

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: May 3, 2016

Time: 5:30 PM

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

Agenda Items to be addressed:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 APR 27 P 1:01

Continued Review:

02-08-2016 – **Order No. 16-1006443:** Proposed Zoning Amendment by adding a new Section to Chapter 650 §35, HOSPITALITY AND RECREATION MIXED USE OVERLAY DISTRICT.

-REFER TO URBAN AFFAIRS COMMITTEE

-REFER TO PLANNING BOARD

-PUBLIC HEARING: MONDAY, MARCH 7, 2016

04-25-2016 – **Order No. 16-1006541:** Application for LED Sign, GE Healthcare, 200 Forest Street to mount a white LED illuminated channel letter wall sign on their building.

-REFER TO URBAN AFFAIRS COMMITTEE

03-07-2016 – **Order No. 16-1006482:** Application for Special Permit, Q Cafe d/b/a Firefly's, 350 East Main St., to expand outdoor patio/deck area; add small bar; add serving cooking kitchen; add acoustic music; add televisions; add games; add fire pit; and add outdoor heating. The capacity is to remain the same.

-REFER TO URBAN AFFAIRS COMMITTEE

-PUBLIC HEARING: MONDAY, APRIL 4, 2016

-CONTINUED PUBLIC HEARING: MONDAY, APRIL 25, 2016

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., APRIL 25, 2016

ORDERED:

That the Application for LED Sign, GE Healthcare, 200 Forest St. to mount a white LED illuminated channel letter wall sign on their building, be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

ADOPTED

ORDER NO. 16-1006541

15

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 APR 20 A 11:30



Signarama

The way to grow your business.

April 19, 2016

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

JA

Dear Sir:

GE Healthcare, located at 200 Forest Street, has applied for a sign permit to mount a white LED-illuminated channel letter wall sign on their building. Sign proofs are attached for review. The Building Department has determined that the proposed sign requires City Council's site plan approval to proceed.

The proposed sign is illuminated with white LED modules inside the letter which will illuminate as a steady white light through the face of the GE monogram and the GE Healthcare letters at night.

Please contact me with any questions. I look forward to the City Council's approval.

Sincerely,

Jeffrey H. Newman
President



April 19, 2016

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

Dear Sir:

GE Healthcare, located at 200 Forest Street, has applied for a sign permit to mount a white LED-illuminated channel letter wall sign on their building. Sign proofs are attached for review. The Building Department has determined that the proposed sign requires City Council's site plan approval to proceed.

The proposed sign is illuminated with white LED modules inside the letter which will illuminate as a steady white light through the face of the GE monogram and the GE Healthcare letters at night.

Please contact me with any questions. I look forward to the City Council's approval.

Sincerely,

Jeffrey H. Newman
President



200 S.F.
allowed

April 8, 2016

City of Marlborough
Building Department
140 Main Street
Marlborough, MA 01752
ATTN: Pam Wilderman

REF: GE Healthcare Wall Signage - 200 Forest Street

Dear Pam,

Enclosed is the Sign Permit Application for the new GE Healthcare LED-illuminated wall sign we have spoken about over the past couple of months. The Assessors office tells me the correct address is 200 Forest Street, formerly 100 Results Way.

Please review the enclosed documents and contact me with any questions.

I look forward to speaking with you.

Sincerely,

Jeffrey H. Newman
President



CITY OF MARLBOROUGH

**Building Department
(508) 460-3776**

BUILDING

PERMIT

JOB WEATHER CARD

PERMIT NO

BP-2016-000423

ISSUE DATE

04/11/2016

APPLICANT

SIGNARAMA

PERMIT TO

AT (LOCATION)

100 RESULTS WAY, Marlborough, MA 01752

ZONING DISTRICT

Bldg. Type:

Commercial

SUBDIVISION MAP BLOCK LOT

101-2

BUILDING IS TO BE:

CONST TYPE

USE GROUP

WORK DESCRIPTION

Flat Wall Sign "GE Healthcare" Length 415.2", Width 67.6", Area 194.9 SQFT, South-East.

CONTRACTOR

LICENSE

0000

Construction Supervisor

SIGN INSTALLATION

AREA (SQ FT)

207,735,418

EST COST(\$)

14000.00

PERMIT FEE (\$)

50.00

OWNER

ATLANTIC-MARLBORO REALTY III LLC

BUILDING DEPT BY

ADDRESS

C/O ATLANTIC MANAGEMENT CORP

PHONE

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM

MINIMUM INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING) 3) FINAL INSPECTION BEFORE OCCUPANCY 4) REFER TO DETAILED INSPECTION SCHEDULE

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL PLUMBING/GAS AND MECHANICAL INSTALLATIONS.

POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTIONS APPROVALS

REQUIRED INSPECTIONS LISTED ON REVERSE		
	OTHER:	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION

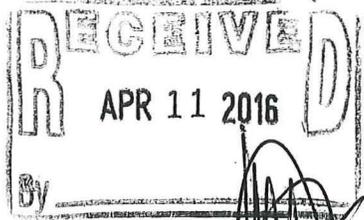
PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.



City of Marlborough BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752



Date: 04/08/2016

Permit No. BP-2016-000423

Address/Location of Sign 200 Forest Street (Formerly 100 Results way)

Name of Business GE HEALTHCARE

Name of Owner of Business GE is a publicly traded co. Telephone 508-683-2216
Contact: Cynthia Blais

Type of Sign: (check off which applies)

Flat Wall Free Standing Awning Banner Projecting

Does this site have a Special Permit YES NO

Is this a replacement of a same size existing sign(s) YES NO

Dimensions Sign:

Length 45.2" Width 67.6" Height (Free Standing) - Area 194.9 SF

Location of Sign on Bld. North South East West

Dimensions Façade:

Length 45' Width 47' Area 2,115 SF

[Signature] 508-875-7446
Signature of Responsible Party Telephone

Installer Company Signarama Framingham Telephone 508-875-7446

newmanjh@thesignbiz.com 508 740.9113 Cell.
Email

I hereby declare that I have the authority to request this permit and that the statements and information provided are true and accurate to the best of my knowledge and belief as well as to conform to the City's current Sign Ordinance and MA State Building Code, signed under the pains and penalties of perjury.

[Signature] 04/08/2016
Signature Date

Cost of Sign(s) \$14,000.00

Permit Fee \$ 50.00

101-2

Existing: 200 Forest St.



JOB #: 5

PROJECT TYPE: CH LTR

REVISION DATE: 4.8.16

QUANTITY: 1

PROOF DATE: 4.8.16

REVISION #: 5



PLEASE NOTE: PRICING INCLUDES UP TO TWO (2) REVISION CYCLES; AN ADDITIONAL COST MAY BE APPLIED FOR EXTRA DESIGN TIME.

These plans are the exclusive property of Sign*A*Rama and are the result of the original work of its employees. Their sole purpose is for client consideration as to whether or not to purchase the proposed plans or to purchase from Sign*A*Rama, a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Sign*A*Rama expects to be reimbursed for time and effort entailed in creating these plans.

IMPORTANT: SUPERIMPOSED PHOTOS ARE NOT TO BE VIEWED AS 100% ACCURATE DEPICTIONS, THEY ARE SIMPLY A ROUGH REPRESENTATION OF SIGN PLACEMENT.

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280 WORCESTER RD.

FRAMINGHAM, MA 01702

508.875.7446 P 508.875.7470 F

JOB #: 55839

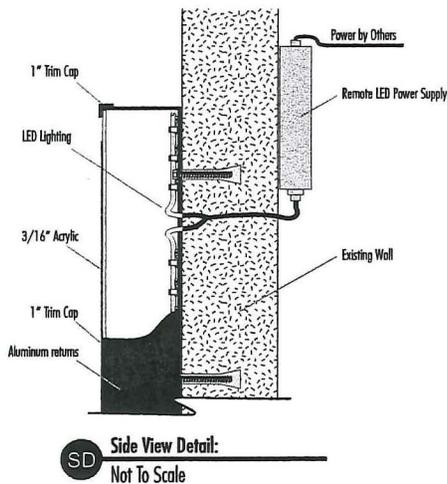
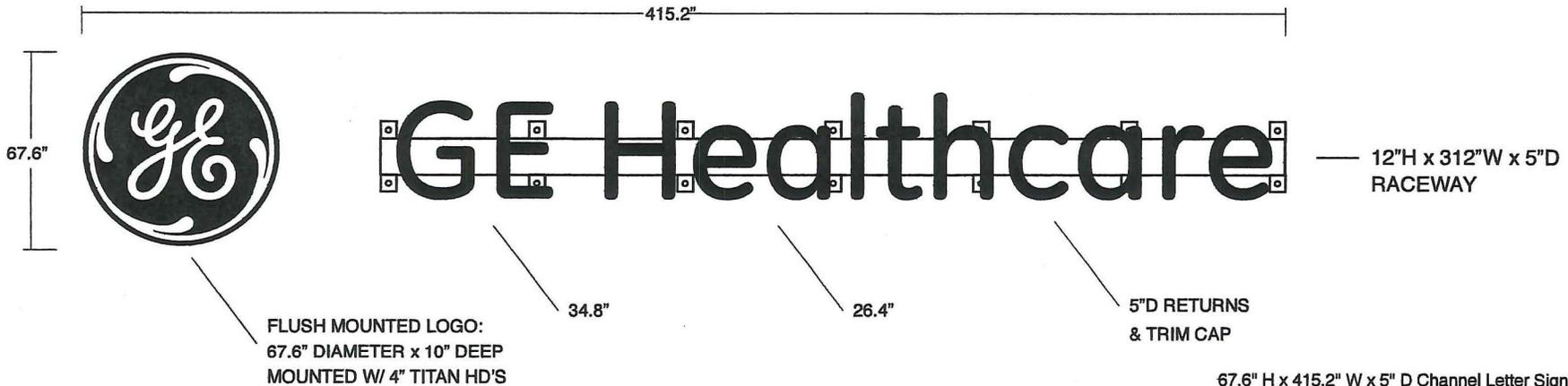
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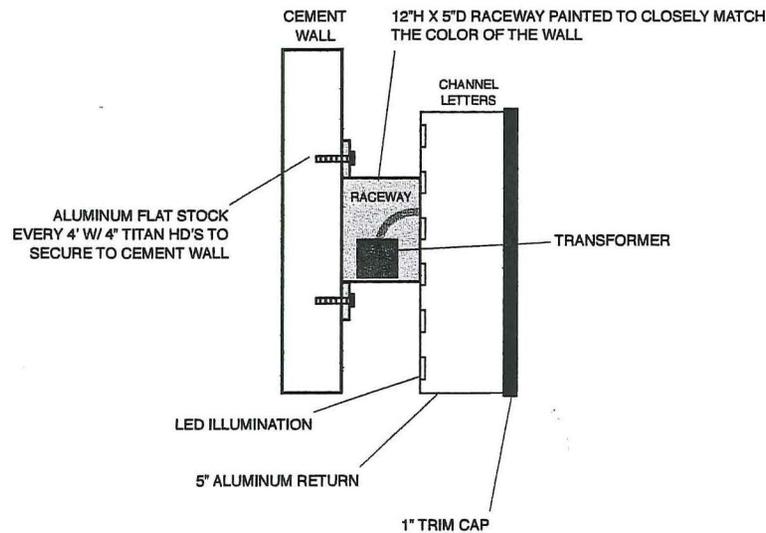
QUANTITY: 1

PROOF DATE: 4.8.16

REVISION #: 5



MOUNTING METHOD



67.6" H x 415.2" W x 5" D Channel Letter Sign mounted on a 12" H x 312" W x 5" D aluminum Raceway. GE Healthcare Letters fabricated with .040 gauge aluminum returns in black with black trimcaps. Includes .040 gauge aluminum backs in white & 3/16" thick white acrylic faces with Black Perforated vinyl applied & illuminated with white LEDs.

"GE" = 34.8" tall; lower case letters vary @ 26.4" tall

Includes 67.6" diameter x 10" D GE Monogram Channel Letter Sign fabricated with .040 gauge aluminum returns in black with black trimcaps. Includes .063 gauge aluminum backs in white & 3/16" thick white polycarbonate face with traditional black (non-perforated) vinyl applied & illuminated with white LEDs.

NOTE 1: The "GE Healthcare" letters will be black by day & illuminate white at night. The Monogram will have traditional black vinyl applied with the GE logo in white by day and white by night. The perforated black vinyl will look slightly different during the day than the traditional black vinyl on the Monogram. At night, the white GE Healthcare letters will look slightly different than the white illuminated components of the Monogram.

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508.875.7446 P 508.875.7470 F

EXISTING: 200 Forest St.



JOB #: 5

PROJECT TYPE: CH LTR

REVISION DATE: 4.8.16

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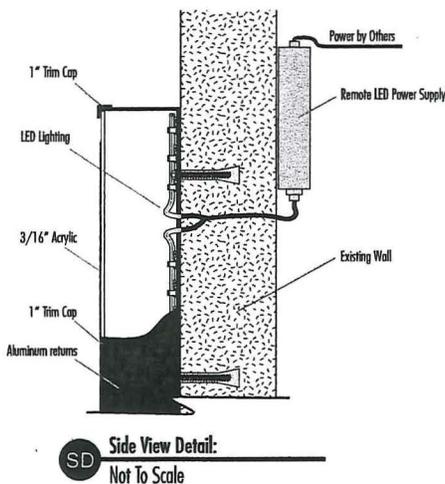
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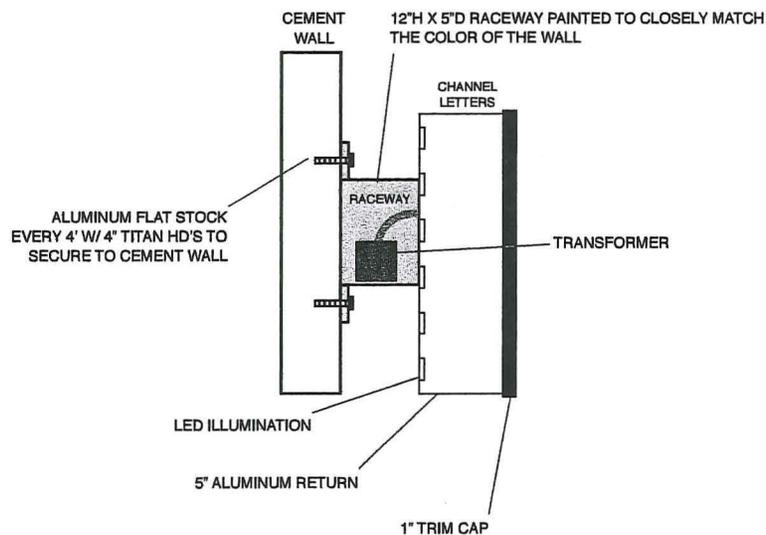
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IN CITY COUNCIL

Marlborough, Mass., MARCH 7, 2016

ORDERED:

That there being no objection thereto set **MONDAY, APRIL 4, 2016** as **DATE FOR PUBLIC HEARING** On the Application for Special Permit, Q Café d/b/a Firefly's, 350 East Main St., to expand outdoor patio/deck area; add small bar; add serving cooking kitchen; add acoustic music; add televisions; add games; add fire pit; and add outdoor heating. The capacity is to remain the same.

Be and is herewith refer to **URBAN AFFAIRS COMMITTEE, ADVERTISE.**

Ninety days after public hearing is 07/03/16 which falls on a Sunday, therefore 07/04/16 would be considered the 90th day.

ADOPTED

ORDER NO. 16-1006482

7

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:

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

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

Map: 58 Parcel: 42

*U.A.
P.H.
H.H.
A.D.V.*

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

Commonwealth Club, LLC

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

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

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

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

B-Business

7. Specific reason(s) for seeking Special Permit

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

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

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2016 MAR 11 11:00 AM

SJB
Signature of Petitioner or Applicant

Address: 350 East Main Street
Marlborough, MA 01752

Telephone No. (508) 277-9672

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

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

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

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

See attached Certified Abutter List.

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

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

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

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

2. EXPANSION OR NEW: Expansion - Outside Patio

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

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

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

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: 125 Peak period: 260

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 45 Peak period: 80

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

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

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

8. NOISE:

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

Should remain the same - possibly slight increase.

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

Background or acoustical music.

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

Kitchen Exhaust (minimum)

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

Just water waste - NO GREASE

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None.

***Attach additional sheets if necessary**



CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: _____

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: Q Cafe, LLC

Project Use Summary: Expansion of existing deck

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

Plate: 58 Parcel: 42

Applicant/Developer Name: Janez Design

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

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,


Robert Camacho

Interim Building Commissioner

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

\$ 500.00

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



**Lisa M. Thomas
City Clerk**

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

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

Lisa M. Thomas

Signature

03.02.16

Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk

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



**Lisa M. Thomas
City Clerk**

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

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

Owner Name/Officer Name of LLC or Corporation

Miles Gilbert, Manager, Commonwealth Club, LLC

Owner/Officer Complete Address and Telephone Number

350 East Main Street, Marlborough, MA 01752

(508) 357- 8883

Signature of Applicant

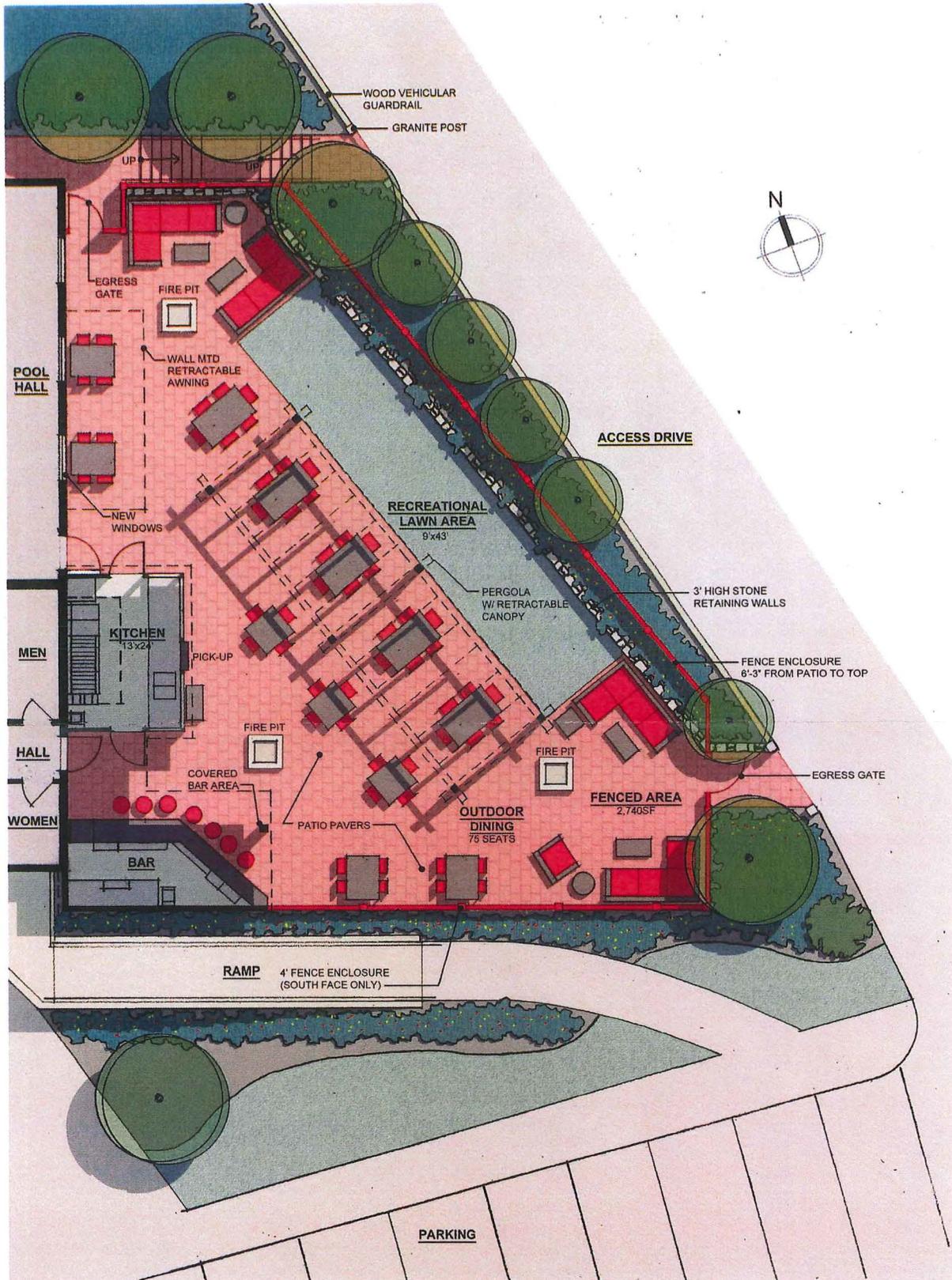
x 

Attorney on behalf of Applicant, if applicable

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

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


Tax Collector



OUTDOOR PATIO LAYOUT