

**From:** [City Council](#)  
**To:** [Christian Dumais](#); [David Doucette](#); [Don Landers](#); [Donald Landers \(donald\\_landers@msn.com\)](#); [John Irish](#); [Karen Boule](#); [Kathleen Robey](#); [Laura Wagner](#); [Mark Oram](#); [Mike Ossing](#); [Samantha Perlman](#); [Sean Navin](#); [Teona Brown](#)  
**Cc:** [Steven Kerrigan](#); [Wilson Chu](#)  
**Subject:** COMMENT FROM PRISCILLA RYDER/SITE PLAN MEMBERS: ALT Marlborough Lincoln / Mechanic St. mixed use - additional comments  
**Date:** Wednesday, June 15, 2022 2:38:07 PM

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**From:** Priscilla Ryder <pryder@marlborough-ma.gov>  
**Sent:** Wednesday, June 15, 2022 2:30 PM  
**To:** City Council <citycouncil@marlborough-ma.gov>  
**Cc:** Patricia Bernard <pbernard@marlborough-ma.gov>; Falk, Brian R. <bfalk@MirickOConnell.com>; Jason Grossfield <jgrossfield@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Jeffrey Emanuelson <jeffemanuelson@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Subject:** FW: ALT Marlborough Lincoln / Mechanic St. mixed use - additional comments

To: Councilor Robey, Chairperson, Urban Affairs Committee

At our Site Plan Review Committee meeting this morning June 14, 2022 the following issues were discussed and we noted where items should be included in the Special Permit and what items could be flushed out during the Site Plan Review permit process.

1. Bathroom facilities -
  - a. The with bathroom facilities maintenance can easily be addressed by the DPW so this is no-longer a concern
  - b. The location of the bathroom facility either next to the new building or at the Jefferson St. parking area is still to be determined and reviewed. If the special permit can note the requirement for a bathroom facility but allow for the location to be determined that would be fine.
  - c. As noted the restroom facility will be architecturally interesting and have some railroad related design which should be noted in the Special Permit. The final rendering and approval can be done through Site Plan Review.
2. Landscaping
  - a. As noted previously the Special Permit should provide for the planting of additional vegetation above what is required in the regulations in order to allow for better screening, buffering and softening of the building. The Site Plan Review Committee will work out the details on this.
3. Screening
  - a. As the project abuts many different businesses and dwellings, the proper screening around the new mixed use building to provide adequate buffering and screening shall be provided for in the Special Permit. The Site Plan Review Committee can work out the details.

4. Timing of conveyance of easements and parcels.
  - a. The timing of conveyance was discussed at the meeting and afterwards with Tin Htway. To avoid keeping this item to the very end, language that notes that the conveyances shall be made when the work is completed and on or before 50% of the building is occupied. This prevents conveyance from happening at the very end, but allows for much of the work to be accomplished before conveyance.
  - b. An easement over the new parking lot to access the fire lane will also need to be conveyed.
5. Traffic.
  - a. Initial comments on the Traffic Impact Report were previously forwarded to the council. As is typically the case, the answers to these questions, as well as the general conclusions of the study, will be further discussed as part of the Site Plan Review Committee process.
6. Rail Trail Lot.
  - a. This Special Permit condition should also state that maintenance requirements for the access easement shall be set forth in the easement language to the satisfaction of the City Engineer.
7. Site Access and Safety
  - a. This Special Permit condition should also include “j. The need for additional safety improvements at the site driveways or nearby intersections, such as additional signage, crosswalk markings, traffic calming devices, etc. shall be reviewed as part of the Site Plan Review Committee process”.

I believe that captures our Site Plan Review discussion and comments. Any questions, please let us know.

On behalf of the Site Plan Review Committee

*Priscilla Ryder*

*Conservation/ Sustainability Officer*

*140 Main St., City Hall, Marlborough, MA 01752 tel: 508-460-3768*

*“Whenever there’s a large spill of solar energy, it’s just called a nice day” northern sun*