

Order No.21-1008353

Application for Site Plan Review

Global Montello Group Corp.

Gasoline Station, Car Wash & Convenience
Store located at 656 Boston Post Road East

Addition of patio with seating to newly
renovated convenience store within the Wayside
Zoning District

- Revised Plans
- Revised Draft Decision from Petitioner

In Urban Affairs – August 16, 2021



IN CITY COUNCIL

Marlborough, Mass., JULY 19, 2021

ORDERED:

That the Application for Site Plan Review from Attorney Brian Falk on behalf of Global Montello Group Corp., to add a patio with seating next to its newly renovated convenience store within the Wayside District, 656 Boston Post Road East, be and is herewith referred to **URBAN AFFAIRS COMMITTEE**.

ADOPTED

ORDER NO. 21-1008353

MIRICK O'CONNELL

A T T O R N E Y S A T L A W

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 JUN 30 P 3:57

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

June 30, 2021

VIA EMAIL

Councilor Michael Ossing, President
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Alltown; 656 Boston Post Road East;
Site Plan Application for a New Patio and Site Improvements

Dear Councilor Ossing:

On behalf of my client Global Montello Group Corp. ("Global"), I respectfully submit the enclosed application for site plan approval for Global's Alltown location at 656 Boston Post Road East.

Global seeks to add a patio with seating next to its newly renovated convenience store. Global is also adding pedestrian and bicycle pathways and amenities, to help bring the site more in line with the goals of the new Wayside District. The preexisting nonconforming gas station and car wash uses at the site will remain unchanged.

Because this site is located in the Wayside District, the City Council is the site plan approval authority. As required by Section 650-37.B(1)(c), this application will first go through administrative site plan review with the Site Plan Committee, followed by final review and approval by the City Council.

Thank you for your time and attention to this matter.

Very truly yours,



Brian R. Falk

BRF/

Encl.

cc: Client



City of Marlborough

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 JUN 30 P 3:57

SITE PLAN APPROVAL APPLICATION (For Non-Residential and Major Residential Projects)

Type of Hearing (check one)

Major Renovation Minor Renovation

Please Print

DATE: June 30, 2021

PROJECT

Name of facility: Alltown

Address: 656 Boston Post Road East

Assessor's Map No. _____ Parcel No. 61-2

APPLICANT

Name: Global Montello Group Corp.

Address: 15 Northeast Industrial Road, Bradford, CT 06405

Telephone: (508) 929-1678 Fax: _____
(Attorney Brian Falk)

Email: bfalk@mirickoconnell.com

OWNER'S CONSENT

If applicant is not the owner, is written consent of the owner or owner's agent attached (see Section 270-2(B) (7))? NA YES NO

PROPERTY OWNER

Name: Global Montello Group Corp.

Address: 15 Northeast Industrial Road, Bradford, CT 06405

Telephone: (508) 929-1678 Fax: _____
(Attorney Brian Falk)

Email: bfalk@mirickoconnell.com

APPLICANT'S ENGINEER (preparing site plan)

Name: Bohler Engineering

Address: 352 Turnpike Road, Southborough, MA 01772

Telephone: (508) 480-9900 Fax: _____

Email: zpoisson@bohlereng.com

APPLICANT'S LANDSCAPE ARCHITECT

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

PROJECT INFO

PROPOSED USE (see Section 63-5(B) (1))

Non-Residential Residential

Provide a brief description of the project; including the proposed type of use, whether expansion of new, size of buildings, number of new parking spaces, any unusual utility use or impact on abutters (traffic, noise, lighting, odors, hazardous material, etc.)

The Applicant seeks Site Plan Approval from the City Council to add a patio with seating next to
the newly renovated convenience store building, along with pedestrian and bicycle pathways
and amenities. Parking will be reduced from 30 to 27 spaces, but will remain close to double what
is required in the the Wayside District. The preexisting nonconforming gas station and car wash
uses will remain unchanged.

Identify all zoning districts, including overlay zones applicable to this site. The zones must also be shown on the site plan cover sheet. (See Section 270-2 (C) (2) (b) (3)).

ZONING DISTRICT(S) Wayside

WHAT OTHER PERMITS REQUIRED (check off which applies)

- City Council for Special Permit
 - ZBA Special Permit
 - ZBA Variance
 - Wetlands Protection Act
 - Section 404, Clean Water Act (Army Corps)
 - C 91 Waterways Permit
 - Subdivision Control Act (Planning Board)
 - State Curb Cut (MA Highway)
 - Indirect Access Permit (MA Highway)
 - MEPA ENF or EIR (EOEA)
 - Sewer Connection Permit (DPW, City Council, DEP)
 - Street Opening Permit (DPW, Engineering Dept)
 - Sewer Connection (DPW, City Council, DEP)
 - Other: _____
- Blasting Permit (Fire Dept)
 - Title V Approval (Board of Health)
 - Food Permit (Board of Health)
 - Building Permit (Building Dept)
 - Sign Permit (Building Dept)

WHAT IS THE FEDERAL FLOOD INSURANCE RATE ZONE? Zone X

SUBMITTED PLANS AND REPORTS

See Section 270-2 (C) for submission requirements. Please include a locus map per Section 270-2 (C) (2) (b) (1)

| | | |
|--|---------------|--------------------------|
| Building and Outdoor Seating Improvement | June 30, 2021 | Joshua G. Swerling, P.E. |
| Title | Date | Stamped By |

Fee 3,951 s.f. x \$0.06 = \$237.06 + \$2,000 base fee = \$2,237.06

For Minor Site Plan without a building: \$750

For a Minor Site Plan (with a building under 8,000 square feet): \$1,000, plus \$0.03 a square foot of building gross floor area

For a Major Site Plan (with a building over 8,000 square feet): \$2,000, plus \$0.06 square feet per square feet of building gross floor area

PUBLIC NOTICE

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice in a newspaper of general circulation within the area at least once within two weeks of filing a Site Plan application using the format below. A copy of the public notice must be submitted with the application. Applications for Site Plan Approval shall not be certified as complete unless the public notice is properly published.

Date of Publication: July 7, 2021

Name of Newspaper: MetroWest Daily News
(Form of notice attached)

HISTORIC BUILDING NOTICE

Is the site within 250 feet of any building, cemetery or monument built before 1850? YES NO

If in doubt, ask the Historic Commission (508 481-2400). If the answer is YES, send a photocopy notice and one copy of the site plans (excluding utilities) to:

Chairman, Historic Commission
City Hall
Marlborough, MA 01752

APPLICANT'S SIGNATURE



Applicant or Representatives Signature
(Attorney Brian R. Falk)

6/30/2021
Date

Applicant shall submit this form to the Building Dept with all required plans (8 copies of plans, 4 copies of Traffic and Drainage reports) after a "Pre-Application Review" with the City reviewing Authority at which most requirements can be examined and discussed.

The applicant maybe required to attend a Preliminary scoping session with the Site Plan Review Committee prior to submitting this form.

Office Use Only:

Date Received: _____

Site Plan Number: _____

SITE PLAN APPROVAL PUBLIC NOTICE FORM

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice once in a newspaper of local circulation, using the format below at least once within two weeks of filing an application. A copy of the public notice must be submitted to the Building Department with the application for Site Plan Approval.

City of Marlborough Public Notice of Site Plan Submission

A proposed site plan has been submitted for the following project and is available for public inspections during regular business hours at the office of the Building Inspector, City Hall, Second Floor, 140 Main Street, Marlborough, MA 01752

Project Name and Type or Use: Alltown

Project Street Address: 656 Boston Post Road East

Applicant's Name: Global Montello Group Corp.

The City will accept public comments in written form until 14 days from the date of this publication. This notice is published in accordance with the City Code, Chapter 270-2 Site Plan Review and Approval.

City Council

From: Falk, Brian R. <bfalk@MirickOConnell.com>
Sent: Friday, July 16, 2021 1:59 PM
To: City Council; Karen Boule; Steven Kerrigan; Wilson Chu
Cc: Priscilla Ryder; Tin Htway; Thomas DiPersio; David Giorgi; Kevin Breen; John Garside; Susan Brown
Subject: Alltown Fresh, 656 Boston Post Road East
Attachments: Marlborough Seating 7-16-21.pdf; Patio Rendering (A7264055x7A575).JPG; Alltown Patio Site Plan (A7235881x7A575).PDF; Site Plan Approval Decision - Alltown Fresh (A7246971x7A575).DOC

Greetings,

As part of the application for Site Plan Review for the Alltown Fresh patio seating area, I submit the following:

- Indoor seating plan (indoor seating is required in the Wayside District in order to have outdoor seating);
- Rendering of the patio and awning (based upon Alltown's Easton location; Marlborough's will have the longer side along the building);
- Site plan (previously filed); and
- Draft decision.

The draft decision contains language used for similar site plan approvals, and includes "Condition C" requiring that the applicant address vegetation growth in an existing drainage basin (raised at the Site Plan Committee meeting earlier this month).

We look forward to the Council's review of this application.

Thanks, and enjoy your weekend.

Brian

MIRICK O'CONNELL
ATTORNEYS AT LAW

BRIAN R. FALK

Partner

Mirick, O'Connell, DeMallie & Lougee, LLP
100 Front Street | Worcester | MA | 01608-1477
t 508.929.1678 | f 508.983.6256
bfalk@mirickoconnell.com | Bio



Please visit our website: www.mirickoconnell.com

Site Plan Permit # _____
Site Plan Approval with Conditions

Applicant: Global Montello Group Corp.

Property Owner: Global Montello Group Corp.

Location: 656 Boston Post Road East (the "Site") being shown as Parcel 2 on Assessors Map 61.

Zoning District: Wayside

Plans: The following Site Plan Approval Final Conditions are based on a set of plans entitled "Building and Outdoor Seating Improvement" by Bohler Engineering, with the last revision date of June 30, 2021 (the "Site Plan" attached hereto as "Exhibit A").

SITE PLAN APPROVAL FINAL CONDITIONS:

A. Site Conformance:

1. Construction of the Site shall be in conformance with the approved Site Plan, the provisions of Chapter 270 of the Code of the City of Marlborough, and the conditions stated herein.
2. All construction on the Site shall conform to the appropriate National, State and City of Marlborough codes and regulations in force for each respective discipline and shall be in accordance with the Site Plan, subject to minor changes approved by the Building Commissioner pursuant to Section I.1 below. Codes and regulations shall include but are not limited to State Building, Plumbing, Wiring, NFPA, Zoning, DPW utility and roads, Noise and Signs.

B. Construction:

1. Preconstruction Meeting: Prior to the commencement of construction, a preconstruction meeting shall be held on-site with the Building Commissioner, and Conservation Officer and the site contractor responsible for doing the work. At this meeting said City officials will review the plans and conditions, exchange contact information including emergency contact numbers, and inspect erosion controls.
2. OSHA: All Contractors shall abide by OSHA regulations as appropriate, including but not limited to OSHA-29 CFR, Section 1926.
3. Safety Official: The Applicant/ site contractor shall have on the Site at all times during construction, a qualified Construction Safety Official. Prior to the commencement of construction, Applicant shall provide to the Building Commissioner the name and contact information of said Construction Safety

Official.

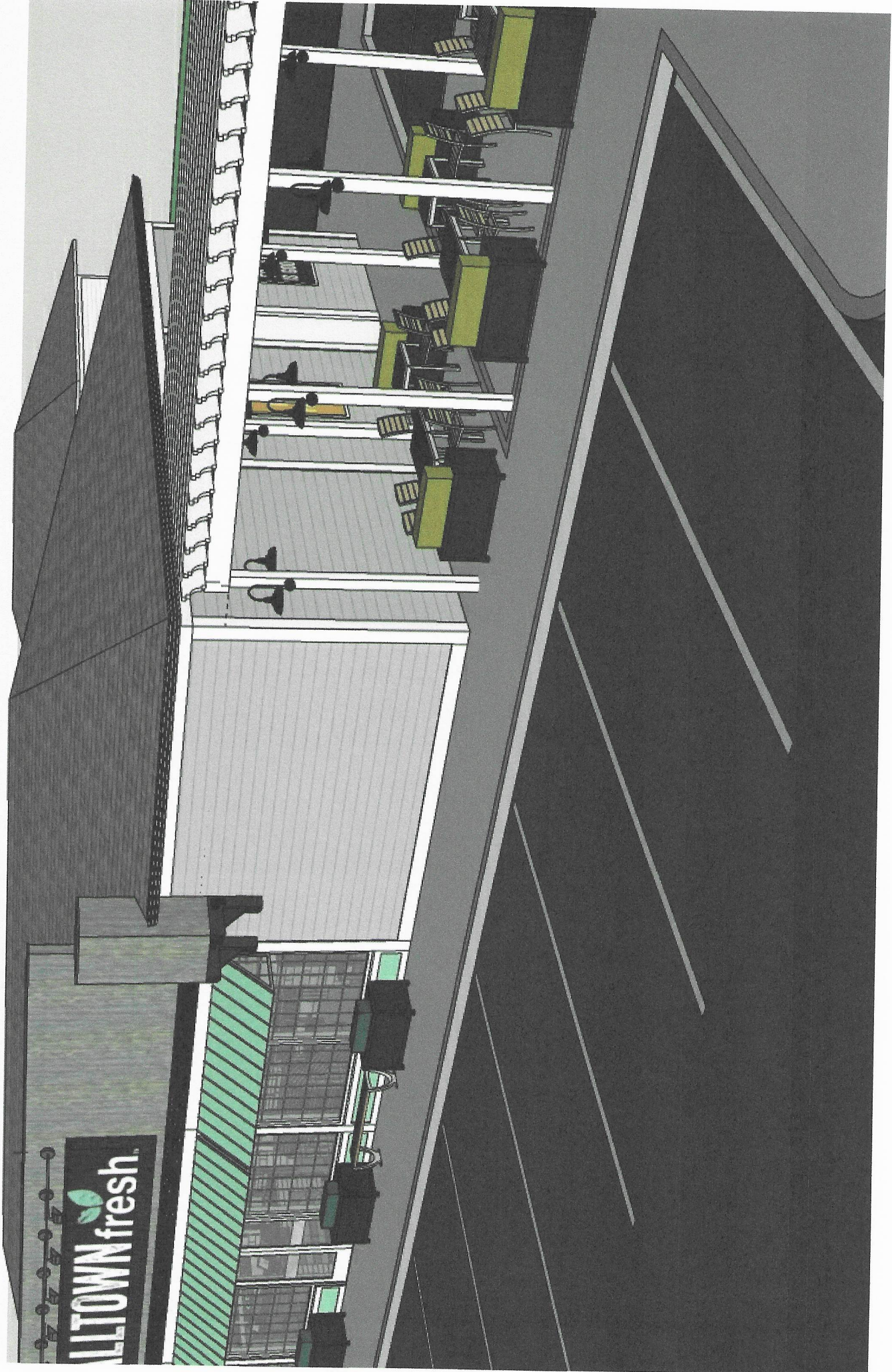
4. Hours of Operation: In accordance with Section 431-3B of the Code of the City of Marlborough, excavation machinery may be operated only during the normal workweek, from Monday through Saturday, except holidays, between the hours of 7:00 a.m. to 7:00 p.m., except Sunday when all use is prohibited except with variance by the Board of Health or as emergency work.

C. Drainage Basin:

Prior to the issuance of a Building Permit for the project, the Applicant shall consult with the City's Conservation Officer to evaluate vegetation located in the drainage basin to the rear of the Site to determine any vegetation removal necessary to ensure the proper functioning of the Site's drainage system. Any such removal shall be completed to the satisfaction of the City's Conservation Officer prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for the project.

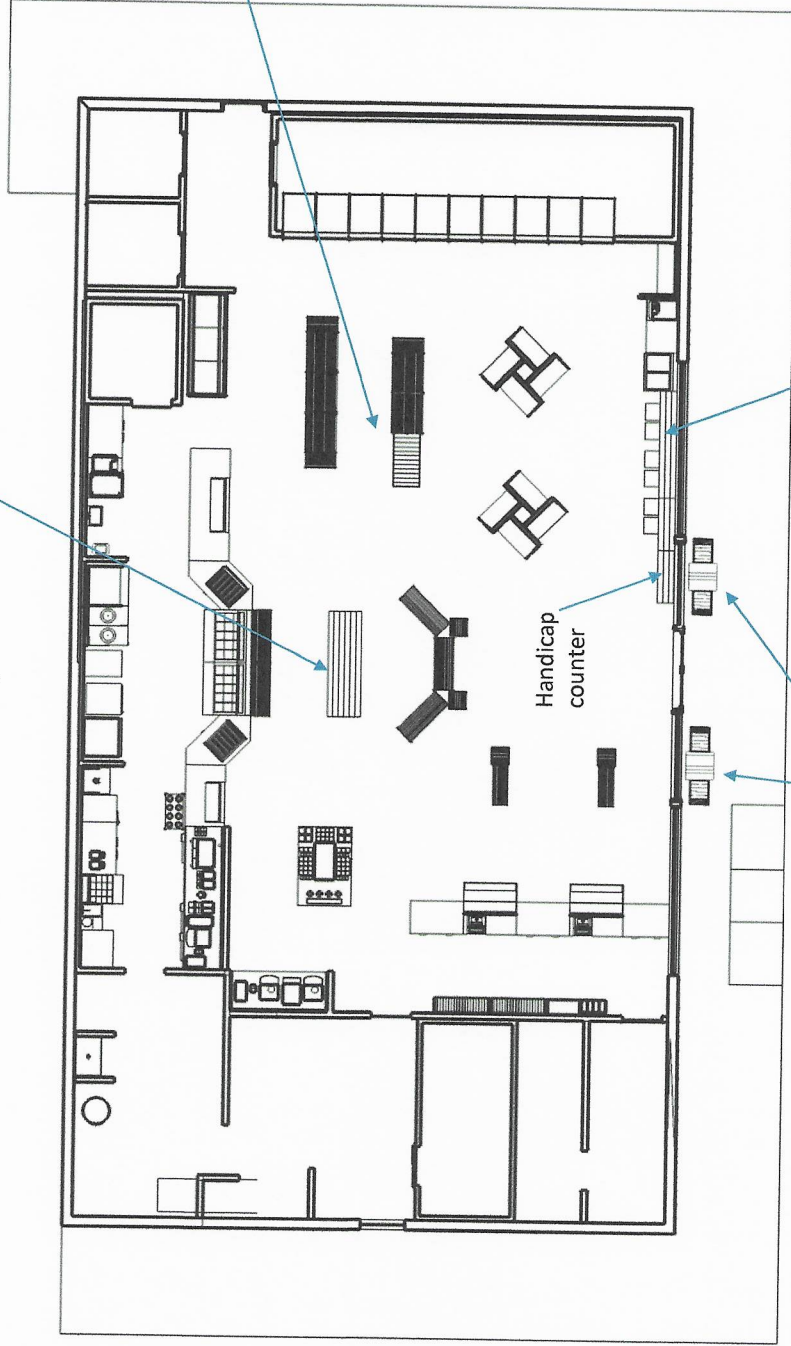
D. General Provisions:

1. Siltation Control: The Applicant, Property Owner, and site contractor shall be responsible for protecting the City drainage system with erosion controls at all times during construction, and for notifying the Conservation Officer and the City Engineer in an expeditious manner if there is any visible siltation to the existing drainage system. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.
2. The issuance of this decision confirms compliance with Marlborough City Code Ch. 271 "Stormwater Management" and shall serve as the "stormwater management permit" as required in the ordinance.
3. As-Built Plans: An as-built plan(s) must be submitted to the City Engineer for review prior to the issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy. The as-built plan(s) shall be prepared in accordance with the As-Built Plan Standards established by the City Engineer, which standards may be found on the website for the City of Marlborough.
4. Time for Completion: Work as provided for on the Site Plan shall be carried into effect and completed within three (3) years following the date of issuance of a building permit for the project, unless the City Council has granted in writing an extension of time for completion of the work.
5. Minor Changes: The City Council delegates to the Building Commissioner the authority to approve minor changes to the approved Site Plan.
6. Enforcement: The City Council designates the Building Commissioner as the enforcing authority to bring enforcement actions for violations of this permit.



Marlborough – Proposed Seating

Remove step display, move Metro shelving approx. 24" forward and install stand-up community/demonstration table



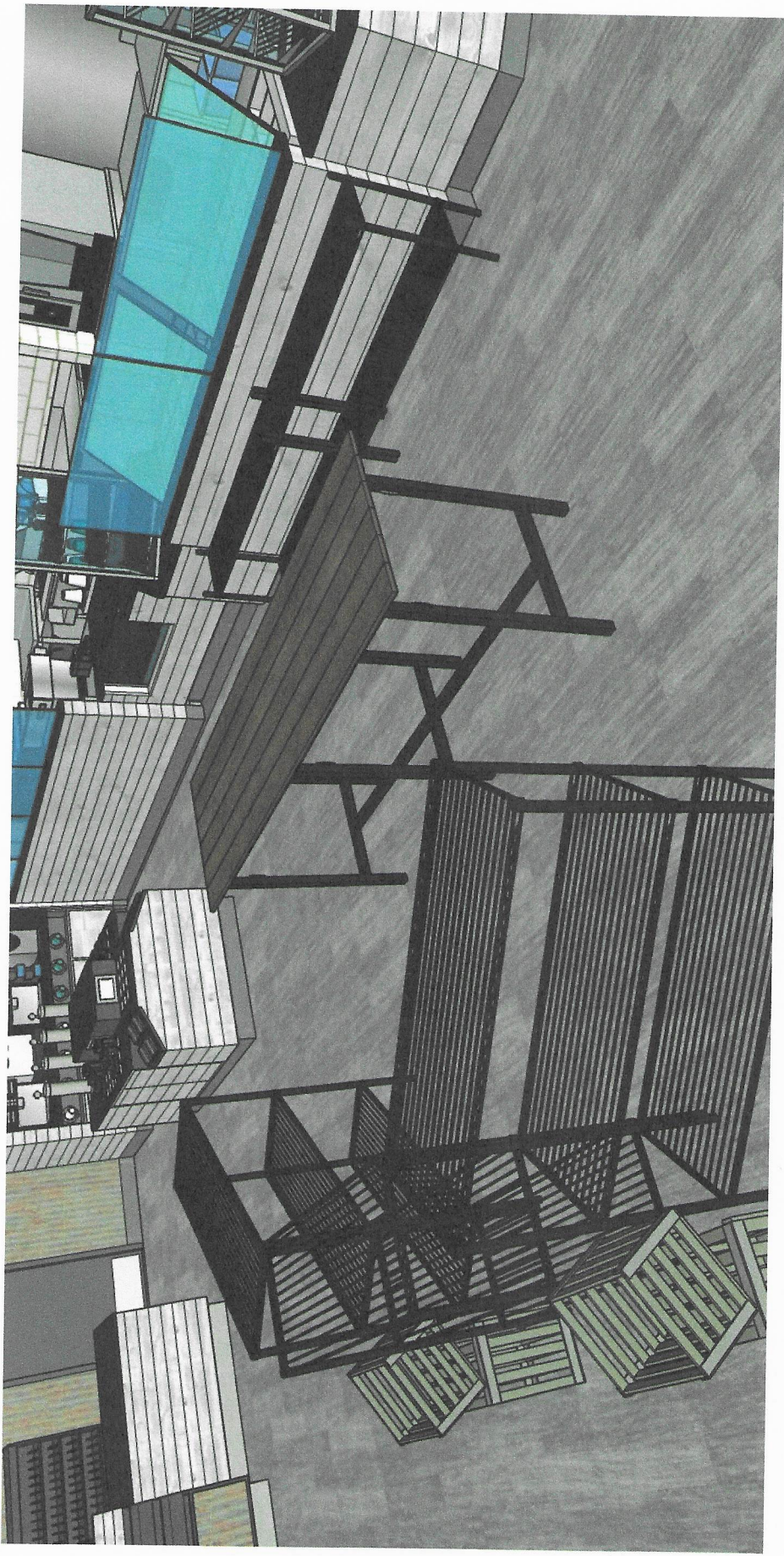
Remove Metro end and install bulk trolley

Handicap counter

Remove all bulk trolleys and install a counter at storefront with (6) stools

(2) Exterior seating tables and chairs

Marlborough – Proposed Seating



Marlborough – Proposed Seating



Marlborough – Proposed Exterior Seating



SITE PLAN DOCUMENTS

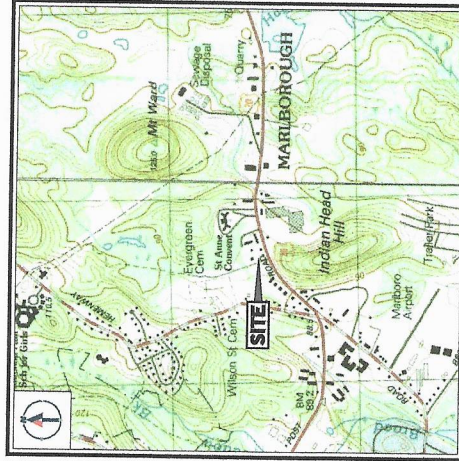
FOR _____



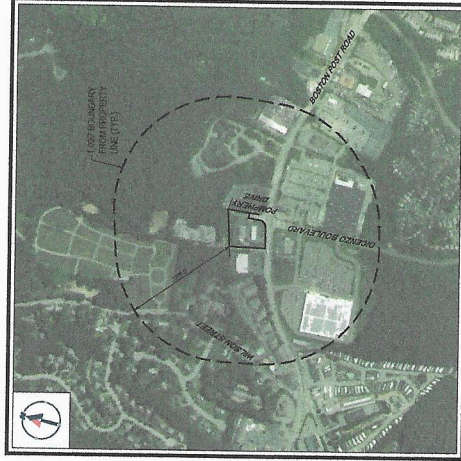
Global Partners LP

BUILDING AND OUTDOOR SEATING IMPROVEMENT

LOCATION OF SITE:
 656 BOSTON POST ROAD, CITY OF MARLBOROUGH
 MIDDLESEX COUNTY, MASSACHUSETTS
 MAP #61, LOT #2



USGS MAP
 SOURCE: MARLBOROUGH, MASSACHUSETTS
 USGS QUADRANGLE



SITE MAP
 SCALE: 1" = 50'
 SOURCE: BIRD AIRTEL, WADSWORTH

PREPARED BY
BOHLER

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 SCAPING ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

| REV | DATE | COMMENT |
|-----|------------|-----------------------|
| 1 | 01/20/2021 | ISSUED FOR PERMITTING |
| 2 | 01/20/2021 | ISSUED FOR PERMITTING |
| 3 | 01/20/2021 | ISSUED FOR PERMITTING |
| 4 | 01/20/2021 | ISSUED FOR PERMITTING |

811
 Call before you dig
 ALWAYS CALL 811
 IT'S SAFE TO DIG. IT'S THE LAW.

PERMIT SET

PROJECT NO. 2020-001
 DRAWN BY: CTR/JAV/ADP
 DATE: 01/20/2021
 SCALE: 1" = 50'
 PROJECT: 656 BOSTON POST ROAD

SITE PLAN DOCUMENTS
 FOR
GLOBAL
 Global Partners LP
 PROPOSED BUILDING AND OUTDOOR SEATING IMPROVEMENTS
 656 BOSTON POST ROAD
 CITY OF MARLBOROUGH, MASSACHUSETTS

BOHLER
 200 MARLBOROUGH ROAD
 MARLBOROUGH, MA 01501
 Phone: (978) 450-9900
 www.BohlerEngineering.com



SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
C-101
 REVISION: 1 - 01/20/2021

DRAWING SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|-------------------------------------|--------------|
| COVER SHEET | C-101 |
| GENERAL NOTES SHEET | C-102 |
| DEMOLITION AND DESIGN CONTROL PLAN | C-201 |
| SITE LAYOUT PLAN | C-301 |
| GRADING, DRAINAGE, AND UTILITY PLAN | C-401 |
| DETAIL SHEET | C-501 |
| ALTA SURVEY (BY OTHERS) | 1 |

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

ZONING ANALYSIS TABLE

| ZONING DISTRICT | WATERSHED DISTRICT | REQUIRED PERMIT | REQUIRED PERMIT | EXISTING | PROPOSED |
|----------------------------|--------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| OVERLAY DISTRICT | WATERSHED DISTRICT | SEE PLAN FOR OVERLAY DISTRICT | SEE PLAN FOR OVERLAY DISTRICT | SEE PLAN FOR OVERLAY DISTRICT | SEE PLAN FOR OVERLAY DISTRICT |
| ZONE CRITERIA | REQUIRED PERMIT | REQUIRED PERMIT | REQUIRED PERMIT | EXISTING | PROPOSED |
| MAXIMUM BUILDING HEIGHT | 35 FT | 35 FT | 35 FT | 35 FT | 35 FT |
| MAXIMUM BUILDING FOOTPRINT | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA |
| MAXIMUM BUILDING SETBACK | 5 FT | 5 FT | 5 FT | 5 FT | 5 FT |
| MAXIMUM BUILDING FOOTPRINT | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA |
| MAXIMUM BUILDING SETBACK | 5 FT | 5 FT | 5 FT | 5 FT | 5 FT |
| MAXIMUM BUILDING FOOTPRINT | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA | 100% OF LOT AREA |
| MAXIMUM BUILDING SETBACK | 5 FT | 5 FT | 5 FT | 5 FT | 5 FT |

SITE INFORMATION

1. OWNER: MONTICELLO GROUP CORP
 2. PROJECT: MONTICELLO GROUP CORP
 3. LOCATION: 1775 BOSTON POST ROAD
 4. CITY: BOSTON, MASSACHUSETTS

1. PARCEL: 1775 BOSTON POST ROAD
 2. PARCEL: 1775 BOSTON POST ROAD
 3. PARCEL: 1775 BOSTON POST ROAD
 4. PARCEL: 1775 BOSTON POST ROAD



REVISIONS

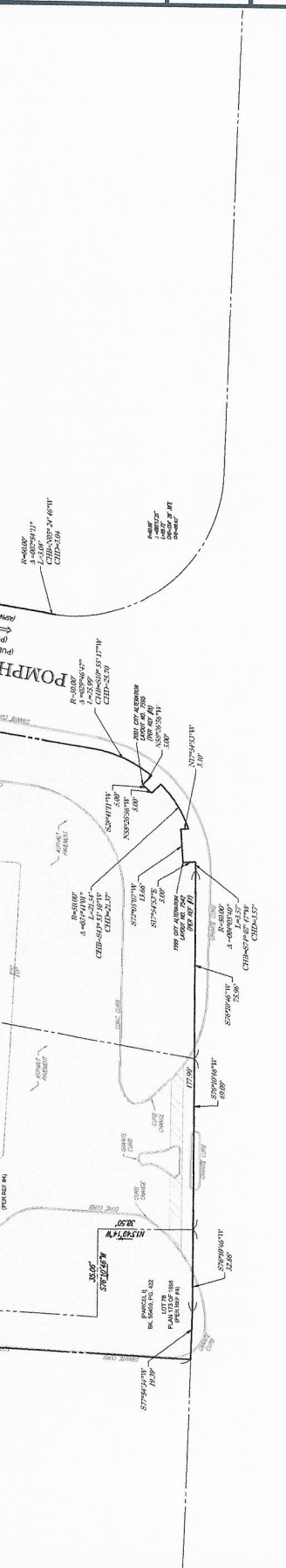
| REV | DATE | COMMENT |
|-----|------------|-------------------|
| 1 | 10/15/2010 | ISSUED FOR PERMIT |
| 2 | 10/15/2010 | ISSUED FOR PERMIT |
| 3 | 10/15/2010 | ISSUED FOR PERMIT |
| 4 | 10/15/2010 | ISSUED FOR PERMIT |

PERMIT SET

PROJECT: 1775 BOSTON POST ROAD
 CITY OF BOSTON, MASSACHUSETTS

GLOBAL FOR SITE PLAN DOCUMENTS

BOHLER CIVIL AND CONSULTING ENGINEERING



MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

BOSTON POST ROAD (AKA ROUTE 20)
 PUBLIC/VARIABLE WIDTH
 (SEE PLAN FOR CORNER BOUNDARY)

C-301

REVISION 4 - 08/20/21

| REV | DATE | COMMENT |
|-----|------------|-----------|
| 1 | 10/11/2018 | REVISIONS |
| 2 | 11/01/2018 | REVISIONS |
| 3 | 06/07/2019 | REVISIONS |
| 4 | 06/07/2019 | REVISIONS |



PERMIT SET

PROPOSED BUILDING FOOTPRINT, SEATING IMPROVEMENTS, MAP #62, LOT #2, 656 WEST STREET, CITY OF MARLBOROUGH, MASSACHUSETTS.

GLOBAL
Civil Engineers, LP

PROPOSED BUILDING FOOTPRINT, SEATING IMPROVEMENTS, MAP #62, LOT #2, 656 WEST STREET, CITY OF MARLBOROUGH, MASSACHUSETTS.

BOHLER

507 TURNPIKE ROAD
PO Box 1250
Marlborough, MA 01450-1250
www.BohlerEngineering.com



GRADING, DRAINAGE, AND UTILITY PLAN

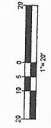
C-401

REVISION 4 - 06/03/2021



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOSTON POST ROAD
(AKA ROUTE 20)
(PUBLIC VARIABLE WIDTH)
← 30' AS PAVED →
← 30' AS PAVED →



