since then, the program has assisted hundreds of communities in building new libraries or in renovating and expanding existing libraries. For more information about the program, please visit the MBLC's website: <https://mblc.state.ma.us/>



*City of Marlborough*

*Office of the Mayor*

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RECEIVED  
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CITY OF MARLBOROUGH  
2018 OCT 25 A 11:41

*Arthur J. Vigeant*  
MAYOR

*Nicholas J. Milano*  
EXECUTIVE AIDE

*Patricia Bernard*  
EXECUTIVE SECRETARY

October 25, 2018

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

**Re: Bond Authorization for a new Marlborough Fire Station**

Honorable President Clancy and Councilors:

Please find enclosed a bond order in the amount of \$10,000,000.00 to fund the construction of a new fire station on the western side of Marlborough.

As you are well aware, the City's Fire Station Committee is currently evaluating the department's needs and best locations for a new station for the Marlborough Fire Department. While the committee and I agree that the western side of Marlborough is the obvious answer, the committee is carefully evaluating the best location within that area and the best facility size and design.

At Councilor Michael Ossing's request, I am submitting this bond order to you now so that the City Council can discuss this project and the Library project in tandem. These are the second and third major capital projects in the City's Capital Improvement Plan and along with the new elementary school, these are the projects that we have been planning for and anticipating in recent years.

If approved, the Comptroller/Treasurer Brian Doheny will have the ability to borrow funds to fund a fire station construction project, but I do not anticipate moving forward on construction for some time. The committee will have to finish its analysis and the City will have to purchase land for the station. In addition, we will have to contract with an owner's project manager and an architect then design the facility. This will take significant amount of time and that time will provide additional budgetary flexibility for when the project is ready to move forward.

In addition, prior to borrowing funds for this project, I will submit this bond for a confirmatory vote to ensure that the City Council remains in support of the project once the location is selected and the design is complete.

As Councilor Ossing has mentioned to you and as was discussed in the City Council's Urban Affairs Committee on Tuesday, October 23, 2018, additional economic growth would help fund this project and the library project. I encourage the City Council to carefully consider the long-term budgetary impact of an additional fire station that will likely result in increased operational costs and the long-term impact of

the library project. We must continue to find growth in the City to ensure that not too much of the burden of paying for these investments falls on our residents.

We have had good news on the school project. Site work is moving ahead on budget and on schedule. The general contractor bids were opened on Wednesday, October 24 and all of the bids were under our budgeted amount. If the project remains on budget, we will have additional budgetary flexibility to absorb the borrowing costs for the fire station and library projects.

As with the proposed library bond order, I look forward to discussing this with you in greater detail. If you have any questions in the meantime, please do not hesitate to contact me.

Sincerely,



**Arthur G. Vigeant**  
Mayor

Enclosures



**ORDERED:**

That the City of Marlborough, Massachusetts (“the City”) appropriate the amount of \$10,000,000.00 (ten million dollars) for the purpose of paying the cost of building a new fire station in the City of Marlborough.

To meet this appropriation, the Comptroller/Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, as amended and supplemented, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project.

Any premium received by the City upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**ADOPTED**

In City Council

Order No 18-

Adopted

Approved by Mayor

Arthur G. Vigeant

Date:



*City of Marlborough*  
*Office of the Mayor*

RECEIVED  
 CITY CLERK'S OFFICE  
 CITY OF MARLBOROUGH  
 2018 OCT 25 A 11:44

*Arthur G. Vigeant*  
 MAYOR  
*Nicholas J. Milano*  
 EXECUTIVE AIDE

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*Patricia Bernard*  
 EXECUTIVE SECRETARY

October 25, 2018

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

**Re: Grant Acceptance – Department of Public Works**

Honorable President Clancy and Councilors:

Please find enclosed for your acceptance a grant in the amount of \$6,219.00 from the Commonwealth of Massachusetts through the Massachusetts Electric Vehicle Incentive Program (MassEVIP). These funds will fund 50 percent of the costs to purchase two Level 2 Electric Vehicle Charging Stations to be placed behind City Hall.

Since this is a matching grant, City funds will be utilized to complete the full purchase of the charging stations. Funds are available in the DPW Capital Outlay – Equipment Account for this purpose. This is another sign that we are continuing to green Marlborough together.

Approximately, 61 percent of the City's electricity load is purchased through net-metering agreements with solar power producers. The City also recently purchased two electric vehicles, one of which is currently being used by the Health Departments' sanitarians and the other by Public Works. This past week, Cadmus Group completed an analysis of the solar potential of various City and School facilities and next we will begin work on an RFP to solicit proposals for rooftop solar on a number of facilities.

Thank you for partnering with me to green Marlborough. If you have any questions, please do not hesitate to contact me or Commissioner John Ghiloni.

Sincerely,

Arthur G. Vigeant  
 Mayor

Enclosures



*City of Marlborough*  
**Department of Public Works**

135 NEIL STREET  
 MARLBOROUGH, MASSACHUSETTS 01752  
 TEL. 508-624-6910  
 \*TDD 508-460-3610

JOHN L. GHILONI  
 COMMISSIONER

October 22, 2018

Arthur G. Vigeant, Mayor  
 City of Marlborough  
 140 Main St  
 Marlborough, MA 01752

Dear Mayor Vigeant,

On October 9, 2018, the DPW was awarded a Workplace Charging Program grant in the amount of \$6,219. These funds, earned under the Massachusetts Electric Vehicle Incentive Program (MassEVIP), provides 50% of the hardware costs to purchase two Level 2 Electric Vehicle Charging stations to be placed in the Carl R. Rowe Parking Garage behind City Hall.

I respectfully request that you submit this grant for Council acceptance and approval at the next meeting of the City Council on October 29th, 2018.

A copy of the grant acceptance form has also been attached for Council's review and consideration.

Sincerely,

John L. Ghiloni,  
 Commissioner

cc. Ted Scott, Asst. Commissioner



**CITY OF MARLBOROUGH  
NOTICE OF GRANT AWARD**

DEPARTMENT: Public Works DATE: 10/22/2018

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Ted Scott- Asst. Commissioner of Operations

NAME OF GRANT: Workplace Charging Program Grant

GRANTOR: MassDEP Electric Vehicle Incentive Program

GRANT AMOUNT: \$6,219.00

GRANT PERIOD: 180 calendar days starting 10/9/2018

SCOPE OF GRANT/  
ITEMS FUNDED 50% of the cost to purchase two Level 2 Electric Vehicle Charging Stations.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IS A POSITION BEING  
CREATED: No  
\_\_\_\_\_

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? \_\_\_\_\_

ARE MATCHING CITY  
FUNDS REQUIRED? Yes  
\_\_\_\_\_

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:  
\_\_\_\_\_  
\_\_\_\_\_

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS  
TO BE USED:  
Capital Outlay- Equipment 19300006 58731  
\_\_\_\_\_

ANY OTHER EXPOSURE TO CITY?  
No  
\_\_\_\_\_

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: A.S.A.P. (no later than 12-31-18)  
\_\_\_\_\_

**DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER  
LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL  
FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT**



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Matthew A. Beaton  
Secretary

Martin Suuberg  
Commissioner

September 20, 2018

Mr. Andrew Pope  
City of Marlborough  
135 Neil Street  
Marlborough, MA 01752

Dear Mr. Pope,

The Massachusetts Department of Environmental Protection (MassDEP) is pleased to announce that the City of Marlborough has been awarded a grant of \$6,219.00 to acquire two electric vehicle charging stations under the Massachusetts Electric Vehicles Incentive Program: Workplace Charging (MassEVIP) at the following location:

- An amount to not exceed \$6,219.00 for 21 Court Street, Marlborough, MA.

To complete the grant acceptance, you will need to sign and return the attached End-User Agreement within **15** days of receipt. You are also encouraged to sign and return to MassDEP the Transportation & Climate Initiative Statement of Support found as Attachment C of the End-User agreement. MassDEP will execute the agreement and return a scanned copy for your records. Once the executed agreement is returned to you, the City of Marlborough is authorized to proceed with the acquisition and installation of the electric vehicle charging stations. An Incentive Payment Request form will be sent with the executed End-User Agreement that must be completed and signed, upon completion of the installation, by both you the Grantee and the charging stations Vendor representative. Please note you have up to 180 calendar days from the execution of the end-user agreement to complete the acquisition and installation of the electric vehicle charging stations.

MassDEP recognizes that the technical, financial, and time requirements for each Vendor and Grantee are different and site specific. Keeping this in mind MassDEP is offering two options for disbursement of the incentive.

#### Option 1:

The Grantee submits payment to the vendor in full and is reimbursed by MassDEP upon the charging stations being installed and operational.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

Printed on Recycled Paper

## Option 2:

The Grantee enters into an agreement with the Vendor that the charging stations will be installed within the timeframe specified by the Vendor. If the charging stations are installed in the agreed upon timeframe the incentive is provided directly to the vendor and the Grantee is responsible for the balance. If, however, the charging stations are NOT installed in the specified timeframe, the Vendor, as agreed upon, will request full payment from the Grantee. The Grantee will then be reimbursed by MassDEP once the charging stations are installed and operational.

Once the electric vehicle charging stations are installed, please forward a copy of the final invoice showing line item charges for the charging stations you are acquiring under MassEVIP (see enclosed template), also include invoice from the installing vendor (i.e. electrician), if different than the Vendor you are purchasing the charging stations from, along with the Incentive Payment Request Form. MassDEP will use the information on the invoice and the Payment Request Form to direct the incentive to the appropriate payee (Vendor or you as the grant recipient).

Please note that the MassEVIP: Workplace Charging Program requires that the End User Agreement be fully executed prior to the purchase or installation of the charging stations.

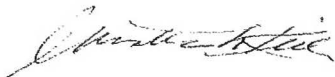
Please mail all documents to the following address:

MassDEP  
Attn: Sejal P. Shah  
One Winter Street, 6<sup>th</sup> Floor  
Boston, MA 02108

On behalf of Commissioner Suuberg, I want to congratulate the City of Marlborough for taking this important step to making Massachusetts a regional leader in deploying electric vehicle charging equipment and helping the Commonwealth achieve its ambitious climate goals.

If you have any questions or comments regarding MassEVIP and/or the awarded incentives please contact Ms. Sejal Shah at (617) 556-1015 or at sejal.shah@state.ma.us.

Sincerely,



Christine Kirby  
Assistant Commissioner  
Bureau of Air and Waste

Enclosures: End-User Agreement  
Charging Station Final Invoice Template





# City of Marlborough Legal Department

140 MAIN STREET  
MARLBOROUGH, MASSACHUSETTS 01752  
TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610  
[LEGAL@MARLBOROUGH-MA.GOV](mailto:LEGAL@MARLBOROUGH-MA.GOV)

**RECEIVED**  
**CITY CLERK'S OFFICE**  
**CITY OF MARLBOROUGH**  
**2018 OCT 25 4:11:15**  
DONALD V. RIDER, JR.  
CITY SOLICITOR  
CYNTHIA M. PANAGORE GRIFFIN  
ASSISTANT CITY SOLICITOR  
ELLEN M. STAVROPOULOS  
PARALEGAL

October 25, 2018

Edward Clancy  
President  
Marlborough City Council

RE: Executive Session Request –  
Litigation Involving Property off Williams Street

Dear President Clancy and Members:

I respectfully ask for an executive session with the Council on Monday evening to discuss strategy in litigation involving property off Williams Street.

I have enclosed a proposed motion, which includes re-convening in open session.

Thank you for your attention to this matter.

Very truly yours,

Donald V. Rider, Jr.  
City Solicitor

Enclosure (Motion)

**MOTION:**

It is moved, in conformance with MGL c. 30A, § 21(a)(3), that the Marlborough City Council conduct an executive session for the purpose of discussing strategy in litigation involving property off Williams Street, as an open meeting may have a detrimental effect on the litigating position of the City Council, and the chair hereby declares that an open meeting may have that effect.

It is further moved and stated that the City Council will re-convene in open session after the executive session.



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2018 OCT -3 P 2:45

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

**Lisa M. Thomas  
City Clerk**

The City Clerk be and is hereby authorized and directed to warn and notify the voters of each of the seven (7) Wards and fourteen (14) Precincts of the City of Marlborough, duly qualified to vote in the State Election, to assemble in their respective polling places, as designated by the City Council as follows:

WARD ONE: Precinct 1 and 2	Francis J. Kane School, 520 Farm Road
WARD TWO: Precinct 1 and 2	Francis J. Kane School, 520 Farm Road
WARD THREE: Precinct 1	Senior Center, 40 New Street
WARD THREE: Precinct 2	Raymond J. Richer School, 80 Foley Road
WARD FOUR: Precinct 1 and 2	Senior Center, 40 New Street
WARD FIVE: Precinct 1 and 2	Senior Center, 40 New Street
WARD SIX: Precinct 1 and 2	ILT Charles W. Whitcomb School, 25 Union Street
WARD SEVEN: Precinct 1 and 2	Hildreth School, 85 Sawin Street

On Tuesday, November 6, 2018 then and there, for the purpose of casting their votes in the State Election for the candidates of political parties for the following offices:

**SENATOR IN CONGRESS  
GOVERNOR and LIEUTENANT GOVERNOR  
ATTORNEY GENERAL  
SECRETARY OF STATE  
TREASURER AND RECEIVER GENERAL  
AUDITOR  
REPRESENTATIVE IN CONGRESS  
COUNCILLOR  
SENATOR IN GENERAL COURT  
REPRESENTATIVE IN GENERAL COURT**

**DISTRICT ATTORNEY  
CLERK OF COURTS  
REGISTER OF DEEDS**

**FOR THIS COMMONWEALTH  
FOR THIS COMMONWEALTH  
FOR THIS COMMONWEALTH  
FOR THIS COMMONWEALTH  
FOR THIS COMMONWEALTH  
FOR THIS COMMONWEALTH  
THIRD DISTRICT  
THIRD DISTRICT  
MIDDLESEX & WORCESTER DISTRICT  
FOURTH & THIRTEENTH MIDDLESEX  
DISTRICT  
NORTHERN DISTRICT  
MIDDLESEX COUNTY  
MIDDLESEX SOUTHERN DISTRICT**

**QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 2, 2018?

**SUMMARY**

This proposed law would limit how many patients could be assigned to each registered nurse in Massachusetts hospitals and certain other health care facilities. The maximum number of patients per registered nurse would vary by type of unit and level of care, as follows:



- In units with step-down/intermediate care patients: 3 patients per nurse;
- In units with post-anesthesia care or operating room patients: 1 patient under anesthesia per nurse; 2 patients post-anesthesia per nurse;
- In the emergency services department: 1 critical or intensive care patient per nurse (or 2 if the nurse has assessed each patient's condition as stable); 2 urgent non-stable patients per nurse; 3 urgent stable patients per nurse; or 5 non-urgent stable patients per nurse;
- In units with maternity patients: (a) active labor patients: 1 patient per nurse; (b) during birth and for up to two hours immediately postpartum: 1 mother per nurse and 1 baby per nurse; (c) when the condition of the mother and baby are determined to be stable: 1 mother and her baby or babies per nurse; (d) postpartum: 6 patients per nurse; (e) intermediate care or continuing care babies: 2 babies per nurse; (f) well-babies: 6 babies per nurse;
- In units with pediatric, medical, surgical, telemetry, or observational/outpatient treatment patients, or any other unit: 4 patients per nurse; and
- In units with psychiatric or rehabilitation patients: 5 patients per nurse.

The proposed law would require a covered facility to comply with the patient assignment limits without reducing its level of nursing, service, maintenance, clerical, professional, and other staff.

The proposed law would also require every covered facility to develop a written patient acuity tool for each unit to evaluate the condition of each patient. This tool would be used by nurses in deciding whether patient limits should be lower than the limits of the proposed law at any given time.

The proposed law would not override any contract in effect on January 1, 2019 that set higher patient limits. The proposed law's limits would take effect after any such contract expired.

The state Health Policy Commission would be required to promulgate regulations to implement the proposed law. The Commission could conduct inspections to ensure compliance with the law. Any facility receiving written notice from the Commission of a complaint or a violation would be required to submit a written compliance plan to the Commission. The Commission could report violations to the state Attorney General, who could file suit to obtain a civil penalty of up to \$25,000 per violation as well as up to \$25,000 for each day a violation continued after the Commission notified the covered facility of the violation. The Health Policy Commission would be required to establish a toll-free telephone number for complaints and a website where complaints, compliance plans, and violations would appear.

The proposed law would prohibit discipline or retaliation against any employee for complying with the patient assignment limits of the law. The proposed law would require every covered facility to post within each unit, patient room, and waiting area a notice explaining the patient limits and how to report violations. Each day of a facility's non-compliance with the posting requirement would be punishable by a civil penalty between \$250 and \$2,500.

The proposed law's requirements would be suspended during a state or nationally declared public health emergency.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect. The proposed law would take effect on January 1, 2019.

**A YES VOTE** would limit the number of patients that could be assigned to one registered nurse in hospitals and certain other health care facilities.

**A NO VOTE** would make no change in current laws relative to patient-to-nurse limits.

## **QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 2, 2018?

### **SUMMARY**

This proposed law would create a citizens commission to consider and recommend potential amendments to the United States Constitution to establish that corporations do not have the same Constitutional rights as human beings and that campaign contributions and expenditures may be regulated.

Any resident of Massachusetts who is a United States citizen would be able to apply for appointment to the 15-member commission, and members would serve without compensation. The Governor, the Secretary of the Commonwealth, the state Attorney General, the Speaker of the state House of Representatives, and the President of the state Senate would each appoint three members of the commission and, in making these appointments, would seek to ensure that the commission reflects a range of geographic, political, and demographic backgrounds.

The commission would be required to research and take testimony, and then issue a report regarding (1) the impact of political spending in Massachusetts; (2) any limitations on the state's ability to regulate corporations and other entities in light of Supreme Court decisions that allow corporations to assert certain constitutional rights; (3) recommendations for constitutional amendments; (4) an analysis of constitutional amendments introduced to Congress; and (5) recommendations for advancing proposed amendments to the United States Constitution.

The commission would be subject to the state Open Meeting Law and Public Records Law. The commission's first report would be due December 31, 2019, and the Secretary of the Commonwealth would be required to deliver the commission's report to the state Legislature, the United States Congress, and the President of the United States.

The proposed law states that, if any of its parts were declared invalid, the other parts would stay in effect. The proposed law would take effect on January 1, 2019.

**A YES VOTE** would create a citizens commission to advance an amendment to the United States Constitution to limit the influence of money in elections and establish that corporations do not have the same rights as human beings.

**A NO VOTE** would not create this commission.

## **QUESTION 3: REFERENDUM ON AN EXISTING LAW**

Do you approve of a law summarized below, which was approved by the House of Representatives and the Senate on July 7, 2016?

### **SUMMARY**

This law adds gender identity to the list of prohibited grounds for discrimination in places of public accommodation, resort, or amusement. Such grounds also include race, color, religious creed, national origin, sex, disability, and ancestry. A "place of public accommodation, resort or amusement" is defined in existing law as any place that is open to and accepts or solicits the patronage of the general public, such as hotels, stores, restaurants, theaters, sports facilities, and hospitals. "Gender identity" is defined as a person's sincerely held gender-related identity, appearance, or behavior, whether or not it is different from that traditionally associated with the person's physiology or assigned sex at birth.

This law prohibits discrimination based on gender identity in a person's admission to or treatment in any place of public accommodation. The law requires any such place that has separate areas for males and females (such as restrooms) to allow access to and full use of those areas consistent with a person's gender identity. The law also prohibits the owner or manager of a place of public accommodation from using advertising or signage that discriminates on the basis of gender identity.

This law directs the state Commission Against Discrimination to adopt rules or policies and make recommendations to carry out this law. The law also directs the state Attorney General to issue regulations or guidance on referring for legal action any person who asserts gender identity for an improper purpose.

The provisions of this law governing access to places of public accommodation are effective as of October 1, 2016. The remaining provisions are effective as of July 8, 2016.

*A YES VOTE* would keep in place the current law, which prohibits discrimination on the basis of gender identity in places of public accommodation.

*A NO VOTE* would repeal this provision of the public accommodation law.

It is further ordered that the polling places legally designated by the City Council be opened at 7:00 o'clock in the forenoon and be closed at 8:00 o'clock in the evening. The City Clerk be and hereby is authorized to cause notice to be given by publication of this Order in a local newspaper and by posting a copy of the same in a conspicuous place in the office of the City Clerk and in each Ward and Precinct of the City.

Edward J. Clancy  
City Council President





*City of Marlborough*  
**Legal Department**

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610

[LEGAL@MARLBOROUGH-MA.GOV](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
 CITY CLERK'S OFFICE  
 CITY OF MARLBOROUGH  
 2018 OCT 25 A 11:15

DONALD V. RIDER, JR.  
 CITY SOLICITOR

CYNTHIA M. PANAGORE GRIFFIN  
 ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS  
 PARALEGAL

October 25, 2018

Edward Clancy  
 President  
 Marlborough City Council

RE: Mauro Farm Subdivision –  
 Acceptance of Nolan Way, Spenser Circle and Reagin Lane as Public Ways

Dear President Clancy and Members:

As part of the Mauro Farm subdivision located off Cook Lane, I am enclosing for your review a proposed order to accept Nolan Way, Spenser Circle and Reagin Lane as public ways, and to accept their appurtenant easements (utility, drain, sewer, water and landscape) as municipal easements. Also enclosed are a copy of the 8 acceptance plan sheets and a copy of the unsigned deed (a signed version will be provided to the Public Services Committee once I have received it).

After this matter has been referred to the Planning Board pursuant to MGL c. 41, § 81I for its report, I will be happy to meet with Public Services during its deliberations.

Thank you for your attention to this matter.

Very truly yours,

Donald V. Rider, Jr.  
 City Solicitor

Enclosures

cc: Angelo Catanzaro, Esquire  
 Planning Board  
 Thomas DiPersio, City Engineer  
 Timothy Collins, Assistant City Engineer

## ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require:

that NOLAN WAY be accepted as a public way

from COOK LANE to Terminus at Station 8+31.42,

that SPENSER CIRCLE be accepted as a public way

from NOLAN WAY to Terminus at Station 2+83.07, and

that REAGIN LANE be accepted as a public way

from COOK LANE to Terminus at Station 2+87.28,

and that their appurtenant easements be accepted as municipal easements,

as shown on plans thereof and as hereinafter described:

DESCRIPTION

Plan entitled, "Street Acceptance Plan of 'Nolan Way,' Mauro Farms, Marlborough, MA, prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (2 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith;

Plan entitled, "Street Acceptance Plan of 'Spenser Circle,' Mauro Farms, Marlborough, MA, prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (1 sheet), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith;

Plan entitled, "Street Acceptance Plan of 'Nolan Way & Spenser Circle,' Mauro Farms, Marlborough, MA, prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (2 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith; and

Plan entitled, "Street Acceptance Plan of 'Reagin Lane,' Mauro Farms, Marlborough, MA, prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (3 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith.

Title to the roadways shown as NOLAN WAY, SPENSER CIRCLE and REAGIN LANE on said plans, and title to all the municipal easements shown on said plans as:

Utility Easements:

- Utility Easement A, over Lot 13, containing 1,022 square feet
- Utility Easement B, over Parcel 21, containing 30,320 square feet
- Utility Easement C, over Lot 27, containing 0.04 acres
- Utility Easement D, over Lot 29, containing 0.03 acres
- Utility Easement E, over Parcel 30, containing 0.46 acres

Drain Easements:

- Drain Easement F, over Lot 29, containing 0.01 acres
- Drain Easement J, over Lot 29, containing 0.02 acres
- Drain Easement K, over Lot 28, containing 0.06 acres
- Drain Easement L, over Parcel 30, containing 0.19 acres
- Drain Easement N, over Lot 12, containing 1,782 square feet
- Drain Easement O, over Lot 10, containing 1,784 square feet

Sewer Easements:

- Sewer Easement G, over Lot 25, containing 0.03 acres
- Sewer Easement H, over Lot 28, containing 0.06 acres
- Sewer Easement I, over Lot 23, containing 0.05 acres

Water Easements:

- Water Easement P, over Lot 16, containing 2,195 square feet
- Water Easement Q, over Lot 18, containing 860 square feet

Landscape Easements:

- L-2, over Lot 2, containing 1,211 square feet
- L-3, over Lot 3, containing 1,227 square feet
- L-4, over Lot 4, containing 1,035 square feet
- L-5, over Lot 5, containing 1,085 square feet
- L-6, over Lot 6, containing 1,513 square feet
- L-7, over Lot 7, containing 1,401 square feet
- L-8, over Lot 8, containing 1,024 square feet
- L-9, over Lot 9, containing 1,570 square feet
- L-10, over Lot 10, containing 1,021 square feet
- L-11, over Lot 11, containing 1,358 square feet
- L-12, over Lot 12, containing 1,008 square feet
- L-13, over Lot 13, containing 1,395 square feet
- L-14, over Lot 14, containing 1,145 square feet
- L-15, over Lot 15, containing 1,963 square feet
- L-16, over Lot 16, containing 1,182 square feet
- L-17, over Lot 17, containing 1,151 square feet
- L-18, over Lot 18, containing 1,054 square feet

- L-19, over Lot 19, containing 1,028 square feet
- L-22, over Lot 22, containing 894 square feet
- L-25, over Lot 25, containing 1,661 square feet
- L-26, over Lot 26, containing 1,018 square feet
- L-27, over Lot 27, containing 1,026 square feet
- L-28, over Lot 28, containing 1,115 square feet
- L-29, over Lot 29, containing 1,086 square feet.

has been granted to the City of Marlborough in a quitclaim deed from Mauro Farms LLC, a Massachusetts limited liability company with a principal place of business at 259 Turnpike Road, Southborough, Massachusetts, said deed to be recorded herewith at the Middlesex County (South District) Registry of Deeds.

IT IS THEREFORE ORDERED THAT:

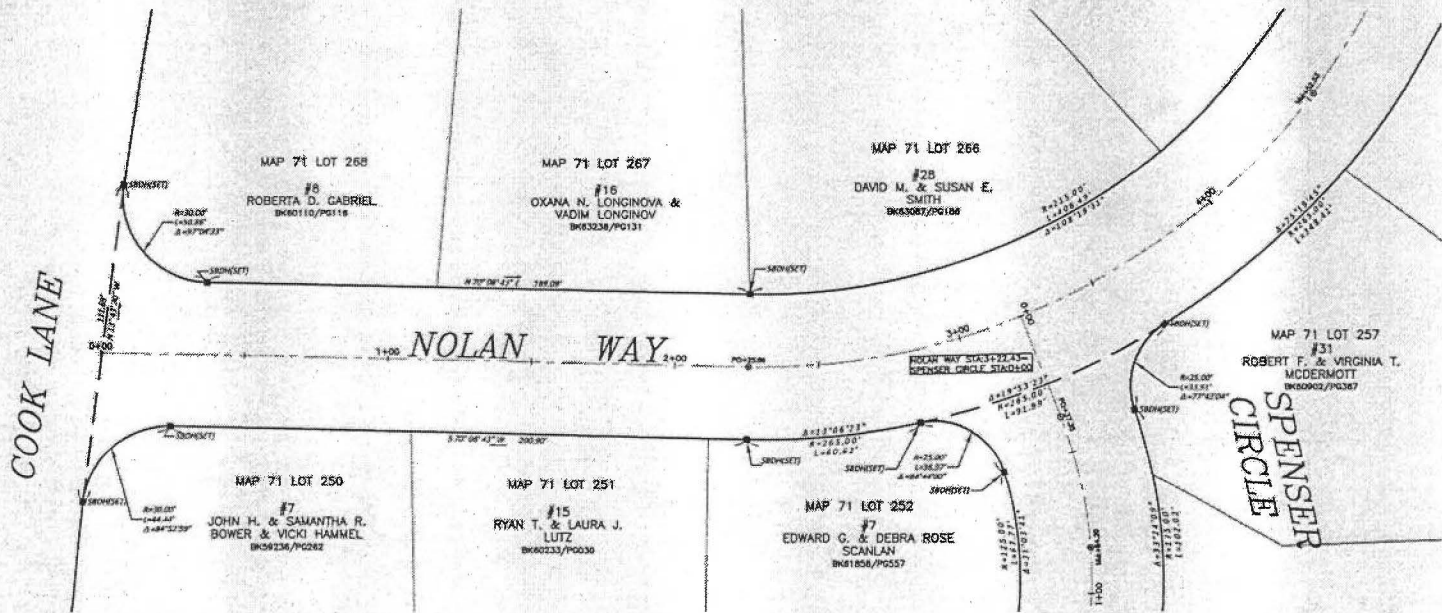
NOLAN WAY, SPENSER CIRCLE and REAGIN LANE be accepted as public ways, and their appurtenant easements be accepted as municipal easements, in the City of Marlborough.

ADOPTED  
 In City Council  
 Order No. 18-100  
 Adopted

Approved by Mayor  
 Arthur G. Vigeant  
 Date:

A TRUE COPY  
 ATTEST:





I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEEDING AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CHAPTER 80D.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES AND THE LINES LOCATING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS AND SIDES OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES-VEN SECTION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.


I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



*Richard W. Feil, Jr.* 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE

**LEGEND**  
 W 300' (SET) STONE BOUNDARY HOLE SET

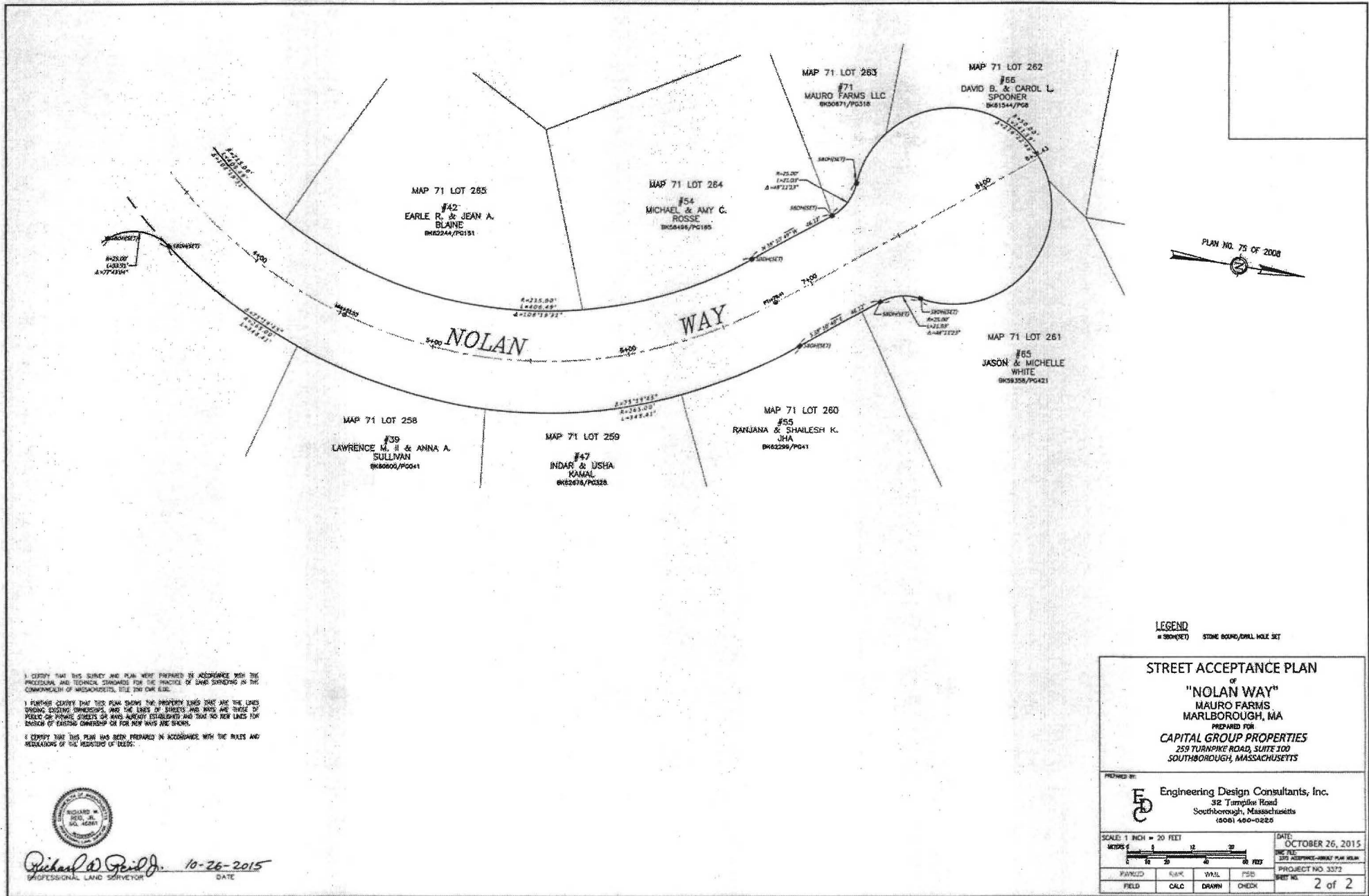
**STREET ACCEPTANCE PLAN**  
 OF  
**"NOLAN WAY"**  
 MAURO FARMS  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 255 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MASSACHUSETTS

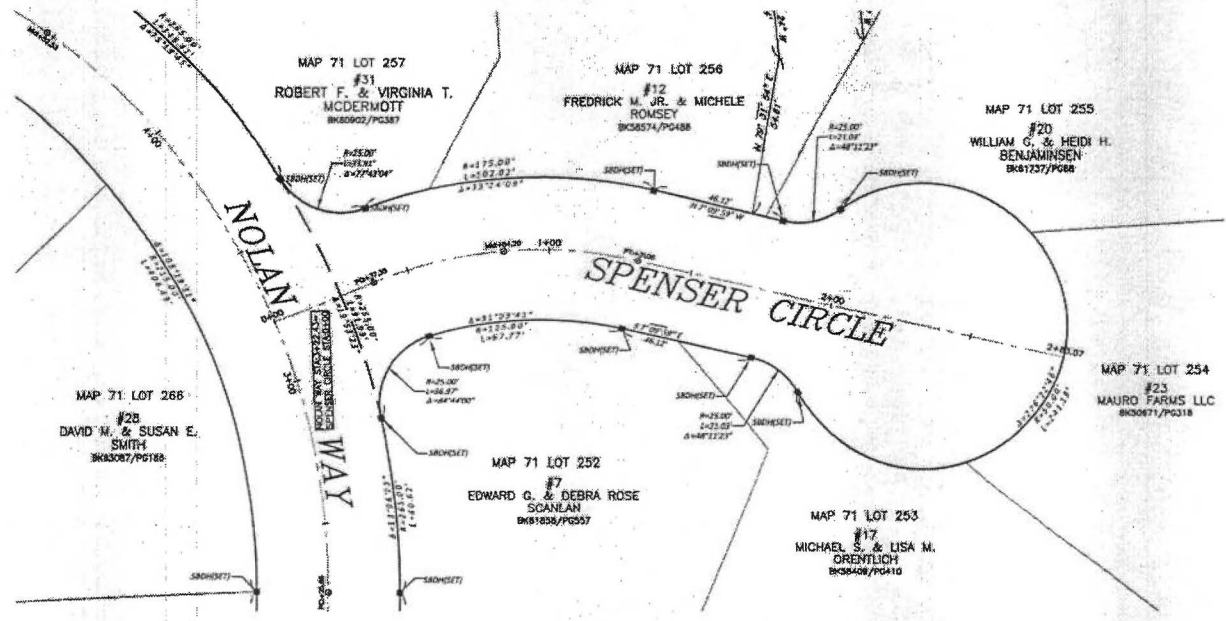
PREPARED BY:  
 **Engineering Design Consultants, Inc.**  
 92 Turnpike Road  
 Southborough, Massachusetts  
 (508) 480-0225

SCALE: 1" = 20 FEET  
 DATE: OCTOBER 26, 2015

PROJECT NO. 5372  
 SHEET NO. 1 of 2

DESIGNED	PLANNED	W/REV	PER
FIELD	CALC	DRAWN	CHECK





I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURES AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES SHOWN EXISTING SURVEYS, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LOTS FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED OF DEEDS.



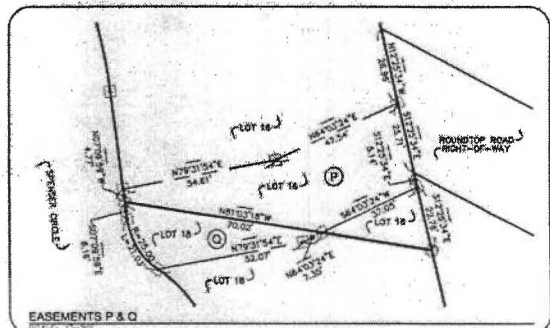
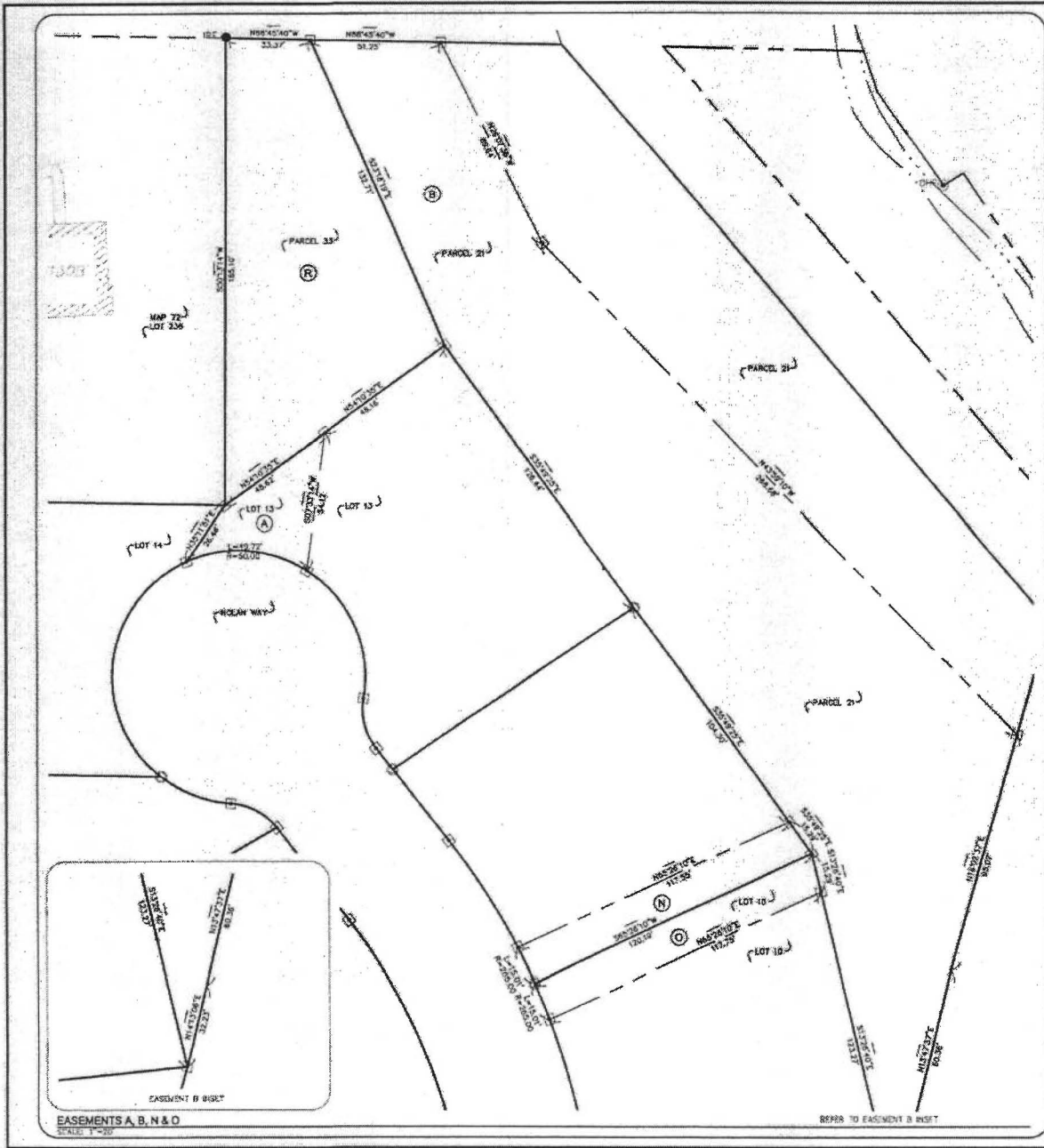
*Richard W. Reid* 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE

**LEGEND**  
 #SHOW(X)T STAKE BOARD/DRILL HOLE SET

**STREET ACCEPTANCE PLAN**  
 OF  
**"SPENSER CIRCLE"**  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 300  
 SOUTHBOROUGH, MASSACHUSETTS

PREPARED BY:  
  
**Engineering Design Consultants, Inc.**  
 52 Turnpike Road  
 Southborough, Massachusetts  
 (508) 460-0220

SCALE: 1 INCH = 20 FEET		DATE: OCTOBER 26, 2015	
METERS 0 5 10 15 20		SHEET NO. 1 of 1	
REVISED	DATE	BY	FOR
FIELD	DATE	DRAWN	CHECK




EASEMENT	LOCATION	TYPE	AREA
A	LOT 13	UTILITY	1,822 SF
B	PARCEL 21	UTILITY	35,320 SF
N	LOT 12	DRAIN	1,782 SF
C	LOT 10	DRAIN	1,784 SF
P	LOT 16	WATER	2,193 SF
D	LOT 18	WATER	860 SF
K	PARCEL 33	UTILITY	13,025 SF

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROFESSIONAL LAW AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CHAPTER 60B.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES AND ARE THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS ARE BASED UPON PUBLIC OR PRIVATE GRANTS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

  
 Richard W. Paul, 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE

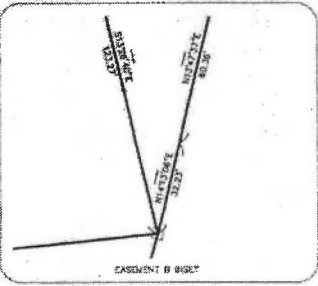
PLAN NO. 25 OF 2008

**STREET ACCEPTANCE PLAN**  
 OF  
**"NOLAN WAY & SPENSER CIRCLE"**  
 MAURO FARMS  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MASSACHUSETTS

PREPARED BY:  
  
**Engineering Design Consultants, Inc.**  
 32 Turnpike Road  
 Southborough, Massachusetts  
 (508) 486-0228

SCALE: 1 INCH = 20 FEET  
 METERS 0 1 2 3 4 5 6 7 8 9 10 12 15 20 40 FEET  
 DATE: OCTOBER 26, 2015  
 SHEET TITLE: 2015 ACCEPTANCE-DRAWN PLAN HELIX  
 PROJECT NO. 3372  
 SHEET NO. 1 of 2

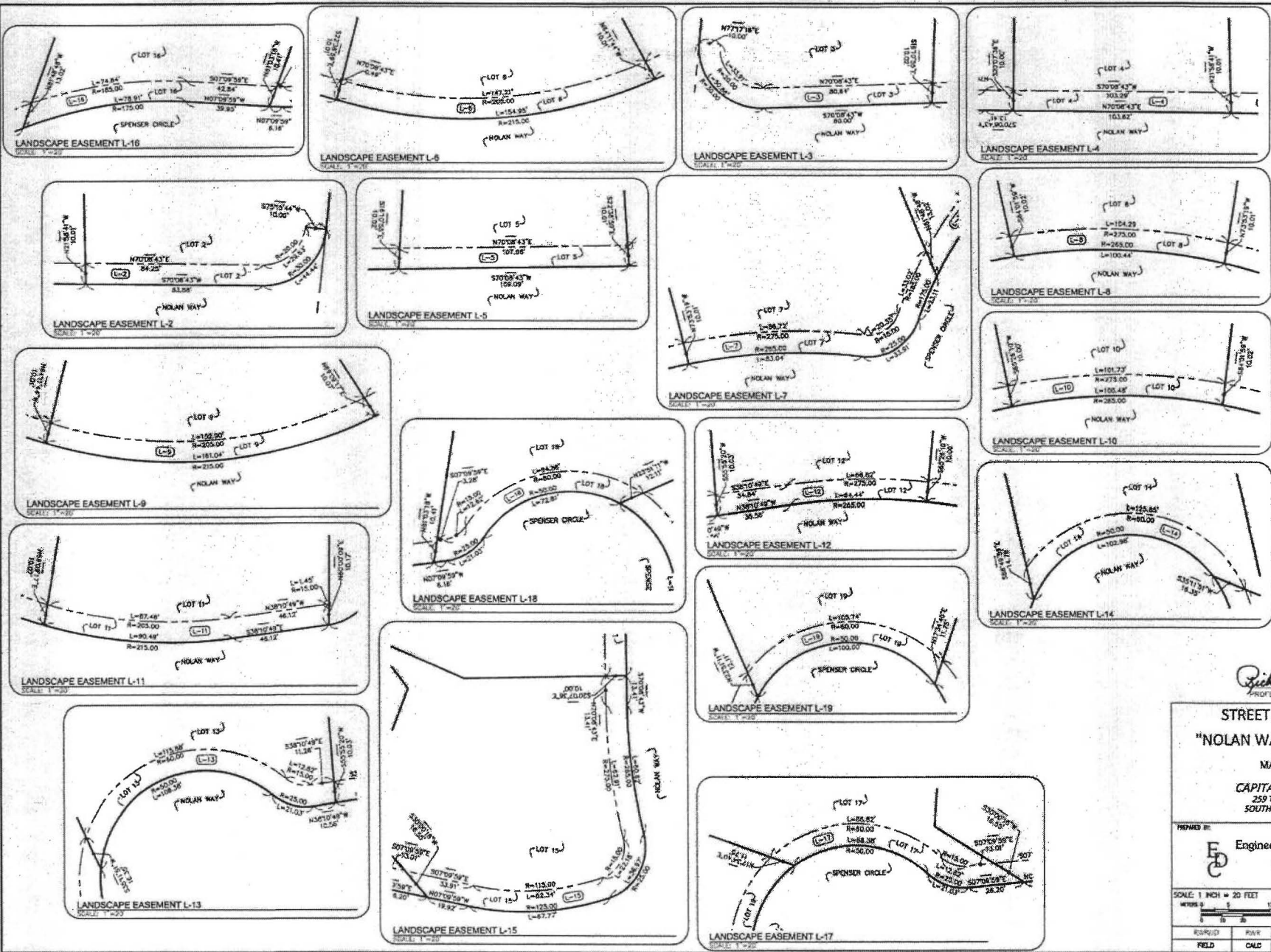
LEGEND  
 (Symbol) STAKE BOUNDARY/DRILL HOLE SET



EASEMENTS A, B, N & O  
 SCALE: 1"=20'

REFERS TO EASEMENT B VISIT





**LANDSCAPE EASEMENT**

LOCATION	TYPE	AREA
LOT 2	LANDSCAPE	1,214 SF
LOT 3	LANDSCAPE	1,227 SF
LOT 4	LANDSCAPE	1,033 SF
LOT 4	LANDSCAPE	1,015 SF
LOT 6	LANDSCAPE	1,513 SF
LOT 7	LANDSCAPE	1,401 SF
LOT 8	LANDSCAPE	1,024 SF
LOT 9	LANDSCAPE	1,030 SF
LOT 10	LANDSCAPE	1,021 SF
LOT 10	LANDSCAPE	1,021 SF

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROFESSIONAL AND TECHNICAL REQUIREMENTS FOR THE PRACTICE OF LAND SURVEYING AS THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250, CHAPTER 80D.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE ONLY EXISTING DIMENSIONS, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF COURTS.

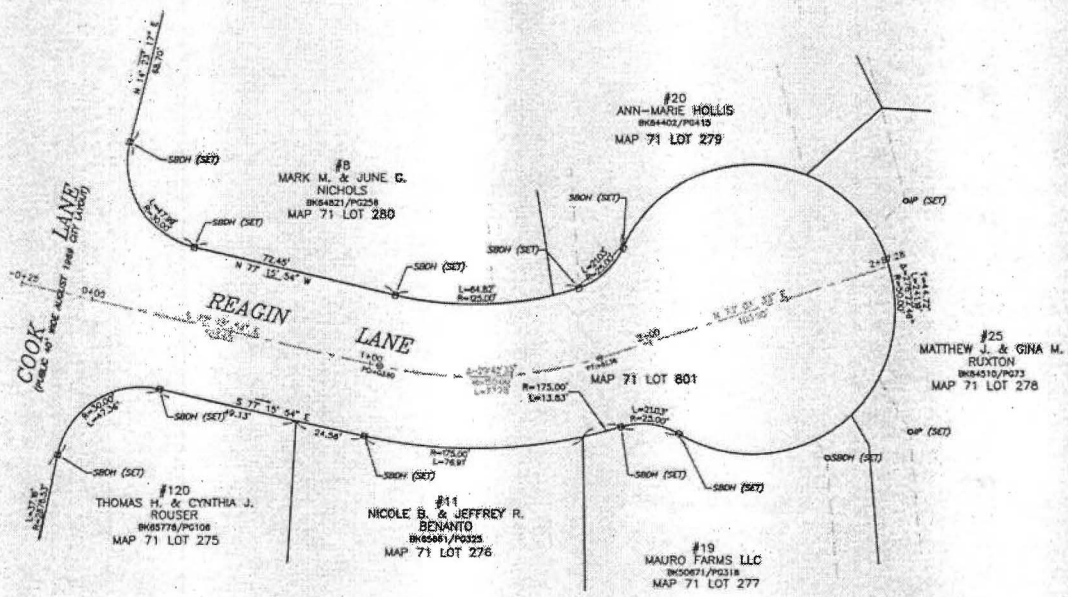


*Richard W. Gault, Jr.* 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE

**STREET ACCEPTANCE PLAN**  
 OF  
**"NOLAN WAY & SPENSER CIRCLE"**  
 MAURO FARMS  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MASSACHUSETTS

PREPARED BY:  
 **Engineering Design Consultants, Inc.**  
 332 Turnpike Road  
 Southborough, Massachusetts  
 (508) 490-0025

SCALE: 1 INCH = 20 FEET	DATE: OCTOBER 26, 2015
METERS 0 5 10 20	DATE: OCTOBER 26, 2015
0 5 10 20 FEET	DATE: OCTOBER 26, 2015
REVISION	DATE
FIELD	CALC
DRWN	CHEK
PROJECT NO. 3372	SHEET NO. 2 OF 2



**LEGEND**  
 \*SBOH(SCT) STONE BOUND/DRILL HOLE SET

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CMR 8.00.  
 I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.  
 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.



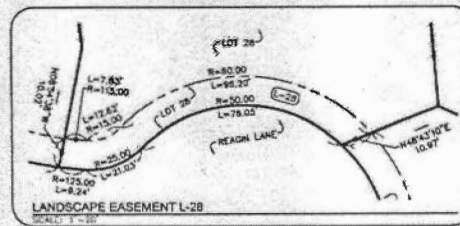
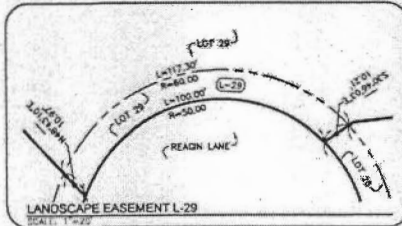
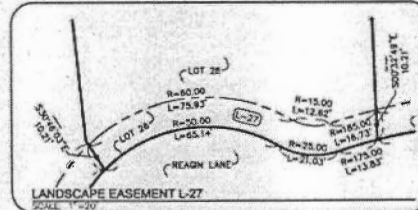
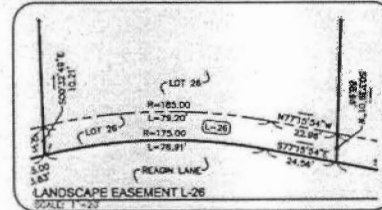
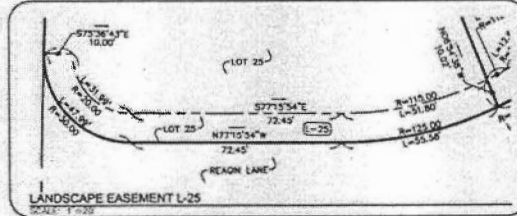
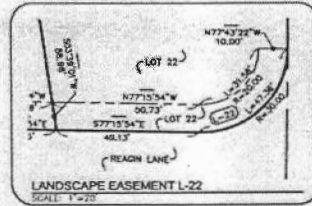
*Richard W. Reid, Jr.* 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE

**STREET ACCEPTANCE PLAN**  
 OF  
**"REGAIN LANE"**  
 MAURO FARMS  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 300  
 SOUTHBOROUGH, MASSACHUSETTS

PREPARED BY  
 **Engineering Design Consultants, Inc.**  
 32 Turnpike Road  
 Southborough, Massachusetts  
 (508) 480-0228

SCALE: 1 INCH = 20 FEET  
 METERS: 0 5 10 15 20 25 30 FEET

DATE: OCT. 26, 2015  
 SHEET NO. 1 OF 3  
 PROJECT NO. 3372  
 PREP. BY: [ ]  
 CHECK: [ ]  
 DRAWN: [ ]  
 CALC: [ ]  
 FIELD: [ ]



EASEMENT LEGEND	
PROPERTY LINE	—————
10' WIDE LANDSCAPE EASEMENT LINE	- - - - -

LANDSCAPE EASEMENT TABLE				
EASEMENT	LOCATION	TYPE	AREA	TO BE GRANTED TO
L-2	LOT 2	LANDSCAPE	1,211 SF	CITY OF MARLBOROUGH
L-3	LOT 3	LANDSCAPE	1,227 SF	CITY OF MARLBOROUGH
L-4	LOT 4	LANDSCAPE	1,035 SF	CITY OF MARLBOROUGH
L-5	LOT 5	LANDSCAPE	1,085 SF	CITY OF MARLBOROUGH
L-6	LOT 6	LANDSCAPE	1,513 SF	CITY OF MARLBOROUGH
L-7	LOT 7	LANDSCAPE	1,401 SF	CITY OF MARLBOROUGH
L-8	LOT 8	LANDSCAPE	1,024 SF	CITY OF MARLBOROUGH
L-9	LOT 9	LANDSCAPE	1,570 SF	CITY OF MARLBOROUGH
L-10	LOT 10	LANDSCAPE	1,021 SF	CITY OF MARLBOROUGH
L-11	LOT 11	LANDSCAPE	1,358 SF	CITY OF MARLBOROUGH
L-12	LOT 12	LANDSCAPE	1,008 SF	CITY OF MARLBOROUGH
L-13	LOT 13	LANDSCAPE	1,385 SF	CITY OF MARLBOROUGH
L-14	LOT 14	LANDSCAPE	1,145 SF	CITY OF MARLBOROUGH
L-15	LOT 15	LANDSCAPE	1,893 SF	CITY OF MARLBOROUGH
L-16	LOT 16	LANDSCAPE	1,182 SF	CITY OF MARLBOROUGH
L-17	LOT 17	LANDSCAPE	1,151 SF	CITY OF MARLBOROUGH
L-18	LOT 18	LANDSCAPE	1,054 SF	CITY OF MARLBOROUGH
L-19	LOT 19	LANDSCAPE	1,028 SF	CITY OF MARLBOROUGH
L-20	LOT 20	LANDSCAPE	894 SF	CITY OF MARLBOROUGH
L-21	LOT 21	LANDSCAPE	1,881 SF	CITY OF MARLBOROUGH
L-22	LOT 22	LANDSCAPE	1,018 SF	CITY OF MARLBOROUGH
L-23	LOT 23	LANDSCAPE	1,026 SF	CITY OF MARLBOROUGH
L-24	LOT 24	LANDSCAPE	1,115 SF	CITY OF MARLBOROUGH
L-25	LOT 25	LANDSCAPE	1,088 SF	CITY OF MARLBOROUGH

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEEDINGS AND TECHNICAL CONCEPTS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CMR 6.00.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES AND AREAS AND THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF STREETS ANDWAYS ARE EITHER OF PUBLIC OR PRIVATE STREETS ORWAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR EITHER OF EXISTING OWNERSHIP OR FOR NEWWAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.




*Richard W. Paillet* 10-26-2015  
 PROFESSIONAL LAND SURVEYOR DATE


LEGEND  
 9 3000(247) STONE 8590/DRILL HOLE SET

**STREET ACCEPTANCE PLAN**  
 OF  
**"REAGIN LANE"**  
 MAURO FARMS  
 MARLBOROUGH, MA  
 PREPARED FOR  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MASSACHUSETTS

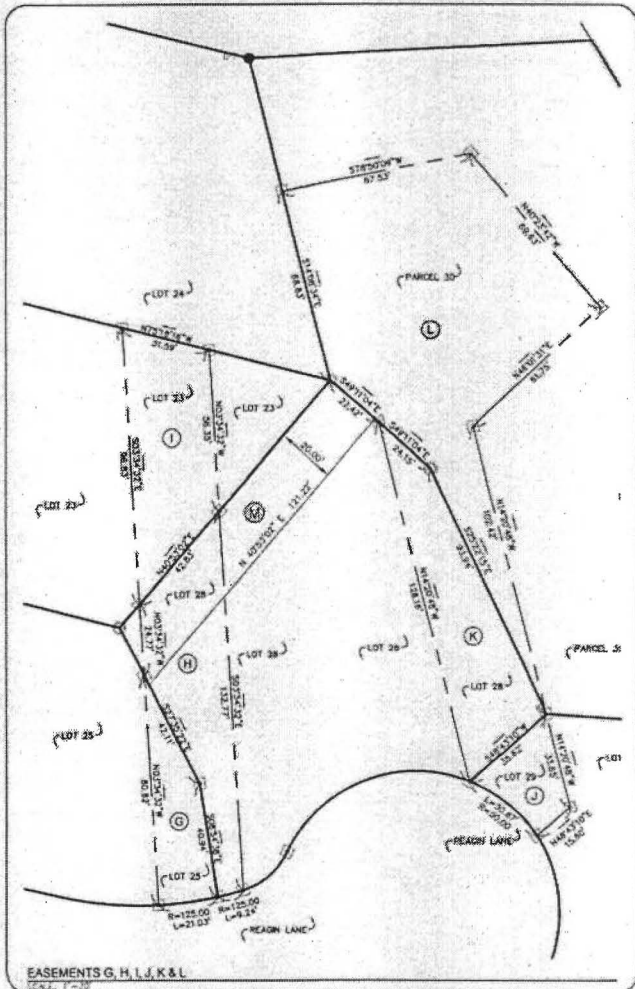
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PREPARED BY:  
 **Engineering Design Consultants, Inc.**  
 312 Turnpike Road  
 Southborough, Massachusetts  
 (800) 480-0295

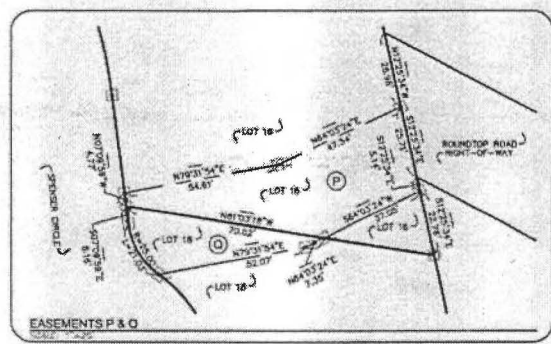
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SCALE: 1 INCH = 20 FEET  
  
 DATE: OCT. 26, 2015  
 PROJECT NO. 3372  
 SHEET NO. 2 of 3

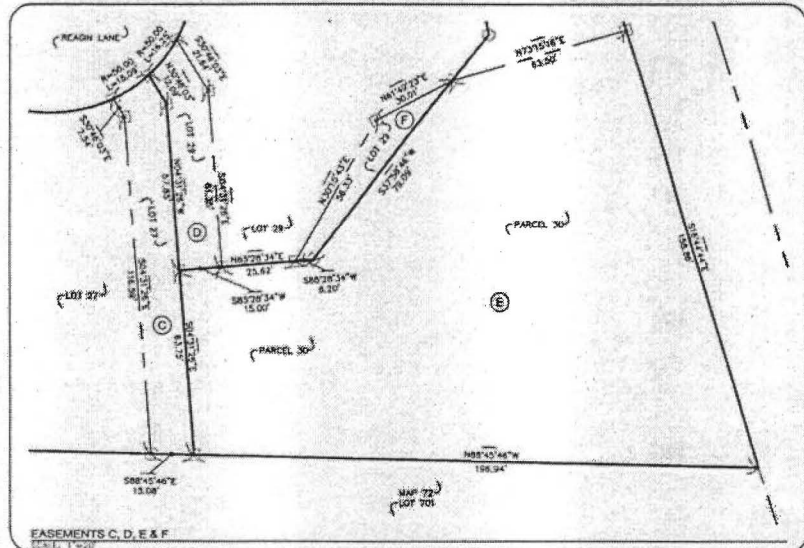




EASEMENTS G, H, I, J, K & L  
SCALE: 1"=20'



EASEMENTS P & Q  
SCALE: 1"=20'



EASEMENTS C, D, E & F  
SCALE: 1"=20'

- 1. EASEMENTS
- 2. UTILITY EASEMENT (C) AREA EQUALS 0.04 AC
- 3. UTILITY EASEMENT (D) AREA EQUALS 0.02 AC
- 4. UTILITY EASEMENT (E) AREA EQUALS 0.46 AC
- 5. DRIVE EASEMENT (F) AREA EQUALS 0.01 AC
- 6. DRIVE EASEMENT (G) AREA EQUALS 0.03 AC
- 7. DRIVE EASEMENT (H) AREA EQUALS 0.03 AC
- 8. DRIVE EASEMENT (I) AREA EQUALS 0.03 AC
- 9. DRIVE EASEMENT (J) AREA EQUALS 0.03 AC
- 10. DRIVE EASEMENT (K) AREA EQUALS 0.18 AC
- 11. DRIVE EASEMENT (L) AREA EQUALS 0.02 AC
- 12. LANDSCAPING EASEMENT (M) AREA EQUALS 0.04 AC
- 13. PRIVATE DRIVE EASEMENT

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 26A CHA 459A.

I FURTHER CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.



Richard W. Quinn, Jr. 10-26-2015  
PROFESSIONAL LAND SURVEYOR DATE

LEGEND  
- - - - - STONE BOUND/DRAWN W/OLE DET

STREET ACCEPTANCE PLAN  
OF  
"REGAIN LANE"  
MAURO FARMS  
MARLBOROUGH, MA  
PREPARED FOR  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MASSACHUSETTS

PREPARED BY: Engineering Design Consultants, Inc.  
32 Turnpike Road  
Southborough, Massachusetts  
(508) 460-0280

SCALE: 1 INCH = 20 FEET	DATE: OCT. 26, 2015
METERS 0 5 10 20 30	DWG FILE: 102-ACCEPTANCE-REGAIN PLAN 1000
IN FEET	PROJECT NO: 3372
REVISED	DATE
FIELD	CALC
DRAWN	CHECK
SHEET NO. 3 of 3	



## QUITCLAIM DEED

Mauro Farms LLC, a Massachusetts limited liability company with a principal place of business at 259 Turnpike Road, Southborough, Massachusetts,

for consideration of less than \$100.00,

grants to the City of Marlborough

*with quitclaim covenants*

The land in Marlborough, shown and/or identified as Nolan Way, Spenser Circle and Reagin Lane on those certain street acceptance plans as follows:

Plan entitled, "Street Acceptance Plan of 'Nolan Way,' Mauro Farms, Marlborough, MA," Prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (2 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith;

Plan entitled, "Street Acceptance Plan of 'Spenser Circle,' Mauro Farms, Marlborough, MA," Prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (1 sheet), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith;

Plan entitled, "Street Acceptance Plan of 'Nolan Way & Spenser Circle,' Mauro Farms, Marlborough, MA," Prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (2 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith;

Plan entitled, "Street Acceptance Plan of 'Reagin Lane,' Mauro Farms, Marlborough, MA," Prepared for: Capital Group Properties, 259 Turnpike Road, Suite 100, Southborough, Massachusetts (3 sheets), Dated: October 26, 2015, Scale: 1" = 20', Prepared by: Engineering Design Consultants, Inc., 32 Turnpike Road, Southborough, Massachusetts, which plan is to be recorded herewith.

The above street acceptance plans are together the "Street Acceptance Plans."

This conveyance is subject to and with the benefit of all easements of record to the extent the same are in force and applicable, including, without limitation, the following municipal easements shown on said Street Acceptance Plans as:

Utility Easements:

- Utility Easement A, over Lot 13, containing 1,022 square feet
- Utility Easement B, over Parcel 21, containing 30,320 square feet
- Utility Easement C, over Lot 27, containing 0.04 acres
- Utility Easement D, over Lot 29, containing 0.03 acres
- Utility Easement E, over Parcel 30, containing 0.46 acres

Drain Easements:

- Drain Easement F, over Lot 29, containing 0.01 acres
- Drain Easement J, over Lot 29, containing 0.02 acres
- Drain Easement K, over Lot 28, containing 0.06 acres
- Drain Easement L, over Parcel 30, containing 0.19 acres
- Drain Easement N, over Lot 12, containing 1,782 square feet
- Drain Easement O, over Lot 10, containing 1,784 square feet

Sewer Easements:

- Sewer Easement G, over Lot 25, containing 0.03 acres
- Sewer Easement H, over Lot 28, containing 0.06 acres
- Sewer Easement I, over Lot 23, containing 0.05 acres

Water Easements:

- Water Easement P, over Lot 16, containing 2,195 square feet
- Water Easement Q, over Lot 18, containing 860 square feet

Landscape Easements:

- L-2, over Lot 2, containing 1,211 square feet
- L-3, over Lot 3, containing 1,227 square feet
- L-4, over Lot 4, containing 1,035 square feet
- L-5, over Lot 5, containing 1,085 square feet
- L-6, over Lot 6, containing 1,513 square feet
- L-7, over Lot 7, containing 1,401 square feet
- L-8, over Lot 8, containing 1,024 square feet
- L-9, over Lot 9, containing 1,570 square feet
- L-10, over Lot 10, containing 1,021 square feet
- L-11, over Lot 11, containing 1,358 square feet
- L-12, over Lot 12, containing 1,008 square feet
- L-13, over Lot 13, containing 1,395 square feet
- L-14, over Lot 14, containing 1,145 square feet
- L-15, over Lot 15, containing 1,963 square feet
- L-16, over Lot 16, containing 1,182 square feet
- L-17, over Lot 17, containing 1,151 square feet

- L-18, over Lot 18, containing 1,054 square feet
- L-19, over Lot 19, containing 1,028 square feet
- L-22, over Lot 22, containing 894 square feet
- L-25, over Lot 25, containing 1,661 square feet
- L-26, over Lot 26, containing 1,018 square feet
- L-27, over Lot 27, containing 1,026 square feet
- L-28, over Lot 28, containing 1,115 square feet
- L-29, over Lot 29, containing 1,086 square feet.

Being a portion of the premises conveyed to Grantor by Deed dated January 29, 2008 and recorded with said Deeds in Book 50671, Page 318.

As defined in M.G.L. Chapter 63, Section 30, the Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

Witness its hand and seal this \_\_\_\_ day of October, 2018.

Mauro Farms LLC  
By:

\_\_\_\_\_  
William A. Depietri, Manager

**Commonwealth of Massachusetts**

Worcester, ss.

On this \_\_\_\_\_ day of October, 2018, before me the undersigned notary public, personally appeared William A. Depietri, in his capacity as Manager of Mauro Farms LLC, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:



*City of Marlborough*  
**Legal Department**

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610

[LEGAL@MARLBOROUGH-MA.GOV](mailto:LEGAL@MARLBOROUGH-MA.GOV)

RECEIVED  
 CITY CLERK'S OFFICE  
 CITY OF MARLBOROUGH  
 2018 OCT 25 A 11:15

DONALD V. RIDER, JR.  
 CITY SOLICITOR

CYNTHIA M. PANAGORE GRIFFIN  
 ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS  
 PARALEGAL

October 25, 2018

Edward Clancy  
 President  
 Marlborough City Council

RE: Mauro Farm Subdivision –  
 Acceptance of Open Space Parcels

Dear President Clancy and Members:

In late 2007, the Marlborough Planning Board approved definitive plans for a subdivision known as Mauro Farm, located off Cook Lane. Included in those approved plans are a total of 5 open space parcels. For your convenience, I have included a GIS graphic of the parcels shown as Parcels 20, 21, 30, 31 and 32, which altogether total more than 4 acres.

Enclosed for your review is a proposed order to accept from the Mauro Farm developer a deed for the 5 open space parcels associated with the subdivision. Since both the order and the deed order refer to the approved subdivision plans as well as to a land plan, those plans are also enclosed. The order proposes, pursuant to MGL c. 40, § 8C, that the parcels, 4 of which abut Mowry Brook, be placed under the management and control of the Conservation Commission “for the purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation.”

A signed version of the open space deed will be provided to the relevant Council committee once I have received it. I will be happy to meet with that committee during its deliberations.

Thank you for your attention to this matter.

Very truly yours,

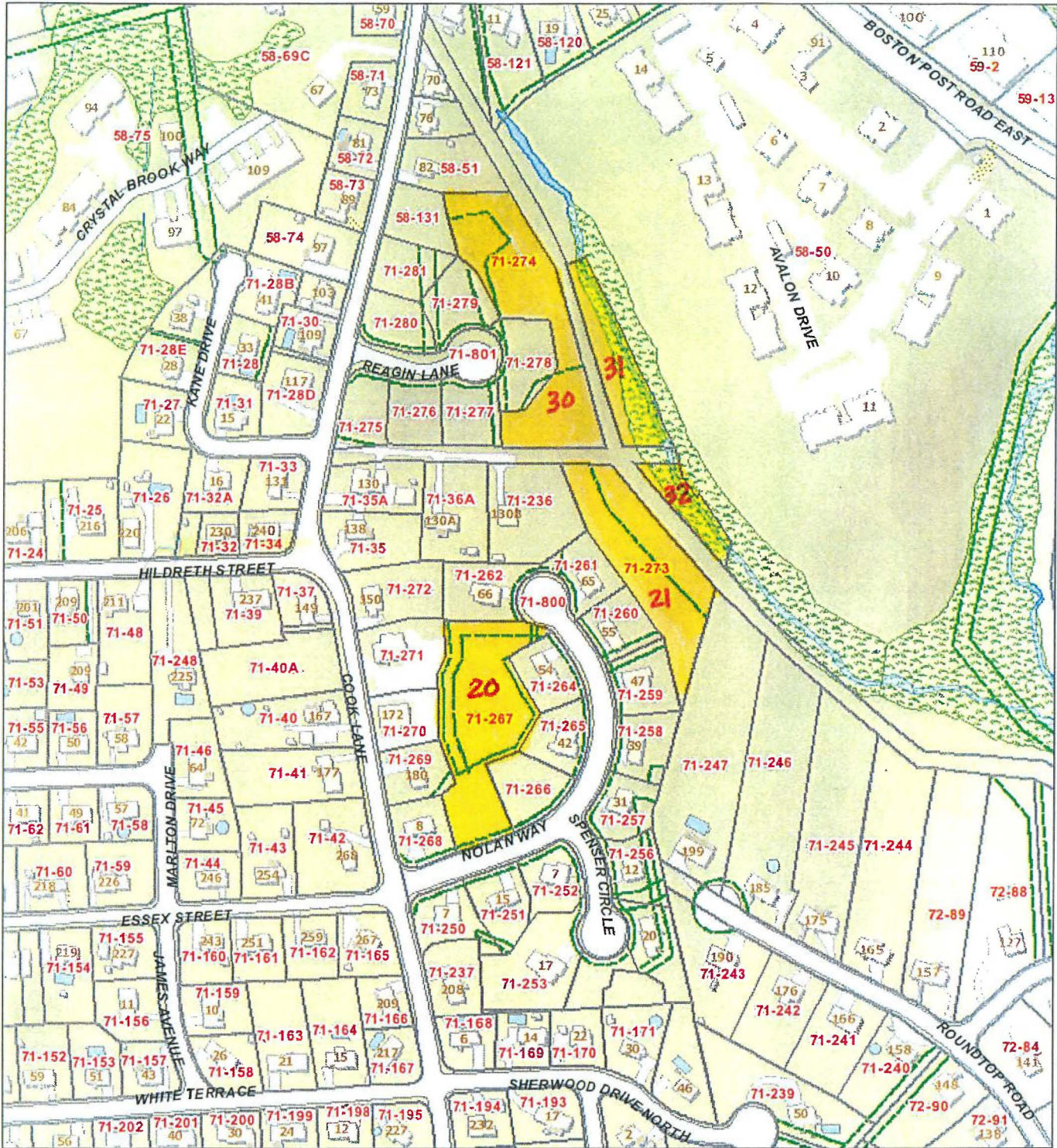
  
 Donald V. Rider, Jr.  
 City Solicitor

Enclosures

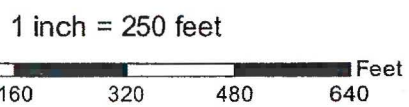
cc: Angelo Catanzaro, Esquire  
 Planning Board  
 Priscilla Ryder, Conservation Officer  
 Thomas DiPersio, City Engineer  
 Timothy Collins, Assistant City Engineer



# Mauro Farm - Open Space lots



- Easements
- Parking Lots
- Driveways
- Type**
- Paved
- DEP WETLAND
- Unpaved



October 18, 2017



All Marlborough GIS data is to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. This web site is not intended to be used as the exclusive basis for decision-making.



## ORDERED:

That the City Council of the City of Marlborough, pursuant to the provisions and conditions of MGL c. 40, § 8C, does hereby accept from Mauro Farms LLC, a Massachusetts limited liability company, the attached deed of land in Marlborough, Middlesex County, Massachusetts shown and/or identified as Parcels 20, 21, 30, 31 and 32 on a plan entitled, "Definitive Subdivision Plan for Mauro Farm, Marlborough, Massachusetts," prepared by Tunison Smith, P.O. Box 73, 115 Main St., Suite 2B, Easton, Massachusetts 02356, dated April 20, 2007, last revised October 15, 2007, which plan is recorded in the Middlesex South District Registry of Deeds as Plan No. 75 of 2008 (the "Subdivision Plan") and to which Subdivision Plan reference is made for a more particular description of said Parcels 20, 21 and 30.

As only portions of Parcel 31 and Parcel 32 are shown on the Subdivision Plan, reference for a more particular description of said Parcels 31 and 32 is made to a plan entitled, "Plan of Land, Capital Group Properties, Lot 282 & 283, Map 71, City of Marlborough, Middlesex County, Commonwealth of Massachusetts, prepared by Control Point Associates, Inc., 352 Turnpike Road Southborough, MA 01772, dated October 26, 2017" ( the "Land Plan").

Collectively, the Subdivision Plan and the Land Plan are referred to herein as the "Plans."

According to the Plans:

- Parcel 20 contains 42,296 square feet;
- Parcel 21 contains 46,129 square feet and a detention basin and a level spreader to be maintained by the Marlborough Department of Public Works;
- Parcel 30 contains 57,264 square feet and two detention basins to be maintained by the Marlborough Department of Public Works;
- Parcel 31 contains 22,974 square feet; and
- Parcel 32 contains 10,919 square feet.

These open space parcels are to be managed and controlled by the Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation.

ADOPTED  
In City Council  
Order No. 18-100  
Adopted

Approved by Mayor  
Arthur G. Vigeant  
Date:

A TRUE COPY  
ATTEST:

State of Massachusetts  
 Commonwealth  
 Southern District  
 Cambridge, Massachusetts  
 File No. 75-1074 2007  
 Received 2-1-2008  
 at 1.00 P.M. 28 M.P.M.

Attest  
 [Signature]  
 Registrar

# DEFINITIVE SUBDIVISION PLAN FOR MAURO FARM MARLBOROUGH, MASSACHUSETTS

FOR INDUSTRY USE ONLY

OWNER / APPLICANT:



**CAPITAL GROUP**  
 PROPERTIES

CAPITAL GROUP PROPERTIES  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MASSACHUSETTS 01772  
 TEL: (508)357-8825  
 FAX: (508)358-6859

CONSULTING ENGINEER:

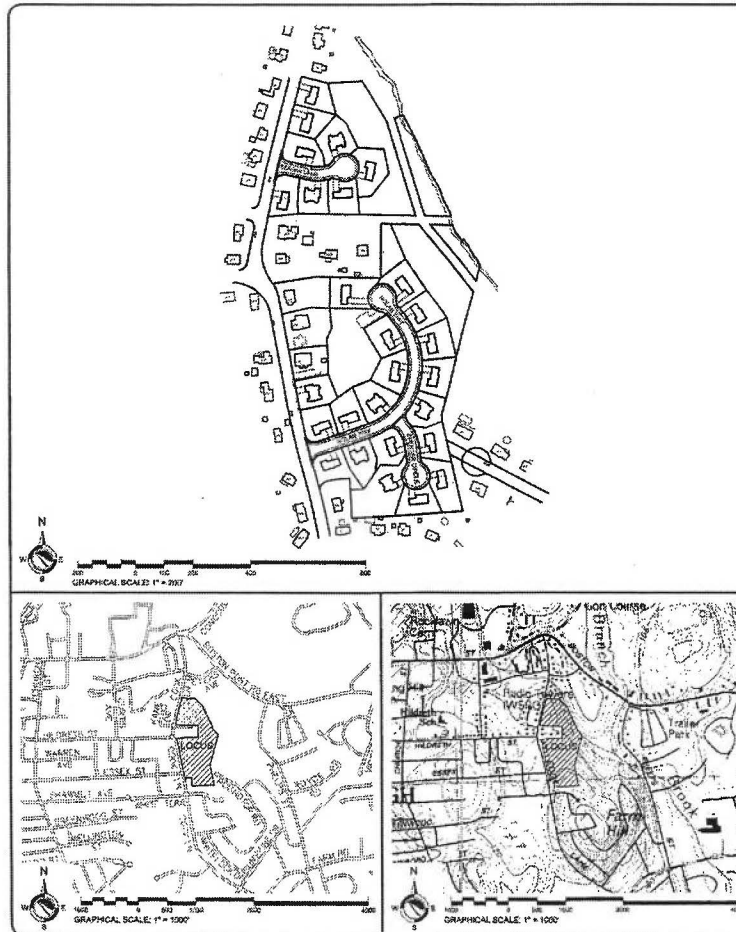


TUNISON SMITH  
 P.O. BOX 73, 115 MAIN ST., SUITE 2B  
 EASTON, MASSACHUSETTS 02356  
 TEL (508)682-0229  
 FAX (508)682-3105

LAND SURVEYOR:



CHAS. H. SELLS, INC.  
 90 WORCESTER ROAD  
 CHARLTON, MASSACHUSETTS 01507  
 TEL (508)248-1970  
 FAX (508)248-6072



### APPROVAL UNDER SUBDIVISION CONTROL LAW

#### REQUESTED WAIVERS

SECTION	DESCRIPTION	APPROVED	DENIED
IV.B.6(C)	ROAD LENGTH: ALLOW CREATION OF NOLAN WAY WITH A DEAD END LENGTH OF 831.4 FEET AND SPENDER CIRCLE WITH A DEAD END LENGTH OF 608.8 FEET.	X	
IV.B.4(C)	HORIZONTAL TANGENT BETWEEN VERTICAL CURVES: ALLOW CREATION OF NOLAN WAY WITH A SPENDER BETWEEN VERTICAL CURVES OF 481 FEET ALONG A HORIZONTAL CURVE WITH A CENTERLINE RADIUS OF 540.0 FEET.	X	
IV.B.3(C)	CURVE-TO-CURVE LEVELING AREA: ALLOW CREATION OF NOLAN WAY WITH A 3' CIRCULAR-DE-ROAD LEAVING AREA 34.8 FEET IN LENGTH.	X	
IV.B.2	STREET WIDTH: ALLOW FOR THE CREATION OF NOLAN WAY, SPENDER CIRCLE AND HEADWALK WITH A PAVEMENT WIDTH OF 26.0 FEET.	X	
IV.D.	SIDEWALKS: ALLOW THE CREATION OF NOLAN WAY, SPENDER CIRCLE AND HEADWALK WITH SIDEWALKS ALONG ONE SIDE.		X

MARLBOROUGH PLANNING BOARD

[Signatures of Planning Board members]

BENIG A. MARBLE, DATE December 17, 2007

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING ORDINANCE.

CITY CLERK

PLAN RECEIVED ON October 17, 2007 2007 [Signature]  
 CITY CLERK

#### SHEET INDEX

NUMBER	NAME	ISSUED	REVISED
C1	NOTES AND ABBREVIATIONS	04/20/2007	07/24/2007
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C2-B	EXISTING CONDITIONS PLAN	04/20/2007	08/14/2007
C3	PROPOSED CONDITIONS OVERVIEW	04/20/2007	08/27/2007
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C4-D	PROPOSED EASEMENT PLAN	04/20/2007	10/12/2007
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C4-F	PROPOSED EASEMENT PLAN	08/24/2007	...
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C6-A	GRADING AND DRAINAGE PLAN	04/20/2007	10/14/2007
C6-B	GRADING AND DRAINAGE PLAN	04/20/2007	09/27/2007
C7-A	UTILITY PLAN	04/20/2007	09/27/2007
C7-B	UTILITY PLAN	04/20/2007	10/12/2007
C8-A	PROFILE PLAN	04/20/2007	10/12/2007
C8-B	PROFILE PLAN	04/20/2007	08/27/2007
C8-C	EASEMENT PROFILE PLAN	04/20/2007	10/12/2007
C9-D	POND PROFILE PLAN	08/14/2007	10/14/2007
C9-A	EROSION CONTROL PLAN	04/20/2007	09/27/2007
C9-B	EROSION CONTROL PLAN	04/20/2007	09/27/2007
C9-C	EROSION CONTROL PLAN	08/28/2007	09/27/2007
C9-D	EROSION CONTROL PLAN	08/28/2007	09/27/2007
C10-A	STAKEOUT DETAILS	04/20/2007	10/12/2007
C10-B	GRADING, DRAINAGE AND STAKEOUT DETAILS	04/20/2007	10/12/2007
C10-C	GRADING, DRAINAGE AND STAKEOUT DETAILS	03/20/2007	10/12/2007
C10-D	UTILITY DETAILS	04/20/2007	10/12/2007
C10-E	DRAINAGE AND EROSION CONTROL DETAILS	04/20/2007	10/12/2007

**REVISED FOR:  
 DEFINITIVE SUBDIVISION APPROVAL  
 REVISED OCTOBER 15, 2007**

C-471  
 MPB# 3091

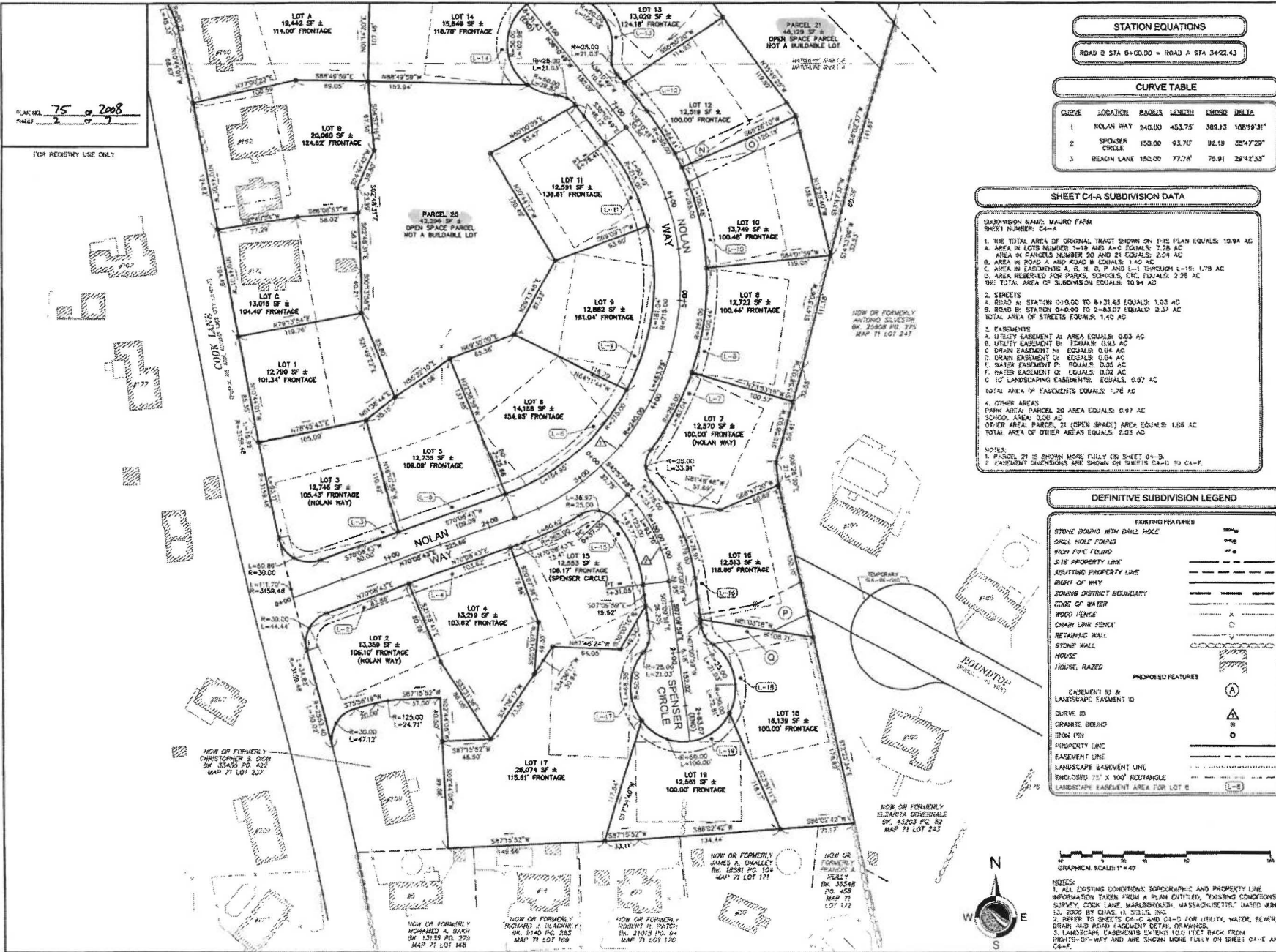
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2.1.08

P.L. 75

75

11F7



STATION EQUATIONS				
ROAD B STA 0+00.00 = ROAD A STA 34+22.43				

CURVE TABLE					
CURVE	LOCATION	RADIUS	LENGTH	CHORD	DELTA
1	NOLAN WAY	240.00	43.75'	388.13	108°19'31"
2	SPENSER CIRCLE	100.00	93.70'	92.19	30°47'20"
3	REGAIN LANE	150.00	77.26'	75.91	29°42'33"

**SHEET C4-A SUBDIVISION DATA**

SUBDIVISION NAME: MAURO FARM  
SHEET NUMBER: C4-A

- THE TOTAL AREA OF ORIGINAL TRACT SHOWN ON THIS PLAN EQUALS: 10.94 AC
- AREA IN LOTS NUMBER 1-19 AND 21 EQUALS: 7.26 AC
- AREA IN PARCELS NUMBER 20 AND 21 EQUALS: 2.09 AC
- AREA IN ROAD A AND ROAD B EQUALS: 1.40 AC
- AREA IN EASEMENTS A, B, C, D, E, F AND L-1 THROUGH L-19: 1.79 AC
- AREA RESERVED FOR PARKS, SCHOOLS, ETC. EQUALS: 2.28 AC
- THE TOTAL AREA OF SUBDIVISION EQUALS: 10.94 AC

- STREETS
- ROAD A: STATION 0+00.00 TO 8+21.43 EQUALS: 1.03 AC
- ROAD B: STATION 0+00.00 TO 2+83.07 EQUALS: 0.37 AC
- TOTAL AREA OF STREETS EQUALS: 1.40 AC

- EASEMENTS
- UTILITY EASEMENT A: AREA EQUALS: 0.03 AC
- UTILITY EASEMENT B: EQUALS: 0.03 AC
- DRAIN EASEMENT M: EQUALS: 0.04 AC
- DRAIN EASEMENT N: EQUALS: 0.04 AC
- WATER EASEMENT O: EQUALS: 0.02 AC
- LANDSCAPING EASEMENTS: EQUALS: 0.07 AC
- TOTAL AREA OF EASEMENTS EQUALS: 1.26 AC

- OTHER AREAS
- PAVEMENT AREA: PARCEL 20 AREA EQUALS: 0.97 AC
- SCHOOL AREA: 0.00 AC
- OTHER AREA: PARCEL 21 (OPEN SPACE) AREA EQUALS: 1.06 AC
- TOTAL AREA OF OTHER AREAS EQUALS: 2.03 AC

NOTES:  
1. PARCEL 21 IS SHOWN MORE FULLY ON SHEET C4-B.  
2. EASEMENT DIMENSIONS ARE SHOWN ON SHEETS C4-A TO C4-F.

DEFINITIVE SUBDIVISION LEGEND	
EXISTING FEATURES	
STONE BOUND WITH DIRT HOLE	---○---
DRILL HOLE FOUND	---○---
IRON PIPE FOUND	---○---
SITE PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
RIGHT OF WAY	---
ZONING DISTRICT BOUNDARY	---
EDGE OF WATER	---
WOOD FENCE	---
CHAIN LINK FENCE	---
RETAINING WALL	---
STONE WALL	---
HOUSE	---
HEDGE, RAZED	---
PROPOSED FEATURES	
EASEMENT ID #	(A)
LANDSCAPE EASEMENT ID	(B)
DIRVE ID	(C)
GRANITE BOUND	(D)
IRON PIPE	(E)
PROPERTY LINE	(F)
EASEMENT LINE	(G)
LANDSCAPE EASEMENT LINE	(H)
ENCLOSED 25' X 100' RECTANGLE	(I)
LANDSCAPE EASEMENT AREA FOR LOT 6	(J)

MARLBOROUGH PLANNING BOARD

SEAL: [Seal]

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING ORDINANCE.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED BOARD OF LANDSCAPE ARCHITECTS, COUNTY, MASSACHUSETTS.

DATE: 12/14/2007

PREPARED BY: TUNISON SMITH FOR GINA H. WELLS, A.C.

**SHEET INDEX**

LOCUS

PROJECT NUMBER: 0913-001  
DATE OF ISSUE: APRIL 26, 2007  
SCALE: 1"=40'  
DESIGNED BY: RBS

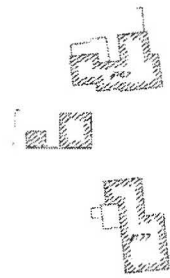
PREPARED BY TUNISON SMITH ON BEHALF OF  
**CAPITAL GROUP PROPERTIES**  
198 TURNPIKE RD., SUITE 100  
SOUTHBOROUGH, MA 01772

**MAURO FARM**  
MARLBOROUGH, MA

**PROPOSED SUBDIVISION PLAN C4-A**

PLAN NO. 75 of 2008  
DATE: 12/14/07

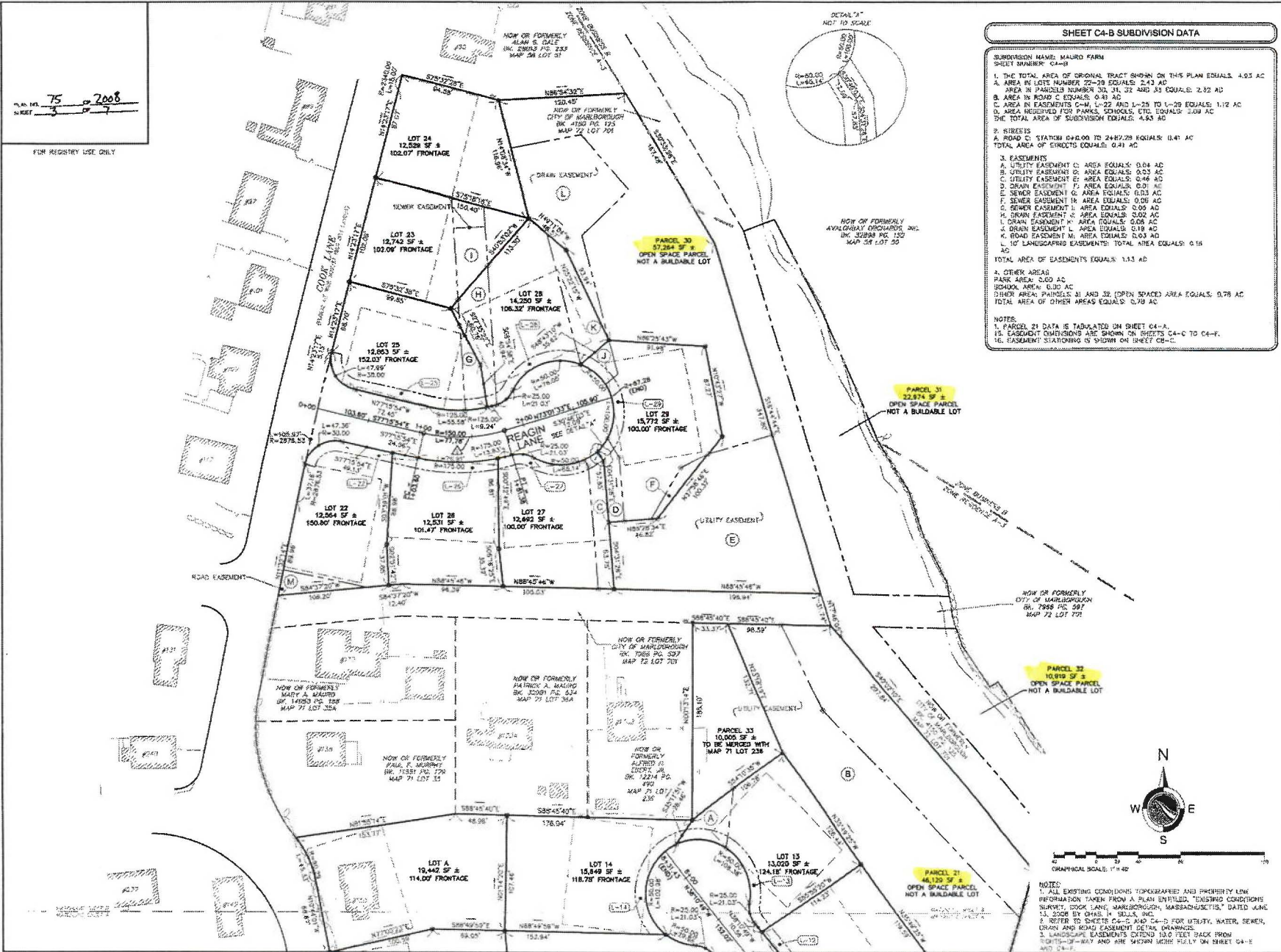
FOR REGENCY USE ONLY



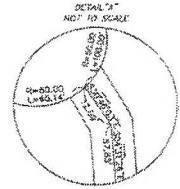
**NOTES:**

- ALL EXISTING CONDITIONS, TOPOGRAPHIC AND PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED, 'EXISTING CONDITIONS SURVEY, COOK LANE, MARLBOROUGH, MASSACHUSETTS', DATED JUNE 13, 2006 BY CHAS. H. SULLS, INC.
- REFER TO SHEETS C4-C AND C4-D FOR UTILITY, WATER, SEWER, DRAIN AND HIGHWAY EASEMENT DETAILS, DRAWINGS.
- LANDSCAPE EASEMENTS EXTEND 10 FEET BACK FROM RIGHT-OF-WAY AND ARE SHOWN MORE FULLY ON SHEET C4-E AND C4-F.





75 2008  
 FOR REGISTRY USE ONLY



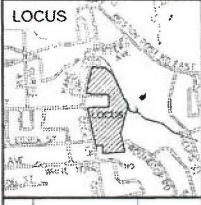
SHEET C4-B SUBDIVISION DATA	
SUBDIVISION NAME: MAURO FARM SHEET NUMBER: C4-B	
1. THE TOTAL AREA OF ORIGINAL TRACT SHOWN ON THIS PLAN EQUALS: 4.03 AC	
A. AREA IN LOTS NUMBER 22-30 EQUALS: 2.43 AC	
B. AREA IN PARCELS NUMBER 31, 32 AND 33 EQUALS: 2.92 AC	
C. AREA IN ROAD C EQUALS: 0.41 AC	
D. AREA IN EASEMENTS C-4, L-22 AND L-25 TO L-29 EQUALS: 1.12 AC	
E. AREA RESERVED FOR PARKS, SCHOOLS, ETC. EQUALS: 2.00 AC	
THE TOTAL AREA OF SUBDIVISION EQUALS: 4.63 AC	
2. RIBBONS	
A. ROAD C: STATION 0+0.00 TO 2+62.20 EQUALS: 0.41 AC	
TOTAL AREA OF RIBBONS EQUALS: 0.41 AC	
3. EASEMENTS	
A. UTILITY EASEMENT C: AREA EQUALS: 0.64 AC	
B. UTILITY EASEMENT D: AREA EQUALS: 0.23 AC	
C. UTILITY EASEMENT E: AREA EQUALS: 0.46 AC	
D. DRAIN EASEMENT 1: AREA EQUALS: 0.01 AC	
E. SEWER EASEMENT 1: AREA EQUALS: 0.03 AC	
F. SEWER EASEMENT 2: AREA EQUALS: 0.06 AC	
G. SEWER EASEMENT 3: AREA EQUALS: 0.09 AC	
H. DRAIN EASEMENT 2: AREA EQUALS: 0.02 AC	
I. DRAIN EASEMENT 3: AREA EQUALS: 0.08 AC	
J. DRAIN EASEMENT 4: AREA EQUALS: 0.18 AC	
K. ROAD EASEMENT M: AREA EQUALS: 0.03 AC	
L. 10' LANDSCAPING EASEMENTS: TOTAL AREA EQUALS: 0.18 AC	
TOTAL AREA OF EASEMENTS EQUALS: 1.13 AC	
4. OTHER AREAS	
PARK AREA: 0.00 AC	
SCHOOL AREA: 0.00 AC	
OTHER AREA: PARCELS 31 AND 32 (OPEN SPACE) AREA EQUALS: 0.78 AC	
TOTAL AREA OF OTHER AREAS EQUALS: 0.78 AC	
NOTES:	
1. PARCEL 21 DATA IS TABULATED ON SHEET C4-A.	
2. EASEMENT DIMENSIONS ARE SHOWN ON SHEETS C4-C TO C4-F.	
3. EASEMENT STATING OR SHOWS ON SHEET C8-C.	

MARLBOROUGH PLANNING BOARD

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I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR FOR CIVIL ENGINEERING



REV	DESCRIPTION	DATE
0	LOT 33 & EASEMENT 4	12/14/2007
1	PER CITY COMMENTS	08/23/2007
2	PER CITY COMMENTS	08/09/2007
3	EASEMENT RECORDS	05/22/2007

**TUNISON SMITH**  
 97 D. Bay St  
 Boston, Massachusetts 02106  
 Tel: (617) 262-3229  
 www.tunison-smith.com

PROJECT NUMBER: 0242-001  
 DATE OF ISSUE: APRIL 20, 2007  
 SCALE: 1"=40'  
 DESIGNED BY: DMS

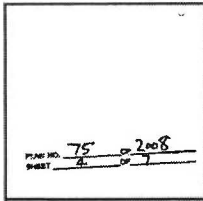
PREPARED BY: TUNISON SMITH ON BEHALF OF  
**CAPITAL GROUP PROPERTIES**  
 300 TURNPIKE RD., SUITE 100  
 SOUTH BOROUGH, MA 01772

**MAURO FARM**  
 MARLBOROUGH, MA

PROPOSED SUBDIVISION PLAN: **C4-B**

75 30 F 7

C-471  
 MAP # 3091



**LEGEND**

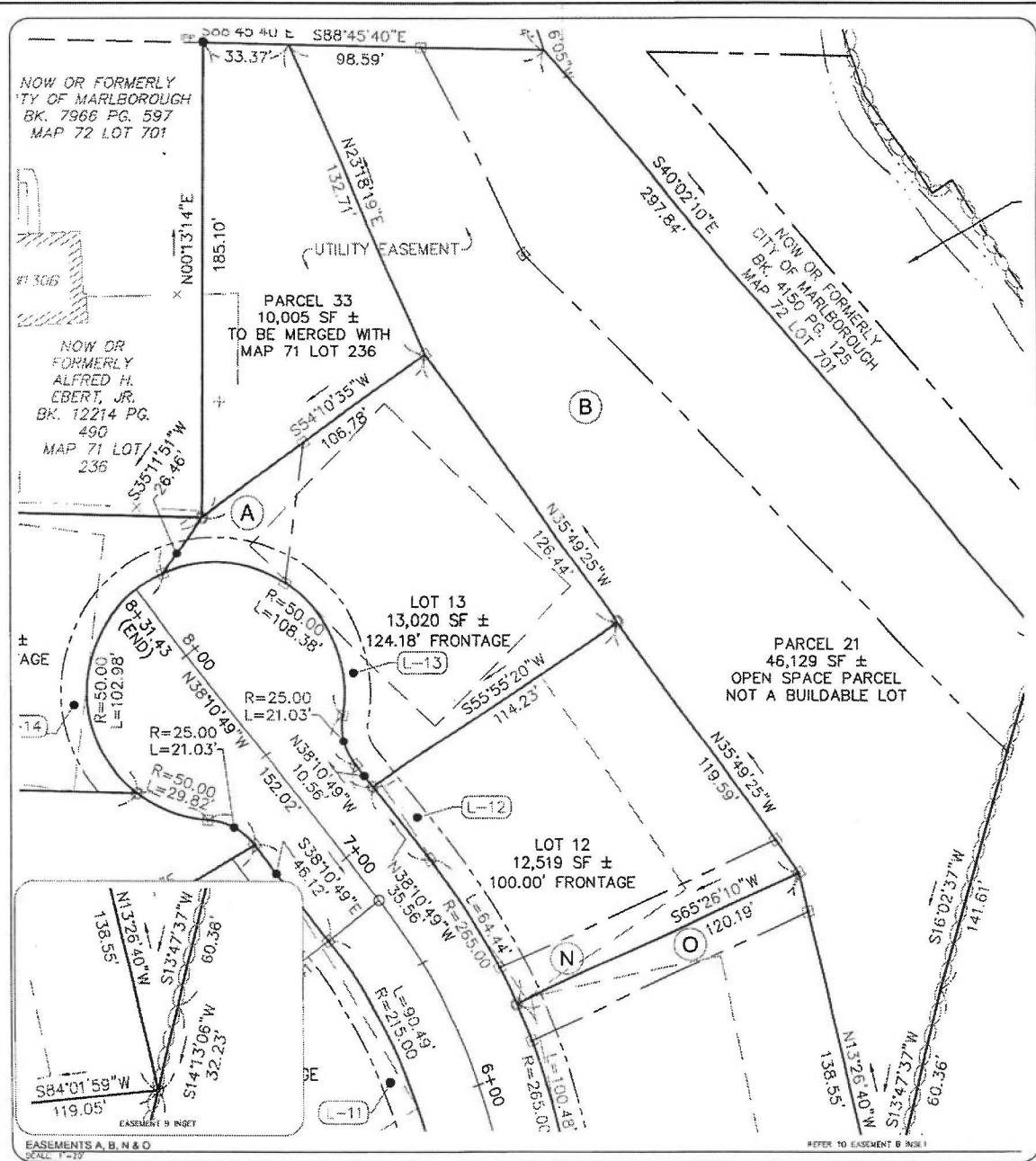
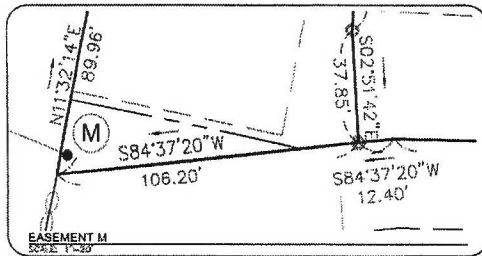
— PROPERTY LINE  
 - - - EASEMENT LINE

FOR REGISTRY USE ONLY

EASEMENT	LOCATION	TYPE	AREA	TO BE GRANTED TO
(A)	LOT 13	UTILITY	1,203 SF	CITY OF MARLBOROUGH
(B)	PARCEL 21	UTILITY	40,325 SF	CITY OF MARLBOROUGH
(C)	LOT 27	UTILITY	1,828 SF	CITY OF MARLBOROUGH
(D)	LOT 29	UTILITY	1,140 SF	CITY OF MARLBOROUGH
(E)	PARCEL 33	UTILITY	19,823 SF	CITY OF MARLBOROUGH
(F)	LOT 29	DRAIN	623 SF	CITY OF MARLBOROUGH
(G)	LOT 25	SEWER	1,128 SF	CITY OF MARLBOROUGH
(H)	LOT 28	SEWER	2,485 SF	CITY OF MARLBOROUGH
(I)	LOT 23	SEWER	2,296 SF	CITY OF MARLBOROUGH
(J)	LOT 29	DRAIN	720 SF	CITY OF MARLBOROUGH
(K)	LOT 26	DRAIN	2,493 SF	CITY OF MARLBOROUGH
(L)	PARCEL 33	DRAIN	6,284 SF	CITY OF MARLBOROUGH
(M)	LOT 22	ROAD	1,029 SF	CITY OF MARLBOROUGH
(N)	LOT 12	DRAIN	1,782 SF	CITY OF MARLBOROUGH
(O)	LOT 10	DRAIN	1,784 SF	CITY OF MARLBOROUGH
(P)	LOT 15	WATER	2,195 SF	CITY OF MARLBOROUGH
(Q)	LOT 18	WATER	860 SF	CITY OF MARLBOROUGH



GRAPHICAL SCALE: 1" = 20'



EASEMENTS A, B, N & O  
 SCALE: 1" = 20'

**MARLBOROUGH PLANNING BOARD**

SEAL AND SIGNATURE

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING ORDINANCE.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF WORCESTER COUNTY, MASSACHUSETTS.

**SHEET INDEX**

EASEMENTS A, B, N & O

**LOCUS**

REV	DESCRIPTION	DATE
D	LOT 33 W/ EASEMENT	12/14/2007
C	PER CITY COMMENTS	09/22/2007
B	PER CITY COMMENTS	08/16/2007
A	DRAIN RECORDING	06/26/2007

**TUNISON SMITH**  
 P.O. Box 73  
 Easton, Massachusetts 02556  
 Tel: 508/882-0229  
 www.tunisonsmith.com

PROJECT NUMBER: 0512-001  
 DATE OF ISSUE: APRIL 20, 2007  
 SCALE: 1"=20'

DESIGNED BY: FBS

PREPARED BY TUNISON SMITH ON BEHALF OF:  
**CAPITAL GROUP PROPERTIES**  
 250 LEXINGTON RD., SUITE 100  
 SOUTH BOROUGH, MA 01772

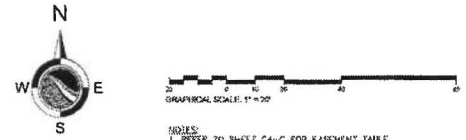
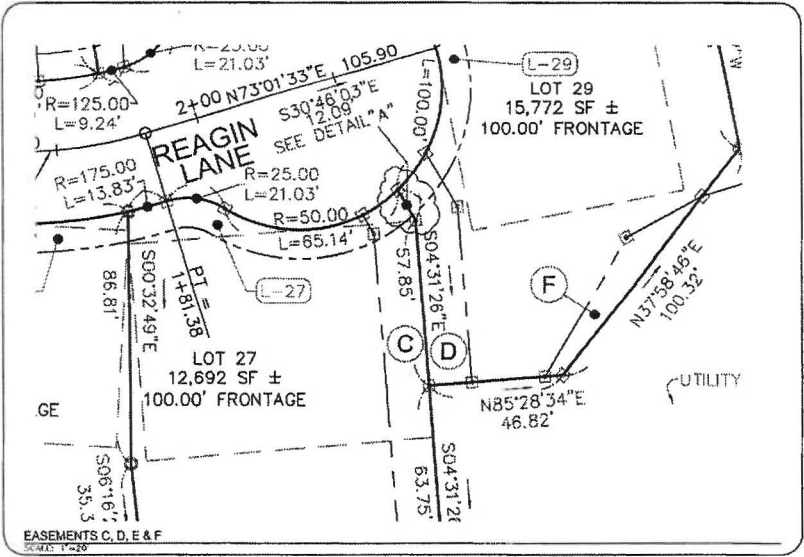
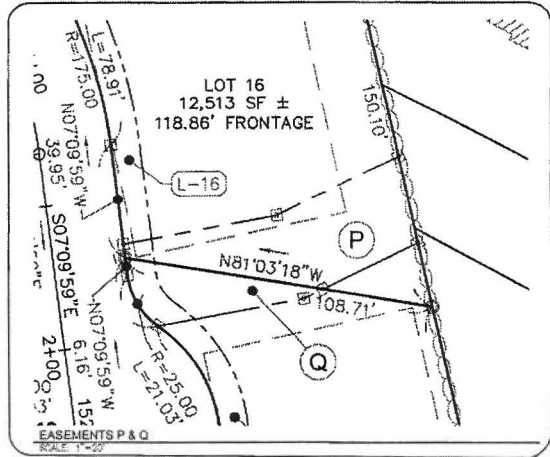
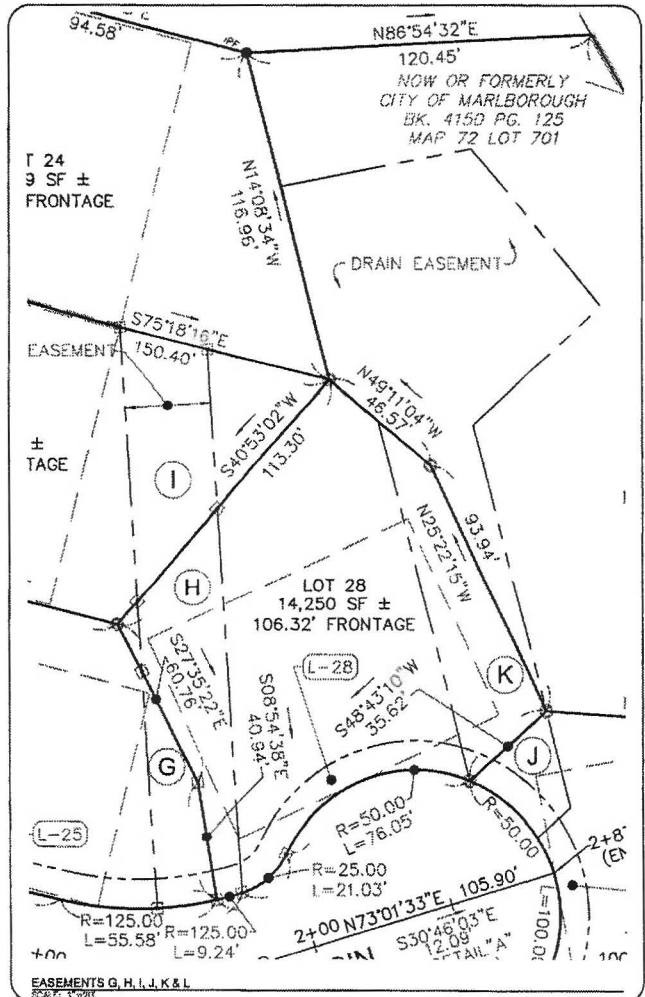
**MAURO FARM**  
 MARLBOROUGH, MA

**PROPOSED EASEMENT PLAN C-4C**

PLAN NO. 75 of 2008  
 MAP 5 of 7

FOR REGISTRY USE ONLY

**LEGEND**  
 ————— PROPERTY LINE  
 - - - - - EASEMENT LINE



MARLBOROUGH PLANNING BOARD

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I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF DEEDS OF WORCESTER COUNTY, MASSACHUSETTS.

12/16/07  
 P.O. Box 12  
 MARLBOROUGH, MA 01501  
 PROFESSIONAL LAND SURVEYOR FOR CIVIL ENGINEERING

**SHEET INDEX**

EASEMENTS C, L, K & L  
 EASEMENTS D, E & F  
 EASEMENTS P & Q

**LOCUS**

C	SEE C-4 & EASEMENT	12/14/2007
B	ADD WATER E/W	08/20/2007
A	PER CITY COMMENTS	06/26/2007
REV	DESCRIPTION	DATE

**TUNISON SMITH**  
 P.O. Box 12  
 Marlborough, Massachusetts 01501  
 Tel: (508) 982-2321  
 www.tunison-smith.com

PROJECT NUMBER: 0512-001  
 DATE OF ISSUE: JUNE 28, 2007  
 SCALE: 1"=20'  
 DESIGNED BY: 893

PREPARED BY TUNISON SMITH ON BEHALF OF  
**CAPITAL GROUP PROPERTIES**  
 296 TURNPIKE RD., SUITE 100  
 SOUTHBOROUGH, MA 01772

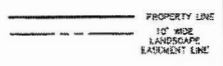
**MAURO FARM**  
 MARLBOROUGH, MA

**PROPOSED EASEMENT PLAN** **C-4D**

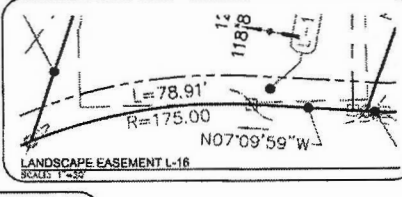
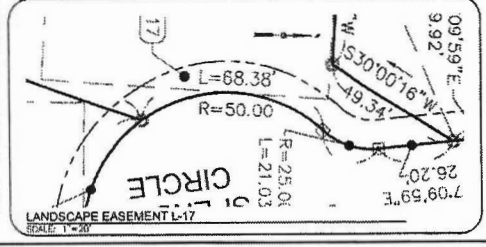
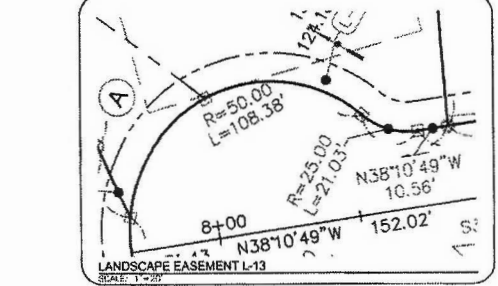
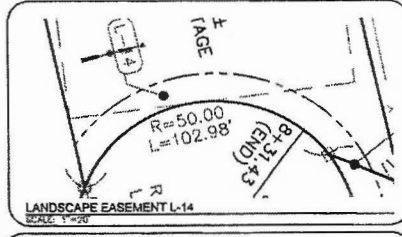
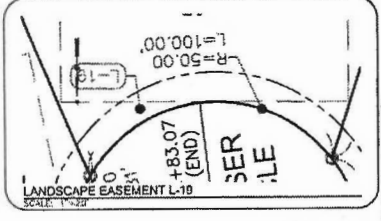
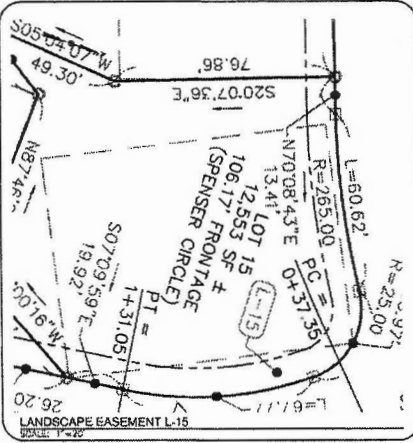
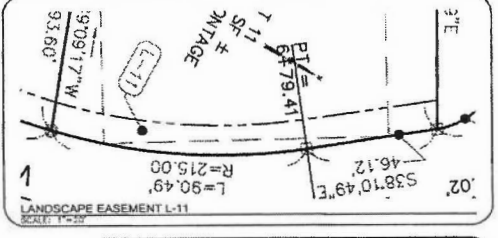
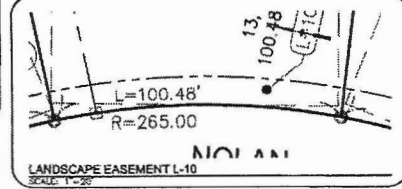
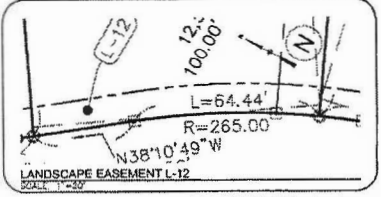
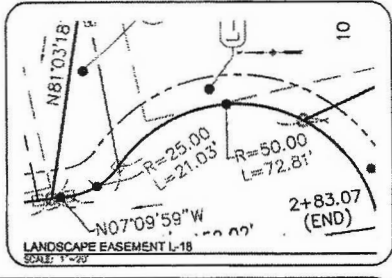
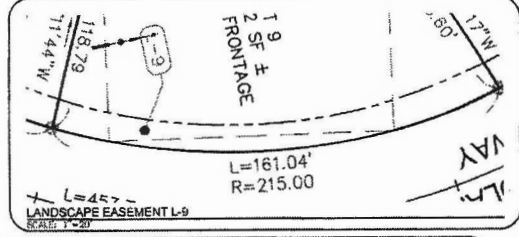
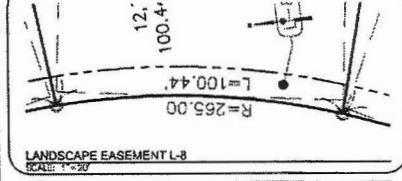
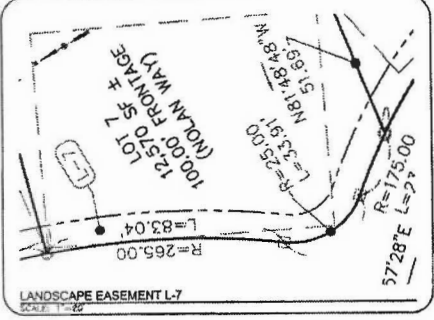
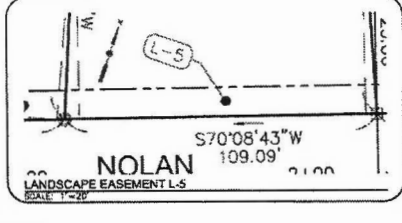
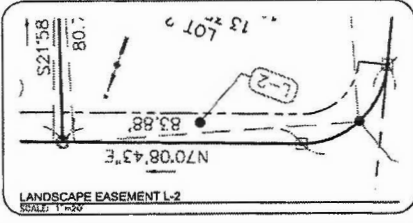
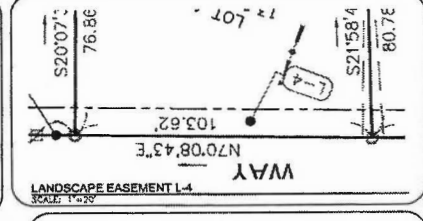
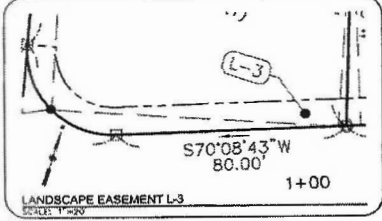
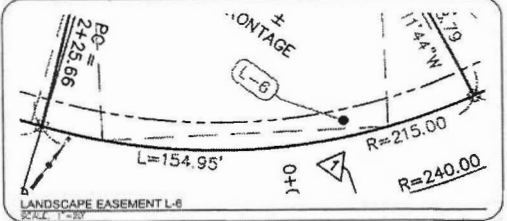


PLAN NO. 75 of 2008  
SHEET 4 of 7

LEGEND

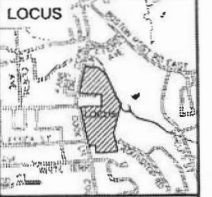
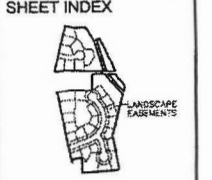


FOR REGISTRY USE ONLY



NOTES:  
1. REFER TO SHEET C4-1 FOR LANDSCAPE EASEMENT TABLE.  
2. ALL LANDSCAPE EASEMENTS EXTEND 10.0 FT FROM EDGE OF RIGHT-OF-WAY.  
3. UTILITY, WATER, SEWER, DRAINAGE AND ROADWAY EASEMENTS ARE SHOWN ON SHEETS C4-1 AND C4-2.

MARLBOROUGH PLANNING BOARD  
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING ORDINANCE.  
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF WORCESTER COUNTY, MASSACHUSETTS.



REVISIONS TABLE

REV	DESCRIPTION	DATE
1	LOT 33 B EASEMENT A 12/14/2007	

TUNISON SMITH  
P.O. Box 73  
Framingham, Massachusetts 01904  
MA (508)461-8229  
www.tunison-smith.com

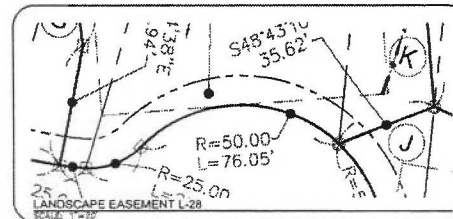
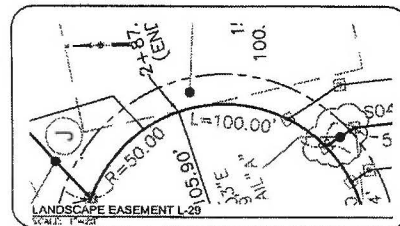
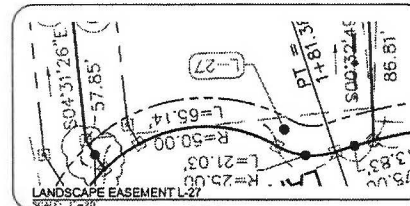
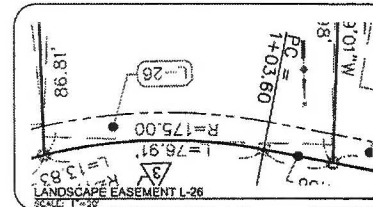
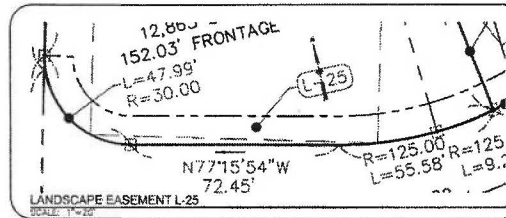
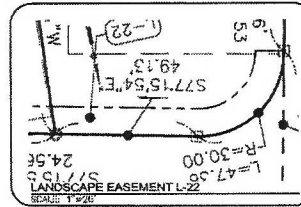
PROJECT NUMBER: 0512-001  
DATE OF ISSUE: AUGUST 24, 2007  
SCALE: 1"=20'  
DESIGNED BY: JMS  
PREPARED BY: TUNISON SMITH ON BEHALF OF  
CAPITAL GROUP PROPERTIES  
225 WAPPAKE RD., SUITE 80  
SOUTHBRIDGE, MA 01772

PROPOSED EASEMENT PLAN C-4E



PLAN NO. 75 of 2008  
SHEET OF 7

FOR REGISTRY USE ONLY



LEGEND

— PROPERTY LINE  
- - - 10' WIDE LANDSCAPE EASEMENT LINE

LANDSCAPE EASEMENT TABLE

EASEMENT	LOCATION	TYPE	AREA	TO BE GRANTED TO
LOT 2	LANDSCAPE	1,211 SF	CITY OF MARLBOROUGH	
LOT 3	LANDSCAPE	1,227 SF	CITY OF MARLBOROUGH	
LOT 4	LANDSCAPE	1,036 SF	CITY OF MARLBOROUGH	
LOT 5	LANDSCAPE	1,085 SF	CITY OF MARLBOROUGH	
LOT 6	LANDSCAPE	1,513 SF	CITY OF MARLBOROUGH	
LOT 7	LANDSCAPE	1,401 SF	CITY OF MARLBOROUGH	
LOT 8	LANDSCAPE	1,024 SF	CITY OF MARLBOROUGH	
LOT 9	LANDSCAPE	1,579 SF	CITY OF MARLBOROUGH	
LOT 10	LANDSCAPE	1,021 SF	CITY OF MARLBOROUGH	
LOT 11	LANDSCAPE	1,358 SF	CITY OF MARLBOROUGH	
LOT 12	LANDSCAPE	1,008 SF	CITY OF MARLBOROUGH	
LOT 13	LANDSCAPE	1,299 SF	CITY OF MARLBOROUGH	
LOT 14	LANDSCAPE	1,346 SF	CITY OF MARLBOROUGH	
LOT 15	LANDSCAPE	1,363 SF	CITY OF MARLBOROUGH	
LOT 16	LANDSCAPE	1,160 SF	CITY OF MARLBOROUGH	
LOT 17	LANDSCAPE	1,151 SF	CITY OF MARLBOROUGH	
LOT 18	LANDSCAPE	1,054 SF	CITY OF MARLBOROUGH	
LOT 19	LANDSCAPE	1,028 SF	CITY OF MARLBOROUGH	
LOT 22	LANDSCAPE	894 SF	CITY OF MARLBOROUGH	
LOT 25	LANDSCAPE	1,861 SF	CITY OF MARLBOROUGH	
LOT 26	LANDSCAPE	1,019 SF	CITY OF MARLBOROUGH	
LOT 27	LANDSCAPE	1,325 SF	CITY OF MARLBOROUGH	
LOT 28	LANDSCAPE	1,115 SF	CITY OF MARLBOROUGH	
LOT 29	LANDSCAPE	1,086 SF	CITY OF MARLBOROUGH	



NOTES:  
1. ALL LANDSCAPE EASEMENTS EXTEND 10.0 FT FROM EDGE OF RIGHT-OF-WAY.  
2. UTILITY, WATER, SEWER, DRAINAGE AND ROADWAY EASEMENTS ARE SHOWN ON SHEETS C4-C AND C4-C.

MARLBOROUGH PLANNING BOARD

SENECA HALLIBELL, DATE: 12/14/2007

PLANNING BOARD DETERMINATIONS NOT CONSTITUTE A DETERMINATION OF CONFORMANCE WITH THE CITY OF MARLBOROUGH ZONING ORDINANCE.

CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF WORCESTER COUNTY, MASSACHUSETTS.

12/15/07  
Seal of the City of Marlborough  
PROFESSOR AND LANDSCAPE ARCHITECT  
GRAN M. SMITH, P.C.

SHEET INDEX

LANDSCAPE EASEMENTS

LOCUS

A LOT 33 & EASEMENT A 12/14/2007

REV	DESCRIPTION	DATE

TUNISON SMITH  
P.O. Box 73  
Easton, Massachusetts 02350  
401.868.0225  
www.tunisonsmith.com

PROJECT NUMBER: 057-021  
DATE OF ISSUE: AUGUST 24, 2007  
SCALE: 1"=25'  
DESIGNED BY: EBS

PREPARED BY: TUNISON SMITH ON BEHALF OF  
CAPITAL GROUP PROPERTIES  
490 TURNPIKE RD. SUITE 100  
SOUTH BOROUGHS, MA 01772

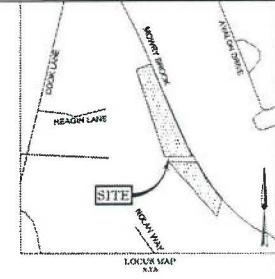
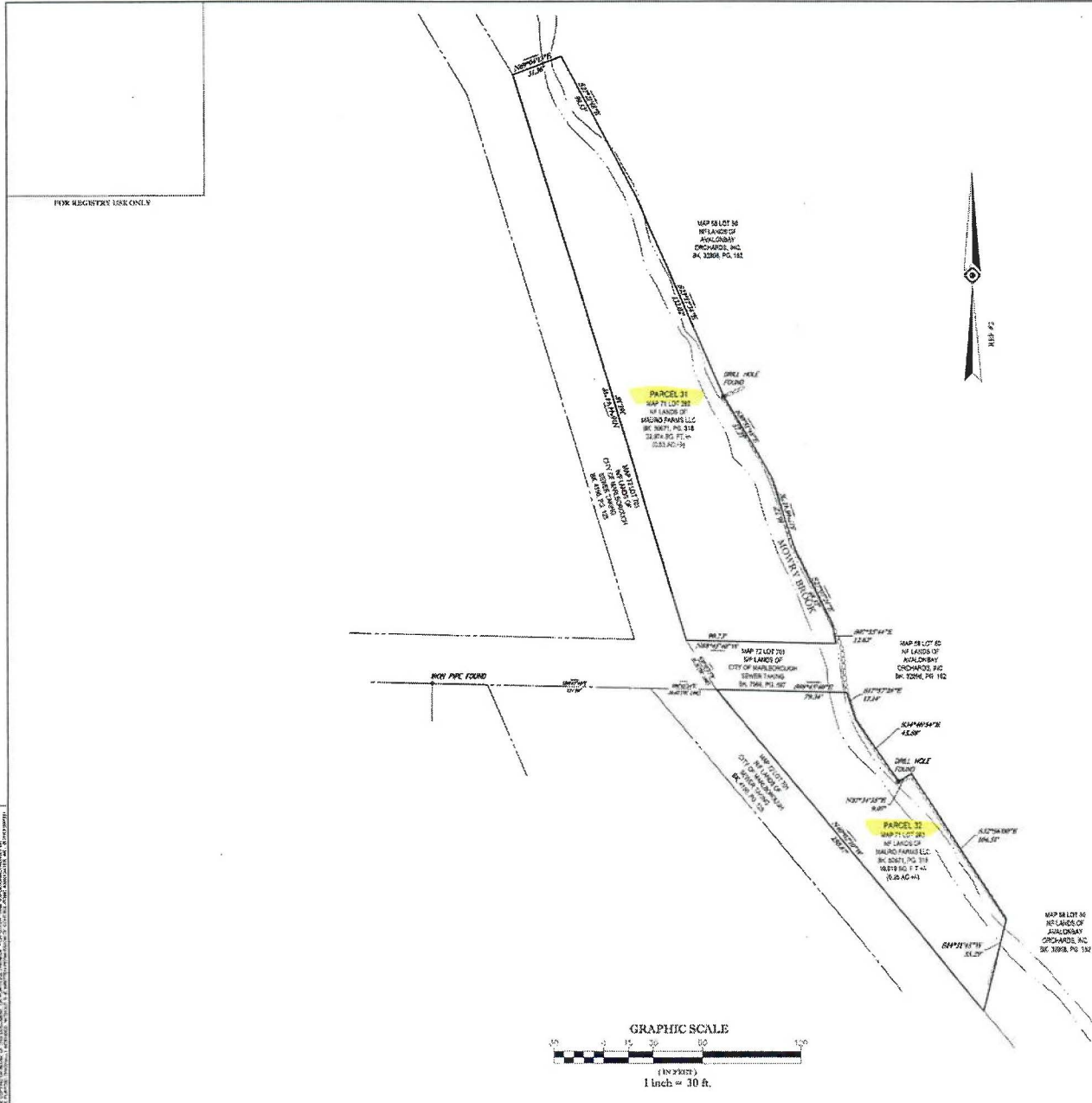
MAURO FARM  
MARLBOROUGH, MA

PROPOSED EASEMENT PLAN C-4F

75

7 of 7

C-471  
MPS# 3091



- NOTES:**
1. PROPERTY KNOWN AS LOT 222 & 223 AS SHOWN THE ABSESSOR'S MAP 71 OF THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  2. AREA OF PARCEL 31 = 22.874 SQUARE FEET OR 0.52 ACRES MORE OR LESS. PARCEL 32 = 10.819 SQUARE FEET OR 0.25 ACRES MORE OR LESS.
  3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXTENTS OF PARCEL 31 & 32.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR STATEMENTS THAT MAY BE CONTAINED THEREIN.
  6. IMPROVEMENTS HAVE NOT BEEN SHOWN.

- REFERENCES:**
1. THE TAX ASSESSOR'S MAP 71 OF THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  2. MAP ENTITLED "DEFINITIVE SURVEY PLAN FOR MAURO FARMS" PREPARED BY TUNISON SMITH, DATED OCTOBER 15, 2007 RECORDED AS PLAN 75 OF 2008.
  3. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH" PREPARED BY J. FRANCIS GRANGER, DATED MARCH 1930 RECORDED AS PLAN 813 OF 1930.
  4. MAP ENTITLED "CITY OF MARLBOROUGH PLAN SHOWING PROPOSED TAKING" PREPARED BY JOHN A. BIGELOW, DATED APRIL 1952 RECORDED AS PLAN 1957 OF 1952.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. NO NEW BOUNDARY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WATS ARE SHOWN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK IMPRESAL.

*[Signature]*  
**GERRY L. HOLDRIGHT, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #48211

FIELD DATE 10-26-17	<b>PLAN OF LAND CAPITAL GROUP PROPERTIES</b>
REVISIONS 1-1	LOT 222 & 223 MAP 71
FIELD BOOK NO. 25	CITY OF MARLBOROUGH MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW S.H.	<b>CONTROL POINT ASSOCIATES, INC.</b>
DRAWN A.M.M.	30 TENNIER ROAD, SUITE 201 WALTON, MASSACHUSETTS 01937 978-254-8800 WWW.CONTROLPOINTASSOCIATES.COM
PREPARED A.M.M.	APPROVED DATE 10-06-17
	SCALE 1"=30'
	FILE NO. 25-17231-02
	SINDG. NO. 1 OF 1

CONTROL POINT ASSOCIATES, INC. 30 TENNIER ROAD, SUITE 201, WALTON, MA 01937  
 978-254-8800 WWW.CONTROLPOINTASSOCIATES.COM

## QUITCLAIM DEED

Mauro Farms LLC, a Massachusetts limited liability company with a principal place of business at 259 Turnpike Road, Southborough, Massachusetts,

for consideration of less than \$100.00,

grants to the City of Marlborough

*with quitclaim covenants*

The land in Marlborough, shown and/or identified as Parcels 20, 21, 30, 31 and 32 on a plan entitled, "Definitive Subdivision Plan for Mauro Farm, Marlborough, Massachusetts," prepared by Tunison Smith, P.O. Box 73, 115 Main St., Suite 2B, Easton, Massachusetts 02356, dated April 20, 2007, last revised October 15, 2007, which plan is recorded in the Middlesex South District Registry of Deeds as Plan No. 75 of 2008 (the "Subdivision Plan") and to which Subdivision Plan reference is made for a more particular description of said Parcels 20, 21 and 30. As only portions of Parcel 31 and Parcel 32 are shown on the Subdivision Plan, reference for a more particular description of said Parcels 31 and 32 is made to a plan entitled, "Plan of Land, Capital Group Properties, Lot 282 & 283, Map 71, City of Marlborough, Middlesex County, Commonwealth of Massachusetts, prepared by Control Point Associates, Inc., 352 Turnpike Road Southborough, MA 01772, dated October 26, 2017" ( the "Land Plan"). Collectively, the Subdivision Plan and the Land Plan are referred to herein as the "Plans."

According to the Plans:

Parcel 20 contains 42,296 square feet;

Parcel 21 contains 46,129 square feet and a detention basin and a level spreader to be maintained by the Marlborough Department of Public Works;

Parcel 30 contains 57,264 square feet and two detention basins to be maintained by the Marlborough Department of Public Works;

Parcel 31 contains 22,974 square feet; and

Parcel 32 contains 10,919 square feet.

All said Parcels are conveyed as open space parcels to the City of Marlborough under the provisions of Mass. Gen. Laws c. 40, § 8C and are to be managed and controlled by the Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation.

Being a portion of the premises conveyed to Grantor by Deed dated January 29, 2008 and recorded with said Deeds in Book 50671, Page 318.

As defined in M.G.L. Chapter 63, Section 30, the Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

Witness its hand and seal this \_\_\_ day of October, 2018.

Mauro Farms LLC  
By:

\_\_\_\_\_  
William A. Depietri, Manager

**Commonwealth of Massachusetts**

Worcester, ss.

On this \_\_\_\_\_ day of October, 2018, before me the undersigned notary public, personally appeared William A. Depietri, in his capacity as Manager of Mauro Farms LLC, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:





*City of Marlborough*  
*Commonwealth of Massachusetts*

**PLANNING BOARD**

Barbara L. Fenby, Chair  
Philip Hodge  
Sean N. Fay  
George LaVenture  
Christopher Russ

**Krista Holmi, Administrator**  
**Phone: (508) 624-6910 x33200**  
**Email: [kholmi@marlborough-ma.gov](mailto:kholmi@marlborough-ma.gov)**

October 22, 2018

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

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2018 OCT 25 A 7:50

RE: Council Order 18-1007338, Proposed Zoning Amendment: Section 650, new §40 relating to Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District.

Honorable President Clancy and Councilors:

At its regularly scheduled Planning Board meeting on October 15, 2018, the Board took the following action regarding the above referenced Council order:

On a motion by Mr. Hodge and seconded by Mr. Russ, the Board voted to make a favorable recommendation to the City Council on the proposed zoning amendment.

Motion carried.

Sincerely,

Barbara L. Fenby  
Chairperson

cc: City Clerk  
File



*City of Marlborough*  
*Commonwealth of Massachusetts*

PLANNING BOARD

Barbara L. Fenby, Chair  
Philip Hodge  
Sean N. Fay  
George LaVenture  
Christopher Russ

Krista Holmi, Administrator  
Phone: (508) 624-6910 x33200  
Email: [kholmi@marlborough-ma.gov](mailto:kholmi@marlborough-ma.gov)

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2018 OCT 25 A 7:50

October 22, 2018

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

RE: Council Order 18-1007337, Proposed Zoning Amendment Section 650, §7, §17, new §39 & §41 relating to the Neighborhood Business District (Lincoln St.)

Honorable President Clancy and Councilors:

At its regularly scheduled Planning Board meeting on October 15, 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 favorable recommendation to the City Council on the proposed zoning amendment with the following conditional recommendations:

- That City Council allow Engineering to review the final list of parcels included within the proposed amendment. This review will ensure zoning consistency within the district.
- That development within the Neighborhood Business District adhere, to the extent possible, to current parking and landscaping zoning requirements.
- That the amendment allows for some flexibility in building height within the Neighborhood Business District and in particular, the Johnson-Claflin property, to preserve the possibility for that parcel to be used for a downtown-area hotel.

Motion carried.

Sincerely,

Barbara L. Fenby  
Chairperson

cc: City Clerk  
File

*City of Marlborough*  
*Commonwealth of Massachusetts*



**Pamela A. Wilderman**  
**Code Enforcement**  
**140 Main Street**  
**Marlborough, MA 01752**  
**Phone: (508) 460-3765**  
**Fax: (508) 460-3736**  
**Email: pwilderman@marlborough-ma.gov**

October 23, 2018

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

RE: Sign Application  
Venture X

Dear President Clancy and Members:

Attached please find the sign permit application for Venture X at the Apex Center. I have reviewed the application and find that it meets the requirements for a flat wall sign under Chapter 526.9 (3) of the Sign Ordinance.

As always, please feel free to contact my office if you have any questions or if I can be of any further assistance to you.

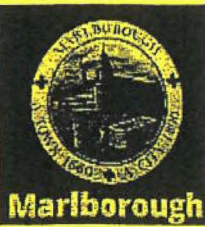
Sincerely,

Pamela A. Wilderman  
Code Enforcement Officer

Cc: File

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2018 OCT 23 P 4: 27





CITY OF MARLBOROUGH

Building Department  
(508) 460-3776

**BUILDING**

**PERMIT**

**JOB WEATHER CARD**

PERMIT NO **BP-2018-001337**

ISSUE DATE **10/18/2018**

APPLICANT **SIGN INSTALLATION**

PERMIT TO **SIGN**

AT (LOCATION) **11 APEX DRIVE, MARLBOROUGH, MA 01752** ZONING DISTRICT  Bldg. Type: **Commercial**

SUBDIVISION MAP BLOCK LOT **78-14** BUILDING IS TO BE: **CONST TYPE** USE GROUP

WORK DESCRIPTION  
Flat Wall Sign (68.6 sq ft) for "Venture X" in Suite 301 at 11 Apex Drive.

CONTRACTOR  
LICENSE **0000**  
**Construction Supervisor**  
**SIGN INSTALLATION**

AREA (SQ FT) **925,388,204.** EST COST(\$) **5000.00** PERMIT FEE (\$) **50.00**

OWNER **GUTIERREZ ARTURO J TR**

BUILDING DEPT BY

ADDRESS **1 WALL ST**

PHONE

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM

MINIMUM INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING) 3) FINAL INSPECTION BEFORE OCCUPANCY 4) REFER TO DETAILED INSPECTION SCHEDULE

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL PLUMBING/GAS AND MECHANICAL INSTALLATIONS.

**POST THIS CARD SO IT IS VISIBLE FROM STREET**

BUILDING INSPECTIONS APPROVALS

REQUIRED INSPECTIONS LISTED ON REVERSE		
	OTHER:	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.





**CITY OF MARLBOROUGH**

**Building Department  
(508) 460-3776**

**BUILDING**

**PERMIT**

**JOB WEATHER CARD**

PERMIT NO

BP-2018-001337

ISSUE DATE

10/18/2018

APPLICANT

SIGN INSTALLATION

PERMIT TO

SIGN

AT (LOCATION) 11 APEX DRIVE, MARLBOROUGH, MA 01752

ZONING DISTRICT

Bldg. Type: Commercial

SUBDIVISION MAP BLOCK LOT

78-14

BUILDING IS TO BE:

CONST TYPE

USE GROUP

**WORK DESCRIPTION**

Flat Wall Sign (68.6 sq ft) for "Venture X" in Suite 301 at 11 Apex Drive.

**CONTRACTOR**

LICENSE

0000

Construction Supervisor

SIGN INSTALLATION

AREA (SQ FT)

925,388,204.

EST COST(\$)

5000.00

PERMIT FEE (\$)

50.00

OWNER

GUTIERREZ ARTURO J TR

BUILDING DEPT BY

ADDRESS

1 WALL ST

PHONE

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM

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WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL PLUMBING/GAS AND MECHANICAL INSTALLATIONS.

**POST THIS CARD SO IT IS VISIBLE FROM STREET**

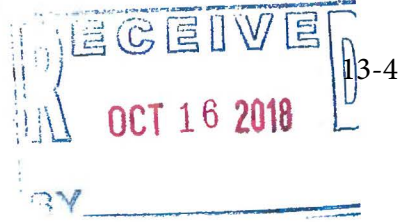
**BUILDING INSPECTIONS APPROVALS**

	<b>REQUIRED INSPECTIONS LISTED ON REVERSE</b>	
	OTHER:	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.



City of Marlborough
BUILDING DEPARTMENT
140 Main Street
Marlborough, Massachusetts 01752

Date: 10/16/2018 Permit No.
Address/Location of Sign 11 Apex Drive Suite 300
Name of Business Venture X
Name of Owner of Business Ryan D. Gagne Telephone 508-431-3264

Type of Sign: (check off which applies)
Flat Wall Free Standing Awning Banner Projecting
Does this site have a Special Permit YES NO
Is this a replacement of a same size existing sign(s) YES NO

Dimensions Sign:
Length 208.98 Width 47.08 Height (Free Standing) Area 68.6 SF
Location of Sign on Bld. North South East West

Dimensions Façade:
Length 122 Width 7 Area 854 SF
Signature of Responsible Party Telephone 508-431-3264
Installer Company Signarama Framingham Telephone 508-875-7446
Email newmanjh@signarama-framingham.com

I hereby declare that I have the authority to request this permit and that the statements and information provided are true and accurate to the best of my knowledge and belief as well as to conform to the City's current Sign Ordinance and MA State Building Code, signed under the pains and penalties of perjury.

Signature Date 10/16/2018

Cost of Sign(s) \$5,000.- Permit Fee \$



Ventwex Sign Here

# APEX Center Master Site Plan



**Apex Center Master Site Plan**  
11-169 Apex Drive - Marlborough, MA

BLDG. USE	DIMS (+/-)	FLRS	AREA(SF)	BLDG. USE	DIMS (+/-)	FLRS	AREA(SF)	BLDG. USE	DIMS (+/-)	FLRS	AREA(SF)	BLDG. USE	DIMS (+/-)	FLRS	AREA(SF)				
169	Hystt Hotel	250x66'	6	84,000	115K	110 Grill	62'x100'	1	6,068	90A	Starbucks	32'x70'	1	2,270	22	Touch Free Car Wash	36'x64'	1	2346
160A	IC Federal CU	26'x60'	1	1,520	115I	Available - Retail	32'x98'	1	4,300	90B	T-Mobile	26'x60'	1	1,500	21A	APEX Entertainment		1 & 2	80,000
160B	Sport Clips	20'x80'	1	1,186	115H	Available - Retail	32'x54'	1	1,863	90D	Protein House	24'x48'	1	2,200	21F	Planet Fitness		3	20,600
160C	Available - Retail	20'x80'	1	1,186	115F	Muse Paintbar	27'x60'	1	1,644	58A	Okami Hibachi & Sushi	70'x27'	1	5,425	21G	BB Kidz Club		3	8,000
160E	Oxford Dental	40'x60'	1	2,372	115E	Dellaria	20'x60'	1	1,185	58B	Available - Retail	57'x26'	1	1,500	21I	Altitude Trampoline Park		3	30,000
160F	Hot Table Panini	43'x60'	1	2,450	115D	European Wax Center	20'x60'	1	1,185	58C	Batteries & Bulbs	57'x26'	1	1,500	21K	Escape Room		3	2,300
					115B	Dalla Nails & Spa	27'x60'	1	1,644	58D	Kelly Services	57'x26'	1	1,500	21H	Ideal Immersion		4	5,730
					115A	Qdoba	52'x61'	1	3,002	58E	Available - Retail	57'x27'	1	4,350	21J	Half Axe		4	3,000
157	Friendly's	26'x60'	1	3,590	105	Fairfield Inn	145'x102'	5	54,700	36	Chick-Fil-A	90'x55'	1	4,730	11	Office	124'x240'	3-5	113,490
142	Evviva Cucina	68'x75'	1	5,200					43A	Title Boxing Club	67'x75'	1	5000						
									43B	Goldfish Swim School	75'x120'	1	9000						

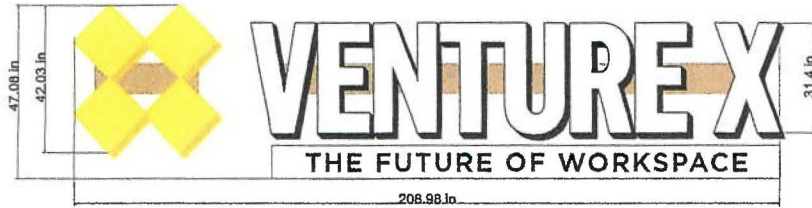
Retail Leasing: **ACRE**  
American Commercial Real Estate  
Dusty Burke - 508-735-6378  
[www.acreco.com](http://www.acreco.com)  
dusty@acreco.com

Office Leasing: **JLL**  
Jones Lang Lasalle  
Philip DeSimone - 617-531-4188  
[www.jll.com/boston](http://www.jll.com/boston)  
philip.desimone@am.jll.com

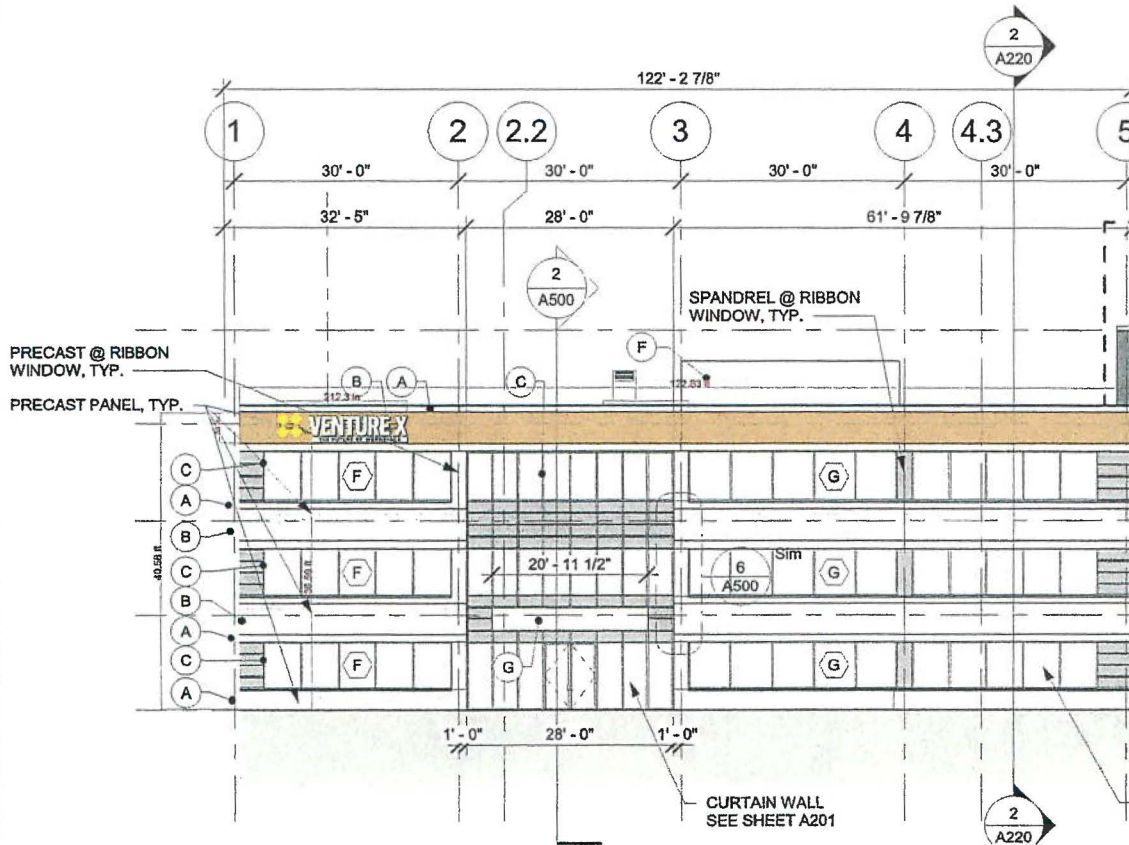
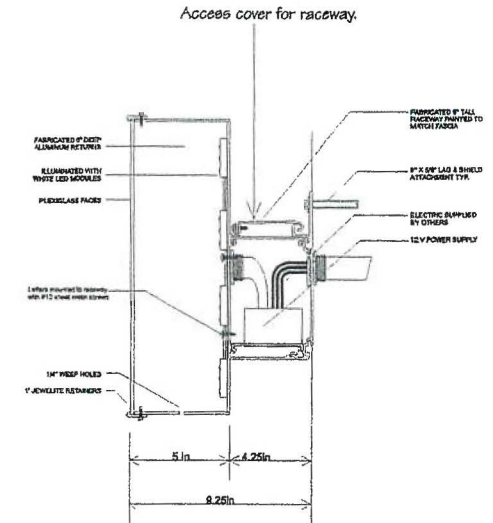
Developed by:  
**RAventures**  
[www.raventures.net](http://www.raventures.net)



West elevation LED facelit channel lettering; raceway mount installation  
 dedicated circuit to be brought to site of sign install by others



- VENTURE X Logotype  
White acrylic translucent faces
- VENTURE X Logotype  
PMS Cool Gray TIC Returns and Trim
- VENTURE X Icon  
White acrylic faces with translucent vinyl overlay PMS 108C
- Tagline "THE FUTURE OF..."  
LED Facelit pill shape cabinet



conceptual - not to scale

**Signarama**

403 Oakwood Road  
 Huntington Station, NY 11746

Tel 631-424-2077 Fax 631-424-2078

www.ssar.com

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BY: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

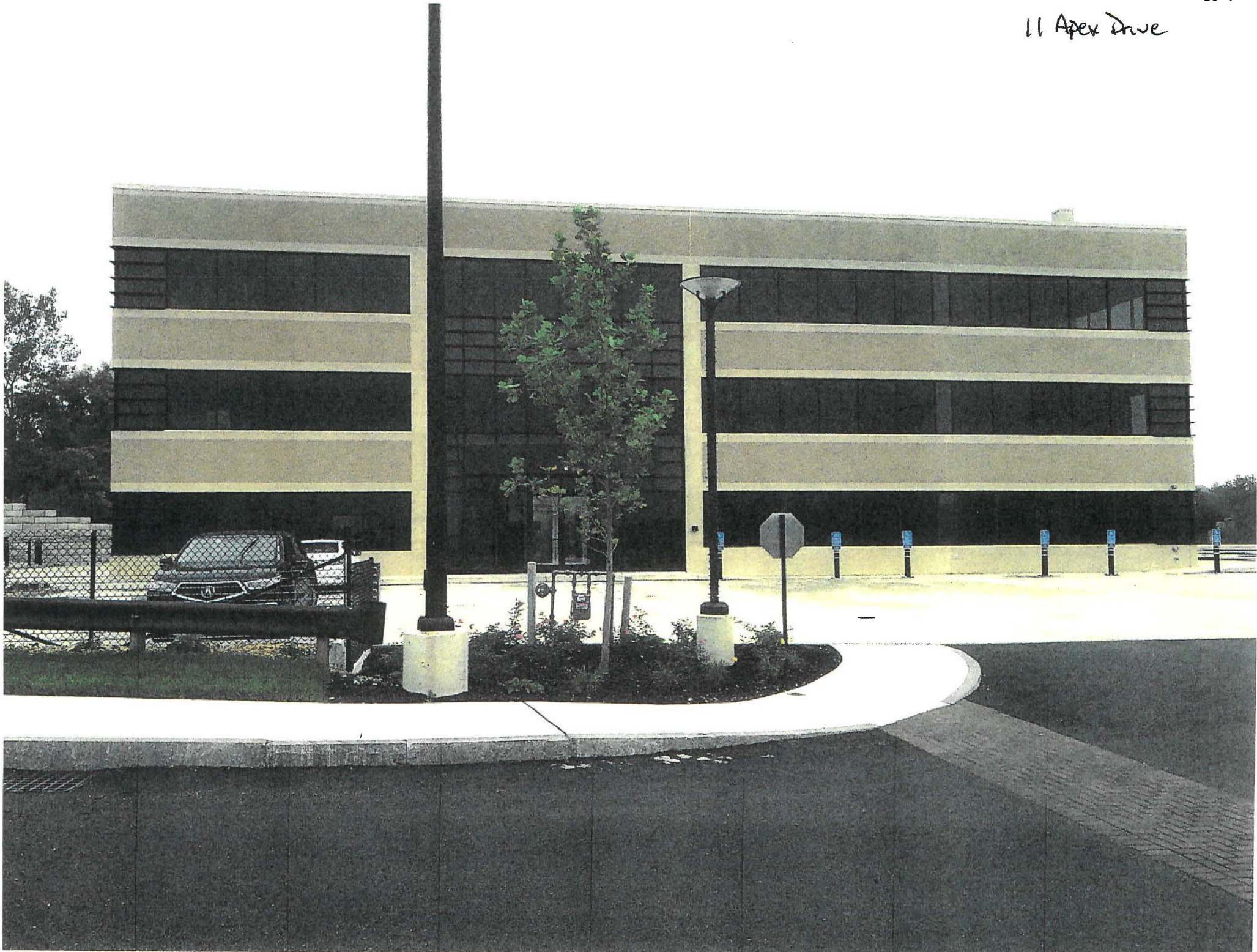


This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign

Client:	Venture X		
Site:	11 Apex Drive Suite 300 Marlborough MA		
Consultant:	Dawn Bent		
Designer:	Dawn Bent	Date:	10.9.18
Page:	1/1	Scale:	



11 Apex Drive





11 Apex Dr.

13-8





# IN CITY COUNCIL

Marlborough, Mass., \_\_\_\_\_ MAY 9, 2016  
PAGE 12

## ORDERED:

5. Planting quantity and spacing along Boston Post Road West (Route 20):
  - a. Plantings shall consist of at least one tree per 50 linear feet of planting area length.
  - b. Plantings may be grouped, not evenly spaced, but groups of trees shall be spaced no further apart than 100 linear feet.
6. Location of landscaped islands in parking areas - Landscaped islands shall be contained within or project into a parking lot and be so located that some part of every parking space is not more than 90 feet from a landscaped area on the perimeter or interior of the parking lot.
7. Granting of Relief from Parking, Curb Cut and Landscaping Regulations - The City Council may, during the Site Plan Approval process, waive any of the foregoing requirements or the requirements of §650-47, §650-48, and §650-49 if it makes a finding that to do so will enhance the overall design of the HRMUOD.
8. In order to enhance the functionality of reduced parking requirements, parking for employees of retail, restaurant, and hotel establishments should be designated in areas of the site which are remote, retaining the most convenient parking locations for patrons of the development's establishments.

### H. Signage

Except as otherwise provided in this Section, signage shall conform to the provisions of §526 of the City Code, the Sign Ordinance. In the event of any conflict between the provisions of this Section (§650-35 et. seq.) and any provision of §526 of the City Code, the provisions of this Section shall govern and control. Subject to approval by the City Council as part of the Signage Plan pursuant to Section C(1)(a)(ix), including but not limited to appearance, the following signs are allowed in the HRMUOD district:



# IN CITY COUNCIL

Marlborough, Mass., \_\_\_\_\_ MAY 9, 2016  
 \_\_\_\_\_ PAGE 14

ORDERED:

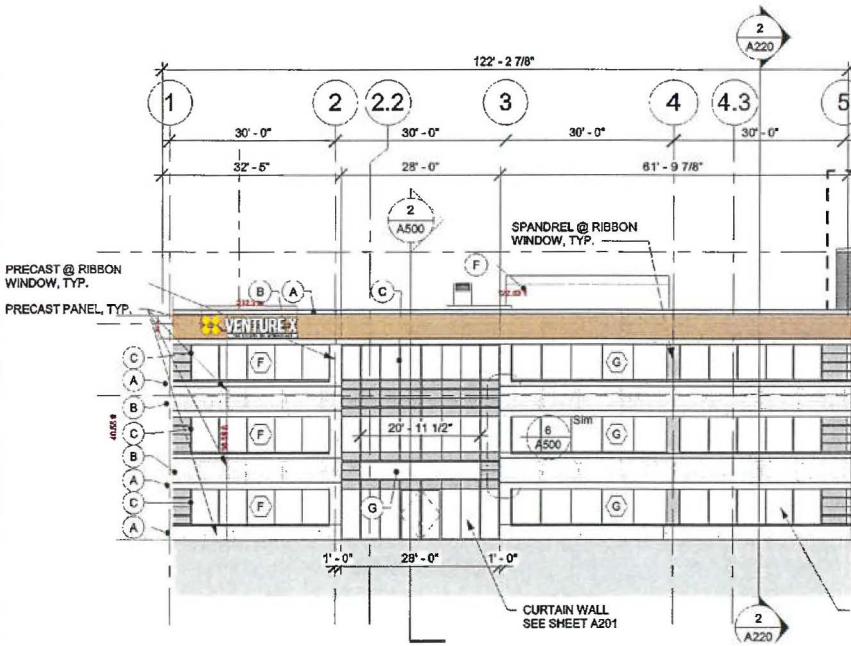
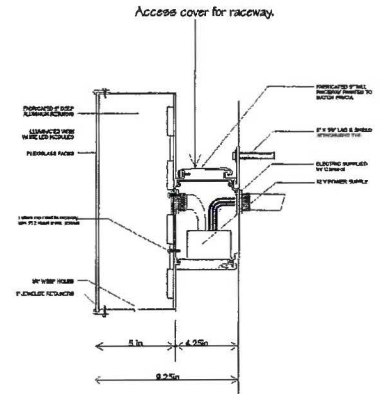
- b. The height of any freestanding sign shall not exceed thirty (30) feet from the ground measured directly at the sign base;
  - c. No freestanding sign shall be located closer than five (5) feet from any property line provided that there shall be no setback requirements to interior lot lines within the HRMUOD;
  - d. Signs, logos or cabinets may be either externally illuminated or internally illuminated with translucent or transparent faces; and
  - e. Electronic Messaging Boards shall be subject to the provisions of §526-13 of the City Ordinance, except as expressly approved by the City Council, provided however, that one (1), double sided, Electronic Messaging Board ("EMB") in the HRMUOD shall be allowed by-right with a display area of up to sixty (60) square feet. Notwithstanding the provisions of §526-13 of the City Ordinance, the EMB within the HRMUOD may: 1) be located as the uppermost element of the pylon/monument sign upon which it is attached; 2) may display no more than four (4) colors from sunrise to sunrise within background, field and message during any single display or message; 3) may present logos; and 4) may have a minimum display time of twenty (20) seconds.
6. During construction, one free standing pole, ground, monument or pylon sign per 500 linear feet of cumulative frontage on a street or way, or wall sign where applicable, may be erected or installed advertising the rental, lease or sale of the premises, or portions thereof provided that said signs shall be removed within seven (7) days of the rental, lease or sale of the premises (or applicable portions thereof).
  7. Wire frame signs and A-frame signs are prohibited.
  8. The City Council may elect to vary the requirements of this Section by Site Plan Approval if, in their opinion, such change shall result in an improved project and will not nullify or substantially derogate from the intent or purpose of this Section. This authority continues subsequent to occupancy.
- I. Application
1. Special Permits - An application for a Special Permit for a use in the Mixed Use Development in the HRMUOD shall comply with the requirements of §650-59 et. seq. of the Zoning Ordinance.



West elevation LED facelit channel lettering; raceway mount installation  
 dedicated circuit to be brought to site of sign install by others



- VENTURE X Logotype  
White acrylic translucent faces
- VENTURE X Logotype  
PMS Cool Gray TK Returns and Trim
- VENTURE X icon  
White acrylic faces with translucent vinyl overlay PMS 10BC
- Tagline "THE FUTURE OF..."  
LED Facelit pill shape cabinet



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Client:	Venture X	
Site:	11 Apex Drive Suite 300 Marlborough MA	
Consultant:	Dawn Bent	
Designer:	Dawn Bent	Date: 10.9.18
Page:	1/1	Scale:
Project:	Face lit LED channel lettering	



G-5027  
October 15, 2018

2018 OCT 17 P 4:41

Secretary Matthew A. Beaton  
Executive Office of Energy and Environmental Affairs (EEA)  
Attn: MEPA Office  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Re: **Environmental Notification Form (ENF)**  
**Cross Roads Industrial Park - Parcel G, Hayes Memorial Drive**  
**Northborough, MA**

Dear Secretary Beaton:

On behalf of The Gutierrez Company (the Proponent), Tighe & Bond is submitting this Environmental Notification Form (ENF) for the Cross Roads Industrial Park - Parcel G Project (the Project) located at 0 Bartlett Street in Northborough, MA. The Project consists of development of a warehouse/ distribution facility, and associated site infrastructure. The Project site is accessed from Hayes Memorial Drive in Northborough, MA.

The Project requires the submission of an ENF pursuant to the Massachusetts Environmental Policy Act (MEPA) as it requires a state agency action and meets a review threshold at 301 CMR 11.00. Specifically, the proposed project requires an Amended Conservation and Management Permit (CMP) from the MA Natural Heritage and Endangered Species Program (NHESP) and meets the MEPA review threshold at 301 CMR 11.03(1)(b)(2) as it will result in the creation of more than 5 acres of impervious surface. The Project does not exceed any other MEPA review thresholds or involve any other state actions. The attached ENF form, project narrative, accompanying figures and appendices provide additional information.

Please notice this ENF in the *Environmental Monitor* to be published on October 23, 2018. Availability of the ENF will also be published in the MetroWest Daily news prior to notice in the *Environmental Monitor*. Should you have any questions or require any additional information, please contact me at (413) 872-1302.

Very truly yours,  
**TIGHE & BOND, INC.**

Briony Angus  
Senior Project Manager/ Associate

Enclosures

Copy: Scott Weiss, The Gutierrez Company  
Douglas Landry  
Circulation List, See Section 3 of ENF

J:\G\G5027\MEPA\ENF\ENF Cover Letter.Doc





# Massachusetts State Lottery Commission

DEBORAH B. GOLDBERG  
Treasurer and Receiver General

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

MICHAEL R. SWEENEY  
Executive Director

2018 OCT 18 P 12: 27

October 16, 2018

Marlborough City Council  
140 Main Street  
Marlborough, MA 01752

Dear Sir/Madam:

The Massachusetts State Lottery is offering existing, non-pouring agents our KENO To Go game, a transaction which is identical to the already existing on-line games, such as Megabucks and Mass Cash. At this time, the Lottery is not providing agents with a KENO monitor as part of this program.

In accordance with M.G.L. c 10, section 27A, as amended, you are hereby notified that the following existing agent(s) in your community will be eligible to sell the KENO To Go product:

Guatemala Market  
518 Lincoln St.  
Marlboro

If you object to these agent(s) selling KENO To Go, you must do so, in writing, within twenty-one (21) days of receipt of this letter. Please address your written objection to Carol-Ann Fraser, General Counsel, Legal Department, Massachusetts State Lottery Commission, 60 Columbian Street, Braintree, MA 02184. Should you have any questions regarding this program or any other issue relative to the Lottery, please call me at 781-849-5555. I look forward to working with you as the Lottery continues its' efforts to support the 351 cities and towns of the Commonwealth.

Sincerely,

Michael R. Sweeney  
Executive Director  
7001 2510 0004 5229 3856



*Supporting the 351 Cities and Towns of Massachusetts*