

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: Conservation Commission  
Date: November 4, 2021 (Thursday)  
Time: 7:00 PM  
Location: 140 Main St. – Marlborough City Hall – 3<sup>rd</sup> Floor (Memorial Hall)

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2021 OCT 28 P 3:13

**ALL MEETINGS WILL BE IN PERSON AT CITY HALL AS THE COVID 19 EMERGENCY ORDER HAS BEEN LIFTED.**

Agenda Items to be addressed:

**Approval of Minutes: October 21, 2021**

**Public hearings:**

7:00 Notice of Intent (Continue from Oct. 21, 2021)

2 Minehan Lane – Department of Public Works

Proposes to remove and replace an outlet structure to a pond and drainage system which is leaking. Work is in wetlands.

7:00 Request for Determination of Applicability

99 Violetwood Circle -Yamir Dextre

Proposes to add a patio to the rear of his house near wetlands.

**Certificate of Compliance:**

- DEP 212-1213 Avalon Marlborough II

**Discussion:**

- Letter dated: Sept. 24, 2021, from Control Mass. Mosquito Control, RE: Permission slip for water management work – Millham Reservoir/Evelina Dr.
- 342 Sudbury St. – Definitive Subdivision Plan – Comments to Planning Board
- Desert Natural Area – Proposed management update.

**Correspondence/Other Business:**

**Next Conservation Commission meetings: Nov. 18<sup>th</sup> and Dec. 2, 2021**

**Adjournment**

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town

**WPA Form 1- Request for Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. General Information**

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Yamir Dextre  
Name

ydextre@hotmail.com  
E-Mail Address

99 Violetwood Circle  
Mailing Address

Marlborough  
City/Town

MA  
State

01752  
Zip Code

978-760-8368  
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

**B. Determinations**

1. I request the Marlborough make the following determination(s). Check any that apply.  
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

99 Violetwood Circle  
Street Address

Marlborough  
City/Town

Assessors Map/Plot Number

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

See below

- c. Plan and/or Map Reference(s):

Ratio Power Plan  
Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Adding 34x11 Power Ratio on the back to the  
home, next to Deck



# WPA Form 1 - Request for Determination of Applicability

DP-1 (1-96)

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40)

## C. Project Description (cont.)

a. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary)

*N/A*

b. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

*N/A*

- Single family house on a lot recorded on or before 8/1/86
- Single family house on a lot recorded after 8/1/86
- Expansion of an existing structure on a lot recorded after 8/1/86
- Project other than a single family house or public project where the applicant owned the lot before 8/1/86
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/86
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting alteration of the Riverfront Area for the entire subdivision
- Residential expansion (institutional, industrial, or commercial) project
- Municipal project
- Transit, county, state, or federal government project
- Project requires a state or federal site plan or more than one municipality or an Environmental Impact Report under NEPA or an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 404 Water Quality Certification from the Department of Environmental Protection.

c. Provide a map or a general record of lots subdivision for was recorded supporting the classification above and additional maps and/or other appropriate documents, if necessary.



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**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

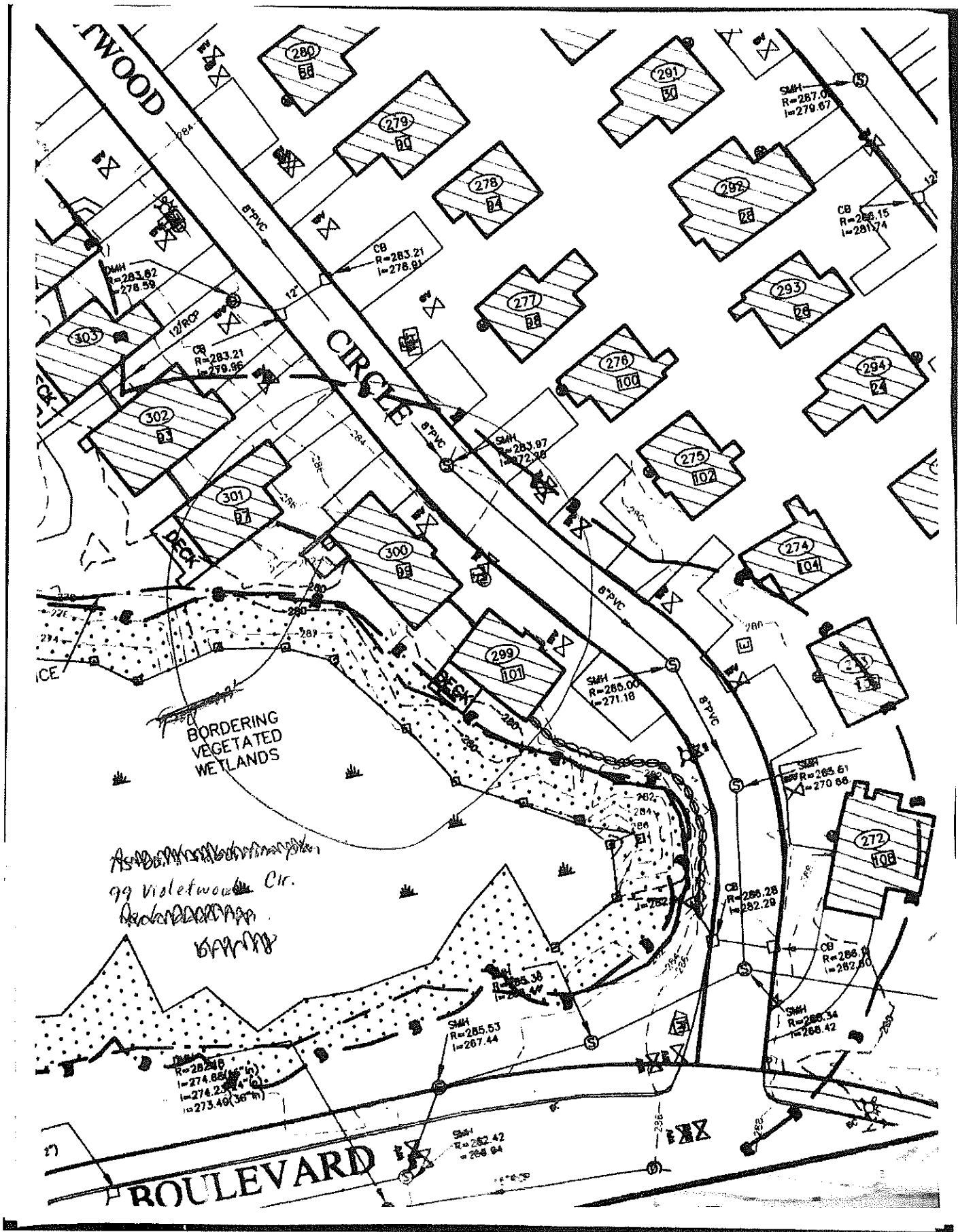
Name and address of the property owner:

Name Yamir Sextre  
Mailing Address 99 Violetwood Circle  
City/Town Marlborough  
State MA Zip Code 01752

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

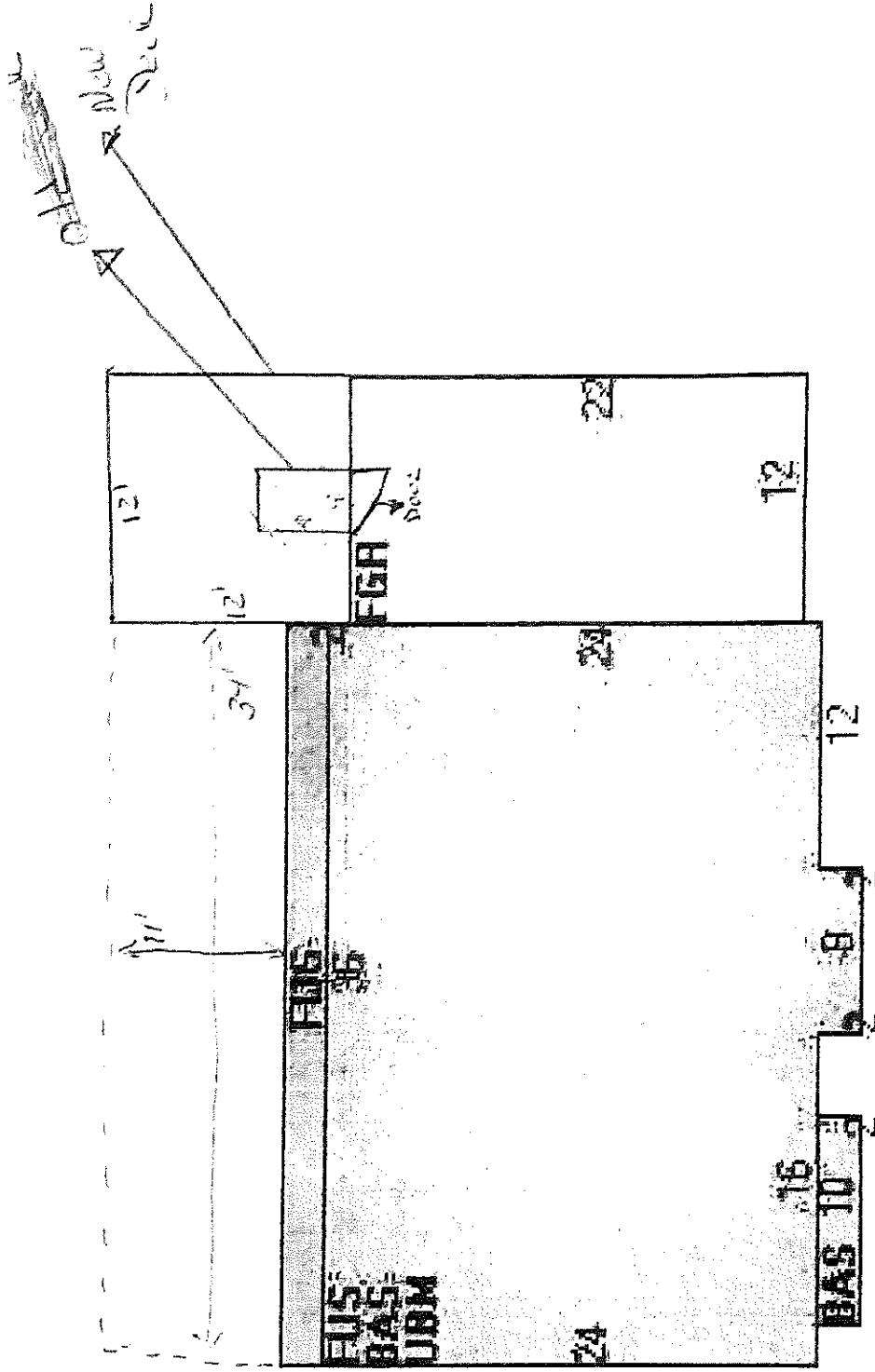
Signature of Applicant [Signature] Date 10/14/21  
Signature of Representative (if any) \_\_\_\_\_ Date \_\_\_\_\_



Deck plan

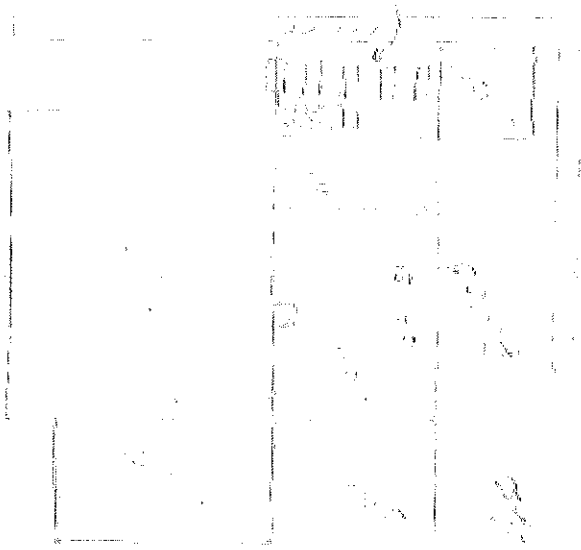
99 Violetwood Cir., Marlborough MA

6-11-18



2013

2013  
2013  
2013



Fence







**PROJECT TITLE**  
**SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II**  
 200 FOREST STREET MARLBOROUGH, MA

**SITE ADDRESS**  
**LOT 1A-D4 OFF SIMARANO DRIVE**  
 Marlborough, Massachusetts  
 01752

**PREPARED FOR**  
**AVALONBAY COMMUNITIES, INC.**  
 60 ATLANTIC AVE. Boston, MA 02210

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Environmental Consultants  
 330 Dartmouth, Marlborough, MA 01752  
 Telephone: 978-249-8121  
 www.hancockassoc.com

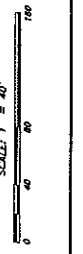
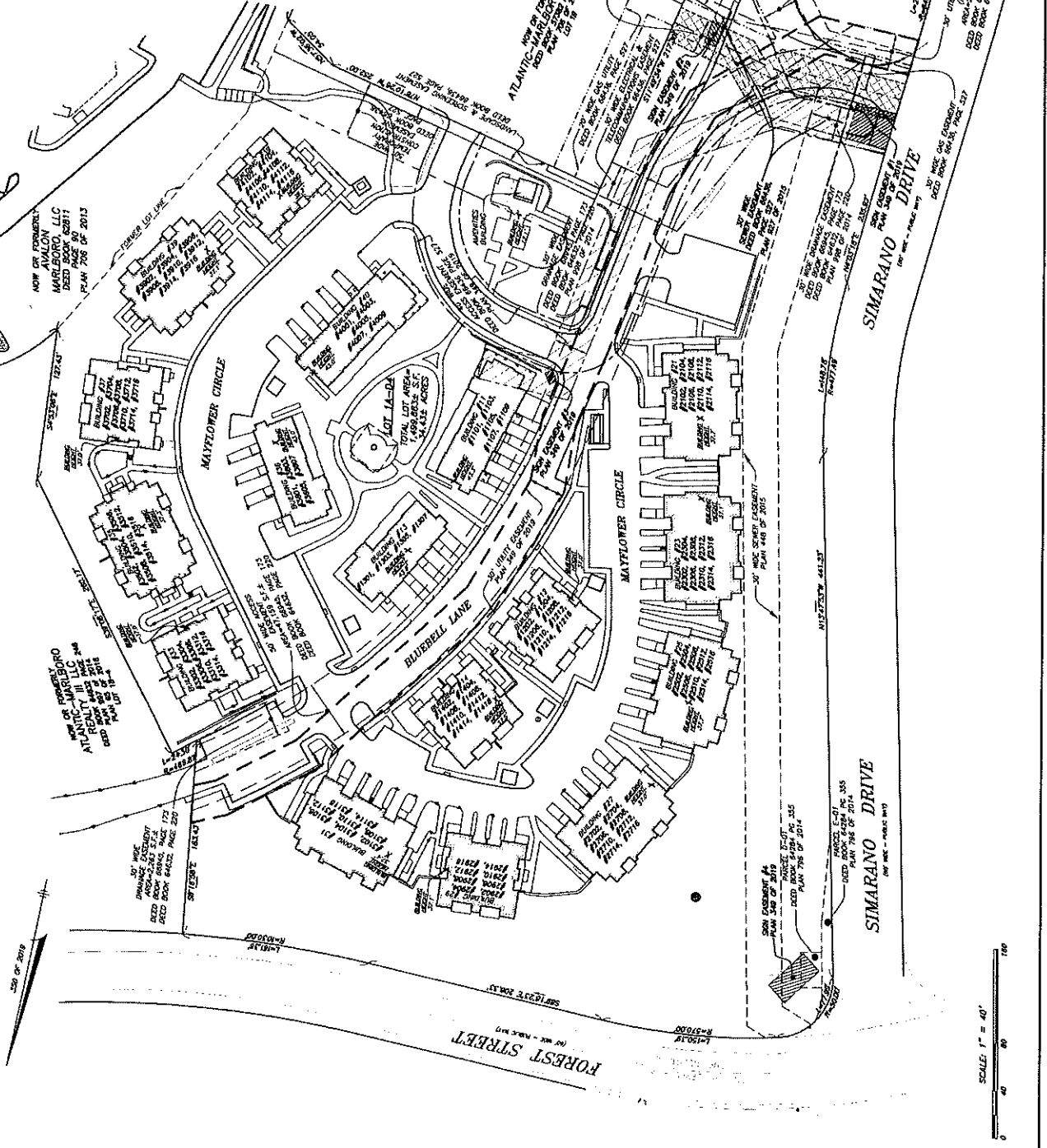


DATE	BY	DESCRIPTION
3-19-27		

**OVERALL SITE PLAN**  
**SITE AS-BUILT**  
**AB-1**  
 SHEET 2 OF 12  
 PROJECT NO.: 18031

**NOTES:**  
 ELEVATIONS SHOWN HEREIN ARE BASED UPON BENCHMARK 2000.00 MSL. ALL ELEVATIONS ARE TO BE SHOWN TO THE NEAREST TENTH (0.1) FEET. THE FRONT OF THE NORTHCAST END POST OF THE FOREST STREET 2000.00 MSL. MARLBOROUGH, MA 01752 TO BE 200.00 MSL. THE ELEVATION OF THE NORTHCAST END POST OF THE FOREST STREET (REPORTED ELEVATION OF THE NATIONAL GEOGRAPHIC VERTICAL DATUM) IS 200.00 MSL. ALL ELEVATIONS ARE TO BE SHOWN TO THE NEAREST TENTH (0.1) FEET. THE DATUM OF 1988 ELEVATION VALUE OF 200.00 MSL.  
 PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK ASSOCIATES PERFORMED THROUGH FEBRUARY 17, 2027.  
 FOR NOTES AND LEGEND SEE OTHER SHEET.

**CIVIL ENGINEER**  
 A DIVISION OF HANCOCK ASSOCIATES  
 112 S. BECKETT ST., 4TH FL.  
 BOSTON, MA 02110  
 PHONE (617) 337-8148



**PROJECT TITLE**  
**SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II**  
 200 FOREST STREET MARLBOROUGH, MA

**SITE ADDRESS**  
**LOT 1A-D4 OFF SIMARANO DRIVE**  
 Marlborough, Massachusetts  
 01752

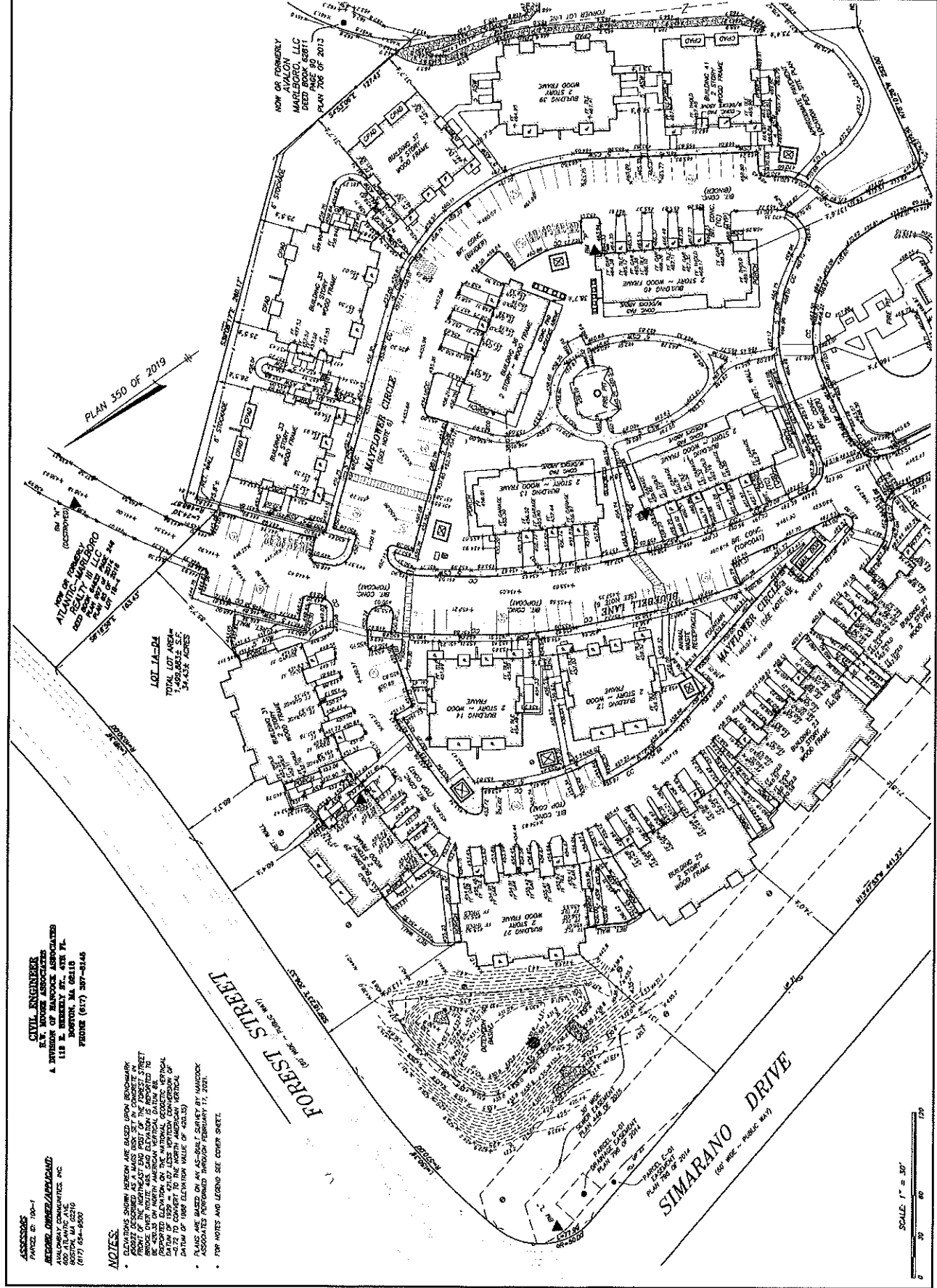
**PREPARED FOR**  
**AVANLBAY COMMUNITIES, INC.**  
 600 ATLANTIC AVE. Boston, MA 02110

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Environmental Consultants  
 105 STATE ST. SUITE 200 BOSTON, MA 02109  
 PHONE: (617) 552-1111 FAX: (617) 552-1122  
 WWW.HANCOCKASSOCIATES.COM

1	DATE	DESCRIPTION
1	07/17/19	PRELIMINARY PLAN
2	08/14/19	REVISED PLAN
3	09/11/19	REVISED PLAN
4	10/09/19	REVISED PLAN
5	11/07/19	REVISED PLAN
6	12/05/19	REVISED PLAN
7	01/02/20	REVISED PLAN
8	02/09/20	REVISED PLAN
9	03/07/20	REVISED PLAN
10	04/04/20	REVISED PLAN
11	05/02/20	REVISED PLAN
12	06/09/20	REVISED PLAN
13	07/07/20	REVISED PLAN
14	08/04/20	REVISED PLAN
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93	08/24/26	REVISED PLAN
94	09/21/26	REVISED PLAN
95	10/19/26	REVISED PLAN
96	11/16/26	REVISED PLAN
97	12/14/26	REVISED PLAN
98	01/11/27	REVISED PLAN
99	02/08/27	REVISED PLAN
100	03/07/27	REVISED PLAN

**LAYOUT & GRADING SITE AS-BUILT**

**AB-2**  
 SHEET 3 OF 12  
 PROJECT NO. 190331

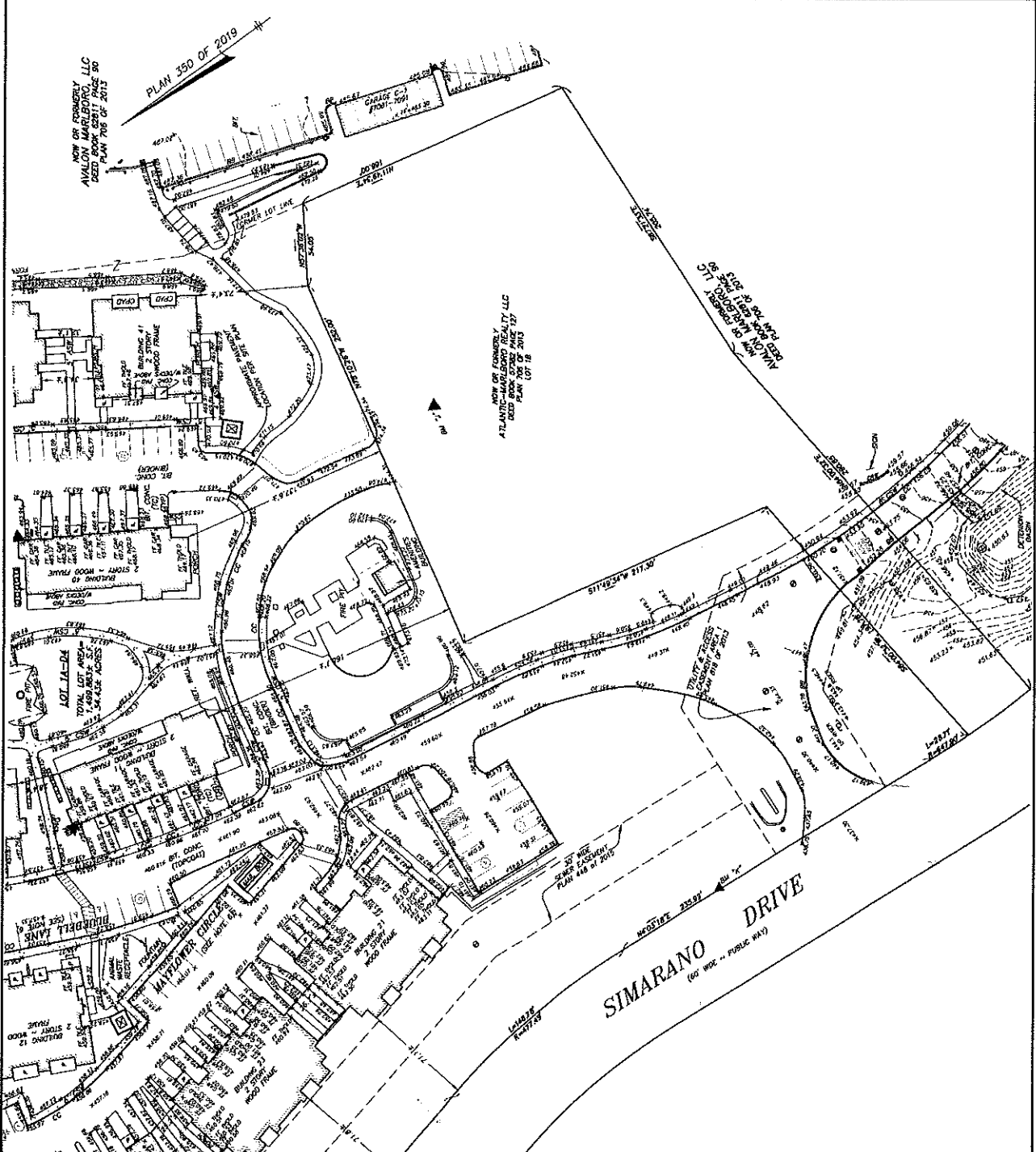


**CIVIL ENGINEER**  
 R.W. MOORE ASSOCIATES  
 A DIVISION OF HANCOCK ASSOCIATES  
 118 E. BERRY ST. 4TH FL.  
 BOSTON, MA 02110  
 PHONE (617) 387-8148

**REGISTERED PROFESSIONAL ENGINEER**  
 R.W. MOORE ASSOCIATES  
 118 E. BERRY ST. 4TH FL.  
 BOSTON, MA 02110  
 PHONE (617) 387-8148

- NOTES:**
- 1. ELEVATIONS SHOWN HEREON ARE BASED UPON BENCHMARK POINT DESCRIBED AS A MASS BENCH ST. AT CORNER IN AREA OF 100' X 100' LOT 1A-D4, 200 FOREST STREET MARLBOROUGH, MASSACHUSETTS. THE BENCHMARK IS BEING USED AS A NORTH AMERICAN VERTICAL DATUM. BEING USED AS A NORTH AMERICAN VERTICAL DATUM. BEING USED AS A NORTH AMERICAN VERTICAL DATUM. BEING USED AS A NORTH AMERICAN VERTICAL DATUM.
  - 2. ALL DIMENSIONS ARE TO THE NORTH AMERICAN VERTICAL DATUM. BEING USED AS A NORTH AMERICAN VERTICAL DATUM. BEING USED AS A NORTH AMERICAN VERTICAL DATUM.
  - 3. ASSOCIATES APPROVED THROUGH FEBRUARY 17, 2021.
  - 4. FOR NOTES AND LEGEND SEE COVER SHEET.

<b>PROJECT TITLE</b> SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II 200 FOREST STREET MARLBOROUGH, MA	<b>REVISIONS</b> LOT 1A-D4 OFF SIMARANO DRIVE Marlborough, Massachusetts 01752	<b>PREPARED FOR</b> AVALONBAY COMMUNITIES, INC. 690 ATLANTIC AVE. Boston, MA 02210	<b>HANCOCK          ASSOCIATES</b> Civil Engineers Land Surveyors Environmental Consultants 255 New Street, Marlborough, MA 01752 Voice: (508) 460-1111, Fax: (508) 460-1112 www.hancockassociates.com		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>12/17/20</td> <td>1st AS-BUILT DATE</td> </tr> <tr> <td>2</td> <td>02/10/21</td> <td>2nd AS-BUILT DATE</td> </tr> <tr> <td>3</td> <td>03/10/21</td> <td>3rd AS-BUILT DATE</td> </tr> <tr> <td>4</td> <td>04/10/21</td> <td>4th AS-BUILT DATE</td> </tr> <tr> <td>5</td> <td>05/10/21</td> <td>5th AS-BUILT DATE</td> </tr> <tr> <td>6</td> <td>06/10/21</td> <td>6th AS-BUILT DATE</td> </tr> <tr> <td>7</td> <td>07/10/21</td> <td>7th AS-BUILT DATE</td> </tr> <tr> <td>8</td> <td>08/10/21</td> <td>8th AS-BUILT DATE</td> </tr> <tr> <td>9</td> <td>09/10/21</td> <td>9th AS-BUILT DATE</td> </tr> <tr> <td>10</td> <td>10/10/21</td> <td>10th AS-BUILT DATE</td> </tr> <tr> <td>11</td> 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**ASSESSORS**  
 PARCELS 0100-1  
 RECORD: 010002/00000000  
 AVALONBAY COMMUNITIES, INC.  
 690 ATLANTIC AVE.  
 BOSTON, MA 02210  
 (617) 854-9200

**CIVIL ENGINEER**  
 DANIEL J. HANCOCK  
 A DIVISION OF HANCOCK ASSOCIATES  
 112 N. BEXLEY ST., 4TH FL.  
 BOSTON, MA 02116  
 PHONE (617) 387-8145

**NOTES:**  
 \* ELEVATIONS SHOWN HEREON ARE BASED UPON BENCHMARK  
 POINTS DESIGNATED AS A MASS CON. SET IN CONFORMANCE WITH  
 THE MASS. REGS. CH. 86C.01(1) AND (2). ELEVATION IS REPORTED TO  
 BE ABOVE MEAN SEA LEVEL. ELEVATION IS REPORTED TO  
 BE BASED ON NORTH AMERICAN DATUM. DATUM IS  
 ESTABLISHED BY THE U.S. GEOLOGICAL SURVEY. VERTICAL  
 DATUM OF 1929 = 40.00 FEET VERTICAL CORRECTION OF  
 DATUM OF 1988 ELEVATION VALUE OF 425.50

\* PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK  
 ASSOCIATES PERFORMED THROUGH FEBRUARY 11, 2025.

\* FOR NOTES AND LEGEND SEE COVER SHEET.

SCALE: 1" = 30'

**PROJECT FILED**

**SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II**

200 FOREST STREET MARLBOROUGH, MA

**LOT 1A-D4 OFF SIMARANO DRIVE**

Marlborough, Massachusetts 01752

**PREPARED BY AVALONBAY COMMUNITIES, INC.**

600 ATLANTIC AVE. Boston, MA 02210

**HANCOCK ASSOCIATES**

Civil Engineers  
 Land Surveyors  
 Environmental Consultants

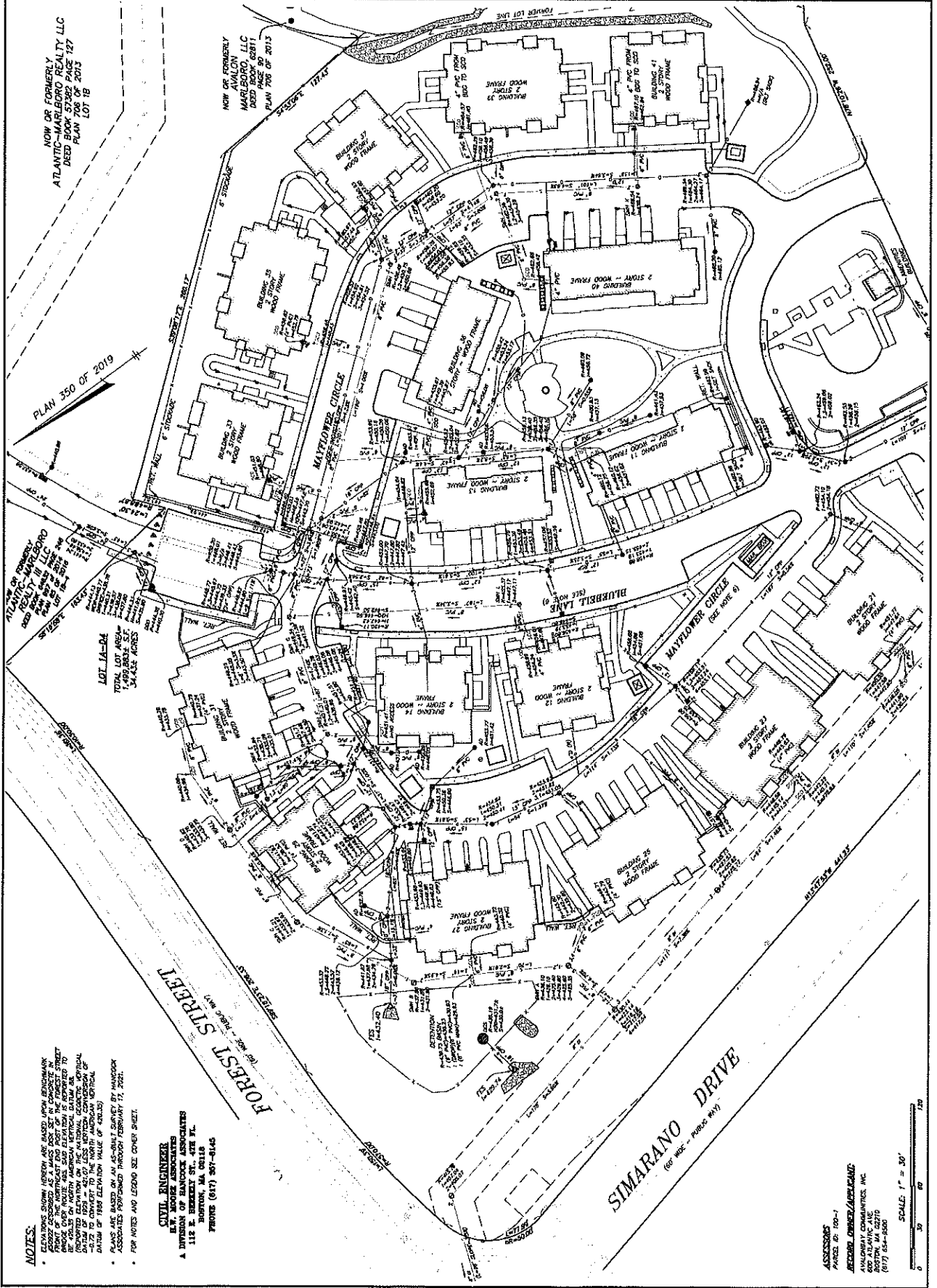
115 South Street, Suite 400, Boston, MA 02111  
 Phone: (617) 552-1111, Fax: (617) 552-1122  
 www.hancockassociates.com

1	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE
2	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE
3	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE
4	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE
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19	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE
20	DATE: 07/20/13	ISSUE: AS-BUILT UPDATE

**SEWER & DRAINAGE SITE AS-BUILT**

**AB-4**

DATE: 07/20/13  
 SHEET: 3 OF 32  
 PROJECT NO: 18031



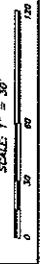
**NOTES:**


- ELEVATIONS SHOWN HEREIN ARE BASED UPON BENCHMARK POINT OF THE NORTHEAST END CORNER OF THE FOREST STREET BEING ADJACENT TO THE NORTH AND EAST BOUNDARIES OF LOT 1A-D4.
- VERTICAL ELEVATIONS ON THE NATIONAL GEODETIC DATUM OF 1983 TO CONVERT TO THE NORTH AMERICAN DATUM OF 1983 USE THE ELEVATION VALUE OF 0.0000.
- PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK ASSOCIATES PERFORMED THROUGH FEBRUARY 17, 2012.
- FOR NOTES AND LEGEND SEE OWNER SHEET.

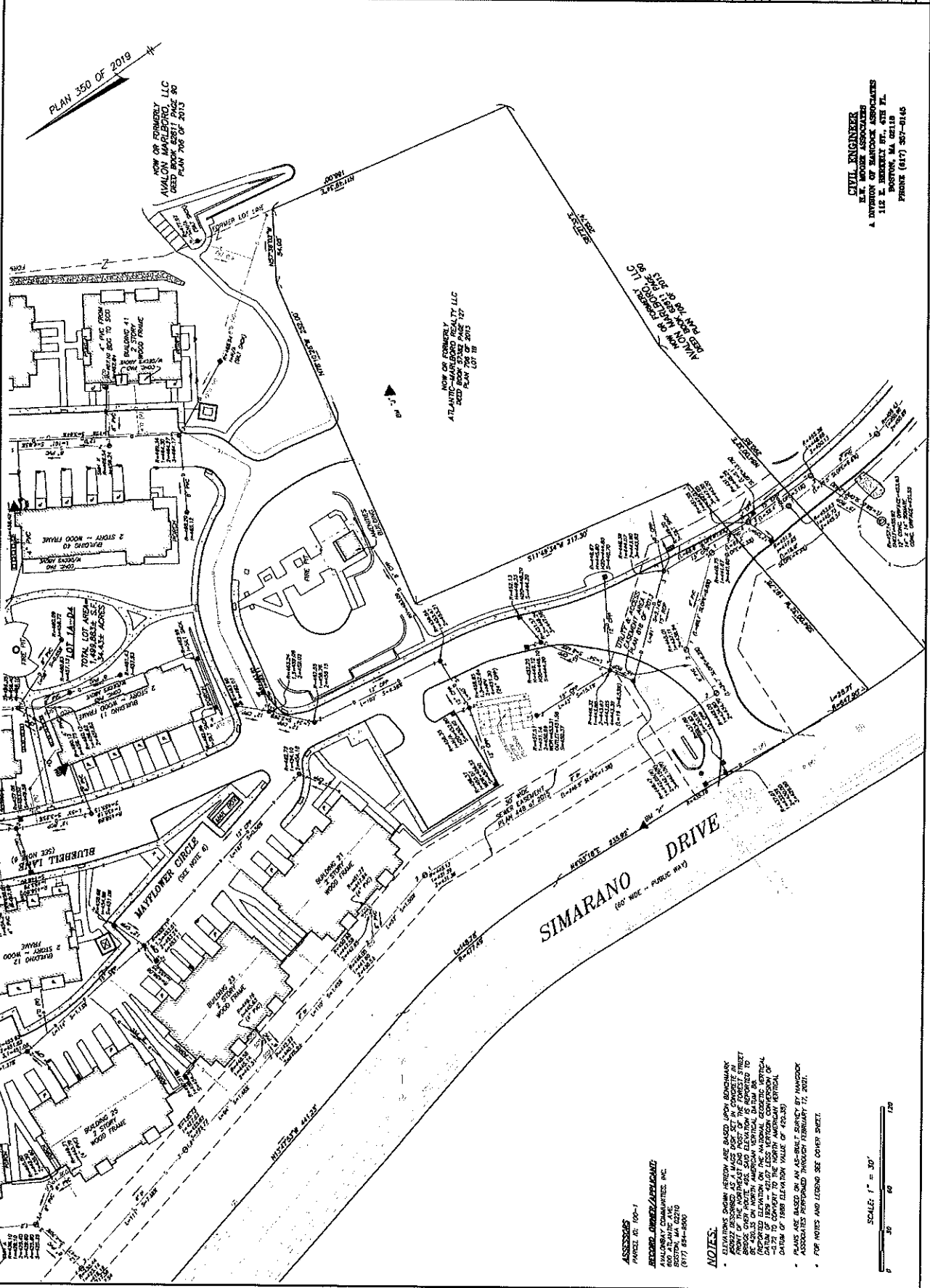
**CIVIL ENGINEER**  
**E.W. MOORE ASSOCIATES**  
 A DIVISION OF HANCOCK ASSOCIATES  
 115 S. BEECHER ST., 4TH FL.  
 BOSTON, MA 02111  
 PHONE: (617) 552-1111

**SIMARANO DRIVE**  
 (FOR USE - PARKING)

**ASSESSORS**  
 PARCELS 20 100-1  
**RECORD OWNER/APPPLICANT**  
 AVALONBAY COMMUNITIES, INC.  
 600 ATLANTIC AVE.  
 BOSTON, MA 02111  
 (617) 552-1111



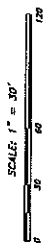
<b>PROJECT TITLE</b> SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II 200 FOREST STREET MARLBOROUGH, MA	<b>LOT 1A-D4</b> OFF SIMARANO DRIVE Marlborough, Massachusetts 01752	<b>PREPARED FOR</b> AVALONBAY COMMUNITIES, INC. 600 ATLANTIC AVE. Boston, MA 02210	<b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Environmental Consultants 711 Elm Street, Marlborough, MA 01752 Telephone: (978) 251-1111 www.hancockassociates.com		<table border="1"> <tr><td>1</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>2</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>3</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>4</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>5</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>6</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>7</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>8</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>9</td><td>DESIGN</td><td>07/27/19</td><td>SITE AS-BUILT UPDATE</td></tr> <tr><td>10</td><td>DESIGN</td><td>07/27/19</td><td>SITE 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**CIVIL ENGINEER**  
 HANCOCK ASSOCIATES  
 A PROFESSIONAL CORPORATION  
 112 N. WASHINGTON ST.  
 BOSTON, MA 02110  
 PHONE (617) 357-9145

**ASSESSORS**  
 MAPS 10-100-1  
 RECORD, OVERSEER/REGISTRAR  
 HANCOCK ASSOCIATES, INC.  
 600 ATLANTIC AVE.  
 BOSTON, MA 02210  
 (617) 644-2000

**NOTES:**  
 \* ELEVATIONS SHOWN HEREIN ARE BASED UPON BENCHMARK FROM THE NORTHEAST END OF THE FOREST STREET BRIDGE ON NORTH AVENUE. ELEVATION IS REFERRED TO REPORTED ELEVATION ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 ELEVATION VALUE OF 420.35.  
 \* PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK ASSOCIATES PERFORMED THROUGH FEBRUARY 17, 2021.  
 \* FOR NOTES AND LEGEND SEE COVER SHEET.



**PROJECT TITLE**  
**SITE**  
**AS-BUILT PLAN**  
**FOR**  
**AVALON**  
**MARLBOROUGH II**  
 200 FOREST STREET  
 MARLBOROUGH, MA

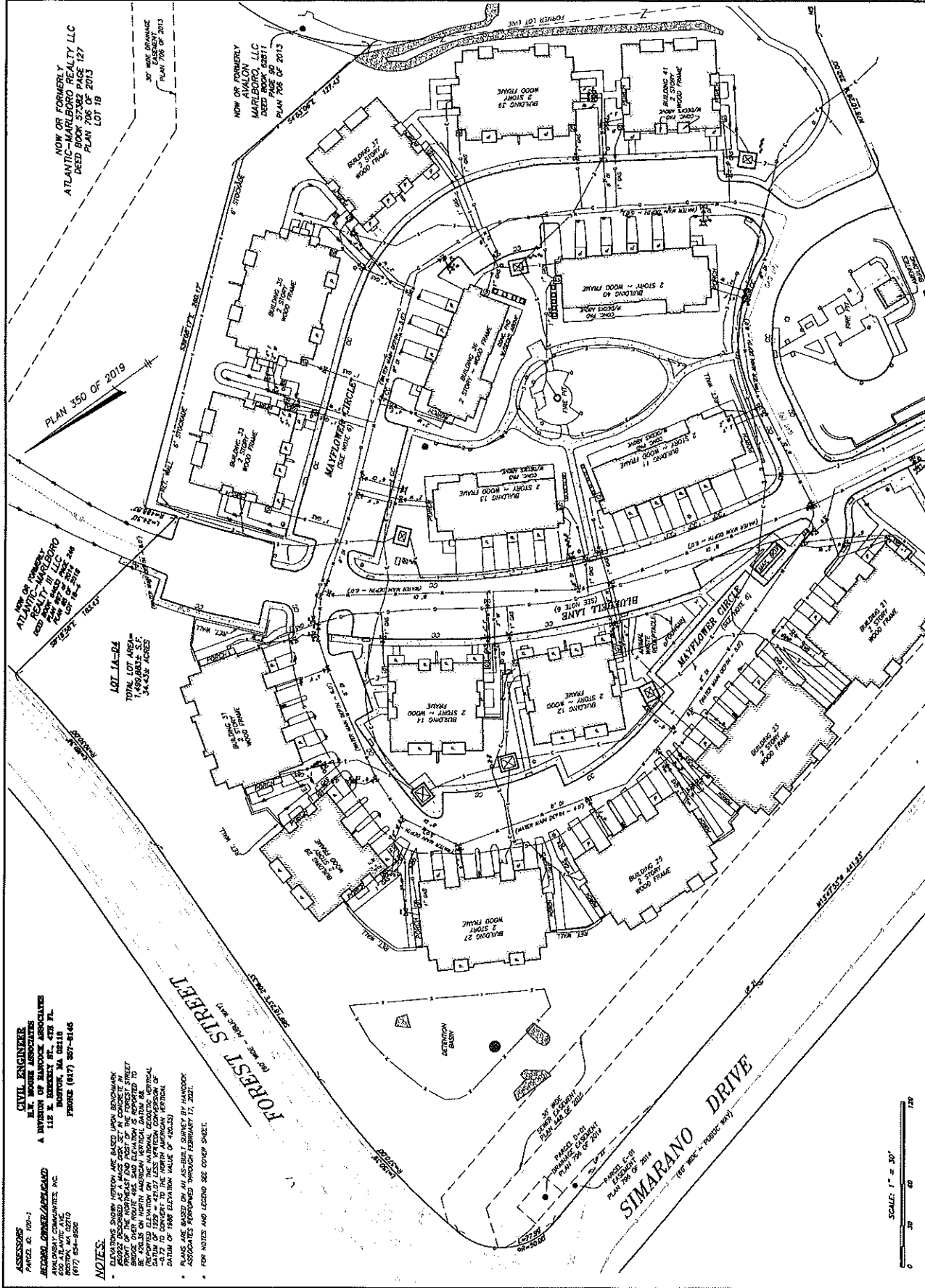
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**LOT 1A-D4**  
**OFF SIMARANO**  
**DRIVE**  
 Marlborough,  
 Massachusetts  
 01752

**PREPARED FOR**  
**AVALONBAY**  
**COMMUNITIES,**  
**INC.**  
 600 ATLANTIC AVE.  
 BOSTON, MA 02210

**HANCOCK**  
**ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Environmental  
 Consultants  
 113 GARDEN STREET, SUITE 200, MARLBOROUGH, MA 01752  
 TEL: 978-271-0100 FAX: 978-271-0110  
 WWW.HANCOCKASSOCIATES.COM

1	REVISION DATE	DESCRIPTION
2	10/27/17	1st AS-BUILT UPDATE
3	05/20/19	2nd AS-BUILT UPDATE
4	07/29/19	3rd AS-BUILT UPDATE
5	11/04/19	4th AS-BUILT UPDATE
6	02/25/20	5th AS-BUILT UPDATE
7	04/21/20	6th AS-BUILT UPDATE
8	05/20/20	7th AS-BUILT UPDATE
9	08/11/20	8th AS-BUILT UPDATE
10	09/24/20	9th AS-BUILT UPDATE
11	10/27/20	10th AS-BUILT UPDATE
12	01/26/21	11th AS-BUILT UPDATE
13	03/02/21	12th AS-BUILT UPDATE
14	04/21/21	13th AS-BUILT UPDATE
15	05/20/21	14th AS-BUILT UPDATE
16	07/29/21	15th AS-BUILT UPDATE
17	09/24/21	16th AS-BUILT UPDATE
18	11/04/21	17th AS-BUILT UPDATE
19	01/26/22	18th AS-BUILT UPDATE
20	03/02/22	19th AS-BUILT UPDATE
21	04/21/22	20th AS-BUILT UPDATE
22	05/20/22	21st AS-BUILT UPDATE
23	07/29/22	22nd AS-BUILT UPDATE
24	09/24/22	23rd AS-BUILT UPDATE
25	11/04/22	24th AS-BUILT UPDATE
26	01/26/23	25th AS-BUILT UPDATE
27	03/02/23	26th AS-BUILT UPDATE
28	04/21/23	27th AS-BUILT UPDATE
29	05/20/23	28th AS-BUILT UPDATE
30	07/29/23	29th AS-BUILT UPDATE
31	09/24/23	30th AS-BUILT UPDATE
32	11/04/23	31st AS-BUILT UPDATE

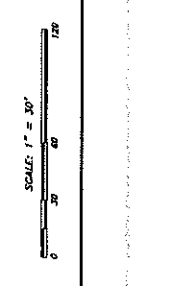
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**SITE**  
**AS-BUILT**  
**AB-6**  
 SHEET: 7 OF 12  
 PROJECT NO.: 18037




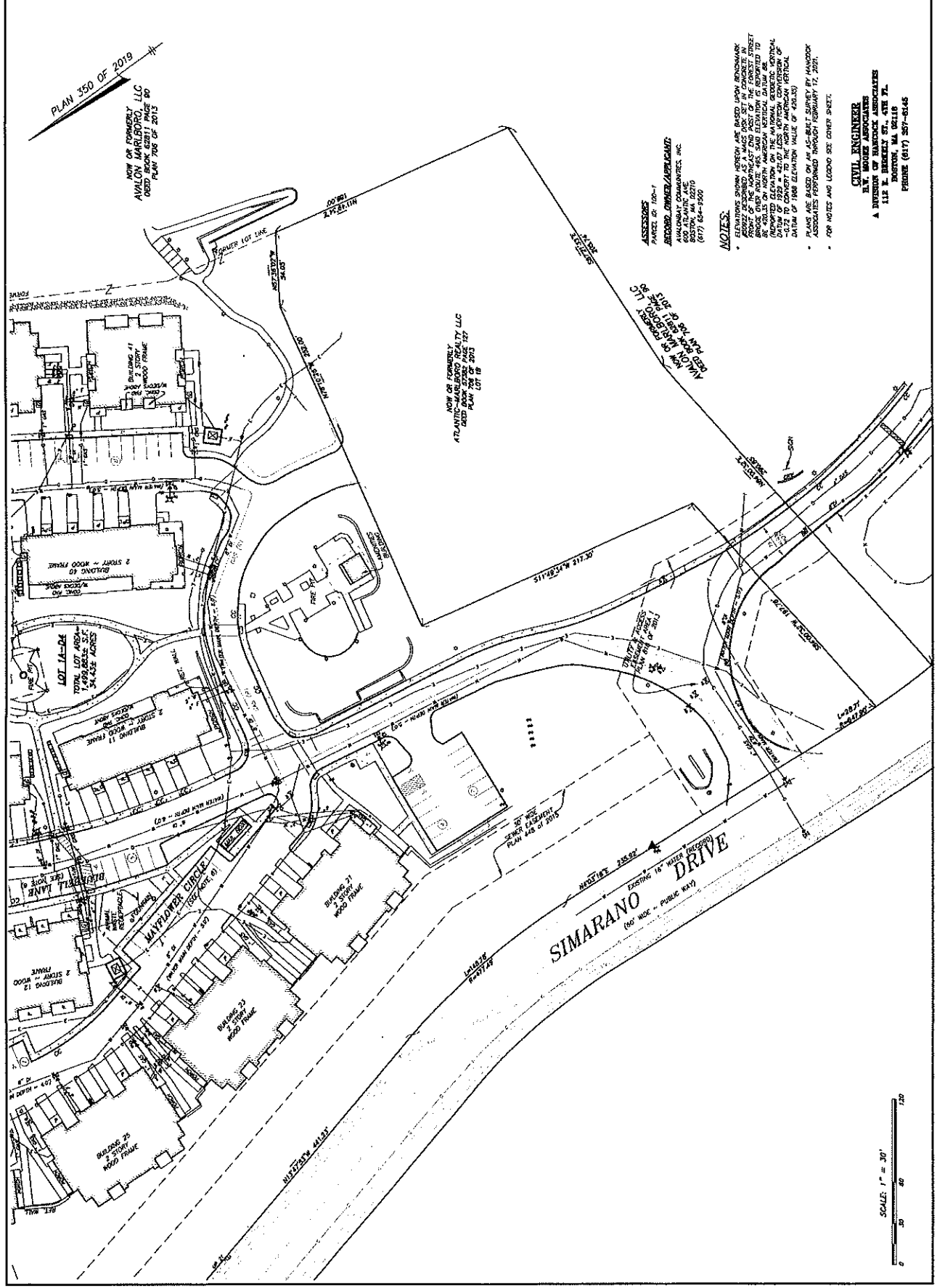
**ASSESSORS**  
 PARCEL 87 100-1  
**REBEKAH DORRIS/ASSOCIATED**  
 A DIVISION OF HANCOCK ASSOCIATES  
 113 GARDEN STREET, SUITE 200  
 MARLBOROUGH, MA 01752  
 PHONE (978) 307-8145

**CIVIL ENGINEER**  
**H.T. MOORE ASSOCIATES**  
 A DIVISION OF HANCOCK ASSOCIATES  
 113 GARDEN STREET, SUITE 200  
 MARLBOROUGH, MA 01752  
 PHONE (978) 307-8145


**NOTES:**  
 \* ELEVATIONS SHOWN HEREON ARE BASED UPON BENCHMARK  
 147.58 (3) AT THE NORTHEAST CORNER OF THE FOREST STREET  
 DRIVE AT THE INTERSECTION OF THE FOREST STREET  
 DRIVE AND THE WOOD STREET DRIVE AND TO  
 BE ADJUSTED TO THE NATIONAL MEAN SEA LEVEL  
 DATUM OF 1988 ELEVATION VALUE OF -98.42  
 \* PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK  
 ASSOCIATES PERFORMED THROUGH FEBRUARY 14, 2021.  
 \* FOR NOTES AND LEGEND SEE COVER SHEET.

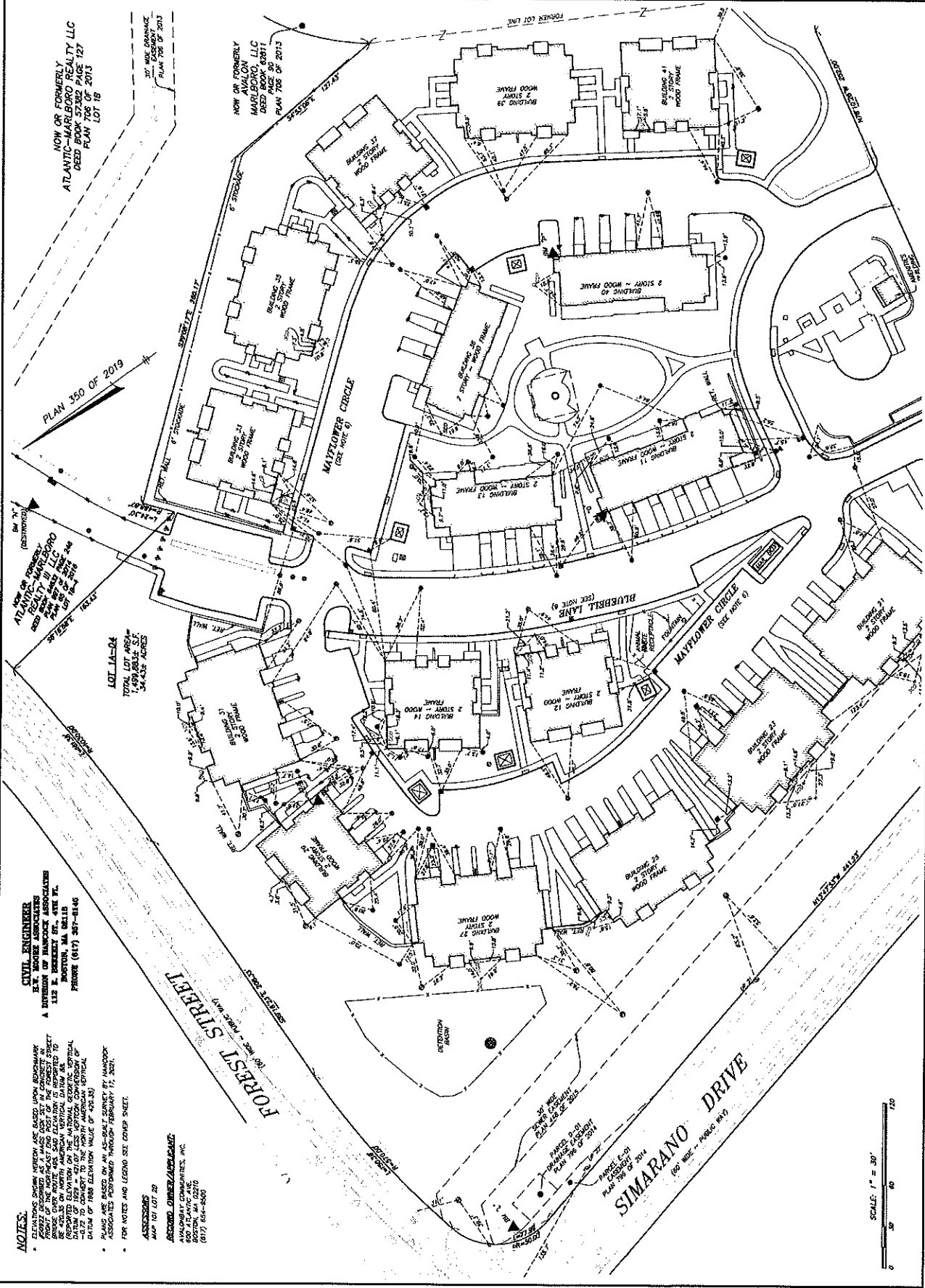


<p><b>PROJECT TITLE</b></p> <p><b>SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II</b></p> <p>200 FOREST STREET MARLBOROUGH, MA</p>	<p><b>REVISIONS</b></p> <p><b>LOT 1A-D4 OFF SIMARANO DRIVE</b></p> <p>Marlborough, Massachusetts 01752</p>	<p><b>PREPARED FOR</b></p> <p><b>AVALONBAY COMMUNITIES, INC.</b></p> <p>660 ATLANTIC AVE. Boston, MA 02210</p>	<p><b>HANCOCK ASSOCIATES</b></p> <p>Civil Engineers Land Surveyors Environmental Consultants</p> <p>141 Elm Street, Marlborough, MA 01752 Voice: (978) 241-1122, Fax: (978) 241-1121 www.hancockassociates.com</p>	 <table border="1"> <tr><td>1</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>2</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>3</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>4</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>5</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>6</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> <tr><td>7</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td><td>10/1/19</td></tr> 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<p><b>SITE AS-BUILT</b></p> <p>SCALE: 1" = 30'</p> <p><b>AB-7</b></p> <p>PROJECT NO.: 18031</p>
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<b>PROJECT TITLE</b> SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II 200 FOREST STREET MARLBOROUGH, MA	<b>PREPARED FOR</b> LOT 1A-D4 OFF SIMARANO DRIVE Marlborough, Massachusetts 01752	<b>PREPARED FOR</b> AVALONBAY COMMUNITIES, INC. 600 ATLANTIC AVE. Boston, MA 02210	<b>HANCOCK ASSOCIATES</b> Civil Engineers Lead Surveyors Environmental Consultants 160 Malcolm St., Marlborough, MA 01752 Voice: (978) 464-1111, Fax: (978) 464-1171 www.hancockassociates.com		<table border="1"> <tr><td>1</td><td>PLAN 350 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>2</td><td>PLAN 351 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>3</td><td>PLAN 352 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>4</td><td>PLAN 353 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>5</td><td>PLAN 354 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>6</td><td>PLAN 355 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>7</td><td>PLAN 356 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>8</td><td>PLAN 357 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>9</td><td>PLAN 358 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>10</td><td>PLAN 359 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> <tr><td>11</td><td>PLAN 360 OF 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400 OF 2019</td><td>SEE AS-BUILT DRAWING</td></tr> </table>	1	PLAN 350 OF 2019	SEE AS-BUILT DRAWING	2	PLAN 351 OF 2019	SEE AS-BUILT DRAWING	3	PLAN 352 OF 2019	SEE AS-BUILT DRAWING	4	PLAN 353 OF 2019	SEE AS-BUILT DRAWING	5	PLAN 354 OF 2019	SEE AS-BUILT DRAWING	6	PLAN 355 OF 2019	SEE AS-BUILT DRAWING	7	PLAN 356 OF 2019	SEE AS-BUILT DRAWING	8	PLAN 357 OF 2019	SEE AS-BUILT DRAWING	9	PLAN 358 OF 2019	SEE AS-BUILT DRAWING	10	PLAN 359 OF 2019	SEE AS-BUILT DRAWING	11	PLAN 360 OF 2019	SEE AS-BUILT DRAWING	12	PLAN 361 OF 2019	SEE AS-BUILT DRAWING	13	PLAN 362 OF 2019	SEE AS-BUILT DRAWING	14	PLAN 363 OF 2019	SEE AS-BUILT DRAWING	15	PLAN 364 OF 2019	SEE AS-BUILT DRAWING	16	PLAN 365 OF 2019	SEE AS-BUILT DRAWING	17	PLAN 366 OF 2019	SEE AS-BUILT DRAWING	18	PLAN 367 OF 2019	SEE AS-BUILT DRAWING	19	PLAN 368 OF 2019	SEE AS-BUILT DRAWING	20	PLAN 369 OF 2019	SEE AS-BUILT DRAWING	21	PLAN 370 OF 2019	SEE AS-BUILT DRAWING	22	PLAN 371 OF 2019	SEE AS-BUILT DRAWING	23	PLAN 372 OF 2019	SEE AS-BUILT 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**NOTES:**

ELEVATIONS SHOWN HEREON ARE BASED UPON BENCHMARK FRONT OF THE MARLBOROUGH ROAD ROCK OF THE FOREST STREET BRIDGE. OVER NOTE: 458.560 ELEVATION IS REPORTED TO BE THE ELEVATION ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 ELEVATION VALUE OF 428.35.

PLANS ARE BASED ON AN AS-BUILT SURVEY BY HANCOCK ASSOCIATES PERFORMED THROUGH FEBRUARY 17, 2021.


FOR NOTES AND LEGEND SEE COMP SHEET.

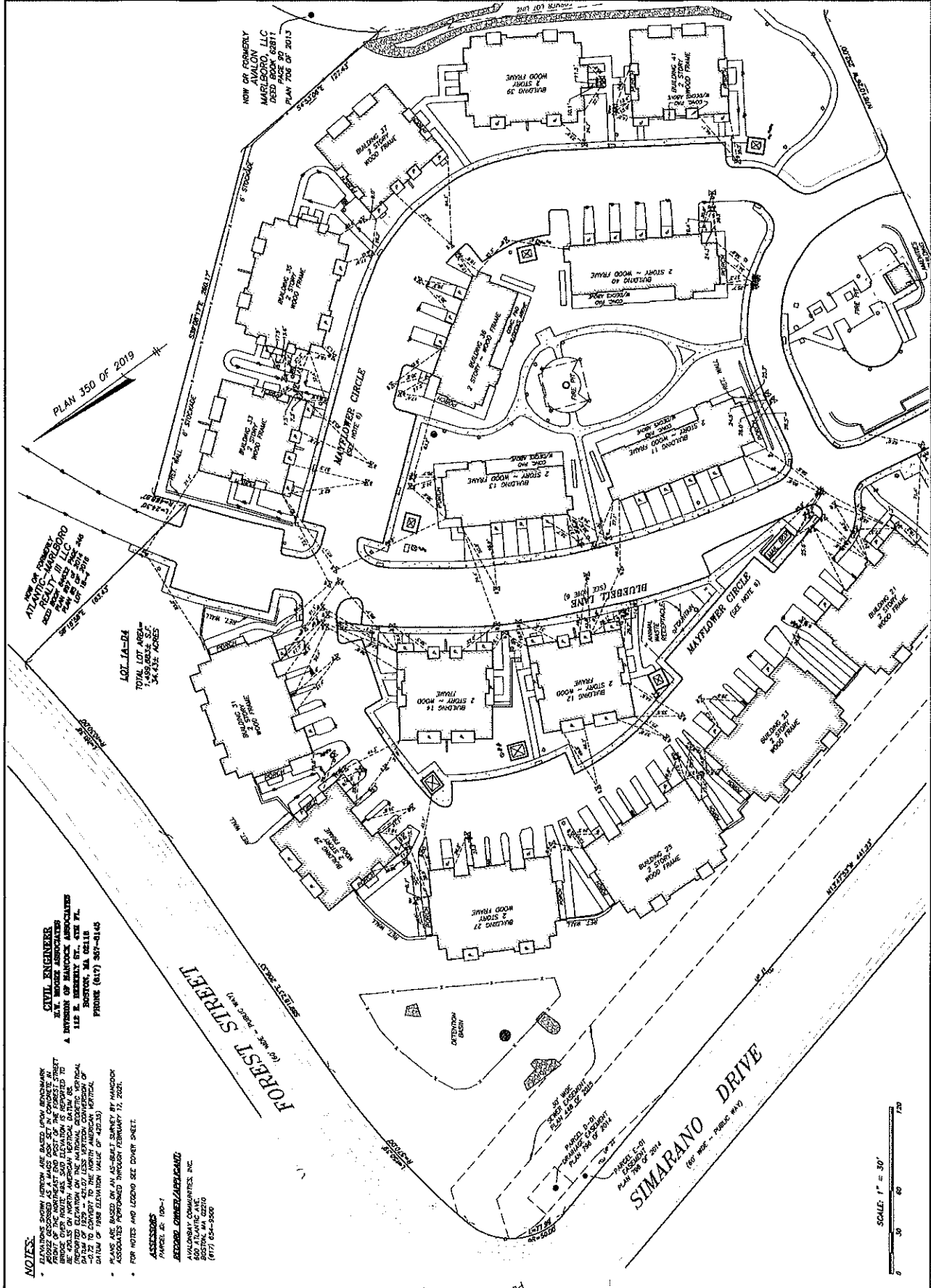
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A DIVISION OF HANCOCK ASSOCIATES  
119 F. HENCKY DR., STE. W.  
BOSTON, MA 02115  
PHONE: (617) 507-8146

SCALE: 1" = 30'



<b>PROJECT TIES</b> <b>SITE AS-BUILT PLAN FOR AVALON MARLBOROUGH II</b> 200 FOREST STREET MARLBOROUGH, MA	<b>LOT 1A-D4 OFF SIMARANO DRIVE</b> Marlborough, Massachusetts 01752	<b>PREPARED FOR</b> <b>AVALONBAY COMMUNITIES, INC.</b> 600 ATLANTIC AVE. Boston, MA 02210	<b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Environmental Consultants 100 State Street, Suite 200 Boston, MA 02109 Phone: (617) 552-4122 www.hancockassociates.com		<b>UTILITY TIES</b> <b>SITE AS-BUILT</b>	<b>AB-10</b> DATE: 11/05/13 SHEET: 11 OF 13 PROJECT NO.: 18033
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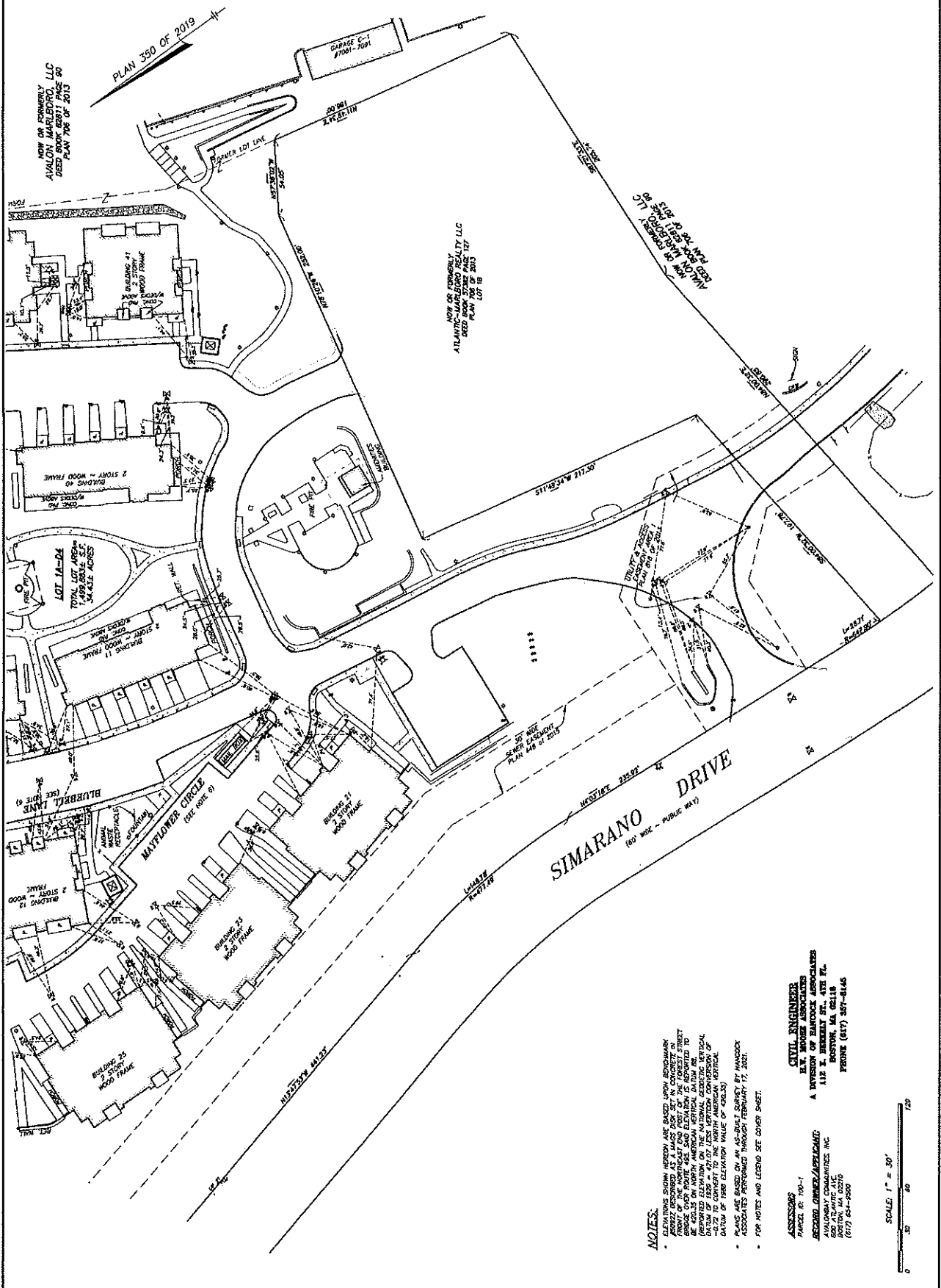
**CIVIL ENGINEER**  
 E.V. WOZNIAK  
 A DIVISION OF HANCOCK ASSOCIATES  
 115 E. BERRY ST., 5TH FL.  
 BOSTON, MA 02109  
 PHONE: (617) 552-4122

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 PHONE: (617) 552-4122

SCALE: 1" = 30'

<b>PROJECT TITLES</b> <b>SITE AS-BUILT PLAN FOR AVALON MARLBORO II MARLBOROUGH MA</b> 200 FOREST STREET MARLBOROUGH, MA	<b>SITE ADDRESS</b> <b>LOT 1A-D4 OFF SIMARANO DRIVE</b> Marlborough, Massachusetts 01752	<b>PREPARED FOR</b> <b>AVOLONBAY COMMUNITIES, INC.</b> 600 ATLANTIC AVE. Boston, MA 02210	<b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Environmental Consultants 335 Elm Street, Marlborough, MA 01752 Phone: (978) 465-1111 Fax: (978) 465-1121 www.hancockassociates.com		<table border="1"> <tr><td>1</td><td>PLAN 300 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>2</td><td>PLAN 301 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>3</td><td>PLAN 302 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>4</td><td>PLAN 303 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>5</td><td>PLAN 304 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>6</td><td>PLAN 305 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>7</td><td>PLAN 306 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>8</td><td>PLAN 307 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>9</td><td>PLAN 308 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>10</td><td>PLAN 309 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>11</td><td>PLAN 310 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>12</td><td>PLAN 311 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>13</td><td>PLAN 312 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>14</td><td>PLAN 313 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>15</td><td>PLAN 314 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>16</td><td>PLAN 315 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>17</td><td>PLAN 316 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>18</td><td>PLAN 317 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>19</td><td>PLAN 318 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>20</td><td>PLAN 319 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> <tr><td>21</td><td>PLAN 320 OF 2019</td><td>EST. AS-BUILT FRAME</td></tr> </table>	1	PLAN 300 OF 2019	EST. AS-BUILT FRAME	2	PLAN 301 OF 2019	EST. AS-BUILT FRAME	3	PLAN 302 OF 2019	EST. AS-BUILT FRAME	4	PLAN 303 OF 2019	EST. AS-BUILT FRAME	5	PLAN 304 OF 2019	EST. AS-BUILT FRAME	6	PLAN 305 OF 2019	EST. AS-BUILT FRAME	7	PLAN 306 OF 2019	EST. AS-BUILT FRAME	8	PLAN 307 OF 2019	EST. AS-BUILT FRAME	9	PLAN 308 OF 2019	EST. AS-BUILT FRAME	10	PLAN 309 OF 2019	EST. AS-BUILT FRAME	11	PLAN 310 OF 2019	EST. AS-BUILT FRAME	12	PLAN 311 OF 2019	EST. AS-BUILT FRAME	13	PLAN 312 OF 2019	EST. AS-BUILT FRAME	14	PLAN 313 OF 2019	EST. AS-BUILT FRAME	15	PLAN 314 OF 2019	EST. AS-BUILT FRAME	16	PLAN 315 OF 2019	EST. AS-BUILT FRAME	17	PLAN 316 OF 2019	EST. AS-BUILT FRAME	18	PLAN 317 OF 2019	EST. AS-BUILT FRAME	19	PLAN 318 OF 2019	EST. AS-BUILT FRAME	20	PLAN 319 OF 2019	EST. AS-BUILT FRAME	21	PLAN 320 OF 2019	EST. AS-BUILT FRAME	<b>UTILITY TIES</b> <b>SITE AS-BUILT</b> <b>AB-11</b> SHEET 12 OF 12 PROJECT NO.: 18033
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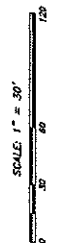


**NOTES:**

- ALL DIMENSIONS SHOWN HEREON ARE BASED UPON RECORD DRAWINGS AND FIELD SURVEY DATA. DIMENSIONS SHOWN AS TO THE FRONT OF THE NORTHWEST CORNER OF THE FOREST STREET ARE 428.35 ON NORTH AMERICAN VERTICAL DATUM AND 428.35 ON NORTH AMERICAN VERTICAL DATUM AND 428.35 ON NORTH AMERICAN VERTICAL DATUM. DIMENSIONS SHOWN AS TO THE REAR OF THE FOREST STREET ARE 428.35 ON NORTH AMERICAN VERTICAL DATUM AND 428.35 ON NORTH AMERICAN VERTICAL DATUM. DIMENSIONS SHOWN AS TO THE EAST SIDE OF THE FOREST STREET ARE 428.35 ON NORTH AMERICAN VERTICAL DATUM AND 428.35 ON NORTH AMERICAN VERTICAL DATUM. DIMENSIONS SHOWN AS TO THE WEST SIDE OF THE FOREST STREET ARE 428.35 ON NORTH AMERICAN VERTICAL DATUM AND 428.35 ON NORTH AMERICAN VERTICAL DATUM.
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- FOR NOTES AND LEGEND SEE COVER SHEET.

**CIVIL ENGINEER**  
**JAMES W. MULLEN**  
 A DIVISION OF HANCOCK ASSOCIATES  
 112 K. HERBERT ST., 4TH FL.  
 BOSTON, MA 02118  
 PHONE (617) 387-8145

**ASSESSORS**  
 PARCEL # 10-1  
**RECORD OWNER/APPRAISER**  
 AVOLONBAY COMMUNITIES, INC.  
 600 ATLANTIC AVE.  
 BOSTON, MA 02210  
 (617) 651-4920





October 21, 2021

Ref: 12636.01

Priscilla Ryder  
Town of Marlborough Conservation Commission  
140 Main Street  
Marlborough, Massachusetts 01752

**Re:** Request for a Certificate of Compliance for the Avalon Marlborough II Residential Development Project

Dear Ms. Ryder

On behalf of AvalonBay Communities, Inc. (Avalon), Vanasse Hangen Brustlin, Inc. (VHB) respectfully submits this Request for a Certificate of Compliance for the Avalon Marlborough II residential development project pursuant to the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00). Avalon submitted a Notice of Intent for the project on August 25, 2019 and the Order of Conditions was issued on October 9, 2020 (DEP File# 212-1213). The project, which consists of the development of seventeen (17) new professionally managed multi-family residential townhomes, one (1) retail building, amenity areas, parking areas, access roads, stormwater management areas and retaining walls located at 200 Forest Street in the City of Marlborough, Massachusetts, has since been completed and all disturbed areas have been restored and stabilized.

The project is in compliance with the Order of conditions. As discussed in our phone conversation on Thursday October 14, 2021, an electronic copy of the As-Built Plans (titled "Site As-Built Plans for Avalon Marlborough II" dated and stamped on March 12, 2021) is attached (via email) and the requirement, under Section A.6. of the attached Request for a Certificate of Compliance (WPA Form 8A), to provide a written statement from a professional engineer is being waived by the Conservation Commission.

On behalf of Avalon, we respectfully request that the Commission issue a Certificate of Compliance for the project. Should you have any questions concerning this submittal or require additional information, please contact me at your convenience at (508) 951-2328 or by email at [eolson@vhb.com](mailto:eolson@vhb.com).

101 Walnut Street  
PO Box 9151  
Watertown, Massachusetts 02471  
P 617.924.1770  
F 617.924.2286  
**Engineers | Scientists | Planners | Designers**

Priscilla Ryder  
Town of Marlborough Conservation Commission  
Ref. 12636.01  
October 21, 2021  
Page 2



Sincerely,  
Vanasse Hangen Brustlin, Inc.

A handwritten signature in black ink that reads "Eric Olson". The signature is written in a cursive, flowing style.

Eric Olson  
Senior Environmental Scientist  
[eolson@vhb.com](mailto:eolson@vhb.com)

CC:

Mr. Tony Sanchez, Avalon



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
 212-1213  
 Provided by DEP

**A. Project Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. This request is being made by:  
 Vanasse Hangen Brustlin, Inc. for AvalonBay Communities, Inc.  
 Name  
 120 Front Street, Suite 500  
 Mailing Address  
 Worcester MA 01608  
 City/Town State Zip Code  
 508-951-2328  
 Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:  
 AvalonBay Communities, Inc.

Applicant: AvalonBay Communities, Inc.  
 Dated: October 9, 2020  
 DEP File Number: 212-1213

3. Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

The project site is located at:

200 Forrest Street  
 Street Address  
 100  
 Assessors Map/Plat Number  
 1  
 Parcel/Lot Number  
 Marlborough  
 City/Town

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)  
 Middlesex South 78753 65  
 County Book Page

Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8A – Request for Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
212-1213  
Provided by DEP

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes      If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No      "N/A. Not required for this project, per City of Marlborough Conservation / Sustainability Officer."

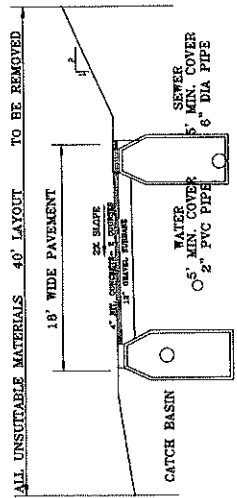
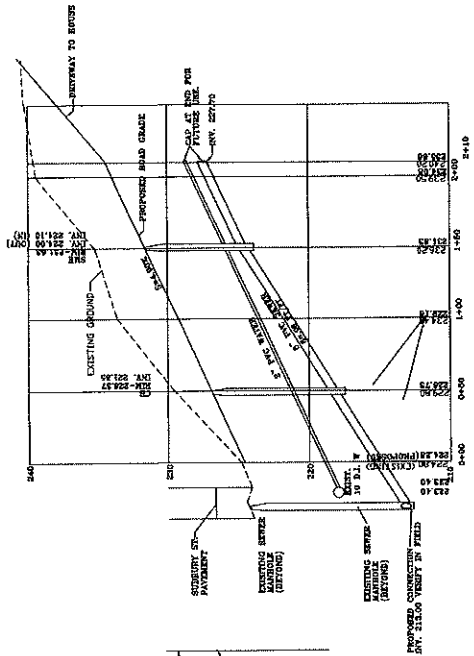
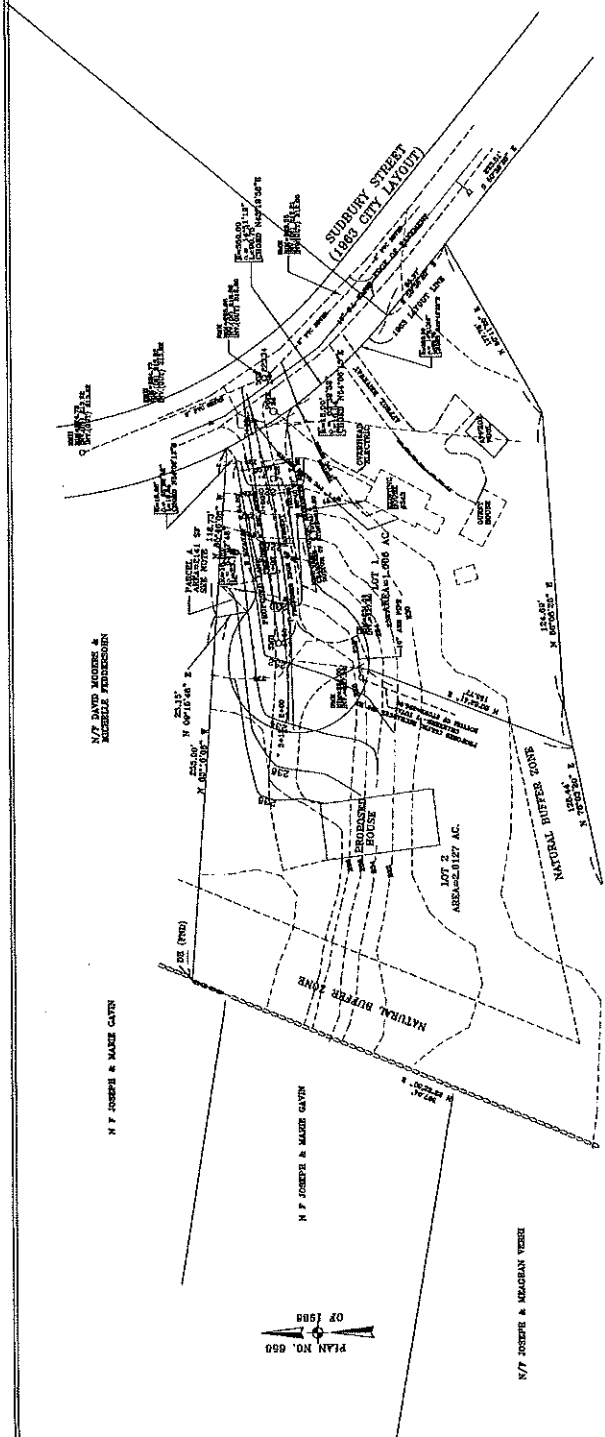
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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eel/agencies/masdep/about/contacts/find-the-masdep-regional-office-for-your-city-or-town.html>).







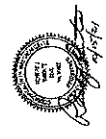
TYPICAL ROADWAY CROSS-SECTION

CONSTRUCTION NOTES: DRAINAGE AND CATCH BASIN  
 1. ALL SEWER MATERIALS AND MANHOLES SHALL BE  
 TO CITY OF MARLBORO STANDARDS.

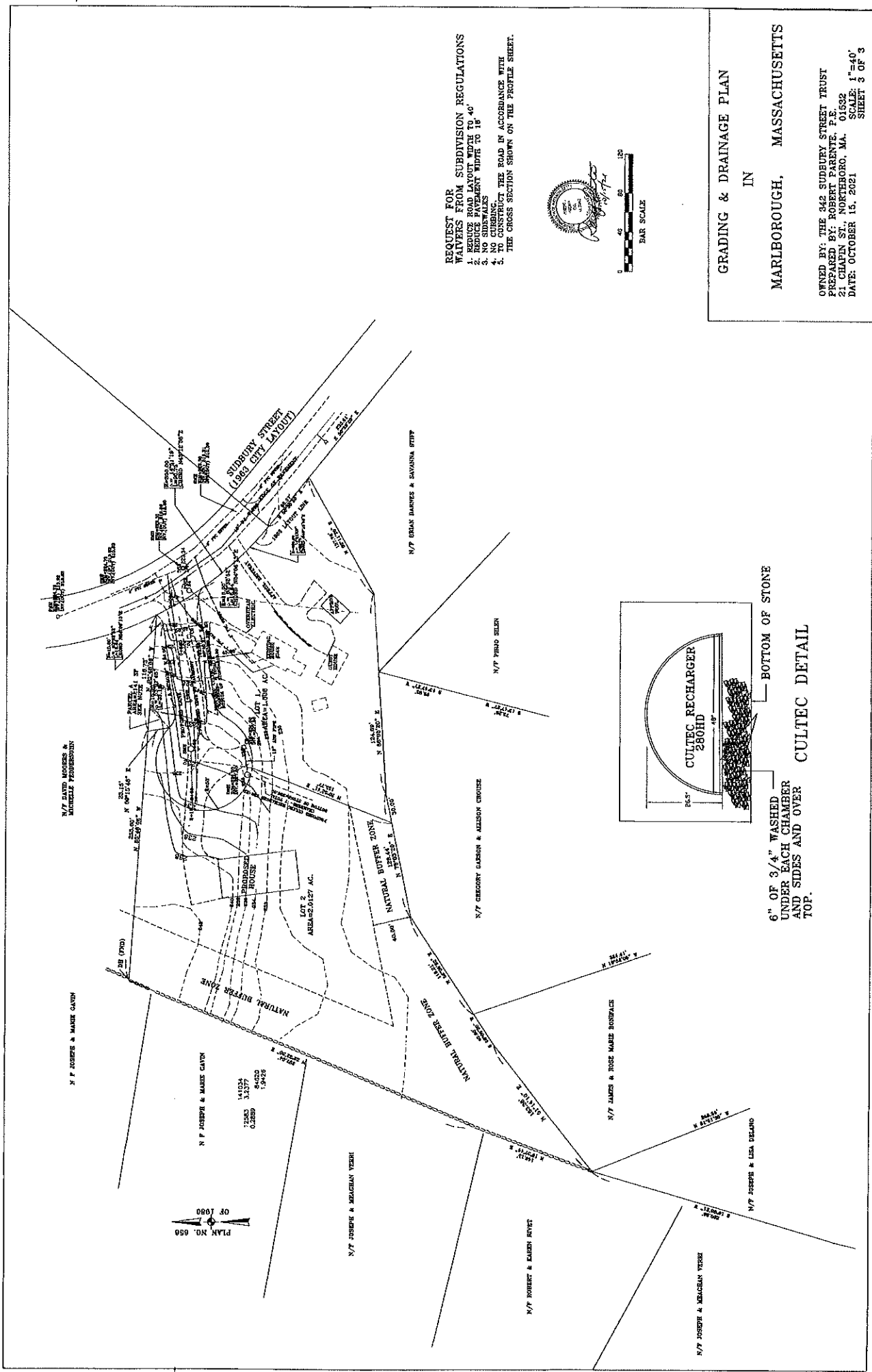
PLAN AND PROFILE  
 IN

MARLBOROUGH, MASSACHUSETTS

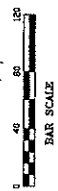
LOCATION: 342 SUDBURY ST.  
 OWNED BY: 342 SUDBURY ST TRUST  
 PREPARED BY: ROBERT PARENTE, P.E.  
 21 CHAPIN ST., NORTHBORO, MA. 01562  
 DATE: OCTOBER 15, 2021  
 SHEET 1 OF 3



PROFILE  
 SCALE: 1"=4' VERTICAL  
 NOTE: PROFILE HAS BEEN ROTATED  
 180° TO PLAN VIEW.



REQUEST FOR WAIVERS FROM SUBDIVISION REGULATIONS  
 1. REDUCE DRIVEWAY WIDTH TO 10'  
 2. REDUCE PAVEMENT WIDTH TO 10'  
 3. NO SIDEWALES  
 4. NO CURBS  
 5. TO CONSTRUCT THE ROAD IN ACCORDANCE WITH THE CROSS SECTION SHOWN ON THE PROFILE SHEET.

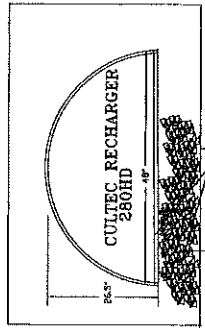


GRADING & DRAINAGE PLAN

IN

MARLBOROUGH, MASSACHUSETTS

OWNED BY: THE 342 SUBURBY STREET TRUST  
 PREPARED BY: ROBERT PARENTE, P.E. 01832  
 11 WILMOUTH ST., NORTHBOROUGH, MA.  
 DATE: OCTOBER 13, 2021  
 SCALE: 1"=40'  
 SHEET 3 OF 3



6" OF 3/4" WASHED UNDER EACH CHAMBER AND SIDES AND OVER TOP.  
 BOTTOM OF STONE  
 CULTEC RECHARGER 280HD  
 CULTEC DETAIL

PLAN NO. 659  
 OR 1000

N/F DAVID MORRIS & MICHAEL PEDERSON

N/F JOSEPH & MADE GAYN

N/F JOSEPH & MARIS GAYN  
 141824  
 12363 13377  
 0.2850 0.4020  
 1.3428

N/F JOSEPH & BRACHMAN VERBI

N/F ROBERT & EMERY RIVER

N/F JOSEPH & BRACHMAN VERBI

N/F JOSEPH & LISA DELANO

N/F JAMES & ROSE MADE HORNBACE

N/F GREGORY GARDNER & KENNEDY CHOWSE

N/F PIRRO SILVER

N/F BRAD BARNES & SARAHNA STEFF

APPENDIX C  
(Amended 11/19/74)

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed form with the Planning Board and one copy with the City Clerk in accordance with the requirements of Section III-B.

Marlborough, Massachusetts

Oct 15, 2021  
(Date)

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the City of Marlborough for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board of the City of Marlborough.

1. Name and Record Owner of Land: THE 342 SUBBURY STREET TRUST

Address: 342 SUBBURY ST, MARLBOROUGH, MA

2. Name of Subdivider: THE 342 SUBBURY STREET TRUST

Address: 342 SUBBURY ST - MARLBORO, MA

3. Name of Engineer: Robert Parente

Address: 21 Chapin St., Northboro, MA 01532

4. Deed of property recorded in MIDDLESEX Registry of

Deeds Book 77025 Page(s) 110

5. Location and description of property: 3.35 AC OF

CARD ON THE WEST SIDE OF SUBBURY ST

6. Date of completion of ways, public utilities, and other

facilities: 2 years from approval of plan.

Signature of Owner

Address of Owner

PLANNING BOARD

DATE 10/15/21 KM

AGENDA 10/18/21

ACTION \_\_\_\_\_

Date: Oct 15, 2021

To the Marlborough Planning Board:

In preparing the plan entitled DEFINITIVE SUBDIVISION PLAN

IN MARLBOROUGH, MA. - 342 SUDBURY ST.

my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Elizabeth Courtney 1999 TRUST to THE 342 SUDBURY STREET TRUST

Dated \_\_\_\_\_ and recorded in the Middlesex South District

Registry of Deeds Book 17825 Page 110.

2. Other plans as follows: Plan # 1503 OF 1961

Plan # 6580 OF 1986

1943 LAYOUT OF SUDBURY ST

3. Oral information furnished by: \_\_\_\_\_

4. Actual measurement on the ground from a starting point established by: MONUMENTS ON HAFKEL LANE

5. Other sources: \_\_\_\_\_

Signed Randy Ranta

CITY OF MARLBOROUGH  
PLANNING BOARD  
MARLBOROUGH, MASSACHUSETTS 01752

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

LEGAL NOTICE

Public Hearing – Marlborough Planning Board- Definitive Subdivision Plan **21-0021** | **5:00**

Notice is hereby given that the Planning Board of the City of Marlborough will hold a Public Hearing on **Monday, November 8, 2021 at 7:00 PM** in the Memorial Hall, 3<sup>rd</sup> floor, City Hall, 140 Main Street, Marlborough, Massachusetts to consider the application for approval of a Definitive Subdivision Plan, “342 Sudbury Street”. This notice is published in accordance with the provisions of Subdivision Control Law, M.G.L. Chapter 41, Section 81T.

Name and Record Owner of Land: The 342 Sudbury Street Trust, 342 Sudbury Street Marlborough, MA 01752  
Name of Engineer: Robert Parente, 21 Chapin Street Northboro, MA 01532  
Property Location: 342 Sudbury Street, Marlborough, MA 01752  
Middlesex South Registry of Deeds: Book 77825, Page 110

Description: The property consists of 3.3569 acres with one existing home. The plan seeks to divide the parcel into two lots.

A plan of the proposed subdivision and application is on file in the Office of the City Clerk, 140 Main St. Marlborough, MA 01752 (508) 460-3775, as well as the Administrative Office of the Planning Board, 135 Neil St., 2nd Floor, Marlborough, MA 01752 (508) 624-6910 x33200. Materials are available for viewing during normal business hours. This legal notice shall also be posted by the local newspaper on the Massachusetts Newspaper Publishers Association (“MNPA”) website (masspublicnotices.org).



THE COMMONWEALTH OF MASSACHUSETTS  
STATE RECLAMATION & MOSQUITO CONTROL BOARD  
**CENTRAL MASSACHUSETTS  
MOSQUITO CONTROL PROJECT**

111 Otis Street, Northborough, MA 01532 - 2414  
Telephone (508) 393-3055 • Fax (508) 393-8492  
[www.cmmcp.org](http://www.cmmcp.org)



COMMISSION CHAIRMAN  
RICHARD DAY

EXECUTIVE DIRECTOR  
TIMOTHY D. DESCHAMPS

September 24, 2021

City of Marlboro Dept. of Public Works  
135 Neil St.  
Marlboro, MA 01762

The Central Massachusetts Mosquito Control Project is planning a wetland restoration project in your neighborhood in order to eliminate potential and/or existing mosquito breeding sites that currently exist in your area (please see enclosed map).

As a courtesy to property owners, we request that you provide us with written permission to perform this work prior to commencement. The proposed work includes the removal of organic debris from the streams, ditches and culverts, and the cutting of brush and dead trees which have or will in the future block the water flow. All brush that is cut will be neatly piled on site. This work is standard ditch maintenance work that will help to reduce the mosquito nuisance, improve the function of the stream, as well as enhance the aesthetics of the stagnated streams and ditches. All work will be done utilizing hand tools.

**Please sign the enclosed permission forms and return one of them to our office and retain the second copy for your records. Any comments, conditions, or denial that you may have may be written on the permission slip. It is crucial that the slip is returned to our office as soon as possible. Your cooperation in this matter will be greatly appreciated.**

Please feel free to contact me at the above referenced number if you have any questions or concerns in regards to this project. You may also check out our water management website at [www.cmmcp.org/restoration2.htm](http://www.cmmcp.org/restoration2.htm). In addition, I have enclosed a FAQ sheet for your information with regards to our standard water management practices. Thank you.

Sincerely,

Katrina K. Proctor  
Wetland Project Coordinator

Enclosures

*Please contact me with any questions. We had permission for work in 2018. We would like to continue with stream clearing. Please return signed permission ASAP. Any questions or concerns (508) 393-3055 ext. 102 or proctor@cmmcp.org Thank you.*

7xx

PERMISSION SLIP FOR WATER MANAGEMENT WORK

JOB#: 1038

TO: Central Massachusetts Mosquito Control Project  
111 Otis Street  
Northborough, MA 01532

EMAIL: cmmcp@cmmcp.org  
TEL: (508) 393-3055  
FAX: (508) 393-8492

FROM: City of Marlboro Dept. of Public Works  
135 Neil St.  
Marlboro, MA 01762

SUBJECT: Permission to Enter Upon Private Property for the Purpose of Conducting Mosquito Control Work

DATE: September 24, 2021

I/WE HEREBY GRANT PERMISSION AND LICENSE TO THE CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT AND ITS AUTHORIZED PERSONNEL TO HAVE ACCESS TO AND ENTER UPON MY/OUR PREMISES TO DO SUCH WORK AS NECESSARY TO CONDUCT THE PROGRAM OF MOSQUITO CONTROL FOR THE CENTRAL MASSACHUSETTS MOSQUITO CONTROL PROJECT AND THE TOWN/CITY OF: Millham Reservoir/Evelina Dr.

WORK PROPOSED: Drainage ditch maintenance to include stream cleaning and brush cutting along stream banks. All work will be done utilizing hand tools only.

REMARKS: \_\_\_\_\_  
\_\_\_\_\_

LAND LOCATED IN: Millham Reservoir/Evelina Dr. DISTRICT: III

MAP 65 PARCEL 5

MAP 52 PARCEL 2A

SIGNATURE OF OWNER OR OTHER AUTHORIZED PERSON(S)

SIGN: \_\_\_\_\_

PRINT: \_\_\_\_\_

DATE: \_\_\_\_\_



Central Massachusetts Mosquito Control Project  
Water Management Program

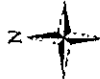


Marlborough, MA

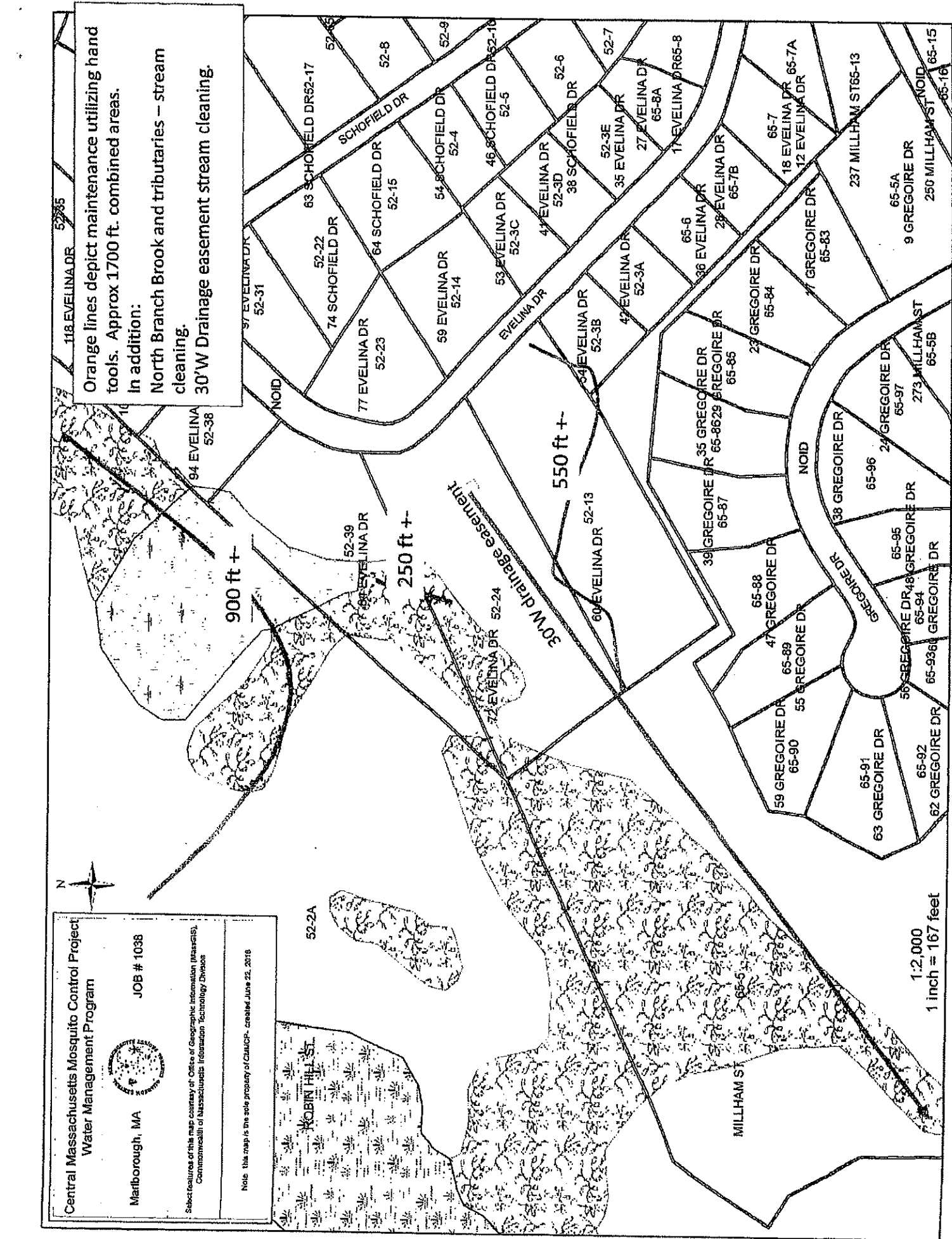
JOB # 1038

Subject areas of this map courtesy of Office of Geographic Information (MassGIS),  
Commonwealth of Massachusetts Information Technology Division

Note: this map is the sole property of CMACIP. Created June 22, 2016



Orange lines depict maintenance utilizing hand tools. Approx 1700 ft. combined areas.  
In addition:  
North Branch Brook and tributaries – stream cleaning.  
30'W Drainage easement stream cleaning.



1:2,000  
1 inch = 167 feet