



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



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

David R. Baker

cc: Tenant Lease File

**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 Expediters 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**)

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



City of Marlborough

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

CERTIFIED ABUTTERS LIST

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

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	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	115 APEX DR	WALKER REALTY LLC		C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-11C	M_192871_898886	78-11C	123 BOSTON POST RD W/ RB HOTEL MARLBOROUGH LLC	WALKER REALTY LLC	C/O ROCKBRIDGE CAPITAL LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-15A	M_192760_898826	78-15A	141 BOSTON POST RD W/ R K ASSOCIATES-MARLBORO INC	WALKER REALTY LLC		4100 REGENT ST SUITE G	4 LAN DR	COLUMBUS	OH	43219	3000
78-12	M_192617_898673	78-12	142 APEX DR	WALKER REALTY LLC		6800 BISHOP ROAD	4 LAN DR	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
78-15	M_192713_898801	78-15	155 BOSTON POST RD W/ MCDONALDS CORPORATION	WALKER REALTY LLC	C/O DAVID BALDACC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	157 APEX DR	WALKER REALTY LLC		P O BOX 902	4 LAN DR	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
78-12	M_192617_898673	78-12	160 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
78-14A	M_192655_898687	78-14A	176 BOSTON POST RD W/ KARAPATSAS PAUL	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-23	M_192584_898651	78-23	190 BOSTON POST RD W/ NEWTON-WALTHAM BANK & TRUST COMPANY	WALKER REALTY LLC	101 N TRYON ST NC1-001-03-81	DUBLIN	DUBLIN	OH	43017	3260
78-1A	M_192648_898901	78-1A	191-199 BOSTON POST R R K ASSOCIATES-MARLBORO INC	WALKER REALTY LLC	50 CABOT STREET STE 200	ATTN BANK OF AMERICA	CHARLOTTE	NC	28255	3410
78-1A	M_192648_898901	78-1A	201 BOSTON POST R R K ASSOCIATES-MARLBORO INC	WALKER REALTY LLC	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	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
78-2A	M_192402_898749	78-2A	219-237 BOSTON POST R R MARLBORO WEST LLC	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	22 APEX DR	WALKER REALTY LLC	50 CABOT ST STE 200	NEEDHAM	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
78-1	M_192633_899100	78-1	261 BOSTON POST RD W/ ROYAL PLAZA MARLBOROUGH LLC	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3900
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	181 BOSTON POST RD WEST	4 LAN DR	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
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3350
78-12	M_192617_898673	78-12	36 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760

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
78-12	M_192617_898673	78-12	43 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3760
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
78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3230
78-12	M_192617_898673	78-12	58 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3260
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
78-12	M_192617_898673	78-12	90 APEX DR	WALKER REALTY LLC	C/O RYAN DEVELOPMENT LLC	4 LAN DR	WESTFORD	MA	01886	3000
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

John A. LaForte
 JOHN LAFORTE, PRINCIPAL ASSESSOR
 2/22/2023

Date

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

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 _____ (**MUST be Original** & 2 Complete Sets)

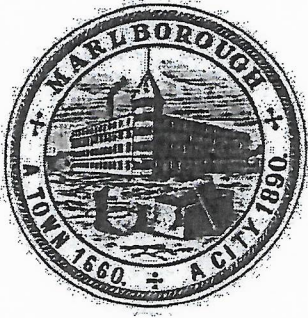
Signature

Date

Thank you for your cooperation in this matter.

Sincerely,

*Steven W. Kerrigan
City Clerk*



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

**Steven W. Kerrigan
City Clerk**

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

Company Name

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



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.

CJ

4/18/2023

Tax Collector



City of Marlborough
CODE ENFORCEMENT

140 MAIN STREET
MARLBOROUGH, MA 01752
TEL. (508) 460-3776 FACSIMILE (508) 460-3736
BUILDING_DEPT@MARLBOROUGH-MA.GOV

TIN HTWAY
BUILDING COMMISSIONER

PAMELA WILDERMAN
CHIEF CODE ENFORCEMENT
OFFICER

September 28, 2022

Victoria Cleary
Project Expeditors Consulting Corp.
28 Station Street
Manalapan, NJ 07726

RE: Zoning Information
189 Boston Post Rd West

The following information is provided in response to your inquiry of September 22, 2022.

- The property is located within a Business (B) zone.
- This is neither a historic building nor is it located within a historical district.
- There are no overlays to this location.
- There is no master development plan for this location.
- There are no master sign plans; signs are governed by Chapter 526 of the City Code.
- All facilities requiring a drive through component require a special permit from the City of Marlborough City Council.

Any further questions regarding zoning can be forwarded to my office. If, for any reason, I am unable to answer your questions I would refer to the Building Commissioner.

Additionally, this office would be appropriate permitting facility for any work being completed despite Boston Post Road West being a state highway. The state would only be involved if you had plans that impacted the roadway itself.

As always, please feel free to contact this office if you have any questions or if we can be of any further assistance to you.

Sincerely,

Pamela A. Wilderman
Chief Code Enforcement Officer

Cc: File