

ZONING TABULATION

CURRENT ORDINANCE: CHAPTER 650 OF THE CODE OF MARLBOROUGH, ORDER NUMBER 19-1007533 DATED JANUARY 28, 2019 AS AMENDED BY CITY COUNCIL ON JUNE 3, 2019, CREATING A NEW SECTION 650-36, EXECUTIVE RESIDENTIAL OVERLAY DISTRICT.

ZONE/MAP: EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD) PER ZONING MAP DATED MAY 1, 2023.

OVERLAY DISTRICTS: EXECUTIVE RESIDENTIAL OVERLAY DISTRICT (EROD) DESCRIBED AS EXHIBIT A ON ORDER NUMBER 19-1007533.

PROPOSED USE: MULTI-FAMILY RESIDENTIAL FOR TOTAL OF 475 UNITS.
 • LOT 3: 240 TOTAL UNITS (25 STUDIO, 120 1BR, 85 2BR, 10 3BR)* WITH 345 TOTAL BEDROOMS
 • LOT 4: 235 TOTAL UNITS (25 STUDIO, 115 1BR, 85 2BR, 10 3BR)* WITH 340 TOTAL BEDROOMS
 * EXACT UNIT BEDROOM MIX SUBJECT TO CHANGE IN REACTION TO MARKET DEMANDS.

LOT AREA: LOT 3: 498,534 SF
 LOT 4: 418,854 SF
 ENTIRE EROD: 1,873,840 SF

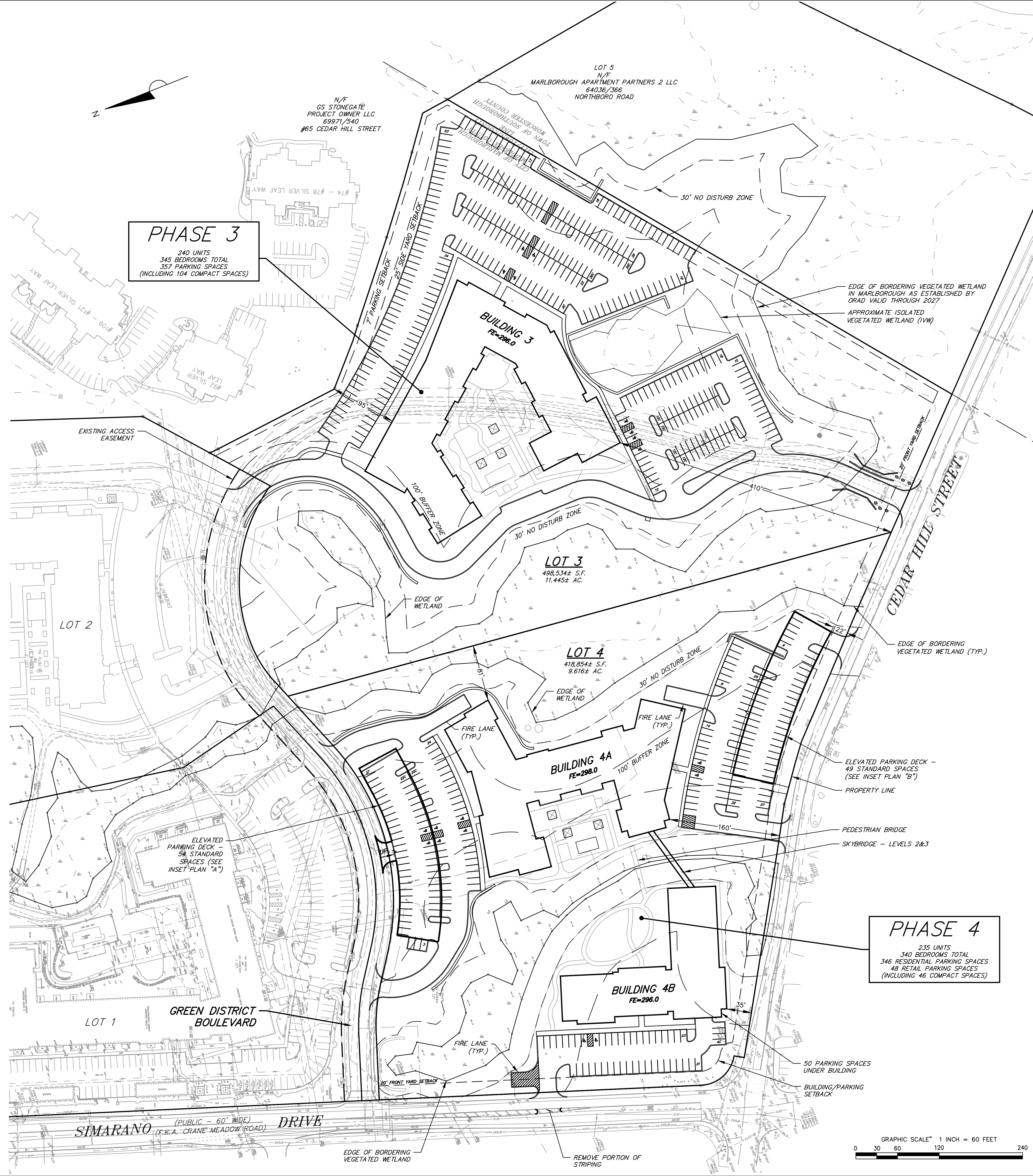
DIMENSIONAL REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT AREA §650-36.E.(1)(a)	NONE	LOT 3: 498,534 SF LOT 4: 418,854 SF	COMPLIES
MINIMUM FRONTAGE §650-36.E.(1)(b)	NONE	LOT 3: 216.7' LOT 4: 532.5' (SIMARANO DRIVE); 805.64' (CEDAR HILL STREET)	COMPLIES
MINIMUM FRONT YARD SETBACK §650-36.E.(1)(c)	20 FEET (SEE NOTE 2)	LOT 3: 410' LOT 4: 22' (GARAGE) 160' (BUILDING 4A) 35' (BUILDING 4B)	COMPLIES
MINIMUM SIDE/REAR YARD SETBACK §650-36.E.(1)(d)	25 FEET (SEE NOTE 2)	LOT 3: 95' LOT 4: 81' (BUILDING 4A)	COMPLIES
MAXIMUM HEIGHT AND STORIES §650-36.E.(1)(e)	MAXIMUM 80 FEET BUILDING HEIGHT AND NO LIMITATION ON STORIES	<80 FEET BUILDING HEIGHT AND FIVE STORIES	COMPLIES
MAXIMUM LOT COVERAGE §650-36.E.(1)(f)	60% OVER ENTIRE EROD	43.2% OVER ENTIRE EROD	COMPLIES

PARKING REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM PARKING SPACES §650-36.F.(2)	LOT 3 RESIDENTIAL: (1 PARKING SPACE PER BEDROOM) x (345 BEDROOMS)=345 LOT 4 RESIDENTIAL: (1 PARKING SPACE PER BEDROOM) x (340 BEDROOMS)=340 LOT 4 RETAIL: (1 PARKING SPACES PER 100 S.F. OF PUBLIC FLOOR SPACE) x 4,800 S.F.=48 SPACES	LOT 3 RESIDENTIAL: 357 SPACES LOT 4 RESIDENTIAL: 346 SPACES LOT 4 RETAIL: 48 SPACES	COMPLIES
MINIMUM PARKING SPACE SIZE (90° PARKING), §650-36.F.(3,4)	9 FT x 18 FT WITH 24-FOOT AISLE (TWO-WAY)	9 FT x 18 FT WITH 24-FOOT AISLE (TWO-WAY)	COMPLIES
COMPACT SPACES (90° PARKING), §650-36.F.(3,4)	33% ALLOWED AT 16'x8' AND 22-FOOT AISLE	19.9% (150 SPACES) AT 16'x9', 16'x8', AND 22'24-FOOT AISLES	COMPLIES
MIN. FRONT YARD PARKING SETBACK §650-48.C.(5)(a)[2]	20 FEET	20.5 FEET	COMPLIES
MINIMUM SIDE/REAR YARD PARKING SETBACK, §650-47.F.(3)	7 FEET	7 FEET	COMPLIES
MINIMUM PARKING SETBACK FROM BUILDING, §650-48.C.(5)(c)	5 FEET	6.6 FEET	COMPLIES
MAXIMUM DISTANCE PARKING TO BUILDING, §650-48.C.(2)	600 FEET	<600 FEET	COMPLIES
CURBING AT LANDSCAPED AREAS §650-48.D.(5)	6 INCH HIGH DURABLE CURBING SURROUNDING ALL LANDSCAPE ISLANDS OR PROJECTIONS WITHIN PARKING LOTS	4 INCH HIGH CAPE COD BERM AT PERIMETER OF PARKING ONLY. 6 INCH HIGH CURBING IN ALL OTHER LOCATIONS.	WAIVER REQUIRED

LANDSCAPING REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
FRONT YARD PLANTING §650-47.E.(1)(a)[2]	20 FEET	20.5 FEET	COMPLIES
SIDE YARD PLANTING §650-47.F.(3)	7 FEET	7 FEET	COMPLIES
INTERIOR PARKING LOT LANDSCAPING §650-47.H.(2)(a)	3% (PERIMETER OF PARKING EXCLUDING OUTER PARKING ROWS)	LOT 3: 6.2% LOT 4: 4.8%	COMPLIES
INTERIOR PARKING LOT LANDSCAPING §650-47.H.(2)(c)	SEE NOTE 1.	CONFORMS	COMPLIES
MINIMUM ISLAND DIMENSIONS §650-47.H.(2)(b)	7 FEET WIDTH AND 100 SQUARE FEET	7 FEET WIDTH MINIMUM AND MORE THAN 100 SQUARE FEET	COMPLIES
DRIVEWAY SIGHT TRIANGLE §650-47.N	25 FEET ON TWO SIDES AT INTERSECTIONS	25 FEET ON TWO SIDES AT INTERSECTIONS	COMPLIES

DRIVEWAY REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	COMPLIANCE
MAXIMUM NUMBER OF DRIVEWAYS §650-49.B.(2)(a)	1 FOR EACH 200 FEET OF FRONTAGE	4 DRIVEWAYS	COMPLIES
MINIMUM SIGHT DISTANCE §650-49.D.(1)	200 FEET	>200 FEET	COMPLIES
MIN. TRAVELED WIDTH §650-49.D.&E.	24 FEET	24 FEET	COMPLIES

ZONING NOTES:
 1. THE LANDSCAPED ISLAND SHALL BE CONTAINED WITHIN OR PROJECT INTO A PARKING LOT AND BE SO LOCATED THAT SOME PART OF EVERY PARKING SPACE IS NOT MORE THAN 45 FEET FROM A LANDSCAPED AREA ON THE PERIMETER OR INTERIOR OF THE PARKING LOT.
 2. PER §650-36.E.(2), THERE SHALL BE NO YARD OR SETBACK REQUIREMENTS, OR PLANTING STRIPS REQUIRED AS TO INTERNAL LOT LINES WITHIN THE EROD.



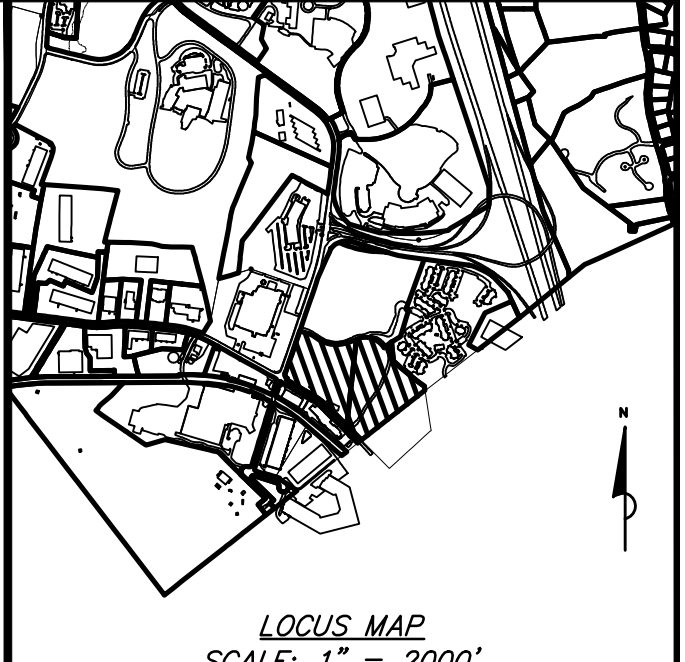
PHASE 3
 240 UNITS
 345 BEDROOMS TOTAL
 357 PARKING SPACES
 (INCLUDING 104 COMPACT SPACES)

PHASE 4
 235 UNITS
 340 BEDROOMS TOTAL
 346 RESIDENTIAL PARKING SPACES
 48 RETAIL PARKING SPACES
 (INCLUDING 46 COMPACT SPACES)

INSET PLAN "A"
 SCALE: 1"=60'

INSET PLAN "B"
 SCALE: 1"=60'

GRAPHIC SCALE: 1 INCH = 60 FEET
 0 30 60 120 180 240



GREEN DISTRICT PHASES 3 & 4
GREEN DISTRICT BOULEVARD

Green District Boulevard
 Marlborough, Massachusetts 01752

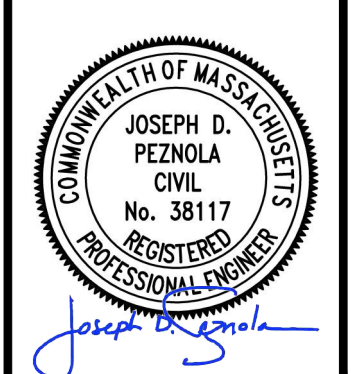
MARLBOROUGH ASSESSORS:

MAP 116	LOT 11 & 13
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NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
DATE:	8/16/2023	DESIGN BY:	JR/DJR	
SCALE:	1"=60'	DRAWN BY:	DJR	
APPROV. BY:	JR	CHECK BY:	KAC	

SPECIAL PERMIT SITE PLAN

DWG: 27057-PS3.dwg
 LAYOUT: PSP
 SHEET: 1 OF 2
 PROJECT NO.: 27057

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