



IN CITY COUNCIL

Marlborough, Mass., ~~DECEMBER 20, 2021~~

ORDERED:

That the Application for Site Plan Review from Aubuchon Realty Company, Inc., related to the proposed expansion and upgrade of the retail plaza within the Wayside District, at 661 Boston Post Road East, is carried over to the 2022/2023 Legislative Session, be and is herewith **APPROVED**.

(IN URBAN AFFAIRS COMIITTEE)

ADOPTED

ORDER NO. 21-1008418B
X 21-1008395

MIRICK O'CONNELL

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

Brian R. Falk
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September 30, 2021

VIA HAND DELIVERY

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

Re: Aubuchon Realty Company, Inc.;
Site Plan Review Application - 661 Boston Post Road East

Dear Councilor Ossing:

On behalf of my client Aubuchon Realty Company, Inc., I respectfully submit an application seeking site plan review for 661 Boston Post Road East, known as the Wayside Crossing plaza.

Aubuchon purchased this property in June of 2021 and is proposing and expansion and upgrade of the retail plaza. The project will include a new Starbucks building with a dedicated drive-through lane, indoor and outdoor seating, and a pick-up window. In addition, the project will add to the site's existing retail building to host one new retail tenant and a new bank, with two dedicated drive-through lanes for the bank. Parking at the site will increase from 48 spaces to 66 spaces, and the project will include landscaping and pedestrian/bicycle upgrades consistent with the requirements of the Wayside Zoning District. Site access will be from the Target driveway using two existing curb cuts and a new curb cut near the drive-through lanes. Preexisting uses at the site will remain unchanged.

Because this site is located in the Wayside District, the City Council is the site plan review 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. This site plan review application is in addition to the special permit application pending before the City Council.

Thank you for your time and attention to this matter.

Sincerely,



Brian R. Falk

BRF/
Encl.
cc: Client

Client Matter 31769/00001/A7387690.DOCX

MIRICK, O'CONNELL, DEMALLIE & LOUGEE, LLP

WORCESTER | WESTBOROUGH | BOSTON

www.mirickoconnell.com



City of Marlborough

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

Type of Hearing (check one)

Major Renovation Minor Renovation

Please Print

DATE: _____

PROJECT

Name of facility: Wayside Crossing

Address: 661 Boston Post Road East (Route 20), Marlborough

Assessor's Map No. 61 Parcel No. 27A

APPLICANT

Name: Aubuchon Realty Company, Inc.

Address: 73 Junction Square Drive, Concord, MA 01742

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

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))?

Owner YES

NO

PROPERTY OWNER

Name: Same

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICANT'S ENGINEER (preparing site plan)

Name: Bohler Engineering

Address: 352 Turnpike Road, Southborough, MA 01772

Telephone: (508) 480-9900 Fax: _____

Email: mbombaci@bohlereng.com

APPLICANT'S LANDSCAPE ARCHITECT

Name: Matthew J. Mrva, Bohler Engineering

Address: 352 Turnpike Road, Southborough, MA 01772

Telephone: (508) 480-9900 Fax: _____

Email: mmrva@bohlereng.com

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 to construct a new coffee shop restaurant with a drive-through facility at the Wayside Crossing retail plaza. The Applicant also seeks site plan approval to add new retail space and a drive-through facility for a bank, along with expanded parking, landscaping, and pedestrian improvements at the site. Please see the enclosed Project Narrative for further information.

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)

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

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)

<u>Proposed Site Plan Documents, last revised 9/29/2021</u>	<u>J.A. Kucich</u>	
Title	Date	Stamped By

Fee

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

\$2,000
+\$ 957 (\$0.06 x 15,950 s.f.)
<u>\$2,957</u>

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: October 6, 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

9/29/2021
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: Wayside Crossing

Project Street Address: 661 Boston Post Road East (Route 20), Marlborough

Applicant's Name: Aubuchon Realty Company, Inc.

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.

August 23, 2021

Marlborough City Hall
City Council
Karen Boule, Council Secretary
140 Main Street
Marlborough, MA 01752

**Re: Project Narrative to Accompany Special Permit/Site Plan Applications
Proposed Improvements to Wayside Crossing Shopping Plaza
661 Boston Post Road East (Route 20), Marlborough, MA – Map 61, Lot 27A**

The Applicant, Aubuchon Realty Company, Inc., owns the subject property and seeks a Special Permit from the Marlborough City Council for a proposed expansion to the existing 8,800± square foot (SF) plaza to include an additional 2,100± SF of retail space, a 2,800± SF bank with drive-through, and a 2,250± SF coffee shop with drive-through. Specifically, the Applicant seeks a Special Permit and Site Plan Approval for the proposed restaurant with drive-through use and for the drive-through associated with the proposed bank.

Existing Site Context:

The project site (the "Site") is located at 661 Boston Post Road East, identified as Tax Assessor's Map 61, Lot 27A and consisting of approximately 2.11± acres of land. The Site is bordered to the north by Boston Post Road East (Route 20), bordered to the west by an easement/access drive (Gikas Circle) providing access to the Target retail store south of the parcel, bordered to the east by Diconzo Boulevard, and bordered to the south by a drive aisle on the Target parcel connecting Diconzo Boulevard and Gikas Circle. The Site is located within Wayside Zoning District, where the proposed retail and bank uses are permitted-by-right, and the proposed restaurant with drive-through and drive-through associated with the bank are permitted with a Special Permit through the Marlborough City Council. The project also requires Site Plan Approval by the City Council in accordance with the requirements of the Wayside Zoning District.

The eastern portion of the site is currently developed with a multi-use building known as Wayside Shopping Plaza consisting of a dry cleaner, dental group, and office space. The site also contains an existing paved parking area with forty-eight (48) spaces, walkways, drive aisles, drive-through services for the dry cleaner, and other site improvements. The site is currently accessed via an ingress only driveway connection to the internal connecting drive south of the site on the eastern side of the existing building and a full access driveway connection to the internal connecting drive south of the site on the western side of the existing building. The western portion of the Site currently consists of cleared land and areas covered by scrub vegetation and secondary tree growth.

Easements on-site consist of a thirty (30) foot wide drainage easement which runs west to east through the Site, containing existing subsurface drainage infrastructure connecting on-site drainage and drainage west of the site to the Diconzo Boulevard drainage infrastructure. Easements on-site also consist of temporary and permanent easements along the Boston Post Road frontage, associated with the forthcoming Massachusetts Department of Transportation Route 20 improvements. Additionally, the subject parcel has access and utility easement rights over the Target parcel to the south of the site.

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Proposed Project:

The project proposes to maintain and expand upon the existing plaza. The project proposes a 2,100± SF retail space and 2,800± SF bank with drive-through attached to the existing 8,800± SF building. The bank drive-through is proposed to include separate teller and ATM drive-through lanes. Additionally, the project proposes a separate 2,250± SF coffee shop building with drive-through proximate to the western property boundary. The coffee shop is proposed to include separate drive-through and bypass lanes, outdoor seating area, outdoor pickup window, and other associated site improvements.

The project proposes to extend the existing parking area through the proposed development. Sixty-four (64) parking spaces are proposed to be provided for the project inclusive of parking in accordance with the Americans with Disabilities Act (ADA) standards, meeting the parking requirements noted under §650-37 of the Marlborough Zoning Ordinance (Special Provisions Applicable to the Wayside Zoning District). The project proposes to maintain the existing ingress only driveway east of the existing building, and proposes a new full access curb cut to the internal connecting drive south of the site between the proposed coffee shop and bank uses. The previous full access driveway is proposed to be maintained to provide access for solid waste containers and for dry cleaner loading operations. The proposed bank drive-through is designed with teller and ATM drive-through lanes separate from the overall site circulation. The proposed coffee shop is designed with a drive-through lane designed to accommodate eleven (11) queued vehicles with a full bypass lane proximate to same.

Site Improvements:

In consideration of the interests of the Wayside Zoning District, the project has been designed to provide enhanced pedestrian connectivity within and through the proposed development. Sidewalk and crosswalk connections are proposed between the on-site uses. Additionally, the project proposes to provide sidewalk connections to the sidewalk along Boston Post Road East and the sidewalk on the Target parcel proximate to Gikas circle, providing pedestrian connectivity through the site from Boston Post Road East to the sidewalk infrastructure associated with the existing Target development. The sidewalk connections will also provide access to the City's nearby trail network. Additionally, a bicycle rack is proposed proximate to the proposed coffee shop.

Proposed on-site landscaping is also designed in consideration of the Wayside Zoning District. The project proposes to maintain landscape buffers in accordance with the Marlborough Zoning Ordinance, including a minimum fifty (50) foot wide landscape buffer along Boston Post Road. Additionally, internal landscape islands are proposed within the proposed parking areas and proximate to the proposed coffee shop and bank drive-throughs.

The project proposes a new stormwater management system designed to accommodate newly developed areas in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Handbook and City of Marlborough requirements. The stormwater management system is proposed to include deep-sump hooded catch basins to collect and pre-treat stormwater, which are proposed to direct runoff to a proposed subsurface detention/infiltration basin. The proposed stormwater management system proposes to treat runoff in accordance with applicable requirements, reduce the calculated stormwater runoff rates for all storms analyzed, and increase groundwater recharge. Please see the enclosed Drainage Report for additional information.

The project proposes to provide water and sewer connections to the existing utility infrastructure

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located within the connecting drive south of the subject site. The proposed uses are not anticipated to represent a significant demand on water and sewer facilities. Additionally, electric, communications, and gas services are anticipated to be made to the existing infrastructure located proximate to the connecting drive south of the site.

Separate fully screened solid waste enclosures are proposed for the coffee shop and retail/bank uses. Large delivery trucks or frequent deliveries are not anticipated to be required for the proposed uses. Delivery vehicles are anticipated to utilize the proposed parking and drive aisle circulation. Ample snow storage is anticipated to be available as reflected on the Site Layout Plan (Sheet C3.0) within the enclosed Proposed Site Plan Documents.

Lighting has been designed with lighting fixtures consistent with dark-sky standards and are proposed to be fully shielded where proximate to property boundaries. Limited light trespass from the subject site is calculated to be proposed as reflected on the Lighting Plan (Sheet C7.3) of the enclosed Proposed Site Plan Documents. Limited noise generation is anticipated from the proposed development, with the proposed commercial uses consistent with nearby uses. The proposed uses are not anticipated to represent a negative impact to air quality or produce noxious odors.

Wayside Zoning District Review Criteria:

The project has been designed in consideration with the site plan and special permit approval review criteria of the Wayland Zoning District noted under §650-37(K)(1) of the Marlborough Zoning Ordinance as further detailed below:

(a) Compliance of the design with the design standards in the above Subsection H;

The project has been designed in accordance with the Design Standards noted under §650-37(H) of the Marlborough Zoning Ordinance as further detailed below:

1. Site layout.

The proposed site layout has been designed in accordance with the provisions of the Wayside Zoning District. Specifically, the proposed buildings have been located as close to Boston Post Road as practical while respecting the existing drainage easement through the property. Additionally, proposed parking areas have been located to the sides of proposed buildings to the extent practicable, with the exception of existing parking areas and the proposed extension of same. Proposed landscape buffers inclusive of shade trees and shrub plantings are proposed on all sides of the proposed development to enhance landscaping to Boston Post Road and the internal circulation located on the Target parcel.

2. Pedestrian and bicycle circulation.

The project has been designed to provide sidewalk connections between the existing and proposed buildings, the Boston Post Road sidewalk, the sidewalk infrastructure located on the Target parcel, and the City's trail network. Additionally, a bicycle rack is proposed on-site proximate to the proposed coffee shop, located to not obstruct pedestrian or vehicular movements. ADA accessible parking spaces in accordance with the standards associated with same are proposed proximate to the proposed uses, providing an ADA accessible path to the entrances of same.

3. Outdoor pedestrian spaces.

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As previously noted, an internal sidewalk infrastructure is proposed within the site to connect proposed uses on-site, and to connect the existing and proposed buildings to the sidewalk infrastructure surrounding the site. The proposed coffee shop is designed to include an outdoor seating area, which is located proximate to the secondary driveway infrastructure on the Target parcel. Additionally, the proposed coffee shop is anticipated to include a proposed outdoor pickup window for patrons who would prefer complete their order at the exterior of the building.

4. Building design.

The proposed coffee shop building is designed to avoid blank walls, and includes brick banding along the base of the façade and additional textured banding proximate to the roofline. Storefront windows are proposed on the entrance side of the building. Awnings are proposed along the storefront side of the building, over the doorway proximate to Boston Post Road, and over the proposed drive-through window.

The proposed additional retail and bank spaces are also designed to avoid blank walls, with banding proposed along the base of the façade and storefront windows along each front façade. A raised parapet with cornice is proposed along the roofline of the building addition to provide screening of rooftop units.

Additionally, the project is proposed to include improvements to the existing shopping plaza, including replacement of the existing bright blue awning with a more natural dark gray color that will better match the proposed on-site buildings and the surrounding area.

(b) Compliance of the sidewalks with Americans with Disabilities Act (ADA) design standards;

The project has been design with ADA accessible parking spaces in accordance with standards associated with same, and with ADA accessible paths connecting the spaces to the building entrances. Additionally, an accessible path in accordance with the ADA requirements has been design connecting the on-site sidewalk infrastructure with the sidewalk infrastructure along Boston Post Road and the sidewalk infrastructure located on the Target parcel.

(c) Scale of the buildings relative to the surroundings;

The project consists of existing and proposed one-story buildings, similar to other commercial buildings along Boston Post Road proximate to the subject site. The proposed building and overall development footprint areas relative to the parcel size are similar to other commercial buildings proximate to the subject site. Accordingly, the proposed building scale is expected to be appropriate for the area.

(d) Quality of the design materials for building facades visible from public ways;

As previously noted, the proposed buildings have been design with material banding, storefront windows, and awnings to increase the visual interest as visible from public ways.

(e) Quality of the design and materials for public space; and

As previously noted, the project has been designed with a comprehensive landscape plan both along the perimeter of the site and internal to proposed on-site parking and circulation. Proposed on-site pedestrian circulation and seating areas are proposed to

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be concrete sidewalk and designed in accordance with ADA requirements. The proposed outdoor seating area is design with a perimeter aluminum fence. All parking and pedestrian spaces are proposed to be sufficiently lit with LED lighting as shown on the Lighting Plan included within the Proposed Site Plan Documents.

- (f) Placement of utilities and wiring underground, to the extent practicable.

All on-site utilities are anticipated to be underground to the extent practicable, except as otherwise required by the utility owner(s).

Summary:

As noted herein, we believe that the project has been design in accordance with the requirements of the Marlborough Zoning Ordinance and the Wayside Zoning District. We look forward to further discussing the project with the City Council at an upcoming hearing.