

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: June 3, 2021

Time: 7:00 PM

Location: City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2021 MAY 25 P 6:09

This meeting will be held virtually with Councilors attending in person and/or remotely. **NO PUBLIC ATTENDANCE WILL BE PERMITTED.** This 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 website ([www.marlbrough-ma.gov](http://www.marlbrough-ma.gov)).

Continued review if necessary:

21-1008277: Application for Site Plan Review from Attorney Brian Falk, on behalf of WoHo, to construct a mixed-use project within the Marlborough Village District, 28 South Bolton Street.

21-1008275: Request to amend free standing gas pricing sign, Mobil, 656 Boston Post Road East within the Wayside Zoning District.

21-1008266: Proposed rezoning of 290 Hudson Street identified as Map 43, Parcel 38 from Limited Industrial to Residence A-3 requested by City Councilor Irish

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

Marlborough, Mass., \_\_\_\_\_ APRIL 26, 2021

## ORDERED:

That the Request for Approval of a Free-Standing Sign, Mobil, 656 Boston Post Road East, within the Wayside District, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE**.

**Yea: 11 – Nay: 0**

**Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.**

ADOPTED

ORDER NO. 21-1008275

City of Marlborough  
Commonwealth of Massachusetts

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH



Ethan Lippitt  
Code Enforcement Officer  
140 Main Street  
Marlborough, MA 01752  
Phone: (508) 460-3776 XT 30201  
Fax: (508) 460-3736  
Email: [elippitt@marlborough-ma.gov](mailto:elippitt@marlborough-ma.gov)  
[pwilderma@marlborough-ma.gov](mailto:pwilderma@marlborough-ma.gov)

2021 APR -9 P 12:35

City Council Sign Approval Form

U/A

4/9/2021

To City Council President and all Councilors,  
Included in this form is an applicant seeking approval from City Council as it relates to the signage project at the below address.

This sign complies with the Special Permit from 2001 Order No. 01-9068C

The sign permit application and rendering has been included as Exhibit A.

Address of Location seeking approval 656 Boston Post Road East  
BP-2021-000476

Zoning District:	Wayside Zoning
Meets Current Sign Code:	YES
Planning Board Variance:	NO

Code Enforcement Officer Ethan Lippitt

CC File  
City Council  
Commissioner Htway

Letter to City Council RE: BP-2021-000476

# **Exhibit A**



01-2 (b)  
City of Marlborough

BUILDING DEPARTMENT

140 Main Street  
Marlborough, Massachusetts 01752

RETRACT ONLY  
RECEIVED  
APR 06 2021  
BY [Signature]

Date: 3-31-21 Permit No. BP-2021-000476

Address/Location of Sign 656 BOSTON POST ROAD

Name of Business MOBIL

Name of Owner of Business GLOBAL PARTNERS Telephone 800-225-1925

Type of Sign: (check off which applies)

Flat Wall  Free Standing  Awning  Banner  Projecting

Does this site have a Special Permit  YES  NO

Is this a replacement of a same size existing sign(s)  YES  NO

Dimensions Sign: VARIES

Length \_\_\_\_\_ Width \_\_\_\_\_ Height (Free Standing) ETR Area 73.3 SF

Location of Sign on Bld. North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Dimensions Façade:

Length \_\_\_\_\_ Width \_\_\_\_\_ Area \_\_\_\_\_

Carolyn Parker Signature of Responsible Party Telephone 774-239-2781

Installer Company JSP LAND DEVELOPMENT Telephone 413-564-0404

capconsulting@verizon.net Email

I hereby declare that I have the authority to request this permit and that the statements and information provided are true and accurate to the best of my knowledge and belief as well as to conform to the City's current Sign Ordinance and MA State Building Code, signed under the pains and penalties of perjury.

Carolyn Parker Signature Date 3-31-21

Cost of Sign(s) 2500.00 Permit Fee \$ 50.00



CITY OF MARLBOROUGH

Building Department  
(508) 460-3776

**BUILDING**

**PERMIT**

**JOB WEATHER CARD**

PERMIT NO

BP-2021-000476

ISSUE DATE

04/06/2021

APPLICANT

JSP LAND DEVELOPMENT

PERMIT TO

Free Standing Sign

AT (LOCATION)

656 BOSTON POST RD, MARLBOROUGH, MA 0

ZONING DISTRICT

B

Bldg. Type:

Commercial

SUBDIVISION MAP BLOCK LOT

61-2--

BUILDING IS TO BE:

CONST TYPE

USE GROUP

B

WORK DESCRIPTION

Reface ONLY of varies Free Standing Signs for :Mobil".

CONTRACTOR

LICENSE

0000

Construction Supervisor

JSP LAND DEVELOPMENT

181 NORTE DAME STREET  
WESTFIELD, MA 01085

AREA (SQ FT)

EST COST(\$)

2500.00

PERMIT FEE (\$)

50.00

OWNER

GLOBAL MONTELLO GROUP CORP

BUILDING DEPT BY

ADDRESS

15 NORTHEAST INDUSTRIAL RD

BRANFORD

CT

06405

PHONE

774-239-0578

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

MINIMUM INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING) 3) FINAL INSPECTION BEFORE OCCUPANCY 4) REFER TO DETAILED INSPECTION SCHEDULE

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL PLUMBING/GAS AND MECHANICAL INSTALLATIONS.

**POST THIS CARD SO IT IS VISIBLE FROM STREET**

BUILDING INSPECTIONS APPROVALS

REQUIRED INSPECTIONS LISTED ON REVERSE	
OTHER: _____	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

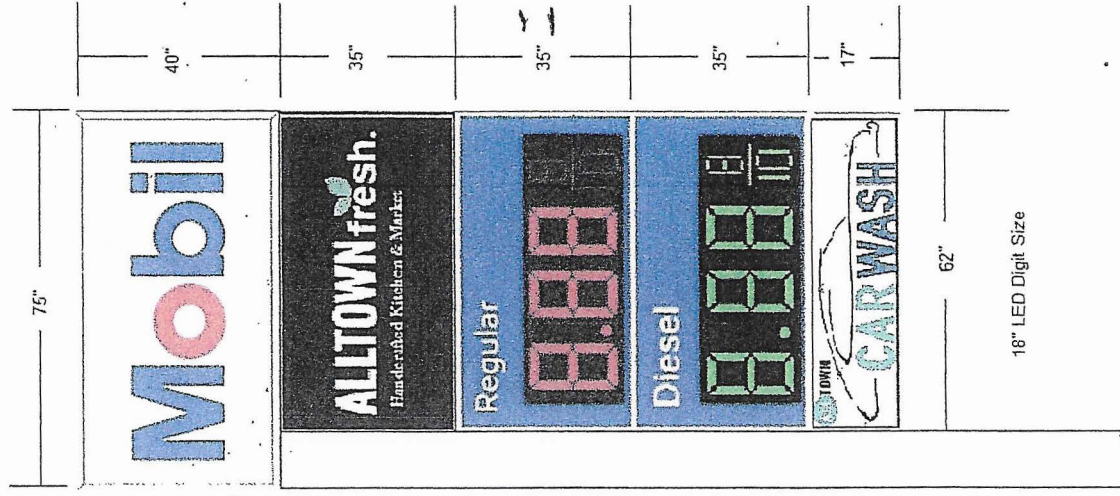
INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

SCOPE: REMOVE "ALLTOWN" AND "AUTOWASH" SIGN  
 FACES. INSTALL NEW "ALLTOWN fresh" AND  
 CAR WASH SIGN FACES.

FEE = \$52



EXISTING PYLON SIGN  
 73.3 SF

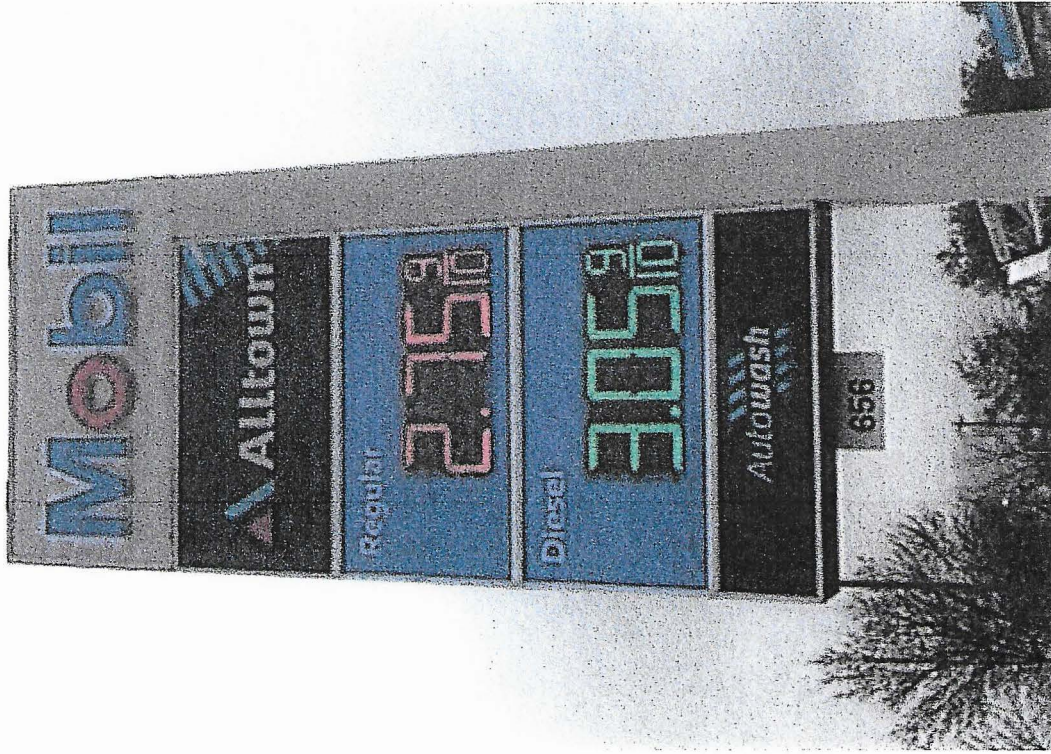
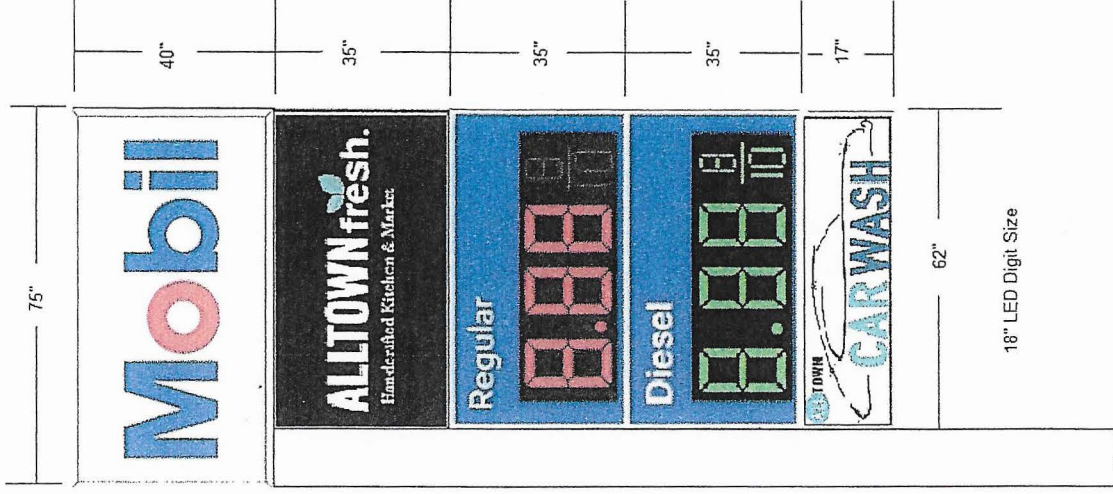


PROPOSED PYLON SIGN  
 73.3 SF

IN EASTERN DUST ROAD

NOTE: REMOVE ALLTOWN AND "AUTO WASH" SIGN  
 FACES. INSTALL NEW "ALLTOWN fresh" AND  
 CAR WASH SIGN FACES.

FEE = \$50



EXISTING PYLON SIGN  
 73.3 SF

PROPOSED PYLON SIGN  
 73.3 SF  
 656 BOSTON POST ROAD  
 WARD, BARN. MA



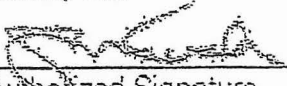
Owner Authorization

This correspondence serves as confirmation that JSP Land Development (JSP) and their agents are hereby authorized to serve as agent of Global Companies, LLC and their subsidiaries (Global Alliance, Alliance Energy, Global Montello, etc.). JSP's authority and their agent's authority is limited to project permitting on the behalf of Global Companies, LLC. Representation of the owner's interests by JSP and their agents is authorized for submittal of written materials, personal correspondence, and representation at public meetings/hearings.

Authorization

Global Companies, LLC  
Owner of Record

Jamie Cook, Director  
Name, Title

  
Authorized Signature

04/18/17  
Date

CAROLYN A. PARKER  
CONSULTING

March 31, 2021

**City of Marlborough**  
**140 Main Street**  
**Marlborough, MA 01752**

Attn: Ms. Pamela Wilderman  
Code Enforcement Officer

**Mobil**  
656 Boston Post Road East  
Marlborough, MA 01752  
Delivery: Regular Mail

Dear Ms. Wilderman,

Enclosed please find (1) one Sign Permit Application and (2) sets of drawings showing the sign changes to the existing Mobil gas station located at 656 Boston Post Road, Marlboro, MA. They will remove the existing "Alltown" and "Autowash" sign faces and install new "Alltown fresh" and "Alltown Carwash" sign faces. The existing location, illumination and overall square footage of 73.3 square feet will remain.

The contractor for the project is JSP Land Development, 181 Notre Dame Street, Westfield, MA 01085, a copy of their Worker's Compensation Insurance is enclosed. Also enclosed is an owner authorization form allowing me to obtain the necessary permits. No electrical permit is required.

Lastly, please find check #3474 in the amount of \$50.00 for the Sign Permit fee. If you find everything is in order please return the permit to me in the enclosed self-addressed stamped envelope. If you have any questions or require additional information please call me at (774) 239-2781 to discuss. Thank you in advance for your time in helping to expedite this matter.

Sincerely,

  
Carolyn A. Parker

Cc: JSP Land Development

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SPECIALIZING IN THE PETROLEUM INDUSTRY

*Project Management, Permit Expediting, Drafting & Fire Suppression Plans*

3 Lorion Avenue, Worcester, MA 01606 • Tel: 508-853-1167 • Fax: 508-853-1176 • Cell: 774-239-2781 • capconsulting@verizon.net



# IN CITY COUNCIL

Marlborough, Mass., APRIL 26, 2021

## ORDERED:

That the Proposed Rezoning of land at 290 Hudson Street, identified as Map 43, Parcel 38 from Limited Industrial to Residence A-3, be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE A PUBLIC HEARING FOR MONDAY, MAY 24, 2021.**

**Yea: 11 – Nay: 0**

**Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.**

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

- I. Section 650-8, entitled “Boundaries established; Zoning Map,” is hereby amended as shown on the accompanying map (Exhibit “A”) by re-zoning Map 43, Parcel 38, 290 Hudson Street, and portions of adjoining municipal property from “Limited Industrial District” to “Residence A-3 District.”

ADOPTED

ORDER NO. 21-1008266