CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Legislative and Legal Affairs Committee

Date: January 24, 2017

Time: 5:00 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2017 JAN 18 A 9:20

Agenda Items to be addressed:

08-29-2016 – **Order No. 16-1006657:** Communication from Attorney Austin regarding Request to Change Location of Easement at 85 Ames Street.
-REFER TO LEGISLATIVE AND LEGAL AFFAIRS COMMITTEE

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 public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

IN CITY COUNCIL

Marlborough, Mass., AUGUST 29, 2016

ORDERED:

That the Communication from Attorney Austin re: Request to Change Location of Easement at 85 Ames St., be and is herewith refer to **LEGISLATIVE AND LEGAL AFFAIRS COMMITTEE**.

ADOPTED

ORDER NO. 16-1006657

Sandra Rennie Austin
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CITY OF MARLBOROUGH

2016 AUG 19 P 3:54

August 19, 2016

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

Re: Request to change location of Easement at 85 Ames Street

Dear Councilor Clancy:

I represent Central Steel and 320-340 Middlesex Avenue, LLC, located at 85 Ames Street. The City owns an easement over 85 Ames Street property, owned by entity 320-340 Middlesex Avenue, LLC, to a parcel located in the rear of 85 Ames Street which was granted to the City for the purpose of the construction of a fire station on September 23, 2002 by Arturo J. Gutierrez, Trustee of Marlborough/Northborough Land Realty Trust and the easement over 85 Ames Street was part of that conveyance.

Central Steel and 320-340 Middlesex Avenue, LLC seek to construct an addition to the existing building on site, which would require a slight adjustment in the location of the easement as shown on the attached plan. Therefore, on behalf of both Central Steel and 320-340 Middlesex Avenue, LLC I respectfully request that the City Council grant the relocation of the easement as identified on the attached plan.

Sincerely,

Sandra R. Austin

PARKING REQUIREMENTS:

PROPOSED BUILDING AREA

OFFICE AREA	= 8,640 S.F.
INDUSTRIAL USE AREA	= 76,826 S.F.
TOTAL PROPOSED AREA	= 85,466 S.F.

INDUSTRIAL USE

EMPLOYEES ON 1ST SHIFT	= 30
MINUS 3 OUTSIDE SALES	= 3
SPACES REQ'D	= 30

REQUIRED PARKING

OFFICE USE 250/SPACE	= 35
INDUSTRIAL USE	= 30
TOTAL PARKING REQUIRED	= 65 SPACES

PROPOSED PARKING

- 74 PRIMARY
- 9 RESERVE

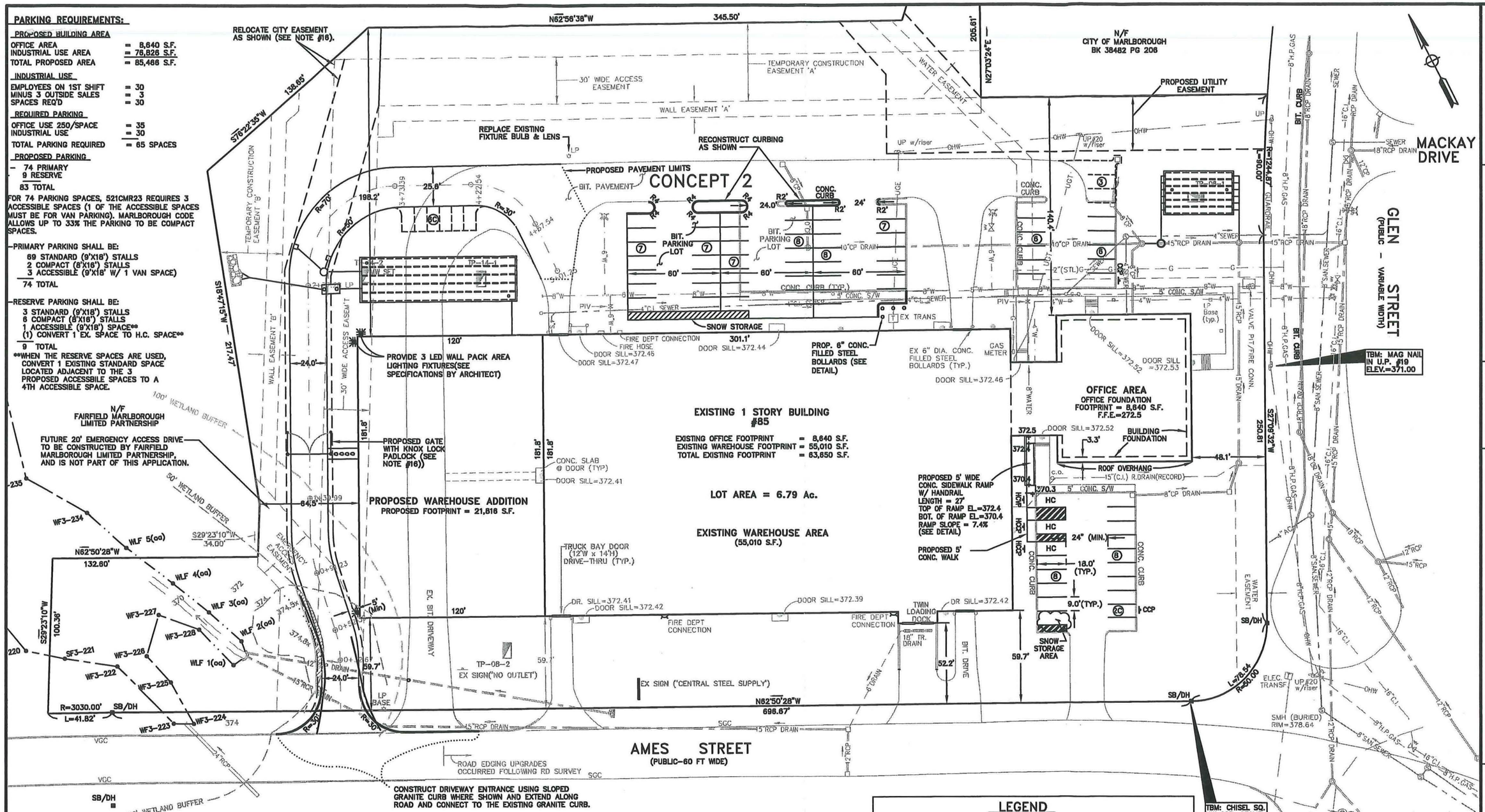
83 TOTAL

FOR 74 PARKING SPACES, 521CMR23 REQUIRES 3 ACCESSIBLE SPACES (1 OF THE ACCESSIBLE SPACES MUST BE FOR VAN PARKING). MARLBOROUGH CODE ALLOWS UP TO 33% THE PARKING TO BE COMPACT SPACES.

-PRIMARY PARKING SHALL BE:
69 STANDARD (9'X18') STALLS
2 COMPACT (8'X16') STALLS
3 ACCESSIBLE (9'X18' W/ 1 VAN SPACE)
74 TOTAL

-RESERVE PARKING SHALL BE:
3 STANDARD (9'X18') STALLS
6 COMPACT (8'X16') STALLS
1 ACCESSIBLE (9'X18') SPACE**
(1) CONVERT 1 EX. SPACE TO H.C. SPACE**
9 TOTAL

**WHEN THE RESERVE SPACES ARE USED, CONVERT 1 EXISTING STANDARD SPACE LOCATED ADJACENT TO THE 3 PROPOSED ACCESSBILE SPACES TO A 4TH ACCESSIBLE SPACE.



GENERAL NOTES:

1.) THIS PARCEL IS LISTED AS ASSESSOR PARCEL 3 & 78 ON MAP 89 AND IS LOCATED IN THE INDUSTRIAL "I", AND ZONE "B" OF THE WATER SUPPLY PROTECTION DISTRICT (WSPD).

2.) LOT AREA = 6.793 Ac. PROPOSED IMPERVIOUS AREA = 3.28 Ac. TOTAL % COVERAGE = 48.3 % (INCLUDES RESERVE PARKING)

3.) ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.

4.) ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO ABB & ADA REQUIREMENTS. REFER TO 521 CMR.

5.) ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS

6.) ALL MATERIALS/CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH.

7.) THE PUBLIC WAY IS TO BE KEPT FREE OF SOIL AND DEBRIS AT ALL TIMES.

8.) ANY WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY REQUIREMENTS.

9.) THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.

10.) EXTERIOR LIGHTING SHALL BE EXISTING AND PROPOSED WAL-PAK FIXTURES AND THE LIGHT POLE SHOWN.

11.) ALL LIGHTING SHALL BE CONTROLLED BY A TIMER MOUNTED INSIDE THE BUILDING.

12.) TRASH DISPOSAL WILL BE BY TWO ENCLOSED 4 C.Y. DUMPSTERS. THE TWO DUMPSTERS SHALL BE LOCATED INSIDE AND ON OPPOSITE SIDES OF THE WAREHOUSE, AND AT LOCATIONS THAT ARE ACCESSIBLE FOR TRASH PICK UP AT THE DRIVE-THRU LANES.

13.) THE STOCKPILE AREA SHALL NOT EXCEED 10 FT IN HEIGHT, OTHERWISE 6' HIGH SAFETY CHAIN LINK FENCE SHALL BE INSTALLED AROUND STOCK PILE AREAS.

14.) RESERVE PARKING SHALL BE CONSTRUCTED BITUMINOUS PAVEMENT AND CONCRETE CURB TO MEET FUTURE EMPLOYEE PARKING NEEDS OR IF REQUIRED BY CHIEF OF POLICE.

15.) PROPOSED EASEMENT RELOCATION REQUIRES CITY COUNCIL APPROVAL.

16.) REFER TO THE DETAIL OF THE GATE DETAIL ON SHEET C4. TO PREVENT VEHICLE ACCESS AROUND THE GATE, PROVIDE BARK MULCH BED 7' (MIN.) WIDTH WITH BOULDER BARRIER. PLACE BOULDERS 3-4 FT APART.

LEGEND

	PROPOSED BITUMINOUS CURB
	PROPOSED SLOPED GRANITE; CONCRETE CURB
12" D	PROPOSED DRAIN & DRAIN MANHOLE
VGC SGC	EX. VERTICAL GRANITE CURB; SLOPE GRANITE CURB
	EXISTING CONCRETE CURB
	EXISTING EDGE OF PAVEMENT (NO CURB)
	EXISTING CATCH BASIN & DRAIN MANHOLE
10"CP DRAIN	EXISTING DRAIN LINE
	EXISTING SEWER MANHOLE
4"SEWER	EXISTING SEWER LINE
G	EXISTING GAS LINE
4"W	EXISTING WATER LINE
	EXISTING HYDRANT & VALVE
	EXIST. LIGHT, LIGHT POLE & UTILITY POLE
OHW	EXIST. OVERHEAD ELEC. WIRE
UGE&T	EXIST. UNDERGROUND ELEC. & TELEPHONE

NO.	DATE	DESCRIPTION	BY
2	3/4/15	CITY ENGINEERS COMMENTS	BSC
1	2/4/15	BSC REVISIONS	BSC

PREPARED FOR:
BRUCE SALUK & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752

LAYOUT PLAN
85 AMES STREET
MARLBOROUGH, MA

PREPARED FOR:
CENTRAL STEEL SUPPLY COMPANY
85 AMES STREET
MARLBOROUGH, MA 01752

DATE: JANUARY 28, 2015
SCALE: 1" = 30'

C1

//DWG/2387/2387C1.dwg