

**From:** [Thomas DiPersio](#)  
**To:** [City Council](#)  
**Subject:** RWMUOD Master Concept Plan and Development Agreement  
**Date:** Friday, October 22, 2021 4:13:37 PM

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To the Urban Affairs Committee:

Regarding Order 21-1008404: Proposed Master Concept Plan and Development Agreement, I offer the following:

- Existing Sewer Permit: As the DPW Sewer Division no longer requires such permits, my recommendation would be that the existing sewer permit be allowed to expire. Should the project proceed, it should be under the rules, procedures, and fees for water/sewer connections that would apply at the time of each proposed connection.
- Attachment #1: Proposed Master Concept Plan: The plan should show the limits of the open space areas, and indicate which areas are useable and which are to remain natural; the plan should indicate the square footage of the existing buildings, and clarify whether the “maximum development program of 1,330,000 gsf includes the existing buildings; the plan should also show the location of the proposed restaurant amenity space - it would be helpful to see the location of this public space with respect to the proposed parking areas.
- Agreement, Article I, Section 1.03 Project Phasing: The Committee should consider requiring a more definitive phasing schedule.
- Agreement, Article III, Section 3.02 Public Access and Connectivity: The Agreement proposes that the City accept Martinangelo Drive and a portion of Campus Drive as public ways. My recommendation would be that if Martinangelo is to become a public way then the intersection of Martinangelo Drive and Campus Drive be reconfigured if possible, such that Martinangelo extends to Simarano, and Campus Drive becomes a side street off of Martinangelo.

I would also request that the DPW Engineering Division be allowed to inspect the roadways prior to consenting to acceptance. If there are significant deficiencies in the roadways or utilities they should be repaired by the applicant prior to acceptance as public ways.

The applicant would be responsible for the preparation of the necessary plans, deeds, and procedures required for the acceptance process.

- Exhibit C, Transportation Mitigation: Please note the following comments:
  - First bullet item: should read Mass DOT District “3” (not 4).
  - References to “Commissioner of Public Works” should be revised to “City Engineer”
  - References to the “Simarano Drive/Martinangelo Drive intersection” should be revised to “Simarano Drive/Campus Drive intersection”
- Exhibit D, Environmental Strategies: Please note the following comments:
  - Reduce outdoor water use – Change “Study feasibility of irrigation wells...” to “Irrigation wells shall be used where possible...”
  - References to “Commissioner of Public Works” should be revised to “City Engineer”

Please contact me with any questions.

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