

Comments from Managers

Draft Special Permit Decision

189 Boston Post Road West  
Chase Bank ATM

In Urban Affairs  
July 11, 2023

## City Council

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**From:** John Garside  
**Sent:** Wednesday, June 21, 2023 4:17 PM  
**To:** City Council  
**Subject:** Re: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Hi Karen, No comments/concerns. -John

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Wednesday, June 21, 2023 3:32:04 PM  
**To:** Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Sean Divoll <sdivoll@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Cc:** Kathleen Robey <atlarge\_4@marlborough-ma.gov>; Mike Ossing <atlarge\_3@marlborough-ma.gov>; Steven Kerrigan <skerrigan@marlborough-ma.gov>; Wilson Chu <wchu@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Please review the attached draft decision and suggest any changes—additions or deletions.  
Thank you for your input.  
KB

*Karen A. Boule, Secretary*  
Marlborough City Council  
City Hall, 2<sup>nd</sup> Floor  
Marlborough, MA 01752  
508-460-3711  
citycouncil@marlborough-ma.gov

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**From:** Andy Fitz <afitz@peconsultingcorp.com>  
**Sent:** Wednesday, June 21, 2023 1:22 PM  
**To:** City Council <citycouncil@marlborough-ma.gov>  
**Cc:** Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** RE: TEMPLATE IN WORD: Special Permit Decision, Chase Bank Drive Thru ATM

Hello Karen –

Sorry for the delay in getting this draft decision back to you, as it had to make it's way through Chase's legal department.

Thank you!

Andy Fitz  
Regional Team Lead | New England

## City Council

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**From:** David Giorgi  
**Sent:** Thursday, June 22, 2023 2:44 PM  
**To:** City Council; Priscilla Ryder; Thomas DiPersio; Tin Htway; Kevin Breen; Sean Divoll; John Garside  
**Cc:** Kathleen Robey; Mike Ossing; Steven Kerrigan; Wilson Chu; Karen Boule  
**Subject:** RE: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Good Afternoon,

The Police Department does not have any issues or concerns for this application.

Thank you,  
David

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Wednesday, June 21, 2023 3:32 PM  
**To:** Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Sean Divoll <sdivoll@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Cc:** Kathleen Robey <atlarge\_4@marlborough-ma.gov>; Mike Ossing <atlarge\_3@marlborough-ma.gov>; Steven Kerrigan <skerrigan@marlborough-ma.gov>; Wilson Chu <wchu@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Please review the attached draft decision and suggest any changes—additions or deletions.  
Thank you for your input.  
KB

*Karen A. Boule, Secretary*  
Marlborough City Council  
City Hall, 2<sup>nd</sup> Floor  
Marlborough, MA 01752  
508-460-3711  
[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)

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**From:** Andy Fitz <[afitz@peconsultingcorp.com](mailto:afitz@peconsultingcorp.com)>  
**Sent:** Wednesday, June 21, 2023 1:22 PM  
**To:** City Council <[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)>  
**Cc:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>  
**Subject:** RE: TEMPLATE IN WORD: Special Permit Decision, Chase Bank Drive Thru ATM

Hello Karen –

Sorry for the delay in getting this draft decision back to you, as it had to make it's way through Chase's legal department.

Thank you!

## City Council

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**From:** Tin Htway  
**Sent:** Thursday, June 22, 2023 2:45 PM  
**To:** City Council  
**Cc:** Priscilla Ryder; Thomas DiPersio; David Giorgi; Kevin Breen; Sean Divoll; John Garside; Kathleen Robey; Mike Ossing; Steven Kerrigan; Wilson Chu; Karen Boule  
**Subject:** Re: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Building Department has no issues with this project.

Best Regards,

Tin Htway, CBO  
Building Commissioner  
Marlborough Building Department  
140 Main St. 2nd Floor, City Hall  
Marlborough, MA 01752  
(508) 460-3776 x30208

Sent from iPhone, apologies for any typos.

On Jun 21, 2023, at 3:32 PM, City Council <citycouncil@marlborough-ma.gov> wrote:

Please review the attached draft decision and suggest any changes—additions or deletions.  
Thank you for your input.  
KB

*Karen A. Boule, Secretary*  
Marlborough City Council  
City Hall, 2<sup>nd</sup> Floor  
Marlborough, MA 01752  
508-460-3711  
citycouncil@marlborough-ma.gov

**From:** Andy Fitz <afitz@peconsultingcorp.com>  
**Sent:** Wednesday, June 21, 2023 1:22 PM  
**To:** City Council <citycouncil@marlborough-ma.gov>  
**Cc:** Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** RE: TEMPLATE IN WORD: Special Permit Decision, Chase Bank Drive Thru ATM

Hello Karen –

Sorry for the delay in getting this draft decision back to you, as it had to make it's way through Chase's legal department.

## City Council

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**From:** Thomas DiPersio  
**Sent:** Thursday, June 22, 2023 3:28 PM  
**To:** Tin Htway; City Council  
**Cc:** Priscilla Ryder; David Giorgi; Kevin Breen; Sean Divoll; John Garside; Kathleen Robey; Mike Ossing; Steven Kerrigan; Wilson Chu; Karen Boule  
**Subject:** RE: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Engineering has only the following comment on the Draft Special Permit Decision:

Condition 8. Traffic Flow. The Applicant, its successors and/or assigns, shall install and maintain signage that directs drivers exiting the Site to use the signalized intersection at Northboro Road East and Boston Post Road West for purposes of traveling west east. Other, on site directional signs and pavement markings shall be installed to ensure proper traffic flow, to the satisfaction of the Site Plan Review Committee.

**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](mailto:tdipersio@marlborough-ma.gov)



**From:** Tin Htway <thtway@marlborough-ma.gov>  
**Sent:** Thursday, June 22, 2023 2:45 PM  
**To:** City Council <citycouncil@marlborough-ma.gov>  
**Cc:** Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Sean Divoll <sdivoll@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Kathleen Robey <atlarge\_4@marlborough-ma.gov>; Mike Ossing <atlarge\_3@marlborough-ma.gov>; Steven Kerrigan <skerrigan@marlborough-ma.gov>; Wilson Chu <wchu@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** Re: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Building Department has no issues with this project.

Best Regards,

Tin Htway, CBO  
Building Commissioner  
Marlborough Building Department  
140 Main St. 2nd Floor, City Hall

## City Council

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**From:** Kevin Breen  
**Sent:** Thursday, June 22, 2023 4:51 PM  
**To:** City Council  
**Subject:** RE: TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

Good Afternoon Karen and City Councilors:

I have reviewed the draft decision for 189 Boston Post Road WEST and have no additional comments/suggestions related to this project.

Thank you,

KJB

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

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Wednesday, June 21, 2023 3:32 PM  
**To:** Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Sean Divoll <sdivoll@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>  
**Cc:** Kathleen Robey <atlarge\_4@marlborough-ma.gov>; Mike Ossing <atlarge\_3@marlborough-ma.gov>; Steven Kerrigan <skerrigan@marlborough-ma.gov>; Wilson Chu <wchu@marlborough-ma.gov>; Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** TO MANAGERS FOR COMMENT: Special Permit Draft Decision, Chase Bank Drive Thru ATM

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KB

*Karen A. Boule, Secretary*  
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City Hall, 2<sup>nd</sup> Floor  
Marlborough, MA 01752  
508-460-3711  
[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)

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**From:** Andy Fitz <[afitz@peconsultingcorp.com](mailto:afitz@peconsultingcorp.com)>  
**Sent:** Wednesday, June 21, 2023 1:22 PM  
**To:** City Council <[citycouncil@marlborough-ma.gov](mailto:citycouncil@marlborough-ma.gov)>

## City Council

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**From:** Priscilla Ryder  
**Sent:** Monday, July 3, 2023 2:28 PM  
**To:** City Council  
**Subject:** RE: Urban Affairs to meet July 11, 2023, 1) Chase Bank Special Permit for Drive Thru ATM, 189 Boston Post Road West; 2) Continued Review of Mixed Use and Affordable Housing Zoning

Hi,  
I have reviewed the draft special permit for Chase Bank Drive thru and I have no comments to add either.

Thanks,

*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*

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**From:** City Council <citycouncil@marlborough-ma.gov>  
**Sent:** Friday, June 23, 2023 5:06 PM  
**To:** Mayor <mayor@marlborough-ma.gov>; Patricia Bernard <pbernard@marlborough-ma.gov>; Jaily Bratica <jbratica@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; Sean Divoll <sdivoll@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; Jason Grossfield <jgrossfield@marlborough-ma.gov>; Jeremy McManus <jmcmamus@marlborough-ma.gov>  
**Subject:** Urban Affairs to meet July 11, 2023, 1) Chase Bank Special Permit for Drive Thru ATM, 189 Boston Post Road West; 2) Continued Review of Mixed Use and Affordable Housing Zoning