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CITY OF MARLBOROUGH

City Council Agenda

Monday, July 25, 2022

8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting using the link under the Meeting Videos tab on the city website (www.marlborough-ma.gov).

1. Minutes, City Council Meeting, June 27, 2022.
2. PUBLIC HEARING on the Petition from Massachusetts Electric and Verizon New England, to install new Pole 3 and anchor, needed for height clearance on Allen Court, Order No. 22-1008636.
3. Communication from Councilor Donald Landers, Chair of Public Services Committee, re: Petition of MA Electric, to replace three (3) sections of direct buried cable and replace with new primary cable in conduit on Stone Hill Road, Order No. 22-1008596A.
4. Communication from the Mayor, re: Update on Summer Public Service Internship Program and Youthworks.
5. Communication from the Mayor, re: Appointments to the Marlborough Cable Trust Board of Directors.
6. Communication from the Mayor, re: Grant Acceptances from the Executive Office of Public Safety & Security and State 911 Department as follows:
 - a) In the amount of \$34,530.25 for equipment, quality assurance reviews of dispatch personnel and an offset of overtime costs.
 - b) In the amount of \$154,964.00 to be used to offset personnel overtime costs in the Public Safety Dispatching Center.
7. Communication from the Mayor, re: Grant Acceptance in the amount of \$2,500.00 from the Office of the Attorney General's Healthy Summer Youth Jobs Program awarded to the Health Department to be used for temporary summer help promoting activities that contribute to the improvement of water quality in our swimming areas.
8. Communication from the Mayor, re: Reappointment of Mary Jo Nawrocki to the License Board for a 6-year term to expire on June 5, 2028.
9. Communication from the Mayor, re: Appointment of Lindsey Jaworek to the Disabilities Commission for a 3-year term to expire from date of Council confirmation.

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.

10. Communication from City Solicitor Jason Grossfield, re: WP Marlborough MA Owner, LLC v. Marlborough City Council (Land Court No. 21 MISC 000451), Revised Special Permit Application on Remand Order, Order No. 20/22-1007995.
11. Communication from City Solicitor Jason Grossfield, re: Special Permit of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets, in proper legal form, Order No. 22-1008572D.
12. Communication from City Clerk, Steven Kerrigan, re: State Primary Election Call.
13. Communication from City Clerk, Steven Kerrigan, re: Update on Votes Act.
14. Communication from the Retirement Board re: MGL Chapter 32, §103(j) Cost of Living increase (COLA).
15. Petition from Massachusetts Electric and Verizon New England, to install new Pole 78 to relieve the distance of new overhead lines from Pole 75 to Pole 79 on Farm Road.
16. Communication from Sudbury Companies of Minute and Militia re: Temporary sign placement at the corner of Route 20 and Hagar Road from September 17, 2022, to September 25, 2022, for the 2022 Colonial Faire and Muster at the Wayside Inn.
17. Communication from Central MA Mosquito Control Project, re: Personnel will be in the community responding to residents' concerns about mosquitos on various dates in July 2022.
18. Communication from Attorney Brian Falk on behalf of Alta Marlborough, re: Proposed Modification to Condition #15 of the Special Permit, Order No. 22-1008572D.
19. Application for Modification of Special Permit from Attorney Brian Falk on behalf of Levon Gulbankian, to amend the Special Permit for the Gulbankian Mobile Home Village to authorize a new building lot and replace one mobile home with a single-family home (X 89-2851C).
20. Communication from Attorney Dennis McKenna on behalf of Wayside Residential, re: Proposed Revised Application for Special Permit to build a multifamily residential project in the Business District to be known as Walcott Heritage Farms, relative to the Court Ordered, 339 Boston Post Road East (McGee Farm), Order No. 20/22-1007995.
21. Minutes of Boards, Commissions and Committees:
 - a) School Committee, June 14, 2022.
 - b) Conservation Commission, June 16, 2022.
 - c) Fort Meadow Commission, September 16, 2021, April 14, 2022 & May 5, 2022.
 - d) Planning Board, May 23, 2022.
 - e) Traffic Commission, May 2, 2022.
22. CLAIMS:
 - a) Edith Blute, 18 Kenny Lane, residential mailbox claim (2a).
 - b) Frank Urbani, Jr., 116 Donahue Drive, pothole or other road defect.
 - c) Ronald Williams, 34 Davis Street, other property damage and/or personal injury.

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

From Urban Affairs Committee

23. **Order No. 22-1008572D: Application for Special Permit from Attorney Brian Falk, on behalf of Alta Marlborough, LLC (Wood Partners) to build a mixed-use project in the neighborhood business district consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets.**

Recommendation of the Urban Affairs Committee is to APPROVE as amended.

On a motion by Councilor Doucette moved to approve the Grant of Special Permit as amended by the applicant and further amended at the June 15, 2022, Urban Affairs and Housing meeting; motion was seconded and carried 5-0.