

MARLBOROUGH CITY COUNCIL

LEGISLATIVE & LEGAL AFFAIRS COMMITTEE

MARCH 21, 2022

MEETING PACKET



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 14, 2022

ORDERED:

That the Communication from Engineering Design Consultants on behalf of Lacombe Business Center, re: Sewer Taking and Easement relative certain parcels on Lacombe Street, be and is herewith referred to **LEGISLATIVE & LEGAL AFFAIRS COMMITTEE; LEGAL DEPARTMENT & ENGINEERING.**

ADOPTED

ORDER NO. 22-1008516

2022 FEB -9 P 3: 06

February 9, 2022

Michael H. Ossing, President
Marlborough City Council
City Hall, 140 Main Street
Marlborough, MA 01752

RE: Sewer Taking/Easement Lacombe Business Center
Assessor's Map 82 Affecting Various Abutting Parcels
Marlborough, MA

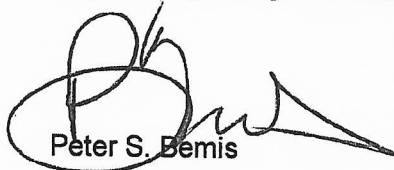
Attn. President & Members:

On behalf of Lacombe Business Center and Jeffery Furmanick and Jonathan White, Trustees of 58 and 62 Lacombe Street Realty Trust, we are writing to respectfully request that the City Council agree to release any right, title and interest that it may own in fee within those portions of the strip of land thirty (30) feet in width comprising Sewer Taking that affects 44, 51, 58 and 62 Lacombe Street as illustrated on the attached sheet 1 of 2 Entitled "Existing Lotting & Sewer Taking Exhibit" and then within these same land limits either Lacombe Business Center or Jeffery Furmanick and Jonathan White, Trustees of 58 or 62 Lacombe Street Realty Trust will in turn grant a Sewer Easement to encumber the granted land in its entirety as illustrated on the attached sheet 2 of 2 Entitled "Proposed Lotting & Sewer Easement Exhibit" with both Exhibit Plans prepared by Engineering Design Consultants, Inc. and dated February 7, 2022. For the past several months Engineering Design Consultants has been working with both City Engineer Thomas DiPersio and City Solicitor Jason Grossfield in order to review historic plans and records in order to present this matter for the City Councils review.

Thank for your consideration and assistance with this request. We look forward to advancing this matter with the City Council on the next available Council Agenda.

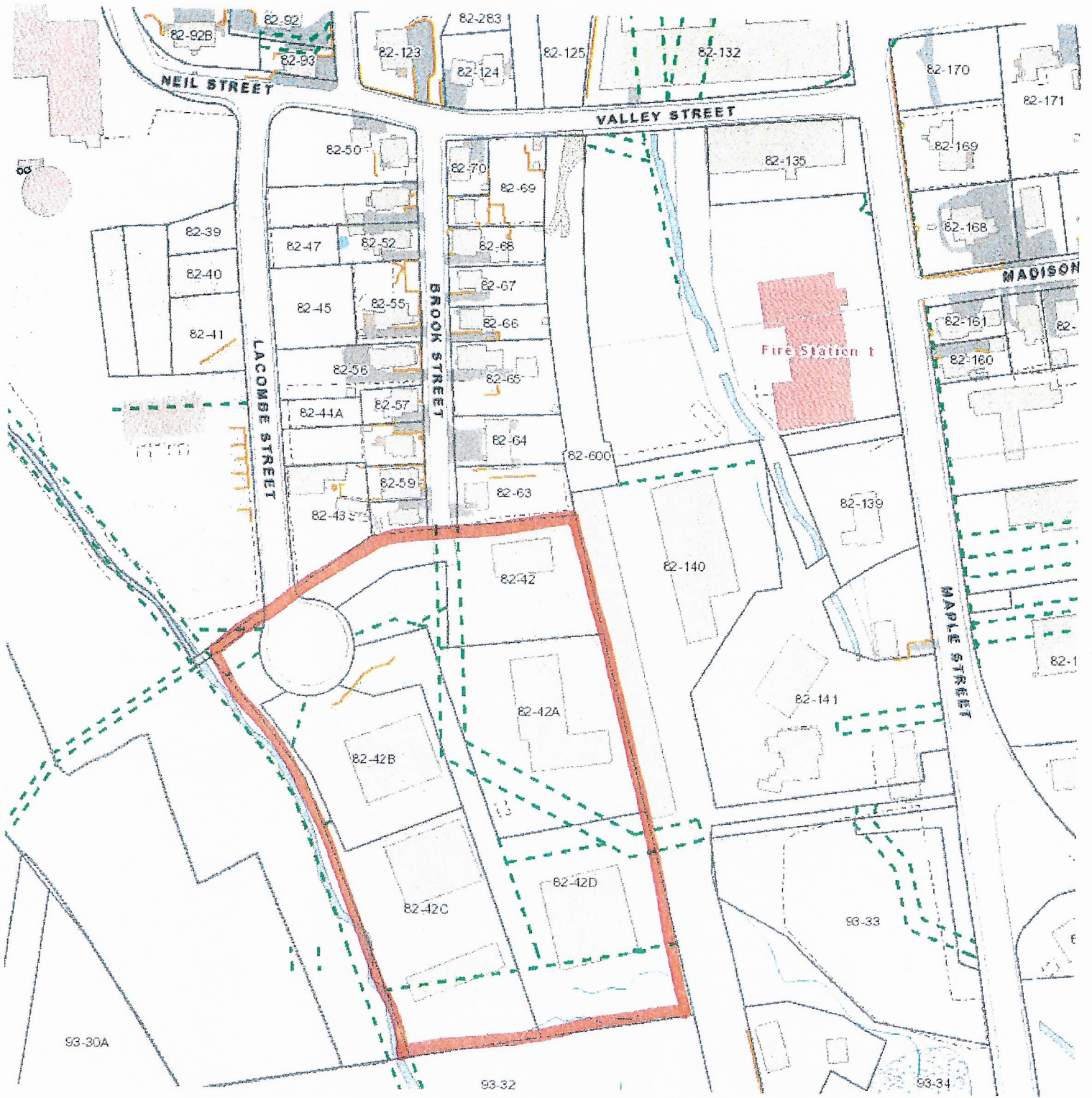
Very truly yours,

Engineering Design Consultants, Inc.

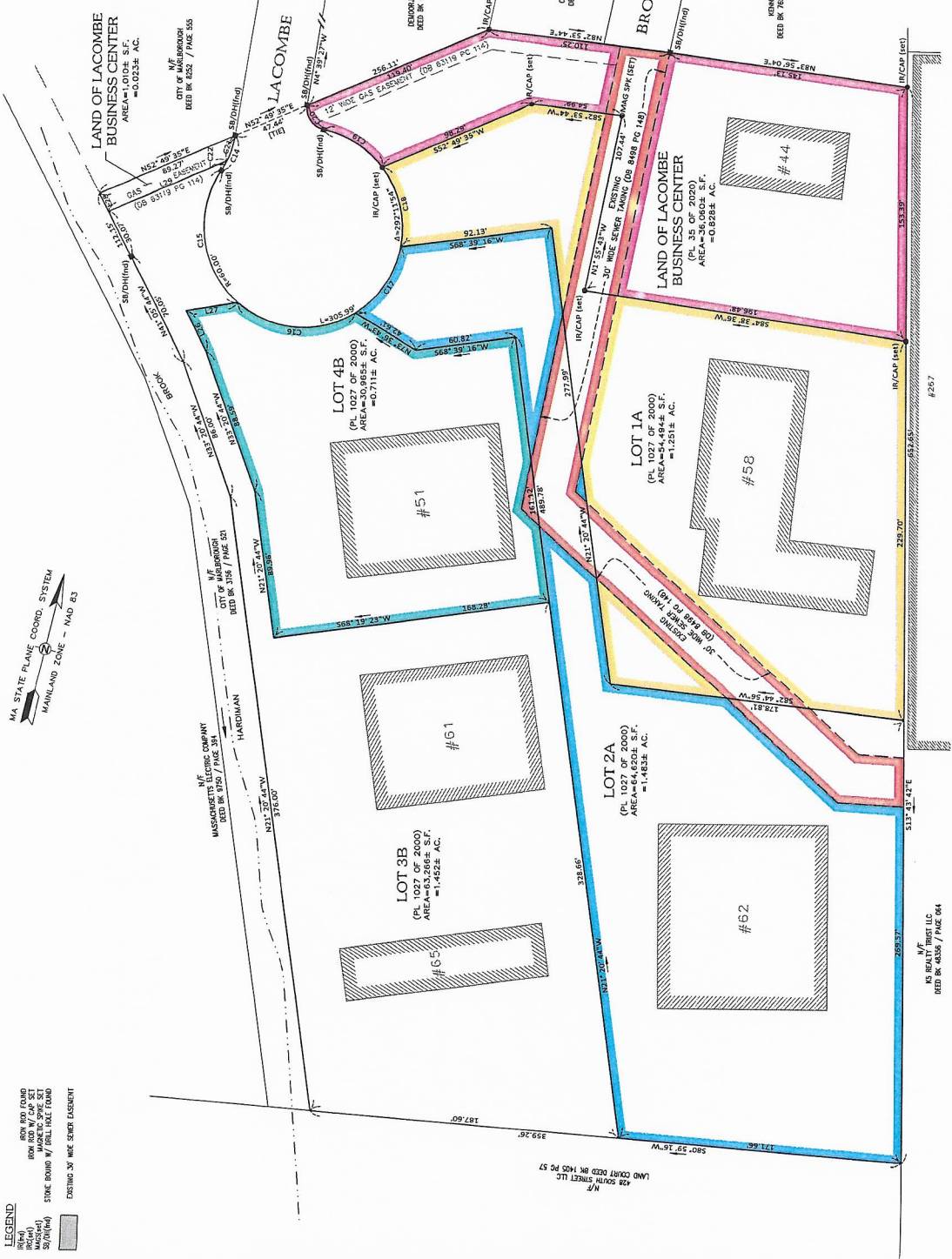
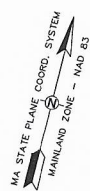


Peter S. Bemis

cc. Lacombe Business Center and Jeffery Furmanick and Jonathan White, Trustees of
58 and 62 Lacombe Street Realty Trust



LEGEND
 (Red) ROW 800' ROAD
 (Blue) ROW 100' W/ CAP SET
 (Green) ROW 100' W/ SILL WALL FOUND
 (Yellow) DISTING 30' WIDE SEWER EASEMENT



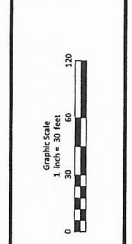
PLAN NOTES
 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING LOTTING OF LACOMBE BUSINESS PARK AS SUBJECT TO THE SEWER TAKING AS RESERVED IN DB 6488 PG 146. NOTE THE SEWER TAKING AS RESERVED IN DB 6488 PG 146 IS SUBJECT TO THE SEWER TAKING AS RESERVED IN DB 6488 PG 146, AND ACTUAL OWNERSHIP AS SHOWN HEREON ON.

DATE: FEBRUARY 7, 2022
 1 OF 2
 DOC PROJECT NUMBER: 3630

TITLE: EXISTING LOTTING & SEWER TAKING EXHIBIT
 PREPARED FOR: Lacombe Business Center, LLC
 65 Lacombe Street
 Marlborough, Massachusetts 01752

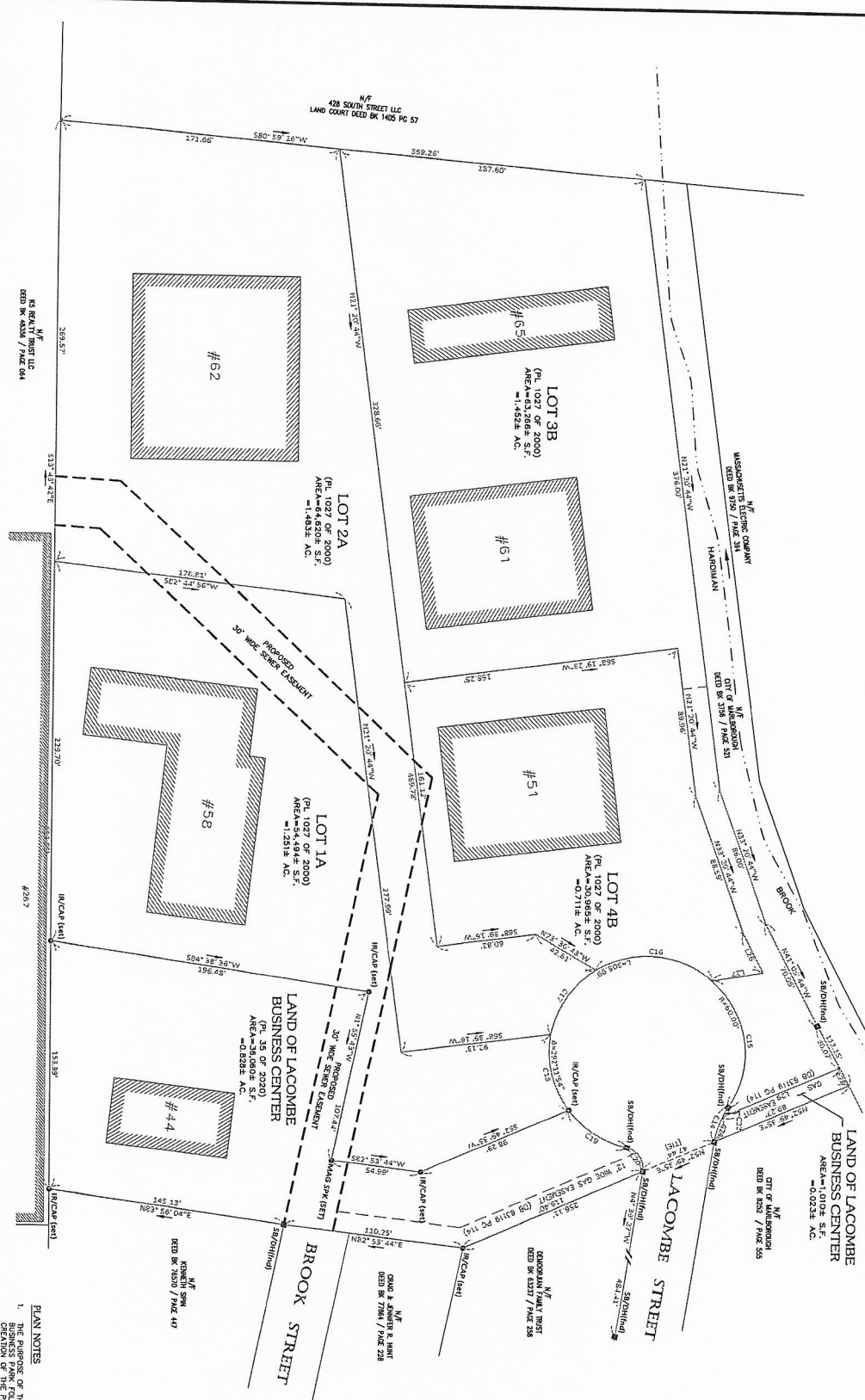
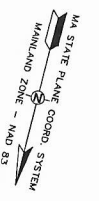
PROJECT: LACOMBE BUSINESS PARK
 44-65 LACOMBE STREET
 (MIDDLESEX COUNTY - SOUTH DISTRICT)
 MARLBOROUGH, MASSACHUSETTS

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



| REVISIONS: | NO. | DATE | DESCRIPTION |
|------------|-----|------|-------------|
| | | | |
| | | | |
| | | | |

- LEGEND**
- ROAD
 - RAILROAD
 - WATER
 - STONE BOUNDARY / DISTRICT BOUNDARY
 - EXISTING 30' WIDE SEWER EASEMENT

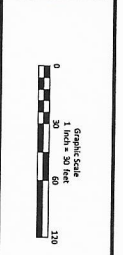


PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOTTING OF LACOMBE BUSINESS CENTER FOLLOWING THE PROPOSED RELEASE OF THE SEWER TAKING AND THE BUSINESS CENTER FROM THE LAND OF LACOMBE BUSINESS CENTER, LLC TO THE CITY OF MARLBOROUGH, MASSACHUSETTS. THIS PLAN IS A REVISION OF THE ORIGINAL LOTTING PLAN (PLAN 493 OF 1999 & PLAN 1027 OF 2000) AND THE PROPOSED OWNERSHIP AS SHOWN HEREON ON.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 02/07/2022 | ISSUED FOR PERMIT |



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

PROJECT:
LACOMBE BUSINESS PARK
44-65 LACOMBE STREET
MIDDLESEX COUNTY - SOUTH DISTRICT
MARLBOROUGH, MASSACHUSETTS

TITLE:
PROPOSED LOTTING & SEWER EASEMENT EXHIBIT

PREPARED FOR:
Lacombe Business Center, LLC
Marlborough, Massachusetts 01752

DATE:

| |
|----------------------------|
| FEBRUARY 7, 2022 |
| 2 OF 2 |
| DWG PROJECT NUMBER 3630 |

City of Marlborough Public Meeting Posting

The following City Council Committees will meet on Monday, March 21, 2022 in the City Council Chamber, second floor, City Hall, 140 Main Street, Marlborough, MA.

These meetings will be held in the City Council Chamber and are open to the public. They will be televised on WMCT-TV (Comcast Channel 8) or Verizon/Fios Channel 34) or you can view the meetings using the link under the Meeting Videos tab on the city's website, home page (www.marlborough-ma.gov). Please note per Mass Open Meeting (OML) Law requirements meetings may start later than the appointed time but not before the time posted herein.

Personnel Committee at 6:00 PM to review Order No.22-1008511: Reappointment of George LaVenture to the Planning Board for a five-year term to expire February 1, 2027.

Operations & Oversight Committee at 6:10 PM to review Order No.22-1008513: Succession Planning Project information submitted by Mayor Vigeant.

Climate Resiliency Committee at 6:35 PM to review Order No.22-1008523 Information from MassDevelopment PACE (Property Assisted Clean Energy) program and impact/opportunities.

Legislative & Legal Affairs Committee at 7:00 PM to review Order No.22-1008516: Communication from Engineering Design Consultants on behalf of Lacombe Business Center re: Sewer Taking and Easement relative to certain parcels on Lacombe Street.

Finance Committee at 7:20 PM to review the following Orders:

- 1) Order No.22-1008525: Transfer in the amount of \$361,080.93 from PEG Funds to Marlborough Cable Trust to fund the operation of WMCT-TV for FY2023.
- 2) Order No.22-1008526: Proposed Order for the establishment of the West Side Fire Station Stabilization Account.
- 3) Order No.22-1008402B-2: Proposed amended Transfer request relative to the acquisition of 100 Locke Drive for a new Fire Station clarifying the funding sources.
- 4) Order No.21-1008402A-1: Proposed Order to authorize the purchase of 100 Locke Drive for the purpose of building a new Fire Station.

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.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

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.