

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: July 29, 2014

Time: 5:00 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

2014 JUL 23 P 12: 20

1. **Order No. 14-1005727B:** Communication from Attorney Gadbois re: Site Plan Approval, Hilton Garden Inn, at 170 Forest Street. (Hilton Garden Plans are available for viewing in City Clerk's Office).
 - REFER TO SITE PLAN REVIEW
 - REFER TO URBAN AFFAIRS

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

JULY 21, 2014

Marlborough, Mass., _____

ORDERED:

That the Communication from Attorney Gadbois re: Site Plan Approval, Hilton Garden Inn, 170 Forest St., Order No. 14-1005727B, be and is herewith refer to **SITE PLAN REVIEW AND URBAN AFFAIRS COMMITTEE.**

ADOPTED

ORDER NO. 14-1005727C

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David P. Gadbois
Attorney-at-Law
PO Box 773
Marlborough, Massachusetts 01752

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2014 JUL 16 P 4: 54

Phone (508) 481-0101

E-mail David@attygadbois.com

Fax (508) 484-9435

July 16, 2014

*send to site Plan Review
BOARD + VA*

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

RE: Site Plan Approval
170 Forest Street
Hilton Garden Inn

Dear President and Members;

On May 19, 2014 the City Council Approved the site plan with conditions for the above site. CSM Corporation, the applicant for the site plan approval in the process of finalizing plans and with the recommendation of Group One Partners, Inc., the architect for the project, has made minor changes to the look of the building, number of rooms and size and the size and location of the restaurant and restaurant terrace.

The changes incorporated in the plans provided herewith are as follows:

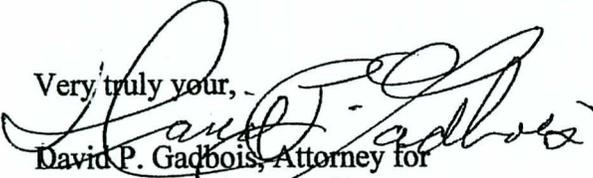
1. Exterior Material Dryvit system as originally shown will incorporate in part a specialty (Dryvit) brick finish;
2. Building footprint is decreased by 1,431 sq. ft.;
3. Reduced dining area by 1,000 sq. ft., and estimated seat count reduced to 140 seats from 230 seats;
4. Restaurant terrace relocated from northwest rear corner of the building to the northeast corner and increased the size by approximately 1,000 sq. ft.;
5. Minor revisions to fine grading of terrace and egress locations to provide ADA access;
6. Landscaping revised to reflect the building and terrace revisions while maintaining the previous design intent;
7. Relocated exterior doors;
8. Located rooms over the restaurant area;
9. Incorporated flat roof in lieu of a gable style roof;

10. Increased room count from 153 to 160;
11. Parking requirements for the additional rooms are met by the original design.
No additional parking is required or needed.
12. Site utilities are unaffected by the decreased building footprint. The grease trap may shift east to avoid installing manhole covers in the terrace landscape.

Most of the above changes have been suggested by the Hilton Corporation in its approval of building design. Hilton wants consistency in its branding. The first page is a Hilton Garden Inn located in Pittsburg PA and is what the building will substantially look like. The additional rooms are captured by constructing over the restaurant area, which in the previous design did not have rooms over it.

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

Very truly yours,


David P. Gadbois, Attorney for
CSM Corporation, Applicant