

Manager Comments

Special Permit Application

Draft Decision

Trombetta Family Ltd Partnership

Contractor/Landscape Contractor Yard

655 Farm Road

In Urban Affairs

May 1, 2023

City Council

From: City Council
Sent: Friday, April 28, 2023 2:11 PM
To: City Council
Subject: FROM CITY ENGINEER: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

From: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Sent: Friday, April 28, 2023 10:03 AM
To: Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

To the City Council Urban Affairs Committee,
I have the following comments on Order No. 23-100824, Special Permit Application of Trombetta Family Limited Partnership:

- There are several existing uses on the site. The Council may want to incorporate into the Findings of Fact and on the Site Plan all of the existing uses on the site, in addition to the proposed Contractor Yard, in order to memorialize them for future reference.
- The Site Plan indicates which areas of the site are presently used as Contractor Yard. The Special Permit should indicate that the total area presently used for Contractor Yard may not be increased.
- The Site Plan indicates a specific number of contractor bays. The Special Permit should reference this number as the maximum number allowed.
- Condition #6 as written is not applicable to this Special Permit. I would recommend the following language instead: The Applicant, its successors and/or assigns, shall be responsible for ensuring that the uses on the site do not contaminate stormwater runoff, and shall ensure that the uses on the site do not cause adverse stormwater impacts to abutting properties.
- I would recommend that additional language be incorporated into Condition #7 (Traffic Pattern), that signage shall be erected which prohibits contractor tenants from driving through the ice cream and retail parking area to use the northern access; and also signage which prohibits retail customers from entering the contractor yard areas. In addition, the traffic directional arrows shown on the Site Plan are incorrect as they show travel on the left side of the driveways instead of the right side.
- I would recommend that additional language be incorporated into Condition #8 B. (Screening-Rear Property Line), that within the 7' wide planting strip, mulch (or some other cover as recommended by Priscilla) should be placed where the gravel is to be removed, to discourage future encroachment into the area.

Please contact me with any questions.
Thank you,

Thomas DiPersio, Jr., PE, PLS
City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200
tdipersio@marlborough-ma.gov

City Council

From: City Council
Sent: Friday, April 28, 2023 5:26 PM
To: City Council
Subject: FROM CONSERVATION OFFICER: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

From: Priscilla Ryder <pryder@marlborough-ma.gov>
Sent: Friday, April 28, 2023 5:05 PM
To: Thomas DiPersio <tdipersio@marlborough-ma.gov>; City Council <citycouncil@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <tthtway@marlborough-ma.gov>
Cc: Mayor <mayor@marlborough-ma.gov>; Patricia Bernard <pbernard@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

To the City Council Urban Affairs Committee,

I have reviewed the draft Special Permit Conditions and provide the following comments on the Special Permit Application of Trombetta Family Limited Partnership. The additional language I recommend for items in the draft permit are highlighted in yellow. These comments are in addition to the comments from Tom DiPersio with which I'm in full agreement.

- Traffic Pattern. All tenants and visitors **to the contractor yard area** are to enter and exit via the southern driveway shown on the Site Plan.
- Screening. In accordance with Section 650-18(48) of the Zoning Ordinance, the Applicant shall install screening to screen areas of the Site used for the storage of vehicles, equipment, and materials from adjacent properties as follows:
 - A. South Property Side Line
 - I. #20 and #30 Broadmeadow Street- existing mature screening.
 - II. #50 Broadmeadow Street- existing 6-foot private fence and longer storage building.
 - III. #56 Broadmeadow Street- existing fence is a mix of 6-foot privacy fence and 6-foot black vinyl coated chain link fence along with existing an arborvitae space and deciduous trees. Applicant to supplement screening with arborvitae and other plantings to infill gaps within existing screening as shown on the Site Plans. The material stockpiles abutting the fence are to be removed.
 - B. Rear Property Line- Existing dense vegetation provides dense screening to Wayside Athletic Club. There is a vacant parcel of land (approximately 60 feet wide) between the Site and the Wayside Athletic Club. Applicant shall remove all gravel surfaces and containers within the required 7-foot setback and install plantings as shown on the Site Plan.
 - C. Northern Property Line- Northern Property Line abuts 667 Farm Road and 665 Farm Road. This line includes existing 6-foot stockade fencing and a 6-foot privacy fence. An existing vegetated buffer has been planted over the past several years as shown on the Site Plan.

The Site Plan Review Committee shall require additional planting or screening as needed to ensure adequate screening for the abutters. Defined barriers between the landscaped areas and contractor yards shall be provided so as to protect the landscaped areas from being encroached upon. The vegetated screening and fencing shall

be maintained and replaced/ augmented as needed over the years to ensure the proper screening, as approved, is always provided.

- Leased Areas. 17 Containers are provided to each of the 17 leased area and are utilized to provide tenant with a space to secure and protect their daily and seasonal equipment. The containers are used to store hand tools, lawn maintenance equipment, snow equipment and similar. Storage of unregistered vehicles is not allowed. Tenants are not allowed to perform vehicle repairs and/or maintenance within the contractor's yard. Only the 17 trailers/lease areas are permitted as shown on the approved plans which shall be clearly defined in the field. These areas cannot be expanded without seeking approval and an amendment to this Special Permit.

Add a new conditions:

- Open Space The areas of open space as shown on the plans shall be vegetated with grass with additional trees and shrubs to be added to help provide shade to these open spaces. These areas shall remain open and shall not be used for storage of any materials or equipment. During the site plan review process the open space area, gravel area, storage areas shall all be clearly defined and delineated on the plans with provisions that these are clearly defined by fencing or barriers or other on the ground methods for easier enforcement and management of the site.

If you have any questions, please let me know.

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

City Council

From: City Council
Sent: Friday, April 28, 2023 2:34 PM
To: City Council
Subject: FROM POLICE CHIEF: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

From: David Giorgi <dgiorgi@marlborough-ma.gov>
Sent: Thursday, April 27, 2023 2:18 PM
To: City Council <citycouncil@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>
Cc: Mayor <mayor@marlborough-ma.gov>; Patricia Bernard <pbernard@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

The Police Department does not have any issues with this application.

Thank you,
D. Giorgi

City Council

From: City Council
Sent: Friday, April 28, 2023 2:32 PM
To: City Council
Subject: FROM FIRE CHIEF: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

From: Kevin Breen <kbreen@marlborough-ma.gov>
Sent: Thursday, April 27, 2023 3:45 PM
To: City Council <citycouncil@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>
Cc: Mayor <mayor@marlborough-ma.gov>; Patricia Bernard <pbernard@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

Good Afternoon Karen and Councilors:

Thank you for the opportunity to weigh in on this special permit request. We had a lot of questions at our site plan meeting(s) about this site and the changes under consideration at this location. The applicant and his representatives were obliging and answered all of our concerns related to traffic flow, access to and from the site and materials storage. Additionally, we are satisfied the applicant understands the importance of controlling and or mitigating risk with respect to what materials are stored and/or transported to and from the site. For these reasons, we support this special permit request.

Thank you,

KJB

KEVIN J. BREEN, FIRE CHIEF
MARLBOROUGH FIRE DEPARTMENT
215 MAPLE STREET
MARLBOROUGH, MA 01752
(508) 624-6986

City Council

From: City Council
Sent: Friday, April 28, 2023 2:13 PM
To: City Council
Subject: FROM BOH DIRECTOR: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

From: John Garside <jgarside@marlborough-ma.gov>
Sent: Friday, April 28, 2023 11:50 AM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: RE: Trombetta Special Permit Application: 1) Draft Decision from Connorstone Engineering and 2) Special Permit Public Hearing Transcript to assist in your comment

Hello, There are no comments/concerns from the health dept. -John