



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

ORDERED:

IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

Special Permit Application of:
Aubuchon Realty Company, Inc.
73 Junction Square Drive
Concord, MA 01742
Order No. 21-1008395E

Locus:
661 Boston Post Road East (Route 20)
Marlborough, MA 01752
Assessors Map 61, Parcel 61

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Aubuchon Realty Company, Inc., with a mailing address of 73 Junction Square Drive, Concord, MA, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: November 8, 2021.

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the 9th day of November 2021.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 30th day of November 2021

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST:

City Clerk



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

ORDERED:

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IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT AUBUCHON REALTY COMPANY, INC.

DECISION ON A SPECIAL PERMIT ORDER NO. 21-1008395E

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Aubuchon Realty Company, Inc. (the "Applicant") to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses (the "Use") at 661 Boston Post Road East, in the Wayside Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Aubuchon Realty Company, Inc., is a Massachusetts corporation with an address of 73 Junction Square Drive, Concord, MA 01742.
2. The Applicant is the owner of the property located at 661 Boston Post Road East, Marlborough, Massachusetts, being shown as Parcel 27A on Assessors Map 61 (the "Site").
3. In accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant seeks approval for the Use at the Site, as shown on the Plans referenced in paragraph 5 below.
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, and a site plan entitled "Proposed Site Plan Documents" by Bohler Engineering, with the last revision date of September 29, 2021, (the "Plans") attached hereto as "**Attachment A.**"
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.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

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ORDERED:

7. The Site is located in the Wayside Zoning District.
8. The Site has an area of 91,824 square feet +/- as shown on the Plans.
9. 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 be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, October 4, 2021. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on October 4, 2021.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
12. At the public hearing, no members of the public spoke in opposition to the Use.
13. Councilor(s) were absent from the single session of the public hearing on the Application. Prior to the vote on this decision, Councilor(s) filed a written certification as to examination of all the evidence and testimony received at the hearing session as set forth in "**Attachment B**" hereto, made as part of the record of the hearing, in accordance with Massachusetts General Laws Chapter 39, Section 23D.

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 Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council finds that the alteration of the Site with respect to the preexisting nonconforming dry cleaner use would not be substantially more detrimental to the neighborhood than the existing nonconforming use.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

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- D. 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 build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, as shown on the Plans filed, **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 of all structures on 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 and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the City Council, 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.
 3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans.
 4. 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.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

ORDERED:

PAGE 4

5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Noise. The drive-thru facilities shall use high-quality speaker systems that minimize noise and comply with the noise ordinance of the City of Marlborough. The drive-thru audio speakers shall not produce noise at the property line greater than that which would be allowed at the property line in a residential zoning district in accordance with the noise ordinance of the City of Marlborough.
7. 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.
8. Traffic Flow. The Applicant, its successors and/or assigns, shall install and maintain signage that directs drivers exiting the Site to use the signalized intersection at DiCenzo Boulevard and Boston Post Road East for purposes of traveling west. The Applicant, its successors and/or assigns, shall also install and maintain signage at the east end of the Site, such that it is visible from the DiCenzo Boulevard / Boston Post Road East intersection, that directs drivers headed west on Boston Post Road East to use DiCenzo Boulevard to access the Site's drive-thru facilities, in order to reduce illegal left-turns into the current Target driveway to the west of the Site.
9. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

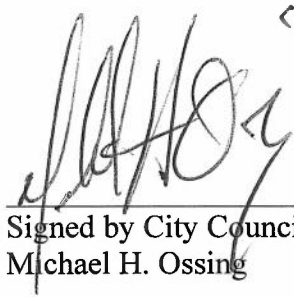
PAGE 5

ORDERED:

10. 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: 11 – Nay: 0

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



Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
21-1008395E

ORDER NO. 21-1008395E

ATTACHMENT

A

PROPOSED SITE PLAN DOCUMENTS

FOR



AUBUCHON REALTY COMPANY, INC.

PROPOSED

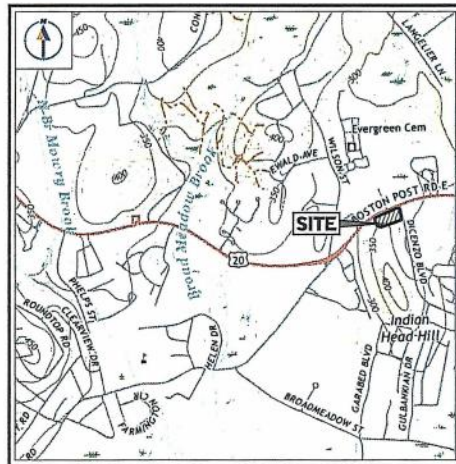
WAYSIDE CROSSING SHOPPING PLAZA IMPROVEMENTS

LOCATION OF SITE:

661 BOSTON POST ROAD EAST, CITY OF MARLBOROUGH

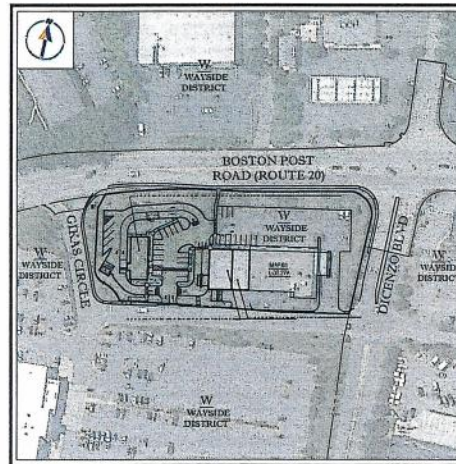
MIDDLESEX COUNTY, MASSACHUSETTS

MAP #61, LOT #27A



USGS MAP

SCALE: 1" = 100'
SOURCE: MARLBOROUGH MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 100'
SOURCE: GOOGLE AERIAL

PREPARED BY

BOHLER

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-802
DETAIL SHEET	C-803
DETAIL SHEET	C-804
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 OF 1

APPROVAL BLOCK

CITY OF MARLBOROUGH APPROVAL	
APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF MARLBOROUGH, MASSACHUSETTS.	
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
PROFESSIONAL ENGINEERING
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	EDMANT	BY
1	05/02/21	PER SITE PLAN SUBMITTAL	MEB

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Before you dig, call before you dig.
ALWAYS CALL 811
It's fast, it's free, it's the law.

PERMIT SET

PROJECT NO: 20181027
DRAWN BY: CFS
CHECKED BY: MEB
DATE: 09/03/2014
CAD LID: 20181027-014_1_TSM_CAD141A

PROPOSED SITE PLAN DOCUMENTS

FOR
ARC
PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PHONE: (508) 864-9900
www.BohlerEngineering.com



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 1 - 08/29/2021

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE MOST AND SPECIFIC CONDITIONS HEREIN... 1. THE FOLLOWING DOCUMENTS ARE REFERENCED BY THIS CONTRACT...

2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF WORK... 3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOSTON... 5. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION ACTIVITIES...

6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES... 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES...

8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES... 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES...

10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES... 11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING STRUCTURES...

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ACCURATE... 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF WORK...

3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOSTON...

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GENERAL DEMOLITION NOTES

1. THE PLAN REFERENCE DOCUMENTS AND INFORMATION BY... 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF WORK...

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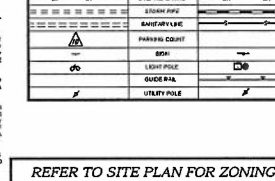
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TYPICAL ABBREVIATIONS table with columns: KEY, DESCRIPTION, and KEY DESCRIPTION. Includes symbols for proposed and existing features like storm drains, curbs, and sidewalks.

REVISIONS table with columns: REV, DATE, COMMENT, and APPROVED BY. Includes a section for 'PERMIT SET' with fields for project name, sheets, and dates.

TYPICAL LEGEND table with columns: EXISTING and PROPOSED. Lists various engineering symbols and their corresponding line styles, including utility lines, property lines, and construction markers.



REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE ZONING INFORMATION & NOTES. REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS. REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS. REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES.

BOHLER ENGINEERING logo and address information: 323 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772. Phone: (508) 469-8900. Website: www.BohlerEngineering.com

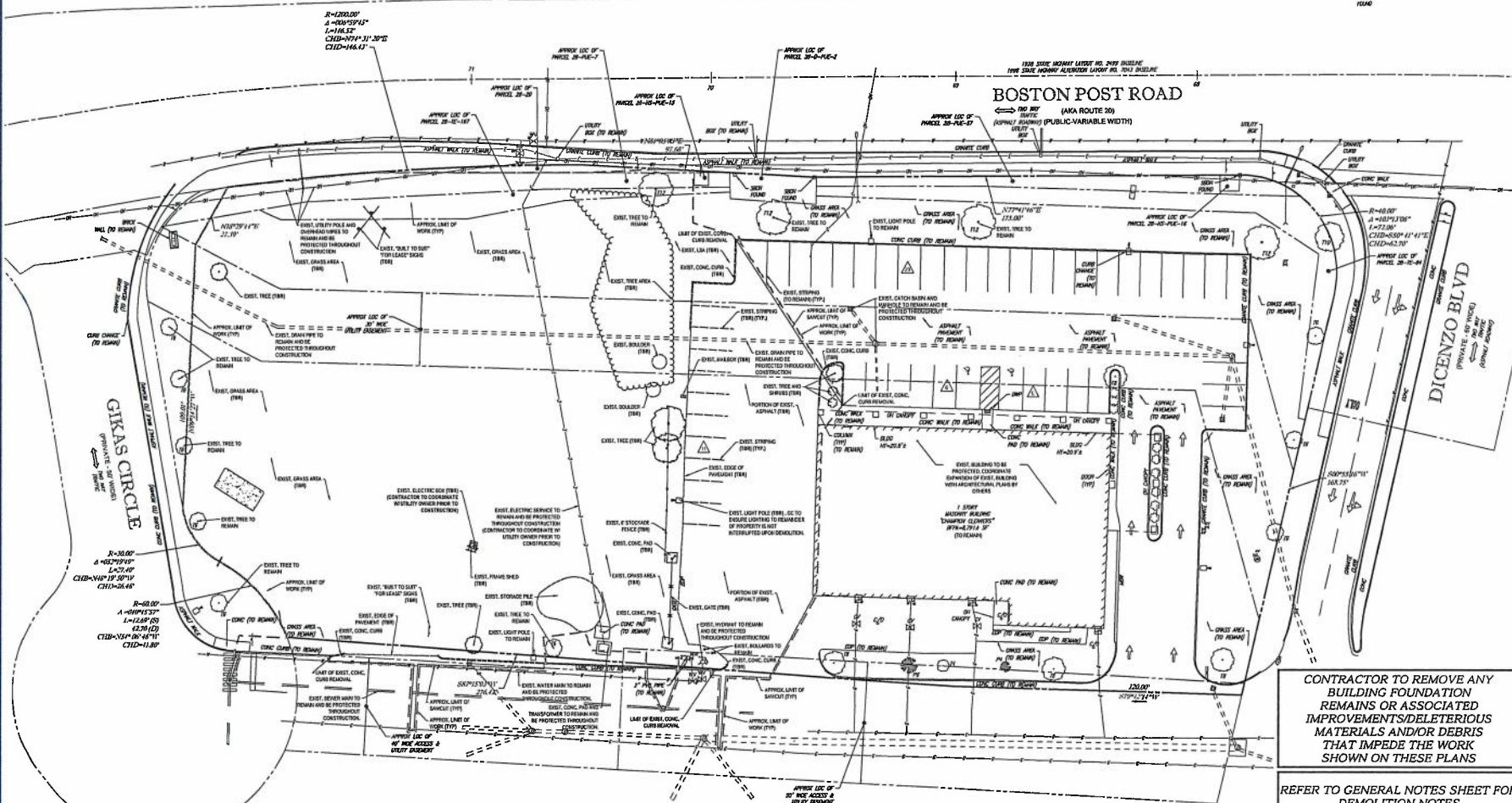
PERMIT SET section with fields for PROJECT NO., SHEETS, DATE, and COMMENTS. Includes a section for 'PROPOSED DEVELOPMENT' with fields for project name, sheets, and dates.

PROPOSED DEVELOPMENT PLAN DOCUMENTS showing a site plan for a proposed development at the intersection of MAP 861, LOT 827A, and 861 BOSTON ROAD EAST. Includes project information and site boundaries.

BOHLER ENGINEERING logo and address information: 323 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772. Phone: (508) 469-8900. Website: www.BohlerEngineering.com. Includes a section for 'PERMIT SET' with fields for project name, sheets, and dates.

GENERAL NOTES SHEET C-102 with revision number 1-05/28/2021. Includes a section for 'PROPOSED DEVELOPMENT' with fields for project name, sheets, and dates.

VERTICAL SCALE: 1" = 10' HORIZONTAL SCALE: 1" = 20'



BOSTON POST ROAD
(AKA ROUTE 20)
PUBLIC VARIABLE WIDTH

DICENZO BLVD
(PRIVATE DRIVEWAY)
(PUBLIC ADJACENT)

GIRAS CIRCLE
PRIVATE DRIVEWAY

CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS MATERIALS AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS

REFER TO GENERAL NOTES SHEET FOR DEMOLITION SHEET

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
SITE AND SURVEYING
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHK
1	08/20/21	FOR SITE PLAN SUBMISSION	MB	CK

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PERMIT SET

PROJECT NO: W18207
DRAWN BY: C70
CHECKED BY: MB
DATE: 08/20/21
CAD LAY: W18207-CAD_LAYR_01.dwg

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC
PROPOSED DEVELOPMENT
MAP #61, LOT #22A
861 BOSTON POST ROAD EAST
CITY OF NAILBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER
353 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PHONE: 508-488-8500
www.BohlerEngineering.com



DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 1 - 08/28/2021





SITE INFORMATION

1. APPLICANT: HUBBARD REALTY COMPANY, INC. 77 JUNCTION SQUARE DRIVE CONCORD, MA 01742
2. OWNER: HUBBARD REALTY COMPANY, INC. 77 JUNCTION SQUARE DRIVE CONCORD, MA 01742
3. PARCEL: MAP 81, LOT 37A 81 BOSTON POST ROAD EAST CITY OF HARLBOROUGH MIDDLESEX COUNTY, MA
4. ALL PLACEMENT WILL BE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

ZONING ANALYSIS TABLE

ZONING DISTRICT	OVERLAY DISTRICT	REQUIRED PERMITS	ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A
MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A	MAP 81, LOT 37A

PROPOSED RETAIL BAR: FORMULA: 1 SPACE PER 250 SF

PROPOSED COFFEE SHOP: FORMULA: 1 SPACE PER 250 SF

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PERMIT SET

PROJECT No. W1811027
 DRAWN BY: CPO
 CHECKED BY: MSA
 DATE: 03/20/2018
 CADD: W1811027-01-A_1000-CADD.dwg

PROPOSED SITE PLAN DOCUMENTS

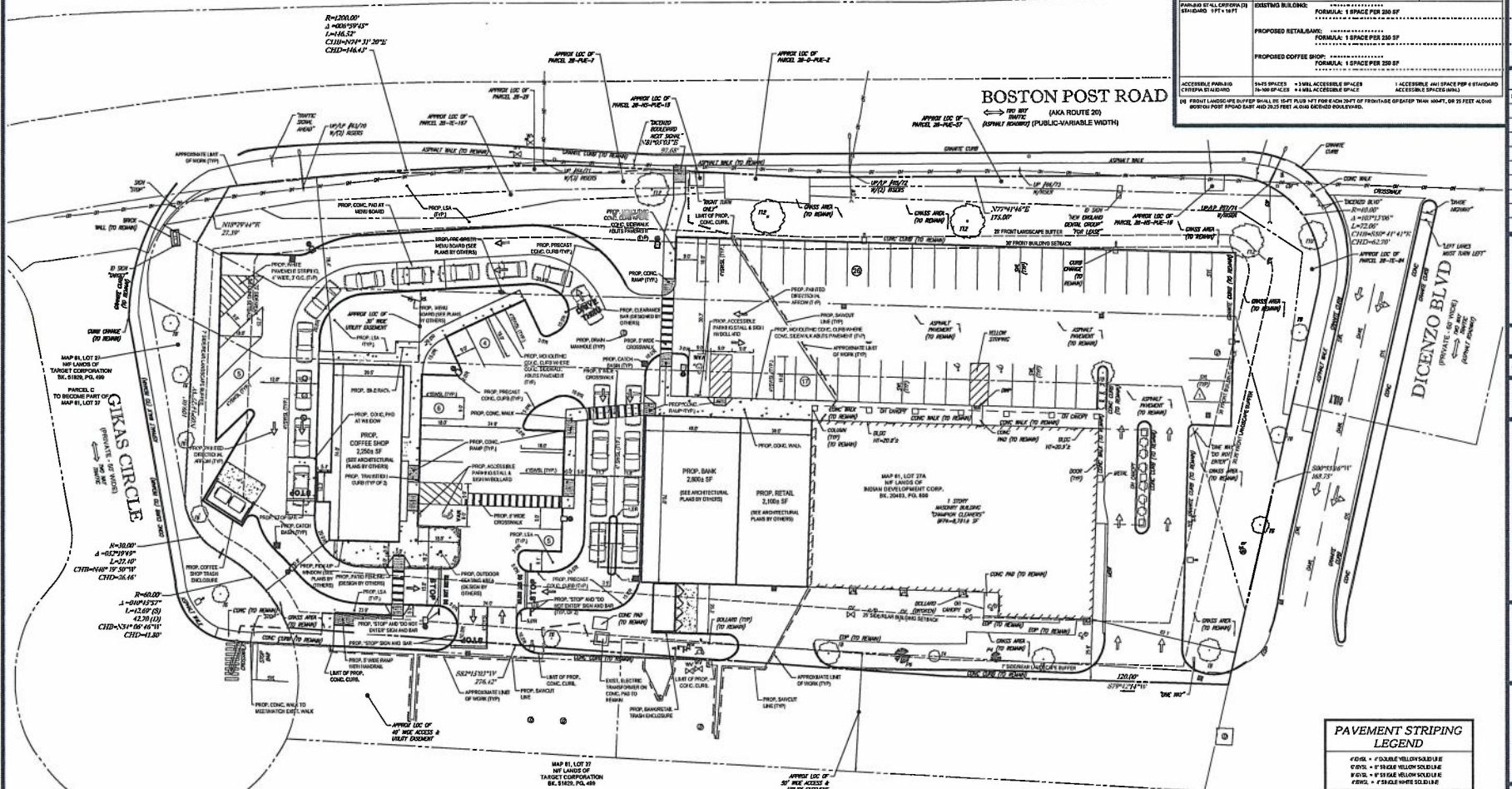
FOR
ARC
 PROPOSED DEVELOPMENT
 MAP 81, LOT 37A
 81 BOSTON POST ROAD EAST
 CITY OF HARLBOROUGH
 MIDDLESEX COUNTY,
 MASSACHUSETTS

BOHLER
 382 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-8900
 www.BohlerEngineering.com

SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 1 - 02/29/2021



PAVEMENT STRIPING LEGEND

- 1" WIDE YELLOW SOLID LINE
- 2" WIDE YELLOW SOLID LINE
- 4" WIDE YELLOW SOLID LINE
- 6" WIDE YELLOW SOLID LINE
- 8" WIDE YELLOW SOLID LINE
- 10" WIDE YELLOW SOLID LINE
- 12" WIDE YELLOW SOLID LINE
- 14" WIDE YELLOW SOLID LINE
- 16" WIDE YELLOW SOLID LINE
- 18" WIDE YELLOW SOLID LINE
- 20" WIDE YELLOW SOLID LINE
- 24" WIDE YELLOW SOLID LINE
- 30" WIDE YELLOW SOLID LINE
- 36" WIDE YELLOW SOLID LINE
- 42" WIDE YELLOW SOLID LINE
- 48" WIDE YELLOW SOLID LINE
- 54" WIDE YELLOW SOLID LINE
- 60" WIDE YELLOW SOLID LINE
- 66" WIDE YELLOW SOLID LINE
- 72" WIDE YELLOW SOLID LINE
- 78" WIDE YELLOW SOLID LINE
- 84" WIDE YELLOW SOLID LINE
- 90" WIDE YELLOW SOLID LINE
- 96" WIDE YELLOW SOLID LINE
- 102" WIDE YELLOW SOLID LINE
- 108" WIDE YELLOW SOLID LINE
- 114" WIDE YELLOW SOLID LINE
- 120" WIDE YELLOW SOLID LINE
- 126" WIDE YELLOW SOLID LINE
- 132" WIDE YELLOW SOLID LINE
- 138" WIDE YELLOW SOLID LINE
- 144" WIDE YELLOW SOLID LINE
- 150" WIDE YELLOW SOLID LINE
- 156" WIDE YELLOW SOLID LINE
- 162" WIDE YELLOW SOLID LINE
- 168" WIDE YELLOW SOLID LINE
- 174" WIDE YELLOW SOLID LINE
- 180" WIDE YELLOW SOLID LINE
- 186" WIDE YELLOW SOLID LINE
- 192" WIDE YELLOW SOLID LINE
- 198" WIDE YELLOW SOLID LINE
- 204" WIDE YELLOW SOLID LINE
- 210" WIDE YELLOW SOLID LINE
- 216" WIDE YELLOW SOLID LINE
- 222" WIDE YELLOW SOLID LINE
- 228" WIDE YELLOW SOLID LINE
- 234" WIDE YELLOW SOLID LINE
- 240" WIDE YELLOW SOLID LINE
- 246" WIDE YELLOW SOLID LINE
- 252" WIDE YELLOW SOLID LINE
- 258" WIDE YELLOW SOLID LINE
- 264" WIDE YELLOW SOLID LINE
- 270" WIDE YELLOW SOLID LINE
- 276" WIDE YELLOW SOLID LINE
- 282" WIDE YELLOW SOLID LINE
- 288" WIDE YELLOW SOLID LINE
- 294" WIDE YELLOW SOLID LINE
- 300" WIDE YELLOW SOLID LINE

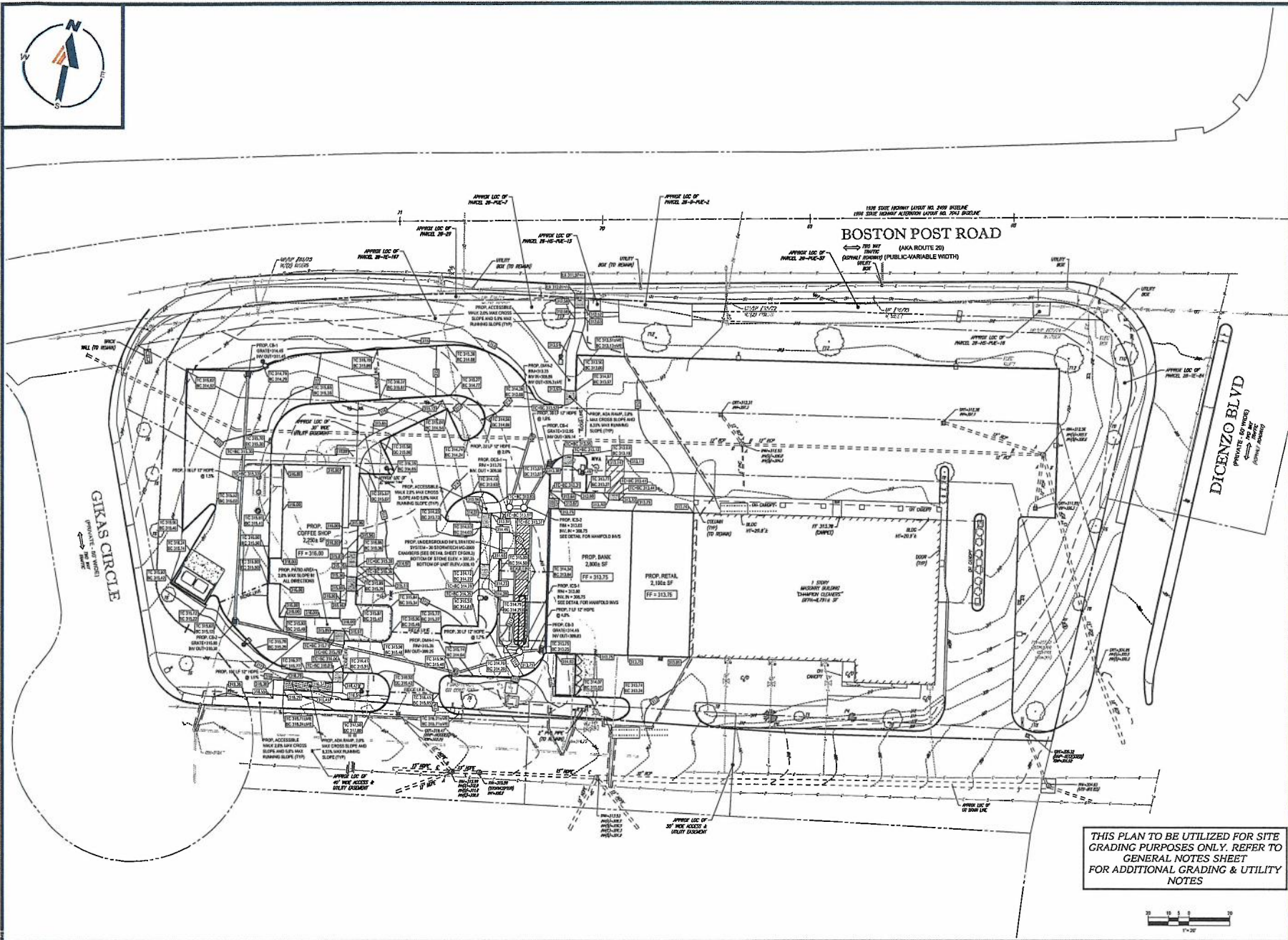
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



MAP 81, LOT 21
 1/4" LANCES OF
 TARGET CORPORATION
 BK. 3102, PG. 69

MAP 81, LOT 37
 1/4" LANCES OF
 TARGET CORPORATION
 BK. 3102, PG. 69

MAP 81, LOT 37A
 1/4" LANCES OF
 TARGET CORPORATION
 BK. 3102, PG. 69

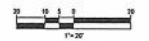


BOSTON POST ROAD
(AKA ROUTE 20)
PUBLIC-VARIABLE WIDTH

DICENZO BLVD
PRIVATE DRIVEWAY
(FORMER HIGHWAY)

GIKAS CIRCLE
PRIVATE DRIVEWAY

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERS
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT
1	8/28/2021	PER SITE PLAN SUBMITTAL

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PERMIT SET

PROJECT NO: W21027
DRAWN BY: C7D
CHECKED BY: MEB
DATE: 08/28/2021
CAD L&L: W21027-004-L_CAD_L&L

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
861 BOSTON POST ROAD EAST
CITY OF MALLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 484-8900
www.BohlerEngineering.com



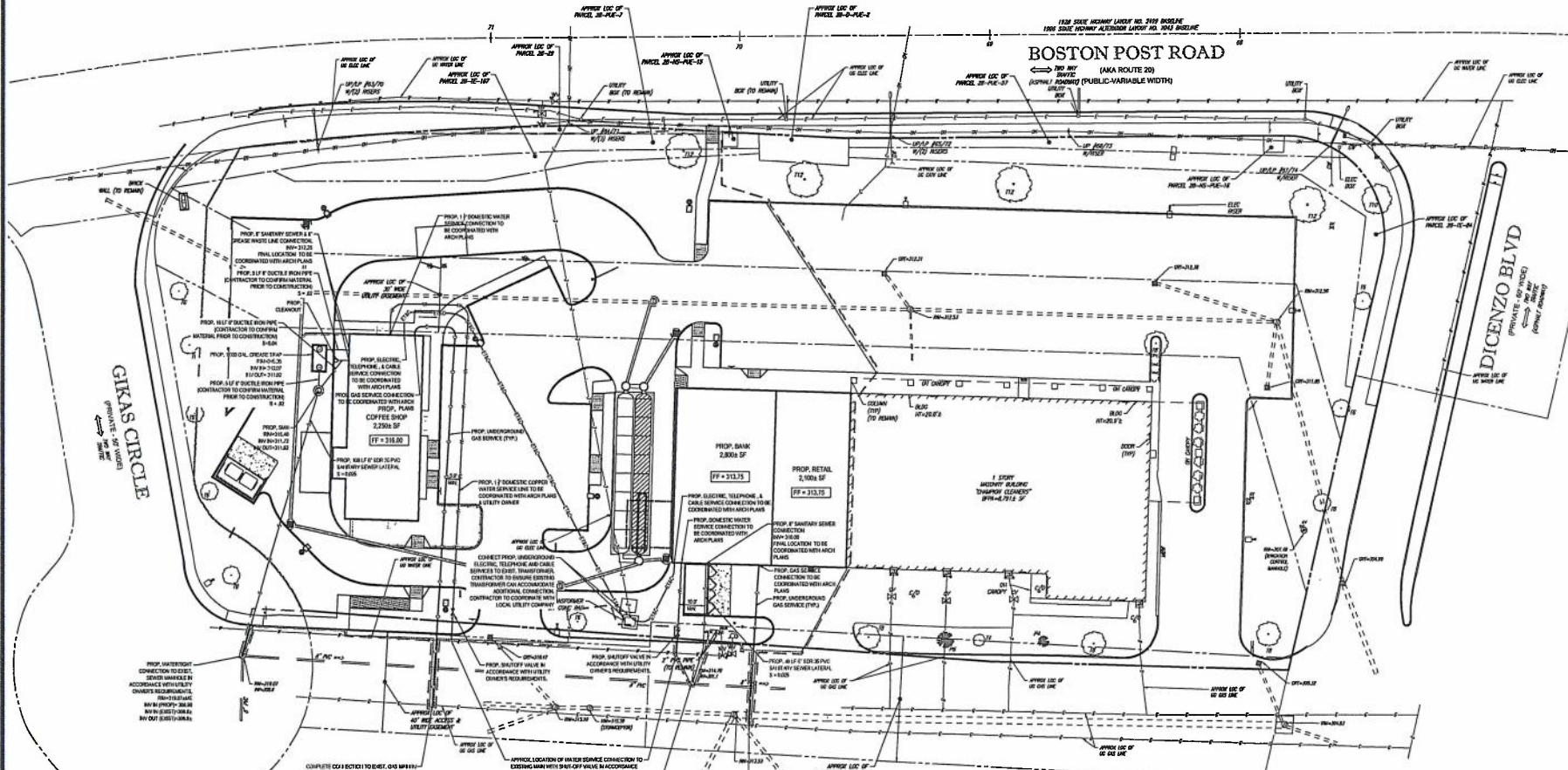
SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 1 - 08/28/2021



- NOTES:
1. GO TO OFFICIAL STREET CRYD AND PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY OF BOSTON.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BOSTON'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
 3. ALL WORK AND EXCAVATION SHALL BE INSPECTED BY THE CITY OF BOSTON'S PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION.



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
TRANSPORTATION UTILITIES

REVISIONS

REV	DATE	PER SITE PLAN SUBMITTAL	COMMENT
1	10/20/21		

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PERMIT SET

PROJECT NO.: W11927-CFD
CHECKED BY: W11927-CFD
DATE: 08/20/21
CAD LIA: W11927-CFD-A_1_2021-CHA011A

PROPOSED SITE PLAN DOCUMENTS FOR

ARC

PROPOSED DEVELOPMENT
MAP #61, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

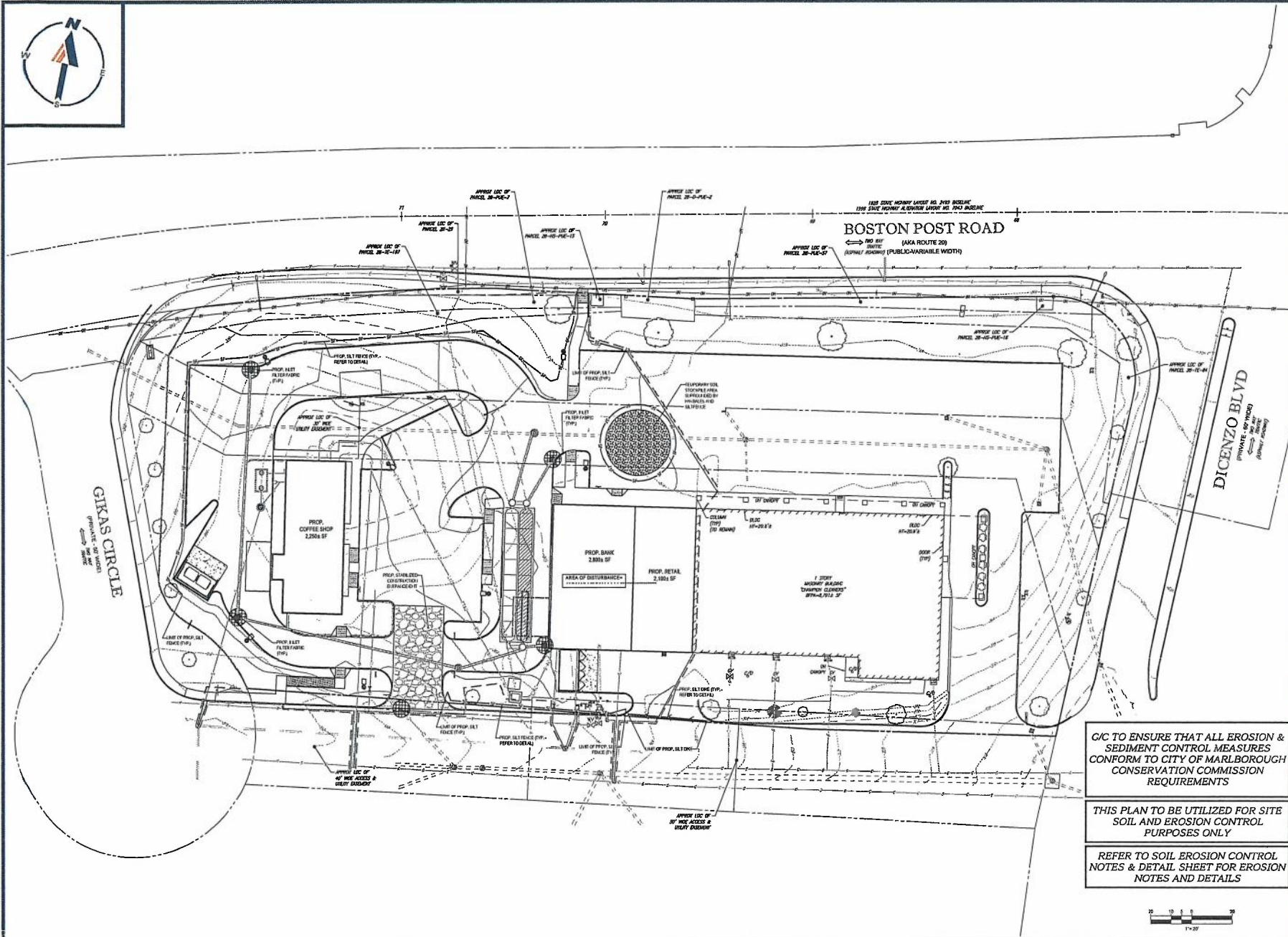
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 460-9900
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 09/29/2021



BOSTON POST ROAD
 (AKA ROUTE 20)
 (PUBLIC-VARIABLE WIDTH)

DICENZO BLVD
 (PRIVATE - 40 FEET)
 (ADJACENT)

GIKAS CIRCLE
 (PRIVATE - 40 FEET)

C/C TO ENSURE THAT ALL EROSION & SEDIMENT CONTROL MEASURES CONFORM TO CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROFESSIONAL LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	10/09/2021	FOR SITE PLAN SUBMISSION	JK	JK

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PERMIT SET

This document is a technical drawing prepared by a licensed engineer or architect and is intended for use as a permit set. It is not to be used for any other purpose without the written consent of the engineer or architect.

PROJECT NO.: W010273
 DRAWN BY: CFO
 CHECKED BY: MEJ
 DATE: 10/09/2021
 CAD LID: W010273-DWG-1_1021-CADSET1

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A
 661 BOSTON POST ROAD EAST
 CITY OF MARLBOROUGH
 MIDDLESEX COUNTY,
 MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 PHONE: 508-450-8008

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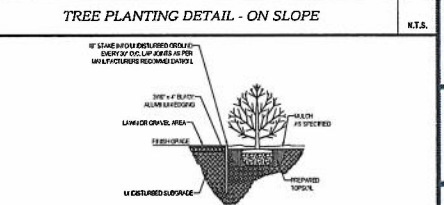
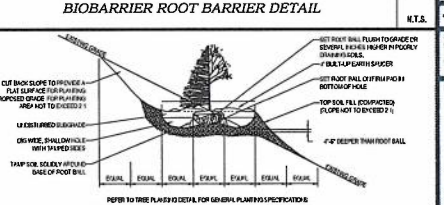
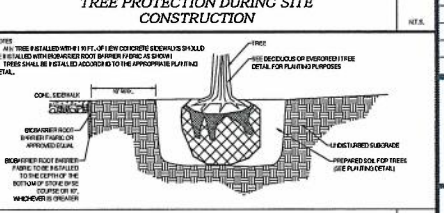
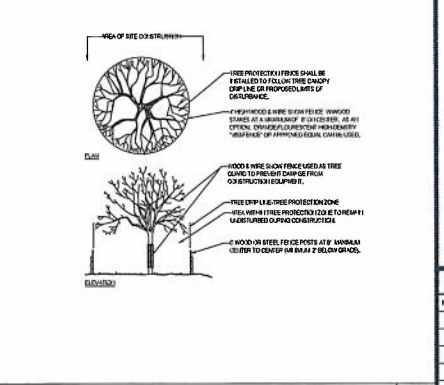
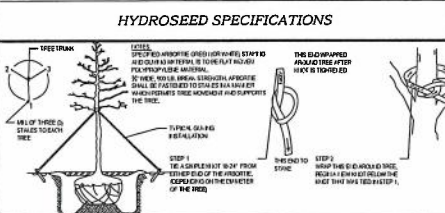
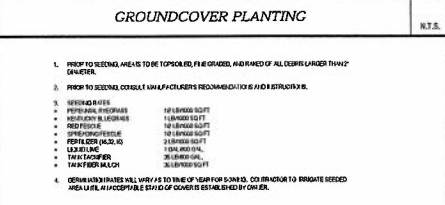
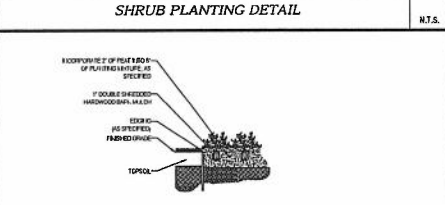
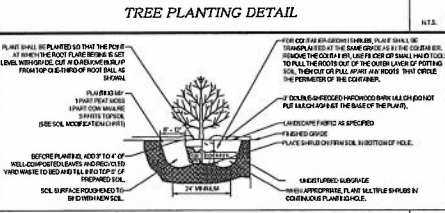
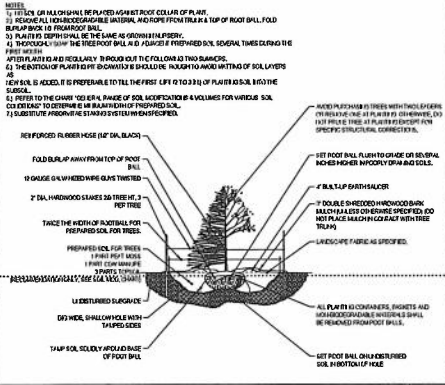
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

REVISION 1 - 09/29/2021

LANDSCAPE SPECIFICATIONS

- 1. GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 2. MATERIALS: GENERAL, ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED... 3. TOPSOIL: TOPSOIL, FINISH, LAY 2 TO 4 INCH... 4. IRRIGATION: IRRIGATION SHALL BE PROVIDED FOR ALL PLANTINGS... 5. TREE SPECIFICATIONS: ALL TREE SPECIFICATIONS SHALL BE AS FOLLOWS... 6. PLANTING: ALL PLANTS SHALL BE PLANTED IN THE MANNER AND MANNER... 7. SPECIAL NOTES: GENERAL, ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS... 8. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION... 9. FINISH: ALL FINISHES SHALL BE TO THE SATISFACTION OF THE ARCHITECT... 10. MAINTENANCE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE...



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PROGRAM MANAGER
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS table with columns: REV, DATE, COMMENT, PER SITE PLAN NUMBER, PER SET.

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PERMIT SET
This document is prepared for use only for the project described on the drawings. It is not to be used for any other purpose without the written consent of the engineer.

PROPOSED SITE PLAN DOCUMENTS
FOR
ARC
PROPOSED DEVELOPMENT
MAP #81, LOT #27A
651 BOSTON POST ROAD EAST
CITY OF MIDDLEBOROUGH
MIDDLESEX COUNTY, MASSACHUSETTS

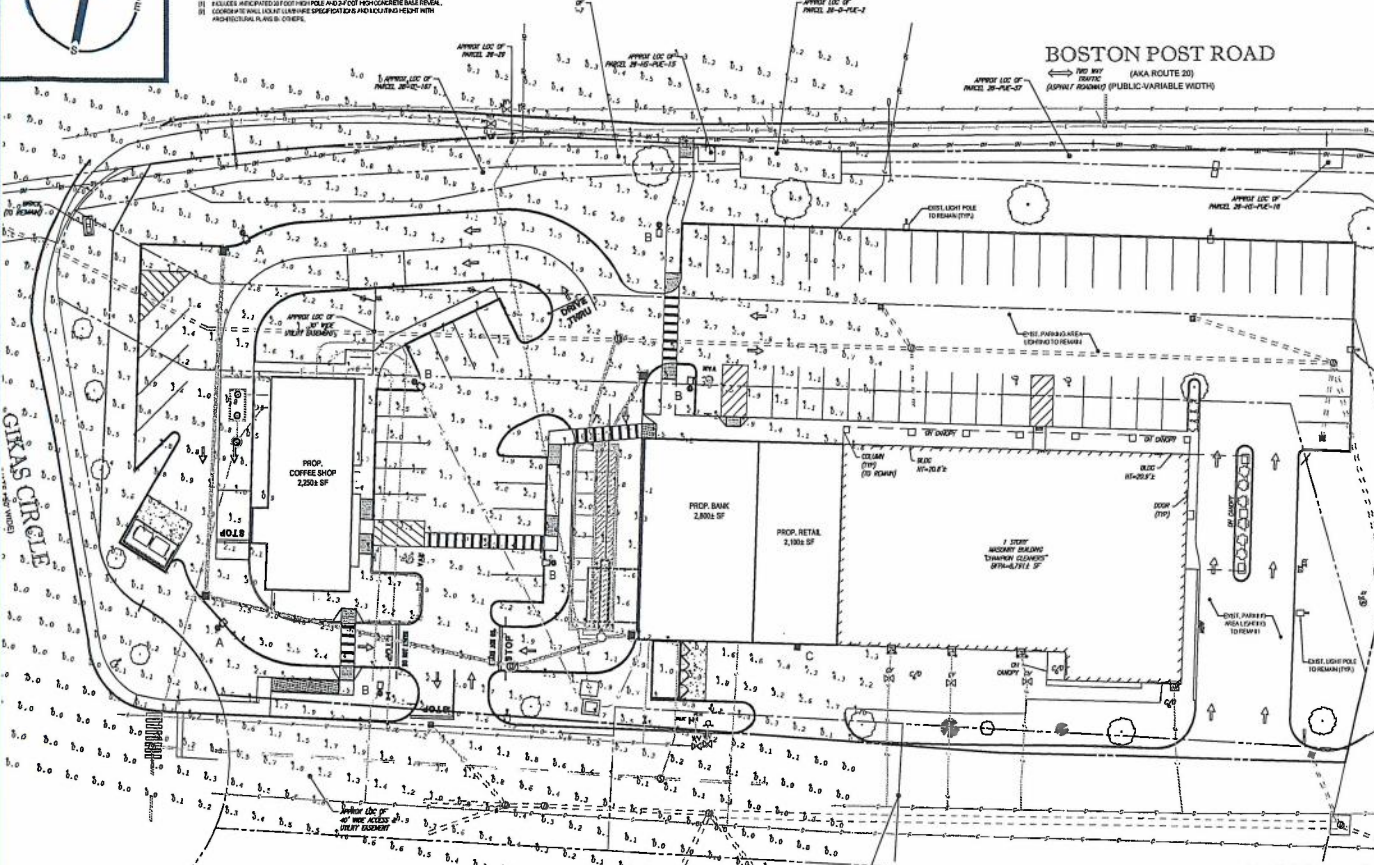
BOHLER ENGINEERING
332 TURNPIKE ROAD
SOUTH BOSTON, MA 01772
Phone: 508-466-2000
www.BohlerEngineering.com

Professional Engineer seal for Joseph J. Bohler, State of Massachusetts, No. 12427.

BHEET TITLE: LANDSCAPE NOTES AND DETAILS
BHEET NUMBER: C-702
REVISION 1 - 08/28/2021



LUMINAIRE SCHEDULE				
SYMBOL	QTY	ARRANGEMENT	SIZE	DESCRIPTION
MC A	2	BRIDGE POLE MOUNT	11.000	11.000 FT HIGH POLYCARBONATE W/LED
MC B	6	BRIDGE POLE MOUNT	14.000	14.000 FT HIGH POLYCARBONATE W/LED
MC C	1	BRIDGE POLE MOUNT	2.246	2.246 FT HIGH POLYCARBONATE W/LED

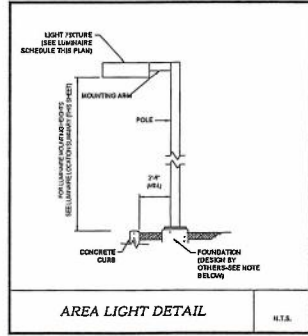


LIGHTING NOTES

- THE LIGHT FIXTURES PROVIDED ILLUSTRATED ILLUMINATION CALCULATED USING DATA PROVIDED BY THE VENDOR. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRE ARE VARY, DUE TO VARIATIONS IN HEIGHT, ELECTRICAL VOLTAGE, TOLERANCE FLARES, THE REFLECTIVE OF EQUIPMENT AND LUMINAIRE AND OTHER RELATED VARIABLES FIELD COEFFICIENT.
- THE LIGHT LOSS FACTOR USED IN THESE ILLUMINATION CALCULATIONS ARE FOR FULL LUMINAIRE. FOR ALL HIGH PRESSURE SODIUM LUMINAIRE OF 100 FOR ALL METAL HALIDE LUMINAIRE PRESERVE COEFFICIENTS. THESE COEFFICIENTS ARE TYPICAL COEFFICIENTS OF TYPICAL COEFFICIENTS OF TYPICAL COEFFICIENTS OF TYPICAL COEFFICIENTS.
- THE LIGHTING VALUES AND DIMENSIONS POINTS SPECIFIED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT 5 FEET ABOVE GRADE (LEVEL) UNLESS OTHERWISE NOTED. THE VALUES SPECIFIED ON THIS PLAN ARE APPROXIMATIONS.
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THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SEE FOR ARCHITECTURAL PLANS BY OTHERS FOR ADDITIONAL BUILDING MOUNT AND ENTRANCE LIGHTING THAT MAY NOT BE SHOWN HEREBY



Site & Area

Estimate

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Site & Area Estimate	1	ESTIMATE	100.00	100.00
2	Site & Area Estimate	1	ESTIMATE	100.00	100.00
3	Site & Area Estimate	1	ESTIMATE	100.00	100.00

Wall Mount

Estimate

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Wall Mount Estimate	1	ESTIMATE	100.00	100.00
2	Wall Mount Estimate	1	ESTIMATE	100.00	100.00
3	Wall Mount Estimate	1	ESTIMATE	100.00	100.00

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SITE CIVIL AND CONSULTING ENGINEERING

PROFESSIONAL ARCHITECTURE

LANDSCAPE ARCHITECTURE

PERMITTING SERVICES

TRANSPORTATION SERVICES

REV	DATE	COMMENTS
1	08/02/2021	ISSUED FOR PERMITTING

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Internet Enabled

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PERMIT SET

PROJECT NO: 19021007

DRAWN BY: CFB

CHECKED BY: MFB

DATE: 09/02/2021

CAD FILE: \\19021007_01_04_L192_01.MXD

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #61, LOT #27A

861 BOSTON POST ROAD EAST

CITY OF MARLBOROUGH

MIDDLESEX COUNTY,

MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD

SOUTH BORDENHAM, MA 01772

Phone: 508-485-9000

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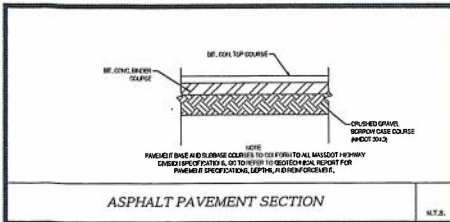
SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

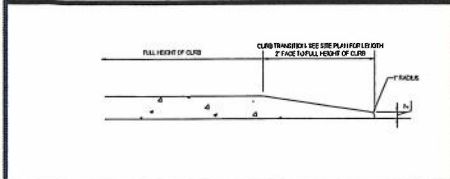
C-703

REVISION 1 - 09/02/2021



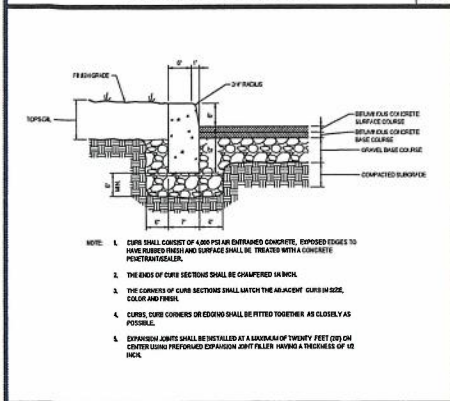
ASPHALT PAVEMENT SECTION

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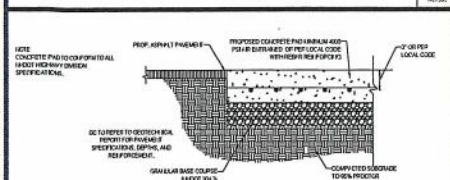
TRANSITION CURB DETAIL

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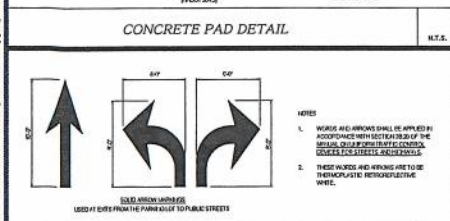
PRE-CAST CONCRETE CURBING

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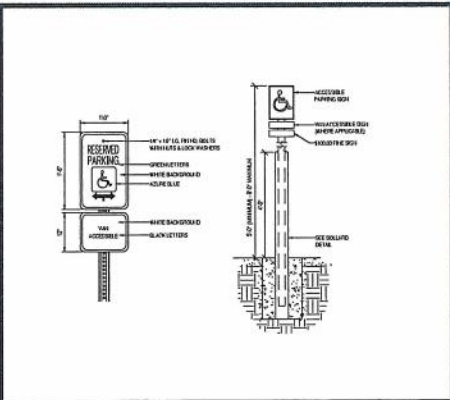
CONCRETE PAD DETAIL

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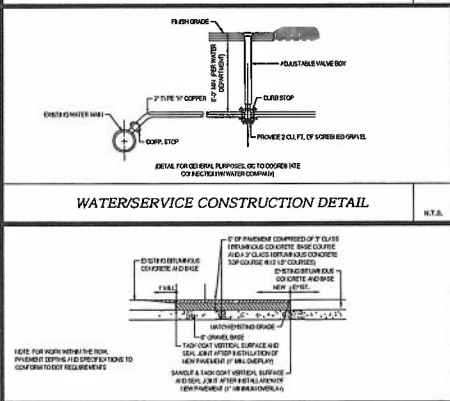
PAVEMENT MARKINGS DETAIL

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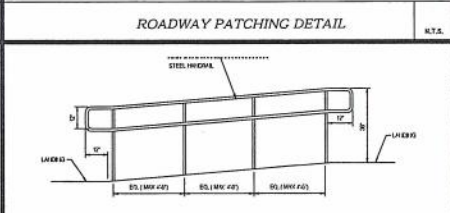
ACCESSIBLE PARKING SIGN W/ BOLLARD

N.T.S.



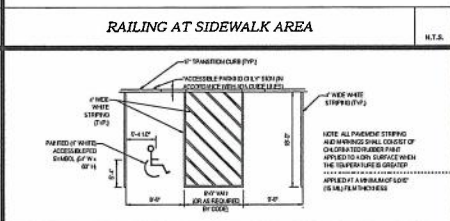
WATER/SERVICE CONSTRUCTION DETAIL

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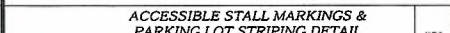
ROADWAY PATCHING DETAIL

N.T.S.



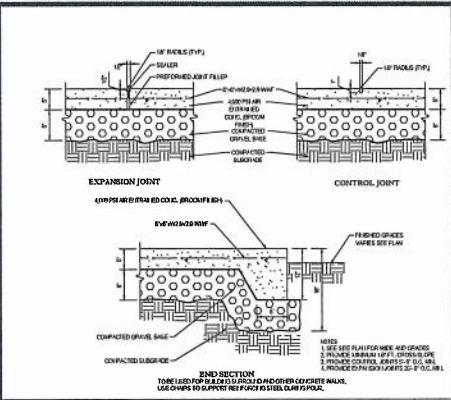
RAILING AT SIDEWALK AREA

N.T.S.



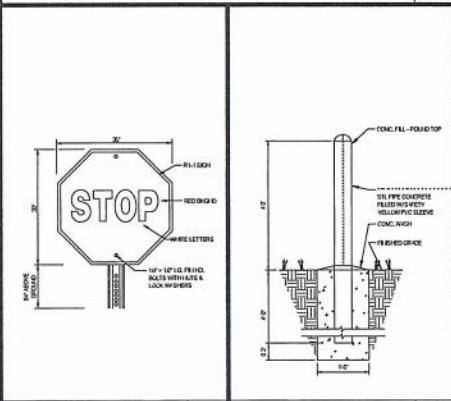
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



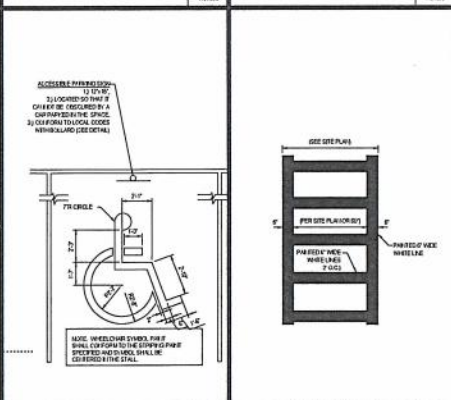
MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



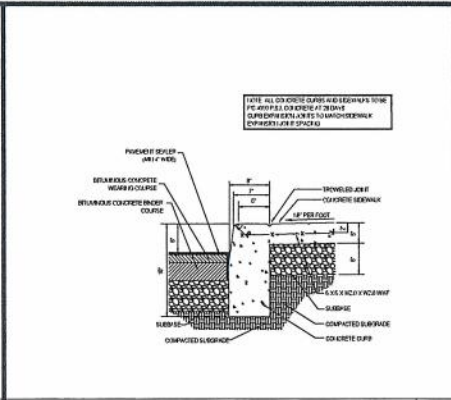
'STOP' SIGN

N.T.S.



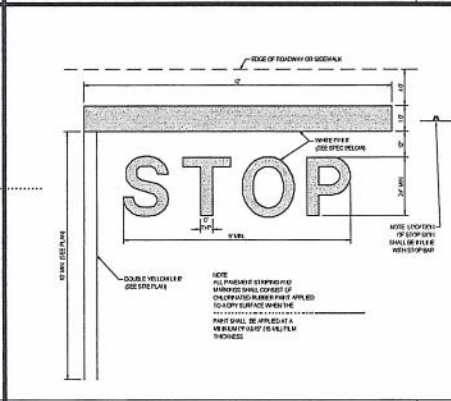
ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



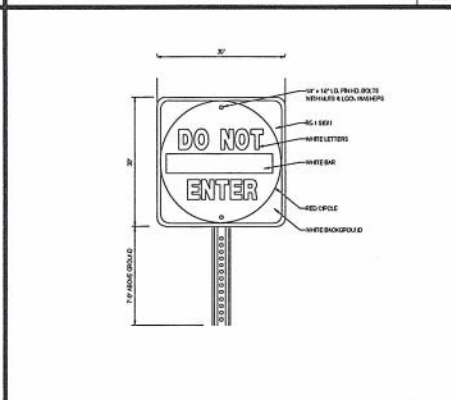
CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE

N.T.S.



'STOP' BAR DETAIL

N.T.S.



'DO NOT ENTER' SIGN

N.T.S.

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
CONSTRUCTION MANAGEMENT

REVISIONS

REV	DATE	COMMENT	BY
1	08/20/21	PER SITE PLAN SUBMISSION	JFK

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PERMIT SET

THIS PERMIT SET SUBMITTAL IS FOR THE PROPOSED SITE PLAN DOCUMENTS FOR THE PROJECT DESCRIBED BELOW. THE PERMIT SET SUBMITTAL IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF MARLBOROUGH. THE PERMIT SET SUBMITTAL IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE.

PROJECT NO: W011837
DRAWN BY: CJD
CHECKED BY: MRS
DATE: 08/20/21
SCALE: W011837-CVA-6-1_S33L_C04-01718

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT
MAP NO. LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

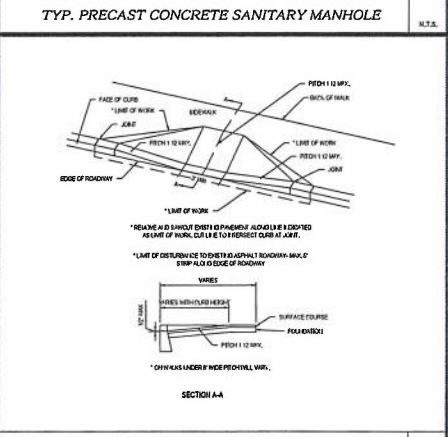
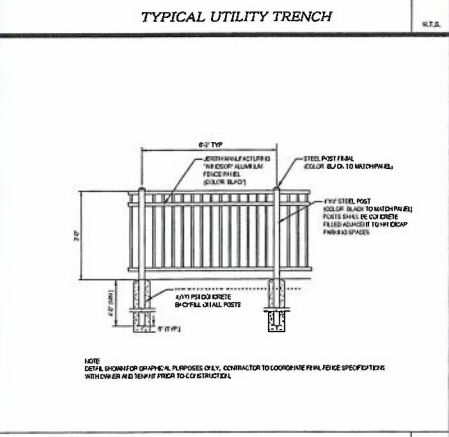
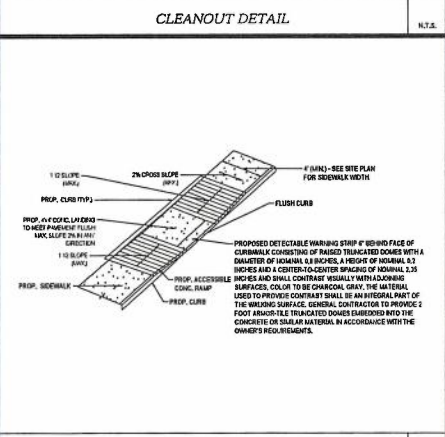
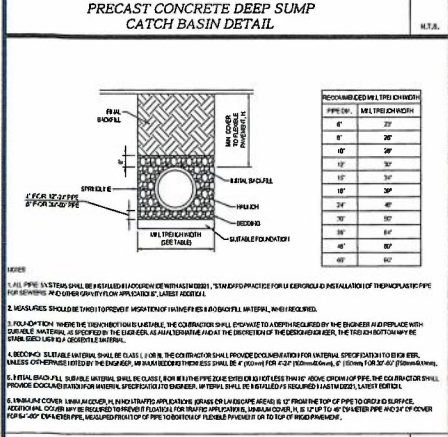
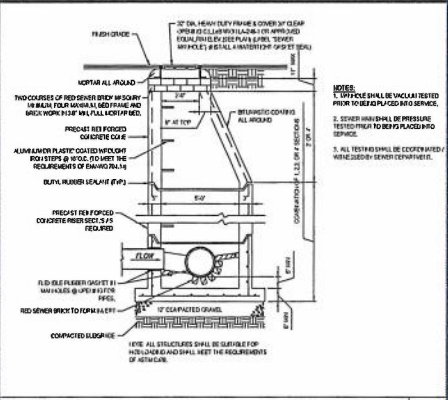
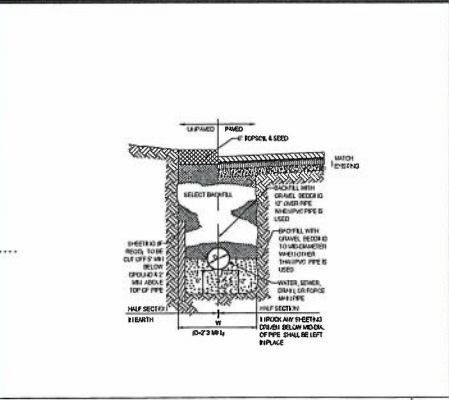
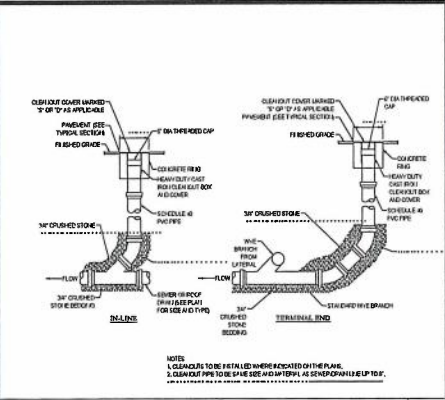
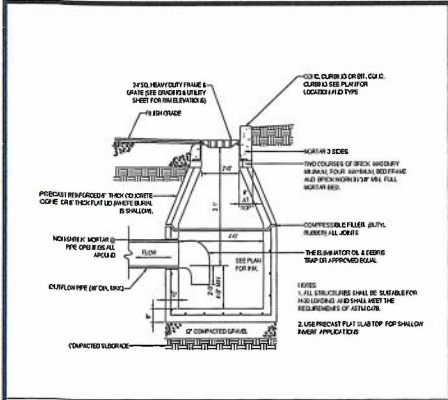
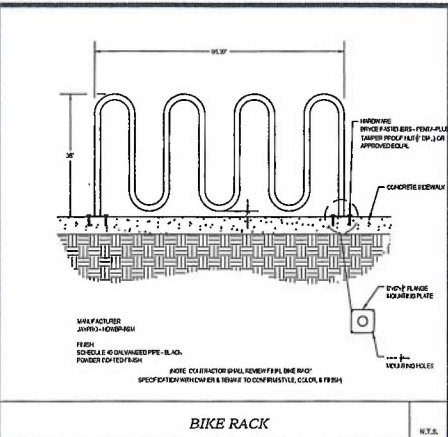
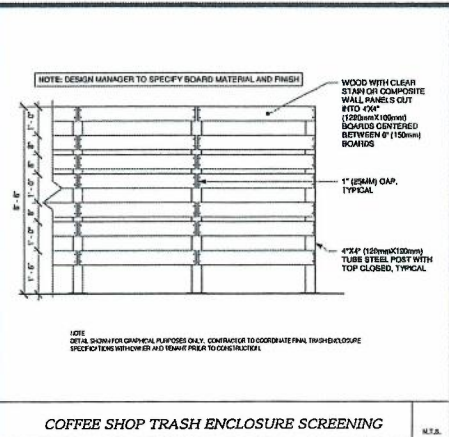
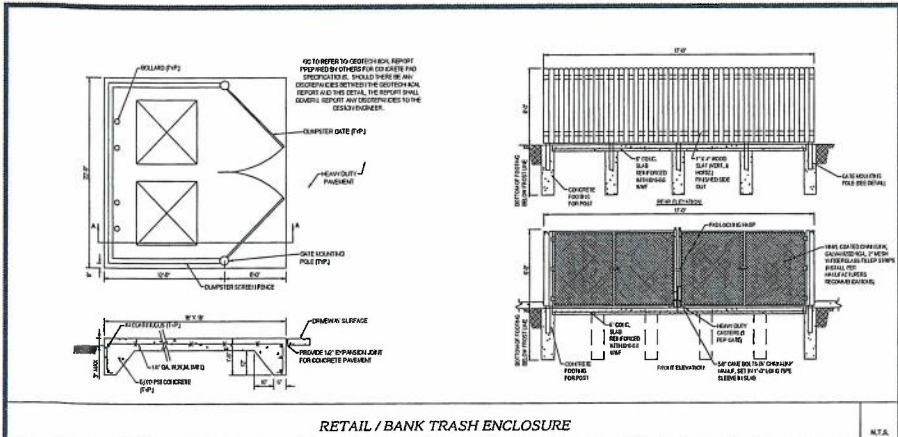
BOHLER

353 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9000
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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-901

REVISION 1 - 08/20/21



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHK
1	10/20/21	ISSUED FOR PERMIT	BOHLER	BOHLER

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PERMIT SET

PROJECT NO.: 1011007
DRAWN BY: CFS
CHECKED BY: CFS
DATE: 08/20/21
CADD LAYOUT: 1011007-01-LAND_CADD1A

PROPOSED SITE PLAN DOCUMENTS

FOR

ARC

PROPOSED DEVELOPMENT

MAP #81, LOT #27A
861 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

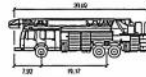
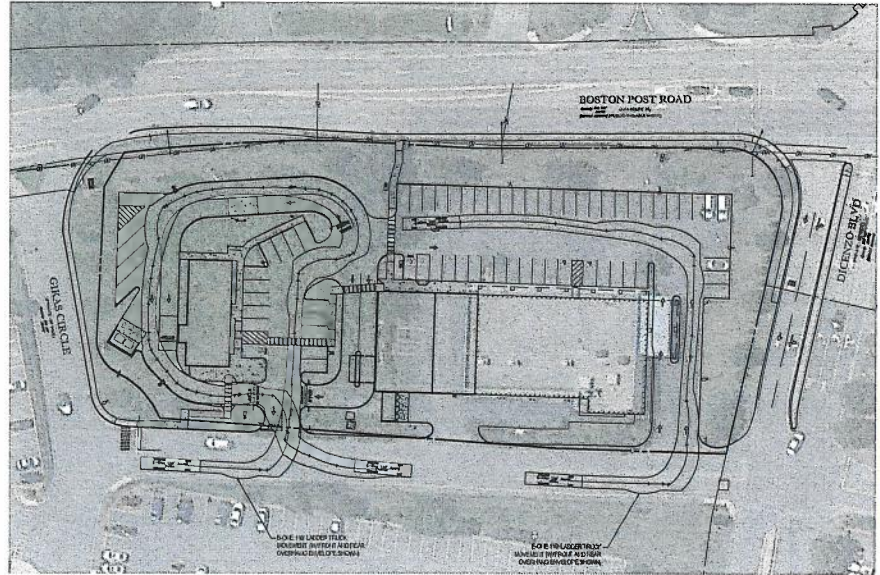
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PHONE: 508-418-8000
www.BohlerEngineering.com

DETAIL SHEET

SHEET NUMBER:
C-902

REVISION 1 - 08/29/2021

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



E-ONE 110' LADDER TRUCK

Width	8.20
Height	4.81
Lack in Lack Area	3.5
Clearance	20.6



EMERGENCY VEHICLE INSET

BOHLER //

SITE CITY AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED
1	08/29/21	PER SITE PLAN SUBMISSION	JLS



PERMIT SET

THIS DRAWING IS INTENDED FOR SUBMITTAL UNDER PERMIT
www.mass.gov/811
SOCIAL MEDIA: @811MASS

PROJECT NO.: W211027
DRAWN BY: CFC
CHECKED BY: MEB
DATE: 08/29/21
CAD LID: W211027-CV-2_1_220_0418714

PROPOSED SITE PLAN DOCUMENTS

FOR



PROPOSED DEVELOPMENT

MAP 181, LOT #27A
661 BOSTON POST ROAD EAST
CITY OF MARLBOROUGH
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-0900
www.BohlerEngineering.com



SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-904

REVISION 1 - 09/29/2021

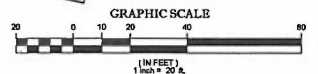
LEGEND	
---	EXISTING CONTOUR
X 112.0	EXISTING SPOT ELEVATION
N 2 02.0	EXISTING TOP OF CURB ELEVATION
N 2 02.0	EXISTING GUTTER ELEVATION
N 2 02.0	EXISTING TOP OF WALL ELEVATION
N 2 02.0	EXISTING BOTTOM OF WALL ELEVATION
N 2 02.0	EXISTING FINISHED FLOOR ELEVATION
W	WATER VALVE
W	IRIGATION CONTROL VALVE
W	UNION VALVE
W	GAZ VALVE
W	GAZ METER
W	ELECTRIC METER
W	OVERHEAD WIRES
W	APPROX. LOC. UNDERGROUND GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
W	APPROX. LOC. UNDERGROUND ELECTRIC LINE
W	APPROX. LOC. UNDERGROUND CABLE LINE
W	APPROX. LOC. UNDERGROUND OIL/GAS LINE
W	UTILITY POLE
W	UTILITY POLE/LEAD POLE
W	GUY WIRE
W	TRAFFIC SIGNAL
W	AREA LIGHT
W	BSN
W	UNABLE TO OPEN
W	BURIED OBSTRUCTION
W	DEEP DIMENSION
W	MAIL BOX
W	SOILS
W	EDGE OF CONCRETE
W	EDGE OF PAVEMENT
W	LANDSCAPED AREA
W	TYPICAL
W	DRAINAGE/STORM MANHOLE
W	SANITARY/SEWER MANHOLE
W	CATCH BASIN OR INLET
W	TREE & TRUNK SIZE
W	CONFERENTIAL TREE & TRUNK SIZE
W	SHRUBS
W	PARKING SPACE COUNT
W	DETECTABLE WARNING PAD
W	SOLID WHITE LINE
W	SOLID YELLOW LINE
W	HERBST
W	DASHED WHITE LINE
W	BUILDING
W	BUILDING FOOTPRINT AREA
W	HIGH DENSITY POLYETHYLENE PIPE
W	INVERT ELEVATION
W	GRADE ELEVATION
W	MASONRY BLOCK WALL
W	MOVABLE PIPE
W	TOP OF WATER
W	FULL OF WATER

- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP #81.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 483 OF 649 MAP NUMBER 201104247, MAP REVISED: JULY 7, 2014.
 3. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MA, OWNER: BIRDAI DEVELOPMENT CORP.; PREPARED BY OLIVERBERRY & HUNTER, INC., DATED APRIL 4, 2009, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 814 OF 2009.
 4. MAP ENTITLED "AMENDED DEFINITIVE PLAN, 'BIRDAI HILL PARK' SUBDIVISION OF LAND IN MARLBOROUGH, MASS.; PREPARED BY MCGOWAN & SULLIVAN ENGINEERS, INC., DATED JULY 25, 1988, LAST REVISED FEBRUARY 2, 1990, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 981 OF 1990.
 5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS, PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED AUGUST 14, 1966, LAYOUT NO. 1042.
 6. MAP ENTITLED "ROADWAY, TOPOGRAPHIC & UTILITY SURVEY, GLOBAL MONTPELIER GROUP CORP., 608 COUNTY POST ROAD, MAP #1, LOT 2, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 1, 2020, LAST REVISED OCTOBER 1, 2020.
 7. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
 8. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID ELECTRIC.
 9. THE CARDS PROVIDED BY THE CITY OF MARLBOROUGH WATER & SEWER DEPARTMENT.
 10. MAP ENTITLED "UTILITY PLANS, MARLBOROUGH, BOSTON POST ROAD (ROUTE 20)", PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, PROJECT NO. 03040, LAYOUT NO. 0304, SHEETS 15 & 16 OF 27.
 11. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION", PREPARED BY GREEN INTERNATIONAL APPLIES, INC., DATED MARCH 17, 2021, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 008 OF 2021, SHEETS 14 & 15 OF 27.
 12. UNDERGROUND DRAINAGE AND WATER FACILITY MAPPING OBTAINED FROM CITY OF MARLBOROUGH ONLINE INFORMATION SYSTEM.

- NOTES:
1. PROPERTY SHOWN AS LOT 27A AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 81.
 2. AREA = 91.824 SQUARE FEET OR 2.104 ACRES.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, LOCATIONS AND SIZES ARE BASED ON UTILITY MARKETS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT CONSTITUTE A WARRANTY OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BE MADE, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER BY SERVICE OR ABANDONED.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, CONDITIONS AND EXEMPTIONS THAT MAY BE CONTAINED THEREIN.
 6. BY SHAPING PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE UNDEVELOPED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER REF. #2.
 7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND/OR, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (DOWNTOPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY MARKS SET:
 TRAMP, SCOUT BE BOST OVER MAIN OUTLET OF FIRE HYDRANT ON SOUTHERLY SIDE OF BOSTON POST ROAD, ELEVATION = 314.2'
 TBM: X-CUT IN CONCRETE CORNER OF TRANSFORMER PAD, ELEVATION = 318.4'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SITE PLAN HAVE NOT BEEN CONTINUED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSITE BENCHMARK ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, FURNITURE ADDITION, ETC.

SITE

LOCUS MAP
 6301500 HIGHLAND STREET MAPS
 NEXT TO SCALE



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND OPINION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

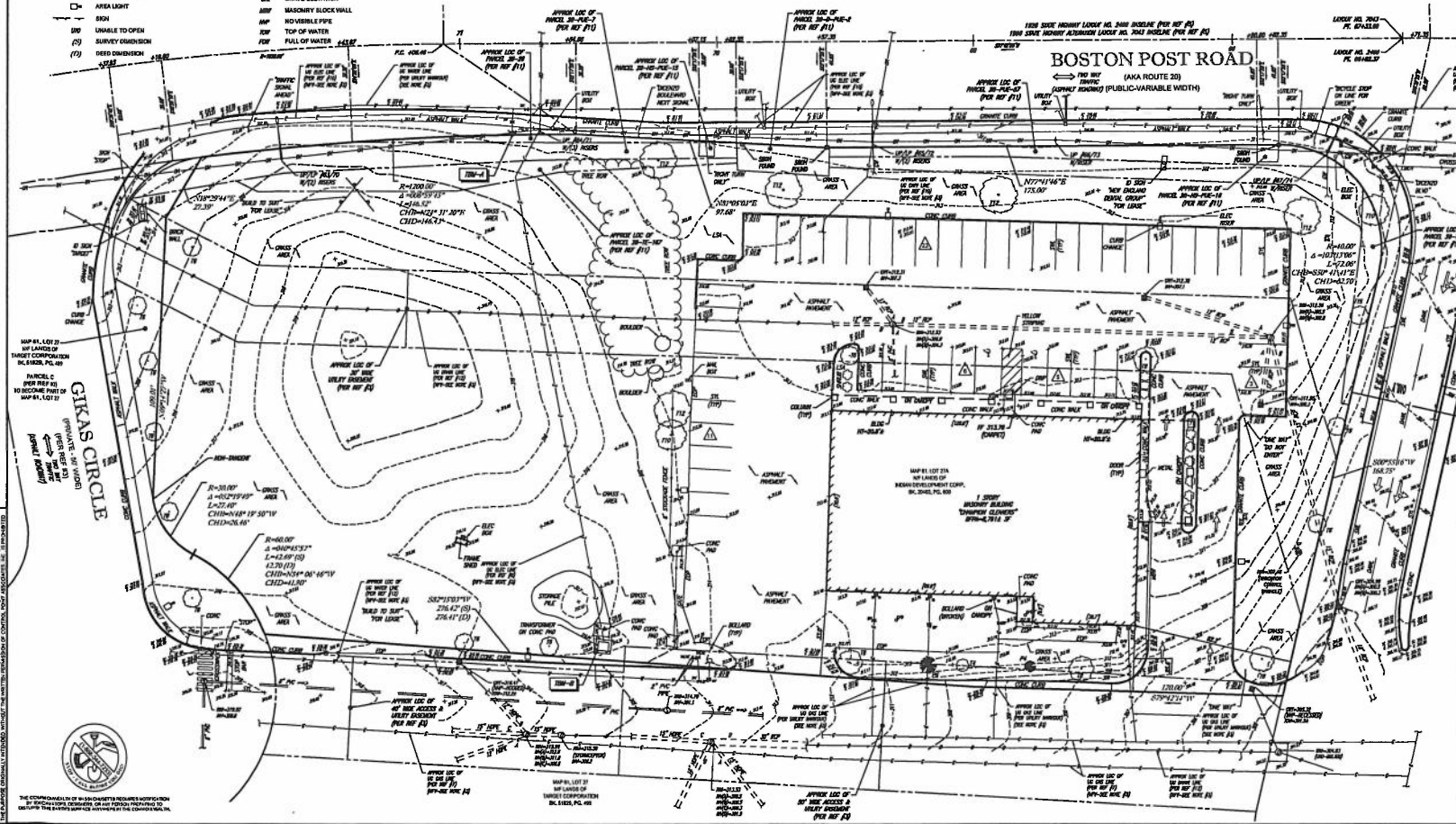
NOT A VALID ORIGINAL DOCUMENT UNLESS ENDORSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #40211

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
 AUBUCHON REALTY, CO.
 681 BOSTON POST ROAD EAST
 MAP #1, LOT 27A
 CITY OF MARLBOROUGH, MIDDLESEX COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 367 THORNTON ROAD
 SOUTHBOROUGH, MA 01772
 508.643.3003 • 508.643.3003 FAX

DATE: 8-14-2021
 SCALE: 1"=20'
 SHEET: 03-210087-00 | OF 1



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS GROUP OF THE EXISTING SURVEY INSTRUMENTS IN THE COMMONWEALTH.

ORDER NO. 21-1008395E

ATTACHMENT

B

CERTIFICATION PURSUANT TO G. L. c. 39, SECTION 23D ("MULLIN RULE")
RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

I, SEAN NAVIN (name), hereby do swear and certify
2021 OCT 14 AM 11:17
under the pains and penalties of perjury as follows:

- 1. I am a member of MARLBOROUGH CITY COUNCIL (council, board or commission).
- 2. I missed a single hearing session on the matter of ORDER No. 21-100835-1

SPECIAL PERMIT 661 BOSTON POST-ROAD EAST which was held on 10/4/21.

3. On 10/4/21 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

- a. _____ official audio recording of the missed hearing session; or
- b. official video recording of the missed hearing session; or (WATCHED LIVE VIA CABLE ACC. WEBSITE)
- c. _____ official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 8 day of OCTOBER, 2021.

Sean A. Navin
Signature of Member

Received as part of the record of the above matter:

Date: OCTOBER 13, 2021
BY CITY COUNCIL OFFICE



City of Marlborough
Office of the City Council

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2021 OCT 18 P 12:43

CERTIFICATION PURSUANT TO MGL CHAPTER. 39, §23D ("MULLIN RULE")

I, Robert J. Tunnera (name), hereby do swear and certify

under the pains and penalties of perjury as follows:

1. I am a member of the City Council (council, board or commission).

2. I missed a single hearing session on the matter of Order No. 21-1008395

Special Permit Application of Aubuchon Reality, Inc., 661 Boston Post Road East


which was held on October 4, 2021.

3. On October 15, 2021 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

- a. official audio recording of the missed hearing session; or
- b. official video recording of the missed hearing session; or
- c. official transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 18th day of October, 2021.


Signature of Member