

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2012 AUG 23 P 1:15

1. Minutes of the City Council Meeting, July 23, 2012.
2. PUBLIC HEARING On the Petition from NGrid to relocate existing P. 2, 25' in a NE direction from existing location and installation of a new anchor off of relocated P. 2 on Manning St., Order No. 12-1002151.
3. PUBLIC HEARING On the Application for Special Permit from Andy Candiello, agent for MetroPCS, to install a wireless communication facility onto the existing building located at 98 Pleasant St., Order No. 12-1005122.
4. Communication from the Mayor re: Nonunion Employee Salary transfer request in the amount of \$51,945.15 to fund a 2% cost of living increase for nonunion employees which will be effective from 07/01/12 as noted on the attached spreadsheet.
5. Communication from the Mayor re: Retiring Employee transfer request in the amount of \$50,904.00 which will move funds from Fringes to Sick Leave and Longevity to fund the cost associated with the retirement of a member of the Marlborough Police Department.
6. Communication from the Mayor re: Doubling of Tax Exemptions for Qualified Residents.
7. Communication from the Mayor re: Resignation of Interim Chief Assessor Dan Brogie, effective September 7, 2012.
8. Communication from the Mayor re: Reappointments of Jim Confrey and Brenda Costa to the Council on Aging for a period of four years expiring on May 2, 2016.
9. Communication from the City Clerk re: State Primary Election Call.
10. Communication from the City Solicitor re: 93 Framingham Rd., Proposed Conveyance of a Portion of City-Owned Property.
11. Application from David Scarfo, agent for T-Mobile, for Special Permit for minor upgrades to existing wireless facility at 157 Union St.
12. Application from Attorney Mitrakas, on behalf of Logical Partners, LLC, for Special Permit to construct a three Townhouse Condominium Unit on Map 68, Lot 466.
13. Application from Attorney Brian Falk, on behalf of 54 Main St. LLC, to install a drive-thru service window which would be part of a new structure on the property for Dunkin Donuts restaurant replacing the existing Dunkin Donuts restaurant, which does not have a drive-thru service window at 54 Main St.
14. Communication from Attorney Beattie, re: Public Acceptance of Dufrense Drive.
15. Communication from Attorney Gadbois re: Proposed Zoning Ordinance change.
16. Application, Junk Dealer's License, Andrew Spaventa, d/b/a ecoATM, 601 Donald Lynch Blvd.
17. Application, Livery License, Marc Marlegni, d/b/a Toy Motorsports, LLC, 896 Boston Post Rd. East.
18. Minutes, Planning Board, July 9, 2012.
19. Minutes, Council on Aging, June 12, 2012.
20. Minutes, Community Development Authority, May 31, June 14 & 28, 2012.

REPORTS OF COMMITTEES:

21. ORDERED: That the Marlborough City Council forward to the Zoning Board of Appeals the following initial comments regarding the proposed Brookview Village development on Ames Street:

The City of Marlborough has worked hard to meet its 40B percentage, while other towns have fallen way short. This site is prime commercial property, and adding a residential complex on it will significantly diminish its value and subsequent tax revenue to the city. Also, adding 350 residents to the area is extremely dangerous from a public safety standpoint. NFPA requires response times to be less than 240 seconds (Six Minutes). The distance to the proposed complex is comparable to the Applebriar Apartments located off Boston Post Road. The Fire Department average response time to Applebriar is 6 minutes and 19 seconds.Submitted by Councilor Elder

From Public Services

22. **Order No. 12-1004083B - Application for Taxi License, Asia Rowland, d/b/a Marlborough Taxi, 225 Cedar Hill Street, Suite 200. Recommendation of the Public Services Committee is to table until the August 27, 2012 City Council meeting.**



**CITY OF MARLBOROUGH
OFFICE OF CITY CLERK**

**Lisa M. Thomas
140 Main St.
Marlborough, MA 01752
(508) 460-3775 FAX (508) 460-3723**

JULY 23, 2012

Regular meeting of the City Council held on Monday, JULY 23, 2012 at 8:00 p.m. in City Council Chambers, City Hall. City Councilors present: Ossing, Pope, Oram, Robey, Delano, Jenkins, Elder, Tunnera, Seymour, Clancy, and Landers. Meeting adjourned at 8:43 PM.

ORDERED: That the Minutes of the City Council Meeting, JULY 9, 2012, **FILE**; adopted.

ORDERED: That the **PUBLIC HEARING** on the Petition from National Grid to have underground primary cable crossing for D'Angelo Dr. to provide new service to Ken's Food, Order No. 12-1005109A, all were heard who wish to be heard, hearing recessed at 8:06 p.m.; adopted.

ORDERED: That the **PUBLIC HEARING** on the Petition from National Grid to install new intermediate P.4-51 on D'Angelo Dr. to provide new service to Ken's Food, all were heard who wish to be heard, hearing recessed at 8:10 p.m.; adopted.

ORDERED: That the Communication from the Mayor pertinent to an update of the Emergency Notification system, **FILE**; adopted.

ORDERED: That the Appointment of Mr. Michael Mendoza as Building Commissioner effective on date of confirmation by City Council for a term of three years, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Reappointment of Mr. Daniel Brogie as Interim Principal Assessor for a period of 60 days commencing July 17, 2012, **FILE**; adopted.

ORDERED: That the Appointment of Mr. Stephen Zepf, Mr. Michael Gibson and Mr. Pascal Chenais to the Youth Commission of which Mr. Zepf's term will expire three years from date of approval and Mr. Gibson's and Mr. Chesnais's term will expire two years from date of approval, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Appointment of Mr. Shawn McCarthy to the Planning Board for a term of five years concluding on February 6, 2017, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Appointment of Ms. Jeanne McGeough to the Council on Aging for a term of four years concluding on May 1, 2016, refer to **PERSONNEL COMMITTEE**; adopted.

ORDERED: That the Minutes, Planning Board, May 21, June 4, & June 18, 2012, **FILE**; adopted.

ORDERED: That the Communication from Amica re: Damage to Real Property, 44 First Rd, refer to **LEGAL DEPARTMENT**; adopted.

ORDERED: That the following **CLAIMS**, be and is herewith refer to the **LEGAL DEPARTMENT**; adopted.

A. Charles Rosenbaum, 65 Fremont St., pothole or other road defect

Suspension of the rules requested – granted

ORDERED: That the transfer request in the amount of \$36,355.90 which will fund the negotiated benefits for Department of Public Work's Local 888 for fiscal years 2013, 2014, and 2015, refer to **FINANCE COMMITTEE**; adopted.

From Account					TO Account				
General Gov't					DPW Various Accounts				
Available	Amount	ORG	OBJECT	Account Disc	Amount	Description	Org	Object	Available
\$ 927,326.00	\$ 36,355.90	11990006	57820	Reserve for Salaries					
					\$ 5,363.20	Foreman	14001301	50690	\$ 252,689.00
					\$ 927.12	Longevity	14001303	51430	\$ 46,356.00
					\$ 669.62	Sick Leave	14001303	51920	\$ 33,481.00
					\$ 209.00	Meals	14001303	51990	\$ 4,025.00
					\$ 4,000.00	Edu Incentive	14001303	51440	\$ 3,600.00
					\$ 756.68	OT	14001303	51310	\$ 32,637.00
					\$ 5,363.20	Foreman	14001501	50690	\$ 256,556.00
					\$ 653.70	Longevity	14001503	51430	\$ 32,685.00
					\$ 103.16	Sick Leave	14001503	51920	\$ 14,309.00
					\$ 27.00	Meals	14001503	51990	\$ 690.00
					\$ 4,000.00	Edu Incentive	14001503	51440	\$ 5,100.00
					\$ 536.00	OT	14001503	51310	\$ 24,252.00
					\$ 4,022.40	Foreman	61090001	50690	\$ 189,516.00
					\$ 1,340.80	Chief Plt Opr	61090001	50780	\$ 63,172.00
					\$ 378.60	Longevity	61090003	51430	\$ 18,292.00
					\$ 742.42	Sick Leave	61090003	51920	\$ 34,543.00
					\$ 215.00	Meals	61090003	51990	\$ 4,140.00
					\$ 4,000.00	Edu Incentive	61090003	51440	\$ 7,000.00
					\$ 3,048.00	OT	61090003	51310	\$ 144,119.00
				Reason: To fund DPW Foreman Labor Contract.	\$ 36,355.90				

Suspension of the rules requested – granted

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby refers to **FINANCE COMMITTEE** the Police Department Grant in the amount of \$14,049.00 from the US Department of Justice Office, Edward Byrne Justice Assistances Grant to fund overtime, recertification, and supply costs for the Police Department's Rape Aggression Defense Systems (RAD) program; adopted.

Suspension of the rules requested – granted

ORDERED; That the City Council for the City of Marlborough hereby accepts the provisions of M.G.L. c. 59, § 5K, which authorizes the City to establish a program for persons over the age of sixty (60) to volunteer their services to the City in exchange for a reduction, not to exceed \$1,000.00 in a given tax year, in the real property tax obligations of such persons;

And, Further That pursuant to M.G.L. c. 59, § 5K, the City Council for the City of Marlborough hereby adopts the following provisions regarding the implementation of this program:

- a) The program is to begin in Fiscal Year (tax year) 2013;
- b) The individual applying to participate in the program must have attained the age of sixty (60) years prior to the start of the tax year for which that applicant seeks a reduction in his or her real property tax obligation;
- c) The applicant seeking the reduction must have resided in the City for at least five (5) consecutive calendar years prior to the start of the tax year for which that applicant seeks a reduction in his or her real property tax obligation;
- d) The property as to which the tax reduction is sought must be owned by, or serve as the primary residence of, the applicant seeking the reduction. Qualified rental properties must be owner-occupied;
- e) The property as to which the tax reduction is sought shall be eligible for only one (1) abatement per tax year, no matter how many individuals may be the record owners of that property;
- f) The applicant seeking the reduction must have an annual gross income less than \$52,000 if a single filer, less than \$65,000 if filing as Head of Household, or less than \$78,000 if filing married or jointly, for the calendar year prior to the start of the tax year for which that applicant seeks a reduction in his or her real property tax obligations;
- g) No individual is eligible to seek a reduction in his or her real property tax obligations if, for the tax year he or she would otherwise be eligible, he or she is employed by the City of Marlborough on either a full-time or part-time basis;
- h) All individuals will be required to disclose any potential or perceived conflicts of interest on their application, including but not limited to, residing in the same residence or household with a full or part-time City employee, and working for a business or entity that performs contractual services for the City;
- i) If the number of eligible applicants for this program exceeds the number of available positions in a given fiscal year, a lottery shall be held to determine placement. From time to time, eligible applicants who possess unique skills or talents that would aid municipal operations may be placed in positions upon direct approval of the Mayor. The number of annual participants will not exceed 25 (fractional volunteers can be combined to equal one participant) without prior City Council approval;
- j) The Council on Aging, in cooperation with the Assessor's Office and the Personnel Department of the City, shall have the responsibility to maintain a record for each applicant participating in the program, including but not limited to records for the number of hours of service volunteered by each applicant and the total amount by which his or her real property tax obligation has been reduced on his or her tax bill. A copy of such records shall be provided to the applicant prior to the issuance of his or her actual tax bill;
- k) The Mayor's office will approve and authorize the placement of all program participants and the corresponding departments in which they are placed, and shall make such authorizations known to the City Council within 30 days of placement;
- l) Prior to the end of each fiscal year, the Mayor's office shall furnish an annual report and summary of this program to the City Council;
- m) During the annual Tax Classification process, the Mayor shall forward a request to the City Council to fund the program through the Overlay Account; and
- n) No provisions of this order shall be changed unless approved by the Mayor and City Council.

Yea: 11- Nay: 0

Yea: Delano, Jenkins, Elder, Tunnera, Seymour, Clancy, Landers, Ossing, Pope, Oram & Robey

ORDERED: That the Application for Taxi License, Asia Rowland, d/b/a Marlborough Taxi, 225 Cedar Hill Street, Suite 200, **TABLED UNTIL THE AUGUST 27, 2012 CITY COUNCIL MEETING**; adopted.

ORDERED: That the Application for Renewal of Junk Dealer's License, Sergey Yeghiyan, d/b/a C.T.C. Gold & Diamond Refinery, 149 Main St., **APPROVED**; adopted.

ORDERED: That the Application for Renewal of Junk Dealer's License, Tony Bitar, d/b/a Hannoush Jewelers, 601 Donald Lynch Blvd, **APPROVED**; adopted.

ORDERED: There being no further business, the regular meeting of the City Council is herewith adjourned at 8:43 PM.



IN CITY COUNCIL

JULY 9, 2012

Marlborough, Mass., _____

ORDERED:

That there being no objection thereto set **Monday, August 27, 2012** as date for a **PUBLIC HEARING** on the Petition from NGrid to relocate existing P. 2, 25' in a NE direction from existing location and installation of a new anchor off of relocated P. 2 on Manning St, be and is herewith refer to **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 12-1005121



IN CITY COUNCIL

JULY 9, 2012

Marlborough, Mass., _____

ORDERED:

That there being no objection thereto set **AUGUST 27, 2012** as date for a **PUBLIC HEARING** on the Application for Special Permit from Andy Candiello on behalf of MetroPCS Massachusetts, LLC, to install a Wireless Communications Facility onto the existing building located at 98 Pleasant St., be and is herewith refer to **WIRELESS COMMUNICATIONS COMMITTEE AND ADVERTISE.**

ADOPTED

ORDER NO. 12-1005122



City of Marlborough
Office of the Mayor

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Arthur G. Vigeant
RECEIVED MAYOR
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
Michael C. Berry
EXECUTIVE AIDE
2012 AUG 23 A 11:50
Patricia Bernard
EXECUTIVE SECRETARY

August 23, 2012

City Council President Patricia Pope
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Transfer Request – Nonunion employee salaries

Honorable President Pope and Councilors:

I have enclosed for your approval a transfer request in the amount of \$51,945.15 to fund a 2% cost of living increase for nonunion employees which will be effective from 7/1/12. The enclosed transfer sheet will provide a position by position breakdown of what this increase means for each employee.

Please do not hesitate to contact my office with any questions. Thank you for your consideration.

Sincerely,

Arthur G. Vigeant
Mayor

FROM ACCOUNT

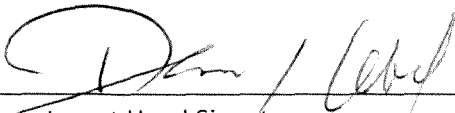
To Account

AVAILABLE BALANCE	AMOUNT	ORG	OBJECT	ACCOUNT DISCRIP	ORG CODE	OBJECT	ACCOUNT DISCRIP	Salary Increase	Balance FY 13
\$ 927,326.00	\$ 51,945.15	11990006	57820	Reserve Salaries	11210001	50010	MAYOR	1,573.62	68,089
						50321	EX AIDE	1,143.84	49,493
					11210002	50590	EX SECY	893.60	39,010
					11330001	50015	COMPTROLLER	1,874.68	81,116
					11330002	50588	PT Mail Clk	144.00	6,434
					11350001	50020	AUDITOR	1,492.46	64,577
					11410001	50160	ASSESSOR	1,380.38	68,220
					11440001	50042	COLLECTOR	1,492.46	63,935
					11110003	50070	CITY COUNCILORS	2,078.80	95,278
					11110002	50350	CITY COU SECY	1,143.84	49,493
					11110003	51430	LONG	57.20	2,860
						51920	SICK LEAVE	44.00	2,200
					11510001	50030	SOLICITOR	1,971.22	85,293
						50172	ASST SOLICITOR	1,595.58	69,039
						50174	PROCURE. OFF.	1,215.68	52,601
						50175	PARALEGAL	813.92	35,217
					11520001	50530	PERS DIRECTOR	1,492.46	64,576
						50532	PER ASST.	980.76	42,435
					11520002	50401	PT SR CLK	425.64	17,814
					11550001	50014	Dir Info Sys	1,013.18	43,839
					11610001	50050	CITY CLK	1,492.78	64,592
					11610002	50290	ASST CITY CLK	1,110.94	55,546
					11920001	50291	DIRECTOR	877.46	37,967
					11920003	51430	LONG	88.76	13,298
						51920	SICK LEAVE	67.50	9,807
					12100001	50140	POLICE CHIEF	2,021.12	87,452
					12100003	51432	LONG	126.32	157,254
						51920	SICK LEAVE	77.74	155,829
						51440	EDUC	505.28	514,962

	51410 FIRST RESP	50.54	48,461
12200001	50130 FIRE CHIEF	1,827.82	80,868
12200003	51480 EMT	91.40	203,730
	51440 EDUC	182.78	311,890
	51226 FIRST RESP	36.56	34,750
	51430 Long	91.40	174,146
	51920 SLBB	128.20	180,009
12410001	50090 BLDG INSP	1,641.64	73,326
	50109 ENVIR. OFFICER	1,372.14	59,371
12910001	51210 Emg Mgt Dir	139.38	6,388
14001001	50600 DPW COMM	2,207.86	95,532
	50630 ASST COMM	1,828.18	79,104
14001003	51430 LONG	201.82	14,740
	51920 SICK LEAVE	155.24	11,502
14001101	50640 ENGINEER	1,828.18	79,104
14920001	50110 REC DIRECTOR	1,268.02	54,866
15120001	50605 SAN/ADMIN	1,298.42	56,181
15120001	50220 SEALER	255.56	11,057
	50390 NURSE	1,208.82	52,304
	50391 PT NURSE	562.12	23,978
15120003	51430 LONG	61.46	5,297
	51920 SICK LEAVE	46.50	3,832
15410001	50190 COA DIR	1,273.60	55,227
15430001	50080 VET DIR	954.20	41,287
16100001	50230 LIBRARY DIR	1,432.84	62,264
	50657 REF LIB	914.88	39,586
16100003	51259 PT REF LIB	1,129.30	49,120
16100003	51262 Lib Page	561.08	25,121

51,945.15

Reason : To fund non union employees cost of living increase of 2%



 Department Head Signature



City of Marlborough
Office of the Mayor

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Marlborough, Massachusetts 01752
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Arthur G. Vigeant
RECEIVED MAYOR
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
Richard C. Berry
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2012 AUG 23 A 11:50
Patricia Bernard
EXECUTIVE SECRETARY

August 23, 2012

City Council President Patricia Pope
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Transfer Request - Retiring Employee

Honorable President Pope and Councilors:

I have enclosed for your approval a transfer request totaling \$50,904.00:

- 1) Transfer in the amount of \$48,816.00 from 11990006-51500 (Fringes) to 12100003-51920 (Sick leave)
- 2) Transfer in the amount of \$2,088.00 from 11990006-51500 (Fringes) to 12100003-51342 (Longevity)

This transfer will fund the cost associated with the retirement of a member of the Marlborough Police Department.

Please do not hesitate to contact my office with any questions. Thank you for your consideration.


Sincerely,

Arthur G. Vigeant
Mayor

TRANSFER REQUEST

AVAILABLE BALANCE	AMOUNT	FROM ACCOUNT			TO ACCOUNT			AMOUNT AVAIL	
		ORG CODE	OBJECT	ACCOUNT DESCRIP	AMOUNT	ORG CODE	OBJECT	ACCOUNT DESCRIP	
		General Government				Police			
\$ 547,695.00	\$ 50,904.00	11990006	51500	Fringes	\$ 48,816.00	12100003	51920	Sick Leave	\$ 155,828.00
					\$ 2,088.00	12100003	51342	Long.	\$ 165,914.00
					\$ 50,904.00				

Reason: To fund benefits associated with the departure of an employee.



 Department Head Signature



City of Marlborough

Office of the Mayor

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Marlborough, Massachusetts 01752

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Arthur G. Vigeant

MAYOR

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CITY CLERK'S OFFICE

CITY OF MARLBOROUGH

Patricia C. Berry

EXECUTIVE AIDE

2012 AUG 23 A 11:50

Patricia Bernard

EXECUTIVE SECRETARY

August 23, 2012

City Council President Patricia Pope
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Doubling of the Tax Exemptions

Honorable President Pope and Councilors:

I am recommending the adoption of Section 4, Chapter 73 of the Acts of 1986 which allows for the doubling of all exemptions offered in the City to qualified residents (i.e. Elderly, Blind, Disabled Vets) as provided by Massachusetts law. The City would absorb any associated costs through the overlay account.

As indicated in the attached correspondence from Interim Chief Assessor Dan Brogie, City Council must approve this proposed adoption each year prior to values being certified in the fall.

Please do not hesitate to contact my office with any questions.

Thank you for your consideration.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough

Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

May 22, 2012

Arthur G. Vigeant, Mayor
City of Marlborough
City Hall, 140 Main Street
Marlborough, MA 01752

Dear Mayor Vigeant:

As you recall, the City Council adopted Section 4 of Chapter 73 of the acts of 1986. This action allowed the doubling of all clause exemptions offered in the City. (Elderly, Blind, Disabled Vets, etc.)

As adopted, the mayor must recommend, and the Council must vote this adoption each year. This is done so that the fiscal health of the City can be reviewed to ascertain the ability of the City to absorb the extra cost through the overlay account. None of the extra money is reimbursed by the state.

If upon review you decide it is appropriate, you must make the recommendation to the Council to adopt it once again for FY 2013. Let me know if you need additional information on this matter. It must be adopted before our values are certified in the fall.

Respectfully,

Daniel C. Brogie
Interim Chief Assessor



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Office of the Mayor

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August 23, 2012

City Council President Patricia Pope
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Resignation of Interim Chief Assessor

Honorable President Pope and Councilors:

Interim Chief Assessor Dan Brogie notified me last week of his intent to resign his position to pursue a new opportunity. The effective date of his resignation will be September 7, 2012. I have enclosed Dan's resignation letter for your convenience.

I want to thank Dan for stepping up to run the Assessor's Office the past several months and for his decade of service to the City of Marlborough. This position was posted this week and I anticipate candidate interviews taking place over the next several weeks.

Please do not hesitate to let me know if you have any questions.

Sincerely,

Arthur G. Vigeant
Mayor



City of Marlborough
Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

August 13, 2012

Honorable Arthur G. Vigeant, Mayor
City of Marlborough
140 Main Street
Marlborough, Ma. 01752

Dear Mayor Vigeant,

I am writing to formally notify you that I am resigning from my position as Interim Chief Assessor. My last day of employment will be September 7, 2012.

I feel honored to have had the opportunity to serve the City of Marlborough these past ten years and would like to thank my staff, members of the board and all the department heads for their support, guidance and professionalism.

Sincerely,

Daniel C. Brogie

Daniel C. Brogie
City of Marlborough
Interim Chief Assessor

cc/ David Brumby



City of Marlborough

Office of the Mayor

140 Main Street

Marlborough, Massachusetts 01752

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Arthur G. Vigeant
MAYOR

Michael C. Berry
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

August 23, 2012

City Council President Patricia Pope
Marlborough City Council
140 Main Street
Marlborough, MA 01752

Re: Reappointments to the Council on Aging

Honorable President Pope and Councilors:

I am pleased to present to you the names of Mr. Jim Confrey and Ms. Brenda Costa reappointment to the Council on Aging (COA). Both members have been strong contributors to the COA and I believe that their experience and advocacy will continue to serve our senior population well for years to come.

Mr. Confrey & Ms. Costa will be reappointed for a period of four years to expire on May 2, 2016. Additionally, I wish to designate Mr. Confrey to serve as COA Chairman.

Please do not hesitate to let me know if you have any questions. Thank you for your consideration.

Sincerely,

Arthur G. Vigeant
Mayor



CITY OF MARLBOROUGH
OFFICE OF CITY CLERK

That the City Clerk be and is herewith directed to have proper notices issued notifying the VOTERS of the City of Marlborough that the **STATE PRIMARY ELECTION** will be held in the polling locations as noted below on **SEPTEMBER 6, 2012** as follows: Senator in Congress, Representative in Congress, Councillor, Senator in General Court, Representative in General Court (Thirteen and Fourth Middlesex District), Clerk of Courts, Register of Deeds and Sheriff.

THE POLLS WILL OPEN AT 7:00 A.M. AND WILL CLOSE AT 8:00 P.M.

POLLING LOCATIONS ARE AS FOLLOWS:

WARD ONE: Prec. 1 and 2	Francis J. Kane School, 520 Farm Rd.
WARD TWO: Prec. 1 and 2	Francis J. Kane School, 520 Farm Rd.
WARD THREE: Prec. 1	Masonic Hall, 8 Newton St. (corner of Main/Newton Sts.), rear
WARD THREE: Prec. 2	Raymond J. Richer School, 80 Foley Rd., Room 103
WARD FOUR: Prec. 1 and 2	Boys & Girls Club, 169 Pleasant St.
WARD FIVE: Prec. 1	Senior Center, 250 Main St.
WARD FIVE: Prec. 2	Masonic Hall, 8 Newton St. (corner of Main/Newton Sts.), rear
WARD SIX: Prec. 1 and 2	1LT Charles W. Whitcomb School, 25 Union St., Library
WARD SEVEN: Prec. 1 and 2	Hildreth School Gymnasium, 85 Sawin St.



City of Marlborough
Legal Department

140 MAIN STREET
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LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
DONALD V. RIDER, JR.
CITY SOLICITOR
CYNTHIA M. ANAGORE GRIFFIN
ASSISTANT CITY SOLICITOR
2012 AUG 23 4:54 PM
ALBERT J. SLEEPER
CHIEF PROCUREMENT OFFICER

ELLEN M. STAVROPOULOS
PARALEGAL

August 23, 2012

Patricia Pope
President
Marlborough City Council

Re: 93 Framingham Road
Proposed Conveyance of a Portion of City-Owned Property

Dear President Pope and Members:

In December 2011, Melanson Development Group, Inc. ("MDG") submitted to the Marlborough Planning Board ("the Board") a special permit application for an open space development consisting of the land shown on Parcels 87, 93 and 94 of Marlborough Assessors Map 93. MDG became the owner of these parcels by deed recorded September 13, 2011. However, Parcel 87 is physically separated from Parcels 93 and 94 by a portion of a parcel owned by the City of Marlborough, namely, Parcel 93A. Enclosed for your convenience is a City GIS map denoting the various parcels.

In order for MDG to proceed with its special permit application to the Board, MDG needs to have sufficient 'legal standing' under zoning law. Section 650-28.D(2) of the Marlborough Zoning Ordinance, pertaining to site ownership in connection with open space developments, requires that a proposed open space development be "submitted with the binding consent of [the] different owners." MDG now seeks the City's "binding consent" for conveying the City's fee interest in Parcel 93A to MDG. The area in question is approximately 24,032 sq. ft. (0.55 acres). Note that, since a City sewer trunk line runs through Parcel 93A, the City would need to retain a permanent municipal easement in Parcel 93A for sewer purposes, and for passive recreation, as per the enclosed letter from the DPW Commissioner (which in turn encloses a Plan of Land showing the relevant portion of Parcel 93A as "Parcel 'D'").

The following documents will be submitted for consideration by the relevant Council Committee and the full Council:

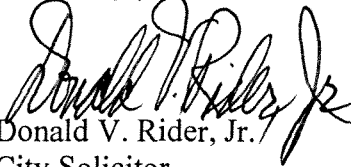
1. an order containing a declaration that the land is available for disposition, along with the specific restrictions that the Council will place on the subsequent use of the property, as required by MGL c. 30B, § 16(a);
2. a report by William F. Curley, Jr. Associates, Certified General Real Estate Appraisers, dated June 26, 2012, appraising the estimated value of the property to be \$24,000.00, as required by MGL c. 30B, § 16(b), along with a

letter from the Marlborough Assessors Office, confirming that estimate. (Note that a request for proposals is not required for disposition of real property with a value less than \$25,000. Note also that the value of the property is conceptually distinct from the price the City could seek for the sale of that property.);

3. a draft of a quitclaim deed to be prepared in final form by this office and approved by the Mayor and Commissioner of Public Works; and
4. a Disclosure of Beneficial Interest statement to be filed with DCAM by the seller or purchaser, as required by MGL c. 7, § 40J.

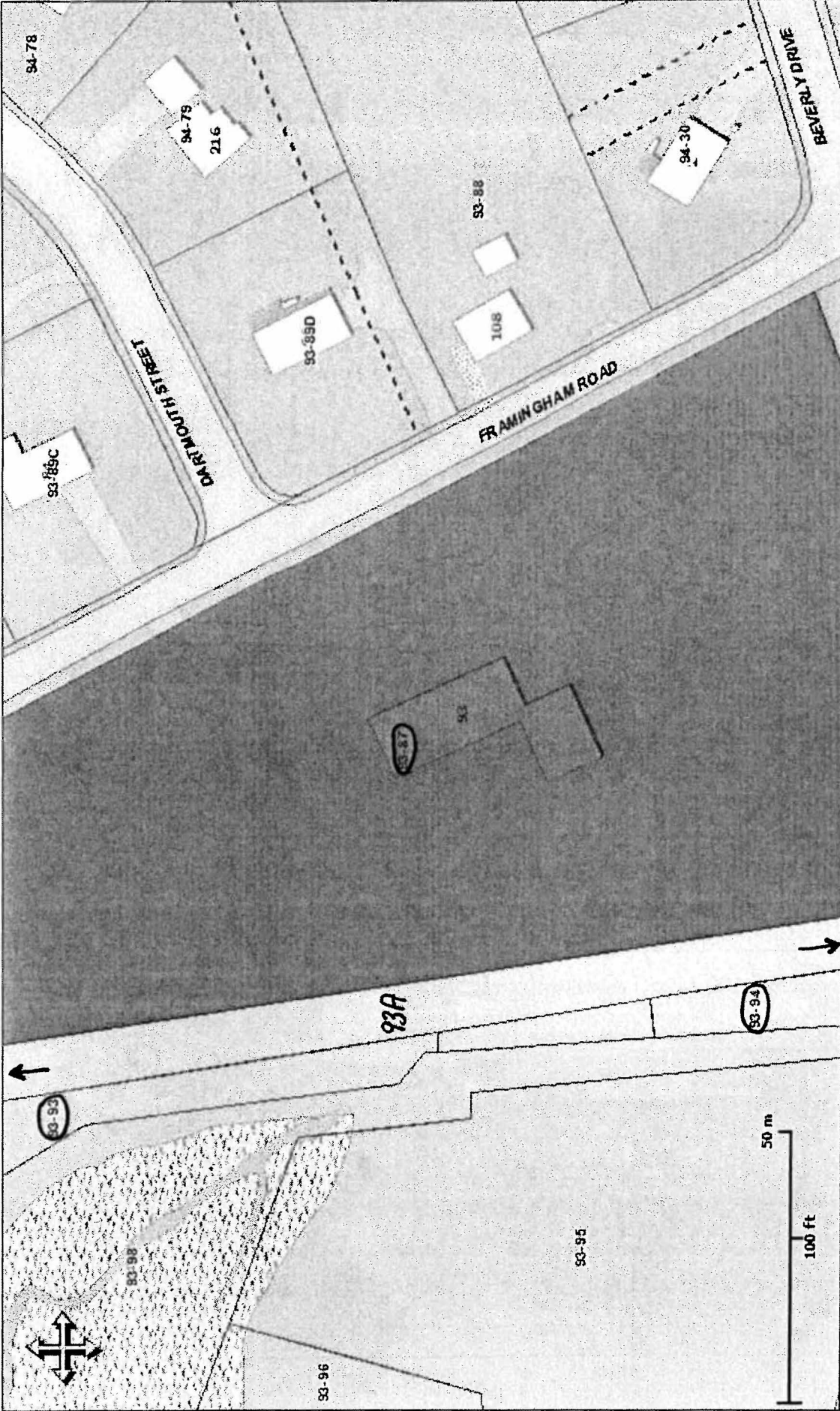
Thank you for your attention to this matter.

Very truly yours,

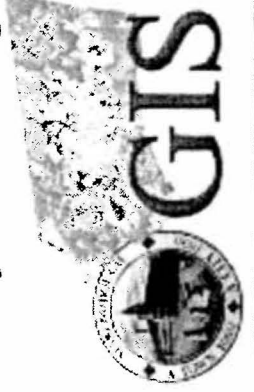

Donald V. Rider, Jr.
City Solicitor

Enclosures

cc: Arthur G. Vigeant, Mayor
Melanson Development Group, Inc., c/o Arthur P. Bergeron, Esquire
Marlborough Planning Board
Ronald M. LaFreniere, Commissioner of Public Works
Beverly J. Sleeper, Chief Procurement Officer
Marlborough Assessors Office



City of Marlborough



93 Framingham Road

The City of Marlborough shall assume no liability for the use of this map nor any errors, omissions, or inaccuracies contained herein regardless of how caused. The City of Marlborough assumes no liability for any decision made or action taken or not taken by the user in reliance upon any information furnished hereunder.





CITY OF MARLBOROUGH
Department of Public Works
Office of the Commissioner
135 Neil Street
Marlborough, Massachusetts 01752
(508) 624-6910 Ext. 7200
Facsimile (508) 624-7699 TDD (508) 460-3610

December 6, 2010

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

Re: Conveyance of fee interest in portion of City sewer taking behind #93 Framingham Road

Dear President and Members:

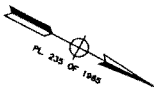
Pursuant to §15 of Chapter 40 of the General Laws, as the officer in charge of a sewer taking located in part off Framingham Road, I am notifying the City Council that, in my judgment, the fee interest by the City in a portion of that taking is no longer required for public use, provided the City retains a permanent municipal easement for sewer and passive recreation purposes.

The area in question is approximately 24,032 sq. ft. +/- and is shown on a plan entitled Plan of Land in Marlborough, MA prepared for Melanson Development Group, Inc. P.O. Box 564, Woburn, MA 01801, prepared by Bruce Saluk & Associates, Inc., Civil Engineers & Land Surveyors, 576 Boston Post Road East, Marlborough, MA 01752, Scale 1"=40'" dated November 29, 2010.

The conveyance of this portion of the fee interest held by the City is appropriate provided the City retains the perpetual municipal easement noted above. I would recommend that the easement language be approved by both the City Solicitor and the Commissioner of the Public Works.

Sincerely,

Ronald M. LaFreniere, P.E.
Commissioner of Public Works



NOTES:

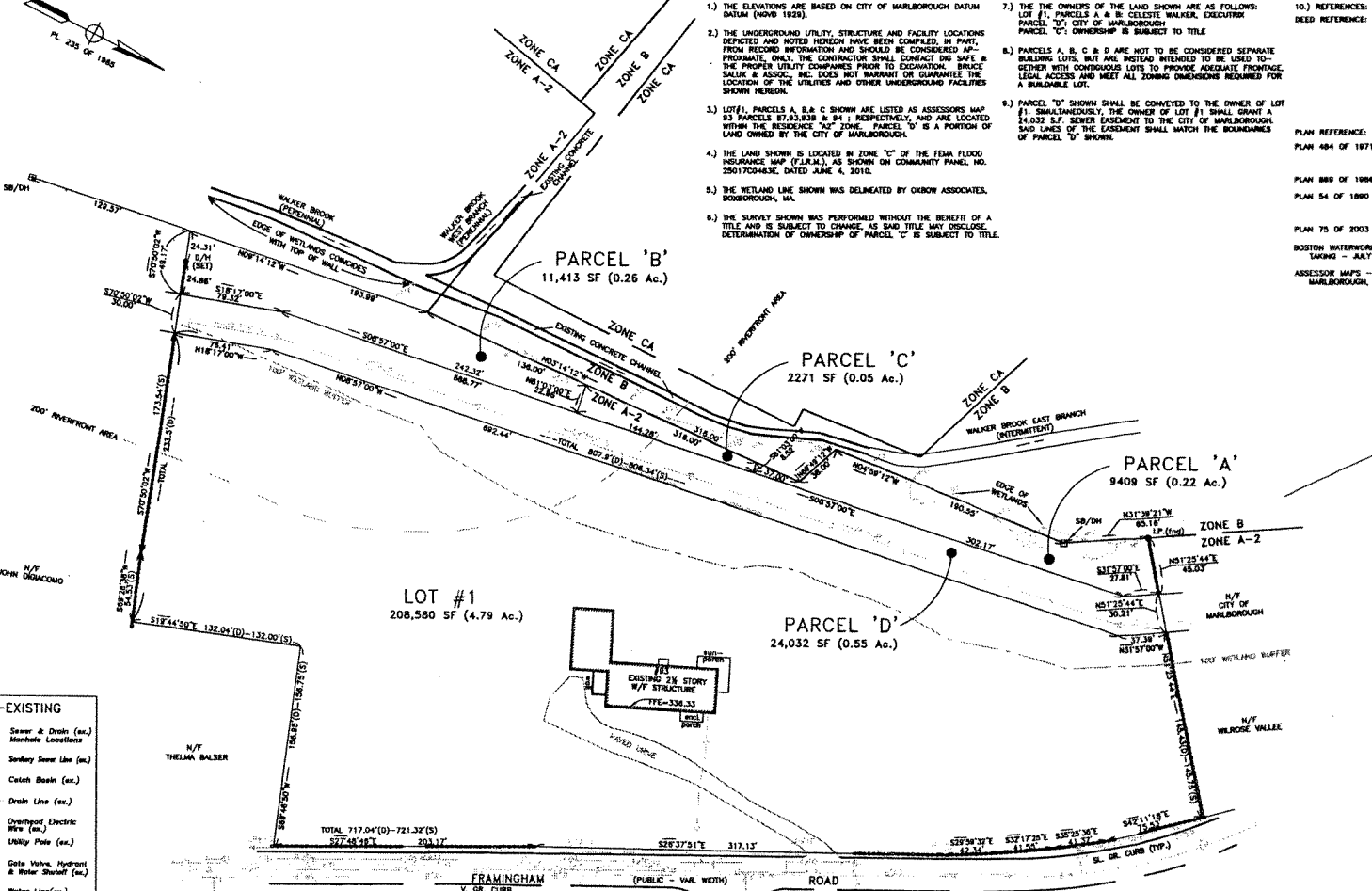
- 1.) THE ELEVATIONS ARE BASED ON CITY OF MARLBOROUGH DATUM (NOV 9 1929).
- 2.) THE UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIG SAFE & THE PROPER UTILITY COMPANIES PRIOR TO EXCAVATION. BRUCE SALUK & ASSOC., INC. DOES NOT WARRANT OR GUARANTEE THE LOCATION OF THE UTILITIES AND OTHER UNDERGROUND FACILITIES SHOWN HEREON.
- 3.) LOT #1, PARCELS A, B & C SHOWN ARE LISTED AS ASSESSORS MAP #3 PARCELS #7, #3, #38 & #4, RESPECTIVELY, AND ARE LOCATED WITHIN THE RESERVATION "B" ZONE. PARCEL "D" IS A PORTION OF LAND OWNED BY THE CITY OF MARLBOROUGH.
- 4.) THE LAND SHOWN IS LOCATED IN ZONE "C" OF THE FEMA FLOOD INSURANCE MAP (F.I.R.M.), AS SHOWN ON COMMUNITY PANEL NO. 2501702463E, DATED JUNE 4, 2010.
- 5.) THE WETLAND LINE SHOWN WAS DELINEATED BY OXBOW ASSOCIATES, ROXBOROUGH, MA.
- 6.) THE SURVEY SHOWN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO CHANGE, AS SAID TITLE MAY DISCLOSE. DETERMINATION OF OWNERSHIP OF PARCEL "C" IS SUBJECT TO TITLE.
- 7.) THE OWNERS OF THE LAND SHOWN ARE AS FOLLOWS:
 LOT #1, PARCELS A & B: CELESTE WALKER, EXECUTRIX
 PARCEL "D": CITY OF MARLBOROUGH
 PARCEL "C": OWNERSHIP IS SUBJECT TO TITLE
- 8.) PARCELS A, B, C & D ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS, BUT ARE INSTEAD INTENDED TO BE USED TOGETHER WITH CONTIGUOUS LOTS TO PROVIDE ADEQUATE FRONTAGE, LEGAL ACCESS AND MEET ALL ZONING DIMENSIONS REQUIRED FOR A BUILDABLE LOT.
- 9.) PARCEL "D" SHOWN SHALL BE CONVEYED TO THE OWNER OF LOT #1. SIMULTANEOUSLY, THE OWNER OF LOT #1 SHALL GRANT A 10.00' S.F. SEWER EASEMENT TO THE CITY OF MARLBOROUGH. SAID LINES OF THE EASEMENT SHALL MATCH THE BOUNDARIES OF PARCEL "D" SHOWN.

10.) REFERENCES:

BOOK	PAGE
10764	180
48285	489
48888	351A
13428	154
11581	526
48896	348
11716	288
50287	288
8223	802
13428	514

PLAN REFERENCE:

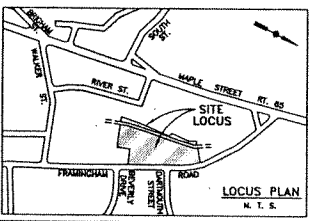
PLAN 484 OF 1971	PLAN 410 (A OF 8) OF 1974
	PLAN 410 (H OF 8) OF 1974
	PLAN 1841 (A OF 2) OF 1972
PLAN 889 OF 1986	PLAN 235 (A OF 2) OF 1985
PLAN 54 OF 1990	PLAN 410 (C OF 8) OF 1974
	PLAN 410 (D OF 8) OF 1974
	PLAN 235 (B OF 2) OF 1985
PLAN 75 OF 2003	
BOSTON WATERWORKS PLAN OF TANKING - JULY 1892	
ASSESSOR MAPS - CITY OF MARLBOROUGH, MA	



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 MARLBOROUGH PLANNING BOARD
 MEMBERS: _____
 DATE: _____

LEGEND-EXISTING

	Sewer & Drain (ex.)
	Manhole Locations
	Secondary Sewer Line (ex.)
	Catch Basin (ex.)
	Drain Line (ex.)
	Overhead Electric Wire (ex.)
	Utility Pole (ex.)
	Gas Valve, Meter, & Water Street (ex.)
	Water Line (ex.)
	Gas Service (ex.)
	Sloped Granite Curb
	Vertical Granite Curb
	Stone Wall



**PLAN OF LAND
 IN
 MARLBOROUGH, MA**

OWNER:
 CELESTE WALKER, EXECUTRIX
 990 CENTER STREET, APT. #2
 JAMAICA PLAIN, MA 02130-3029

PREPARED FOR:
 MELANSON DEVELOPMENT GROUP, INC.
 P.O. BOX 564
 WOBURN, MA 01801

PREPARED BY:
 BRUCE SALUK & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 575 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752

DATE: NOVEMBER 29, 2010

SCALE: 1" = 40'

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AS REVISED THROUGH JANUARY 12, 1989.

BRUCE M. SALUK
 PROFESSIONAL LAND SURVEYOR
 #30418

DATE _____



**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:

David Scarfo (on behalf of T-Mobile Northeast, LLC) 16 Chestnut St, Suite 220
Foxborough, MA 02035

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

157 Union Street, Marlborough, MA 01752 Map = 43 parcel = 56

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

MARLBOROUGH HOSPITAL 157 Union St, Marlborough, MA 01750

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

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

Article VI, Section 650-25 Paragraph C Sub-paragraph 2.

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

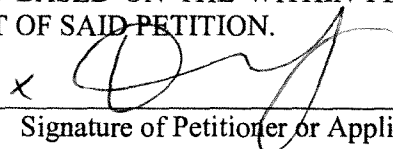
A3

7. Specific reason(s) for seeking Special Permit

Applicant proposes to do a minor upgrade to existing facility. Planning to swap out the existing antennas for newer models. Under Marlborough by-law article VI, section 650-25 Paragraph C, # 2 states this can be done as long as special permit is granted

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.

x 

Signature of Petitioner or Applicant

Address: 16 Chestnut St, suite 220
Foxborough, MA 02035

Telephone No. (978) 804-5761

Date: 8/2/12
City Clerk's Office

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

DAVID SCARFO - on behalf of T-Mobile Northeast, LLC

(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**)

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: DAVID SCARFO Address: 16 Chestnut Street,
suite 220
Project Name: T-Mobile Modernization Address: Foxborough, MA 02035

1. PROPOSED USE: (describe) Existing telecommunications facility
upgrade/modification to enhance network in the area.

2. EXPANSION OR NEW: Modification (Existing Structure)

3. SIZE: floor area sq. ft. N/A 1st floor N/A all floors N/A
buildings N/A # stories N/A lot area (s.f.) N/A

4. LOT COVERAGE: Existing Structure % Landscaped area: _____ %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 3 Peak period: 4

6. TRAFFIC:

(A) Number of vehicles parked on site: 2
During regular hours: normal business hours (8-5pm) Peak period: (8am-5pm) normal business hours

(B) How many service vehicles will service the development and on what schedule? hours.
(1)

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? N/A

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.
No change. Minor modification/upgrade to existing facility.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. N/A Minor modification.
NO ~~core~~ drilling required

9. AIR: What sources of potential air pollution will exist at the development?
None

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

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?
N/A

***Attach additional sheets if necessary**



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CITY OF MARLBOROUGH
2012 AUG 10 P 1:49

**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: 8/10/12

SPECIAL PERMIT APPLICATION

CERTIFICATION BY PLANNING DEPARTMENT

Project Name: T-Mobile^{LTE} Modernization Project

Project Use Summary: Existing telecom site modification.

Project Street Address: 157 Union Street

Plate: 4B 43 Parcel: 56

Applicant/Developer Name: David Scarfo - Tower Resource Management

Plan Date: _____ 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 J. Speroni
Stephen F. Reid
Building Inspector

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

\$ 500.-

**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:

Logical Partners, LLC, 241 Boston Post Road West., Marlboro, MA 01752

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

Map 68 Lot 466

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

N/A

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

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

Article VII Section 650 Paragraph 40 Sub-paragraph B

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

RB

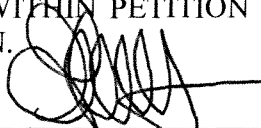
7. Specific reason(s) for seeking Special Permit

Article VII Section 650-40 (B) requires a Special Permit be

obtained before construction of a 3 unit structure

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.



Signature of Petitioner or Applicant

Gregory G. Mitrakas, Atty for

Address: _____

297 E. Main St., Marlboro MA

Telephone No. 508-481-4544

Date: _____

City Clerk's Office

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Logical Partners, LLC Address: 241 Boston Post Rd W., Marlboro

Project Name: Pleasant Condominiums Address: 126 Pleasant St. Marlboro

1. PROPOSED USE: (describe) Demolition of condemned structures onsite and construction of 3 new townhouse condominium units.

2. EXPANSION OR NEW: Expansion of last use
(1500 square feet per unit)

3. SIZE: floor area sq. ft. 4500 1st floor _____ all floors _____

buildings 1 # stories 2.5 lot area (s.f.) 13,479 +/-

4. LOT COVERAGE: 40% +/- (variance obtained) %Landscaped area: 10 %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: 9 Peak period: 12

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 3-6 Peak period: 8-10

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

N/A

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Motion flood lights above garages and decks.
Front light fixture next to front entrance.

8. NOISE:

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

Last use as a single family rental. Minimal additional noise expected.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Demolition and construction to be in compliance with City Code and noise ordinance.

9. AIR: What sources of potential air pollution will exist at the development? None

10. WATER AND SEWER: Describe any unusual generation of waste. None

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**



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CITY OF MARLBOROUGH

2012 AUG -8 P 1:46

**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: 8-1-12

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Pleasant Condominiums

Project Use Summary: 3 Townhouse Condominium Units

Project Street Address: 126 Pleasant Street, Marlboro, MA 01752


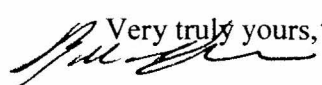
Plate: 68 Parcel: 466

Applicant/Developer Name: Logical Partners, LLC

Plan Date: June 28 2012 Revision Date: N/A

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, * \$300 

ROBERT J. SAIERONI
Stephen E. Reid

Building Commissioner

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

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

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CITY OF MARLBOROUGH
2012 AUG 23 A 11:48

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

54 Main Street LLC

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

54 Main Street; Map 70, Parcel 219

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

N/A

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

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

Article V Section 650-14 Paragraph B Sub-paragraph 2

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

Business B

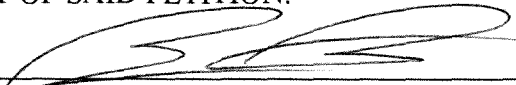
7. Specific reason(s) for seeking Special Permit

The Applicant seeks to install a drive-through service window.

The drive-through service window would be part of a new structure on the property for a Dunkin Donuts restaurant, replacing the existing Dunkin Donuts restaurant structure, which does not have a drive-through service window.

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.


Signature of Petitioner or Applicant

Address: Brian R. Falk, Esq.
Mirick O'Connell
100 Front Street
Worcester, MA 01608

Telephone No. (508) 929-1678

Date: _____

City Clerk's Office

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

54 Main Street, LLC

(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 List of Abutters

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

53 West Center Road

Applicant's Name: 54 Main Street LLC Address: West Stockbridge, MA 01266
54 Main Street

Project Name: Dunkin Donuts Address: 54 Main Street

1. PROPOSED USE: (describe) Restaurant with drive-through service window.

2. EXPANSION OR NEW: New building replacing existing building and similar use.

3. SIZE: floor area sq. ft. 1163 1st floor N/A all floors N/A

buildings 1 # stories 1 lot area (s.f.) 10,025
Proposed: 79% Proposed: 21%

4. LOT COVERAGE: Existing: 94% Landscaped area: Existing: 6% %

5. POPULATION ON SITE: Number of people expected on site at anytime:
Normal: Less than 20 Peak period: 20

6. TRAFFIC:
(A) Number of vehicles parked on site:
During regular hours: Less than 7 Peak period: 7

(B) How many service vehicles will service the development and on what schedule?
One daily delivery of perishable food between 3:00am and 7:00am; One weekly delivery of dry goods after 10:00am; Regular rubbish removal.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Wall-mounted fixtures with deflectors, with no light trespass onto abutting property.

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

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Customer/Server communications on the drive-through line;
One daily truck delivery after 3:00am; One weekly delivery of dry goods after 10:00am; Regular rubbish removal.

9. AIR: What sources of potential air pollution will exist at the development? None

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

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: 8/23/2012

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: 54 Main Street Dunkin Donuts

Project Use Summary: Restaurant with drive-through service window

Project Street Address: 54 Main Street

Plate: 70 Parcel: 219

Applicant/Developer Name: 54 Main Street LLC

Plan Date: 1/27/2012 Revision Date: 8/6/2012

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,

Stephen F. Reid
ROBERT J. SAERONI
Deputy Building Commissioner

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

\$ 500.-

PAUL J. BEATTIE
ATTORNEY
120 QUARRY DRIVE – 2ND FLOOR
MILFORD, MASSACHUSETTS 01757
(508) 881-1600
(508) 478-4041 (FAX)
pbeattie1@fafard.org

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2012 AUG -2 A 10:19

August 1, 2012

Ms. Lisa Thomas – City Clerk
City of Marlborough
City Hall - 140 Main Street
Marlborough, MA 01752

Re: Public Acceptance Dufrense Drive, Marlborough, MA Pursuant to M.G.L. Chap. 41

Dear Ms. Thomas:

Please be advised I am an attorney licensed to practice in the Commonwealth of Massachusetts and represent West Hill, LLC, the fee owner of Dufrense Drive and owner of the appurtenant easement rights for Dufrense Drive.

West Hill, LLC hereby requests that the City Council of the City of Marlborough place on its Agenda at its next regularly scheduled meeting my client's request for the acceptance of Dufrense Drive and easements related thereto by the City. To that end, I have enclosed:

1. The July 24, 2012 Letter from the Marlborough Planning Board recommending acceptance of the Street.
2. Copies of plans showing the street and easements.
3. Proposed Quitclaim Deed for the street and easements.
4. Title Certification.

Please provide me with advance notice of any public discussions of this matter by your City Council and contact me should you have any questions on this submission.

Very truly yours,


Paul J. Beattie

cc: Donald V. Rider, Jr., City Solicitor

(cityclerkmboro)

7/24/12
3:17 PM
PFB

City of Marlborough Commonwealth of Massachusetts



PLANNING BOARD

Barbara L. Fenby, Chair
Colleen M. Hughes, Clerk
Philip J. Hodge
Edward F. Coveney
Clyde L. Johnson
Sean N. Fay

Carrie Lizotte, Board Secretary

Phone: (508) 460-3769

Fax: (508) 460-3736

Email: CLizotte@marlborough-ma.gov

July 24, 2012

Donald Seaberg
Benchmark Engineering Corp.
120 Quarry Drive
Milford, MA 01757

RE: Westridge Estates
Subdivision Acceptance

Dear Mr. Seaberg:

At the last scheduled meeting on July 23, 2012, the Planning Board discussed the following:

On a motion by Mr. Johnson, seconded by Mr. Coveney it was duly voted:

To accept and file all correspondence, to accept "Plan of Acceptance Dufrense Drive & Municipal Easement" (Sheets 1 thru 1), dated January 7, 2011 with latest revision date of January 27, 2012; Scale 1"=40' prepared by Cabco Consult, P.O. Box 14, Clinton, MA 01510.

It is your responsibility to have the streets accepted with the City Council. Please contact their secretary to begin this process.

Sincerely,

Barbara L. Fenby
Chairperson

Cc: City Clerk
City Engineer
Cabco Consult
file



CITY OF MARLBOROUGH
Department of Public Works
Engineering Division
135 Neil Street
Marlborough, Massachusetts 01752
(508) 624-6910 Ext. 7200
Facsimile (508) 624-7699 TDD (508) 460-3610

July 9, 2012

Marlborough Planning Board
140 Main Street – City Hall
Marlborough, MA 01752

Attn.: Ms. Barbara L. Fenby

**RE: *West Ridge Estates Subdivision;
Dufresne Drive and Easements;
Developer's Request for Acceptance of Roadway and Easements***

Dear Ms. Fenby:

Pursuant to the developer's request for roadway and easements acceptance, Marlborough's Engineering Division has reviewed the following documents (original and revised) provided by the developer for the subject subdivision.

Please note that the following summarizes said documents in which Engineering has reviewed and approved:

- **As-Built Plan and Profile of Dufresne Drive (Sheet 1 of 1)**, for West Ridge Estates Subdivision, dated January 7, 2011 with the latest revision date of January 14, 2011. Note that the plans were prepared by Cabco Consult, P.O. Box 14, Clinton, MA 01510.
- **Plan of Acceptance of Dufresne Drive and Municipal Easements (Sheet 1 of 1)**, dated January 7, 2011 with the latest revision date of January 27, 2012. Note that the plan was prepared by Cabco Consult, P.O. Box 14, Clinton, MA 01510.
- The **latest Legal Descriptions**.

We are now in a position to provide a favorable recommendation to the Planning Board regarding the above referenced subdivision and the acceptance of:

- Dufresne Drive as a public way;
- Drainage Easement No. 1 as a municipal easement;
- Drainage Easement No. 2 as a municipal easement;
- Drainage Easement No. 3 as a municipal easement;
- Flowage Easement as a municipal easement;
- Drainage Easement No. 4 as a municipal easement;
- Access Easement as a municipal easement.

West Ridge Estates
Developer's Request for Acceptance

July 9, 2012

The status of the above referenced subdivision has been reviewed by the Engineering Division and it has been determined that the work in same has been completed in accordance with the Planning Board's Rules and Regulations. The street has remained in satisfactory condition for in excess of the one year maintenance period (finished paving took place during the 2010 construction season), and all plans have been revised and submitted to this office.

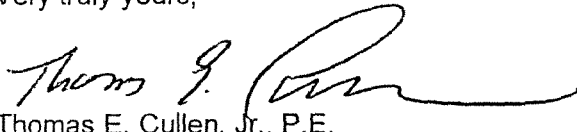
Given the above, I am hereby recommending that the bond securing the same in the amount of \$127,000.00 (latest value indicated in our records dated July 21, 2011) remain in place until such time as the Acceptance Plan and Municipal Easements have been recorded at the Middlesex Registry of Deeds South District, Cambridge, MA.

It is also recommended that the developer take the necessary steps with the Marlborough City Council to have Dufrense Drive including easements accepted by the City as shown on the plan prepared by Cabco Consult, P.O. Box 14, Clinton, MA 01510.

- "Plan of Acceptance Dufrense Drive & Municipal Easements" (Sheets 1 thru 1), dated January 1, 2011 with the latest revision date of January 27, 2012; Scale 1"=40'.

Should you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,



Thomas E. Cullen, Jr., P.E.
City Engineer

cc: Barbara L. Fenby, Marlborough Planning Board
Ronald M. LaFreniere, P.E., Commissioner DPW
Marlborough Legal Department
Subdivision Developer
Subdivision File

DRAINAGE EASEMENT # 2
LEGAL DESCRIPTION

An easement for drainage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #2" and being located on Lot 3B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 3B at a granite bound set with a drill hole, said point also being the southwesterly corner of this description;

Thence along the said sideline, northerly 109.28 feet on a curve to the right (concave to the northeast) said curve having a radius of 175.00 feet and a central angle of 35°46'46" to a granite bound set with a drill hole;

Thence leaving the said sideline, North 80°39'03" East, 30.00 feet to a granite bound set with a drill hole;

Thence South 08°18'12" East, 39.69 feet to a granite bound set with a drill hole;

Thence South 35°14'44" East, 53.48 feet to a granite bound set with a drill hole;

Thence South 48°00'48" West, 30.00 feet to the point of beginning;

Contains 2980 square feet or 0.068 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT # 3
LEGAL DESCRIPTION

An easement for drainage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #3" and being located on Lot 4C and Lot 9B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 4C at a granite bound set with a drill hole and the southwesterly corner of this description;

Thence along the said sideline, northeasterly 69.16 feet on a curve to the right (concave to the southeast) said curve having a radius of 125.00 feet and a central angle of 31°42'04" to a granite bound set with a drill hole;

Thence leaving the said sideline, South 27°54'21" East, 100.02 feet to a granite bound set with a drill hole;

Thence South 36°34'43" East, 30.00 feet to a granite bound set with a drill hole;

Thence South 53°25'17" West, 25.00 feet to a granite bound set with a drill hole;

Thence North 65°57'35" West, 24.00 feet to a granite bound set with a drill hole;

Thence North 19°38'51" West, 71.50 feet to a granite bound set with a drill hole;

Thence South 81°40'38" West, 38.39 feet to a granite bound set with a drill hole;

Contains 4,380 square feet or 0.101 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

FLOWAGE EASEMENT
LEGAL DESCRIPTION

An easement for drainage flowage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Flowage Easement" and being located partially on Lot 4C and partially on Lot 9B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Commencing at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 4C at a granite bound set with a drill hole;

Thence leaving the said sideline, North 81°40'38" East, 38.90 feet to a granite bound set with a drill hole;

Thence South 27°54'21" East, 60.00 feet to a granite bound set with a drill hole;

Thence South 36°34'43" East, 30.00 feet to the POINT OF BEGINNING of this description at a granite bound set with a drill hole;

Thence North 53°25'17" East, 25.00 feet to a granite bound set with a drill hole;

Thence North 36°34'43" West, 30.00 feet to the most northwesterly corner of this description at a granite bound set with a drill hole;

Thence North 58°54'48" East, 116.93 feet to the northeasterly corner of this description;

Thence South 31°20'51" East, 76.89 feet to the southeasterly corner of this description;

Thence South 58°54'48" West, 135.00 feet to the southwesterly corner of this description at a granite bound set with a drill hole;

Thence North 36°34'43" West, 44.84 feet to the point of beginning;

Contains 9,871 square feet or 0.227 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT # 4
LEGAL DESCRIPTION

An easement for drainage purposes lying on the northeasterly sideline of the cul-de-sac on Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #4" and being located on Lot 12B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the northeasterly sideline of the cul-de-sac on Dufresne Drive northeasterly 70.40 feet on a curve to the right (concave to the southeast) from a point of reverse curvature, said curve having a radius of 50.00 feet and a central angle of 80°40'21";

Thence leaving the said sideline, North 49°28'30" East, 98.32 feet to a point on the northerly line of said Lot 12B at a granite bound set with a drill hole;

Thence leaving the said northerly line, South 20°42'11" East, 77.06 feet to a granite bound set with a drill hole;

Thence South 68°42'49" West, 65.00 feet to the northeasterly sideline of the cul-de-sac on Dufresne Drive at a granite bound set with a drill hole;

Thence along the said sideline, northwesterly 55.00 on a curve to the left (concave to the southwest) said curve having a radius of 50.00 feet and a central angle of 63°01'31" to the point of beginning;

Contains 4762 square feet or 0.109 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

ACCESS EASEMENT
LEGAL DESCRIPTION

An easement for access purposes lying on the northerly side of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "10' Wide City of Marlborough Access Easement" and being on Lot 11A and Lot 20 on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the northerly sideline of Dufresne Drive and the southerly line of said Lot 11A at a point 5.28 feet easterly on a curve to the right (concave to the southeast) from the lot line between said Lots, 11A and Lot 20, said curve having a radius of 175.00 and a central angle of 01°43'43" and being at a granite bound set with a drill hole, said point also being at the southeasterly corner of this description;

Thence westerly along the northerly sideline of Dufresne Drive and the southerly lines of Lots 11A and Lot 20, 10.51 feet on a curve to the left (concave to the southeast) said curve having a radius of 175.00 feet and a central angle of 03°26'27" to a granite bound set with a drill hole at the southwesterly corner of this description;

Thence parallel with the lot line between said Lot 11A and Lot 20, North 30°28'24" West, 119.33 feet to the northerly lot line of said Lot 20 and the southerly line of land now or formerly of the Commonwealth of Massachusetts, Department of Highways and the northwesterly corner of this description at a granite bound set with a drill hole;

Thence with the northerly lines of said Lot 20 and said Lot 11A and the said southerly line of the land of the Commonwealth of Massachusetts, South 84°10'53" East, 12.40 feet to the northeasterly corner of this description at a granite bound set with a drill hole;

Thence parallel with the lot line between said Lot 11A and Lot 20, South 30°28'24" East, 115.22 feet to the point of beginning;

Contains 1172 square feet or 0.027 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT #1
LEGAL DESCRIPTION

An easement for drainage purposes lying on the westerly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #1" and being located on Parcel A on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the westerly sideline of Dufresne Drive at the southeasterly intersection of Goodwin Street as shown on a plan of land recorded in the Middlesex Registry of Deeds as Plan 197 of 2003, said point also being at a granite bound set with a drill hole at the northeasterly corner of this description and the northeasterly corner of said Parcel A;

Thence on the said westerly sideline and the easterly line of Parcel A, southerly 42.00 feet on a curve to the left (concave to the northeast) said curve having a radius of 225.00 feet and a central angle of 10°41'43" to a point on curve at a granite bound set with a drill hole;

Thence leaving the said westerly sideline and the easterly line of Parcel A, South 36°55'22" West, 15.51 feet to the westerly line of Parcel A at a granite bound set with a drill hole;

Thence along the westerly line of Parcel A, North 13°10'51" West, 50.00 feet to an angle point and a 5/8" diameter rebar found;

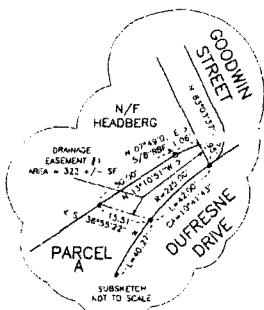
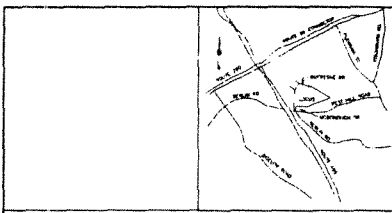
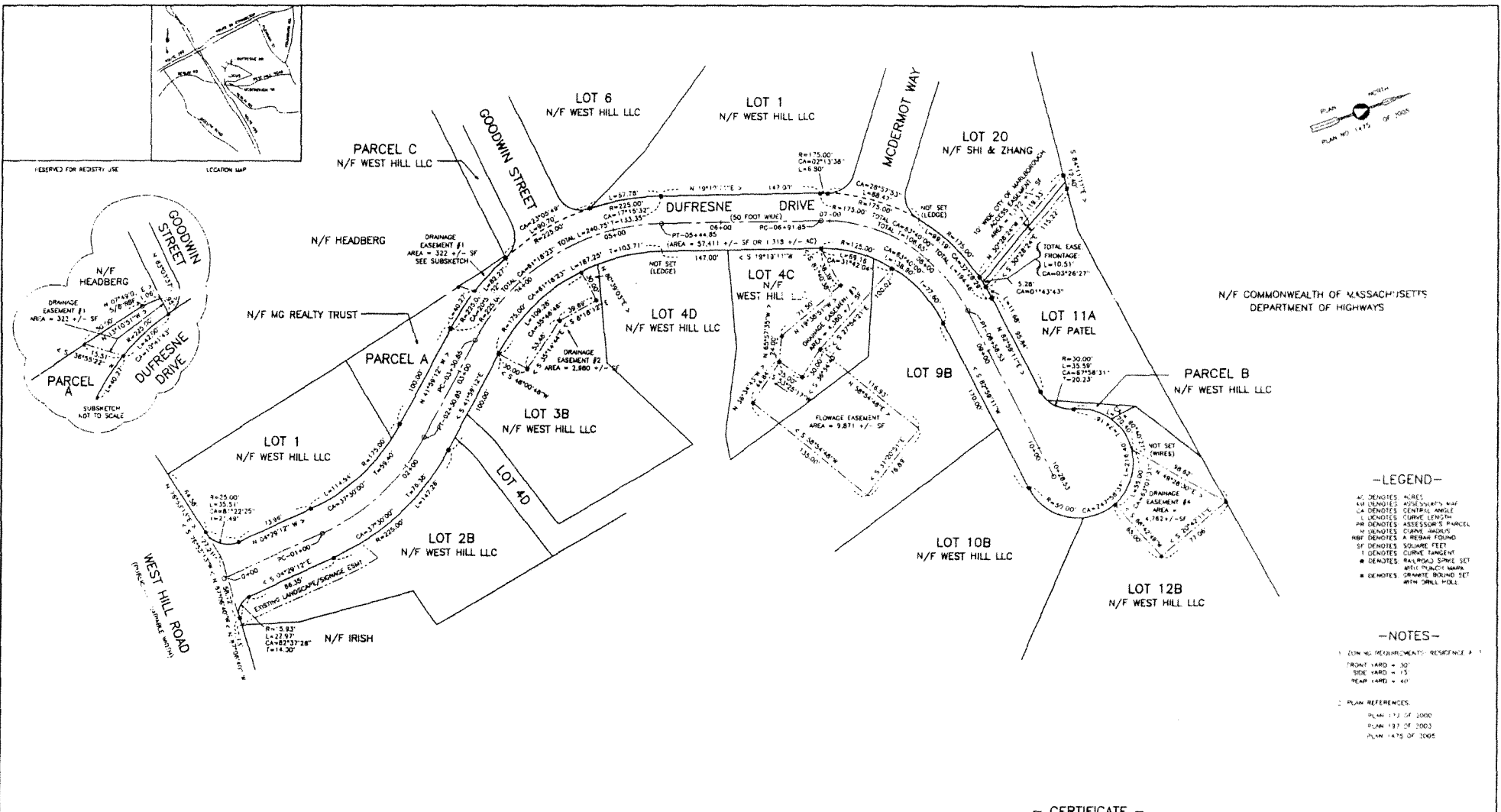
Thence North 07°49'09" East, 1.06 feet to the northwesterly corner of Parcel A and the southerly line of Parcel C as shown on the said Plan 197 of 2003;

Thence along the northerly line of Parcel A and the southerly line of Parcel C, North 83°03'37" East, 1.95 feet to the point of beginning;

Contains 322 square feet or 0.007 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510



-LEGEND-

- AC DENOTES ACRES
- EV DENOTES ROSE SHARPS WAY
- CA DENOTES CENTRAL ANGLE
- L DENOTES CURVE LENGTH
- PR DENOTES ASSASSOR'S PARCEL
- M DENOTES CURVE MILEAGE
- NFB DENOTES A NEIGH FOUND
- SF DENOTES SQUARE FEET
- I DENOTES CURVE TANGENT
- DENOTES REALMWAY SPRING SET WITH PLANCH MARK
- DENOTES GRANITE BOUND SET WITH DRILL HOLE

-NOTES-

1. ZONING REQUIREMENTS: RESURFACE A
 - FRONT YARD = 30'
 - SIDE YARD = 15'
 - REAR YARD = 40'
2. PLAN REFERENCES:
 - PLAN 177 OF 2000
 - PLAN 197 OF 2003
 - PLAN 1475 OF 2005

- CERTIFICATE -

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FURTHER, I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN CORRECTLY DEPICTS THE WITHIN NAMED STREET AS Laid OUT, AND THAT THE STREET BOUNDARIES ARE LOCATED AS SHOWN.

JANUARY 27, 2012
 C. A. BUONICK, PLS
 MASS REG. # 33178



PLAN OF ACCEPTANCE OF DUFRESNE DRIVE AND MUNICIPAL EASEMENTS Prepared For: CITY OF WARRENBOROUGH, MA
CABCO CONSULT LAND AND ENVIRONMENTAL CONSULTING SERVICES P.O. BOX 14 CLINTON, MA 01510 TEL. 800-875-1581 FAX. 978-385-7419

Sheet: 1 of 12	Date: 01/27/12	By: RL
Proj. No.: 11080005(2)	File No.: WPT-170-40	Scale: 1" = 40'

"CIDER MILL ESTATES" "DEFINITIVE PLAN OF SUBDIVISION" IN MARLBOROUGH, MASSACHUSETTS

OWNER/APPLICANT:

WEST HILL L.L.C.
290 EAST STREET
AERLAND, MA 01821

PREPARED BY:

BENCHMARK ENGINEERING CORP.
296 EAST STREET
AERLAND, MA 01821

DATE: 15 MAY 2002

TAX SUMMARY	
LAND VALUE	2,115,000
IMPROVEMENT VALUE	2,100,000
TOTAL VALUE	4,215,000
TOTAL TAX	1,043,000
TAX PER ACRE	1,043,000

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE VALUE OF THE LAND AND IMPROVEMENTS THEREON AS OF THE DATE OF THIS PLAN.



I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE VALUE OF THE LAND AND IMPROVEMENTS THEREON AS OF THE DATE OF THIS PLAN.

APPROVED BY THE TOWN ENGINEER OF MARLBOROUGH, MASSACHUSETTS

THE TOWN ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE MASSACHUSETTS SUBDIVISION MAPS ACT.

APPROVED BY THE MARLBOROUGH TOWN ENGINEER OF MARLBOROUGH, MASSACHUSETTS

APPROVED BY THE MARLBOROUGH TOWN ENGINEER OF MARLBOROUGH, MASSACHUSETTS

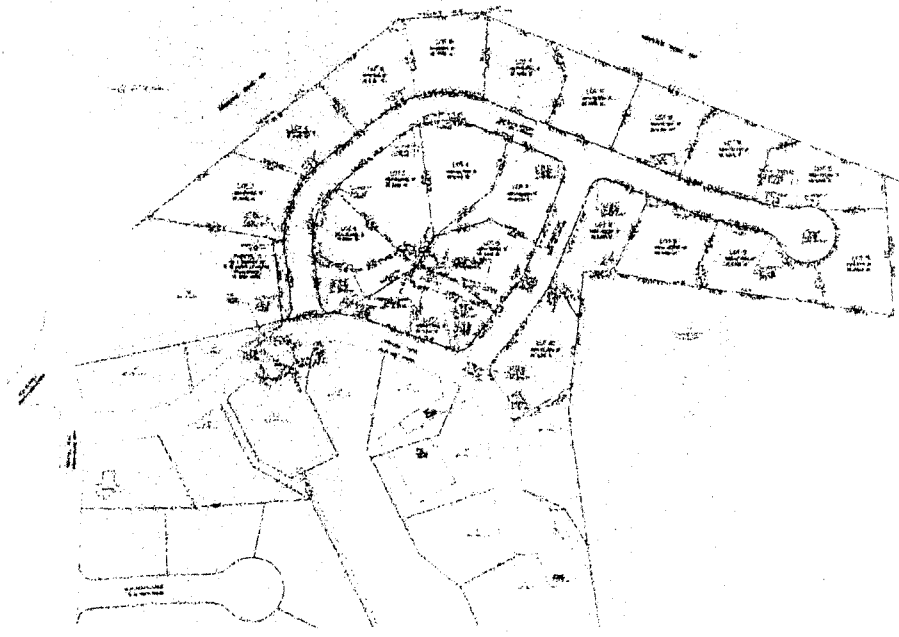
DATE: 15 MAY 2002

SCALE: AS SHOWN

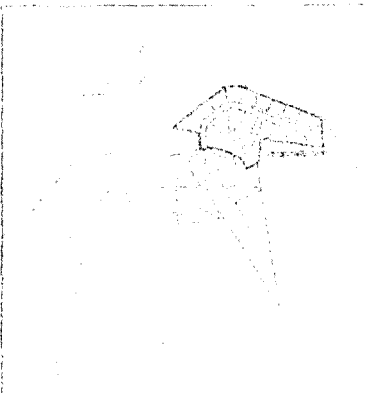
DATE: 15 MAY 2002

TO VIEW THE PROVISIONS OF THE MASSACHUSETTS SUBDIVISION MAPS ACT, SEE THE MASSACHUSETTS STATUTES, CHAPTER 266A, SECTION 10B.

TO VIEW THE PROVISIONS OF THE MASSACHUSETTS SUBDIVISION MAPS ACT, SEE THE MASSACHUSETTS STATUTES, CHAPTER 266A, SECTION 10B.



INDEX PLAN



LOCATION MAP

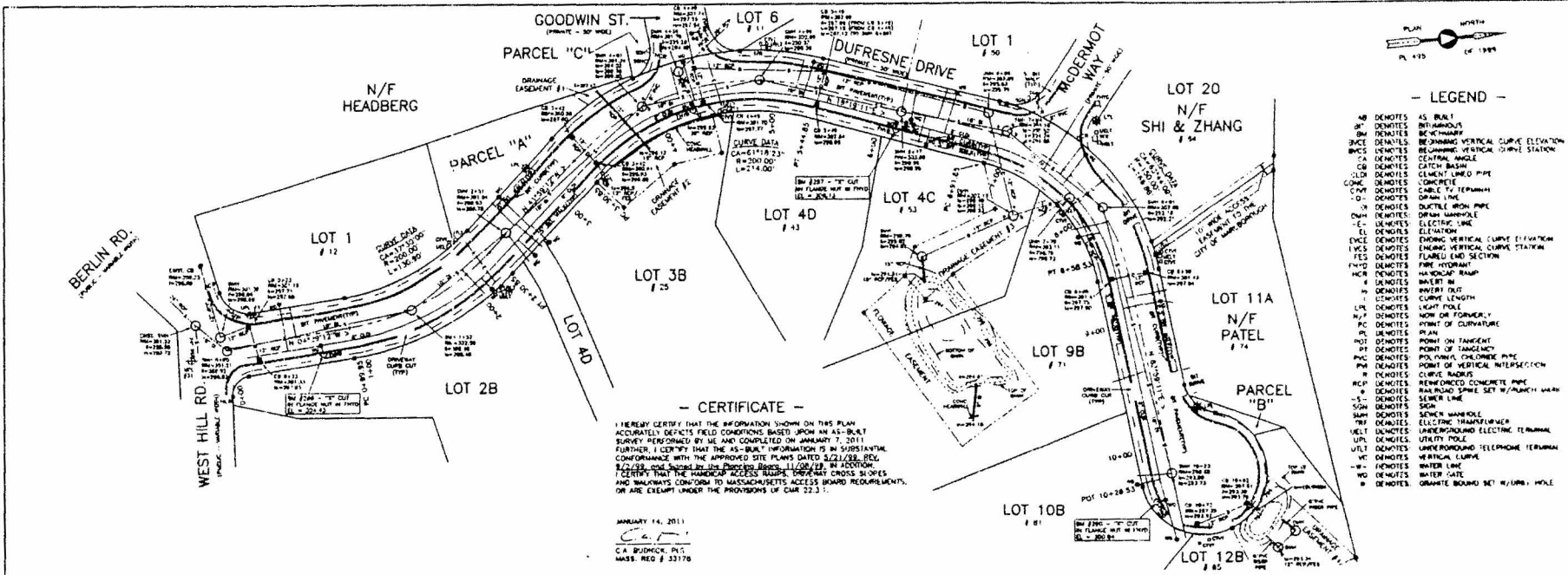
APPROVED BY THE TOWN ENGINEER OF MARLBOROUGH, MASSACHUSETTS

DATE: 15 MAY 2002

INDEX TO DRAWINGS:

COVER SHEET	SHEET 1 OF 1
SHEET 1 OF 13	
DEFINITIVE PLAN SHEETS	SHEETS 1 OF 2 AND 3 OF 2
SHEETS 2 AND 3 OF 13	
TOPOGRAPHIC PLAN SHEETS	SHEETS 1 OF 2 AND 2 OF 2
SHEETS 4 AND 5 OF 13	
PLAN AND PROFILE SHEETS	SHEETS 1 OF 4 THROUGH 4 OF 4
SHEETS 6 THROUGH 9 OF 13	
DETAIL SHEETS	SHEETS 1 OF 2 THROUGH 3 OF 2
SHEETS 10 THROUGH 12 OF 13	
EROSION CONTROL PLAN	SHEET 1 OF 1
SHEETS 13 OF 13	

REVISIONS:
18 NOVEMBER 2002
13 DECEMBER 2002



LEGEND

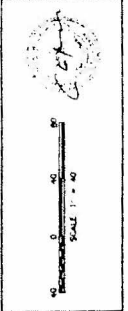
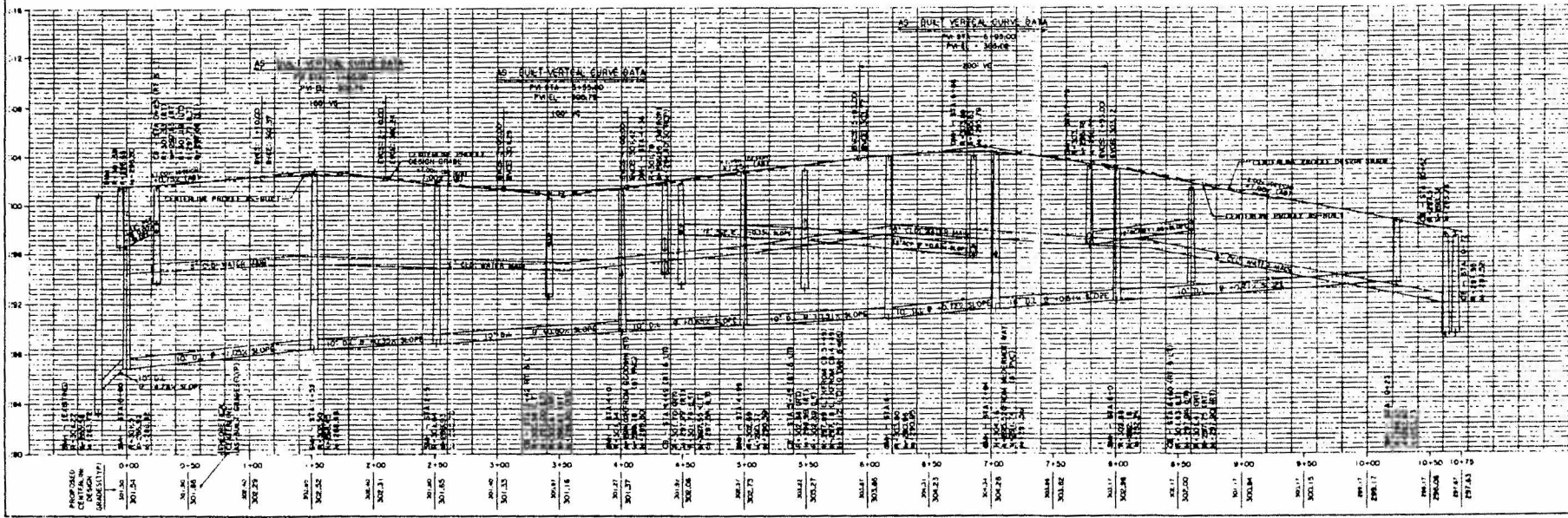
- AS DENOTES AS-BUILT
- BM DENOTES BENCHMARK
- BY DENOTES BENCHMAYOR
- CVCE DENOTES BEGINNING VERTICAL CURVE ELEVATION
- EVCS DENOTES ENDING VERTICAL CURVE STATION
- CA DENOTES CENTRAL ANGLE
- CB DENOTES CENTER BENCHMAYOR
- CLP DENOTES CEMENT LINE PIPE
- CONC DENOTES CONCRETE
- CWP DENOTES CABLE TV TERMINAL
- DO DENOTES DRAIN LINE
- IN DENOTES INSULATION
- Q DENOTES QUOTE SIGN
- DUH DENOTES DUCTILE IRON PIPE
- EL DENOTES ELECTRIC LINE
- ELV DENOTES ELEVATION
- EVCE DENOTES ENDING VERTICAL CURVE ELEVATION
- EVCS DENOTES ENDING VERTICAL CURVE STATION
- FES DENOTES FLARED END SECTION
- FWD DENOTES FIRE HYDRANT
- HCB DENOTES HATCH COIL BUMP
- I DENOTES IRON
- IS DENOTES IRON
- LC DENOTES LIGHT POLE
- MA DENOTES MANHOLE
- MC DENOTES METAL CURVE LENGTH
- ML DENOTES METAL
- MOF DENOTES POINT OF FORMERLY
- PC DENOTES POINT OF CURVATURE
- PLAN DENOTES PLAN
- PT DENOTES POINT OF TANGENCY
- PVC DENOTES POINT OF VERTICAL CURVE
- PVI DENOTES POINT OF VERTICAL INTERSECTION
- RCF DENOTES REINFORCED CONCRETE PIPE
- RCP DENOTES REINFORCED CONCRETE PIPE
- RHS DENOTES RAILROAD SPINE SET WITH/ALONG WITH
- SEW DENOTES SEWER LINE
- SKIN DENOTES SKIN
- SM DENOTES SEWER MANHOLE
- TF DENOTES ELECTRIC TRANSFORMER
- ULF DENOTES UNDERGROUND ELECTRIC TERMINAL
- ULP DENOTES UTILITY POLE
- UTL DENOTES UNDERGROUND TELEPHONE TERMINAL
- VE DENOTES VERTICAL CURVE
- W DENOTES WATER LINE
- WD DENOTES WATER DRAIN
- W DENOTES GRANITE BOUNDARY SET WITH/ALONG WITH

- CERTIFICATE -

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS BASED UPON AN AS-BUILT SURVEY PERFORMED BY ME AND COMPLETED ON JANUARY 7, 2011. FURTHER, I CERTIFY THAT THE AS-BUILT INFORMATION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLANS DATED 02/21/08, 05/12/08, AND 08/05/08, AND THE PROVISIONS OF CHAPTER 223A, REG. 1.00(1), IN ACTION.

I CERTIFY THAT THE HANDICAP ACCESS RAMP, DRIVEWAY CROSS SLOPES, AND WALKWAYS CONFORM TO MASSACHUSETTS ACCESS BOARD REQUIREMENTS, OR ARE EXEMPT UNDER THE PROVISIONS OF CUR 223.1.

JANUARY 14, 2011
 CA. BUDMICK, P.E.
 MASS. REG. # 33178



REVISION RECORD

No.	P. D. No.	Date	By
1	33178	01/14/11	CA. BUDMICK

Project: AS-BUILT PLAN AND PROFILE OF DUFRESNE DRIVE, CITY OF MARLBOROUGH

Prepared For: CITY OF MARLBOROUGH

Scale: 1"=40'-0" Date: 01/14/11 Drawn By: [Signature]

P. D. No.: 33178 Date: 01/14/11

Drawing No.: 100600A1

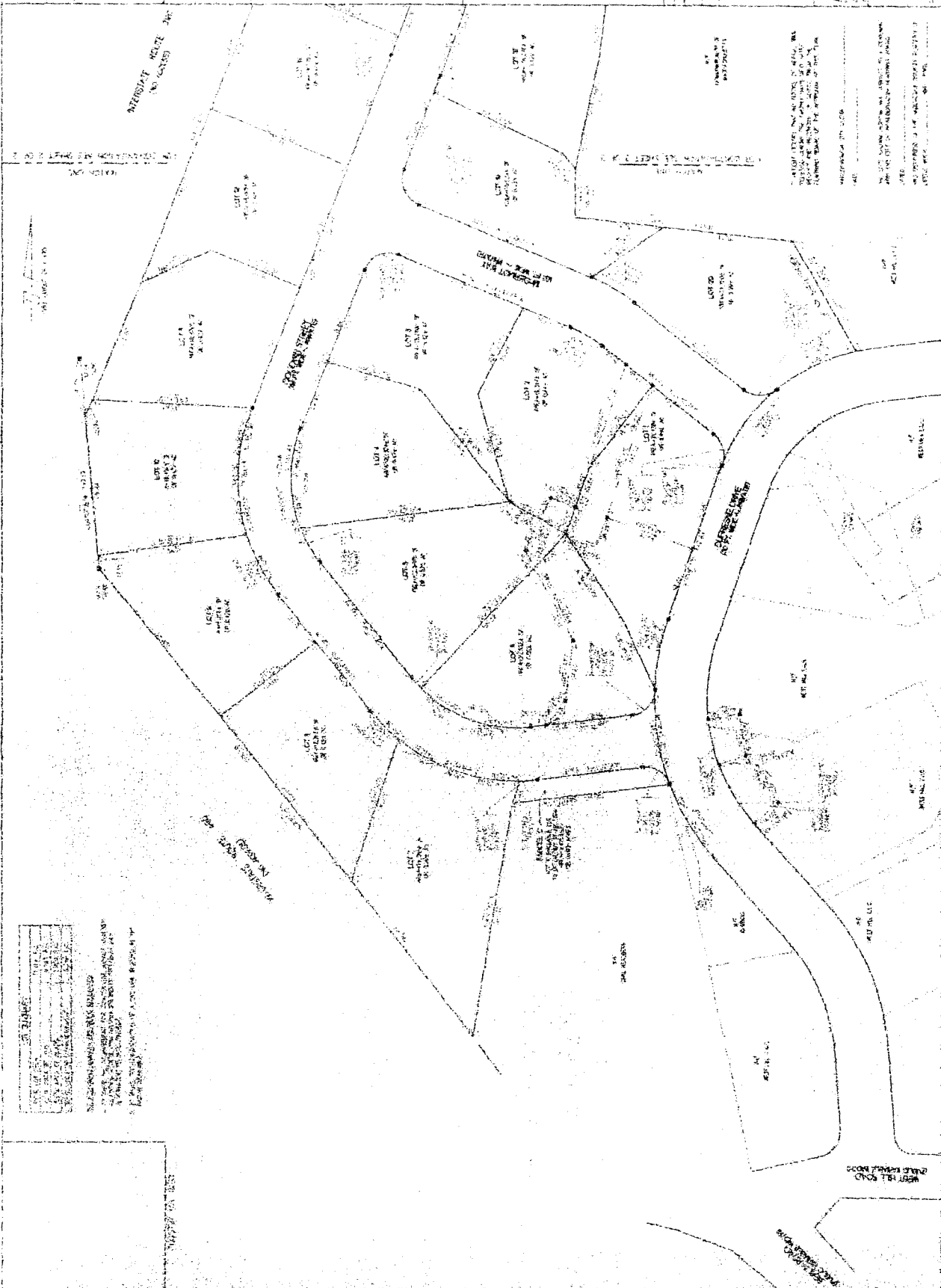
Sheet: 1 of 1

DEPARTMENT OF LAND & SURVEY
 TOWN OF BRANTFORD
 PLAN OF SUBDIVISION
 PLAN OF LOTS

MAP NO. 2989
 D-202

TOWN OF BRANTFORD
 PLAN OF SUBDIVISION
 PLAN OF LOTS

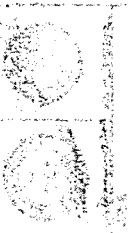
MAP NO. 2989
 D-202



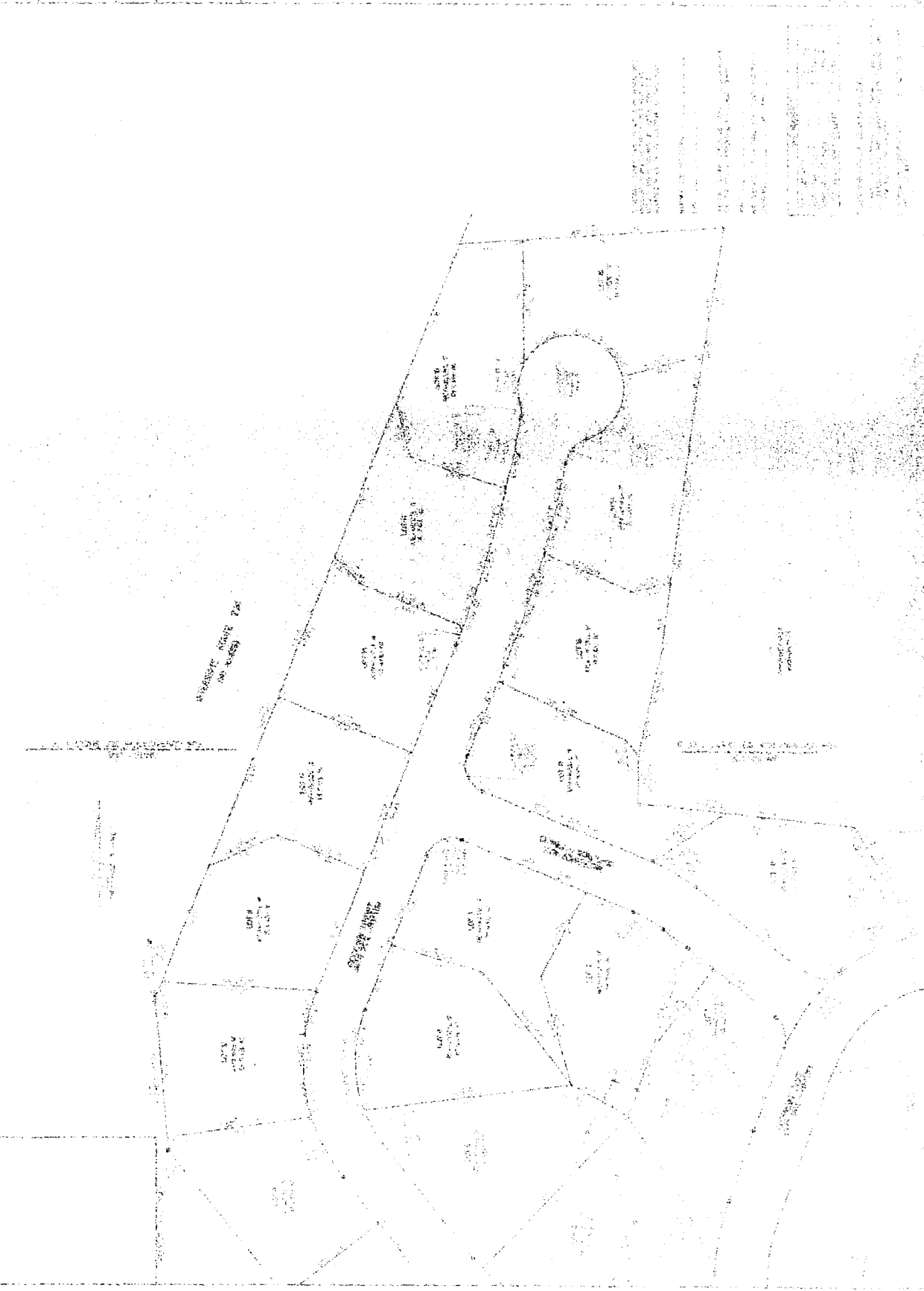
DEPARTMENT OF LAND & SURVEY
 TOWN OF BRANTFORD
 PLAN OF SUBDIVISION
 PLAN OF LOTS

MAP NO. 2989
 D-202

STATE OF TEXAS
COUNTY OF [illegible]
[illegible]
[illegible]



[illegible text]



APPROVED FOR THE BOARD UNDER THE AUTHORITY OF THE BOARD OF SUPERVISORS

[Signature]
[Signature]

DATE 27 JAN 03



- DATE 27 JAN 03
- 1. EROSION CONTROL PLAN
 - 2. FLOOD CONTROL PLAN
 - 3. LANDSCAPE ARCHITECTURE PLAN
 - 4. PLANTING SCHEDULE
 - 5. SITE PLAN
 - 6. UTILITIES PLAN
 - 7. WATER MANAGEMENT PLAN
 - 8. TRAFFIC CONTROL PLAN
 - 9. OTHER AS NEEDED

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

NO. DATE DESCRIPTION BY

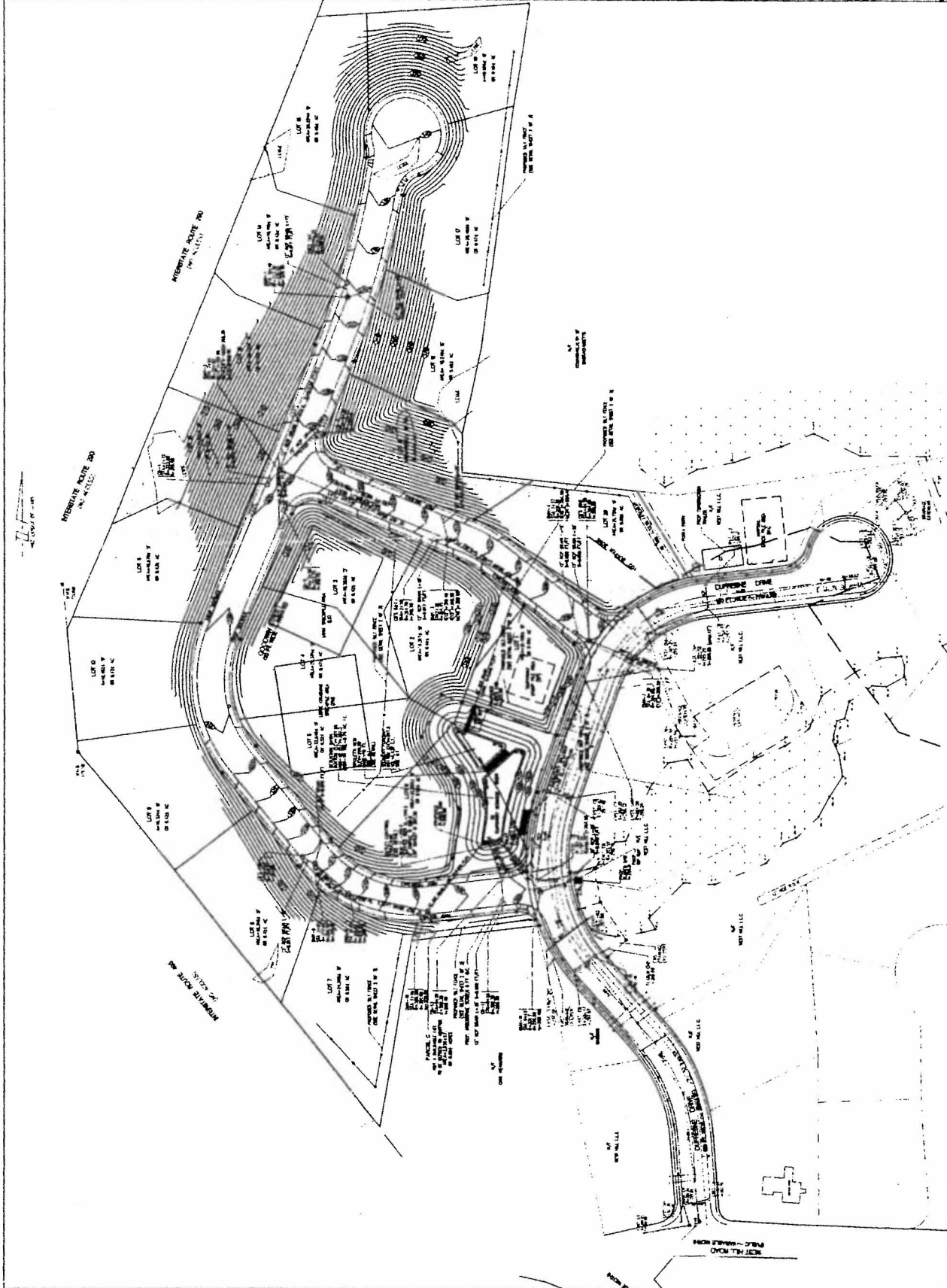
1	27 JAN 03	PREPARED	BM
2	27 JAN 03	REVISION	BM
3	27 JAN 03	REVISION	BM
4	27 JAN 03	REVISION	BM
5	27 JAN 03	REVISION	BM
6	27 JAN 03	REVISION	BM
7	27 JAN 03	REVISION	BM
8	27 JAN 03	REVISION	BM
9	27 JAN 03	REVISION	BM
10	27 JAN 03	REVISION	BM

DEFINITIVE PLAN OF SUBDIVISION
EROSION CONTROL PLAN

MUSKOGEE, WA
DATE 13 MAY 2002
BENCHMARK ENGINEERING CORP.
1000 1ST AVENUE
SEASIDE, WA 98138

PREPARED BY
BENCHMARK ENGINEERING CORP.
1000 1ST AVENUE
SEASIDE, WA 98138

GRAPHIC SCALE
1" = 100'



PERSONS REQUIRED UNDER THE MASSACHUSETTS CONTROL LAW WASHINGTON COUNTY LAND SURVEYING PLANNING BOARD

[Signatures]
 DATE: 27 JAN 83

DATE: 27 JAN 83

DATE: 27 JAN 83

LEGEND

- 1. LITTLE CONDUIT
- 2. LITTLE CONDUIT
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GENERAL NOTES

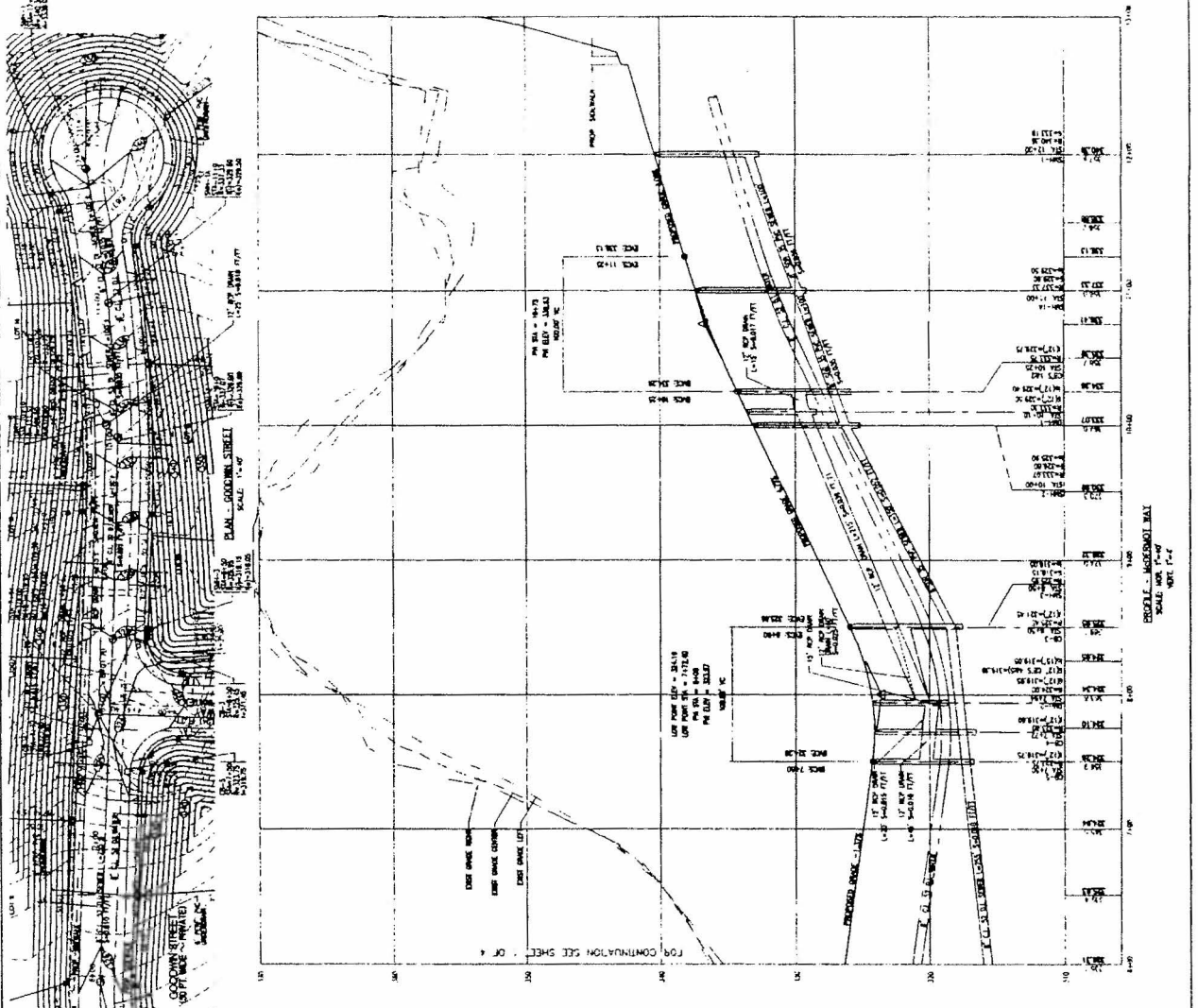
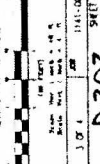
1. THESE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.
2. THE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.
3. THE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.
4. THE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.
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9. THE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.
10. THE CONDUITS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASHINGTON COUNTY, VERMONT, SPECIFICATIONS FOR CONDUITS.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1		ISSUED FOR CONSTRUCTION	JK
2		ISSUED FOR CONSTRUCTION	JK
3		ISSUED FOR CONSTRUCTION	JK

DEFINITION OF SURVEYOR
 PLAN AND PROFILE OF
 GOODWIN STREET
 WASHINGTON COUNTY, VT
 DATE: 15 MAY 2007
 SCALE: 1" = 40'
 PROJECT NO.: 0701
 DRAWING NO.: 0701-01

BENTHARA ENGINEERING CORP.
 100 WEST STREET
 WASHINGTON COUNTY, VT 05677
 (802) 885-1111
 FAX: (802) 885-1112



D-202
 M18-2-988

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AND BURLINGHAM PLANNING BOARD

[Handwritten signatures and dates]

DATE: 17 JAN 01

LEGEND

EXISTING CONTOUR
EXISTING BENCH & MARK
EXISTING CATCH BASIN
EXISTING LOT LINE
EXISTING SEWER & MANHOLE
EXISTING STORM PIPE
EXISTING UTILITY LINE
PROPOSED BENCH & MARK
PROPOSED ELEC. CABLE, TELEPHONE, ETC.
PROPOSED CATCH PIT
PROPOSED CURB WALL
PROPOSED SEWER & MANHOLE
PROPOSED TRENCH DRAIN
PROPOSED UTILITY LINE
PROPOSED WETLAND WETLANDS BOUNDARY
STORM BOARD FENCE

GENERAL NOTES

1. EXISTING CONTOUR INTERVALS 1'-2'
2. PROPOSED BENCH OR MARK
3. PROPOSED FEES SHALL BE PAID TO THE CITY OF BURLINGHAM AS REQUIRED BY CITY REGULATIONS
4. ALL UTILITIES SHOWN WERE LOCATED BY CITY OF BURLINGHAM ENGINEERS AND CONTRACTORS ON THE "NEW ROAD (STREET) IMPROVEMENT"
5. INSTALLER IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AGENCIES INVOLVED FOR THE PROPOSED TRENCH DRAIN.
6. ALL UTILITIES SHOWN ARE TO BE LOCATED WITHIN THE RIGHT-OF-WAY LIMITS OF BURLINGHAM

PROVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2	11-13-98	ISSUING PERMITS, CONDITIONS	DSB

DEFINITIVE PLAN OF BURLINGHAM
 OVER ALL ESTATES
 OF CANAL FRONT OF
 CROSS COUNTRY DRAIN
 IN
 BURLINGHAM, MA

SCALE: 1" = 40'

DATE: 15 JAN 01

ENGINEER: BENCHMARK ENGINEERING CORP.

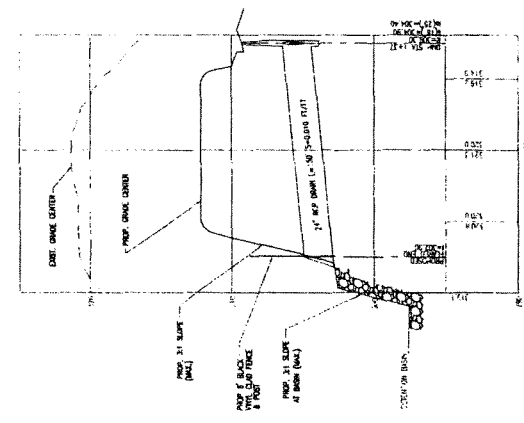
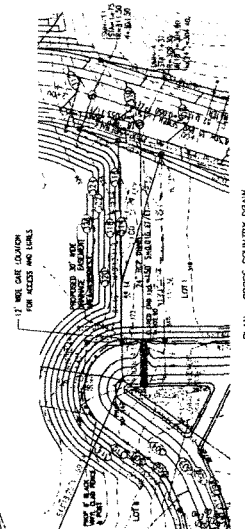
BENCHMARK ENGINEERING CORP.

1755 GARDEN STREET, SUITE 202
 BURLINGHAM, MASSACHUSETTS 01901

GRAPHIC SCALE

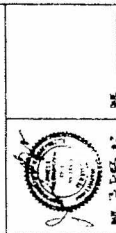
0 20 40 FEET

1:200



PERSONS REQUIRED UNDER THE SUPERVISION OF THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, PLANNING BOARD

DATE 2.1.2003



LEGEND

1. 2" X 12" CONCRETE
 2. 4" X 12" CONCRETE
 3. 6" X 12" CONCRETE
 4. 8" X 12" CONCRETE
 5. 10" X 12" CONCRETE
 6. 12" X 12" CONCRETE
 7. 14" X 12" CONCRETE
 8. 16" X 12" CONCRETE
 9. 18" X 12" CONCRETE
 10. 20" X 12" CONCRETE
 11. 24" X 12" CONCRETE
 12. 30" X 12" CONCRETE
 13. 36" X 12" CONCRETE
 14. 42" X 12" CONCRETE
 15. 48" X 12" CONCRETE
 16. 54" X 12" CONCRETE
 17. 60" X 12" CONCRETE
 18. 66" X 12" CONCRETE
 19. 72" X 12" CONCRETE
 20. 78" X 12" CONCRETE
 21. 84" X 12" CONCRETE
 22. 90" X 12" CONCRETE
 23. 96" X 12" CONCRETE
 24. 102" X 12" CONCRETE
 25. 108" X 12" CONCRETE
 26. 114" X 12" CONCRETE
 27. 120" X 12" CONCRETE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2.1.2003	ISSUED FOR PERMITS	BAW
2	2.1.2003	REVISED PER PERMITS	BAW

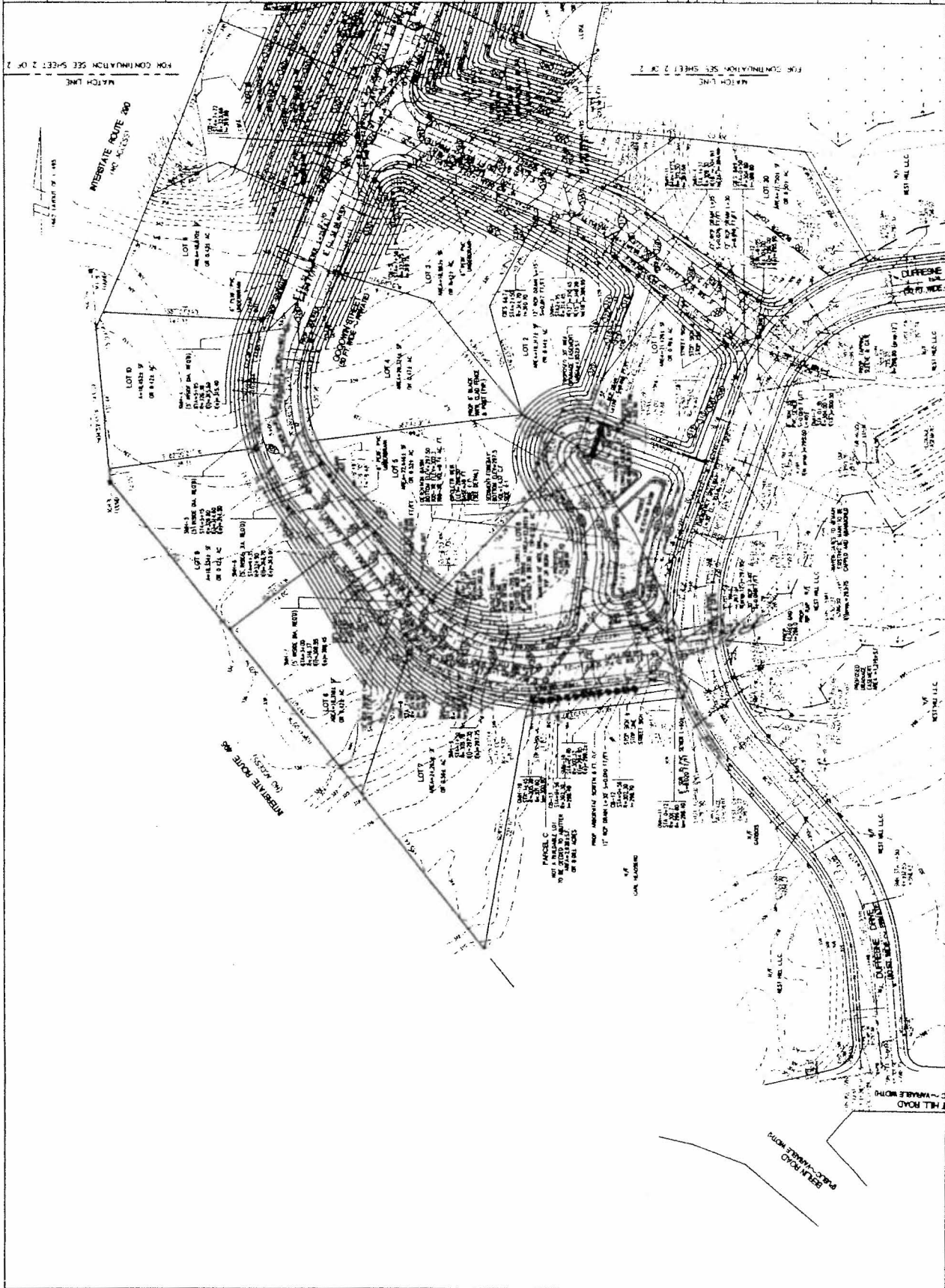
DEFINITIVE PLAN OF SUBDIVISION
CHERRY HILLS ESTATES
TOPOGRAPHIC PLAN

IN THE COUNTY OF SPOTSYLVANIA, VIRGINIA

PREPARED BY
BENJAMIN A. WILLIAMS
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10459
 STATE OF VIRGINIA
 MECHANICAL
 12/21/2002

DATE 2.1.2003

SHEET 1 OF 3



D-202
 MPB-2489

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AND ZONING PLANNING BOARD

DATE 27 JAN 05

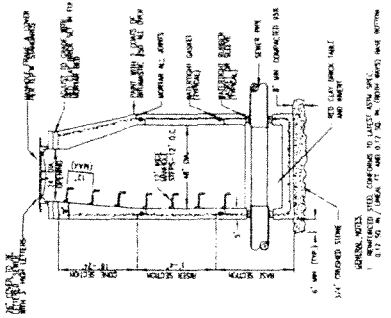
SCALE 1/4" = 1'-0"

GENERAL NOTES:
 1. ZONE CLASSIFICATION: "L-1"
 2. ALL WORK SHALL BE PERFORMED AS SHOWN ON CENTER UNLESS NOTED OTHERWISE.
 3. ALL MATERIALS SHALL BE APPROVED BY THE SUBDIVISION CONTROL BOARD FOR THE PROJECT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

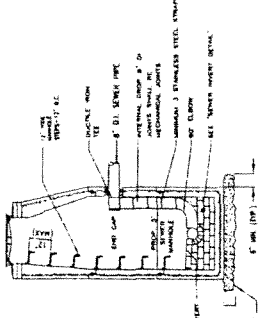
DEFINITIVE PLAN OF SUBDIVISION
 CHERMILL ESTATES
 DETAILS SHEET
 PREPARED BY:
 BENCHMARK ENGINEERING CORP.
 11000 1st Ave. S.W.
 Burien, WA 98148
 DATE: 15 MAY 2002
 DRAWN BY: [Name]
 CHECKED BY: [Name]

GRAPHIC SCALE
 1" = 10' FEET

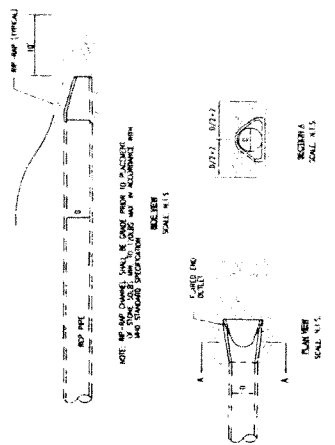
SHEET 10 OF 13
 MPB-289



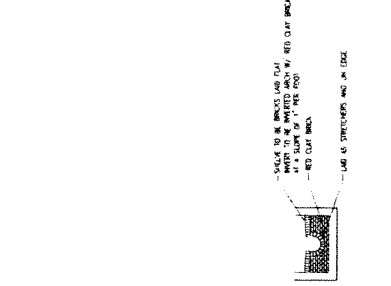
TYPICAL PRE-CAST CONCRETE SEWER MANHOLE DETAIL
 SCALE 1/4" = 1'-0"



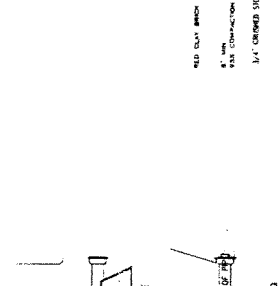
TYPICAL PRE-CAST CONCRETE SEWER MANHOLE DROP DETAIL
 SCALE 1/4" = 1'-0"



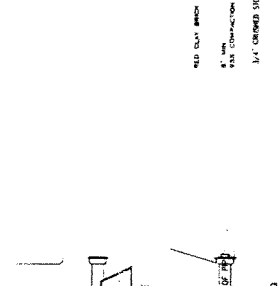
PLAN VIEW DETAIL
 SCALE 1/4" = 1'-0"



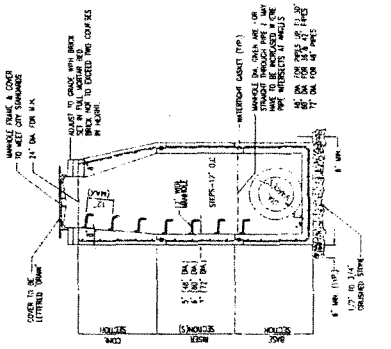
CLEAN AND SEWER MANHOLE DETAIL
 SCALE 1/4" = 1'-0"



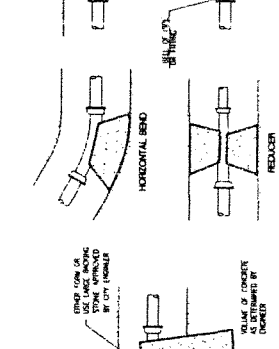
TYPICAL PRE-CAST CONCRETE DRAINAGE MANHOLE DETAIL
 SCALE 1/4" = 1'-0"



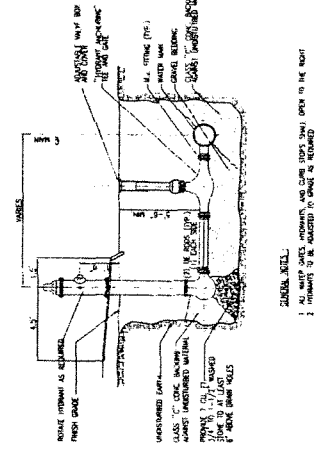
TYPICAL TRUNK BLOCK DETAILS
 SCALE 1/4" = 1'-0"



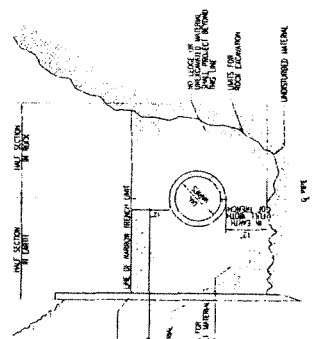
TYPICAL DEEP BUMP PRE-CAST CONCRETE CATCH BASIN DETAIL
 SCALE 1/4" = 1'-0"



TYPICAL SECTION TEMPORARY PAVEMENT
 SCALE 1/4" = 1'-0"



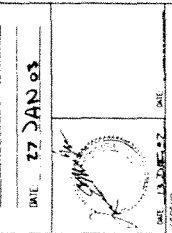
TYPICAL TRENCH DETAIL
 SCALE 1/4" = 1'-0"



TYPICAL TRENCH DETAIL
 SCALE 1/4" = 1'-0"

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AND SUBDIVISION PLANNING BOARD

DATE: 27 JAN 03



DATE: 13 JUNE 02

LEGEND

- GENERAL NOTES**
1. FINISH CLASSIFICATION SHALL BE 1-1.
 2. EXISTING TREES SHALL BE PLANTED IN OR CENTER AS REQUIRED BY CITY REGULATIONS BY CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION.
 3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES SHALL BE MADE TO THE ORIGINAL PLAN AND SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION.
 4. CONTROLLED BENCHING SHALL BE REQUIRED FOR ALL SLOPED AREAS AND SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION.

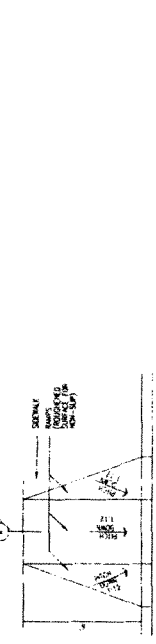
NO.	DATE	DESCRIPTION
1	13 JUNE 02	ISSUE FOR PERMITS
2	27 JAN 03	REVISED PER CITY COMMENTS
3	13 JUNE 02	ISSUE FOR PERMITS

**DEFINITE PLAN OF SUBDIVISION
ORDER WILL ESTABLISH
DETAILS SHEET**

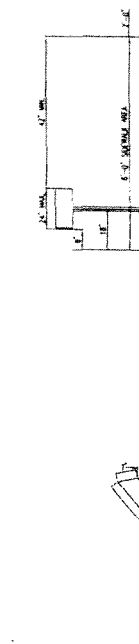
WASHINGTON, DC
DATE: 13 MAY 2002
OWNER/APPLICANT: WEST HILL, LLC
DRAWN BY: J.C. McLAUGHLIN
CHECKED BY: J.C. McLAUGHLIN

PREPARED BY:
BENCHMARK ENGINEERING CORP.
1100 19th Street, NW
Washington, DC 20036
Phone: 202 898-8800
Fax: 202 898-8801
www.benchmarkeng.com

SHEET: 2 OF 3 JOB: 1141 00
DATE: 13 JUNE 02
GRAPHIC SCALE
1" = 10 FEET
MPB 2989
SHEET 11 OF 13



TYPICAL GRANITE CONCRETE HANDCAR RAMP DETAIL
SCALE: N.T.S.



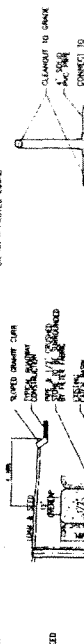
TRANSITIONAL CURB FROM VERTICAL TO SLOPED GRANITE
SCALE: N.T.S.



MALEBOX INSTALLATION TYPICAL SECTION
SCALE: N.T.S.



TYPICAL UNDER DRAIN DETAIL
SCALE: N.T.S.

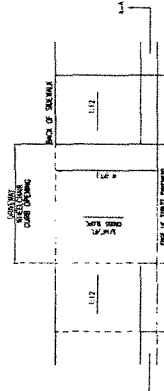


TYPICAL CROSS SECTION
SCALE: N.T.S.

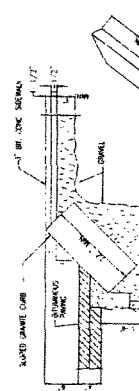
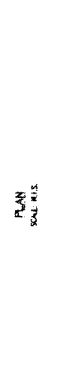


SALT FENCE
SCALE: N.T.S.

INVERT CHASE	TRANSITION LENGTH (IN FT.)
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2	0.0
3	0.0
4	0.0
5	0.0
6	0.0
7	0.0
8	0.0
9	0.0
10	0.0
11	0.0
12	0.0
13	0.0
14	0.0
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48	0.0
49	0.0
50	0.0



PLAN
SCALE: N.T.S.



TYPICAL SLOPED GRANITE CURBING DETAIL
SCALE: N.T.S.



CRANITE CURB ALLET
SCALE: N.T.S.



TYPICAL CROSS SECTION
SCALE: N.T.S.



SALT FENCE
SCALE: N.T.S.

NOTE: CONNECTIONS TO THE STREET SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION.

NOTE: CONNECTIONS TO THE STREET SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF WASHINGTON (CONSTRUCTION) FOR THE PROJECT'S SUBDIVISION.

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APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW AND METRO PLANNING BOARD

DATE: 27 JAN 03



DATE: 11 MAY 2007
 PROJECT: CIDER MILL ESTATES
 SHEET: 11 OF 12

**DEFINITIVE PLAN OF SUBDIVISION
 CIDER MILL ESTATES
 DETAILS BRICE**

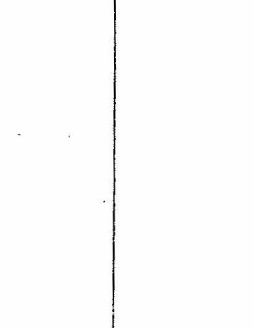
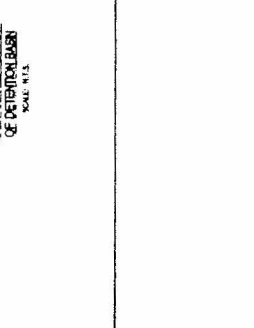
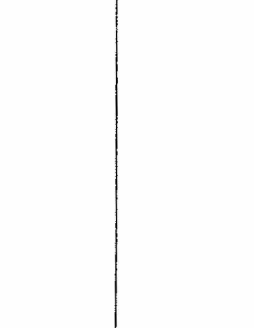
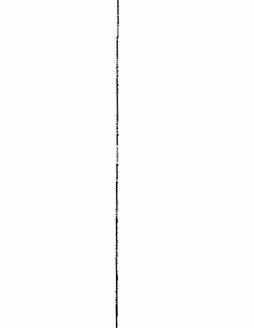
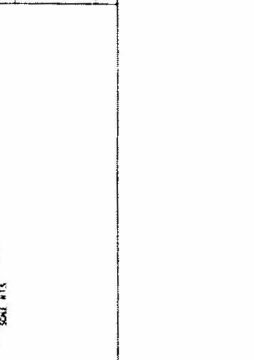
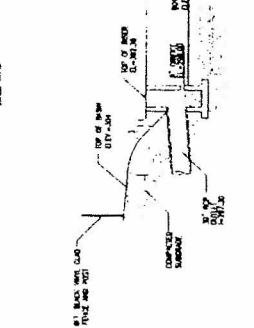
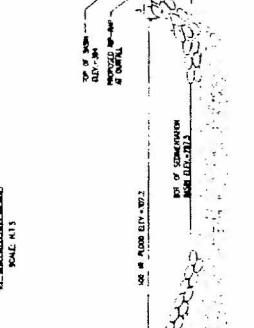
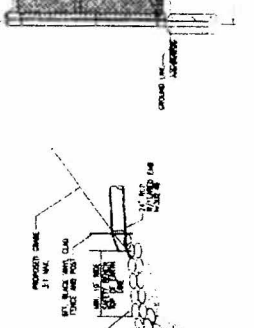
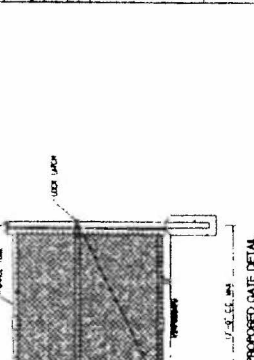
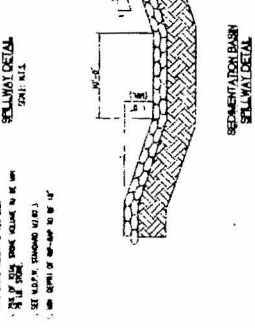
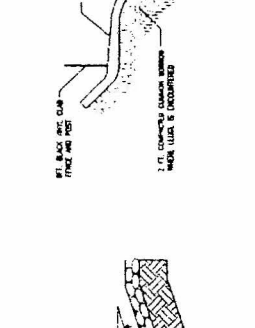
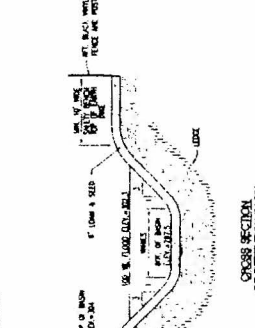
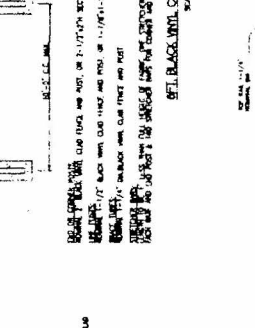
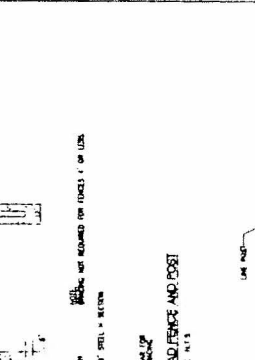
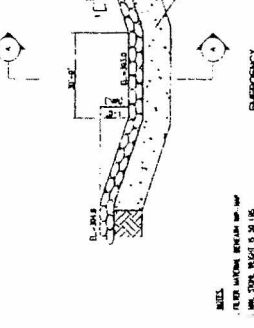
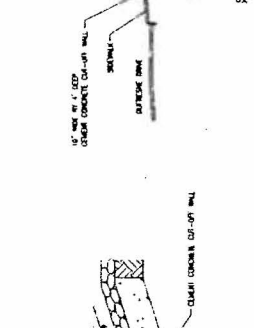
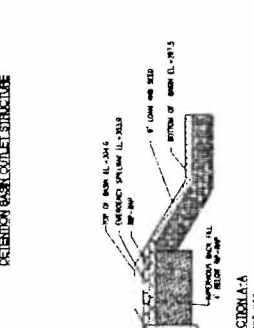
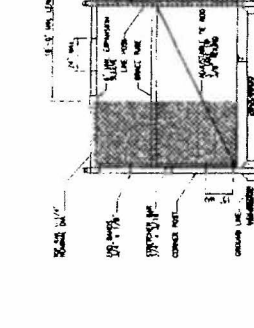
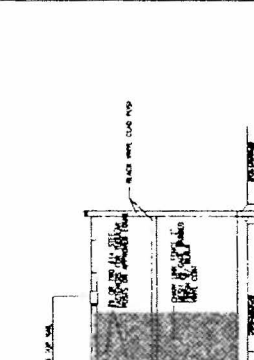
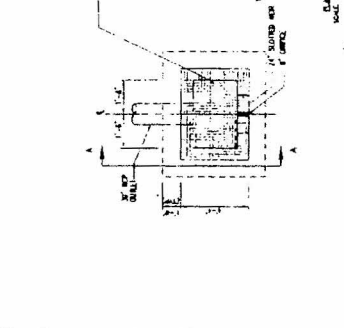
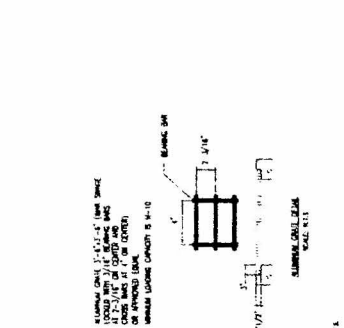
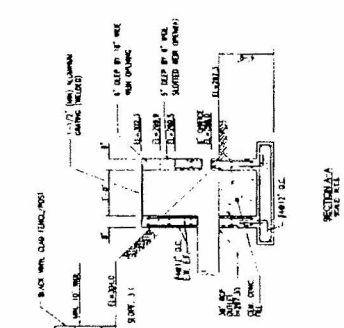
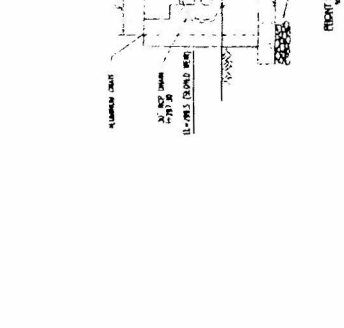
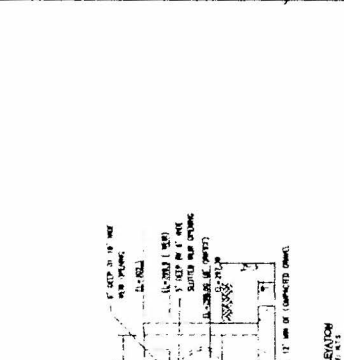
DATE: 11 MAY 2007
 PROJECT: CIDER MILL ESTATES
 SHEET: 11 OF 12

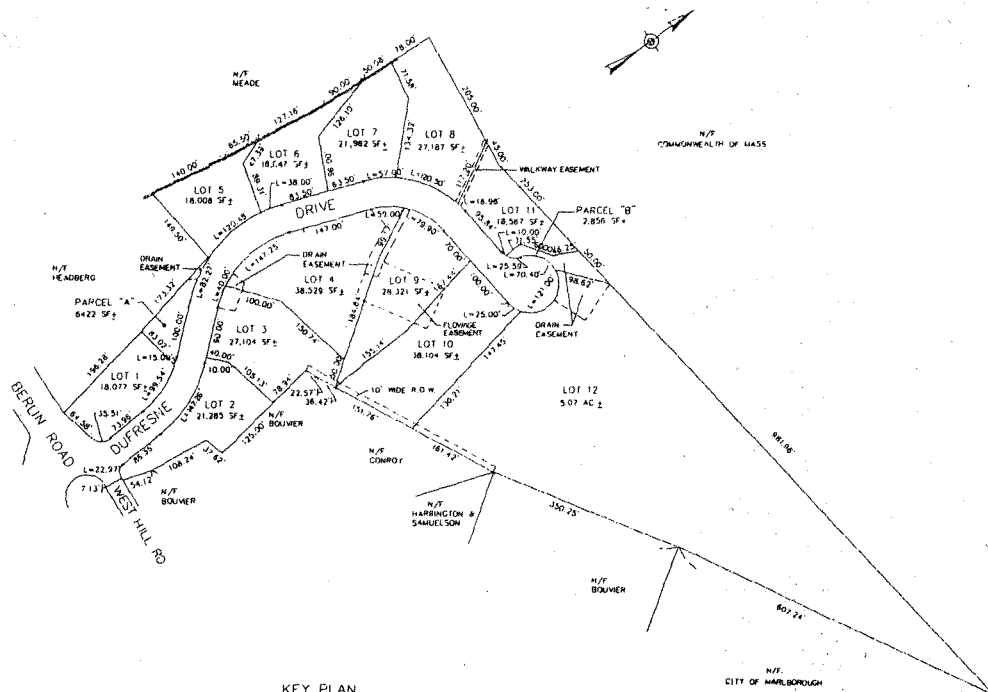
BENCHMARK ENGINEERING CORP.
 10000 Highway 100, Suite 100
 Dallas, Texas 75243
 Phone: (972) 412-1100
 Fax: (972) 412-1101
 E-mail: info@benchmarkeng.com

GRAPHIC SCALE
 1" = 10'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE SHALL BE AS SHOWN ON THE PLAN.
3. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
4. ALL REINFORCING SHALL BE #4 BARS UNLESS OTHERWISE NOTED.
5. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
6. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.
7. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.
8. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.
9. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.
10. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.





KEY PLAN

1"=100'

MARLBOROUGH PLANNING BOARD
 ZONING DISTRICT A-2
 MEMBER *Robert P. Kelly*
Edward J. May
John J. ...
William H. ...
Philip J. ...
 DATE November 1, 1999

SHEET NO.	TITLE
1	KEY PLAN
2	DEFINITIVE SUBDIVISION PLAN
3	PLAN & PROFILE OF DUPRESNE DRIVE
4	GRADING & EROSION CONTROL PLAN
5	DETAIL SHEET

LEGEND

- SMH ○ SANITARY MANHOLE
- DMH ○ DRAIN MANHOLE
- CB ○ CATCH BASIN
- 8" PVC SAN POLYVINYLCHLORIDE SANITARY SEWER
- 12" RCP SI RCP STORM DRAIN
- 8" CLDI W CEMENT-LINED DUCTILE IRON WATER
- E/F/PLC ELECTRIC FIRE TELEPHONE CABLE UNDERGROUND WARES
- GRANITE MONUMENT (TO BE SET)
- HYD ○ FIRE HYDRANT
- LIGHT POLE
- GATE VALVE

Robert P. Kelly *Robert P. Kelly*

"WEST RIDGE ESTATES"

KEY PLAN OF LAND
 IN
 MARLBOROUGH, MASSACHUSETTS

OWNED BY: JUDITH REYNOLDS & FREDRICK BAKER, JR.
 BK 11783 PG 677
 CARL & ALMA HEADBERG
 BK 1461 PG 377
 CENTRAL MASS ENGINEERING & SURVEY, INC.
 45 RIVER STREET MARLBOROUGH, MA 01752
 DATE MAY 21, 1999 SCALE 1"=100'
 REV. SEPT 2, 1999

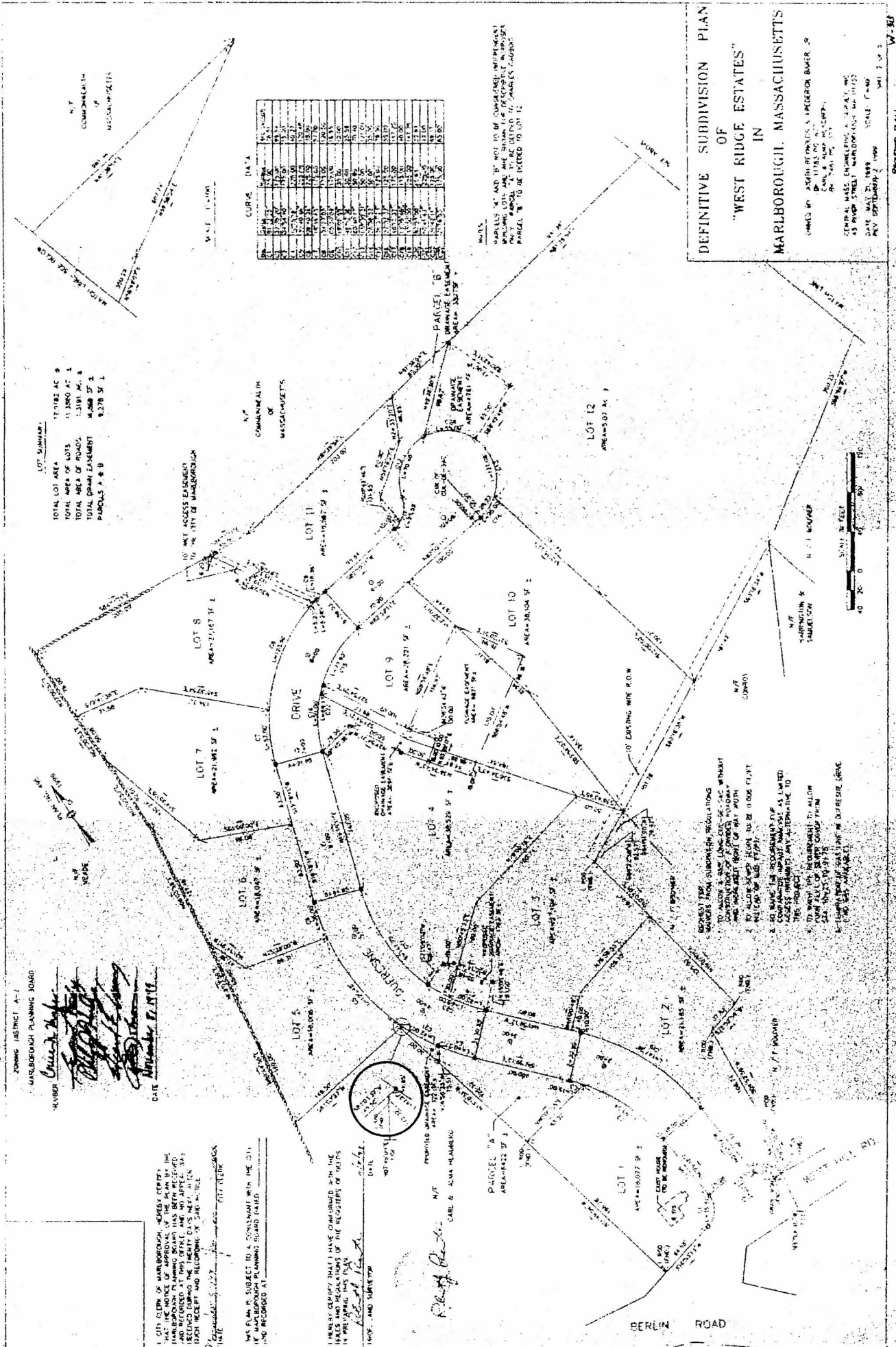
ZONING DISTRICT A-2
MARLBOROUGH PLANNING BOARD
MEMBER *Charles Decker*
[Signature]
[Signature]
DATE *November 1, 1978*

I, CITY CLERK OF MARLBOROUGH, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THE PLAN BY THE PLANNING BOARD WAS PUBLISHED IN THE MARLBOROUGH RECORD AND RECORDED AT THIS OFFICE AND THAT THE PLAN WAS BELIEVED DURING THE TWENTY DAYS NEXT AFTER EACH RECEIPT AND RECORDING OF THE NOTICE.

THIS PLAN IS SUBJECT TO A CONSISTENT WITH THE CITY OF MARLBOROUGH PLANNING BOARD (AID) AND RECORDED AT

UNLESS CERTAIN THAT I HAVE COMPLETED WITH THE CITY CLERK OF MARLBOROUGH THE NECESSARY RECORDS IN PREPARING THIS PLAN.

Carl & Silvia Haines
CARL & SILVIA HAINES



CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	ANGLE
1+00	N 89° 15' 00" E	100.00	100.00	100.00	100.00
1+10	N 89° 15' 00" E	110.00	110.00	110.00	110.00
1+20	N 89° 15' 00" E	120.00	120.00	120.00	120.00
1+30	N 89° 15' 00" E	130.00	130.00	130.00	130.00
1+40	N 89° 15' 00" E	140.00	140.00	140.00	140.00
1+50	N 89° 15' 00" E	150.00	150.00	150.00	150.00
1+60	N 89° 15' 00" E	160.00	160.00	160.00	160.00
1+70	N 89° 15' 00" E	170.00	170.00	170.00	170.00
1+80	N 89° 15' 00" E	180.00	180.00	180.00	180.00
1+90	N 89° 15' 00" E	190.00	190.00	190.00	190.00
2+00	N 89° 15' 00" E	200.00	200.00	200.00	200.00
2+10	N 89° 15' 00" E	210.00	210.00	210.00	210.00
2+20	N 89° 15' 00" E	220.00	220.00	220.00	220.00
2+30	N 89° 15' 00" E	230.00	230.00	230.00	230.00
2+40	N 89° 15' 00" E	240.00	240.00	240.00	240.00
2+50	N 89° 15' 00" E	250.00	250.00	250.00	250.00
2+60	N 89° 15' 00" E	260.00	260.00	260.00	260.00
2+70	N 89° 15' 00" E	270.00	270.00	270.00	270.00
2+80	N 89° 15' 00" E	280.00	280.00	280.00	280.00
2+90	N 89° 15' 00" E	290.00	290.00	290.00	290.00
3+00	N 89° 15' 00" E	300.00	300.00	300.00	300.00

PARCELS 12, ARE BY NOT TO BE CONSIDERED WITHIN THE SUBDIVISION PLAN UNLESS THEY ARE BEING OFFERED TO THE PUBLIC BY THE CITY OF MARLBOROUGH.

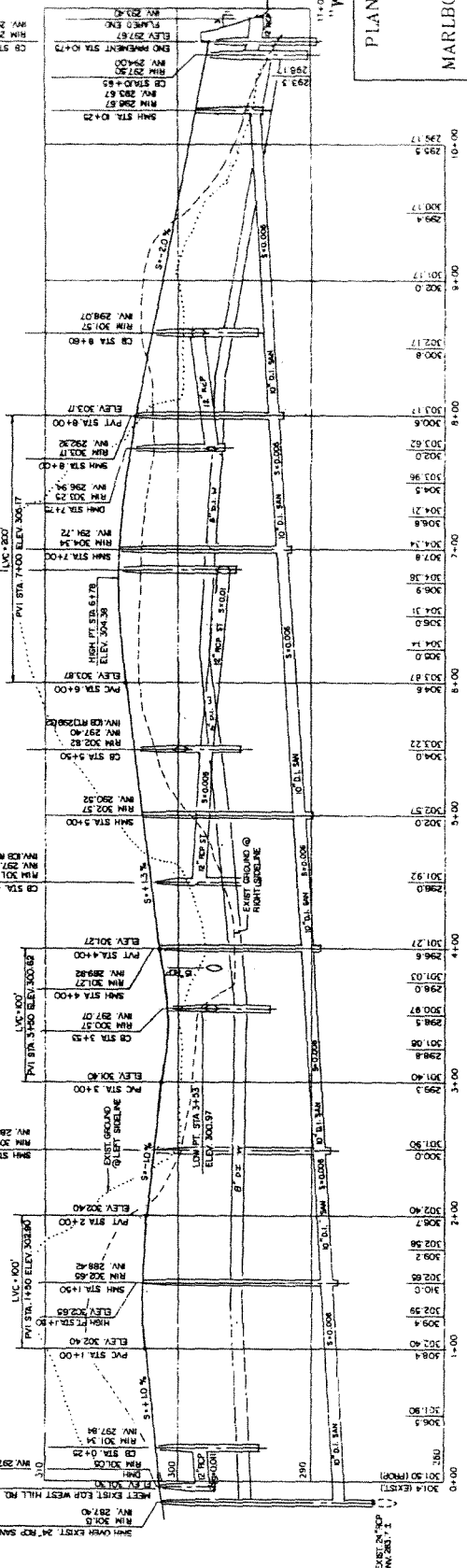
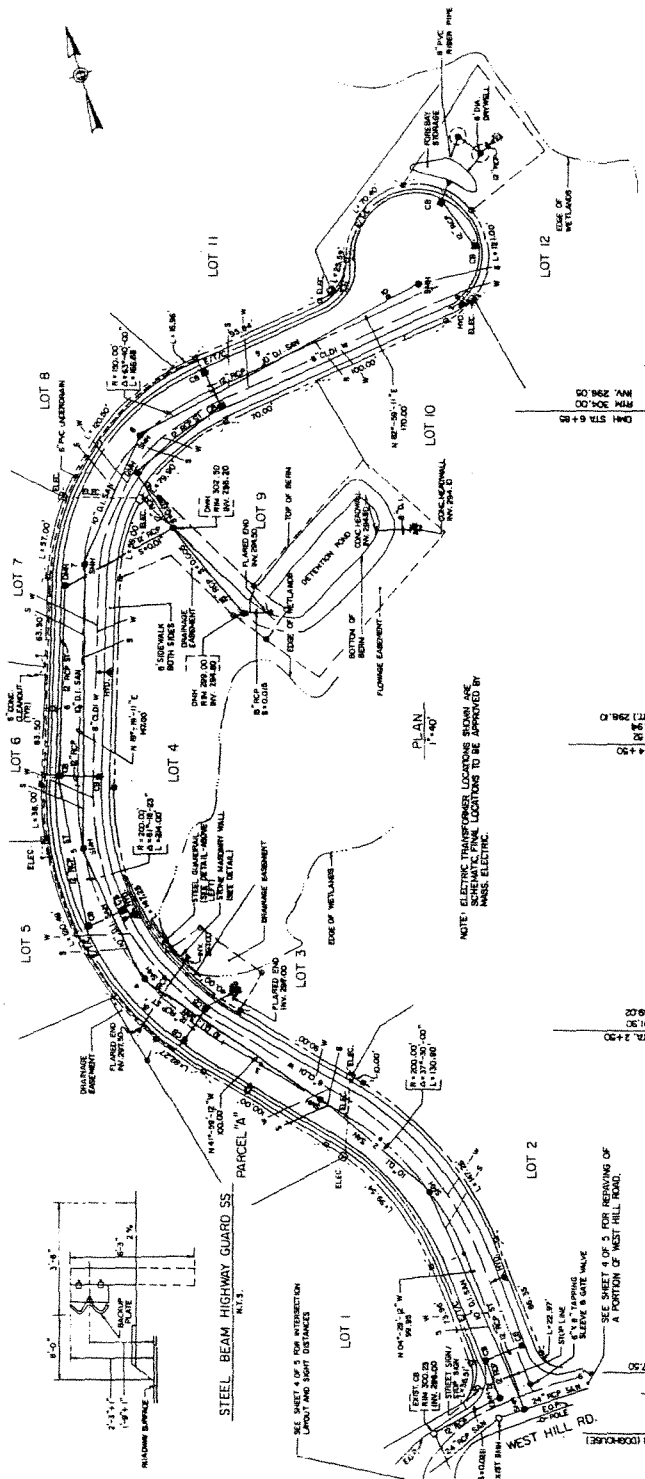
DEFINITIVE SUBDIVISION PLAN
OF
"WEST RIDGE ESTATES"
IN
MARLBOROUGH, MASSACHUSETTS

COMPILED BY: JAMES HENRY & HENRIETTA BAKER, JR.
P.L.L.C.
200 STATE STREET, MARLBOROUGH, MASSACHUSETTS 01501
DATE: 11/1/78
SCALE: 1"=40'

ZONING DISTRICT
REFERENCE A-2

MEMBERSHIP PLANNING BOARD

MEMBER *[Signature]*
[Signature]
[Signature]
[Signature]
 DATE: November 5, 1988



"WEST RIDGE ESTATES"
 PLAN & PROFILE OF
 DUFRESNE DRIVE
 IN
 MARLBOROUGH, MASSACHUSETTS

OWNED BY: JUDITH REYNOLDS & FREDERICK BAKER, JR.
 115 W. MAIN ST.
 MARLBOROUGH, MASS. 01501
 PHONE: (508) 251-1177
 FAX: (508) 251-1177

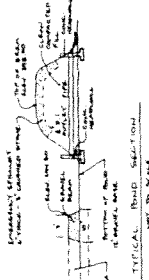
DESIGNED BY: CENTRAL MASS. ENGINEERING & SURVEY, INC.
 45 WILLET STREET, MARLBOROUGH, MA 01501
 DATE: MAY 21, 1989 SCALE: AS SHOWN
 REV: SEPT 2, 1989

SHEET 1 OF 5
 WPB-2898

ZONING DISTRICT
REFERENCE A-2

MARLBOROUGH PLANNING BOARD

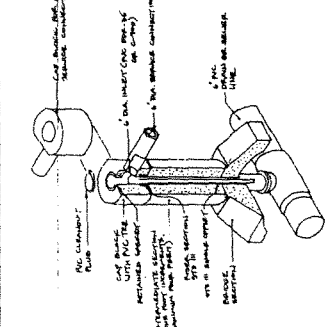
MEMBER
[Signature]
[Signature]
[Signature]
[Signature]
DATE
November 5, 1999



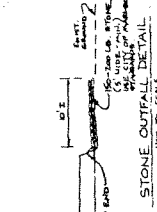
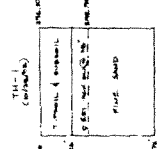
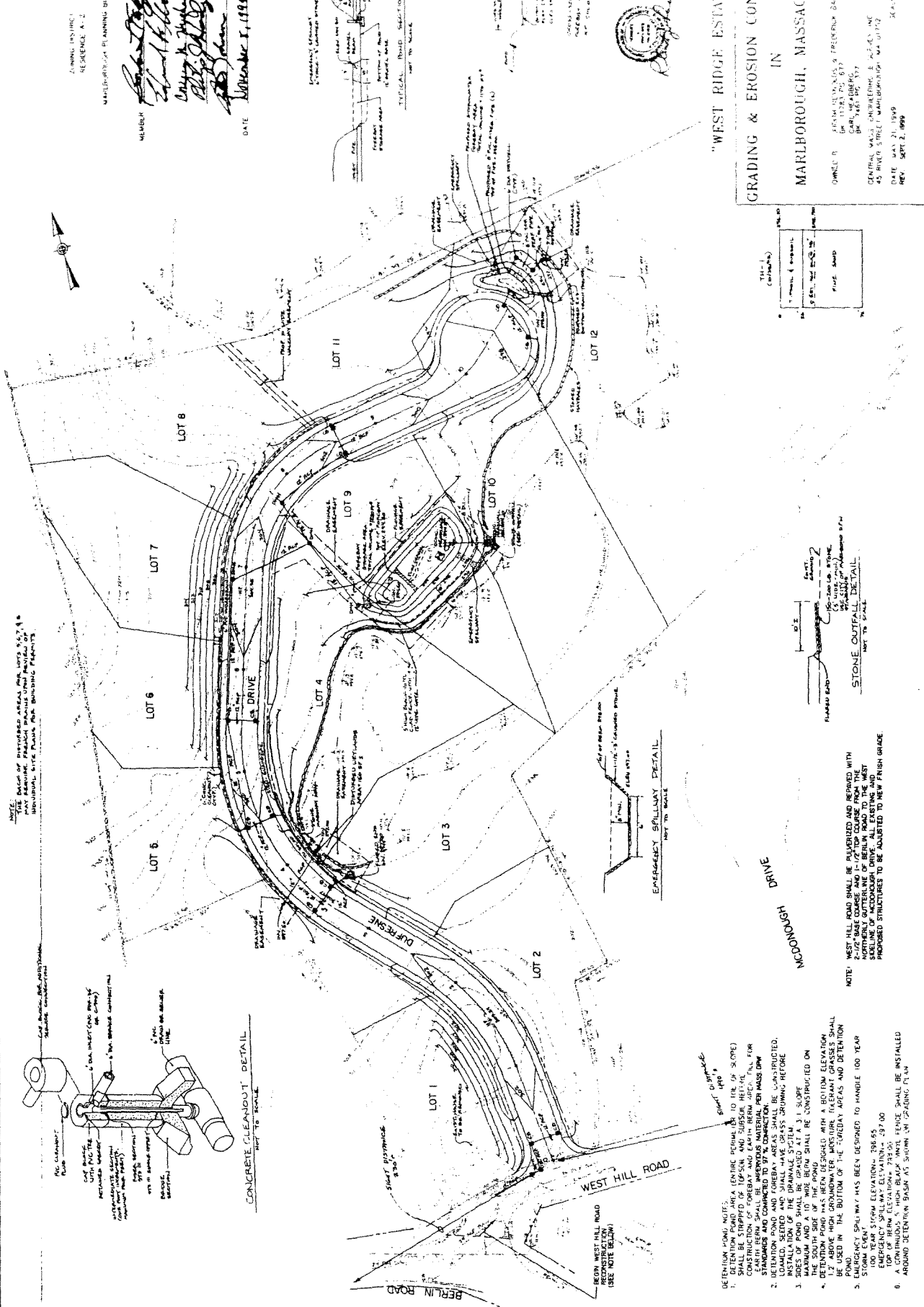
"WEST RIDGE ESTATES"
IN
GRADING & EROSION CONTROL PLAN
IN
MARLBOROUGH, MASSACHUSETTS

DANIEL B. O'NEIL
600 STATE ST. 2ND FL.
MARLBOROUGH, MA 01501
TEL: 508-465-1111
FAX: 508-465-1112
DATE: MAY 31, 1999
REV: SEPT 2, 1999

NOTE: BACK OF PROPERTY SHALL BE 100% GRADED TO 2% SLOPE TO THE WEST. ALL GRADE SHALL BE FINISHED WITH 2" MINIMUM GRANULAR FILL TO THE TOP OF FINISH GRADE. ALL GRADE SHALL BE FINISHED WITH 2" MINIMUM GRANULAR FILL TO THE TOP OF FINISH GRADE.



CONCRETE CLEANOUT DETAIL
NOT TO SCALE



NOTE: WEST HILL ROAD SHALL BE RAISED AND RESURFACED WITH 2" MINIMUM GRANULAR FILL TO THE TOP OF FINISH GRADE. ALL GRADE SHALL BE FINISHED WITH 2" MINIMUM GRANULAR FILL TO THE TOP OF FINISH GRADE.

- DETECTION POND NOTE: DETENTION POND SHALL BE DESIGNED WITH A 10% SLOPE TO THE BOTTOM OF THE DETENTION POND. THE DETENTION POND SHALL BE DESIGNED WITH A 10% SLOPE TO THE BOTTOM OF THE DETENTION POND. THE DETENTION POND SHALL BE DESIGNED WITH A 10% SLOPE TO THE BOTTOM OF THE DETENTION POND.
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 5. DETENTION POND SHALL BE DESIGNED WITH A 10% SLOPE TO THE BOTTOM OF THE DETENTION POND.
 6. DETENTION POND SHALL BE DESIGNED WITH A 10% SLOPE TO THE BOTTOM OF THE DETENTION POND.

MEMBER: *Robert Kelly*
Edith Kelly
Paul Pagan
Charles V. King
Blair B. Dodge
CHAIRMAN
DATE: November 1, 1989

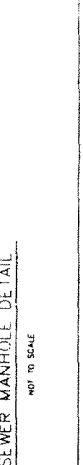
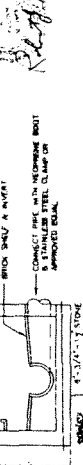
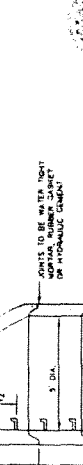
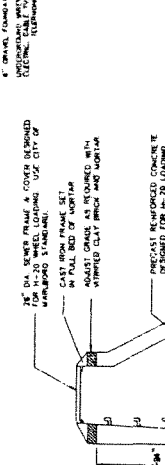
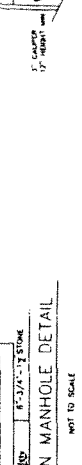
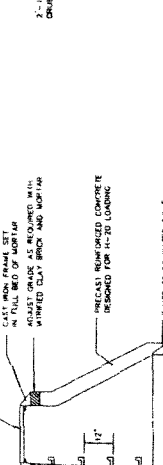
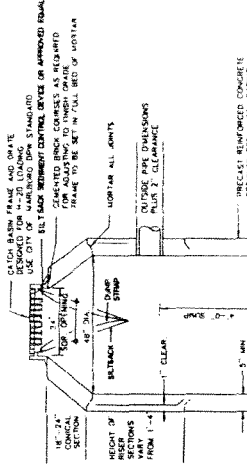
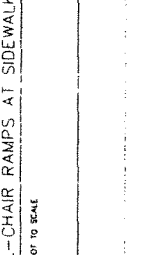
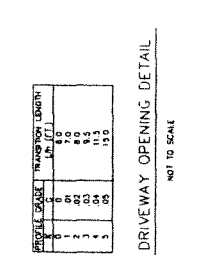
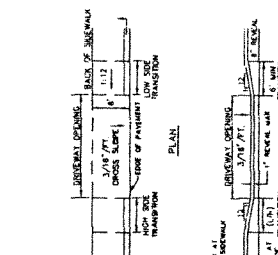


TABLE 1: TRANSITION CURB LENGTH

TRANSITION CURB LENGTH (ft)	TRANSITION CURB LENGTH (ft)
0	0.00
1	0.10
2	0.20
3	0.30
4	0.40
5	0.50
6	0.60
7	0.70
8	0.80
9	0.90
10	1.00



DETAILED SHEET FOR
"WEST RIDGE ESTATES"
IN
MARLBOROUGH, MASSACHUSETTS

OWNED BY: DAVID DE WILKES & FREDERICK BAKER, JR.
1671 BOSTON ST., SUITE 205
MARLBOROUGH, MA 01501

DESIGNED BY: GENERAL MASS ENGINEERING & SURVEYING, INC.
45 RIVER STREET, MARLBOROUGH, MA 01501
DATE: MAY 21, 1989
REV: SEPT 2, 1989

SCALE: AS SHOWN
SHEET 3 OF 3

Lot 11A Dufrence Drive, Marlborough, MA

QUITCLAIM DEED

West Hill, LLC, a Massachusetts Limited Liability Company, having its usual place of business at 120 Quarry Drive, Milford, Worcester County, Massachusetts for consideration paid, and in full consideration of Nominal Consideration of Less than One Hundred Dollars (Less than \$100.00) grants to the City Of Marlborough, a municipal corporation having its principal place of business at City Hall, 140 Main Street, Marlborough, MA 01752, **with Quitclaim Covenants**, the land described as "Dufrense Drive" and appurtenant easements related thereto in Marlborough Middlesex County, Massachusetts described below:

{Description and encumbrances, if any}

See Exhibit A attached hereto and incorporated herein by reference.

In witness whereof, the said West Hill, LLC has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard E. Terrill, its Agent hereto duly authorized, this ____ day of _____ in the year two thousand twelve.

Signed and sealed in presence of:

West Hill, LLC

by

Richard E. Terrill, Agent

The Commonwealth of Massachusetts

In Worcester County, on this _____ day of _____, 2012, before me; the undersigned notary public, personally appeared Richard E. Terrill, and proved to me through satisfactory evidence of identification, which was a driver's license (description of identification), to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public-Justice of the Peace
My Commission Expires:

Pjb/5/westhilldufrense

DUFRESNE DRIVE
LEGAL DESCRIPTION

A parcel of land lying on the northerly side of West Hill Road in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as Dufresne Drive on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said parcel being more particularly described as follows:

Beginning at the point of intersection of the northerly sideline of West Hill Road and the westerly sideline of Dufresne Drive as shown on the above referenced plan, said point also being on the southerly line of Lot 1 and North $76^{\circ}53'13''$ East, 64.58 feet from the southwest corner thereof as shown on a plan of land recorded in the Middlesex Registry of Deeds as Plan 172 of 2000, said point also being at a point of curvature at a granite bound set with a drill hole;

Thence leaving the said sideline of West Hill Road and running along the westerly sideline of Dufresne Drive, northeasterly 35.51 feet on a curve to the left (concave to the northwest) said curve having a radius of 25.00 feet and a central angle of $81^{\circ}22'25''$ to a point of tangency at a granite bound set with a drill hole;

Thence continuing on the said sideline of Dufresne Drive, North $04^{\circ}29'12''$ West, 73.96 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing on the said sideline, northwesterly 114.54 feet on a curve to the left (concave to the southwest) said curve having a radius of 175.00 feet and a central angle of $37^{\circ}30'00''$ to a point of tangency at a granite bound set with a drill hole;

Thence continuing on the said sideline, North $41^{\circ}59'12''$ West, 100.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing on the said sideline, northerly 82.27 feet on a curve to the right (concave to the northeast) said curve having a radius of 225.00 feet and a central angle of $20^{\circ}57'02''$ to a point on curve at a granite bound set with a drill hole, said point also being at the southeasterly intersection and terminus of Goodwin Street as shown on a plan of land recorded in the Middlesex Registry of Deeds as Plan 197 of 2003;

Thence along the easterly terminus of said Goodwin Street and continuing on the westerly sideline of Dufresne Drive, northerly 90.70 feet on the said curve having a radius of 225.00 feet on a central angle of $23^{\circ}05'49''$ to a point on curve and the northeasterly intersection of said Goodwin Street at a granite bound set with a drill hole;

Thence continuing on the westerly sideline of Dufresne Drive, northerly 67.78 feet on the said curve having a radius of 225.00 feet with a central angle of $17^{\circ}15'32''$ to a point of tangency and a granite bound set with a drill hole;

Thence continuing on the said sideline, North $19^{\circ}19'11''$ East, 147.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence northeasterly 6.80 feet on a curve to the right (concave to the southeast) said curve having a radius of 175.00 feet and a central angle of $02^{\circ}13'38''$ to a point on curve at a granite bound set with a drill hole, said point also being at the southeasterly intersection and terminous of McDermott Way as shown on a plan of land recorded in the Middlesex Registry of Deeds as Plan 197 of 2003;

Thence along the easterly terminus of said McDermott Way and the westerly and northerly sideline of Dufresne Drive, northeasterly 88.47 feet on the said curve having a radius of 175.00 feet with a central angle of $28^{\circ}57'53''$ to a point on curve and the northeasterly intersection of McDermott Way;

Thence continuing on the northerly sideline of Dufresne Drive, northeasterly 99.19 feet on the said curve having a radius of 175.00 feet with a central angle of $32^{\circ}28'29''$ to a point of tangency at a granite bound found with a drill hole;

Thence continuing on the northerly sideline of Dufresne Drive, North $82^{\circ}59'11''$ East, 95.84 feet to a point of curvature at a granite bound with a drill hole;

Thence continuing on the northerly sideline of Dufresne Drive, northeasterly 35.59 feet on a curve to the left (concave to the northwest) having a radius of 30.00 feet and a central angle of $67^{\circ}58'31''$ to a point of reverse curvature at a granite bound set with a drill hole;

Thence continuing on the sideline of Dufresne Drive, northeasterly, easterly, southerly and westerly 216.40 feet on a curve to the right (concave to the southwest) having a radius of 50.00 feet and a central angle of $247^{\circ}58'34''$ to a point of tangency at a granite bound set with a drill hole on the southerly sideline of the said Drive;

Thence continuing on the said sideline, South $82^{\circ}59'11''$ West, 170.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing on the said sideline, westerly, southwesterly and southerly 138.90 feet on a curve to the left (concave to the southeast) having a radius of 125.00 feet and a central angle of $63^{\circ}40'00''$ to a point of tangency at a granite bound set with a drill hole on the easterly sideline of the said Drive;

Thence continuing on the said easterly sideline, South $19^{\circ}19'11''$ West 147.00 feet to a point of curvature;

Thence continuing on the said easterly sideline, southeasterly 187.25 feet on a curve to the left (concave to the northeast) having a radius of 175.00 feet and a central angle of $61^{\circ}18'23''$ to a point of tangency at a granite bound set with a drill hole;

Thence continuing on the said easterly sideline, South 41°59'12" East, 100.00 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing on the said easterly sideline, southeasterly 147.26 feet on a curve to the right (concave to the southwest) having a radius of 225.00 feet and a central angle of 37°30'00" to a point of tangency at a granite bound set with a drill hole;

Thence continuing on the said easterly sideline, South 04°29'12" East, 86.35 feet to a point of curvature at a granite bound set with a drill hole;

Thence continuing on the said easterly line, southeasterly 22.97 feet on a curve to the left (concave to the northeast) having a radius of 15.93 feet and a central angle of 82°37'28" to a point of tangency at a granite bound set with a drill hole on the northerly sideline of West Hill Road and the southerly terminus of Dufresne Drive;

Thence along the northerly sideline of West Hill Road and the southerly terminus line of Dufresne Drive, North 87°06'40" West, 58.72 feet to an angle point;

Thence continuing along the said lines, South 76°53'13" West, 27.21 feet to the point of beginning;

Contains 57,411 square feet or 1.318 acres more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

ACCESS EASEMENT
LEGAL DESCRIPTION

An easement for access purposes lying on the northerly side of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "10' Wide City of Marlborough Access Easement" and being on Lot 11A and Lot 20 on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the northerly sideline of Dufresne Drive and the southerly line of said Lot 11A at a point 5.28 feet easterly on a curve to the right (concave to the southeast) from the lot line between said Lots, 11A and Lot 20, said curve having a radius of 175.00 and a central angle of $01^{\circ}43'43''$ and being at a granite bound set with a drill hole, said point also being at the southeasterly corner of this description;

Thence westerly along the northerly sideline of Dufresne Drive and the southerly lines of Lots 11A and Lot 20, 10.51 feet on a curve to the left (concave to the southeast) said curve having a radius of 175.00 feet and a central angle of $03^{\circ}26'27''$ to a granite bound set with a drill hole at the southwesterly corner of this description;

Thence parallel with the lot line between said Lot 11A and Lot 20, North $30^{\circ}28'24''$ West, 119.33 feet to the northerly lot line of said Lot 20 and the southerly line of land now or formerly of the Commonwealth of Massachusetts, Department of Highways and the northwesterly corner of this description at a granite bound set with a drill hole;

Thence with the northerly lines of said Lot 20 and said Lot 11A and the said southerly line of the land of the Commonwealth of Massachusetts, South $84^{\circ}11'11''$ East, 12.40 feet to the northeasterly corner of this description at a granite bound set with a drill hole;

Thence parallel with the lot line between said Lot 11A and Lot 20, South $30^{\circ}28'24''$ East, 115.22 feet to the point of beginning;

Contains 1,172 square feet or 0.027 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

FLOWAGE EASEMENT
LEGAL DESCRIPTION

An easement for drainage flowage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Flowage Easement" and being located partially on Lot 4C and partially on Lot 9B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Commencing at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 4C at a granite bound set with a drill hole;

Thence leaving the said sideline, North 81°40'38" East, 38.39 feet to a granite bound set with a drill hole;

Thence South 19°38'51" East, 71.50 feet to a granite bound set with a drill hole;

Thence South 65°57'35" East, 24.00 feet to the POINT OF BEGINNING of this description at a granite bound set with a drill hole;

Thence North 53°25'17" East, 25.00 feet to a granite bound set with a drill hole;

Thence North 36°34'43" West, 30.00 feet to the most northwesterly corner of this description at a granite bound set with a drill hole;

Thence North 58°54'48" East, 116.93 feet to the northeasterly corner of this description;

Thence South 31°20'51" East, 76.89 feet to the southeasterly corner of this description;

Thence South 58°54'48" West, 135.00 feet to the southwesterly corner of this description at a granite bound set with a drill hole;

Thence North 36°34'43" West, 44.84 feet to the point of beginning;

Contains 9,871 square feet or 0.227 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT #1
LEGAL DESCRIPTION

An easement for drainage purposes lying on the westerly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #1" and being located on Parcel A on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the westerly sideline of Dufresne Drive at the southeasterly intersection of Goodwin Street as shown on a plan of land recorded in the Middlesex Registry of Deeds as Plan 197 of 2003, said point also being at a granite bound set with a drill hole at the northeasterly corner of this description and the northeasterly corner of said Parcel A;

Thence on the said westerly sideline and the easterly line of Parcel A, southerly 42.00 feet on a curve to the left (concave to the northeast) said curve having a radius of 225.00 feet and a central angle of 10°41'43" to a point on curve at a granite bound set with a drill hole;

Thence leaving the said westerly sideline and the easterly line of Parcel A, South 36°55'22" West, 15.51 feet to the westerly line of Parcel A at a granite bound set with a drill hole;

Thence along the westerly line of Parcel A, North 13°10'51" West, 50.00 feet to an angle point and a 5/8" diameter rebar found;

Thence North 07°49'09" East, 1.06 feet to the northwesterly corner of Parcel A and the southerly line of Parcel C as shown on the said Plan 197 of 2003;

Thence along the northerly line of Parcel A and the southerly line of Parcel C, North 83°03'37" East, 1.95 feet to the point of beginning;

Contains 322 square feet or 0.007 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT # 2
LEGAL DESCRIPTION

An easement for drainage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #2" and being located on Lot 3B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 3B at a granite bound set with a drill hole, said point also being the southwesterly corner of this description;

Thence along the said sideline, northerly 109.28 feet on a curve to the right (concave to the northeast) said curve having a radius of 175.00 feet and a central angle of 35°46'46" to a granite bound set with a drill hole;

Thence leaving the said sideline, North 80°39'03" East, 30.00 feet to a granite bound set with a drill hole;

Thence South 08°18'12" East, 39.69 feet to a granite bound set with a drill hole;

Thence South 35°14'44" East, 53.48 feet to a granite bound set with a drill hole;

Thence South 48°00'48" West, 30.00 feet to the point of beginning;

Contains 2,980 square feet or 0.068 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT # 3
LEGAL DESCRIPTION

An easement for drainage purposes lying on the easterly sideline of Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #3" and being located on Lot 4C and Lot 9B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point of curvature on the easterly sideline of Dufresne Drive and the westerly line of said Lot 4C at a granite bound set with a drill hole and the southwesterly corner of this description;

Thence along the said sideline, northeasterly 69.16 feet on a curve to the right (concave to the southeast) said curve having a radius of 125.00 feet and a central angle of 31°42'04" to a granite bound set with a drill hole;

Thence leaving the said sideline, South 27°54'21" East, 100.02 feet to a granite bound set with a drill hole;

Thence South 36°34'43" East, 30.00 feet to a granite bound set with a drill hole;

Thence South 53°25'17" West, 25.00 feet to a granite bound set with a drill hole;

Thence North 65°57'35" West, 24.00 feet to a granite bound set with a drill hole;

Thence North 19°38'51" West, 71.50 feet to a granite bound set with a drill hole;

Thence South 81°40'38" West, 38.39 feet to a granite bound set with a drill hole;

Contains 4,380 square feet or 0.101 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

DRAINAGE EASEMENT # 4
LEGAL DESCRIPTION

An easement for drainage purposes lying on the northeasterly sideline of the cul-de-sac on Dufresne Drive in the City of Marlborough, Middlesex County, Commonwealth of Massachusetts and shown as "Drainage Easement #4" and being located on Lot 12B as shown on a "Plan of Acceptance of Dufresne Drive and Municipal Easements, prepared for City of Marlborough, MA, by CABCO CONSULT, dated January 7, 2011", revised January 27, 2012, which is to be recorded at the Middlesex Registry of Deeds, said easement being more particularly described as follows:

Beginning at a point on the northeasterly sideline of the cul-de-sac on Dufresne Drive northeasterly 70.40 feet on a curve to the right (concave to the southeast) from a point of reverse curvature, said curve having a radius of 50.00 feet and a central angle of 80°40'21";

Thence leaving the said sideline, North 49°28'30" East, 98.32 feet to a point on the northerly line of said Lot 12B at a granite bound set with a drill hole;

Thence leaving the said northerly line, South 20°42'11" East, 77.06 feet to a granite bound set with a drill hole;

Thence South 68°42'49" West, 65.00 feet to the northeasterly sideline of the cul-de-sac on Dufresne Drive at a granite bound set with a drill hole;

Thence along the said sideline, northwesterly 55.00 on a curve to the left (concave to the southwest) said curve having a radius of 50.00 feet and a central angle of 63°01'31" to the point of beginning;

Contains 4,762 square feet or 0.109 acres, more or less.

Date: January 27, 2012

Prepared By: CABCO CONSULT, INC.
P.O. Box 14
Clinton, MA 01510

The street named Dufrense Drive and the easements related thereto are also shown on the following plan of land:

Plan of Acceptance of Dufrense Drive and Municipal Easements
Prepared For: City of Marlborough, MA Cabco Consult
Land and Environmental Consulting Services
P. O. Box 14, Clinton, MA 01510, Scale 1" = 40', Date: 01/07/11

For Grantor's title see Book 31156 Page 32 with said Deeds.

(dufrenseexhibitA)

PAUL J. BEATTIE
ATTORNEY
120 QUARRY DRIVE – 2ND FLOOR
MILFORD, MASSACHUSETTS 01757
(508) 881-1600
(508) 478-4041 (FAX)
pbeattie1@fafard.org

TITLE REPORT

PREMISES: Fee Interest in “Dufrense Drive”, Marlborough, Massachusetts
and appurtenant easements
Marlborough, Middlesex County, Massachusetts
(See Plan 172 of 2000 Middlesex South Registry of Deeds)
Owner: West Hill, LLC

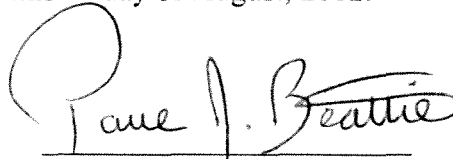
TITLE: West Hill, LLC (“Grantor”)
(a Massachusetts Limited Liability Company)
120 Quarry Drive
Milford, Worcester County, Massachusetts
Title derived from Book **31156** Page **32** with the Middlesex South Registry
of Deeds.

ENCUMBRANCES:

1. Taking for Highway purposes with said Deeds in Book 10192 Page 7.
2. Assessment for sewer recorded with said Deeds in Book 14539 Page 177.
3. Orders under M. G. L. Chapter 131, Section 40A recorded with said Deeds
in Book 13425 Page 339 and Book 31156 Page 24.
4. Easement to Massachusetts Electric Company recorded with said Deeds
at Book 31868 Page 324 with said Deeds.
5. Easement to Media One of Massachusetts, Inc. recorded with said Deeds
at Book 32407 Page 594.
6. Easement to Verizon New England, Inc. recorded with said Deeds at
Book 32472 Page 11.
7. Easements for access, egress and underground utility purposes granted to
the owners of Lots 11A, 20, 2 and 3 by deeds recorded at Book 46501 Page
323, Book 46953 Page 49, Book 48053 Page 26 and Book 54760 Page 404
with said Deeds

This Title Certification is issued to the City of Marlborough only and is not assignable to any other party.

Dated at Milford, Massachusetts this 1st day of August, 2012.

A handwritten signature in cursive script that reads "Paul J. Beattie". The signature is written in black ink and is positioned above a horizontal line.

Paul J. Beattie
Attorney

(dufrensemarlboroughtitlecertification)

DAVID P. GADBOIS
Attorney-at-Law
2 MOUNT ROYAL AVE., SUITE 202
MARLBOROUGH, MASSACHUSETTS 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

PHONE (508) 481-0101

E-MAIL David@attygadbois.com

2012 AUG 22 P 1:03 (508) 484-9435

August 21, 2012

President and Members
Marlborough City Council
City Hall 140 Main Street
Marlborough, MA 01752

RE: Petition for Amendment
To Zoning Code

Dear President and Members:

I represent Atlantic-Marlboro Realty LLC of 205 Newbury Street, Framingham, Massachusetts 01701 (herein after referred to as Petitioner), owner the land which is the subject matter of this Petition. The said land is shown on the City of Marlborough Assessor's Map 101 Parcel 2.

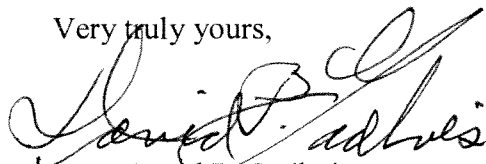
My client hereby petitions the City Council to amend the Zoning Code of the City of Marlborough Chapter 650 by adding to Article VI section 650-2 RESULTS WAY MIXED USE OVERLAY DISTRICT in accordance with the attached proposed change.

Attached hereto as Exhibit "A" is the proposed Results Way Mixed Use Overly District zoning ordinance provision. During the public hearing, my client will explain the reasons for the requested change and the economic benefit it will bring to the City of Marlborough. The Petitioner believes the proposed overlay district will provide a reasonable vehicle for the development of the parcel of land being the subject matter of this request.

Please schedule a public hearing on the Petition, publish notice as provided for in Massachusetts General Laws Chapter 40A Section 5, give written notice as provided for therein and request a recommendation from the Planning Board.

If you have any questions, please feel free to contact me at your convenience.

Very truly yours,



Atty. David P. Gadbois
Attorney for Petitioner

Encl: Proposed Zoning Ordinance Change

DAVID P. GADBOIS
Attorney-at-Law
2 MOUNT ROYAL AVE., SUITE 202
MARLBOROUGH, MASSACHUSETTS 01752

PHONE (508) 481-0101

E-MAIL David@attygadbois.com

FAX (508) 484-9435

August 21, 2012

Clerk, City of Marlborough
City Hall 140 Main Street
Marlborough, MA 01752

RE: Proposed Zoning Ordinance Change

Dear Clerk:

Enclosed please find letter to the City Council with an attached proposed Zoning Code change. Would you kindly transmit this proposal to the Council and place it on the City Council meeting agenda for the meeting being held on August 27, 2012. For your convenience I am providing you with 15 copies.

If you have any questions, please contact me at your convenience.

Thanking your for your attention to this matter, I am

Very truly yours,



Atty. David P. Gadbois

Encl: Letter to City Council with attachment

ARTICLE VI
§650-32 – RESULTS WAY MIXED USE OVERLAY DISTRICT

A. Purpose and Objectives

The Results Way Mixed Use Overlay District (herein, also a “RWMUOD”) allows the application of supplemental land use controls within the boundaries of an certain overlay district, subject to City Council approval, as an alternative to land use controls that exist in the underlying district(s). The establishment goals of the Results Way 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”).

For the purposes of this section, the RWMUOD shall be superimposed on the other districts existing at the time that any land in any said underlying district is also included in the RWMUOD. The RWMUOD district is adjacent to Simarano Drive to the west, Forest Street to the north, and Puritan Way and Results Way to the east as indicated on the City Zoning Map and more particularly described in Exhibit “A” annexed hereto and incorporated by reference herein.

For the purposes of the Zoning Ordinance, a “Mixed Use Development” or “MUD” shall include any eligible use set forth in Section D, 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. 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

The City Council shall be the Permit Granting Authority for Special Permit and Site Plan Approval in the RWMUOD. In all instances, a development which proceeds under the RWMUOD overlay is subject to Site Plan Approval in accordance §270.2 with the exception that the City Council is the Special Permit Granting Authority for Site Plan approval in the RWMUOD.

The City Council may elect to vary the dimensional and parking requirements of this Section by Special Permit if, in their opinion, such change shall result in a substantially improved project and will not nullify or substantially derogate from the intent or purpose of this section. This authority continues subsequent to occupancy.

C. Exclusivity/Control

All uses and provisions of Article V of the Zoning ordinance relating to the underlying zoning district not otherwise impacted by this Section (§650-32 et. seq.) shall continue to remain in full force and effect provided however that the City Council shall be the Special Permit Granting Authority, if applicable . This Section (§650-32 et. seq.) of the Zoning Ordinance exclusively controls the establishment, development, and design of any MUD undertaken in the RWMUOD and supersedes any other provision of the Zoning Ordinance (except the provision of any other applicable overlay district). In the event of any conflict between the provisions of this Section (§650-32 et. seq.) and any other provision of the Zoning Ordinance, the provisions of this Section shall govern and control.

D. Eligible Uses

Except as specifically set forth below, all uses permitted in the Industrial 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 RWMUOD. 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 RWMUOD:

- (a) Research and development
- (b) Medical office and diagnostic medical laboratories appurtenant to offices of physicians and dentists
- (c) Research and development including, without limitation, laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, pharmaceuticals, medicine and physics
- (d) Advanced manufacturing which shall include high technology manufacturing such as, but not limited to, laser technology, robotics, nanotechnology and computer associated design and software development
- (e) Multifamily dwelling – up to 350 dwelling units within the entire RWMUOD Zoning District including, without limitation, age restricted dwelling units
- (f) Retail sales and services – up to 75,000sf of gross floor area, up to 10,000sf of gross floor area per establishment
- (g) Hotels and motels

- (h) Hotels with conference facilities and commercial uses
 - (i) Car parking lots, garages - “a structure or a group of structures that facilitate the parking of vehicles at ground level, above or below grade and shall include area for the parking vehicles at, above and/or below grade under a building or otherwise integrated into another structure
 - (j) Consumer service establishments
 - (k) Restaurant, café (with or without outside seating and service)
 - (l) Health, sports and fitness clubs (indoor and/or outdoor) and related facilities
 - (m) Self-service laundry
 - (n) Dry Cleaning (pick up and drop off only)
 - (o) Drive through facilities associated with retail (e.g. banks; pharmacies) and food services
- (2) The following additional uses are also permitted BY-SPECIAL PERMIT in the RWMUOD:
- (a) Multifamily dwelling – more than 350 dwelling units within the entire RWMUOD Zoning District including, without limitation, age restricted dwelling units
- (3) The foregoing Sections notwithstanding, the uses set forth as follows are expressly PROHIBITED in the RWMUOD:
- (a) Adult Bookstore, video store, paraphernalia store, movie theatre, 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. Dimensional Requirements

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

- (1) The RWMUOD shall consist of one or more lots. There is no minimum acreage requirement for a lot to be a part of the Results Way 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 RWMUOD.
- (3) Minimum Front Yard measurement shall be no less than thirty (30) feet for any lot wholly located within boundaries of a RWMUOD.
- (4) No less than fifteen (15) feet shall separate the structural side wall of any two or more MUD Structures. No less than fifteen (15) feet shall separate any area behind and or between structures, and fire suppression vehicles shall have clear and adequate access to all structures.
- (5) Maximum building height in RWMUOD shall not exceed 80 feet.
- (6) Maximum Lot Coverage shall be calculated on the entire land area of the RWMUOD and not on an individual lot basis, and shall not exceed 60 percent of the total area of the RWMUOD.

F. Parking and Curb Cut Requirements.

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

- (1) General - In the RWMUOD adequate off-street parking shall be provided. The City Council and the applicant shall have as a goal for the purposes of defining adequate off-street parking, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose. In implementing this goal the Board shall consider complimentary or shared use of parking areas by activities having different peak demand times, and the applicant shall locate adjacent uses in such a manner as will facilitate the complementary use of such parking areas. Implementation of such complementary use of parking areas may result in permitted reductions in the parking requirements.
- (2) Parking Locations - Parking may be provided at ground level, underground or in a parking garage. Parking garages can be free standing or as part of buildings dedicated to other permitted uses.
- (3) Parking Spaces for Each Dwelling Unit - There shall be a minimum of 1.5 parking spaces for each dwelling unit.
- (4) Granting of Relief from Parking Regulations - The City Council may waive any of the foregoing requirements or the requirements of Section §650-48 if it makes a finding that to do so will enhance the overall design of the RWMUOD.

G Signage

Except as otherwise provided in this Mixed Use Ordinance, parking and circulation requirements shall conform with the provisions of Chapter 526 of the Marlborough General Code – the Sign Ordinance.

- (1) Granting of Relief from Signage Regulations - The City Council may waive any of the requirements of the Sign Ordinance if it makes a finding that to do so will enhance the overall design of the RWMUOD.

H. Application

An application for a Special Permit or Site Plan approval for a Mixed Use Development in the RWMUOD shall comply with the requirements of Section §650-59 et. seq. of the Zoning Ordinance.

I. Standards for Roadways and Drainage

- (1) Roadways - RWMUOD roadways to be accepted by the [City] as public ways shall be designed and constructed in accordance with the Rules and Regulations for the Subdivision of Land in the City. Private ways within the RWMUOD, to the extent feasible, shall be constructed using the methods and materials prescribed in the Rules and Regulations for the Subdivision of Land in the City, but shall not be required to conform to the dimensional requirements thereof, provided that those private roadways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners.
- (2) Storm Water Management System - The RWMUOD shall have a storm water management system designed in accordance with the Rules and Regulations for the Subdivision of Land in the City and the Department of Environmental Protection's Storm Water Management Guidelines, as amended.

J. Amendments

After approval, the owner/developer may seek amendments to the approved plan. Minor amendments may be made by a majority vote of the City Council. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment is deemed to be major or minor. A major amendment shall require the filing of an application pursuant to Section §650-59 of the Zoning Ordinance.

RCB/bc
03375/21

1449099.4

EXHIBIT A

- HUNDREDTHS FEET (538.25') TO A POINT; THENCE
- S 27° 49' 51" W A DISTANCE OF ONE HUNDRED TWENTY-THREE AND THIRTY-SIX HUNDREDTHS FEET (123.36') TO A POINT; THENCE
- SOUTHERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED AND NO HUNDREDTHS FEET (1100.00'), A DISTANCE OF THREE HUNDRED AND EIGHTY-SIX HUNDREDTHS FEET (300.86') TO A POINT; THENCE
- SOUTHEASTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF TWO HUNDRED TWENTY-THREE AND NO HUNDREDTHS FEET (223.00'), A DISTANCE OF TWO HUNDRED TWENTY-SEVEN AND NINETY-SIX HUNDREDTHS FEET (227.96') TO A POINT; THENCE
- SOUTHERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF FOUR HUNDRED FIFTY AND NO HUNDREDTHS FEET (450.00'), A DISTANCE OF FOUR HUNDRED EIGHTY-ONE AND SIXTY-EIGHT HUNDREDTHS FEET (481.68') TO A POINT; THENCE
- S 42° 06' 53" W A DISTANCE OF ONE HUNDRED ELEVEN AND TWENTY-SIX HUNDREDTHS FEET (111.26') TO A POINT; THENCE
- SOUTHERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF FIVE HUNDRED TEN AND NO HUNDREDTHS FEET (510.00'), A DISTANCE OF FIVE HUNDRED SEVENTEEN AND NINETY-TWO HUNDREDTHS FEET (517.92') TO A POINT; THENCE
- S 16° 04' 13" E A DISTANCE OF ONE HUNDRED FORTY-NINE AND NINETY-THREE HUNDREDTHS FEET (149.93') TO A POINT; THENCE
- S 65° 34' 06" W A DISTANCE OF ONE HUNDRED THIRTY-SEVEN AND FIFTY-THREE HUNDREDTHS FEET (137.53') TO A POINT IN THE EASTERLY LINE OF SIMARANO DRIVE; THENCE
- NORTHWESTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF FIVE HUNDRED THIRTY AND NO HUNDREDTHS FEET (530.00') A DISTANCE OF ONE HUNDRED SIXTY-EIGHT AND TWENTY-TWO HUNDREDTHS FEET (168.22') TO A POINT; THENCE
- N 53° 42' 50" W A DISTANCE OF ONE THOUSAND SIX HUNDRED EIGHTY-EIGHT AND NINETY HUNDREDTHS FEET (1688.90') TO A POINT; THENCE
- NORTHWESTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF SIX HUNDRED FORTY-SEVEN AND NINETY HUNDREDTHS FEET (647.90'), A DISTANCE OF SIX HUNDRED FIFTY-THREE AND TWENTY-FIVE HUNDREDTHS FEET (653.25') TO A POINT; THENCE
- N 04° 03' 18" E A DISTANCE OF TWO HUNDRED THIRTY-FIVE AND NINETY-TWO HUNDREDTHS FEET (235.92') TO A POINT; THENCE

NORTHERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF FOUR HUNDRED SEVENTY-SEVEN AND FORTY-NINE HUNDREDTHS FEET (477.49'), A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND SEVENTY-EIGHT HUNDREDTHS FEET (148.78') TO A POINT; THENCE

N 13° 47' 53" W A DISTANCE OF FOUR HUNDRED FORTY-ONE AND TWENTY-THREE HUNDREDTHS FEET (441.23') TO A POINT; THENCE

NORTHEASTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF FIFTY AND NO HUNDREDTHS FEET (50.00'), A DISTANCE OF SEVENTY-SEVEN AND NINETY-NINE HUNDREDTHS FEET (77.99') TO THE POINT OF BEGINNING. THE PREVIOUS SEVEN (7) COURSES BOUNDING ON THE SAID EASTERLY LINE OF SIMARANO DRIVE.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 109.47 ACRES AND IS MORE PARTICULARLY SHOWN ON A PLAN ENTITLED "COMPILED PLAN OF LAND IN MARLBOROUGH, MASS. & SOUTHBOROUGH, MASS." DATED NOVEMBER 23, 1994; PREPARED BY THE BSC GROUP, INC AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 1254 OF 1994.

Marlborough Assessor's Map 101 Parcel 2.



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CITY OF MARLBOROUGH

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

2012 AUG 23 A 11:42

**Lisa M. Thomas
City Clerk**

MARLBOROUGH, MA

DATE: 8/2/2012

To the City Council:

Owner Name: ANDREW SPAVENTA

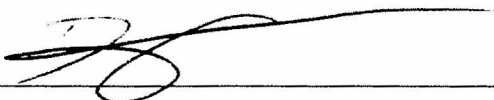
Residential Address: 10515 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121

Telephone Number: 858-381-5535

Business Name: ecoATM, Inc

Business Address: 601 DONALD LYNCH BLVD

Business Telephone Number: 858-381-5535

Owner Signature: 

The above-signed Andrew Spaventa respectfully requests that he/she be

granted a Junk Dealer's License license.

In City Council

pd #1000
8/17/12

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



**Lisa M. Thomas
City Clerk**

**CITY OF MARLBOROUGH
TAXI AND/OR LIVERY SERVICE LICENSE APPLICATION**

I. TYPE OF LICENSE: _____ TAXI _____ LIVERY

2. APPLICANT'S (LICENSEE) INFORMATION:

- A. Name: Mark J Mallegni
- B. Address: 6 Wolfpen Ln, Southborough, MA 01772
- C. Business Name: Toy Motorsports, LLC
- D. Business Address: 896 Boston Post Rd E.
- E. Telephone Number(s): (888) 896-6761

3. NUMBER OF VEHICLES: 1

APPLICANT'S SIGNATURE Mark Mallegni

**CITY OF MARLBOROUGH
TAXI/LIVERY LICENSE**

is hereby granted a Taxi/Livery License as approved by the City Council of the City of Marlborough on . In accordance with the Code of the City of Marlborough, Chapter 568, this License shall expire two (2) years from the date of issue. Application for renewal of said License shall be made to the City Council through the Office of the City Clerk.

EXPIRATION DATE: _____

**A TRUE COPY
ATTEST:**

City Clerk

City of Marlborough
Commonwealth of Massachusetts

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CITY CLERK'S OFFICE
CITY OF MARLBOROUGH



July 9, 2012
7:00 PM

PLANNING BOARD JUL 24 A 9 02

Barbara L. Fenby, Chair
Colleen M. Hughes, Clerk
Philip J. Hodge
Edward F. Coveney
Clyde L. Johnson
Sean N. Fay

Carrie Lizotte, Board Secretary
Phone: (508) 460-3769
Fax: (508) 460-3736
Email: CLizotte@marlborough-ma.gov

The Planning Board for the City of Marlborough met on Monday, July 9, 2012 in Memorial Hall, 3rd Floor, City Hall 140 Main Street, Marlborough, MA 01752. Members present: Barbara Fenby, Colleen Hughes, Sean Fay, Philip Hodge and Edward Coveney. Also present: City Engineer Thomas Cullen.

MINUTES

May 21, 2012

On a motion by Ms. Hughes, seconded by Mr. Coveney it was duly voted:

To accept and file the meeting minutes

June 4, 2012

On a motion by Mr. Coveney, seconded by Ms. Hughes it was duly voted:

To accept and file the meeting minutes.

June 18, 2012

On a motion by Ms. Hughes, seconded by Mr. Coveney it was duly voted:

To accept and file the meeting minutes.

APPROVAL NOT REQUIRED PLAN

CHAIRS BUSINESS

APPROVAL NOT REQUIRED PLAN

PUBLIC HEARING

SUBDIVISION PROGRESS REPORTS

City Engineer Update

Mr. Cullen provided a new subdivision status report to the Board. He stated that there are three subdivisions awaiting approval from the City Council and were expected to be approved later this evening at their meeting. He also stated that West Ridge Estates was ready for the street acceptance and that the Board should see his recommendation at the next meeting. He has also been conversing with the engineer for Berlin Farms and is expecting the As-builds in the next few weeks.

Blackhorse Farms

Correspondence from the City Engineer

The Assistant City Engineer has reviewed the subdivision for the subdivision approval extension request. In his report he gave the re-established subdivision approval dates with the bond re-established dates with the remaining bond amount of \$248,000.00. As stated in his correspondence, there were several extensions with completion schedules that were not adhered to. He noted that the remaining work should take approximately 56 days, including the preparation of the As-built plans and acceptance plans. His recommendation to the Planning Board is to only grant a 6 month extension to allow time to complete all necessary work and resubmit a new subdivision completion schedule.

Correspondence from the City Solicitor

At the last meeting, the Planning Board had asked the City Solicitor, if the Board was to decide to pull the bond, what process they should take or if the Board had another option. The City Solicitor stated that the current bond in place may not be honored. As he explained, the bond held by Fafard Real Estate and Development Corp, is in a different name than what is on the mortgage company has, Slocumb Realty, LLC, since 2004. As he believes, if the Board is willing to pull the bond, it should have the correct company on the bond prior to pulling any bond. He also stated that in the Planning Board files, the current bond on paper has expired and no new bond is on file.

Mr. Donald Seaberg, the Engineer for the developer, stated that the bond is current and will have the new bond sent to the Boards' secretary. He also mentioned that the company in question is part of the conglomerate all under the Fafard Real Estate and Development Corp. and each subdivision is its own LLC.

On a motion by Mr. Fay seconded by Ms. Hughes it was duly voted:

To accept and file all correspondence.

Mr. Fay shared his displeasure with the current status of the subdivision. In particular, he commented that none of the conditions of the prior extensions have been completed including the cleanup of the site and that the gate to the subdivision remain open. Mr. Fay questioned whether the completion schedule that accompanied the prior extension requests was offered with the intention of misleading the Board or whether the developer chose to disregard their representations. He also stated that the inaction has been going on long enough and was no longer acceptable, and that the neighbors and the City had not received the benefit of the Subdivision Control Law.

Mr. Fay also stated his position that the developer must submit a completion schedule showing all open items being completed within six months and that if the developer varied from the completion schedule that he would request that Board discuss taking action on the bond.

On a motion by Ms. Hughes, seconded by Mr. Coveney, with Mr. Fay opposing it was duly voted:

To extend the subdivision until August 1, 2012 with the following conditions to be met prior to the next meeting: Gate to remain open, Cleanup progress to begin and a new completion schedule that should show work to be completed in a 6 month period with the developer consulting with the City Engineers office on the schedule.

PENDING SUBDIVISION PLANS: Updates and Discussion

PRELIMINARY/ OPEN SPACE SUBDIVISION SUBMITTALS

DEFINITIVE SUBDIVISION SUBMISSIONS

SIGNS

MEDC, 169-171 Main Street

The Board was to go out and view the sign for the pocket park on Main Street. After their review the consensus was that the Board like the way it was installed. Their only complaint was that the benefactor outweighed the sign versus the use of the park.

On a motion by Ms. Hughes, seconded by Mr. Hodge, it was duly voted:

To keep the variance in place as granted and erected.

Downtown Signs

Arthur Bergeron and Tim Cummings of the MEDC came in to discuss several proposed sign options. Mr. Cummings stated that the downtown village group commented that patrons visiting downtown have no knowledge of the free parking that the City Offers. They were interested in adding signage to direct patrons to the free parking. Another sign

they wanted to discuss was a wayfinding signs to direct people to the downtown. After a few moments of discussion, Mr. Cummings will bring in an example at the next meeting.

Also discussed was a larger sign at the old Met Life property alerting people of the "Sports Mecca" that Marlborough has to offer including directing drivers on where their sports facility is located. This goes along the lines of Ms. Hughes welcome to Marlborough signs. Mr. Bergeron will further discuss this with Ms. Hughes.

Mr. Bergeron also discussed adding a section to the Sign Ordinance (526-6-A) that clearly defines which off premise signs should be allowed. Mr. Fay stated that if he was willing to change a portion of the ordinance, that whole section should be clearly stated who has the authority to grant certain signs. Mr. Bergeron stated he will review the ordinance on the Boards behalf and will draft a response.

Sign Enforcement

Mr. Fay noticed that the sign for Price Chopper has not been removed. Ms. Fenby stated that the Red Cross now has an A-Frame sign bolted to a street pole on Bolton Street and the Greek Festival yard signs have popped up everywhere. Ms. Lizotte will pass the information along to the Code Enforcement office.

UNFINISHED BUISNESS

Master Calendar

Status

Some information has gone up, liked but still needs a little tweaking. Mrs. Lizotte will start to add more information, she will also to see if there is a search option for information instead of looking month to month.

INFORMAL DISCUSSION

COMMUNICATIONS/CORRESPONDENCE

On a motion by Ms. Hughes, seconded by Mr. Hodge, it was duly voted:

To accept all of the items listed under communications and/or correspondence.

On a motion by Mr. Coveney, seconded by Ms. Hughes was duly voted:

To adjourn at 8:30 p.m.

A TRUE COPY

ATTEST:



Colleen Hughes, Clerk

2012 AUG -3 P 1:38

MEETING NAME: MARLBOROUGH COUNCIL ON AGING

Date: Tuesday, June 12, 2012
Time: 8:30 AM
Location: 250 Main Street, Marlborough, MA

Present: Det. Ambrose; Sheila Brecken; Jennifer Claro; Jim Confrey; Rita Connors; Brenda Costa; Marie Elwood; Dottie Hodgson

MEETING MINUTES:

- I. The meeting was called to order at approx. 8:33 a.m..
- II. The May meeting minutes were reviewed and approved.
- III. Detective Ambrose reported that Seniors should beware of scams that are looking for identity information.

IV. Director's Report

The United Way is now distributing food boxes from their space at the Walker Building.

A question was raised as to the status of the new senior center. There was no update to report.

The senior center has an intern from WPI, Logan Harrington, for the summer at 30 hrs. per week. Logan will work on the newsletter, website and various other tasks.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The BayPath grant request for a second year of Title III funding has been submitted for consideration.

Jennifer has been discussing a wellness clinic with the Board of Health.

IV. Board Updates

A. Brenda Costa gave a report on the BayPath. BayPath has the first of its kind contract with Southboro Medical Group for case management service. The congregate housing RFR has been postponed to the Fall by the State, regarding the possibility of 240 Main being a site. The Marlborough wait list for services is 17 elders. For fiscal year 2013, Brenda Costa has been voted in as Vice-president of the BayPath Board of Directors.

V. Old Business

- A. Board appointments and reappointments are still pending.
- B. The COATES system has 566 members with cards.
- C. The board discussed raising the volunteer hour requirement to 10 or 15 hours per year.
- D. Brenda Costa will work with Jennifer regarding the Halloween party in October.
- E. The new Senior Center was discussed in the Director's report.
- F. Attendees of the Mayor's Senior of the Year dinner reported on the event.

VI. New Business

- A. Jennifer presented the budget to the City Council.
- B. New Board officers were voted on:
 - Chair: Jim Confrey
 - Vice-Chair: Sheila Brecken
 - Secretary: Brenda Costa

VII. Meeting adjourned at approx. 9:35 am.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

Marlborough Community Development Authority

MINUTES

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Thursday, May 31, 2012
Mayor's Conference Room 2012 AUG -2 P 3:36

Members Present: Mayor Vigeant, Steve Vigeant, Lynn Faust, Joyce Torelli, Eric Asman, Steve LeDuc, Sally Swartz, Tom Abel

Also Present: Doug Bushman, Anne Marie Blake, John Ryan and Steve Herzberg of Breezeway Farm Consulting

Absent: Diane Smith

Mayor called the meeting to order at 8:30 A.M.

The Board approved the minutes of the April 26, 2012 meeting
The Board approved the Housing and CDA bills payable.

Doug Bushman, Housing Director, presented the Housing report which was accepted as presented.

- The laundry contract was approved.
- The quarterly budget was approved.
- Fire restoration is to begin next Tuesday and be finished mid-July. Restoration is to be to 100%. Doug has also submitted staff time for reimbursement.
- Employee training is ongoing.
- In a discussion of the 20 Front St. property issues, Housing is to address maintenance issues as part of their overall maintenance duties. Doug is to work with Advocates to address issues relating to residents. A motion was made, seconded and approved to not send a letter to Advocates to not renew their lease as requested at last months meeting.

John Ryan, presented the CDA report which was accepted as presented. A discussion followed on the method used to select a street project for next year's grant application. Lynn believed that the Slum & Blight inventories did not include streets, only buildings; therefore, in order to submit a street project, we must do income surveys. John pointed out that we must have at least a 95% response rate from each street surveyed and that 51% of the residents must be low-moderate income households, any household not responding or vacant properties must be counted as over income. He is working with DPW to obtain a list of streets and their conditions.

A change in employee benefits was discussed to change vacation to an accrual basis instead of receiving vacation on January 1. The discussion on Employee benefits is ongoing.

A Board planning meeting is scheduled for June 14.

Adjourned at 10:00 a.m.

Respectfully submitted, Anne Marie Blake

Marlborough Community Development Authority

MINUTES OF PLANNING MEETING

**Thursday, June 14, 2012
Mayor's Conference Room**

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CITY OF MARLBOROUGH
2012 AUG -2 P 3 36

Members Present: Mayor Vigeant, Steve Vigeant, Lynn Faust, Joyce Torelli, Eric Asman, Sally Swartz

Also Present: Anne Marie Blake, John Ryan and Linda Overing of Breezeway Farm Consulting

Absent: Steve Leduc, Diane Smith, Tom Abel

Mayor called the meeting to order at 8:30 A.M.

Discussions were held on how long funding would be available to keep Anne Marie employed. Currently the FY11 grant expires Dec. 31, 2012. We will have funding left over from the Program Manager's Salary which we propose moving to Housing Rehab along with some program income to do an additional case which will give additional program delivery and admin funds. We will ask for a six month extension to June 30, 2013 to complete this grant.

On the NSP grant, once we allocate the amount needed to rehab 57 Harrison Place, that will also generate 6.5% administrative funds. Between NSP and the CDA funds still available there should be enough for July 1 – Dec. 31, 2013. This scenario is based on estimates only.

The board discussed future projects. Once we have the estimated costs to rehab 57 Harrison Place we will look for another foreclosed NSP property. DHCD has still not made a decision on how NSP program income will be handled after March 2013 (grant closure date), it may go to non-NSP program income which will add restrictions for its use.

With regard to Clinton St. the proceeds from the sale of Emmett St. will be used along with the funds we already have to complete the rehab. Depending on the rehab estimate a discussion was held as to demolishing the house and building a pre-fab home in its place. Anne Marie will try to get some pre-fab estimates for a two family and a single family three bedroom home.

Adjourned at 9:40 a.m.

Respectfully submitted, Anne Marie Blake

Marlborough Community Development Authority
2012 AUG -2 P 3:36

MINUTES

Thursday, June 28, 2012
Mayor's Conference Room

Members Present: Mayor Vigeant, Steve Vigeant, Eric Asman, Lynn Faust, Steve LeDuc, Sally Swartz, Diane Smith

Also Present: Doug Bushman, Anne Marie Blake, John Ryan and Steve Herzberg of Breezeway Farm Consulting

Absent: Joyce Torelli, Tom Abel

Mayor called the meeting to order at 8:30 A.M.

The Board tabled the minutes of the last meeting.

The Board approved the Housing and CDA bills payable.

Doug Bushman, Housing Director, presented the Housing report which was accepted as presented.

- Doug discussed DHCD giving preliminary approval for 15 capital project affecting all four apartment complexes. Steve V. voiced concerns about spending all Capital funding up front. Doug assured him that wasn't the case that only funds that DHCD has approved concerning Front St..
- The Board voted to approve \$1,900 for additional architectural services to oversee all three phases of the Front St. construction project.
- Doug said that he will meet with John Ghiloni to go over capital projects.
- A discussion was held on the State's proposed Regionalization of Mass. Public Housing. Steve V. suggested that we partner with someone like Hudson before the State assigns us to someone. This discussion is to be continued and Doug will produce a report on Governor's Report.
- The City's Tree Warden has agreed to help prune trees around Housing properties.

John Ryan and Steve Herzberg, presented the Breezeway Farm Consulting Report which was accepted as presented.

- John discussed the cities that had received funding from DHCD grants this year and pointed out that most of the applications that were in Marlborough's category (CDF-2) had regional applications which gave cities extra points.
- The Board approved outreach with neighboring communities for a joint application.
- They also agreed that Housing Rehab and a Street Project would be our priorities for this year's grant application. A discussion was held on public hearing and the outreach needed for doing income surveys. The Mayor said that we would have support of the Board and City Council to help. Eric suggested doing a Target Area mailing. A suggestion was made to hold the public hearing in conjunction with a French Hill Neighborhood Association meeting. Eric and Anne Marie will work on setting this up.
- The Board approved up to \$500 for hiring help to income survey the streets selected at a public hearing.

MINUTES OF MEETING

June 28, 2012

Page 2

- Preston St. Infrastructure Project: The Board approved a motion for Steve V. to approve invoices for Preston St.
- Clinton St.: A preliminary report/cost estimate has been received from RCAP for repairing this as a two family property. The building is to be re-inspected for lead compliance. The Board approved rehab as a 2 family – 2 bedroom. A short discussion was held about demolishing and rebuilding a pre-fab home. The Mayor asked Anne Marie to put some estimates together for both a single family or a 2 family home.
- Harrison Pl.: A preliminary report/cost estimate has been received from RCAP for repairs to this property. Joyce will go through the property with Anne Marie to determine if anything else should be put into the cost estimate as this property is an NSP rehab and not just a code violation rehab. Anne Marie will set up a date and time with Joyce. The Board approved moving forward with the rehab.

Anne Marie reported that Emmett St. is almost complete and needs a couple of things finished before we receive the Occupancy Permit. Bill Italiano of Assabet will continue to help finish the minor items.

The Board commended Anne Marie for all her hard work on Emmett St. Steve acknowledged that she worked beyond her job description and pay grade and wanted to thank her for all she did. They also extended the thanks to her husband who also helped.

The Board approved a subordination request for a LIP unit at 10 Lambert St.

A discussion was held about having Eric approve subordination requests between meetings. The Board authorized Eric to approve sub-ordination requests if there was no Board meeting within 10 days. The Board would then ok at the meeting. Anne Marie is to check with the City Solicitor to see if this is ok. Lynn also suggested that Review Subordinations be a regular item on the Agendas.

Adjourned at 10:00 a.m.

Respectfully submitted, Anne Marie Blake