

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 MAR -3 P 2:17

1. UNFINISHED Minutes, City Council Meeting, February 22, 2016.
2. PUBLIC HEARING On the Proposed Zoning Amendment by adding a new Section to Chapter 650 §35, HOSPITALITY AND RECREATION MIXED USE OVERLAY DISTRICT, Order No. 16-1006443.
3. Communication from Mayor re: Amended Salary Schedule for Non-Union positions as recommended by the Finance Committee, Order No. 14/15/16-1006005A-1.
4. Communication from the Mayor re: Right of First Refusal – 421 Bolton St.
5. Communication from the Mayor re: West Hill Rd. Project.
6. Communication from the Planning Board re: Waters Edge Subdivision Correspondence from Legal Department.
7. Application for Special Permit, Q Café d/b/a Firefly's, 350 Main St., to expand outdoor patio/deck area; add small bar; add serving cooking kitchen; add acoustic music; add televisions; add games; add fire pit; and add outdoor heating. The capacity is to remain the same.
8. Application for LED Sign Permit, Marlborough Savings Bank, 71 Boston Post Rd. E. to erect an electronic message board below the existing Marlborough Savings Bank sign.
9. Application of Cynthia DesGrange, Hightech Signs, to display temporary mesh banners on the chain link construction fence at the future site of Talia Apartments, 155 Ames St.
10. Petition of MA Electric Company and Verizon New England, Inc. to relocate P5, P6-50, P7, P8, P10, P10-80, P11, P11-50 along Main St. between Main St. and Francis St. The City of Marlborough requests pole relocations to accommodate road improvement project.
11. Application for Junk Dealer/ Second Hand License, Rosiane Domar-Nelson, D'Mar Enterprises Inc., 181 Boston Post Rd.
12. Communication from MassDevelopment re: Consideration of Approval of Revenue Bond Financing for a Project by CIL Realty of MA.
13. Minutes, Planning Board, February 8, 2016.
14. Minutes, Conservation Commission, January 21, 2016.
15. Minutes, Board of Assessor's, February 17, 2016.
16. Minutes, Library Board of Trustees, February 2, 2016.
17. CLAIMS:
 - a. Steven Delory, 543 Bigelow St., residential mailbox claim 2(a).
 - b. Eileen Tupper, 159 Stearns Rd., residential mailbox claim 2(a).
 - c. Robert Levine, 32 Queensview Rd., residential mailbox claim 2(a).
 - d. Mariyn Glickman, 136 Taylor Rd., residential mailbox claim 2(b).

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

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.

From Finance Committee

18. **Order No. 14/15/16-1006005A-1 – Non Union Compensation Proposal and Proposed Job Title Changes.** The Finance Committee reviewed the Mayor’s letters dated October 30, 2014 and November 13, 2014 involving the updating of the salaries and compensation of several Department heads and non-union positions. The Finance Committee took the following actions:

The Finance Committee voted 4 – 0 to approve the salary ordinance as amended below:

- Change effective date for the salary schedule (Item B) to July 1, 2016.
- Delete the Fire Chief and Building Commissioner positions as these salary ordinances were approved last year.
- Change the following position titles in Item “E” back to their existing titles Chief of Staff to the Mayor to Executive Aide to the Mayor, Executive Assistant to the Mayor to the Executive Secretary to the Mayor and Executive Assistant to the City Council to City Council Research Assistant.
- The Mayor will adjust the step increases by 2% for FY16 and 2% for FY17 in the salary schedule to align with the current adjustments recently approved by the City Council.

The Finance Committee voted 4 – 0 to approve the following changes to the City Council and Mayor salaries effective January 1, 2018:

- City Council - \$10,000.00.
- Mayor - \$100,000.00.

19. **Order No. 14/15/16-1006005B-2 - The Finance Committee voted 4 – 0 to approve the order to revise the “Use of Sick Leave” section 125-27 to “not exceed the amount of \$5,000.00.”**

At a regular meeting of the Marlborough City Council held on Monday, February 22, 2016 at 8:00 PM in the City Council Chambers, City Hall, the following proposed amendment to the Code of the City of Marlborough, “**USE OF SICK LEAVE ORDINANCE**” having been read was **ORDERED ADVERTISED UNDER SUSPENSION OF THE RULES:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, ACTING UPON A RECOMMENDATION OF THE MAYOR, THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

Section 125-27, entitled “Use of sick leave” is hereby amended by deleting paragraph C in its entirety and inserting in place thereof the following new paragraph C:

- C. Upon the termination of employment of a non-union employee, except where the termination is by the City for cause, or upon the death of a non-union employee, the City shall pay to said employee or said employee’s beneficiary or estate, whichever is applicable, the value of the employee’s accumulated and unused sick leave, not to exceed the amount of \$5,000.00.

ADVERTISEMENT TOOK PLACE ON FEBRUARY 28, 2016 THEREFORE CAN NOT BE FURTHER ADDRESSED UNTIL THE MARCH 21, 2016 CITY COUNCIL MEETING AS THE ADVERTISEMENT COULD NOT HAVE BEEN PUBLISHED IN TIME TO COMPLY WITH TEN DAY PERIOD PRIOR TO THE MARCH 7, 2016 CITY COUNCIL MEETING.



IN CITY COUNCIL

Marlborough, Mass., ~~_____~~ FEBRUARY 8, 2016
~~_____~~ PAGE 1

ORDERED:

Be it ordained by the City Council of the City of Marlborough that the Code of the City of Marlborough, as most recently amended, be further amended by adding a new Section 650-35 as follows:

ARTICLE VI

§650-35 – HOSPITALITY AND RECREATION MIXED USE OVERLAY DISTRICT

A. Purpose and Objectives

- (1) The Hospitality and Recreation Mixed Use Overlay District (herein, also a "HRMUOD") allows the application of supplemental land use controls within the boundaries of a certain overlay district, subject to City Council approval (hereinafter any reference to City approval shall be deemed to mean approval by the City Council) as an alternative to land use controls that exist in the underlying district(s). The establishment goals of the Hospitality and Recreation Mixed Used Overlay District are to enhance land use development and encourage desired growth patterns for the benefit of the public health, safety and welfare, by promoting integrated, pedestrian friendly, mixed use development to allow for the development of housing, retail and workplaces within close proximity of each other consistent with the stated economic development objectives of the City (collectively, herein "Mixed Use Developments" or "MUD").
- (2) For the purposes of this section, the HRMUOD shall be superimposed on the other districts existing at the time that any land in any said underlying district is also included in the HRMUOD. The HRMUOD district is located on the southerly side of Boston Post Road West (Route 20) to the west of Glenn Street to Ames Street, containing approximately 43.6 acres as indicated on the City Zoning Map and more particularly described in Exhibit "A" annexed hereto and incorporated by reference herein.



IN CITY COUNCIL

Marlborough, Mass., ~~_____~~ FEBRUARY 8, 2016
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ORDERED:

- (3) For the purposes of the Zoning Ordinance, a "Mixed Use Development" or "MUD" shall include any eligible use set forth in Section E, below, which may be commingled into a single structure or structures with other eligible uses or may be located in separate structures on the site subject to any restrictions and/or limitations set forth in the Development Agreement described in Section C(2) below. Accordingly, Mixed Use Developments shall benefit the public health, safety and welfare, through the sharing of parking lots and driveway curb cuts, to minimize the amount of impervious paved parking areas, to reduce traffic congestion, to reduce automobile trips, and accordingly to improve air quality.

B. Authority of Permit Granting Authority

- (1) The City Council shall be the Permit Granting Authority for Special Permit Approval in the HRMUOD where applicable. In all instances, a development which proceeds under the HRMUOD overlay is subject to Site Plan Approval in accordance §270-2 of the Marlborough City Code, with the exception that the City Council shall be the Permit Granting Authority for Special Permit, where applicable, and Site Plan Approval in the HRMUOD.
- (2) The City Council may elect to vary the dimensional and parking requirements of this Section by Site Plan Approval if, in their opinion, such change shall result in an improved project and will not nullify or substantially derogate from the intent or purpose of this section. This authority continues subsequent to occupancy.

C. Master Concept Plan

- (1) The property owner/developer of the HRMUOD shall, prior to or simultaneously with, the first application for approval of a site plan and/or special permit, where applicable, for the HRMUOD, file the following with the City Council for approval:



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ORDERED:

- (a) A Master Concept Plan (“Master Plan”) which shall in a general manner show:
 - (i) The location and areas of proposed development;
 - (ii) Proposed open space (usable or natural);
 - (iii) Proposed site access curb cuts off of Boston Post Road West; and
 - (iv) Proposed building “envelope(s)” where construction is anticipated to occur (excluding internal site driveways).

- (b) A table showing approximate acres and calculations of the following:
 - (i) Total land area of each development area (building envelope area);
 - (ii) Total development limitations, if any, of uses in any developable area;
 - (iii) Total maximum development (square footage/use limitations); and
 - (iv) Approximate number of parking spaces for the entire HRMUOD District.

The Master Plan shall be approved by a super majority (2/3) vote of the City Council at a public meeting and shall thereafter become the general development plan governing development at the HRMUOD. The Master Plan may be amended from time to time by a super majority vote (2/3) of the City Council by application from the property owner/developer to reflect changing development conditions.



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ORDERED:

- (2) A Development Agreement in recordable form binding upon the developer/property owner. The Development Agreement shall be approved by a super majority (2/3) vote of the City Council prior to the issuances of the first permit/site plan approval for development within the HRMUOD, which shall contain, without limitation:
- (a) Required mitigation (including traffic demand management initiatives), to address the impacts arising out of the use and occupancy of the proposed project, or if at the time of execution such impacts are not known, the methodology for assessing and addressing such impacts as the development of the HRMUOD progresses.
 - (b) Restrictions on development areas and such other development limitations as may be agreed upon.
 - (c) Proposed phasing of the development of the HRMUOD.
 - (d) Obligations with respect to pedestrian and vehicular interconnectivity within the HRMUOD to facilitate pedestrian access and parking efficiencies.
 - (e) The authority of the City Council to retain the necessary professionals to assist in their review of development applications.

The Development Agreement shall govern the implementation of the Master Plan and development at the HRMUOD.



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~~_____~~ PAGE 5

ORDERED:

D. Exclusivity/Control

Except as specifically provided herein, uses and provisions of Article V of Chapter 650 (Zoning) relating to the underlying zoning district not otherwise impacted by this Section (§650-33 et. seq.) shall continue to remain in full force and effect, provided however that the City Council shall be the Special Permit Granting and Site Plan Approval Authority, if applicable. This Section (§650-35 et. seq.) of the Zoning Ordinance exclusively controls the establishment, development, and design of any MUD undertaken in the HRMUOD and supersedes any other provision of the Zoning Ordinance (except the provisions of the Water Supply Protection District, provided that the maximum total impervious surface coverage for the HRMUOD shall be 60% calculated on the entire land area of the HRMUOD and not on an individual lot basis). In the event of any conflict between the provisions of this Section (§650-35 et. seq.) and any other provision of the Zoning Ordinance, the provisions of this Section shall govern and control.

E. Eligible Uses

Except as specifically set forth below, all uses permitted in the Business B and Limited Industrial Districts either as of right or by special permit in accordance with §650-17 of the Zoning Ordinance are permitted in the HRMUOD. If a use requires a special permit under §650-17, Table of Use Regulations, such use shall continue to require a special permit under this Section.

(1) The following additional uses are also permitted BY-RIGHT in the HRMUOD:

- (a) Medical office and diagnostic medical laboratories appurtenant to offices of physicians, optometrists, dentists, and other medical professionals
- (b) Retail sales and services – up to 75,000 square feet of gross floor area per establishment
- (c) Hotels and motels
- (d) Hotels with conference facilities and commercial uses



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ORDERED:

- (e) Public or Private commercial establishment, indoor/outdoor commercial recreation, recreation grounds, movie theatres or places of amusement
 - (f) Mixed Use, offices
 - (g) Consumer service establishments complimentary to the other principal uses at the property
 - (g) Restaurant, café with or without table service (including outside seating and service) with or without drive-thru, provided that said facilities have no dedicated driveway with a curb cut on a public way
 - (h) Health, sports and fitness clubs (indoor and/or outdoor) and related facilities
 - (i) Self-service laundry
 - (j) Dry Cleaning (pick up and drop off only)
 - (k) Car Washes
 - (l) Drive through facilities associated with retail (e.g. banks; pharmacies) and food services, provided that said facilities have no dedicated driveway with a curb cut on a public way
 - (m) Veterinary Hospitals
 - (n) Assisted Living
- (2) The following additional uses are also permitted BY-SPECIAL PERMIT in the HRMUOD:
- (a) Multifamily dwelling (non-age restricted)
 - (b) Multifamily Dwelling for Senior Housing/Age Restricted Housing (55+)



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ORDERED:

- (c) Drive through facilities associated with retail (e.g. banks; pharmacies) and food services, having a dedicated driveway with a curb cut on a public way
- (3) The foregoing Sections notwithstanding, the uses set forth as follows are expressly PROHIBITED in the HRMUOD:
- (a) Adult entertainment, including an adult bookstore, adult video store, adult paraphernalia store, adult movie theatre, or adult live entertainment establishment
 - (b) Tattoo and body piercing parlors and shops
 - (c) Dye Works
 - (d) Biosafety Level 4 laboratories, as defined by the United States Center for Disease Control and Prevention
 - (e) Establishments for construction in such services as, but not limited to, building, building maintenance, plumbing, landscaping, electrical, masonry, carpentry, well drilling
 - (f) Electroplating, metal finishing
 - (g) Hazardous and toxic chemical manufacturing
 - (h) Trucking terminal and distribution center
 - (i) Automotive sales
 - (j) Retail gasoline, oil and lubrication stations
 - (k) Commercial bakeries
 - (l) On site sales and rental of heavy machinery and vehicles
 - (m) Any activity or use directly or indirectly involving, without limitation, the dispensing, use, sale, growing, storage or transportation of medical marijuana, including any medical marijuana treatment center



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ORDERED:

- (n) Any on-site facility or clinic devoted to the treatment of substance addiction, including any narcotic detoxification and/or maintenance facility.

F. Dimensional Requirements

The HRMUOD shall be subject to the dimensional standards in accordance with Article VII of the Marlborough Zoning Ordinance with the following exceptions:

- (1) The HRMUOD shall consist of one or more lots. There is no minimum acreage requirement for a lot to be a part of the Hospitality and Recreation Mixed Use Overlay District.
- (2) Minimum Lot Frontage measurement shall be no less than fifty (50) feet for any lot wholly located within the boundaries of the HRMUOD.
- (3) Minimum Front Yard measurement shall be no less than twenty (20) feet for any lot wholly located within boundaries of a HRMUOD.
- (4) Maximum building height in HRMUOD shall not exceed 80 feet.
- (5) Maximum Lot Coverage shall be calculated on the entire land area of the HRMUOD and not on an individual lot basis, and shall not exceed 80 percent of the total area of the HRMUOD.
- (6) Notwithstanding anything contained herein to the contrary, there shall be no setback requirements or planting strips required as to internal lot lines within the HRMUOD.

G. Parking, Curb Cut and Landscaping Requirements.

Except as otherwise provided in this section, parking and circulation requirements shall conform with the provisions of §650-47, §650-48 and §650-49 of the Zoning Ordinance.



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~~_____~~ PAGE 10

ORDERED:

H. Signage

Signs allowed in the HRMUOD Zoning District. The following signs are allowed in the HRMUOD district.

1. A maximum of two (2) wall signs, individual letter signs, logo signs or projecting signs affixed to a building for each store, business or tenant. No sign shall project above the highest line of the roof, parapet or building. Each wall sign, individual letter sign, or roof sign shall not exceed an area of 2.5 square feet for each linear foot of the storefront, business front or occupied tenant space for each applicable business or tenant advertised. In the event that a storefront, business front or occupied tenant space occupies more than one front of a building, the longest front shall be utilized to calculate the total area per wall sign, individual letter sign, logo sign or projecting sign (up to a maximum of two (2)). The total area as calculated herein shall be the applicable maximum area for each sign and not split between the two.
2. Projecting signs shall not project more than 6 feet from the building.
3. Illumination, including internal illumination with translucent faces, shall be permitted for wall signs, individual letter signs, logo signs or projecting signs provided under this section.
4. Any business, tenant, or storefront may divide any allowed exterior sign(s) affixed to a wall of the building, to which it is entitled or hereinabove provided, into separate signs affixed to and parallel to such wall provided however that the aggregate area of the separate signs shall not exceed the maximum area allowed under this section for a single exterior sign on the same front.
5. A lot in an HRMUOD Zoning District shall be allowed one free standing pole, ground or pylon sign for every 350 linear feet of cumulative frontage on a street or way, provided that each freestanding sign shall be subject to the following dimensional and lighting requirements:
 - a. The total allowed illuminated cabinet square feet of signage shall not exceed 200 s.f. per side, per free standing sign, exclusive of any electronic messaging board as provided in subsection (e) herein and exclusive of any sign embellishments, structure and address panels located thereon;



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ORDERED:

- b. The height of any freestanding sign shall not exceed thirty (30) feet from the ground measured directly at the sign base;
 - c. No freestanding sign shall be located closer than five (5) feet from any property line provided that there shall be no setback requirements to interior lot lines within the HRMUOD;
 - d. Signs, logos or cabinets may be either externally illuminated or internally illuminated with translucent or transparent faces;
 - e. Electronic Messaging Boards may be included on any freestanding sign provided that the Municipality shall be entitled to 7 hours per week of messaging content during regular business hours for each electronic messaging board provided, provided that there shall be no more than one electronic messaging board per freestanding sign. Full color messages shall be permitted on any electronic messaging board and message content may change at intervals to be determined by the property owner but in no event more frequently than once every ten (10) seconds.
6. During construction, one free standing pole, ground or pylon sign per 500 linear feet of cumulative frontage on a street or way, or wall sign where applicable, may be erected or installed advertising the rental, lease or sale of the premises, or portions thereof provided that said signs shall be removed within seven (7) days of the rental, lease or sale of the premises (or applicable portions thereof).
 7. The City Council may elect to vary the requirements of this Section during the Site Plan Approval process if, in their opinion, such change shall result in an improved project and will not nullify or substantially derogate from the intent or purpose of this section.

I. Application

- (1) Special Permits - An application for a Special Permit for a use in the Mixed Use Development in the HRMUOD shall comply with the requirements of §650-59 et. seq. of the Zoning Ordinance.



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ORDERED:

L. Amendments

After approval, the owner/developer may seek amendments to the approved permits. Minor amendments to a Special Permit may be granted by a super majority (2/3) vote of the City Council Major amendments to a Site Plan Approval may be granted by a majority vote of the City Council, and minor amendments to a Site Plan Approval may be granted by the Building Commissioner. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment to a Special Permit is deemed to be a major amendment or a minor one. In general, a minor modification shall not produce more than a material increase in the scale of a project nor produce more than a material increase in impact on City services, the environment or the neighborhood. A modification shall be considered Minor in all cases if its effect does not result in a ten (10%) percent variation from the applicable approval. If it is determined that revisions to a Special Permit are not minor, per Section 650-59 of the Zoning Ordinance, an application for a revised Special Permit shall be filed, and a public hearing shall be held in the same manner as required for a new application, subject to the fee schedule under Subsection C(3)(f) of Section 650-59. Major amendments to a Site Plan Approval shall not require a public hearing.



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Marlborough, Mass., FEBRUARY 8, 2016
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ORDERED:

EXHIBIT A

Assessors Map 78, Parcel 12

Assessors Map 78, Parcel 14

Assessors Map 78, Parcel 38

Assessors Map 78, Parcel 39

Assessors Map 89, Parcel 77

Be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD,
AND ADVERTISE PUBLIC HEARING FOR MONDAY, MARCH 7, 2016**

ADOPTED

ORDER NO. 16-1006443



City of Marlborough

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Office of the Mayor

140 Main Street

2016 MAR -3 A 11:00
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610

Arthur G. Vigeant
MAYOR

Nicholas J. Milano
EXECUTIVE AIDE

Patriela Bernard
EXECUTIVE SECRETARY

March 3, 2016

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Updated Salary Ordinance

Honorable President Clancy and Councilors:

Enclosed for your review and approval is an updated salary ordinance that reflects the amendments requested by the Finance Committee at its meeting on February 9, 2016.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Arthur G. Vigeant
Mayor

Enclosure

ORDERED:

Be it ordained by the City Council of the City of Marlborough, acting upon a recommendation of the Mayor, that the Code of the City of Marlborough (hereinafter, the "City Code"), as amended, be further amended by amending in Chapter 125, entitled "Personnel," Section 6, entitled "Compensation Schedule," as follows:

- A. Section 6 is hereby retitled "Salary Schedule"
- B. This salary schedule shall take effect July 1, 2016.
- C. Any new hires to the positions listed below who are appointed to their position will begin at Step 1.
- D. The Mayor shall have the authority and discretion to waive any two steps of the salary schedule for all positions, subject to available appropriation.
- E. The positions of City Solicitor, Executive Aide to the Mayor, Executive Secretary to the Mayor, and Secretary/Research Assistant to the City Council, as at-will employees, shall be compensated reasonably in any amount up to but not to exceed their Step 7 Maximum.
- F. As allowed under Massachusetts General Law Chapter 41, Section 108O, the positions of Police Chief and Fire Chief are eligible to receive employment contracts provided that their total compensation, including but not limited to salary, stipends and educational incentives does not exceed their Step 7 Maximum.

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7 / Max
	<i>Start</i>	<i>6 months of service</i>	<i>1 year of service</i>	<i>2 yrs. of service</i>	<i>3 yrs. of service</i>	<i>4 yrs. of service</i>	<i>5 yrs. of service</i>
Comptroller - Treasurer	\$109,014	\$111,194	\$113,418	\$115,686	\$118,000	\$120,360	\$122,767
Police Chief	-	-	-	-	-	-	\$166,464
Human Resources Director	\$87,765	\$89,521	\$91,311	\$93,137	\$95,000	\$96,900	\$98,838
City Auditor	\$89,613	\$91,405	\$93,234	\$95,098	\$97,000	\$98,940	\$100,919
City Solicitor	-	-	-	-	-	-	\$117,565
City Clerk	\$81,298	\$82,924	\$84,583	\$86,274	\$88,000	\$89,760	\$91,555
Executive Aide to the Mayor and Secretary/Research Assistant to the City Council	-	-	-	-	-	-	\$68,666
Executive Secretary to the Mayor	-	-	-	-	-	-	\$53,009
Assistant City Solicitor	\$82,125	\$83,767	\$85,443	\$87,152	\$88,895	\$90,673	\$92,486
Chief Procurement Officer	\$76,679	\$78,213	\$79,777	\$81,372	\$83,000	\$84,660	\$86,353
Library Director	\$91,461	\$93,290	\$95,156	\$97,059	\$99,000	\$100,980	\$103,000
Paralegal	\$40,335	\$41,142	\$41,965	\$42,804	\$43,660	\$44,533	\$45,424
Assistant Recreation Director	\$57,279	\$58,424	\$59,593	\$60,785	\$62,000	\$63,240	\$64,505
Senior Clerk (nonunion)	\$40,335	\$41,142	\$41,965	\$42,804	\$43,660	\$44,533	\$45,424

G. Any changes to the salary of the Mayor and City Council shall not take effect until January 1, 2018.

Position	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7 / Max
	<i>Start</i>	<i>6 months of service</i>	<i>1 year of service</i>	<i>2 yrs. of service</i>	<i>3 yrs. of service</i>	<i>4 yrs. of service</i>	<i>5 yrs. of service</i>
Mayor							\$100,000
City Council							\$10,000

ADOPTED
In City Council
Order No. 16-

Adopted

Approved by Mayor
Arthur G. Vigeant
Date:

A TRUE COPY
ATTEST:



RECEIVED
CLERK'S OFFICE
OF MARLBOROUGH

MAR - 3 A 10: 59

City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610

Arthur G. Vigeant
MAYOR

Nicholas J. Allano
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

March 3, 2016

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Right of First Refusal – 421 Bolton Street

Honorable President Clancy and Councilors:

The City of Marlborough is in receipt of the Notice of Intent, dated January 26, 2016, of the purchase offer to buy land located at 421 Bolton Street. As provided in the attached letter, Assistant City Solicitor Cynthia Panagore Griffin has determined that the purchase offer constitutes a bona fide offer to purchase within the meaning of M.G.L. c. 61, § 8.

Pursuant to M.G.L. c. 61, § 8, the City has 120 days to exercise its right of first refusal to meet the purchase offer. I intend to inform the parties to the purchase offer that the City will not exercise its right of first refusal.

I have also attached a map of 421 Bolton Street, which is comprised of Parcels 13 and 14 on Assessors' Map 30, and the surrounding area. As you can see from the map, a City sewer line bisects the two parcels comprising the property. In order to construct the assisted living facility proposed by the purchase offer, the purchaser will need to seek a zoning amendment and it will need to negotiate with the City to acquire rights over the sewer line.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Legal Department

140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752
TEL. (508) 460-3771 FACSIMILE (508) 460-3698 TDD (508) 460-3610
LEGAL@MARLBOROUGH-MA.GOV

DONALD V. RIDER, JR.
CITY SOLICITOR

CYNTHIA M. PANAGORE GRIFFIN
ASSISTANT CITY SOLICITOR

ELLEN M. STAVROPOULOS
PARALEGAL

February 26, 2016

William F. Brewin, Jr.
Attorney and Counsellor At Law
277 Main Street
Marlborough, MA 01752

RE: Notice Of Intent Pursuant To M.G.L. c. 61, § 8 To Sell Forested Land
421 Bolton Street, Marlborough, MA / Assessors Map 30-13 and 30-14

Dear Attorney Brewin:

The City of Marlborough is in receipt of the Notice of Intent, dated January 28, 2016, regarding the above captioned matter. As provided in the Purchase and Sale Agreement, BSL Marlborough Development LLC intends to purchase the property at 421 Bolton Street for the purposes of constructing an assisted living facility. Although an assisted living facility is not an allowed use in the A-2 zoning district in which the property is located, the purchase offer is not dependent upon potential changes to current zoning.

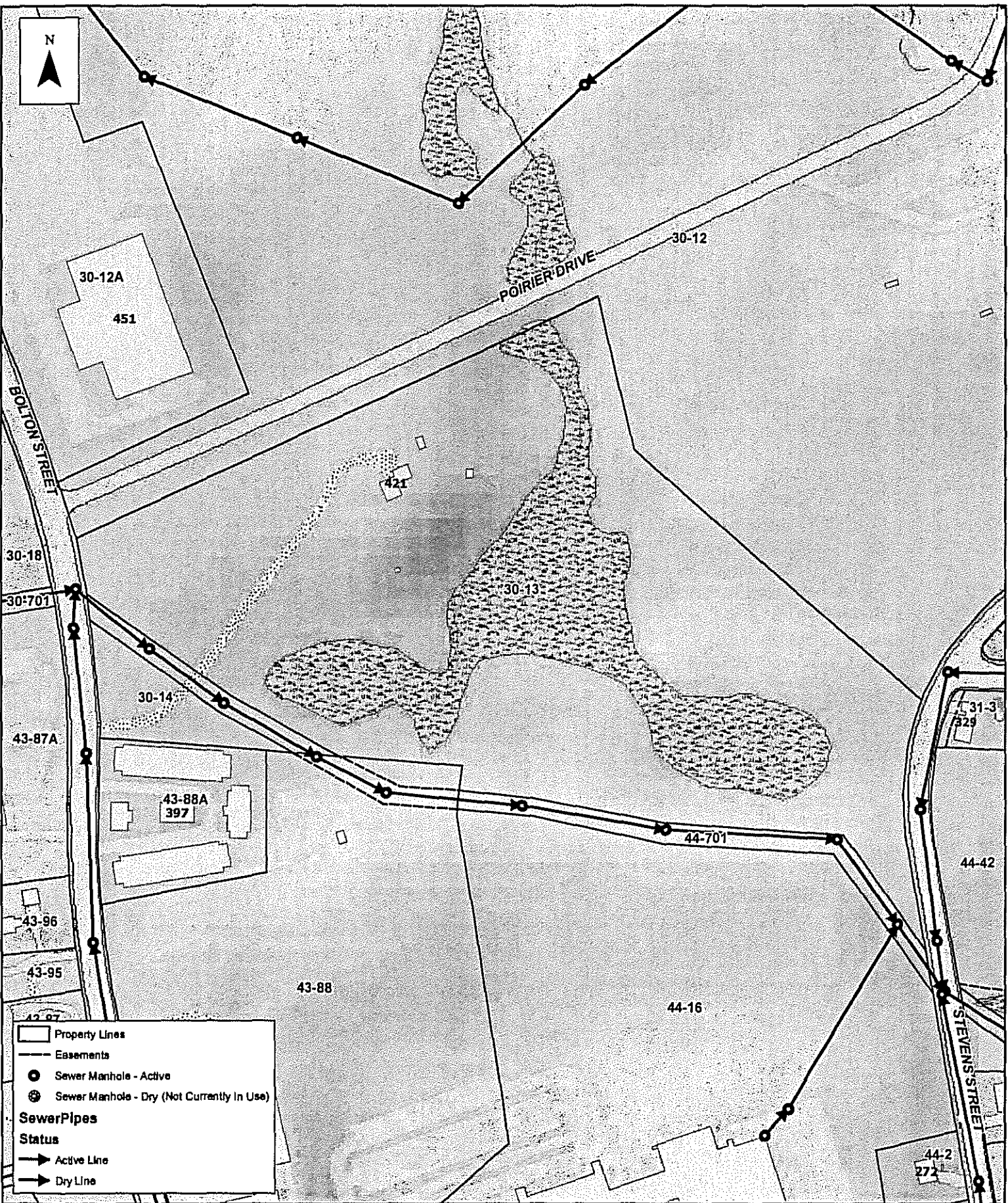
Accordingly, the purchase offer is sufficient within the meaning of M.G.L. c. 61, § 8. Within 120 days of its receipt of the Notice of Intent, the City will evaluate its option to exercise its right of first refusal, and will notify you of its decision.

Thank you for your attention to this matter.

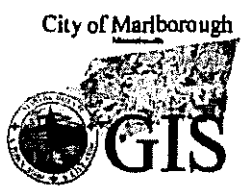
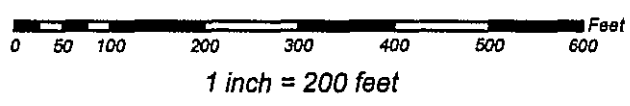
Very truly yours,

Cynthia M. Panagore Griffin
Assistant City Solicitor

Cc: Arthur G. Vigeant, Mayor
City Council
Assessors' Office
Planning Board
Conservation Commission



421 Bolton Street





City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610

Arthur G. Vigeant
MAYOR

Nicholas F. Milano
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

March 3, 2016

City Council President Edward J. Clancy
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: West Hill Road Project

Honorable President Clancy and Councilors:

In my capital bond request that the City Council approved earlier this year, I included \$2.1 million for the reconstruction of West Hill Road. As you are aware, West Hill Road residents and abutters have raised a number of concerns with the project over the past few months, most recently at a neighborhood meeting last night in City Hall.

Like many streets in the City, West Hill Road is in need of reconstruction. While the Department of Public Works reviews the comments and concerns of the residents, I believe it is necessary to avoid any further delay in doing much-needed infrastructure projects on other streets across the City.

I have asked Commissioner of Public Works John Ghiloni and his staff to identify other street construction projects in the City that can be completed with the funds previously identified for West Hill Road and I will follow up with an update for the City Council.

Hopefully, prior to my next capital bond request, these issues will be resolved and we will be able to move forward with a project at West Hill Road.

If you have any questions or concerns, please do not hesitate to contact me or Commissioner Ghiloni.

Sincerely,

Arthur G. Vigeant
Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2016 MAR -3 A 11:33

City of Marlborough
Commonwealth of Massachusetts

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 FEB 26 A 11:30



PLANNING BOARD

Barbara L. Fenby, Chair
Colleen M. Hughes
Philip J. Hodge
Edward F. Coveney
Sean N. Fay
Shawn McCarthy
Brian DuPont

February 26, 2016

Melissa Peltier - Secretary
Phone: (508) 460-3769
Fax: (508) 460-3736
Email: MlIrish@marlborough-ma.gov

City Council President Edward Clancy
140 Main Street
Marlborough, MA 01752

Dear President Clancy:

RE: Waters Edge Subdivision Correspondence from Legal Department

At the Planning Board meeting February 8, 2016, the Board took the following action on correspondence received from the Legal Department regarding the Waters Edge Subdivision:

Mr. DuPont read the correspondence from City Solicitor Rider into the record. On a motion made by Mr. Coveney, seconded by Mr. DuPont, it was voted to accept the correspondence and place it on file.

On a motion made by Mr. Fay, seconded by Mr. DuPont, it was voted to forward a letter to the City Council urging acceptance per Solicitor Rider's correspondence pending proof of taxes being paid up to date. Motion carried.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,


Barbara L Fenby
Planning Board Chairperson

cc: Legal Department
encl: Tax Receipts

02/10/2016 15:40
6876coll

CITY OF MARLBOROUGH
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 0018-0141

LOCATION: STEVENS ST

PAID

CURRENT OWNER:

ANSARI A A FAROOQ TR
WATERS EDGE REALTY TRUST
6 EDGEWOOD RD
WESTBORO MA 01581

CURRENT STATUS:

ACRES: 1.310
LAND VALUATION: 7,900
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION : 7,900

FEB 10 2016

CITY OF MARLBOROUGH

LEGAL DESCRIPTION:

CASH CK 26865
X3

DEED DATE: 03/19/1998 BOOK/PAGE: 28328/134

INTEREST DATE: 02/10/2016

YEAR	TYPE	BILL INST CHARGE	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2016	RE-R	350				
1	RES RE TAX		27.46	27.46	2.01	29.47
2	RES RE TAX		27.46	27.46	1.05	28.51
3	RES RE TAX		33.14	33.14	.11	33.25
4	RES RE TAX		33.13	33.13	.00	33.13
			121.19	121.19	3.17	124.36
GRAND TOTALS			121.19	121.19	3.17	124.36

91.23 (circled)

02/10/2016 15:40
6876coll

CITY OF MARLBOROUGH
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 0018-0093

LOCATION: STEVENS ST

PAID

CURRENT OWNER:

ANSARI A A FAROOQ TR
WATERS EDGE REALTY TRUST
6 EDGEWOOD RD
WESTBORO MA 01581

CURRENT STATUS:

ACRES: 7.470
LAND VALUATION: 31,300
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION : 31,300

FEB 10 2016

CITY OF MARLBOROUGH

LEGAL DESCRIPTION:

CASH CK 26865
X3

DEED DATE: 03/19/1998 BOOK/PAGE: 28328/144

INTEREST DATE: 02/10/2016

YEAR	TYPE	BILL INST CHARGE	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2016	RE-R	348				
	1	RES RE TAX	35.94	35.94	2.63	38.57
	2	RES RE TAX	35.94	35.94	1.38	37.32
	3	RES RE TAX	204.13	204.13	.70	204.83
	4	RES RE TAX	204.13	204.13	.00	204.13
			480.14	480.14	4.71	484.85
GRAND TOTALS			480.14	480.14	4.71	484.85

280.72
38.57

02/10/2016 15:40
6876coll

CITY OF MARLBOROUGH
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 0018-0175

LOCATION: STEVENS ST

PAID

CURRENT OWNER:

ANSARI A A FAROOQ TR
WATERS EDGE REALTY TRUST
6 EDGEWOOD RD
WESTBORO MA 01581

CURRENT STATUS:

ACRES: 1.760
LAND VALUATION: 10,600
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION: 10,600

FEB 10 2016

CITY OF MARLBOROUGH

LEGAL DESCRIPTION:

CASH CK 26865
X3

DEED DATE: 03/19/1998 BOOK/PAGE: 28328/134

INTEREST DATE: 02/10/2016

YEAR	TYPE	BILL INST CHARGE	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2016	RE-R	349				
	1	RES RE TAX	28.27	28.27	2.07	30.34
	2	RES RE TAX	28.27	28.27	1.08	29.35
	3	RES RE TAX	53.03	53.03	.18	53.21
	4	RES RE TAX	53.03	53.03	.00	53.03
			162.60	162.60	3.33	165.93
GRAND TOTALS			162.60	162.60	3.33	165.93

112.90 (circled)

**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:

O Cafe, LLC d/b/a Firefly's; 350 East Main Street, Marlborough, MA 01752

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

Map: 58 Parcel: 42

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

Commonwealth Club, LLC

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.) Lessee

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

Article VIII Section 650-59 Paragraph A Sub-paragraph 1

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


B-Business

7. Specific reason(s) for seeking Special Permit

Expand outdoor patio/deck area; add small bar; add serving/cooking kitchen [no washing, no prep, no grease trap - hand sinks only]; add acoustic music; add televisions; add games (i.e. bumper pool/comhole); add fire pit; add outdoor heating; capacity is to remain the same.

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

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.

α 
Signature of Petitioner or Applicant

Address: 350 East Main Street

Marlborough, MA 01752

Telephone No. (508) 277-9672

Date: 3/3/14
City Clerk's Office

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

Q Cafe, LLC d/b/a Firefly's BBQ

(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**)

See attached Certified Abutter List.

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Q Cafe, LLC Address: 350 East Main Street, Marlborough

Project Name: Patio Expansion Address: 350 East Main Street, Marlborough

1. PROPOSED USE: (describe) Amend Special Permit: Expand outdoor patio/deck area; add small bar; add serving/cooking kitchen [no washing, no prep, no grease trap - hand sinks only]; add acoustic music; add televisions; add games (i.e. bumper pool/cornhole); add fire pit; add outdoor heating; capacity is to remain the same.

2. EXPANSION OR NEW: Expansion - Outside Patio

3. SIZE: floor area sq. ft. 2740 1st floor 2740 all floors 2746

buildings 1 # stories 1 lot area (s.f.) 94,090 sq. ft.

4. LOT COVERAGE: 54.6 %Landscaped area: 45.4 %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 125 Peak period: 260

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 45 Peak period: 80

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

2- 8:00 A.M.-3:00 P.M. M-F

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

8. NOISE:

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

Should remain the same - possibly slight increase.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. People (guests)

Background or acoustical music.

9. AIR: What sources of potential air pollution will exist at the development?

Kitchen Exhaust (minimum)

10. WATER AND SEWER: Describe any unusual generation of waste.

Just water waste - NO GREASE

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? None.

***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: _____

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Q Cafe, LLC

Project Use Summary: Expansion of existing deck

Project Street Address: 350 East Main Street, Marlborough, MA 01752

Plate: 58 Parcel: 42

Applicant/Developer Name: Janez Design

Plan Date: 03/02/2016 Revision Date: _____

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,

Robert Camacho

Interim Building Commissioner

**Application Fee to submit to
City Clerk's office**

500.00

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
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.

3 SETS	OFFICE OF THE CITY CLERK	✓
1 SET	POLICE CHIEF	✓
1 SET	FIRE CHIEF	✓
1 SET	CITY ENGINEER	✓
1 SET	CITY PLANNER	✓
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED)	✓
1 SET	BUILDING INSPECTOR	✓
12 SETS	OFFICE OF THE CITY COUNCIL	✓

Lisa M. Thomas

Signature

03.02.16

Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
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

O Cafe, LLC d/b/a Firefly's BBO (Lessee)

Owner Name/Officer Name of LLC or Corporation

Miles Gilbert, Manager, Commonwealth Club, LLC

Owner/Officer Complete Address and Telephone Number

350 East Main Street, Marlborough, MA 01752

(508) 357- 8 883

Signature of Applicant

α 

Attorney on behalf of Applicant, if applicable

Christopher M. Flood, 14 Winthrop Street, Marlborough, MA 01752

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


Tax Collector



City of Marlborough

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

MARLBOROUGH CITY COUNCIL

2016 MAR -2 P 2:48

LED SIGN PERMIT APPLICATION TO MARLBOROUGH CITY COUNCIL

LED SIGN SPECIAL PERMIT

INSTRUCTIONS: This application must be filled out and submitted to the City Council. Applicant must attach to this application a copy of the Building Commissioner's decision detailing the requirements and reason for City Council action. This application form must be signed by the applicant or his authorized agent (and the owner of the property if the owner is not the applicant) prior to submittal to the City Council.

1. Location of the property where sign is located: Street and Number:

71 Boston Post Rd EAST

2. What other signs exist on the property (type, size, location):

Main Free Standing Sign 5'x10' with 2'5" x 5'2" Drive up ATM Sign

3. Are there other signs on the property of similar type to what is requested in the LED Sign Permit Application? If so, please state size and location.

NO

4. Names of business or activity applying for sign:

Marlborough Savings Bank

5. Applicant:

Joseph H Buchholz Jr of NESG dba Kay Gee Signs + Graphics

Street/City/Zip Code:

200 South bridge ST

Auburn MA 01501

6. Building Owner:

Marlborough Savings Bank
Street/City/Zip Code:
81 Granger Blvd
Marlborough MA

7. Contact Information. Please provide an E-mail address as well as Business and Mobile telephone numbers.

Building Owner.

E-mail: tinormant@marlboroughsavings.com Business: 508 460-4116 Mobile: _____

Agent/Owner of Business where sign will be located.

E-mail: _____ Business: _____ Mobile: _____

Applicant.

E-mail: joe@kaygeesign.com Business: 508-832-3471 x102 Mobile: 508 524-2851

8. Applicant is (please check).

Business Owner: _____ Tenant: _____ Other (describe): Sign Company

Required Attachments

Description of Sign and Plan: Please include letter from Building Commissioner noted above together with plans and renderings to assist the City Council in its deliberations on the application for a Special Permit for an LED Sign. Other pertinent information may be submitted with this application and may be required by the City Council.

The City Council will hold a Public Hearing on the Application for an LED Sign. Applicant will be responsible for advertising and mailing costs.

After the close of the Public Hearing, Applicant shall submit a draft LED Sign Special Permit Decision to the City Council, through the appropriate City Council Committee. A sample decision will be provided upon request.

[Signature]
Applicant Signature

2-29-16
Date

[Signature]
Property Owner Signature

3/2/16
Date

NOTE: New LED Sign(s) may not be erected until the City Council LED Sign Special Permit has been granted and building permit has been issued by the Building Department.



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3776 Facsimile (508) 624-6504

SIGN PERMIT APPLICATION

What is needed to be submitted:

Sign on the Façade:

1. A photo of the site which will show all existing signage; signs that are being removed; and sign(s) being installed.
2. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building.

Free Standing Sign:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, and how it is illuminated.
2. A site plan, to scale, which will show the location of the sign and the building for which it will serve. (526-9 C 1(c))
3. Address to be posted on the top of the sign (526-9 C 2(b))

All Other Signs:

1. 2 sets of plans which will show the length, width, height, area, how it is attached, how it is illuminated and the location on the building or on the land.

Further information about signs can be found on the City's website under "City of Marlborough City Code."

Please be aware that a Wiring Permit shall also be needed for the installation of any sign(s) which are to be illuminated. (527-CMR 12.00)

If you had applied to the Planning Board for a Variance, that recorded Variance must be submitted with this application.

CONTINUE ON BACK

Rev 8/16/13



City of Marlborough

BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752

Date: 3/2/16 Permit No. _____

Address/Location of Sign 71 Boston Post Rd East

Name of Business Marlborough Savings

Name of Owner of Business _____ Telephone _____

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:

Length _____ Width _____ Height (Free Standing) _____ Area 21.25 s.f.

Location of Sign on Bld. North _____ South _____ East _____ West _____

Dimensions Façade:

Length _____ Width _____ Area _____

Signature of Responsible Party _____ Telephone _____

Installer Company KG Sign; Graphics Telephone 508 832 3471

Joe@kayeesign.com

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.

[Signature]
Signature

3-2-16
Date

Cost of Sign(s) 20,000

Permit Fee \$ _____



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 MAR -2 P 2:48

February 18, 2016

Edward J. Clancy, Jr.
City Council President
City Hall, 140 Main Street
Marlborough, MA 01752

Re: Talia Apartments Leasing Banners

Honorable President Clancy and Councilors:

We are submitting for your approval an application to display mesh banners on the chain-link construction fence at the future site of Talia Apartments, located at 155 Ames Street, Marlborough MA 01752. This property will be located in the Atlantic Overlay site.

Enclosed you will find the proposed artwork, featuring attractive lifestyle images and a minimal area for leasing information text. Fairfield Residential, the national property management company, uses this format for most new properties in each city.

During construction, these banners serve as privacy barriers to improve the view of the construction site. They are also a noticeable upgrade from the traditional blank green mesh that contractors use on their chain-link fences. We use premium 16 oz. mesh banner material, with metal grommets spaced every 18", to ensure a tight, straight installation. Also enclosed are example images of other locations that use such banners during construction.

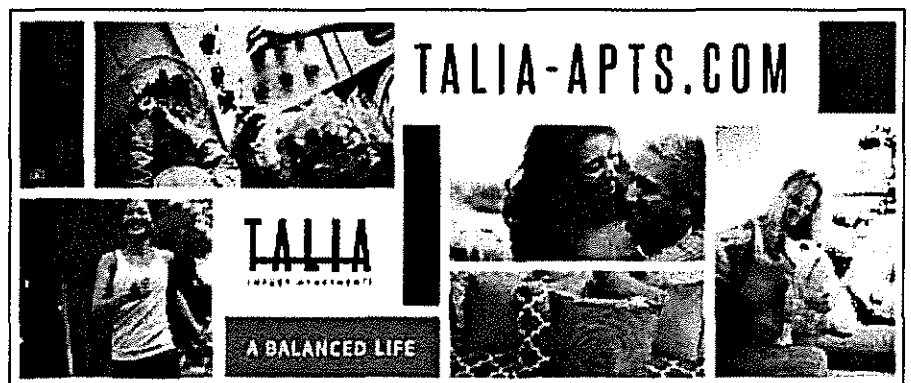
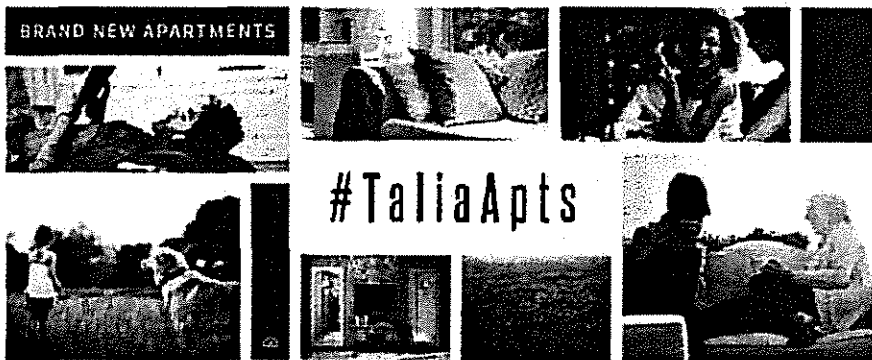
We request your permission to install four banners along the property's perimeter fencing, each banner measuring five feet tall by twelve feet wide. Our on-site staff will ensure the banners are maintained in good condition. We intend to display the banners during construction, and they will be removed when the construction fence is removed. At that time, the Leasing Office will be ready to open, and we will submit a new application for long-term marketing if necessary.

I look forward to your review.

Sincerely,

Cynthia DesGrange
Sign Contractor

Proposed artwork for four banners, each 5' x 12', attached to temporary construction fencing:



PETITION FOR JOINT POLE RE-LOCATIONS

City Clerk
Copy

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

February 20, 2013

To the City Clerks Office
of the City of Marlborough, Massachusetts

2016 FEB 22 A 10:40

MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.

request permission to relocate poles, wires, cables and fixtures, including anchors, guys and other such necessary sustaining and protecting fixtures, along and across the following public way or ways:-

East Main Street-P5,6-50,7,8,10,10-80,11,11-50

National Relocate 8 poles along East Main Street between Main St and Francis St.

The city of Marlborough request these pole relocations to accommodate road improvement project.

Wherefore they ask that they be granted a joint relocation for and permission to erect and maintain poles, wires, cables and fixtures to be placed thereon, together with anchors, guys and other such sustaining and protecting fixtures as they must find necessary, said poles to be located substantially in accordance with the plan filed herewith marked: Plan No. 21029188 Dated: 01/17/2016

Also for permission to lay and maintain underground cables conduits, wires and necessary equipment in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

MASSACHUSETTS ELECTRIC COMPANY

By: Eric Wedman AB
Manager of Distribution Design

VERIZON NEW ENGLAND, INC

By: Allen E. Donnell
Manager, R.O.W.

ORDER FOR JOINT POLE RELOCATION

February 20, 2013

Bu the City Clerks Office
of the City of Marlborough, Massachusetts

IT IS HEREBY ORDERED:

that **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**
be and they are hereby granted a joint relocation for and permission to erect and maintain poles and wires
to be replaced thereon, together with such sustaining and protecting fixtures as said Companies may deem
necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated
the **29th day of January, 2016**

All construction under this order shall be in accordance with the following conditions:-
Poles shall be sound and timber, and reasonably straight, and shall be set substantially at the points
indicated upon the plan marked:

Plan No. **21029188** Dated: **01/17/2016** filed with said petition.

There may be attached to said poles by said **MASSACHUSETTS ELECTRIC COMPANY** necessary wires,
cables and fixtures and by said **VERIZON NEW ENGLAND, INC.** not to exceed **40** wires and **4** cables and
all of said wires and cables shall be placed at a height of not less than **18** feet from the ground at highway
crossings, and not less than **16** feet from the ground elsewhere.

The following are the public ways or parts of ways along which the poles above referred to may be erected,
and the number of poles which may be erected thereon under this order:-

East Main Street-P5,6-50,7,8,10,10-80,11,11-50

**National Relocate 8 poles along East Main Street between Main St and Francis St.
The city of Marlborough request these pole relocations to accommodate
road improvement project.**

Also that permission be and herby is granted to each of said Companies to lay and maintain underground
cables, conduits, wires and necessary equipment in the above or intersecting public ways for the purpose
of making connections with such poles and buildings as each may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council
of the City of Marlborough, Massachusetts held on the _____ day of _____ 2013

Clerk of Council

CERTIFICATE

I hereby certify that the foregoing order was adopted at a meeting of the City Council
of the City of Marlborough, Massachusetts held on the _____ day of _____ 2013

recorded with the records of location orders of said City,

Book _____, Page _____.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto
or amendments thereof.

Attest: _____
City Clerk

nationalgrid

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 FEB 22 A 10:40

January 29, 2016

City of Marlborough
City Clerks Office
140 Main Street
Marlborough, MA 01752

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole locations

If you have any questions regarding this permit please contact:

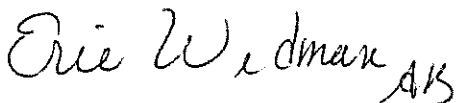
Bruce Kut 508-482-1306

Please notify National Grid's Angela Birch of the hearing date / time at 401-784-7726 or angela.birch@us.ngrid.com

If this petition meets with your approval, please return an executed copy to each of the above named Companies.

National Grid Contact: Angela Birch; 280 Melrose Street; Providence, RI 02907

Very truly yours,

Handwritten signature of Eric Widman in cursive, with the initials "AK" written at the end.

Eric Widman, Engineering
Supervisor, Distribution Design

Enclosures

Pole & UG Petition/Permit Request Form

City
Town of Marlboro WR # 21029188
(circle one)

Install _____ SO
(quantity) (circle one) JO Poles on _____
(street name)

Remove _____ SO
(quantity) (circle one) JO Poles on _____
(street name)

Relocate 8 SO
(quantity) (circle one) JO Poles on East Main Street
(street name)

Beginning at a point approximately _____ feet _____ of the centerline
(distance) (compass heading)
of the intersection of _____
(street name)

and continuing approximately _____ feet in a _____ direction.
(distance) (compass heading)

Install underground facilities:

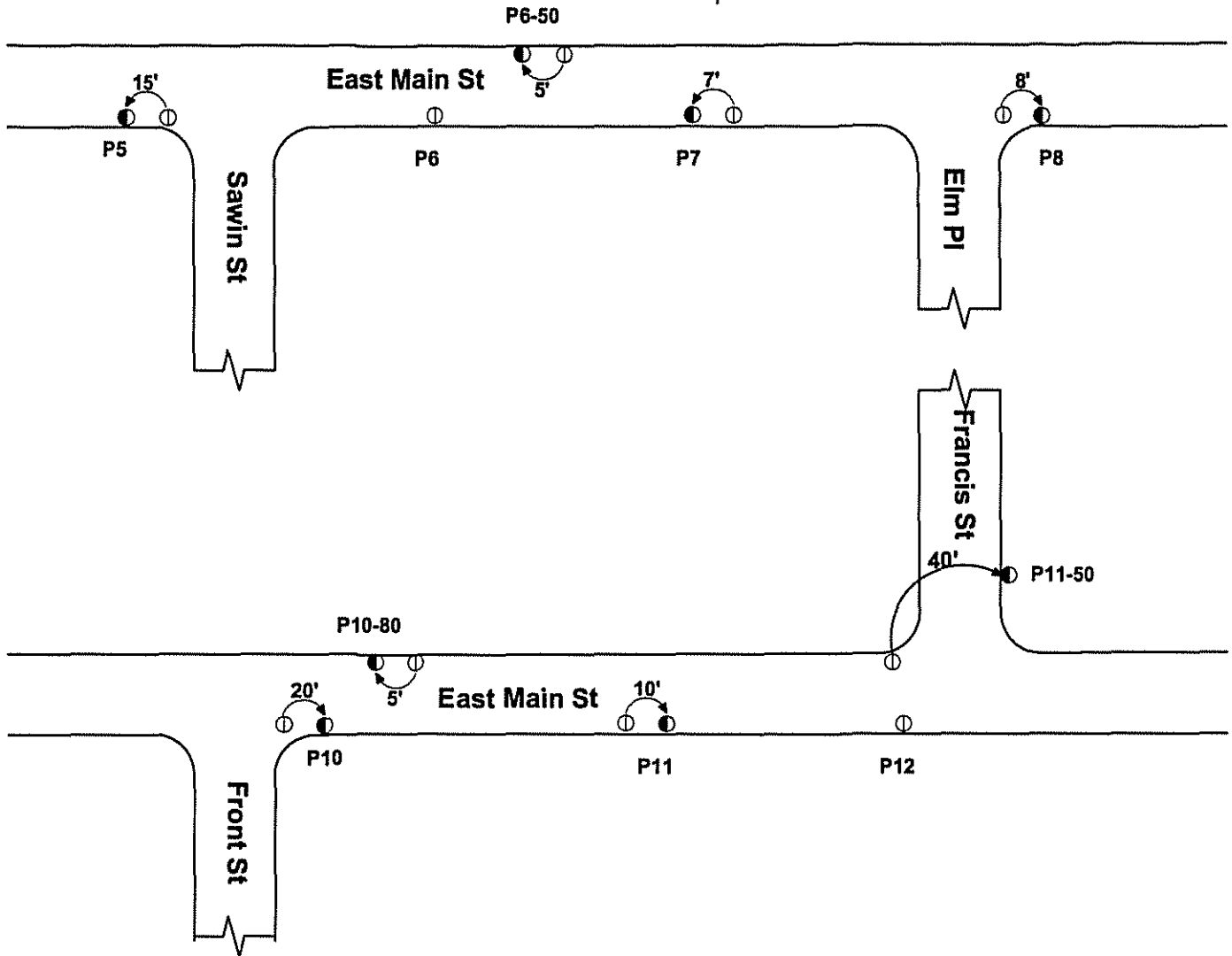
Street(s) _____

Description of Work:

Relocate 8 poles along East Main Street between Main Street and Francis Street. The City of Marlboro request these pole relocations to accommodate road improvement project.

ENGINEER Bruce Kut

DATE 01/17/16



Relocate P5, P6-50, P7, P8, P10, P10-80, P11 and P11-50 East Main St to accommodate City of Marlboro road improvement project

JOINT OWNED POLE PETITION	nationalgrid And Verizon New England, Inc.
● Proposed NGRID Pole Locations	Date: 1/18/16
○ Existing NGRID Pole Locations	Plan Number: 21029188
⦿ Proposed J.O. Pole Locations	To Accompany Petition Dated: 1/18/16
⦿ Existing J.O. Pole Locations	To The: City Of Marlboro
⊕ Existing Telephone Co. Pole Locations	For Proposed: Relocate Pole: 8 poles Location: East Main St
⊙ Existing NGRID Pole Location To Be Made J.O.	Date Of Original Grant:
⊗ Existing Pole Locations To Be Removed	
DISTANCES ARE APPROXIMATE	



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CITY OF MARLBOROUGH

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

2016 FEB 24 P 2:29

**Lisa M. Thomas
City Clerk**

MARLBOROUGH, MA

DATE: 02-24-16

To the City Council:

Owner Name: ROSIANE DOMAN-NELSON

Residential Address: 50 ROMAN DR, SHREWSBURY MA 01545

Telephone Number: 508-371-6577

Business Name: D'MAZ ENTERPRISES, INC. (METROPOLIS)

Business Address: 181 BOSTON POST RD

Business Telephone Number: 508-485-2015

Email Address: DMANL@LIVE.COM

Owner Signature: ROSIANE

The above-signed ROSIANE DOMAN-NELSON respectfully requests that he/she be

granted a Junk Dealer/Second Hand Dealer License.

In City Council



MASSDEVELOPMENT

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 FEB 24 A 11:34

99 High Street
Boston, Massachusetts
02110

February 22, 2016

Tel: 617-330-2000
800-445-8030

City Council
Marlborough City Hall
140 Main Street
Marlborough, MA 01752

Fax: 617-330-2001

www.massdevelopment.com

Dear Members of the Council:

Massachusetts Development Finance Agency (MassDevelopment) will be considering approval of a revenue bond financing for a Project being undertaken by CIL Realty of Massachusetts located in the cities listed on the enclosed attachment cities listed on the attachment.

In connection with the proposed financing, MassDevelopment will be holding a public hearing, as required by Section 147(f)(2)(B)(i) of the Internal Revenue Code on March 9, 2016. The hearing is being held solely for the purpose of receiving comments, if any, from interested parties and there will be no presentation on the Project. Comments may also be provided to the Agency in writing prior to the meeting. A copy of the notice of public hearing is attached.

CHARLES D. BAKER
Governor

Please note that you may have already received notice on some or all properties in your location, but due to the addition of new properties to this project, you may receive duplicate notification with this new public hearing date.

KARYN E. POLITO
Lieutenant Governor

JAY ASH
Chairman

For additional information, please do not hesitate to contact the borrower directly or the undersigned at 617-330-2000.

MARTY JONES
President and CEO

Sincerely,

Deborah Boyce
Vice President

cc: McCarter & English, LLP
265 Franklin Street
Boston, MA 02110
Attn: Barbara Kroncke

DB/jck
Enclosure: Summary

NOTICE OF PUBLIC HEARING

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

10:00 a.m. March 9, 2016 at 99 High Street, Boston, Massachusetts

Notice is hereby given that a public hearing will be conducted by the Massachusetts Development Finance Agency ("MassDevelopment") at 10:00 a.m. March 9, 2016, at its offices located at 99 High Street, Boston, Massachusetts, acting under and pursuant to Massachusetts General Laws, Chapters 23G and 40D, as amended, of bonds in the maximum aggregate principal amount of \$22,000,000 (the "Bonds"). The total estimated project costs are \$22,000,000. The Bonds will be issued to provide for the financing and/or refinancing of, and the reimbursement of funds advanced by CIL Realty of Massachusetts Incorporated (the "Institution," which term includes for purposes of this Notice any parent, subsidiary or other affiliate thereof) with respect to certain facilities owned or to be owned and operated by the Institution (including without limitation such financing, refinancing or reimbursement of bond reserves, capitalized interest and issuance costs), generally consisting of the financing of, and/or the refinancing of conventional debt which financed, the acquisition, construction, renovation, furnishing and equipping (or any combination of acquisition, construction, renovation, furnishing or equipping) of facilities used or to be used as community residences for people with developmental disabilities (each, a "Residence"), all of which are located in the following locations in The Commonwealth of Massachusetts (the "Commonwealth"): 31 Lawson Road, Scituate; 10 Rolling Pines, Bridgewater; 16 Nautical Way, Plymouth; 182 State Road, Whately; 9E Russell Mills Road, Plymouth; 725 Parker Street, Springfield; 60 Marshall Street, Paxton; 110 Highland Street, Marshfield; 5 Leah Drive, Rockland; 118 Gardner Road, Winchendon; 1230 Burnett Road, Chicopee; Lot 6C Valley Street, Merrimac; 75 Searle Road, South Hadley; 130 Loon Hill Road, Dracut; 6 Woodsley Road, Wilbraham; 10 Jones Avenue, Dracut; 35 Iron Mine Road, West Stockbridge; 251 Cascade Street, Pittsfield; Lot A Henry Street, Amherst; 0 Fisher Street, Holliston; 24 Canton Street, Sharon; 472 Brush Hill Avenue, West Springfield; and 73 Raymond Road, Marlborough (collectively, the "Project").

The Residences are or will be owned by the Institution and leased to various providers of care for people with developmental disabilities, including the Commonwealth. Each Residence will be operated and managed by the party leasing such Residence.

The Bonds will not constitute a general obligation of, or a pledge of the faith and credit of MassDevelopment or a general obligation of, or a debt or pledge of the faith and credit of the Commonwealth.

Interested persons wishing to express their views on such project and the proposed issuance of revenue bonds to finance and refinance the costs of such project will be given the opportunity to do so at the public hearing or may, prior to the time of the public hearing, submit their views in writing to Massachusetts Development Finance Agency, 99 High Street, Boston, Massachusetts 02110.

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

CIL REALTY OF MASSACHUSETTS INCORPORATED

Project Locations

10 Rolling Pines, Bridgewater	Lot C Valley Street, Merrimac
1230 Burnett Road, Chicopee	0 Fisher Street, Holliston
110 Highland Street, Marshfield	24 Canton Street, Sharon
60 Marshall Street, Paxton	130 Loon Hill Road, Dracut*
16 Nautical Way, Plymouth	6 Woodsley Road, Wilbraham*
75 Searle Road, South Hadley	10 Jones Avenue, Dracut*
9E Russell Mills Road, Plymouth	35 Iron Mine Road, West Stockbridge*
5 Leah Drive, Rockland	251 Cascade Street, Pittsfield*
31 Lawson Road, Scituate	Lot A Henry Street, Amherst*
725 Parker Street, Springfield	472 Brush Hill Ave., W. Springfield*
182 State Road, Whately	73 Raymond Road, Marlborough*
118 Gardner Road, Winchendon	

*Properties added since the previous public hearing on 1/13/16

2016 FEB 23 A 10:08

**MARLBOROUGH PLANNING BOARD
MARLBOROUGH, MA 01752**

Call to Order

February 8, 2016

The Meeting of the Marlborough Planning Board was called to order at 7:00pm in Memorial Hall, 3rd Floor City Hall 140 Main Street, Marlborough, MA. Members present included: Barbara Fenby, Sean Fay, Brian DuPont, Shawn McCarthy & Edward Coveney.

Colleen Hughes and Philip Hodge were absent.

Also in attendance were Board Secretary Melissa Peltier & City Engineer Evan Pilachowski.

1. Meeting Minutes:

A. Regular Meeting January 25, 2016

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to accept and place on file the minutes of the January 25, 2016 Regular Meeting as presented.

2. Chair's Business:

A. Proposed zoning amendment Attorney Bergeron presenting

Attorney Bergeron presented to the Board the intention of Mr. Robert Walker (the developer) to improve the current land owned in its entirety by Arturo Gutierrez located adjacent to the current Results Way Mixed Use Overlay District, in turn proposing a newly created Hospitality & Entertainment Overlay District. The proposed rezoning would allow for an additional hotel, restaurants, a possible bowling alley etc. Mr. Walker has done the same type of development in Weston.

The developer is hosting an open house style gathering on February 23, 2016 at the Embassy Suites Hotel to showcase the possible development and the potential companies which may decide to open establishments within the new district.

The proposed zoning amendment is on the City Council for this evening and Attorney Bergeron is requesting that the Planning Board hold its Public Hearing on the same date as the City Council Public hearing. The Board has agreed to hold its meeting on the same date, once that date is set by the Council.

B. Notice of Intent to sell for use other than Forest Land (421 Bolton St)

Mr. DuPont read the communication into the record.

On a motion made by Ms. Fay, seconded by Mr. Coveney it was voted to refer the Notice of Intent to the City Engineer and the Conservation Officer for review and recommendation back to the Board.. Motion carried.

3. Approval Not Required: None

On a motion made by Mr. McCarthy, seconded by Mr. DuPont it was voted to move Agenda item 4 to the end of the agenda to open the hearing at the advertised time of 7:30pm. Motion carried.

4. Public Hearings: 7:30pm

A. Joint Public Hearing with Tree Warden re: Scenic Road and Tree Removal, West Hill Road Reconstruction

The Public Hearing was opened at 7:30pm Mr. DuPont read the notice into the record. The hearing was taken in the traditional 4 stages:

Presentation

Those speaking in favor

Those speaking in opposition

Questions from Board Members

Presentation: Assistant City Engineer Timothy Collins and Tree Warden Christopher White presented. A detailed Power Point Presentation was given outlining the properties, trees and stone walls all to be affected by the reconstruction of West Hill Road project.

24 properties on West Hill and 1 property on Berlin Rd will have trees impacted. Approximately 70 trees in all were listed and marked.

City Engineer Pilachowski noted that the original design of the project was initiated in 2012. The project was subsequently shelved due to a funding issue. There should be 2 lanes of travel both 14' wide however in deference to the location the lanes of travel have been reduced to 11' each. The process is in the final design phase and will be heard by the Conservation Committee as well. There will be impacts of some form all along the road.

An electronic version of the presentation can be accessed through the City Engineering Office.

Speaking in Favor/ Questions:

Mr. David D'Amico, 102 West Hill Road

Mr. D'Amico is in favor of repaving the road only not complete reconstruction, however he is concerned about his existing stone wall who will and how will replace it if necessary?

Ms. Lynn Bayless, 277 West Hill Road

Questioned since the plan was not finalized yet is this hearing putting the "Cart before the horse?"

Ms. Tracy Wilmott, 123 West Hill Road

Questioned how long is this entire process going to take, Days, Weeks, Months Years how long? City Engineer Pilachowaki noted that it is intended to start the project late Spring/Early Summer 2016 with the full completion in Spring 2017.

Speaking in Opposition:

Mr. Jeffrey Gogan, 311 West Hill Road

Mr. Gogan notes that he agrees that the roadway needs improvements, however he wonders if there is a way to do this work without losing 70 trees in the process?

Ms. Ulman Chouinard, 161 West Hill Road

Ms. Chouinard feels that her frontage will be impacted the trees need to be replaced for privacy.

Mr. Byron Reynolds, 173 West Hill Road

Mr. Reynolds questioned the validity of the project. "How did this even come to be a project?"

There are no Public Safety issues the narrowness of the Road slows down people. Widening will only enhance the raceway mentality. Homes and yards will be even closer to the roadway.

Is the Planning Board capable of denying the tree removal?

Ms. Cindy D'Amico, 102 West Hill Road

Ms. D'Amico noted that she is NOT in opposition of the repaving of the Road however she is in opposition to the widening of the roadway and tree removal. She is concerned once the trees are gone what will be replaced?

Ms. Stephanie Clement, 265 West Hill Road

Is in agreement with the last two speakers, she feels her Road is beautiful as it is. Berlin Rd once the reconstruction was done is "ugly" and a racetrack. "Do not destroy, our scenic road, leave it alone".

Ms. Amy Gogan, 311 West Hill Road

Ms. Gogan stated that she is a lifelong resident and is NOT in favor of this project. She lives on a beautiful road; she implored the Board to "take a stand" and try to preserve their beautiful road.

Mr. Stanley Clement, 265 West Hill Road

Mr. Clement was impassioned with his plea to keep the trees. He questioned who decides what lane widths are required shouldn't the residents have a say. All the residents wanted was the road resurfaced. The residents do not agree with the widening. West Hill Road is a historic road for the City. He feels this will affect them all greatly.

Mr. Byron Reynolds, 173 West Hill Road

Mr. Reynolds questioned the source of the project now, who is pushing for this?

Ms. Stephanie Clement, 265 West Hill Road

Ms. Clement questioned who decides this project even gets done? As well as brought this forward?

Ms. Amy Gogan, 211 West Hill Road

Ms. Gogan wanted it known that residents she knows did not come out for this hearing due to the weather.

Chairperson Fenby noted that written comments will be accepted by the Board for another week due to this issue. Written comments must be received by Monday February 15, 2016 for inclusion into this record.

Ms. Tracy Wilmott, 123 West Hill Road

Ms. Wilmott noted the road in question is older than her home and her home is 106 years old.

Ms. Wilmott continued by noting that there was another Public Hearing scheduled at the City Council meeting this evening but due to poor planning/timing of this Public Hearing the residents here were unable to attend that meeting to be heard.

It is noted that the City Council Public Hearing has been postponed due to the proponent (National Grid) was unable to attend tonight's meeting. That Public Hearing will be rescheduled to a date that meets with the approval of both National Grid and the City Council.

Ms. Lynn Bayless, 277 West Hill Road

Ms. Bayless questioned "How do we fight this?"

The Public hearing was closed to verbal testimony at 8:28pm

As previously noted written testimony will be accepted until 5:00pm on Monday February 15, 2016.

5. Pending Sub Division Plans: Updates and Discussion:

A. Engineers Report

City Engineer Pilachowski reported the Engineering department has received 4 site plans for review for the Howe's Landing subdivision. There are no flowage easements located on any of the plans as presented.

Mr. DuPont read the correspondence from City Engineer Pilachowski to Mr. Paul Ricciardi regarding the proposed Goodale Street Open Space Development into the record.

On a motion made by Mr. Coveney, seconded by Mr. McCarthy it was voted to accept the correspondence and place it on file. Motion carried

City Engineer Pilachowski also reported that there is a potential planning grant from the Boston MPO. The area in question is Route 20 East from Route 85 to the Sudbury Line. The final application is due in March. City Engineer Pilachowski is looking for a letter of support from the Board, he will present additional information at the next regularly scheduled meeting.

B. LaCombe Street Bond Release Recommendation from City Engineer

Mr. DuPont read the favorable recommendation from the City Engineer into the record.

On a motion made by Mr. Coveney, seconded by Mr. DuPont it was voted to accept the recommendation from the City Engineer as well as reduce the bond amount to zero and release it to the developer. Motion carried.

C. Howe's Landing Subdivision Proposed Acceptance of Deed Open Space Lot and Parcel A (Legal Department)

Mr. DuPont read the correspondence from City Solicitor Rider into the record.

On a motion made by Mr. Coveney, seconded by Mr. McCarthy it was voted to accept the correspondence and place it on file.

It was noted that this item is on the City Council Agenda for this evening and will be referred to the legal and Legislative Subcommittee.

On a motion made by Mr. Coveney, seconded by Mr. McCarthy this item was tabled awaiting the determination of the Legal and Legislative subcommittee.

D. Waters Edge Subdivision Correspondence from Legal Department

Mr. DuPont read the correspondence from City Solicitor Rider into the record.

On a motion made by Mr. Coveney, seconded by Mr. DuPont it was voted to accept the correspondence and place it on file.

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to forward a letter to the City Council urging acceptance per Solicitor Riders correspondence pending proof of a taxes being paid up to date. Motion carried.

6. Preliminary/Open Space Submissions/Limited Development Subdivisions: None

7. Definitive Subdivision Submission: None

8. Signs:

A. Discussion regarding information supplied by Mr. DuPont from the MMA Annual Meeting

On a motion made by Mr. Fay, seconded by Mr. DuPont it was voted to table this discussion until the next regularly scheduled meeting. (February 22, 2016) Motion carried.

9. Unfinished Business:

A. Blackhorse Farms Update

City Engineer Pilachowski noted that the developer is currently moving along with the single home that is under construction. It is the developers' intent to continue to work through the remaining winter months.

B. Mauro Farms Update

City Engineer Pilachowski noted that he has no update this evening for this subdivision.

10. Informal Discussions:

A. Detention Basin Continued Discussion

This item will be taken up at the next regularly scheduled meeting. (February 22, 2016)

11. Correspondence:

A. 2016 MA Land Conservation Conference

On a motion made by Mr. DuPont, seconded by Mr. Coveney it was voted to accept the correspondence and place it on file. Motion carried.

12. Public Notices of other Cities and Towns:

A. Town of Southborough Planning Board, Notices (3)

B. Town of Framingham Planning Board, Notice of Public Hearings (2)

C. Town of Hudson Zoning Board of Appeals, Notices (2)

On a motion made by Mr. DuPont, seconded by Mr. Coveney it was voted to accept notices A-C and place them on file. Motion carried.

Adjournment: On a motion made by Mr. DuPont, seconded by Mr. McCarthy it was voted to adjourn at 8:28pm. Motion carried.

Respectfully submitted,

Brian DuPont
Acting Clerk

/mai

CITY OF MARLBOROUGH
CONSERVATION COMMISSION
Minutes
January 21, 2016 (Thursday)
Marlborough City Hall – 3rd Floor, Memorial Hall
7:00 PM

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2016 FEB 29 P 3:36

Present: Edward Clancy – Chairman, David Williams, Allan White, Dennis Demers, and Lawrence Roy. Also present was Priscilla Ryder - Conservation Officer.

Absent: Karin Paquin and John Skarin

Minutes: The minutes of December 17, 2015 were unanimously approved as written.

Public Hearings:

Request for Determination of Applicability

37 Bracken Dr. – Elaine Martel

Kevin Keeler of Brandy Built Sun Rooms represented the home owner. He explained that they propose to remove the existing deck and screened porch and replace it with a pre-fabricated sun room. They will need to enlarge the existing concrete pad and will pour a new floor across the existing slab as well. Minimal amount of excavation is necessary; any excess soil will be removed from the site. They will install straw wattles as erosion control. There is 37' between the deck and wall and the wetland is about 20 +feet away from the toe of the wall. After some discussion, the Commission closed the hearing and voted unanimously 5-0 to issue a Negative Determination with standard conditions.

Notice of Intent (Continuation)

Corner of Lizotte Dr. and Williams St. – Lake Williams Marsh LLC (212-1165)

The applicant is still waiting for comments and review by the City Engineer and requested by e-mail that the hearing be continued to February 4th. The hearing was continued.

Draft Order of Conditions

- DEP 212-1168 Bolton St. - The City of Marlborough DPW – Rehabilitate the culvert. The Commission reviewed the draft Order of Conditions and voted unanimously 5-0 to approve as written.

Certificates of Compliance

- DEP 212-767 91 Kelber Dr. (Partial Certificate) - This is the subdivision Order of Conditions which is attached to this lot which is well away from any wetland. The Commission voted unanimously 5-0 to issue a partial Certificate of Compliance for this lot to clear the title.

Discussion/Correspondence

- Greater Callahan Initiative- Ms. Ryder noted that the Greater Callahan Initiative report has been updated and the working group would like an endorsement from the Commission. The Commission asked for copies electronically that they could review and discuss at the next meeting.

- Estoppel Certificate - Wheeler Hill – DEP 212-677 – As part of a land sale the lawyers for this property have asked the Commission to confirm that the Conservation Restriction placed on this property is still valid and has no violations. Ed Clancy and Priscilla Ryder walked the site to confirm on Dec. 21st, 2015 and noted that all was in order. The Commission voted unanimously to have the Chairman sign the Estoppel Certificate confirming same.
- E-mail from Melissa Cryan – dated Dec. 21, 2015 RE: Dog Parks – Ms. Ryder noted that she had inquired whether a dog park could be placed at the Felton Conservation area, the response was no, only passive recreation is permitted on properties purchased with Self-help funding from the state. She also noted that a community garden is also NOT considered passive and would not be permitted their either.
- E-mail from Kenneth Calder – dated Dec. 28, 2015 RE: Important MassDEP Snow Disposal Guidance. The Commission reviewed the memo and voted to accept and place on file.
- Review soil testing data for Millham Reservoir Dam submitted by DPW - Ms. Ryder explained that as requested Michele Higgins from the DPW has provided testing data for the soil to be used on Millham Reservoir. The only contaminate that exceeds levels set by DEP is barium which in both samples was found at slightly higher levels than acceptable. The Commission determined that as long as this was acceptable to the DEP and DPW this would be acceptable to them. They authorized Ms. Ryder to issue the Order of Conditions for this work which they had signed previously and asked to hold pending the test results.

Project Updates: Violation Notice – Walker Brook Estates – 212-1124 - The Commission reviewed the notice and discussed the violation. Ms. Ryder will continue monitoring the site.

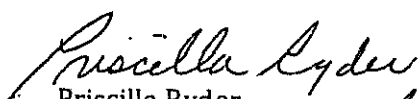
Other Business:

- Mr. White expressed concern that the DPW sewer dept. is no longer requiring that sewer cleanout pipes be encased in concrete in lawn areas. This has been the practice for years to protect pipes from being crushed and clogging the sewer lines. After some discussion, it was agreed that when projects with sewer cleanouts are proposed within the 100' buffer zone to a wetland that the Commission could require the concrete reinforcement of the pipes.

Meetings – Next Conservation meetings – February 4th & 18th, 2016 (Thursdays)

Adjournment: The meeting was adjourned at 8:11 PM.

Respectfully submitted,


Priscilla Ryder *ab*
Conservation Officer

CITY OF MARLBOROUGH

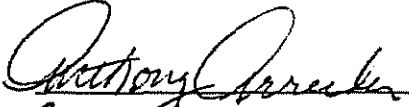

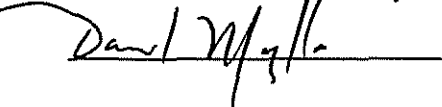
BOARD OF ASSESSORS

MEETING MINUTES: February 17, 2016

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2016 MAR -2 P 1:39

1. CALL TO ORDER: 10:02 am
MEMBERS PRESENT: Anthony Arruda, David Manzello, Ellen Silverstein
Also in attendance: Harald Scheid , Regional Assessor and Paula Murphy, Head Clerk
2. MOTION TO ACCEPT: minutes of the February 17, 2016 meeting : Mr. Arruda, second Ms. Silverstein
Vote: 3-0
3. DISCUSSION AND VOTE: Real Estate Abatement Applications: Beach St (81-27), 27 Blaiswood Ave, 35 Blaiswood Ave, 39 Blaiswood Ave, 80 Broadmeadow St, 67 Highgate Rd, 140 Howe St #2, 80 Jean Rd, 26 Magnolia Ln, 178 Pleasant St, 16 Versailles St, 286 West Main St
Motion to Grant: Mr. Arruda, second Ms. Silverstein
Vote: 3-0
4. DISCUSSION AND VOTE: Real Estate Abatement Applications: 483 Bigelow St, 400 Bolton St, 910 Boston Post Rd East, 18 Bowood Ln #38, 103 Chandler St, 79 Denoncourt, 76-78 Fairmount St, 31-35 Main St, Mechanic St (42-57), 115 Mill St, 121 Northboro Rd East, Reservoir St (5-3), 20 River St,
Motion to Deny: Mr. Arruda, second Ms. Silverstein
Vote: 3-0
5. DISCUSSION AND VOTE: Personal Property Abatement Application: Sarepta Therapeutics
Motion to Grant: Mr. Arruda, second Ms. Silverstein
Vote: 3-0
6. MOTION TO CONCLUDE – Mr. Arruda , second Ms. Silverstein
Meeting Adjourned – 11:32 am

Marlborough Public Library Board of Trustees
Meeting Minutes

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CITY OF MARLBOROUGH

February 2, 2016
Bigelow Auditorium, Marlborough Public Library

2016 MAR -2 P 4: 58

Meeting called to order by Rustin Kyle at 7:05pm

Board Members Present: Tom Abel, Nena Bloomquist, William Brewin, Raymond Johnson, Rustin Kyle, Janice Merk, and Robyn Ripley

Also Present: Margaret Cardello, Library Director; Jason Homer, Assistant Director; and John Irish, City Councilor.

Absent: Ray Hale

Proceedings:

1. **Minutes:** A motion to approve the meeting minutes from the January 5th meeting was passed (Abel/Bloomquist).
2. **Trust Fund Reports:** A motion to approve the Trust Fund Reports for January was passed (Bloomquist/Ripley).
3. **Director's Report:** (see attached for more details)
 - Margaret is meeting weekly with Dave Brumby in personnel regarding library staff salaries. They are starting with the part time clerk positions which are of the most concern and moving on from there.
 - Margaret will be on vacation February 12th through 28th. Jason will forward the materials for the Trustees' March meeting.
4. **Committee Reports:**
 - **Foundation:**
 - The Foundation meeting on January 26th was well attended with over 20 people.
 - The by-laws may need to be amended to accommodate new membership of the Foundation.
 - Next steps include finding people who have the aptitude for publicity or consider hiring someone.
 - **Friends:**
 - See Attached.
 - The Julia Child program was particularly well attended and quite entertaining.

5. Old Business:

- Building Committee
 - The Mayor's Office still working on getting a candidate for the committee. Time is getting short so the committee will be forming and meeting March 10th (after Margaret's vacation).
 - One of the first priorities is to hire a project manager. Margaret is moving forward with creating an RFQ and will be meeting with Beverly Sleeper, the Chief Procurement Officer, to go over it.
- Reference Room
 - Margaret and Jason have worked up a proposal which will allow the room to be utilized for staff programming as well as a quiet area (see attached). To save money, the carpenter will build cabinetry for only 2/3 of the north wall instead of the entire wall. This makes the project come in at \$13,200. A motion to approve the allocation of funds from the O'Connell Fund(\$5,000) and State Aid (\$3,200) was approved (Brewin/Johnson). The remaining \$5,000 will come from the DCU donation as previously agreed at the Trustee's November meeting (11/3/2015).
 - The existing cabinets which do not work well for browsing materials will be stored with the city.
- Trustee Vacancy
 - Rustin contacted the Mayor's Office to see if he has anyone he'd like to appoint as Trustee. Nena Bloomquist has reached out to a local Marlborough High School teacher who may also be interested.

6. New Business:

- Draft Emergency Manual
 - Margaret and Jason have been working on a manual for staff on emergency procedures. It is still a work in progress but will be very beneficial for staff to review on an annual basis.
- Trustee Scholarship
 - (see attached) A motion to approve the essay question for the 2016 scholarship competition was approved (Bloomquist/Ripley).
- Mayor's Charity Ball
 - The ball is scheduled for April 2nd. Purchase of a table for the Library Trustees was discussed.

7. **Adjournment:** A motion to adjourn passed at 8:29pm (Johnson/Bloomquist).

Minutes submitted by Secretary, Robyn Ripley.