

## City of Marlborough Public Meeting Posting

**Meeting Name:** City Council Urban Affairs Committee  
**Date:** April 20, 2022  
**Time:** 6:30 PM  
**Location:** City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 APR 15 A 11: 22

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](http://www.marlborough-ma.gov)).

03/14/22 – Order No.22-1008542 – X 13-1005456B: Application for Modification of a Special Permit from 587 Bolton Street, Inc., to allow for outdoor seating, a gazebo and bar area at 587 Bolton Street – Public Hearing held on April 11, 2022. Public Hearing closed on April 11, 2022.

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**  
**NOTICE OF DECISION**  
**GRANT OF SPECIAL PERMIT**

Application of:  
587 Bolton Street, Inc.  
19 Westgate Road  
Framingham, MA 01701  
Order No. 22-1008542

Locus:  
587 Bolton Street  
Marlborough, MA  
Map 30, Parcel 7

**DECISION**

The City Council of the City of Marlborough hereby GRANTS the Application of 587 Bolton Street, Inc. with a mailing address of 19 Westgate Road, Framingham, Massachusetts, as provided in the DECISION and subject to the Findings of Fact and Conditions contained herein.

Decision Date:

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**IN CITY COUNCIL**

**DECISION ON A SPECIAL PERMIT  
587 BOLTON STREET, INC.**

**DECISION ON A SPECIAL PERMIT  
ORDER NO. 22-1008542**

**DECISION ON A MODIFICATION TO A SPECIAL PERMIT  
ORDER NO.22-1008542  
X13-1005456B**

The City Council of the City of Marlborough hereby GRANTS the Application for a Modification to an existing Special Permit granted to 587 Bolton Street, Inc. to allow for the construction of a covered outdoor seating area with a bar gazebo and a sports area and fire pit location to allow for outdoor seating on the site at 587 Bolton Street, Marlborough, Massachusetts, with conditions.

**FINDINGS OF FACT**

1. The Applicant is a duly organized and existing corporation having a business address of 587 Bolton Street, Marlborough, Massachusetts 01752.
2. The Applicant is a tenant of a commercial restaurant located at 587 Bolton Street, Marlborough, Massachusetts, as shown on Assessors Map 30 Parcel 7 (the "Site"). The Site is owned by 587 Bolton Street, LLC with a business address of 19 Westgate Road, Framingham, Massachusetts. 01701.
3. The property is located in the Limited Industrial (LI) Zoning District which requires a Special Permit for the outdoor service of food.
4. On July 22, 2013, the City Council voted to grant a Special Permit authorizing the construction of an attached outdoor deck and to serve food on the same, pursuant to the City Council's authority under MGL Chapter 40A and the Code of the City of Marlborough with conditions, including hours of operation.
5. In connection with the Application for a Modification to a Special Permit, the Applicant submitted a certified list of abutters, required filing fees and a copy of the approved City

of Marlborough Site Plan Permit, "Site Plan Permit, 587 Bolton Street, Bolton Street Tavern #SC-2021-7, Construction of a covered outdoor seating area with a bar gazebo and a sports area and fire pit location to allow for outdoor seating, issued on October 18, 2021 and signed by Tin Htway, Marlborough Building Commissioner, together with Proposed Plan of 587 Bolton Street in Marlborough, Mass. prepared by Ludwig Survey Solutions, LLC, 1498 White Pond Road, Athol, MA 01331, Scott T. Ludwig, Professional Land Surveyor, #48095, dated April 15, 2021, Rev. July 14, 2021, attached as Exhibit #1.

6. Pursuant to the Rules and Regulations of the City Council of 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.
7. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on April 11, 2022. The public hearing was held in the City Council Chamber, at the Marlborough City Hall, 140 Main Street. The public hearing was closed on April 11, 2022.
8. The Applicant presented testimony at the public hearing detailing the proposed expansion of the outside dining and ancillary activities on the site, stating the hours of operation conditioned in the July 22, 2013 Special Permit for an attached outdoor deck issued by the City Council would be sufficient for the extended restaurant outdoor uses.
9. At the Public Hearing, there were no members of the public speaking in favor, in opposition or asking questions regarding the proposed Modification to the Special Permit to extend restaurant outdoor uses.
10. No written comments in favor or in opposition were received regarding the proposed Modification to the Special Permit to extend the restaurant outdoor uses.
11. The Procedural Findings of Fact specified above supplement those made in the Original Special Permit and are expressly incorporated in this Decision by reference.

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

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

B. The City Council finds the proposed Use of the Site is in harmony with the intent and general purpose of the Zoning Ordinance of the City of Marlborough when subject to appropriate terms and conditions as provided in this Decision, and in the Original Special Permit. 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 in this Decision and in the Original Special Permit.

C. The City Council, pursuant to its authority under MGL Chapter 40A and the City of Marlborough Zoning Ordinance, Chapter 650, Section 18, Attachment of Uses 1:3 (31) and generally Section 650-59, **GRANTS** to the Applicant a Modification to a Special Permit, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Construction on the Site shall be in accordance with all applicable building codes currently in effect in the City of Marlborough and according to the approved Site Plan Permit, SC 2021-7, 587 Bolton Street, Bolton Street Tavern, Applicant: John Stournaras, 19 Westgate Road, Framingham, MA 01751, 587 Bolton Street, Bolton Street Tavern, issued on October 18, 2021, Expires on October 18, 2023, and associated Site Plan prepared by Ludwig Survey Solutions, LLC, 1498 White Pond Road, Athol, MA 01331 dated April 15, 2021, Rev: July 14, 2021, prepared for 587 Bolton Street LLC, 19 Westgate Road, Framingham, Mass. 01701, attached herewith as Exhibit #1.
2. In furtherance of the Original Special Permit, no patron shall be allowed in the covered outdoor seating area with bar gazebo, sports area and fire pit location allowed for outdoor restaurant seating except between the following hours on the following days:

Sunday: 10 AM to 10 PM  
Monday: 11 AM to 10 PM  
Tuesday: 11 AM to 10 PM  
Wednesday: 11 AM to 10 PM  
Thursday: 11 AM to 10 PM  
Friday: 11 AM to 11 PM  
Saturday: 11 AM to 11 PM

The hours listed above shall be subject to review by the Site Plan Review Committee up to one year after the issuance of the certificate of occupancy for the extended outdoor seating and activities area; if the Chief of Police and pertinent ward councilor deem the hours listed above to be unacceptable, the hours of operation shall be subject to further review and revision by the City Council.

3. All work performed on the Site shall comply with this Decision. No other building or construction or activity shall occur without further Modification of this Special Permit.
4. The service of alcoholic drinks in the covered outdoor seating area, bar gazebo, sports area and fire pit location to allow outdoor seating shall be subject to prior approval by the Marlborough License Board and the Alcoholic Beverages Control Commission.

5. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties and shut off outside of operating hours, except for security lighting.
6. All other conditions of the Original Special Permit approved by the City Council on July 22, 2013 shall remain in full force and effect and are incorporated herein by reference as part of this Decision.
7. 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 Office, the Building Department and the City Solicitor's Office.

Yea:

Nay:

Absent:

Abstain:

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Signed by City Council President  
Michael H. Ossing

ADOPTED  
In City Council  
Order No. 22-1008542

CITY COUNCIL ORDER NO.22-1008542  
X-ORDER NO.13-1005456B

# **EXHIBIT #1**

SC 2021-7 587 Bolton St. – Bolton Street Tavern

Map	30
Parcel	7
Site Plan #	SC 2021-7
Special Permit	
Zoning District	Limited Industrial



# CITY OF MARLBOROUGH SITE PLAN PERMIT

Applicant: John Stournaras, 19 Westgate Rd. , Framingham, MA - 01751  
 Owner: Same  
 Location: 587 Bolton St. – Bolton Street Tavern  
 Mailed to: \_\_\_\_\_ Date: \_\_\_\_\_  
 Picked up by: \_\_\_\_\_ Date: \_\_\_\_\_

ISSUED ON: *October 18, 2021* Expires on: *Oct. 18, 2023* Amended on: \_\_\_\_\_

**TO PERFORM THE FOLLOWING WORK:**

Outdoor seating, gazebo and bar area.

***THIS PERMIT MAY BE REVOKED BY THE CITY OF MARLBOROUGH UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.***

An approved or conditionally approved site plan shall be carried into effect and completed by the Applicant within two (2) years of the date of this issuance, unless the Committee Chair has granted an extension in writing. Any deviation from the approved site plan permit shall not be implemented by the applicant unless approved by the Site Plan Review Committee.

No Certificate of Occupancy shall be issued until such time as all of the appropriate departments listed below certify that all conditions have been met. Applicant shall also understand that no Certificate of Occupancy shall be issued until such time as all conditions of Chapter 270, including but not limited to, a completed set of approved "As-Built Plans" have been submitted to the Engineering and Inspectional Services Department.

Prior to an Occupancy request, contact the following for site plan inspections:

- |                                       |                         |
|---------------------------------------|-------------------------|
| Police Chief- David Giorgi            | 508-624-6974            |
| Fire Chief- Kevin Breen               | 508-624-6984            |
| Conservation Officer- Priscilla Ryder | 508-460-3768            |
| City Engineer - Thomas DiPersio       | 508-624-6910 ext. 33200 |
| Building Commissioner - Tin Htway     | 508-460-3776            |
| Board of Health - John Garside        | 508-460-3751            |

ADDITIONAL CONDITIONS # 1 THRU # 11 CAN BE FOUND ON THE FOLLOWING PAGES AND MUST BE FOLLOWED.

Signature *[Signature]*  
Tin Htway

Date *10/18/2021*

Fee Type	Receipt No	Date Paid	Check No.	Amount
Formal review			8225	\$750.00



**Site Plan Review Permit # SC-2021-7**

**Address:** 587 Bolton St.

**Name of project:** Bolton Street Tavern

**Type of project:** Gazebo, fire pit; sports area

**Other Permits:** Conservation Commission - DEP 212-1241 Order of Conditions

**Project Description:** Construction of a covered outdoor seating area with a bar gazebo and a sports area and fire pit location to allow for outdoor seating.

**Preconstruction meeting:**

1. Prior to construction a preconstruction meeting shall be held on site with the Building Commissioner, City Engineer and Conservation Officer and site contractor responsible for doing the work. At this meeting the departments will review the plans, conditions, exchange contact information including emergency contact numbers, and inspect erosion controls.
2. The issuance of this site plan permit and the signature on the site plans by the City Engineer also serves as the Stormwater Management Plan permit required under Marlborough General Code section 271.
3. During construction all erosion control details as outlined on the approved plans shall be followed. Any changes to these erosion control plans must be approved by the City Engineer and Conservation Officer.
4. The site contractor and or site engineer shall be responsible for regular inspections of the erosion controls on at least a weekly basis and prior to and immediately after (within 12 hours) each storm event of 0.5 inches or more. Necessary repairs and maintenance of the erosion control devices shall be made expeditiously. These inspections shall be described in the reports required in the condition below.
5. The site contractor and/or site engineer will report (by e-mail) to the Conservation Officer and City Engineer weekly, during construction, summarizing the work that has been completed and compliance of the project with the approved plans.
6. The applicant, property owner, and site contractor shall be responsible for notifying the Conservation Officer and City Engineer in an expeditious manner if any visible siltation leaving the site occurs. Immediate measures shall be taken to control the siltation source and to restore any impacted areas.
7. The area on the ground under the dripline of the roof shall be stone or other material to protect the soil from erosion from roof runoff.

8. Confirm fire pit location and gas connections meets the Fire Department code requirements prior to installation.
9. As outlined in the Order of Conditions, all plantings around the new structure shall be approved by the Conservation Officer to ensure they are not invasive varieties.
10. Time for Completion: Work as provided for on the approved Site Plans shall be carried into effect and completed within two (2) years following the date of issuance of this permit, unless an extension has been granted by the Site Plan Review Committee. Such extension shall be requested prior to the expiration of this permit.
11. Hours of operation - All construction work shall be restricted to 7:00 AM to 7:00 PM Monday through Saturday, except holidays and Sunday, when all use is prohibited except with a variance by the Board of health.

Plans titled: Proposed Plan of 587 Bolton St. in Marlborough, MA

Dated: April 15, 2021 last revised: July 14, 2021

Sheets: Sheet 1 Boundary & Sheet 2 Topography

Prepared By: Scott T. Ludwig PLS, Ludwig Survey Solutions, LLC

Prepared for: 587 Bolton St LLC

End Conditions

**PROPOSED PLAN of  
587 BOLTON STREET**  
in MARLBOROUGH, MASS.

BOUNDARY (sheet 1 of 2)

**PREPARED FOR:**  
587 Bolton Street, LLC  
19 Westgate Road  
Frammingham, Mass. 01701

April 15, 2021  
Rev. July 14, 2021

Scale: 1"=60'

**MIDDLESEX, SOUTH**

Registry References

**DEEDS**

Bk. 63759, Pg. 100 Plan 279 of 1998  
Plan 669 of 1990

**OTHER REFERENCES**

Zoning Bylaw  
Zoning Map

FIRM 25017C0481F

Plans prepared by others,  
provided to this office by  
our client, John Stannaras.

**ZONING REGULATIONS**

**[LJ] Limited Industrial**

LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
1. Lot Size	2 Acres	3.1± Acres	as exist.
2. Frontage	200'	615.8'	as exist.
3. Front Yard	50'	10.9'	as exist.
4. Side Yard	50'	208±	67±
5. Rear Yard	50'	168±	82±
6. Lot Coverage	60%	47.2%	48.8%

**BUSINESS USE**

BUSINESS USE	PERMITTED
Restaurant, cafe	SP
Accessory uses	Y
Restaurants serving outdoors	SP
Outdoor recreation uses	SP

\*Current use described as Restaurant/ Club/ Bar;  
Code 3260 (see Assessor's Card).

**NOTES:**

- All information hereon shown is based upon an on the ground field survey conducted in April of 2021, with the primary instrument of survey being a Sokkia EX-1205 #AXR000703.
- Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
- Portion of the premises are in Flood Zone 'AE'; Panel 25017C0481F effective on 7/7/2014. FIRM sets flood elevation at EL 262.
- All proposed structures hereon shown are situated above AE flood zone (EL 262).

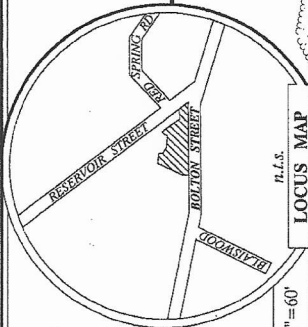
Sokkia EX-1205  
5" : 1"=250'  
100' Nylon Tape

**LINE TYPE:**

--- Zoning Line  
--- Topography

**SYMBOLS:**

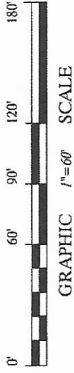
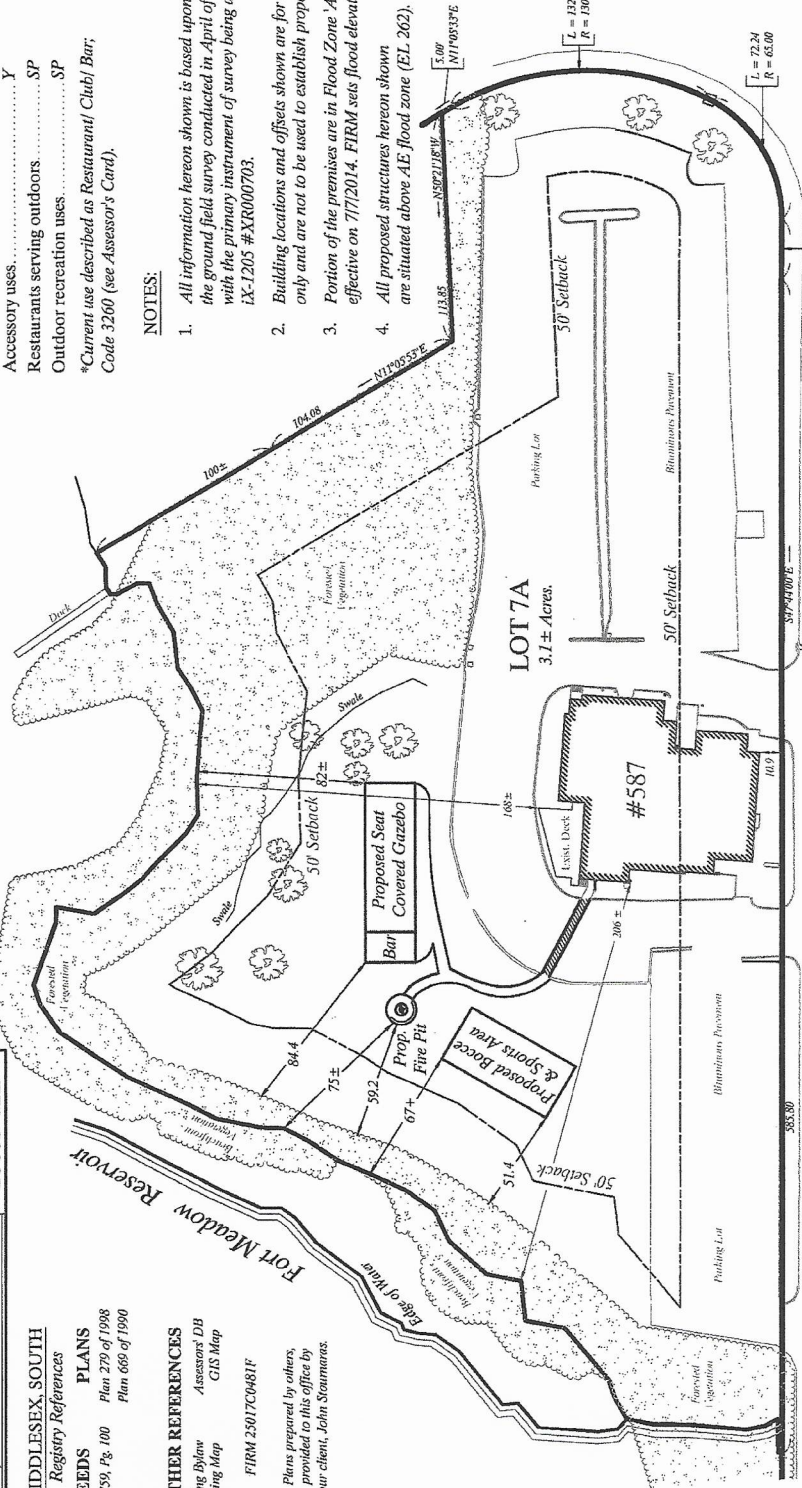
□ S.B. Stone Bound  
d/h. drill hole  
deciduous



**LOCUS MAP**

N.L.S.

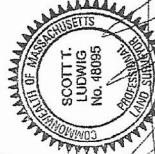
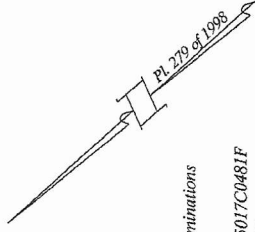
Scale: 1"=60'



**Bolton (Rt. 85) Street**

**SITE PLAN  
APPROVAL**

APPROVAL  
7-15-2021  
7-14-21  
MFA 7/16/21  
Conservation 7/17/21  
Engineering 7/20/21



**SCOTT T. LUDWIG**  
Professional Land Surveyor #48095

**PREPARED BY:**



1498 WHITE POND ROAD  
ATHOL, MA 01331

LUDWIGSURVEY.COM  
OFFICE@LUDWIGSURVEY.COM  
(978) 486-9497

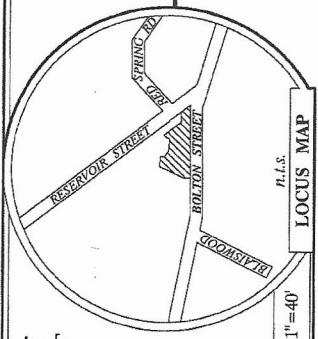
FIELD Z.T.L.	CALC Z.T.L.	DRAFT Z.T.L.	CHECK S.T.L.

**PROPOSED PLAN of  
587 BOLTON STREET**  
in MARLBOROUGH, MASS.  
TOPOGRAPHY (sheet 2 of 2)

PREPARED FOR:  
**587 Bolton Street, LLC**  
19 Westgate Road  
Framingham, Mass. 01701

April 15, 2021

Scale: 1" = 40'



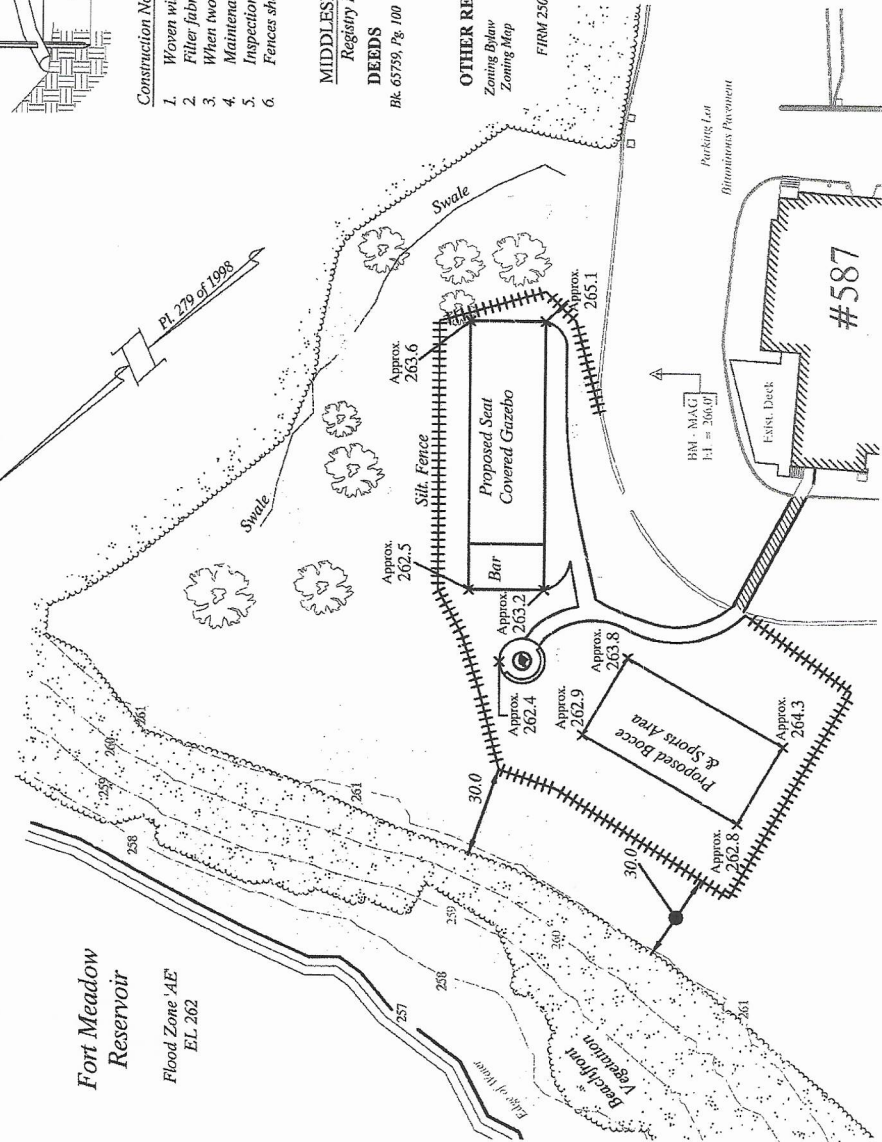
	Sokkia EX-1205
	5' x 14-25PPM
	100' Nylon Tape

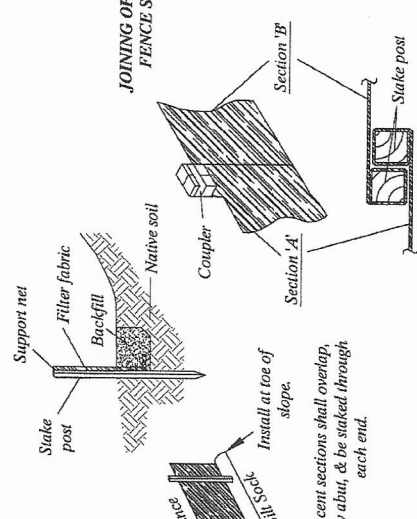
	S.R. Stone Bound
	d.h.
	drill hole indications
	Flood Zone 'AE'
	Silt Fence

	Zoning Line
	Topography
	Flood Zone 'AE'
	EL 262
	Silt Fence



**EROSION CONTROL  
DETAIL**



**Construction Notes:**

1. Woven wire fence to be fastened securely to fence post with wire ties or staples.
2. Filter fabric to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section. When two sections of filter fabric adjoin each other, they shall be overlapped by 6" and folded.
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence. Inspection shall be frequent and repair/replacement shall be made promptly as needed.
4. Fences shall be removed after serving their usefulness so as not to block or impede storm flow or drainage.

**MIDDLESEX, SOUTH**

**Registry References**

**DEEDS**  
Bk. 65739, Pg. 100  
Plan 279 of 1998  
Plan 669 of 1990

**OTHER REFERENCES**

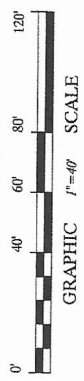
Zoning Bylaw  
Assessor's DB  
GIS Map  
FIRM 25017C0481F

**NOTES:**

1. All information hereon shown is based upon an on the ground field survey conducted in April of 2021, with the primary instrument of survey being a Sokkia EX-1205 #XR000703.
2. Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
3. Portion of the premises are in Flood Zone 'AE'; Panel 25017C0481F effective on 7/7/2014. FIRM sees flood elevation at EL 262.
4. All proposed structures hereon shown are situated above AE flood zone.



**SCOTT T. LUDWIG**  
Professional Land Surveyor #48895



PREPARED BY:  
**LUDWIG**  
SURVEY SOLUTIONS, L.L.C.  
1498 WHITE POND ROAD  
ATHOL, MA 01331  
LUDWIGSURVEY.COM  
OFFICE@LUDWIGSURVEY.COM  
(978) 496-9497

FIELD Z.T.L.	CALC Z.T.L.	DRAFT Z.T.L.	CHECK Z.T.L.
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DEPARTMENT HEAD

COMMENTS

Special Permit Modification  
Bolton Street Tavern  
Extended Outside Dining

In Urban Affairs Committee  
April 20, 2022

## City Council

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**From:** Thomas DiPersio  
**Sent:** Friday, April 15, 2022 10:47 AM  
**To:** Karen Boule; Priscilla Ryder; John Garside; David Giorgi; Kevin Breen; Tin Htway  
**Subject:** RE: REVISED DECISION FOR MANAGER COMMENTS: Special Permit Decision Bolton Street Tavern Outside Dining, Modification April 2022

All,  
We do not have any outstanding engineering-related comments on the proposed S.P.  
Please contact me with any questions.  
Thank you

**Thomas DiPersio, Jr., PE, PLS**  
City Engineer  
Department of Public Works  
135 Neil Street  
Marlborough, MA 01752  
Phone:(508)624-6910x33200  
[tdipersio@marlborough-ma.gov](mailto:tdipersio@marlborough-ma.gov)



**From:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>  
**Sent:** Friday, April 15, 2022 6:29 AM  
**To:** Thomas DiPersio <[tdipersio@marlborough-ma.gov](mailto:tdipersio@marlborough-ma.gov)>; Priscilla Ryder <[pryder@marlborough-ma.gov](mailto:pryder@marlborough-ma.gov)>; John Garside <[jgarside@marlborough-ma.gov](mailto:jgarside@marlborough-ma.gov)>; David Giorgi <[dgiorgi@marlborough-ma.gov](mailto:dgiorgi@marlborough-ma.gov)>; Kevin Breen <[kbreen@marlborough-ma.gov](mailto:kbreen@marlborough-ma.gov)>; Tin Htway <[thtway@marlborough-ma.gov](mailto:thtway@marlborough-ma.gov)>  
**Cc:** Karen Boule <[kboule@marlborough-ma.gov](mailto:kboule@marlborough-ma.gov)>  
**Subject:** REVISED DECISION FOR MANAGER COMMENTS: Special Permit Decision Bolton Street Tavern Outside Dining, Modification April 2022

To All:  
I am hoping to soon schedule a meeting to review the Bolton Street Tavern Special Permit application.  
Please review the attached revised draft and submit comments that would serve to improve the decision.  
Karen

*Karen A. Boule*  
*City Council Secretary*  
City Council Office  
City Hall, 140 Main Street  
Marlborough, MA 01752  
Office: 508-460-3711

## City Council

---

**From:** Priscilla Ryder  
**Sent:** Friday, April 15, 2022 12:10 PM  
**To:** Karen Boule; Thomas DiPersio; John Garside; David Giorgi; Kevin Breen; Tin Htway  
**Subject:** RE: REVISED DECISION FOR MANAGER COMMENTS: Special Permit Decision Bolton Street Tavern Outside Dining, Modification April 2022

Hi Karen,

I have reviewed the draft Special Permit decision and have no issues. My only addition would be to include the following in section C.

- Additional plantings and landscaping and ongoing maintenance around the gazebo and bar area are encouraged to enhance the appearance of this new facility and are approved as part of this special permit.

If you have any questions, please let me know.

*Priscilla Ryder*  
*Conservation/ Sustainability Officer*  
*140 Main St., City Hall*  
*Marlborough, MA 01752*  
*508-460-3768*

*"Whenever there's a large spill of solar energy, it's just called a nice day"* northern sun

**From:** Karen Boule <kboule@marlborough-ma.gov>  
**Sent:** Friday, April 15, 2022 6:29 AM  
**To:** Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>  
**Cc:** Karen Boule <kboule@marlborough-ma.gov>  
**Subject:** REVISED DECISION FOR MANAGER COMMENTS: Special Permit Decision Bolton Street Tavern Outside Dining, Modification April 2022

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*Karen A. Boule*  
*City Council Secretary*  
City Council Office  
City Hall, 140 Main Street  
Marlborough, MA 01752  
Office: 508-460-3711