



IN CITY COUNCIL

Marlborough, Mass., MARCH 14, 2022

ORDERED:

That there being no objection thereto set **MONDAY, APRIL 11, 2022**, as **DATE FOR PUBLIC HEARING**, on the Application for Modification of Special Permit from 587 Bolton Street, Inc., to allow for outdoor seating, a gazebo and bar area at 587 Bolton Street, be and is herewith referred to **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 07/10/22 which falls on a Sunday, therefore 07/11/22 would be considered the 90th day.

ADOPTED

ORDER NO. 22-1008542
X 13-1005456B

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

2022 MAR -9 P 1:24

1. Name and address of Petitioner or Applicant:

587 Bolton St Inc.

2. Specific Location of property including Assessor's Plate and Parcel Number.

587 Bolton Street Marlborough MA MAP 30 Parcel 17

3. Name and address of owner of land if other than Petitioner or Applicant:

John Stoufnavas (same)

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article _____ Section _____ Paragraph _____ Sub-paragraph _____

6. Zoning District in which property in question is located:

Limited Industrial

7. Specific reason(s) for seeking Special Permit

outdoor seating, gazebo and bar area

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.

Signature of Petitioner or Applicant

Address:

19 Westgate Rd

Frammingham MA 01701

Telephone No.

508-314-6588

Date:

3/1/22

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

587 Bolton Street Inc

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

30 Reservoir Street, Marlborough MA 01752

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: 587 Bolton St Inc Address: 587 Bolton St Marlborough MA 01750
Project Name: Outdoor seating gazebo project Address: 587 Bolton St Marlborough MA

1. PROPOSED USE: (describe) Outdoor seating, gazebo and bar area behind existing building

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 1956 1st floor 1956 all floors 1

buildings 1 # stories 1 lot area (s.f.) 3.1 Acres

4. LOT COVERAGE: ~~48.8~~ 48.8 % Landscaped area: 51.2 %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 100 people Peak period: 225 pp

6. TRAFFIC:
(A) Number of vehicles parked on site:
During regular hours: 30 Peak period: 70

(B) How many service vehicles will service the development and on what schedule?
N/A Everything out of restaurant

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Existy lights. No extra.
What is there will be used

8. NOISE:
(A) Compare the noise levels of the proposed development to those that exist in the area now.
very little additional affect

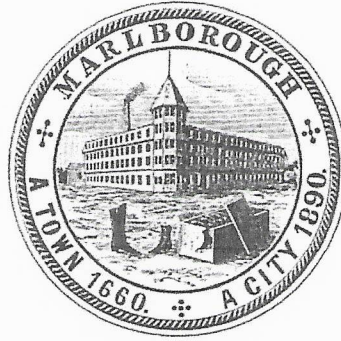
(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. No major additional noise

9. AIR: What sources of potential air pollution will exist at the development?
NONE

10. WATER AND SEWER: Describe any unusual generation of waste.
NONE

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed?
NONE

*Attach additional sheets if necessary



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 3/5/2022

SPECIAL PERMIT APPLICATION


CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Bolton Street Tavern Outdoor Expansion
Project Use Summary: Outdoor seating, gazebo and bar area
Project Street Address: 587 Bolton Street Marlborough MA
Plate: 30 Parcel: 7 01752
Applicant/Developer Name: John Stournavas
Plan Date: 4/15/2021 Revision Date: 7/14/2021

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,


Tin Htway
Acting Director of Planning

**Application Fee to submit to
City Clerk's office**

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

- 1 SET POLICE CHIEF _____
- 1 SET FIRE CHIEF _____
- 1 SET CITY ENGINEER _____
- 1 SET DIRECTOR OF PLANNING _____
- 1 SET CONSERVATION OFFICER (IF WETLANDS AFFECTED) _____
- 1 SET BUILDING COMMISSIONER _____
- 12 SETS OFFICE OF THE CITY COUNCIL _____
- 3 SETS OFFICE OF THE CITY CLERK _____ (**MUST be Original** & 2 Complete Sets)

Signature

Date

Thank you for your cooperation in this matter.

Sincerely,

*Steven W. Kerrigan
City Clerk*

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Steven W. Kerrigan
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

587 Bolton St LLC

Owner Name/Officer Name of LLC or Corporation

John Stornaras

Owner/Officer Complete Address and Telephone Number

19 WESTGATE ROAD

FRAMINGHAM MA 01701

Signature of Applicant

A handwritten signature in black ink, appearing to read "John Stornaras", written over a horizontal line.

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

A handwritten signature in black ink, written over a horizontal line.

Tax Collector