



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 8, 2021

ORDERED:

IN CITY COUNCIL NOTICE OF DECISION GRANT OF SPECIAL PERMIT

Special Permit Application of:
Post Road Mobile Home Park and Sales, Inc.
181 Boston Post Road East
Marlborough, MA 01752
Order No. 21-1008354C

Locus:
181 Boston Post Road East (Route 20)
Marlborough, MA 01752
Assessors Map 29, Parcel 72

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Post Road Mobile Home Park and Sales, Inc., with a mailing address of 181 Boston Post Road East, Marlborough, 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 POST ROAD MOBILE HOME PARK AND SALES, INC.

DECISION ON A SPECIAL PERMIT ORDER NO. 21-1008354C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Post Road Mobile Home Park and Sales, Inc. (the "Applicant") to create a mobile home park by dividing a currently permitted mobile home park into two separate parks at 181 Boston Post Road East, Marlborough, MA as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Post Road Mobile Home Park and Sales, Inc. is a Massachusetts corporation with an address of 181 Boston Post Road East, Marlborough, MA 01752.
2. The Applicant is the owner of the property located at 181 Boston Post Road East, Marlborough, MA being shown as Parcel 29 on Assessors Map 72, including the portion shown as "Lot 2" on the Plan referenced below (the "Site").
3. In accordance with Article V, Section 650-17 and Section 650-18(A)(5), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to create a mobile home park on the Site by dividing a currently permitted mobile home park into two separate parks with the new mobile home park retaining ten (10) permitted mobile home sites (the "Use") as shown on the Plan referenced below.
4. The Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the proposed Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a detailed site plan entitled "Post Road Mobile Homes & Sales Inc." in Marlboro, Massachusetts, prepared by RJP Construction & Engineering, 21 Chapin St., Northborough, MA, dated May 10, 2021 (the "Plan") 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

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ORDERED:

7. The Site is located in the Business-B District.
8. The Site has an area of approximately 78,043 square feet as shown on Plan.
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, August 23, 2021. The hearing was closed on that date.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use.
12. At the public hearing, no members of the public spoke in opposition to the Use.

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, 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 create a mobile home park by dividing a currently permitted mobile home park into two separate parks, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. 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

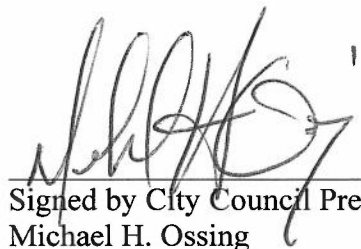
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ORDERED:

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 Zoning Ordinance and Site Plan Review Ordinance prior to undertaking the Use. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plan submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
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. 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

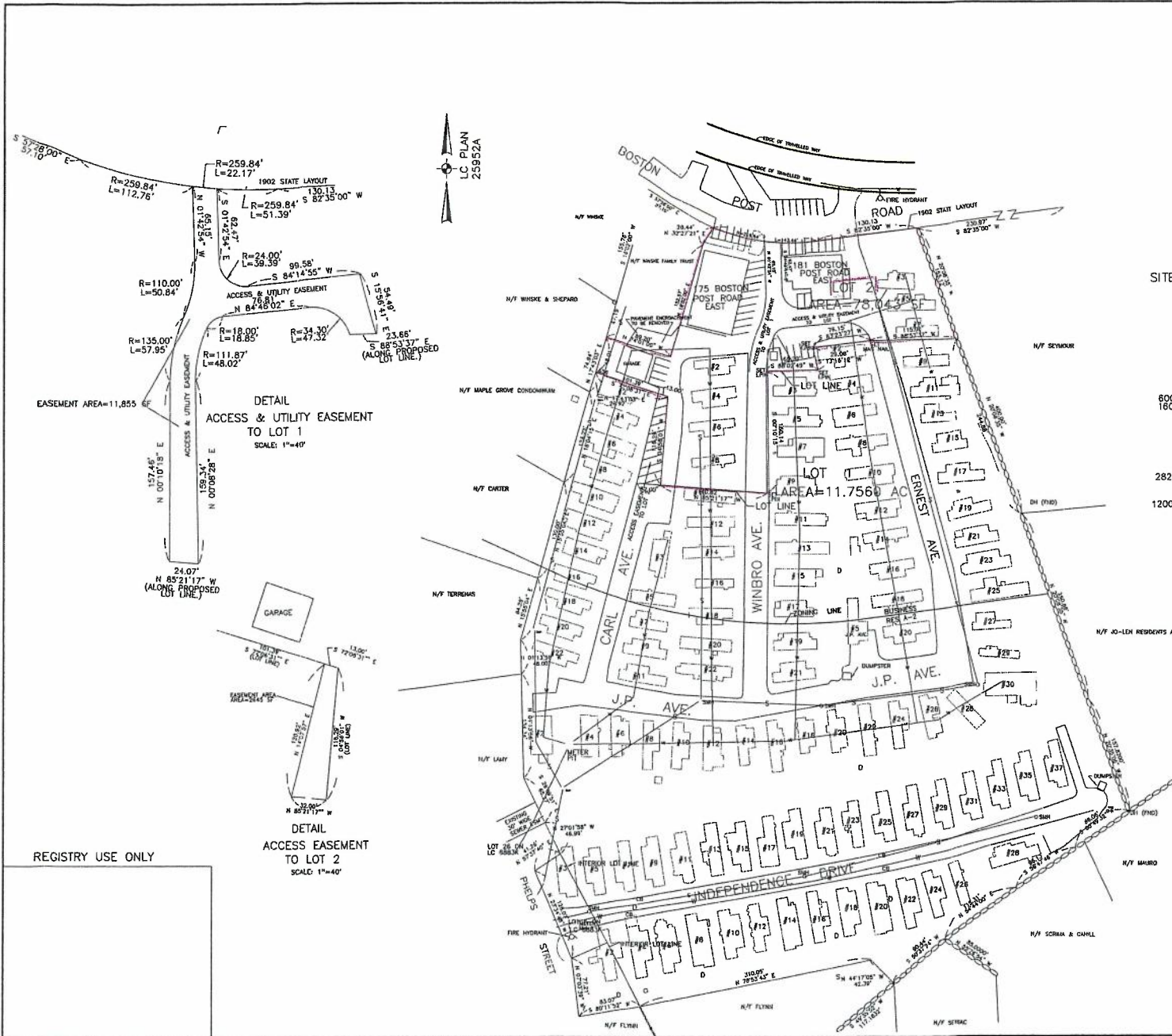
Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.


Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
21-1008354C

ATTACHMENT

A



NOTES:
 ROADS SHOWN WITHIN LOTS 1 AND 2 ARE PRIVATE AND SHALL BE MAINTAINED BY THE RESPECTIVE HOMEOWNERS ASSOCIATIONS.
 LOT LINES SHOWN ON THIS PLAN HAVE BEEN ENDORSED BY THE MARLBORO PLANNING BOARD ON MARCH 8, 2021.

SITE DATA - POST ROAD MOBILE HOME PARK & SALES INC.

LOT 2
 LOT AREA=1.7297 AC
 ZONING DISTRICT - BUS.
 LOT FRONTAGE - 273 FT
 TOTAL UNITS 7 EXISTING
 RESERVED FUTURE - 3
 TOTAL UNITS - 10
 LOT COVERAGE - 73%

175 BOSTON POST ROAD

6000 SF RETAIL - USE 50% HGT = 3000SF/250=12 SPACES REQ'D
 1600 SF OFFICE - 1600SF/250= 7 SPACES REQ'D
 TOTAL SPACES AVAIL - 26

181 BOSTON POST ROAD

2825 SF OFFICE - 2825/250=12 SPACES REQ'D

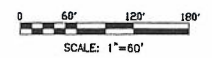
1200 SF RETAIL - TOTAL - 16 SPACES REQ'D
 TOTAL SPACES AVAIL - 26

DEED REFERENCES: BOOK 11,449 PG 675
 LOT 26 ON LC PLAN 6883K
 LOT 8 ON LC PLAN 6883F
 LOT 6 AND 26 ARE SHOWN FOR TITLE PURPOSES ONLY AND ARE INCLUDED IN THE AREA FOR LOT 1.

LOT 2 FRONTAGE = 273.57' ALONG BOSTON POST ROAD

NOTE: ZONING LINE SHOWN IS A 500' OFFSET LINE TO BOSTON POST ROAD

NOTE: SEWER AND WATER UTILITY LOCATIONS ARE BASED ON INFORMATION FURNISHED BY THE OWNER AND SHOULD BE VERIFIED IN THE FIELD.



" POST ROAD MOBILE HOMES & SALES INC."
 IN
MARLBORO, MASSACHUSETTS

OWNED BY: POST ROAD MOBILE HOMES & SALES INC.
 LOCATION: 181 BOSTON POST ROAD EAST & PHELPS ST.
 PREPARED BY: RJP CONSTRUCTION & ENGINEERING
 21 CHAPIN ST, NORTHBOROUGH, MA.
 DATE: MAY 10, 2021 SCALE: 1"=60'

REGISTRY USE ONLY