

City of Marlborough Public Meeting Posting

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Meeting Name: City Council Urban Affairs Committee

2023 AUG 25 PM 2: 24

Date: September 6, 2023

Time: 7:30 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

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).

Order No.23-1008826: Application for Special Permit from Rick Marino, Trustee on behalf of Marco Realty Trust to expand a pre-existing nonconforming use pursuant to City Code Chapter 650 "Zoning" §12 (B) in the Marlborough Village Zoning (MV) District at 13-15 Mechanic Street.

Public Hearing held on July 24, 2023.

Order No.23-1008939: Application for Special Permit from George Voyiatzis to convert an existing structure into a multi-family residential building consisting of seventeen (17) units in the Neighborhood Business Zoning (NB) District at 358 Lincoln Street.

Public Hearing held on August 21, 2023.

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.

Comments
From
City Managers

City Council

From: Kevin Breen
Sent: Monday, August 14, 2023 5:21 PM
To: City Council
Subject: RE: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Good Afternoon:

On behalf of Marlborough Fire Department, I have no unaddressed concerns or comments to offer Urban Affairs Committee as they consider this draft decision.

Thank you,

KJB

KEVIN J. BREEN, FIRE CHIEF
MARLBOROUGH FIRE DEPARTMENT
215 MAPLE STREET
MARLBOROUGH, MA 01752
(508) 624-6986

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Monday, August 14, 2023 4:43 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; Tina Nolin <tnolin@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Your comments are appreciated to assist the Urban Affairs Committee in its deliberations.
-Karen

Karen A. Boule, Secretary
Marlborough City Council
City Hall, 2nd Floor
Marlborough, MA 01752
508-460-3711
citycouncil@marlborough-ma.gov

From: David Click <dmclick@Nealonlaw.com>
Sent: Tuesday, August 8, 2023 3:02 PM
To: City Council <citycouncil@marlborough-ma.gov>; rmarino@professionalautomotive.com
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: RE: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926

City Council

From: John Garside
Sent: Tuesday, August 15, 2023 7:13 AM
To: City Council
Subject: Re: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Hi Karen,
No comments or concerns from BOH.
-John

Get [Outlook for iOS](#)

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Monday, August 14, 2023 4:43:02 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; Tina Nolin <tnolin@marlborough-ma.gov>
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Subject: RE: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926

You don't often get email from dclick@nealonlaw.com. [Learn why this is important](#)
Good afternoon Karen,

Attached, please find the draft decision on the above-referenced application for special permit along with Attachments A-C which can be viewed in the links below. Please let me know if you have any questions or comments. As this is a draft, I reserve the right to make changes if necessary. I look forward to hearing from you and members of the council. Thank you.

City Council

From: Tin Htway
Sent: Tuesday, August 22, 2023 1:23 PM
To: City Council; Thomas DiPersio; Priscilla Ryder; David Giorgi
Cc: Karen Boule
Subject: RE: 2nd: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

The applicant shall maintain and provide access to 7-9 Mechanic Street ROW per approved recorded plans.

Tin Htway, CBO

Building Commissioner

Marlborough Building Department
140 Main Street
City Hall, 2nd Floor
Marlborough, MA 01752
(508) 460-3776 x30208

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Tuesday, August 22, 2023 12:36 PM
To: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: 2nd: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Heard from some but not all of you.

Please review and let Chair Robey know if you have any comments or would recommend any changes to the attached draft decision.

Thanks.

KB

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Sent: Monday, August 14, 2023 4:43 PM
To: Priscilla Ryder <pryder@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; John Garside <jgarside@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>; Tina Nolin <tnolin@marlborough-ma.gov>
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Your comments are appreciated to assist the Urban Affairs Committee in its deliberations.

-Karen

Karen A. Boule, Secretary

City Council

From: David Giorgi
Sent: Tuesday, August 22, 2023 3:00 PM
To: City Council; Thomas DiPersio; Priscilla Ryder; Tin Htway
Cc: Karen Boule
Subject: RE: 2nd: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

The Police Department has no issues with the application for this location.

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Tuesday, August 22, 2023 12:36 PM
To: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
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Heard from some but not all of you.

Please review and let Chair Robey know if you have any comments or would recommend any changes to the attached draft decision.

Thanks.

KB

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Sent: Monday, August 14, 2023 4:43 PM
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-Karen

Karen A. Boule, Secretary
Marlborough City Council
City Hall, 2nd Floor
Marlborough, MA 01752
508-460-3711
citycouncil@marlborough-ma.gov

From: David Click <dclick@Nealonlaw.com>
Sent: Tuesday, August 8, 2023 3:02 PM

City Council

From: Priscilla Ryder
Sent: Sunday, August 27, 2023 11:51 AM
To: City Council; Thomas DiPersio; David Giorgi; Tin Htway
Cc: Karen Boule; Jason Grossfield
Subject: RE: 2nd: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Hi,

I have reviewed the draft decision for 13-15 Mechanic St. and my only comment is to include a condition under E:

“Landscaping: As part of the Site Plan Review submittal additional plantings may be required beyond that specified in the zoning code in order to improve the site appearance on this prominent and visible section of Main St. “

Thanks,

Priscilla Ryder

Conservation/ Sustainability Officer

140 Main St., City Hall, Marlborough, MA 01752 tel: 508-460-3768

“Whenever there’s a large spill of solar energy, it’s just called a nice day” northern sun

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Tuesday, August 22, 2023 12:36 PM
To: Thomas DiPersio <tdipersio@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Tin Htway <thtway@marlborough-ma.gov>
Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: 2nd: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Heard from some but not all of you.

Please review and let Chair Robey know if you have any comments or would recommend any changes to the attached draft decision.

Thanks.

KB

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Sent: Monday, August 14, 2023 4:43 PM
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Cc: Karen Boule <kboule@marlborough-ma.gov>
Subject: DRAFT DECISION TO MANAGERS FOR COMMENT: Update Draft Decision as discussed, Marco Realty Trust, Order No. 23-1008926. 13-15 Mechanic Street

Your comments are appreciated to assist the Urban Affairs Committee in its deliberations.

City Council

From: Thomas DiPersio
Sent: Friday, September 1, 2023 1:19 PM
To: City Council
Subject: Order No. 23-1008926

I have reviewed the Special Permit Decision for the Application of Rick Marino to make non-structural modifications to existing garage at 13-15 Mechanic Street, and have no further comments. As noted in condition number 2, final details related to drainage, parking, landscaping, etc. will be reviewed and approved during Site Plan Review.

If you have any questions please feel free to contact me.
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



August __, 2023

**NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

In City Council
Order No. 22/23-1008926

Application of:
Rick Marino, Trustee of Marco Realty Trust

Locus:
13-15 Mechanic Street, Marlborough, MA
Parcel 378 on Assessors Map 69

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Rick Marino, Trustee of Marco Realty Trust, with a mailing address of 19 Mechanic Street, Marlborough, MA, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: _____, 2023

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

APPEALS

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

A TRUE COPY ATTEST:

City Clerk

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

Application of:
Rick Marino, Trustee of Marco Realty Trust

Locus:
13-15 Mechanic Street, Marlborough, MA
Parcel 378 on Assessors Map 69

**DECISION ON A SPECIAL PERMIT
ORDER NO. 23-1008926**

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to Marco Realty Trust (the "Applicant") to make non-structural modifications to existing garage for the purposes of continuing automobile repair use (general auto repair) at 13-15 Mechanic Street, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Rick Marino, Trustee of Marco Realty Trust, is a Massachusetts real estate trust with an address of 19 Mechanic Street, Marlborough, MA 01752.

2. The Applicant is the owner of the property located at 13-15 Mechanic Street, Marlborough, Massachusetts, being shown as Parcel 378 on Assessors Map 69 (the "Site").

3. In accordance with Article IV, Section 650-12.B, of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes certain non-structural modifications to the preexisting nonconforming garage (including improving the front façade, installing two garage doors along the side of the building, installation of a bathroom along with an equipment storage platform and three automotive lifts all within the existing structural envelope) in addition to a modification in the preexisting nonconforming use at the Site (namely, residential/commercial/auto glass repair, replacement or installation) to strictly a general auto repair use including but not limited to Brake service and repairs, Fluid changes, Electrical, Alternator, Battery, Wheels, Tires, Alignment, Balance, Hoses, Belts, Suspension, Steering repairs, Emission diagnostics and repairs, Car Care (detail and cleaning), Powertrain diagnostics, repairs and replace, Water pumps, Timing belts, Seals, Gaskets, Air conditioning repairs and replacement, Auto glass, Window motors and Regulators, Hybrid diagnostics and repairs, Maintenance and tuning, Exhaust, Cooling system replacements including radiators, Wheel

bearings, Mirrors, and minor autobody related items such as replacement of broken Headlights and assemblies, Brake light, Tail light, Fog light and assemblies (the "Use"). As shown on the Plans referenced in paragraph 5 below, the Use consists of an existing metal commercial garage to contain the general automotive repair operation, accessory parking area, and front landscaped area along Mechanic Street.

4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "13-15 Mechanic Street Cover Sheet Plan of Land in Marlborough, Massachusetts" by J.D. Marquedant & Associates, Inc., with revised date July 3, 2023 and the architectural Renovation Plans for "Professional Automotive - 13 Mechanic Street Shop" dated December 22, 2022 among other plans in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit (the "Plans"), attached hereto as "**Attachment A**" and "**Attachment B**".

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

7. The Site has an area of 8,843 square feet +/- as shown on the Plans.

8. The Site has hosted various residential, commercial, and auto repair service uses since the early 1980s and earlier in the case of conducting auto repair services.

9. The Site was rezoned from Residential Business to Marlborough Village in 2014. Following this Zoning Map amendment, the Site became preexisting nonconforming with respect use.

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

11. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, July 24, 2023. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on July 24, 2023.

12. The Applicant, himself and through his representatives, presented testimony at the public hearing detailing the Use, the former history of the use of the locus, describing the impact of the use and proposed non-structural modifications on the neighborhood, and traffic.

13. As part of the public hearing, approximately 75 supporters of the application, primarily residents of Marlborough, attended the hearing and of those who attended, many voiced their support of the applicant's application for Special Permit. In advance of the public hearing, 447 customers of the applicant including residents of Marlborough submitted letters in support of the Use. A letter with concerns about the Use negatively affecting one's property was submitted by a commercial neighbor, whose opposition to the Use was noted at the public hearing.

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

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

B. The City Council finds that the proposed non-structural modifications to the garage and the general auto repair use would not be substantially more detrimental to the neighborhood than the existing auto repair/garage use of the Site.

C. The City Council finds that the preexisting nonconforming auto repair use of the Site has not been abandoned or not used for a period of two years or more.

D. The City Council finds that the proposed Use is not enlarged to more than 25% of the floor and ground area of the preexisting nonconforming garage use, as no changes are proposed to the footprint of the building or the Site with the exception of certain improvements to be made to the front façade of the garage (cement brickface and molding identical to 19 Mechanic Street garage).

E. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit to make the non-structural modifications to the existing garage at the Locus for auto repair use including improving the front façade, installing two garage doors along the side of the building, new bathroom, equipment storage platform and three automotive lifts within the existing structural envelope as shown on the Plans filed at **Attachment B**, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction at the Site is to be in accordance with all applicable building codes and zoning regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts.

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent

with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority. Site Plan Review shall consider among other things drainage, curbing, parking, construction of a retaining wall and guard rail along with signage and plantings.

3. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.

4. Operations. All auto repair activities shall take place indoors. All loading and unloading shall take place within the Site and not on Mechanic Street, and no deliveries of materials or equipment or shipments from the Site shall be permitted on Sunday. The maximum hours for auto repair activities (excluding administrative and maintenance operations, and employees arriving and leaving before and after shifts) shall be Monday through Saturday from 7:00 a.m. to 7:00 p.m.

5. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties. Exterior lighting at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.

6. Signs. Signage at the Site shall comply with the City's Sign Ordinance with any free-standing sign at the Site's driveway entrance being substantially the same as the sign shown in the photo attached hereto as "Attachment C"

7. Noise and Air Quality. The Applicant shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.

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

Yea: ____ - **Nay:** ____ - **Absent** - ____

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

Nay: _____, _____,

Absent: _____, _____,

ADOPTED
In City Council
Order No. 23-1008926

Attachment A

Attachment B

Attachment C



IN CITY COUNCIL

Marlborough, Mass., JUNE 26, 2023

ORDERED:

That there being no objection thereto set **MONDAY JULY 24, 2023**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Rick Marino, Trustee on behalf of Marco Realty Trust, to expand a pre-existing nonconforming use pursuant to City Code Chapter 650 "Zoning" §12(B) at 13-15 Mechanic Street, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 10/22/23 which falls on a Sunday, therefore 10/23/23 would be considered the 90th day.

ADOPTED

ORDER NO. 23-1008826

**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:

Rick Marino, Trustee of Marco Realty Trust

2. Specific Location of property including Assessor's Plate and Parcel Number.

Parcel ID#: 69-378

3. Name and address of owner of land if other than Petitioner or Applicant:

Same as above


4. Legal interest of Petitioner or Applicant: Owner

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article 650 Section 12 Paragraph B Sub-paragraph _____

6. Zoning District in which property in question is located: MV District

7. Specific reason(s) for seeking Special Permit: Applicant seeks to make certain non-structural modifications to the existing garage at the property including improving the front facade, installing two garage doors along the side of the building, new bathroom, equipment storage platform and three automotive lifts all within the current structural envelope for the purposes of conducting automobile repair services which is a pre-existing, nonconforming use at the property and is intended to compliment and serve as an expansion of applicant's ongoing use of automotive repair at applicant's abutting property at 19 Mechanic Street. Said alteration of the garage is in furtherance of a use that is preexisting nonconforming and not in a manner substantially different from the prior owner's use of the property nor substantially more detrimental to the neighborhood than the existing nonconforming use.



Signature of Petitioner or Applicant

Address: 19 MECHANIC ST
MARLBOROUGH, MA 01752

Date: 6/21/23

Telephone No. 508-485-8633

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

8 | 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.

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

Rick Marino, Trustee of Marco Realty Trust
(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**)

22 RAWLINS LLC
129 AMERICA BLVD
ASHLAND, MA 01721

BIBI LOUIS TR
MINI MALL TRUST
162 CLOVER HILL ST
MARLBOROUGH, MA 01752

EDWARDS JOSEPH V
LINDA M EDWARDS
46 EXETER ST
MARLBOROUGH, MA 01752

55 RK MECHANIC STREET LLC
55 MECHANIC ST
MARLBOROUGH, MA 01752

CALLAHAN ANTHONY C
131 CHESTNUT ST
MARLBOROUGH, MA 01752

EDWARDS JOSEPH V
LINDA M EDWARDS
46 EXETER ST
MARLBOROUGH, MA 01752

59-61 MECHANIC STREET LLC
C/O JOHN CANTY
322 LINCOLN ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

ESTES CHARLES III TR
CONNIE M ESTES TR
250 STOW RD
MARLBOROUGH, MA 01752

7-9 MECHANIC ST REALTY LL
576 BOSTON POST RD EAST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
HOUSING AUTHORITY
255 MAIN ST
MARLBOROUGH, MA 01752

ESTES CHARLES L III TR
CONNIE M ESTES TR
250 STOW RD
MARLBOROUGH, MA 01752

ALLEN CAROL M
33 CENTRAL ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
PUBLIC LIBRARY
140 MAIN ST
MARLBOROUGH, MA 01752

FEDLYNE ARISTILDE
NATACHE ARISTILDE
304 LINCOLN ST
MARLBOROUGH, MA 01752

ALMEIDA GILBERT C
TEREZINHA M ALMEIDA
59 VERNON ST
WALTHAM, MA 02453

CITY OF MARLBOROUGH
WALKER BUILDING
140 MAIN ST
MARLBOROUGH, MA 01752

FERRECCHIA STEFANIE R TR
19 CENTRAL STREET REALTY
172 SHAWMUT AVE
MARLBOROUGH, MA 01752

BAIAO PHILLIP
42 CENTRAL ST
MARLBOROUGH, MA 01752

COHAN JOHN
MARIE COHAN
37 CENTRAL ST
MARLBOROUGH, MA 01752

FLORES CARLOS LI EST
77 TOWER ST
HUDSON, MA 01749

BAPTIST CHURCH
22 MECHANIC ST
MARLBOROUGH, MA 01752

COMMONWEALTH OF
MASSACHUS
10 PARK PLAZA STE 4160
BOSTON, MA 02116

GADBOIS CHARLES E TR
TWO COMMERCIAL REALTY TRU
PO BOX 5967
MARLBOROUGH, MA 01752

BB MINI MALL TR
BB MINI MALL TRUST
162 CLOVER HILL ST
MARLBOROUGH, MA 01752

DE OLIVEIRA WANDERLI JOSE
FERNANDES ANDREA T
30 HUNTINGTON AVE
MARLBOROUGH, MA 01752

GERDON LLC
C/O GERALD & DONNA DUMAIS
6 HIGH ST
MARLBOROUGH, MA 01752

BIBI ANDREA E TR
AFLVB REALTY TRUST
P O BOX 5
MARLBOROUGH, MA 01752

DUMAIS GERALD L
DONNA E DUMAIS
6 HIGH ST
MARLBOROUGH, MA 01752

GERSH RENEE E TR
MONUMENT AVE REALTY TRUST
450 GREEN ST
NORTHBORO, MA 01532

GHOST PROPERTIES LLC
C/O JORDAN PROPERTY SOLUT
56 MECHANIC ST
MARLBOROUGH, MA 01752

MATEO ROSELIN DEL R
310 LINCOLN ST
MARLBOROUGH, MA 01752

SOUTH MIDDLESEX NONPROFIT
300 HOWARD ST
FRAMINGHAM, MA 01702

GRAHAM ALAN W TR
BEVERLY R GRAHAM TR
42 WEST MAIN ST
MARLBOROUGH, MA 01752

MORCOS MAGED TR
280 MAIN STREET REALTY TR
280 MAIN ST
MARLBOROUGH, MA 01752

VALARIOTI DOMENIC J
103 PRESTON ST
MARLBOROUGH, MA 01752

GREEK ORTHODOX CHURCH
PO BOX 381
MARLBOROUGH, MA 01752

MSQ PROPERTY LLC
40 MECHANIC ST STE 220
MARLBOROUGH, MA 01752

VALARIOTI JOSEPH A TR
LINCOLN & MECHANICS STREE
C/O DOMENIC VALARIOTI
53 CENTRAL ST
MARLBOROUGH, MA 01752

GRIFFIN PAUL V JR TR
UNION REALTY TRUST
276 MAIN ST
MARLBOROUGH, MA 01752

NGUYEN THAI N TR
ANNA REALTY TRUST
143 DARTMOUTH ST
MARLBOROUGH, MA 01752

VELASCO CARLOS A
NIDIA DEL CARMEN-ARDILA
39 CENTRAL ST
MARLBOROUGH, MA 01752

HIGGINS JEFFREY
5323 SIESTA COVE DR
SARASOTA, FL 34242

PALLIES JOHN
10 TAYLOR RD
STOW, MA 01775

VUONG LIEN
20 MONUMENT AVE
MARLBOROUGH, MA 01752

LEDUC ROBERT R
9 WATER ST
MARLBOROUGH, MA 01752

PENTECOSTAL CHURCH OF GOD
ASSEMBLY OF GOD
32 MECHANIC ST
MARLBOROUGH, MA 01752

VUONG LIEN
TRAN BINH
50 BOATSWAIN WAY UNTI 511
CHELSEA, MA 02150

LILIE REALTY LLC
23 LINCOLN RD
ASHLAND, MA 01721

RAFELA DIAZ
300 LINCOLN ST
MARLBOROUGH, MA 01752

ZECHER BRITTA
77 MAYFLOWER RD
NEEDHAM, MA 02492

MARINO RICHARD A
19 MECHANIC ST
MARLBOROUGH, MA 01752

RAMOS MIKAELY ALEXSANDRA
16C KENNEBEC ST
WORCESTER, MA 01606

MARINO RICHARD TR
MARINO FIRST REALTY TRUST
19 MECHANIC ST
MARLBOROUGH, MA 01752

REIS ANTONIO
C/O SPB PROPERTY MANAGEME
10 TECHNOLOGY DR
STE 175
HUDSON, MA 01749

MASCIARELLI CAMILLO A TR
SUSAN M MASCIARELLI TR
415 BERLIN ROAD
MARLBOROUGH, MA 01752

SMITH DAWN E
9 ANDREA DR
HOPKINTON, MA 01748

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT Applicant's

Name: Rick Marino, Trustee Address: 19 Mechanic Street

Project Name: Marco Realty Trust Address: 19 Mechanic Street

1. PROPOSED USE: (describe) Auto Repair

2. EXPANSION OR NEW: No Expansion

3. SIZE: floor area sq. ft. 1944 1st floor _____ all
floors 1
buildings 1 # stories 1 lot area (s.f.) 8,796

4. LOT COVERAGE: 84.1 % Landscaped area: TBD %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 0-1 Peak period: 1-2

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 1-8 spaces (1 handicapped) Peak Period: 1-8 spaces (1 handicapped)

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

oil truck once per month

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Same lighting as is existing

8. NOISE:

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

Same - note that all use will be carried out within existing building envelope

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Same or less noise generation as abutting property at 19 Mechanic

Street (same use)

9. AIR: What sources of potential air pollution will exist at the development? Same or less air pollution will exist as abutting property at 19 Mechanic Street (same use)

10. WATER AND SEWER: Describe any unusual generation of waste. None

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? Waste oil and waste antifreeze stored on-site in approved double-walled storage tanks. Waste burned off as permitted and Removal of excess waste by third-party subcontractor.

***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: 6/22/23

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: 13-15 Mechanic Street

Project Use Summary: Auto Repair

Project Street Address: 13-15 Mechanic Street

Plate: 69 Parcel: 378

Applicant/Developer Name: Marco Realty Trust (Rick Marino, Trustee)

Plan Date: 3/8/23 Revision Date: TBD

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

Professional Automotive Service & MARCO Realty Trust

Owner Name/Officer Name of LLC or Corporation

RICHARD A. MARCO - Richard A. MARCO Trustee

Owner/Officer Complete Address and Telephone Number

13-15 & 19 MECHANIC ST
MARLBOROUGH MA 01752 508-985-8653

508-596-5551

Signature of Applicant

[Handwritten Signature]

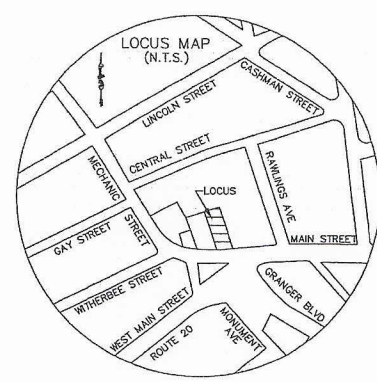
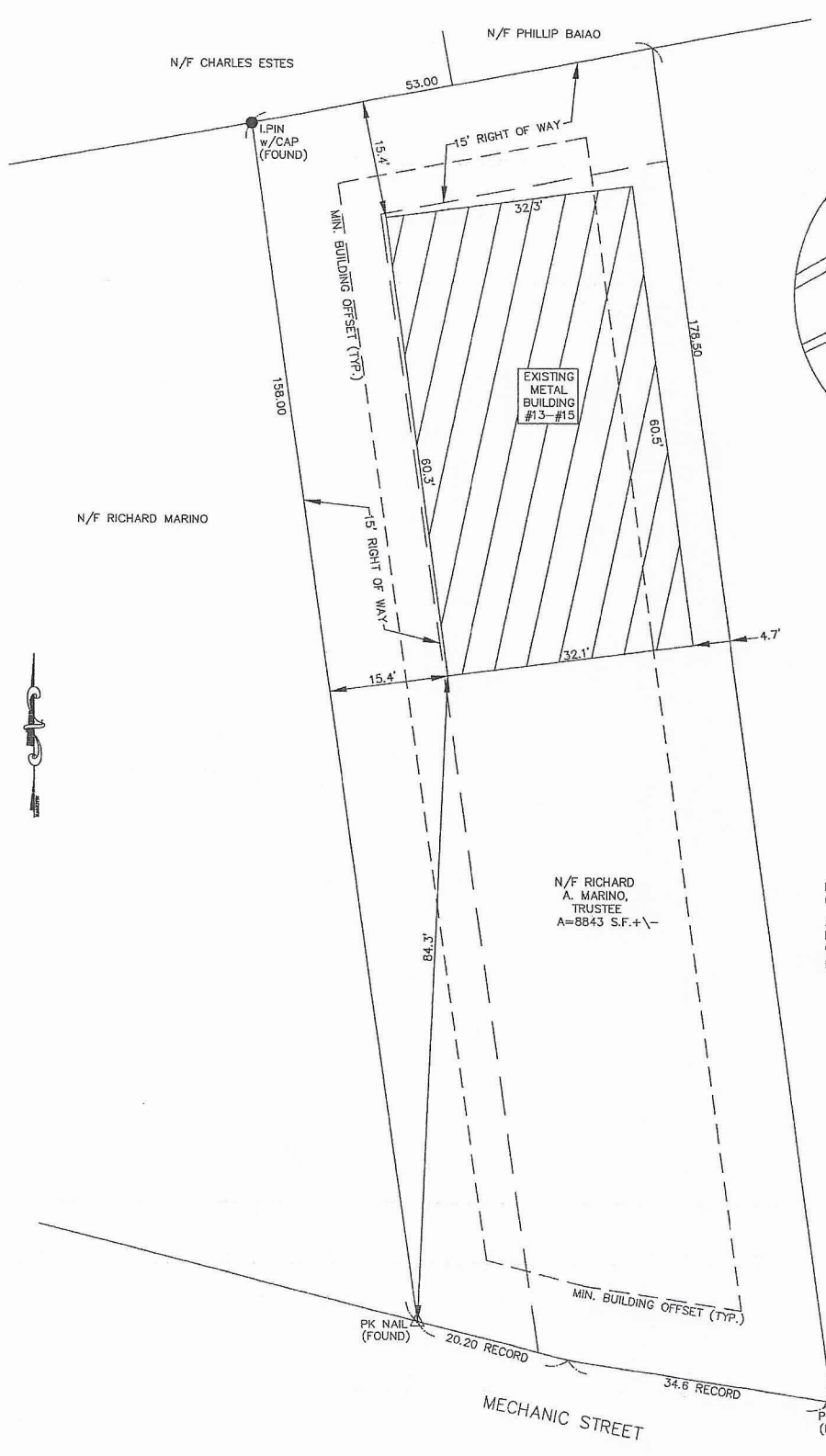
Attorney on behalf of Applicant, if applicable

DAVID M clock

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

[Handwritten Signature]
Tax Collector

OFFSETS FROM THE EXISTING STRUCTURE ARE NOT TO BE USED TO ESTABLISH LOT LINES OR CORNERS



N/F RICHARD
A. MARINO,
TRUSTEE
A=8843 S.F.+/-

I CERTIFY THAT THE EXISTING BUILDING IS LOCATED
ON THE LOT AS SHOWN
ALSO THAT THE LOT FALLS WITHIN AN AREA
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN (SEE COMMUNITY PANEL
#25017C0481F EFFECTIVE 7/7/2014)



Joseph D. Marquedant

- NOTES:
- 1) SEE PLAN #596 OF 1944
 - 2) SEE DEED BOOK 80599 PAGE 102
 - 3) THIS PLAN REFERS TO MARLBOROUGH ZONE DISTRICT "MV" WITH 5,000 S.F. LOT AREA, 25' FRONTAGE, 10' FRONT, 10' SIDE, AND 10' REAR YARD SETBACKS
 - 4) THIS PLAN REFERS TO MARLBOROUGH ASSESSOR PLATE 69 PARCEL 378

CERTIFIED PLOT PLAN
IN
MARLBOROUGH, MASSACHUSETTS
PREPARED FOR: MARCO REALTY TRUST
SCALE: 1"=10' DATE: MARCH 8, 2023
PREPARED BY: J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
34 HAYDEN ROWE STREET, SUITE 203
HOPKINTON, MA. 01748
508 435-4145

DATE	DESCRIPTION	BY

PROJECT:

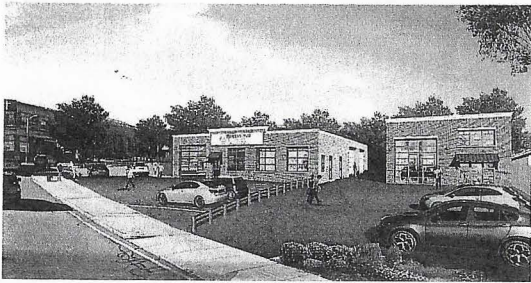
Renovations to:

**PROFESSIONAL AUTOMOTIVE
13 MECHANIC STREET SHOP**

LOCATION:

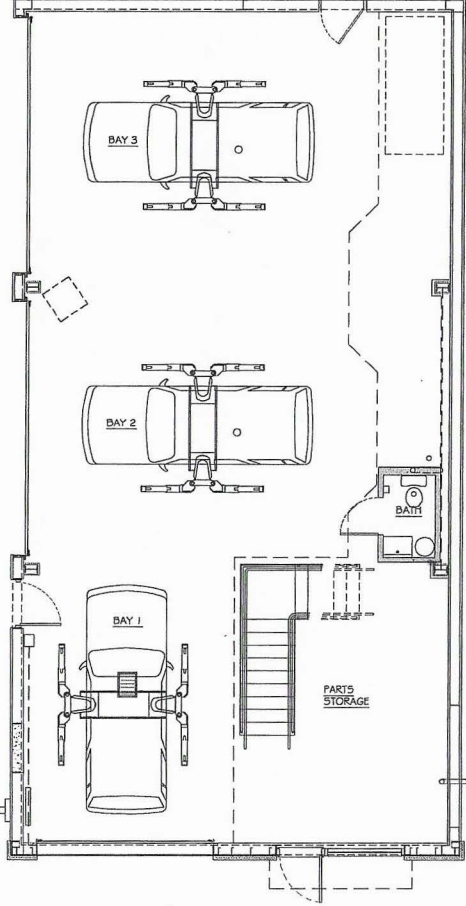
13 Mechanic Street
Marlborough Ma

ISSUED FOR PERMIT:
22 December 2022



CODE REVIEW ANALYSIS:

Project Information / General Information	Means of Egress												
<p>Proposed Building Analysis</p> <p>13 Mechanic Street Renovations</p> <p>Building plans for a proposed renovation to the existing structure located at 13 Mechanic Street in Marlborough Massachusetts. The extent of the work is to locate three (3) garage bays and a minimum of one existing structure to permit the proper operations of the main space of Professional Automotive located at 13 Mechanic Street. Work includes new structural steel, new electrical, a structure steel & construction of the exterior. A new self-supporting mezzanine structure will be added to store items (refer to table review below). There is no provision of live loadsmet waived.</p> <p>The following report contains requirements for new work under the current edition of the Massachusetts State Building Code:</p> <p>Codes in Effect:</p> <p>760 CMR, Ninth Edition of the Massachusetts State Building Code (located by reference to the International Building Code)</p> <p>Massachusetts Architectural Access Board (MAAB) and Americans with Disabilities Act (ADA)</p> <p>248 CMR, Massachusetts Fuel Gas and Plumbing Code</p> <p>185 CMR, 12.00 Standard for the Installation of Sprinkler Systems</p> <p>201.5 International Energy Conservation Code (IECC)</p> <p>201.7 International Energy Conservation Code (IECC)</p> <p>201.7 International Energy Conservation Code (IECC)</p> <p>Design of the building shall be based on the design loads as indicated in the Ninth Edition of the Commonwealth of Massachusetts State Building Code as indicated, but not limited, on section:</p> <p>1. Location: Marlborough, MA</p> <p>2. Soil Category: 2</p> <p>3. Ground Snow Load: $s_g = 50 \text{ psf}$</p> <p>4. Basic Wind Speed: $V = 125 \text{ MPH}$</p> <p>5. Seismicity: $S_s = 0.194$ $S_1 = 0.056$</p> <p>6. Seismicity Category: Group 1 Moderate Seismic Hazard</p> <p>Building design shall be based on the provisions above and application of all appropriate code provisions per ASCE 7-05 and related references entire for the building components.</p> <p>Use or Occupancy:</p> <p>Use: S10</p> <p>Use Group classification: S1 (Moderate-hazard storage) Motor Vehicle Repair Shop</p> <p>Actual & General Building Limitations:</p> <p>Use Group: S1 Moderate Hazard Storage (Motor Vehicle Repair Shop)</p> <p>Construction Type: IIB - Reinforced (Block System)</p> <p>Building footprint (gross square footage)</p> <p>Roofing Area:</p> <p>Max Floor area = 1,933 gross sq. ft. (No change in footprint this project)</p> <p>Maximum area (permitted) = 529 gross sq. ft. (41.27% of gross floor area below 133% max. allowable per S10.2.1b)</p> <p>Height and Area Limitations:</p> <table border="1"> <thead> <tr> <th></th> <th>Allowed</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>7504.3 Allowable Building Height Above Grade Plane</td> <td>35</td> <td>+/- 20'-3" existing +/- 21'-7" proposed at new floor inside</td> </tr> <tr> <td>7504.4 Allowable Number of Stories Above Grade Plane</td> <td>2 stories</td> <td>1 story (No change to exist.)</td> </tr> <tr> <td>7506.2 Allowable Area Factor</td> <td>17,500 sq. ft.</td> <td>1,933 gross sq. ft. (See above)</td> </tr> </tbody> </table> <p>Area modifications such as footage increase not applicable to this project.</p>		Allowed	Provided	7504.3 Allowable Building Height Above Grade Plane	35	+/- 20'-3" existing +/- 21'-7" proposed at new floor inside	7504.4 Allowable Number of Stories Above Grade Plane	2 stories	1 story (No change to exist.)	7506.2 Allowable Area Factor	17,500 sq. ft.	1,933 gross sq. ft. (See above)	<p>Means of Egress</p> <p>Means of Egress - Chapter 10 (IBC)</p> <p>Design Occupant Load:</p> <p>S-1 = 500 gross 1,933 / 500 = 4 occupants</p> <p>Taken design occupant load for egress capacity study 4 total occupants</p> <p>Egress Component Criteria:</p> <p>Egress width per occupant for doors, ramps, corridors: 2 - 1 doorway, 3 Corridors has egress system reducing the capacity factor to .15 and .2 respectively.</p> <p>Requirements (based on a total design load)</p> <p>Doors, Ramps & Corridors</p> <p>4 x 15' - 0" (min. req. = 32') 32' at single egress door</p> <p>Stairs</p> <p>4' x 2' - 0" not applicable</p> <p>Per Table 1006.2.1 Spaces with One Exit</p> <p>3 Use Group</p> <p>- Max. Occupant Load = 29</p> <p>- Corridor width of travel = 100' from egress, OI less than 30'</p> <p>Toilet Facilities:</p> <p>The structure is suitable to the main plan of operations for Professional Automotive assisted diversity work shop. This building is not open to the general public as a workspace area is provided in the main building. The proposed space is under 2,000 sq. ft. and will be under 20 employees (248 CMR 10.10.16 - 6.4.4). No other, any new additional interior facility is being constructed in area of the original out-look location existing in place for no reason.</p> <p>Actual anticipated occupancy is under 7 at any one time</p>
	Allowed	Provided											
7504.3 Allowable Building Height Above Grade Plane	35	+/- 20'-3" existing +/- 21'-7" proposed at new floor inside											
7504.4 Allowable Number of Stories Above Grade Plane	2 stories	1 story (No change to exist.)											
7506.2 Allowable Area Factor	17,500 sq. ft.	1,933 gross sq. ft. (See above)											



1 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

ARCHITECT

CONTEXT STUDIOS LLC
D.J. INGHAM AIA - REGISTERED ARCHITECT
FRAMINGHAM, MA, 01702
TEL: 508-400-3284
WWW.CONTEXT-STUDIOS.COM

DRAWING LIST:

- A-0 COVER SHEET / PROJECT DESCRIPTION / LIST OF DRAWINGS
- AX-1 DEMOLITION SCOPE - PLANS AND SECTIONS
- AX-2 DEMOLITION SCOPE - ELEVATIONS
- A-1 FLOOR PLANS
- A-2 ELEVATIONS
- A-3 SECTIONS / SCHEDULES

- S-1 STRUCTURAL
- S-2 STRUCTURAL

Renovations to:

**Professional Automotive -
13 Mechanic Street Shop**

13 Mechanic Street
Marlborough Ma

Architecture / Construction Management

CONTEXT STUDIOS!

Framingham, MA, 01702
Tel: 508-400-3284
Fax: 508-252-3770
www.contextstudios.com

REVISIONS

NO.	DATE	DESCRIPTION	BY

TITLE

COVER SHEET / PROJECT DESCRIPTION / LIST OF DRAWINGS

Scope of Documents:

Drawings issued for permit and construction purposes as indicated on these documents only. Documents are schematic in nature and represent best known information as of the date indicated.

The Client shall release, defend, and indemnify the design firm, Context Studios LLC, with respect to the following:

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4. Errors or omissions, if any, on the part of the design firm that would reasonably have been resolved in the course of Construction Administration if not performed by the design firm, Context Studios LLC.
5. Unknown existing conditions that affect the work.

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Context Studios LLC 2 0 2 2 - 2 0 2 3

SCALE

AS NOTED

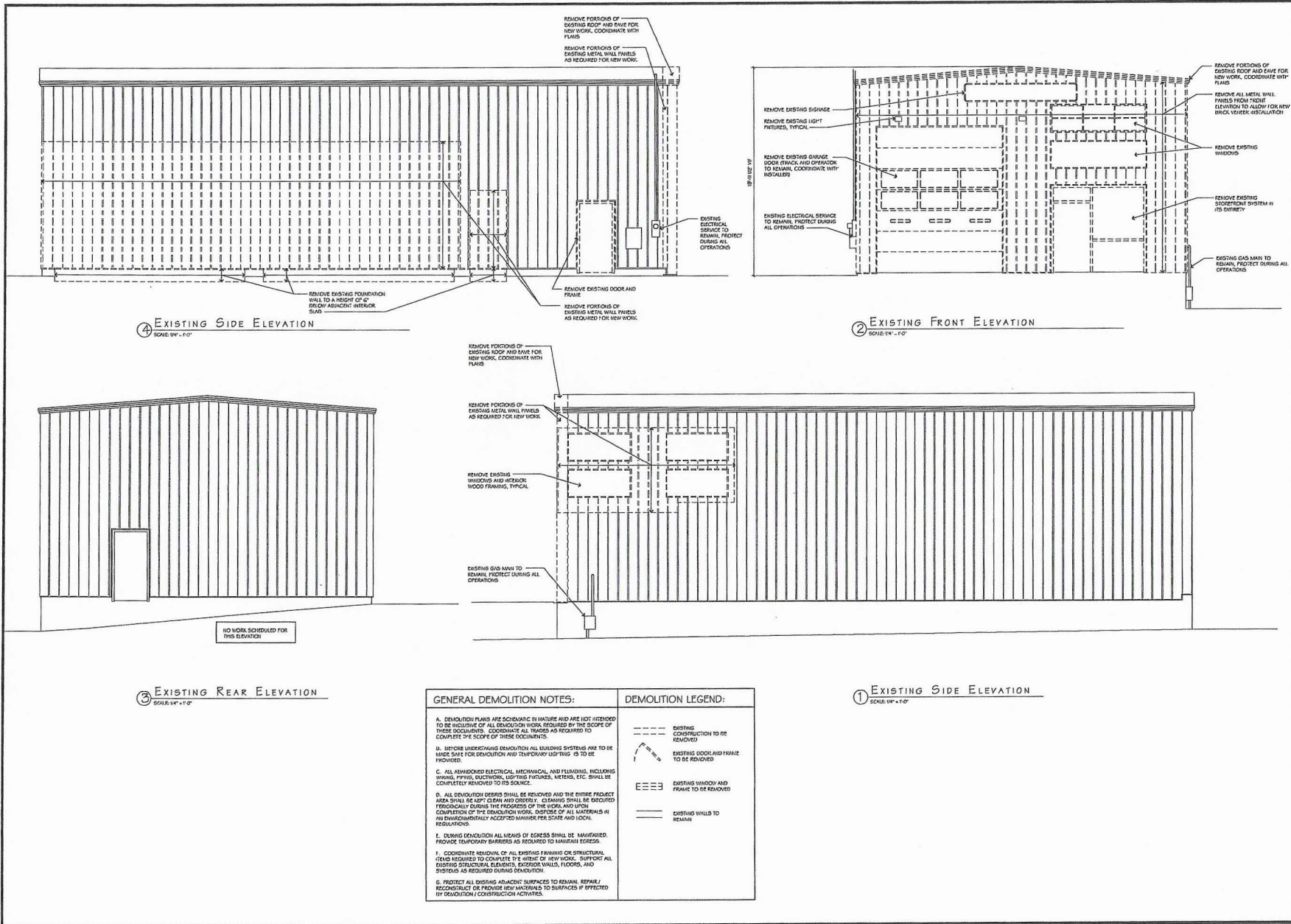
DATE

22 DECEMBER 2022

DRAWN SHEET

CHECKED **A-0**

DJI



Renovations to:

Professional Automotive - 13 Mechanic St Shop

**13 Mechanic Street
Marlborough Ma**

Architecture / Construction Management
CONTEXT STUDIOS!
Framingham, MA, 01702
Tel: 508-400-2181
Fax: 508-310-3170
www.contextstudios.com

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TITLE
DEMOLITION SCOPE - ELEVATIONS

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SCALE
AS NOTED

DATE
29 DECEMBER 2022

DRAWN SHEET
CHECKED **AX-2**
DJA

REFLECTED CEILING PLAN NOTES

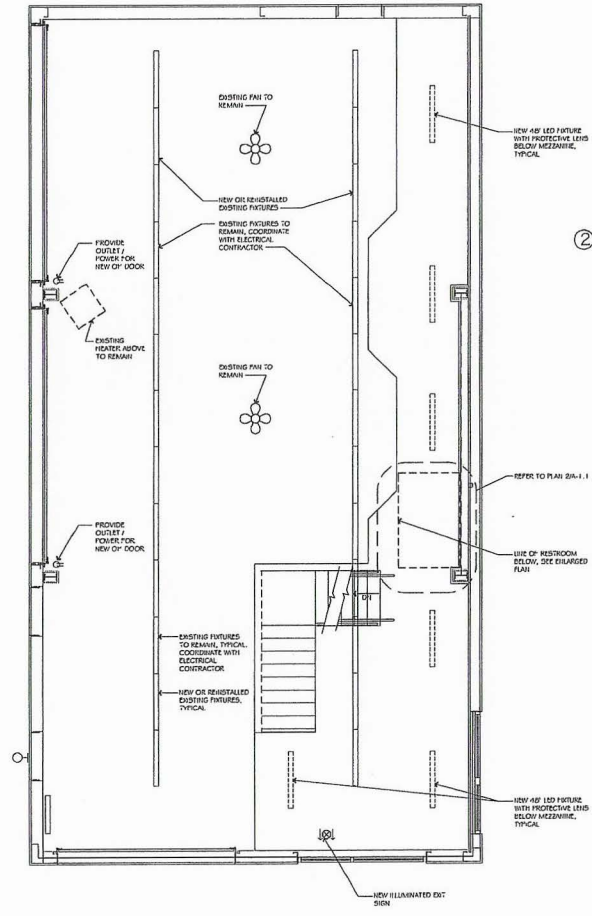
1. ALL MECHANICAL, ELECTRICAL, PLUMBING & LIFE SAFETY SYSTEMS ARE DESIGN BUILD. COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT MAY ARISE.
2. ELECTRICAL LAYOUTS INCLUDING LIFE SAFETY COMPONENTS (SMOKE ALARMS / CARBON MONOXIDE ALARMS, ETC.) ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO DEFINE A COMPLETE SCOPE OF WORK. COORDINATE LOCATIONS OF ALL REQUIRED COMPONENTS IN FIELD AND WITH REQUIRED CODES.
3. FINALIZE ALL SWITCHING LOCATIONS WITH OWNER.
4. COORDINATE WORK REQUIRED FOR ALL APPLIANCES AND EQUIPMENT, AND OTHER ITEMS REQUIRING ELECTRICAL OR PLUMBING CONNECTIONS. COORDINATE WITH OWNER.

GENERAL ELECTRICAL NOTES:

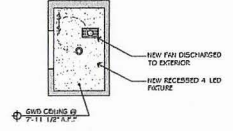
1. ALL ITEMS INDICATED ON THESE PLANS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT THE FULL SCOPE OF WORK. ELECTRICAL CONTRACTOR TO PROVIDE ALL CODE REQUIRED EQUIPMENT AND COORDINATE FINAL LOCATIONS IN FIELD.
2. ELECTRICAL CONTRACTOR TO COORDINATE WITH DIVERSIFIED. ALL SWITCH CONFIGURATIONS AND SPECIAL OUTLET LOCATIONS IN FIELD PERMIT TO INSTALLATION.
3. ELECTRICAL CONTRACTOR TO OBTAIN ALL ELECTRICAL PERMITS AND COORDINATE ALL INSPECTIONS AS REQUIRED.
4. FIRE DETECTION AND SIGNALING TO DESIGN BUILD AS REQUIRED.

ELECTRICAL LEGEND:

- 4" LED RECESSED CAN LIGHT FIXTURE (PROVIDE WATERPROOF FIXTURE AT WET LOCATIONS INCLUDING SHOWERS)
- FANESIGHT LIGHT (BY NIGHT LIGHT)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE WITH PROTECTIVE LENS 2 OR 4'
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- SINGLE POLE LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMABLE SWITCH
- DIMMABLE 3 WAY SWITCH
- ILLUMINATED EXIT SIGN (WALL / CEILING MOUNT)
- FAN / LIGHT
- SPECIAL OUTLET (IN ADDITION TO THOSE REQUIRED BY CODE)
- GYPSUM CEILING SMOOTH FINISH UNLESS NOTED OTHERWISE - PAINTED



① REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



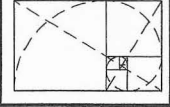
② REFLECTED CEILING PLAN (AT RESTROOM)
SCALE: 1/4" = 1'-0"

Renovations to:

Professional Automotive - 13 Mechanic St Shop

13 Mechanic Street
Marlborough Ma

Architecture / Construction Management
CONTEXT STUDIOS!
Franklinham, MA, 01102
Tel: 508-548-0004
Fax: 508-370-0770
www.contextstudios.com



REVISIONS

NO.	DATE	DESCRIPTION	BY

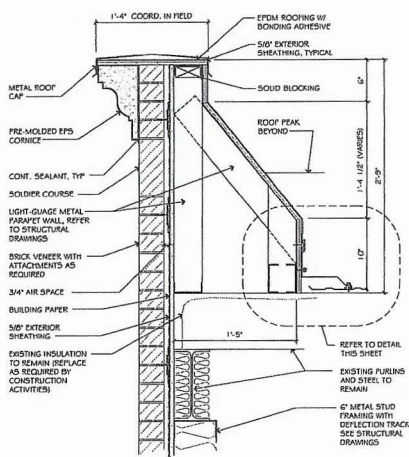


TITLE REFLECTED CEILING PLANS

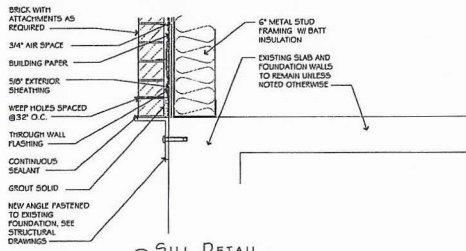
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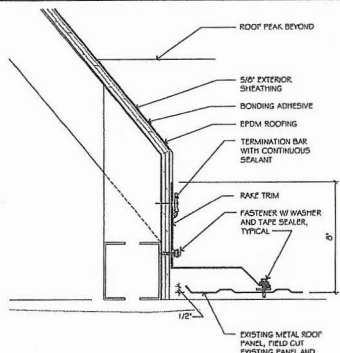
SCALE: AS NOTED
 DATE: 29 DECEMBER 2022
 DRAWN: SHEET
 CHECKED: **A-1.1**
 DJ



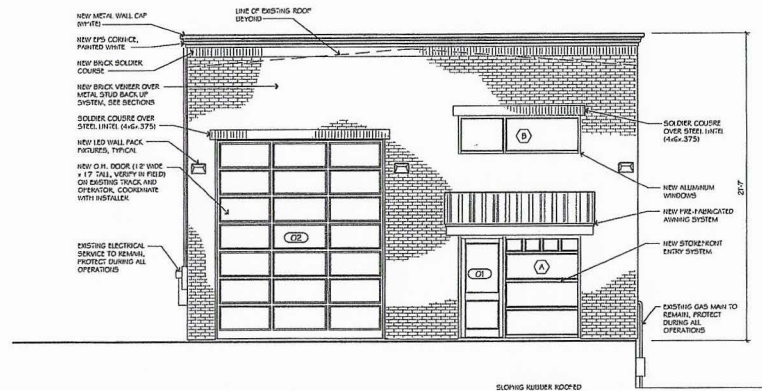
PARAPET DETAIL
SCALE: 1/2" = 1'-0"



SILL DETAIL
SCALE: 3/4" = 1'-0"



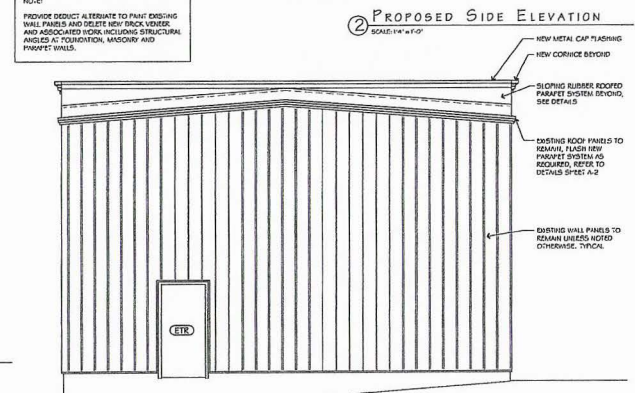
DETAIL @ EXISTING ROOF
SCALE: 3/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
PROVIDE PRODUCT FABRICATE TO PAINT EXISTING WALL PANELS AND SHEETS NEW BRICK VENEER AND ASSOCIATED WORK INCLUDING STRUCTURAL ANCHORS IN FOUNDATION, MASONRY AND PARAPET WALLS.

Renovations to:

Professional Automotive - 13 Mechanic St Shop

**13 Mechanic Street
Marlborough Ma**

Architecture / Construction Management
CONTEXT STUDIOS
Framingham, MA 01901
Tel: 508-663-3284
Fax: 508-310-3110
www.contextstudios.com

REVISIONS

NO.	DATE	DESCRIPTION	BY

TITLE
PROPOSED ELEVATIONS

Scope of Documents:
Drawings issued for permit and construction purposes as indicated on these documents only. Documents are schematic in nature and represent best known information as of the date indicated.
The Client shall release, defend, and indemnify the design firm, Context Studios LLC, with respect to the following:
1. changes made to the drawings by anyone other than the design firm, Context Studios LLC,
2. follow by the Contractor to build in accordance with the drawings and local and state building codes,
3. any aspect of the work affected by the lack of the design firm's review of shop drawings, product data, or samples,
4. errors or omissions, if any, on the part of the design firm that would reasonably have been resolved in the course of Construction Administration if not performed by the design firm, Context Studios LLC,
5. unknown existing conditions that affect the work.

Copyright Notice:
Information, conceptual or otherwise contained in the drawings remains the intellectual property of:
Context Studios LLC 2 0 2 2 - 2 0 2 3

SCALE
AS NOTED
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22 DECEMBER 2022
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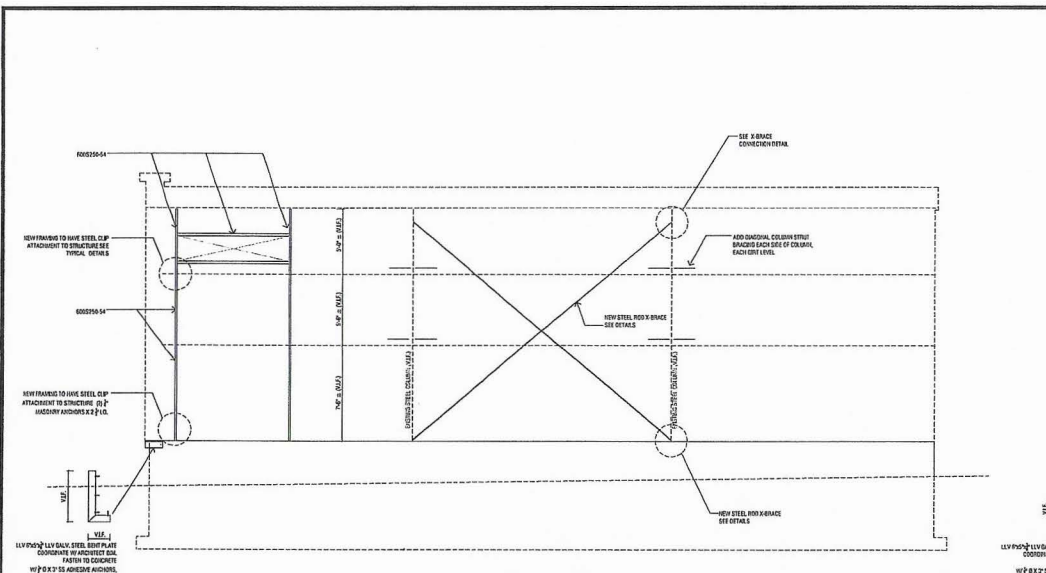
REVISIONS			
NO.	DATE	DESCRIPTION	BY

Permit Drawing Set

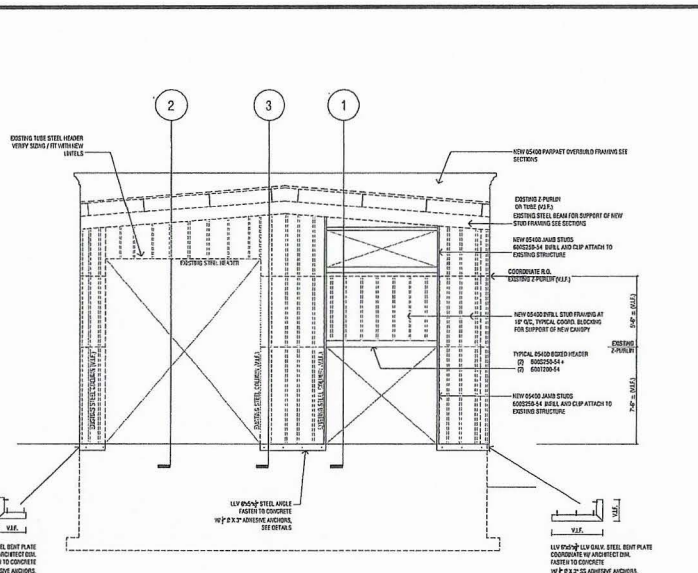


SCALE
AS NOTED
DATE
December 22, 2022

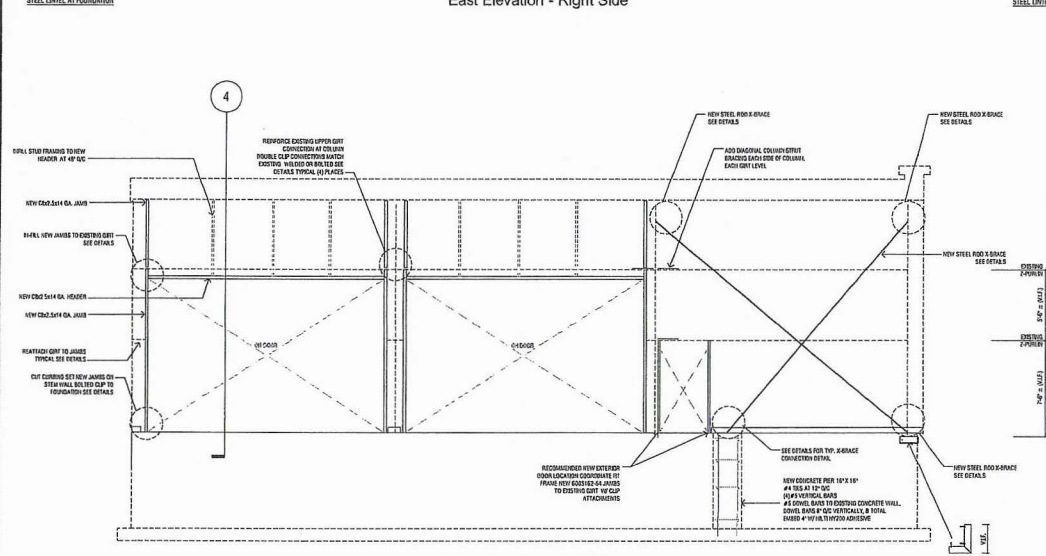
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S-1



East Elevation - Right Side



South Elevation - Front Elevation



West Elevation - Left Side

GENERAL NOTES

- STRUCTURAL DRAWINGS SHALL BE USED IN CONSTRUCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE, AND SHOP DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- SHOP DRAWINGS FOR REINFORCING STEEL, INCLUDING ALL ACCESSORIES, POUR SCHEDULES, STRUCTURAL STEEL, AND STEEL JOISTS SHALL BE SUBMITTED TO THE ARCHITECT AND A WRITTEN ACCEPTANCE RECEIVED BEFORE FABRICATION CAN PROCEED. ERECTION SHALL BE EXECUTED FROM ACCEPTED SHOP DRAWINGS ONLY.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING FOR THE BUILDING DURING THE ENTIRE CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- U.S.A. - UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR ELEVATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- REFER TO MECHANICAL DRAWINGS FOR PLACEMENTS AND WEIGHTS NOT SHOWN ON S-SHEETS.
- ANY DIMENSION NOTED AS SHALL BE COORDINATED AND VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO SHOP DRAWING SUBMISSION.
- CALL 'X' INDICATES AN EXISTING ELEMENT TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO SHOP DRAWING SUBMISSION.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS UNLESS OTHERWISE NOTED OF THE FOLLOWING BUILDING CODES AND STANDARDS:
 - THE CODES AND STANDARDS OF MASSACHUSETTS WHERE APPLICABLE TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION
 - "AISC" - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
 - "ACI 318" - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - "ACI 308" - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
 - "AASHTO" - SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BRIDGES

FOUNDATIONS

- WHERE SHOWN ON THE DRAWINGS, NEW FOUNDATIONS SHALL BEAR ON THE UNDISTURBED NATURAL OR COMPACTED SOIL OR BE SUPPORTED BY EXISTING FOUNDATION OR FOUNDATION OF UNSUITABLE SOILS. THE ALLOWABLE DESIGN BEARING VALUE FOR FOOTINGS IS 4000 PSF.
- THE ESTIMATED ELEVATION OF THE BOTTOM OF EACH FOOTING IS INDICATED THERE IN. THE BOTTOM OF EACH EXISTING FOOTING SHALL BE A MINIMUM 4" BELOW ALL GRADE FINISHED GRADE.
- UNLESS OTHERWISE NOTED, NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS EXCEPT FOR FINISHED GRADE WALLS AND BACKFILL SHALL BE PLACED TO PREVENT MOVEMENT ON GRADE.
- FOR TYPICAL SLAB-ON-GRADE CONSTRUCTION AND WHERE INDICATED, PROVIDE A 3" MIN. VAPOR BARRIER OVER A MINIMUM OF 2" OF COMPACTED GRANULAR FILL. SOIL LAYERS PLACED OVER A VAPOR BARRIER SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557.
- WHERE REQUIRED BY STATE OR LOCAL CODES, STRUCTURAL FILL SHALL BE COMPACTED BY HIGH LAYER DENSIFICATION TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
- N/A
- FOR CONSTRUCTION UNDER WETTER CONDITIONS, FOUNDATION AND FLOOR SLABS SHALL BE PROTECTED FROM FREEZING TEMPERATURES UNTIL THE BUILDING IS ENCLOSED AND HEATED.
- PROVIDE A 3" MIN. POLYETHYLENE LINER UNDER SLABS WITH JOINTS LAPPED A MINIMUM OF 12" UNDER ALL NEW CONCRETE SLABS ON GRADE.
- THE DESIGN AND ERECTION OF ALL TEMPORARY EARTH RETENTION SYSTEMS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO CONCRETE SHALL BE PLACED IN WATER, ICE, FROST, OR ON FROZEN SUBGRADE MATERIAL. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT FROST FROM PENETRATING ANY FOOTING OR SUBGRADE MATERIAL BEFORE AND AFTER CONCRETE PLACEMENT UNITS. SUCH SUBGRADE MATERIAL IS TO BE PROTECTED BY THE CONTRACTOR'S STRUCTURAL DETAILS.
- FOUNDATIONS SHALL BE CENTERED ON GRID INTERSECTIONS, U.S.A.

MISCELLANEOUS METALS

- ALL STAIR STEEL LADDERS, RAILINGS AND OTHER STAIR COMPONENTS SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN MASSACHUSETTS.
- SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED, SEALED, AND SUBMITTED TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL BE CLEARLY IDENTIFIED, BUT NOT LIMITED TO, THE FOLLOWING:
 - (A) LOADS IMPOSED ON THE STRUCTURE FROM THE STAIR
 - (B) ALL CONNECTIONS FROM THE STAIR TO THE STRUCTURE
 - (C) ALL SIZES AND SHAPES
 - (D) ALL CONNECTIONS AND CONFIGURATIONS
- ALL CONCRETE DITTL (WHERE INDICATED ON THE ARCHITECTURAL DRAWINGS) AND LADDERS SHALL BE CAST WITH CONCRETE HEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- REFER TO SPECIFICATION SECTION 05 20 FOR ADDITIONAL INFORMATION.
- REFER TO SPECIFICATION SECTION 05 20 FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL SUBMIT THE FOLLOWING:
 - (A) SHOP DRAWINGS FOR ALL CONNECTIONS AND INSTALLATIONS NOT FULLY DIMENSIONED OR DETAILED IN MANUFACTURER'S PRODUCT DATA.
 - (B) SHOP DRAWINGS AND CALCULATIONS SHALL BE REVIEWED BY ARCHITECT AND APPROVED BY MANUFACTURER.
 - (C) CALCULATIONS AND DRAWINGS WILL BE REVIEWED BY ARCHITECT FOR GENERAL COMPLIANCE WITH DESIGN BEE.
 - (D) PRODUCT CATALOGS WITH PROPERTIES OF ALL C STEEL.
- UNWELDED STUDS OF 1/2", 3/4", AND 1" GAUGES SHALL BE FORMED FROM STEEL CORRESPONDING TO ASTM A36, GRADE 50, MINIMUM YIELD 50 KSI.
- ALL STUDS AND ACCESSORIES SHALL BE FORMED FROM STEEL WITH A HOT-DIP GALVANNEDED COATING.
- INSTALLATION:
 - (A) TRACKS: INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY TO LAYOUT OF RAILS AND TOP OF STUDS. SECURE TRACKS RECOMMENDED BY FIELD MANUFACTURER EXCEPT TO NOT EXCEED 18 INCHES CENTER. PROVIDE PARTNERS AT CORNERS AND END OF TRACKS.
 - (B) RAILS: SECURE STUDS TO TOP AND BOTTOM RAIL NUMBER TRACKS BY EITHER BOLDING OR SCREW PARTNERS AT BOTH ENDS AND OUTSIDE FLANGES. ATTACH STUDS WITH CLIP CONNECTION TO UNDERSIDE OF BEAMS AND/OR DECK ABOVE TO ALLOW 3/4" VERTICAL CLEARANCE ON BEAM.
 - (C) PROVIDE BEAMS AND BRACING TO METAL FRAMING SYSTEM UNLESS FIELD WALL OR PARTNERS ARE INDICATED BY ARCHITECT. PROVIDE TRACKS EQUIPMENT, BEAMS, BRACING, HEAVY TRAIL AND PARTNERS, AND SHALL UNDERSTANDING ATTACHED TO THE WALL OR PARTNERS, WHERE TYPE OF SUPPLEMENTARY SUPPORT IS NOT OTHERWISE SPECIFIED. CONSIDER VIBRATION AND RESONANCE AND STABILITY IN EACH CASE, CONSIDERING VIBRATION OR LOADING RESULTING FROM FIELD JOINTS.
 - (D) WALL BRACING: OFFERING LARGER THAN 3 FEET SQUARE TO BE FINISHED WITH DOUBLE STUD AT EACH JOINT OR FRAME EXCEPT WHERE MORE THAN TWO ARE REQUIRED.
 - (E) ALL MEMBERS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO SUPPORTING STRUCTURE.
- REFER TO SPECIFICATION SECTION 05 20 FOR ADDITIONAL INFORMATION.
- CONCRETE:
 - (A) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. U.S.A. ALL CONCRETE SHALL BE NORMAL WEIGHT TYPE I OR II CONCRETE UNLESS OTHERWISE NOTED. IS NOTED, PROVIDE 4000 PSI WITH A MAXIMUM DENSITY OF 115 PCF.
 - (B) ALL REINFORCING BARS SHALL CONFORM TO ASTM A618, GRADE 60 (FOR CONCRETE) AND SHALL BE FREE FROM COARSE BURS AND SCALE.
 - (C) LAP ALL CONTINUOUS BARS 2 BAR DIAMETERS (MINIMUM) AND IN ACCORDANCE WITH THE DOUBLE LAP LENGTH AND END TAP.
 - (D) ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A954 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70 KSI. LAP 2 SQUARES AT ALL JOINTS AND 16 @ 2' ON CENTER.
 - (E) CLEAR CONCRETE PROTECTION FOR REINFORCING BARS UNLESS OTHERWISE NOTED:
 - (I) FOOTINGS AND OTHER CONCRETE ELEMENTS CAST AGAINST EXISTING STRUCTURAL WALLS - UNLESS OTHERWISE NOTED, PROVIDE 2" FROM TOP (P.O.N.)
 - (II) SLABS ON GRADE - 1" FROM TOP (P.O.N.)
 - (III) SLABS ON STEEL DECK - 1" FROM TOP (P.O.N.)
 - (IV) WALLS - 2" FROM TOP, 2" FROM BOTTOM

