

Meeting Packet

Special Permit Application

JP Morgan Chase Bank

Drive Thru ATM

189 Boston Post Road West

In Urban Affairs

July 11, 2023

7:30 PM

- Posting
 - Order
 - Public Hearing Transcript
 - Manager Comments
 - Special Permit Decision
 - Application
-

City of Marlborough Public Meeting Posting

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Meeting Name: City Council Urban Affairs Committee
Date: July 11, 2023
Time: 7:30 PM
Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

2023 JUN 23 PM 4: 08

This meeting will be held in the City Council Chamber. Public attendance is permitted. The meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting using the link under the Meeting Videos tab on the city's website, home page (www.marlborough-ma.gov).

05-08-2023 – Order No.23-1008890: Application for Special Permit from Andy Fitz, on behalf of JP Morgan Chase Bank to install a Drive-Thru ATM for the Chase Bank branch to be located at 189 Boston Post Road West.

-REFER TO URBAN AFFAIRS

PUBLIC HEARING: JUNE 5, 2023

04-24-2023- Order No.23-1008721F: Proposed Ordinance amendments to Chapter 650 “Zoning” relative to certain provisions concerning mixed use and affordable housing.

-REFER TO URBAN AFFAIRS

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.



IN CITY COUNCIL

Marlborough, Mass., MAY 8, 2023

ORDERED:

That there being no objection thereto set **MONDAY JUNE 5, 2023**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Andy Fitz, on behalf of JP Morgan Chase Bank to install a drive-thru ATM for the Chase Bank branch to be located at 189 Boston Post Road West, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 09/03/23 which falls on a Sunday, therefore 09/05/23 would be considered the 90th day.

ADOPTED

ORDER NO. 23-1008890



IN CITY COUNCIL

Marlborough, Mass., JUNE 5, 2023

PAGE 1

ORDERED:

That the PUBLIC HEARING on the Application for Special Permit from Andy Fitz, on behalf of JP Morgan Chase Bank to install a drive-thru ATM for the Chase Bank branch to be located at 189 Boston Post Road West, Order No. 23-1008890, all were heard who wish to be heard, hearing closed at 8:34 PM.

Councilors Present: Wagner, Doucette, Dumais, Brown, Irish, Navin, Landers, Oram, Ossing, Perlman & Robey.

Speaking in favor was Josh Kline of Stonefield Engineering and Design, 120 Washington Street, Salem, Massachusetts. Mr. Kline is from Stonefield who is acting as the project engineer, traffic engineer, as well as the civil engineer on the project. They are representing the applicant who is looking to take the old Boston Market space and convert it to a Chase Bank as well as provide a drive-up remote ATM.

It is a two-tenant building and Chase Bank will take the left-hand side of the building. As part of the project there will be a drive-up ATM which is shown in their rendering all the way to the left-hand side where there used to be parking in that area. Today, the site operates with a one-way circulation pattern. As part of the project, they will work with the Site Plan Review Committee and are upgrading the striping and providing directional signage around the site to help guide customers. They will have the ATM on the left-hand portion and the customers will be able to exit and then continue through, so it provides a consistent one-way path to travel. These ATM's really do not get busy and their office works on these across the northeast. This site is able to have up to four cars sitting before it would affect any queue and they tend to see about zero to one car in the peak period where they have counted these ATMs across the area, and they may get three cars at most. There is plenty of room and it will not impact any of the on-site circulation as it is not a Chick-fil-A, Starbucks, or Chipotle and this type of use will not cause a backup or any type of traffic impact.

Mr. Kline displayed an image of the ATM. It is a standard ATM with a canopy to protect the customers from the rain, there is lighting because as part of any type of banking use, security lighting is taken into account as well as canopy lighting and the Chase Bank branding can be seen. Mr. Kline was available to answer any questions. Overall, this use fits in well with the area, there are no residents around them, there will not be any adverse impact from a traffic or public safety perspective.

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

PUBLIC SPEAKING IN OPPOSITION

No one spoke in opposition.



IN CITY COUNCIL

Marlborough, Mass., JUNE 5, 2023

PAGE 2

ORDERED:

QUESTIONS FROM CITY COUNCIL

Councilor Perlman thanked the applicant for their presentation and expressed one of her concerns being around the traffic patterns which she knows will be discussed in Site Plan Review. With the recent opening of the Raising Cane's, there was a backup of traffic on Route 20, and she witnessed people going into other businesses and circling around in other lots, parking, and walking to the facility there and hopefully that will not continue with that constant traffic. Her concerns center on the people who are trying to use their business and then people trying to use the parking area might become intermingling and she wondered how they plan to direct people coming off Route 20 and what the pattern might be and could they clarify. Mr. Kline referenced the third page of their packet and explained their use is different than other types of (drive thru) uses. They do not see that big day one of people traveling across the area to come to Chase Bank. They do not expect their use would create that busyness, but their site will operate in a counterclockwise manner. There is a portion that is two-way which they are providing new pavement markings and working with the Site Plan Review Committee, they will provide directional signage as well as pavement markings, such as arrows, to help guide drivers around the site. It helps where people are coming into the site and then they will be able to come up and around the back of the building and circulate around so it creates a nice one-way movement that minimizes conflicting movements. They are also stop controlling, egress out of the drive through area as well as the parking area to make sure that people coming in and out of the driveway are safe.

Councilor Perlman clarified she did not think there would be a line for Chase Bank but more that people might misuse their facility for another purpose. She wondered if there could be screening between the property and the others to further indicate the traffic pattern and that people cannot just cut through. She knew it is probably something to be reviewed with the Site Plan Review Committee and wants to make sure the use of the ATM is appropriate and maybe there could be signage to indicate what is going there. She knows that the curb cuts are very specific, and one cannot go through the property and that is really important. But given the proximity and density in this area and how many drive throughs are located there, it is something they would not necessarily think about if it was just an ATM use, but it is in context of the full area. She wanted the applicant to be aware of that and it comes into discussion as they move forward in the process.



IN CITY COUNCIL

Marlborough, Mass., JUNE 5, 2023

PAGE 3

ORDERED:

Councilor Dumais asked if they were eliminating all the parking spots on the left-hand side which was confirmed by Mr. Kline. There was a total of ten parking spaces that will be eliminated so there were nine on the left-hand side and then working with the Site Plan Review Committee, they removed one space because it was in an awkward location and a little bit too short of a space. Councilor Dumais confirmed they were going to keep the regular path as it currently is and add an additional lane. Currently, one can circle around the site and they are adding an additional lane on the outside of that path. He is having trouble visualizing it as it is such a tight area now unless they remove the parking spots. Mr. Kline confirmed they removed the parking spots. For reference, there is twenty-seven feet from the back of the parking space to the curb where the back of the ATM is located. Industry standards as well as the ordinance requires twenty-four feet, so they have a little bit of extra room from what is typically seen in a commercial area which should help people navigate. It is ninety-degree parking but is also one-way so that and twenty-four feet is usually enough for cars traveling in both directions but under this layout, which is nice, everyone is moving in that same constant direction.

Councilor Oram thanked the applicant for their presentation asked if they knew who their next-door neighbor would be and whether they would generate traffic. President Ossing stated it was currently Ben and Jerry's, but Councilor Oram did not know if they were staying at the site. Councilor Oram wondered about traffic and whether the applicant took the second tenant into consideration when they were designing their traffic pattern. Mr. Kline stated they look at both what is there today, they look at the Chase Bank and the surroundings, to make sure it can happen safely and effectively which they feel comfortable with at present. If a different tenant came in and required more parking or were a higher generator and they will have to go through the same process depending upon if they have a special permit use or they may have to come in and amend in front of the City Council. Mr. Kline thought with their proposal, they were comfortable with the patterns, the parking, and the path around the building.

Councilor Oram asked the location of the ATM and whether it is against the building or out in the other area. Mr. Kline stated it is not against the building, it is a freestanding ATM located on concrete pads. Councilor Oram asked if there was a window at the bank to do business at. Mr. Kline stated there is no exterior teller window, customers can go inside, but it is just a standard ATM. Councilor Oram hoped during the Site Plan Review Committee process, they look into the other tenant to make sure it all fits well. Mr. Kline stated they have met with the Site Plan Review Committee twice and they have addressed all their comments and concerns coming into this presentation including providing some of that additional striping and eliminating that parking space discussed earlier. They have upgraded the landscaping around the site as well as providing new pavement markings and directional signage.



IN CITY COUNCIL

Marlborough, Mass., JUNE 5, 2023

PAGE 4

ORDERED:

Councilor Landers will discuss most of his concerns at Urban Affairs Committee, but he had concerns about the traffic pattern because of the Ben and Jerry's and its clientele being young people and children. He commented their use will generate more traffic than the Boston Market and it will be a good discussion in Site Plan Review with the police chief present as well in their subcommittee meeting.

Councilor Robey did not have any questions but reminded her fellow Councilors of proper chamber decorum and rising before speaking when called upon to speak.

That ends the entire Public Hearing. This is currently in the Urban Affairs Committee.

ADOPTED

ORDER NO. 23-1008890A

Comments from Managers

Draft Special Permit Decision

189 Boston Post Road West
Chase Bank ATM

In Urban Affairs

July 11, 2023

City Council

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

Get [Outlook for iOS](#)

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, 2nd 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.

Thank you!

Andy Fitz
Regional Team Lead | New England

City Council

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

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 <tthtway@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, 2nd 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.

Thank you!

City Council

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, 2nd 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

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



From: Tin Htway <tthtway@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

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

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, 2nd 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>

City Council

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

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 <tthtway@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

_____, 2023

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. #23-[]

Application of:
JPMorgan Chase Bank, National Association

Locus:
189 Boston Post Road West, Marlborough, MA
Parcel 16 on Assessors Map 78

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of JPMorgan Chase Bank, National Association, with a mailing address of 1111 Polaris Parkway, Mail Code OH1-0274, Columbus, Ohio 43240, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____, 2023

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the [] day of [], 2023.

APPEALS

Appeals, if any shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and shall be filed within twenty (20) days after the date of the filing of this Notice of Decision in the Office of the City Clerk of the City of Marlborough, MA.

A TRUE COPY
ATTEST:

City Clerk

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

Application of:
JPMorgan Chase Bank, National Association

Locus:
189 Boston Post Road West, Marlborough, MA
Parcel 16 on Assessors Map 78

**DECISION ON A SPECIAL PERMIT
ORDER NO. 23-[REDACTED]**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to JPMorgan Chase Bank, National Association (the “Applicant”) to install, operate, and maintain a twenty-four (24) hour drive-up automated teller machine for banking purposes (the “Use”) at 189 Boston Post Road West, in the Business B Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, JPMorgan Chase Bank, National Association, is a national banking association with an address of 1111 Polaris Parkway, Mail Code OH1-0274, Columbus, Ohio 43240.
2. The Applicant leases the property located at 189 Boston Post Road West, Marlborough, Massachusetts, being shown as Parcel 16 on Assessors Map 78 (the “Site”).
3. In accordance with Article IV, Section 12.B, Article V, Section 650-14.B(2), Section 650-15, Section 650-17, and Section 650-18(A)(18) of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), the Applicant seeks approval for the Use at the Site, as shown on the Plans referenced in paragraph 5 below.
4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit (“Application”) for the Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled “Proposed Site Plan Documents” by Stonefield

Engineering and Design Limited Liability Company, with the last revision date of March 30, 2023, (the “Plans”) attached hereto as “Attachment A.”

6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.

7. The Site is located in the Business B Zoning District.

8. The Site has an area of 31,957 square feet +/- as shown on the Plans.

9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.

10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, June 5, 2023. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on June 5, 2023.

11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.

12. At the public hearing, no members of the public spoke in opposition to the Use.

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.

B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit for the Use at 189 Boston Post Road West, as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts, and shall be built according to the Plans as may be amended during Site Plan Review.
2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the City Council, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Noise. The Use shall comply with the noise ordinance of the City of Marlborough.
7. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties. Exterior lighting at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.

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.

9. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.

10. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: ___ - **Nay:** ___ - **Absent** - ___

Yea: _____, _____, _____, _____, _____, _____, _____, _____,

Nay: _____, _____,

Absent: _____, _____,

Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
Order No. 23-[]

Attachment A

[See Attached]

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:
Project Expeditors Consulting Corp. o/b/ JP Morgan Chase 28 Station Street Manlapan NJ 07726

2. Specific Location of property including Assessor's Plate and Parcel Number.
189 Boston Post Road West Marlborough MA. 07162 PN #78-16

3. Name and address of owner of land if other than Petitioner or Applicant:
R.K. Associates - Marlborough Inc. 50 Cabot Street Needham MA. 02494

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

5. Specific Zoning Ordinance under which the Special Permit is sought:
Article VIII Section 650 Paragraph 14 Sub-paragraph B.2

6. Zoning District in which property in question is located:
B - Business

7. Specific reason(s) for seeking Special Permit
To install a drive-through ATM for the Chase bank branch.

A drive-through or drive-up ATM is a critical component and feature of the Branch's operations and is a service/amenity that banking customers have come to expect and highly value when choosing which bank to do business with.

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.

Andy Fitz

Signature of Petitioner or Applicant

Address: 28 Station Street
Manlapan NJ 07726

Telephone No. 773-914-0012

Date: 4/13/23

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

Project Expeditors Consulting Corp o/b/o JPMorgan Chase Bank, N.A.

(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**)

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Project Expeditors Consulting Corp o/b/o JP Morgan Chase, NA

Applicant's Name: _____ Address: 28 Station Street, Manalapan NJ 07726

Project Name: Chase Bank Address: 189 Boston Post Road West

1. PROPOSED USE: (describe) New Chase Bank Branch with Drive-Through ATM

2. EXPANSION OR NEW: New Use in Existing Building

3. SIZE: floor area sq. ft. 4,162 1st floor 4,162 all floors 4,162

buildings 1 # stories 1 lot area (s.f.) 31,957

4. LOT COVERAGE: 80.6% %Landscaped area: 19.4% %

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: 10-15 Peak period: 28

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 5-10 Peak period: 20-25

(B) How many service vehicles will service the development and on what schedule?

0

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? _____

please see attached civil plans with lighting analysis

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

Noise levels should be less, as the bank use will generate less traffic than the former restaurant

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. There will be no major sources of noise generation

9. AIR: What sources of potential air pollution will exist at the development? There will be no sources of air pollution other than those generated by vehicular traffic

10. WATER AND SEWER: Describe any unusual generation of waste. N/A

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? There will be no hazardous materials stored on-site

***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: 4/20/2023

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Chase Bank

Project Use Summary: New proposed drive-through ATM for Chase Bank

Project Street Address: 189 Boston Post Road West

Plate: _____ Parcel: 78-16

Applicant/Developer Name: Project Expediters Consulting Corp o/b/o JP Morgan Chase N.A.

Plan Date: 3/30/23 Revision Date: _____

Dear President and Members:

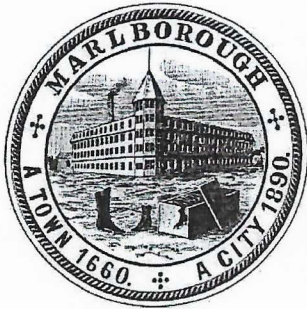
In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements 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**

\$ 500 00



**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 _____ (<u>MUST be Original</u> & 2 Complete Sets)

Signature

Date

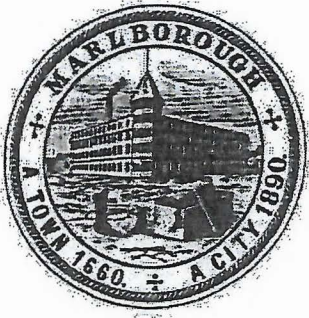
Thank you for your cooperation in this matter.

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

R.K. ASSOCIATES - MARLBORO, INC.

Owner Name/Officer Name of LLC or Corporation

DAVID KATZ, VICE PRESIDENT

Owner/Officer Complete Address and Telephone Number

c/o R/K CENTERS
50 CABOT STREET; NEEDHAM, MA 02494
TEL: 781-320-0001

Signature of Applicant

[Handwritten Signature]

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.

[Handwritten Signature] 4/18/2023
Tax Collector

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2023 APR 26 PM 1:26



February 6, 2023

Mr. Tin Htway
Building Commissioner
City of Marlboro
Marlboro, MA 01752

**RE: Chase Bank – Site Plan Review/Special Permit
189 Boston Post Road West
Marlborough, MA**

Dear Commissioner Htway:

This is notification that R.K. Associates – Marlboro, Inc. as the owner of the above-referenced property, is aware that our tenant, Chase Bank, will be building their new branch at our above-referenced property, and will be applying for Site Plan Approval and a Special Permit.

Please accept this letter as the owner's authorization for Chase Bank, and its Permit Expeditor, Andy Fitz (Project Expeditor's Consulting Corp., 28 Station Street, Manalapan, NJ) to act as owner's "Agent" for the Chase project and to submit for any and all permits required to complete this project only.

Please feel free to contact me at 781-320-0001 if you have any questions.

Sincerely,
RK Centers

A handwritten signature in black ink that reads "David Baker".

David R. Baker

cc: Tenant Lease File

KARAPATSAS PAUL
C/O WENDY'S ATTN BLAKE SN
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

MCDONALDS CORPORATION
C/O DAVID BALDACCI
P O BOX 902
SPENCER, MA 01562

NEWTON-WALTHAM BANK & TRU
101 N TRYON ST NC1-001-03-81
ATTN BANK OF AMERICA
CHARLOTTE, NC 28255

R K ASSOCIATES-MARLBORO I
50 CABOT STREET STE 200
ATTN RK CENTERS
NEEDHAM, MA 02494

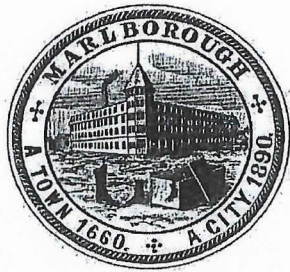
R K ASSOCIATES-MARLBORO I
6800 BISHOP ROAD
PLANO, TX 75024

RB HOTEL MARLBOROUGH LLC
C/O ROCKBRIDGE CAPITAL LL
4100 REGENT ST SUITE G
COLUMBUS, OH 43219

RK MARLBORO WEST LLC
50 CABOT ST STE 200
NEEDHAM, MA 02494

ROYAL PLAZA MARLBOROUGH L
181 BOSTON POST RD WEST
MARLBOROUGH, MA 01752

WALKER REALTY LLC
C/O RYAN DEVELOPMENT LLC
4 LAN DR
WESTFORD, MA 01886



CERTIFIED ABUTTERS LIST
(78-16) 187-189 BOSTON POST RD WEST: PLANNING - 400 FT

City of Marlborough
Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

PARCEL_#	GIS NUMBER	CAMA #	PROPERTY ADDRESS	OWNER NAME	CO-OWNER	OWNER ADDRESS	O_ADDRSS_2	O_CITY	O_STATE	O_ZIP	USE_CODE
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-12	M_192617_898673	78-12	105 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12		78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12		78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12		78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12		78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12		78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-11C	M_192871_898886	78-11C	123 BOSTON POST RD W/ RB HOTEL MARLBOROUGH LLC	C/O ROCKBRIDGE CAPITAL LLC		4100 REGENT ST SUITE G		COLUMBUS	OH	43219	3000
78-15A	M_192760_898826	78-15A	141 BOSTON POST RD W/ R K ASSOCIATES-MARLBORO INC			6800 BISHOP ROAD		PLANO	TX	75024	3260
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-15	M_192713_898801	78-15	155 BOSTON POST RD W/ MCDONALDS CORPORATION	C/O DAVID BALDACCI		P O BOX 902		SPENCER	MA	01562	3260
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260

78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260	
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350	
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760	
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900	
78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000	
78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230	
78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260	
78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350	
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78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900	
78-14A	M_192655_898687	78-14A	176 BOSTON POST RD WIKARAPATSAS PAUL	C/O WENDY'S ATTN BLAKE SNIDE ONE DAVE THOMAS BLVD			DUBLIN	OH	43017	3260	
78-23	M_192584_898651	78-23	190 BOSTON POST RD WINEWTON-WALTHAM BANK & TRUST COMPANY		101 N TRYON ST NC1-001-03-81		ATTN BANK OF AMERICA	CHARLOTTE	NC	28255	3410
78-1A	M_192648_898901	78-1A	191-199 BOSTON POST R R K ASSOCIATES-MARLBORO INC		50 CABOT STREET STE 200		ATTN RK CENTERS	NEEDHAM	MA	02494	3400
78-1A	M_192648_898901	78-1A	201 BOSTON POST RD WIR K ASSOCIATES-MARLBORO INC		50 CABOT STREET STE 200		ATTN RK CENTERS	NEEDHAM	MA	02494	3400
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760	
78-12	M_192617_898673	78-12	21 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900	
78-2A	M_192402_898749	78-2A	219-237 BOSTON POST R RK MARLBORO WEST LLC		50 CABOT ST STE 200		NEEDHAM	MA	02494	3220	
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000	
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230	
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260	
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350	
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760	
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78-1	M_192633_899100	78-1	261 BOSTON POST RD WIR ROYAL PLAZA MARLBOROUGH LLC		181 BOSTON POST RD WEST		MARLBOROUGH	MA	01752	3000	
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000	
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78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
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78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
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78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
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78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-12	M_192617_898673	78-12	BOSTON POST RD WEST	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900

This is to certify that the owners listed above are as shown in the latest Assessors records.

John H. Valade
 JOHN VALADE, PRINCIPAL ASSESSOR
 2/22/2023
 Date