

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: August 18, 2015

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
2015 AUG 10 A 9:50

07-27-2015 – **Order No. 15-1006283:** Application for Site Plan Permit from Attorney Gadbois on behalf of Mammoth Development Company, LLC, to purchase property at 70 Simarano Drive to construct and use the site as a day care center.

- REFER TO URBAN 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., JULY 27, 2015

ORDERED:

That the Application for Site Plan Permit from Attorney Gadbois on behalf of Mammoth Development Company, LLC, to purchase property at 70 Simarano Dr. to construct and use the site as a day care center, be and is herewith refer to **URBAN AFFAIRS COMMITTEE.**

ADOPTED

ORDER NO. 15-1006283

10

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2015 JUL 23 A 11:19

Phone (508) 481-0101
Cell (508) 380-9558

E-mail David@attygadbois.com

Fax (508) 484-9435

VA

July 22, 2015

Ms. Lisa M. Thomas, City Clerk
City Hall 140 Main Street
Marlborough, MA 01752

RE: Application of Mammoth Development Company, LLC
For a Special Permit

Dear Ms. Thomas:

Enclosed herewith please find Application Package for a Site Plan Approval of Mammoth Development Company, LLC, of the property located at 70 Simarano Drive, along with the filing fee of \$2,600.00. Please forward this matter to the City Council and place it on its agenda for the meeting of Monday July 27, 2015.

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

Very truly yours,


Atty. David P. Gadbois

Encl: Application Package (3)
Check for \$2,600.00

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

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2015 JUL 23 A 11:23

Phone (508) 481-0101
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E-mail David@attygadbois.com

Fax (508) 484-9435

July 22, 2015

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

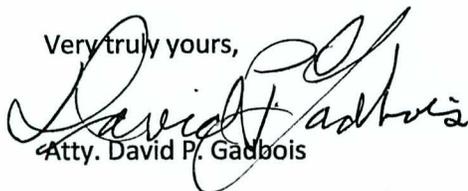
RE: Application for Site Plan Approval (Application)
For a day care facility at
70 Simarano Drive

Dear President and Members:

I represent Mammoth Development Company, LLC, herein after referred to as "Applicant". Upon approval of a site plan by the City Council, Applicant will purchase the property located at 70 Simarano Drive (Site), which is in a RWMUOD under the Zoning Code of the City of Marlborough. Following its purchase, the Applicant will construct and use the Site as a day care center. Would you kindly forward this matter to the appropriate sub-committee of the City Council for review and action.

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

Very truly yours,


Atty. David P. Gadbois

Encl: Application Package for a Site Plan Approval



City of Marlborough

SITE PLAN APPROVAL APPLICATION (For Non-Residential and Major Residential Projects)

Type of Hearing (check one)

Major Renovation Minor Renovation

Please Print
DATE: JULY 22, 2015

PROJECT

Name of facility: THE LEARNING EXPERIENCE CHILD DEVELOPMENT CENTER

Address: 70 SIMARANO DRIVE

Assessor's Map No. 100 Parcel No. 1-A

APPLICANT

Name: MAMMOTH DEVELOPMENT COMPANY LLC

Address: 1300 BELMONT ST, BROCTON, MA 02301-4439

Telephone: 508-588-0560 Fax: 508-584-7687

Email: JRC@COFFMANREALTY.COM

OWNER'S CONSENT

If applicant is not the owner, is written consent of the owner or owner's agent attached (see Section 270-2(B) (7))? YES NO

PROPERTY OWNER

Name: ATLANTIC-MARLBORO REALTY LLC

Address: 205 NEWBURY ST, FRAMINGHAM, MA 01701

Telephone: 508-665-6305 Fax: 508-626-0160

Email: DAVE@ATLANTICMANAGEMENT.COM

Identify all zoning districts, including overlay zones applicable to this site. The zones must also be shown on the site plan cover sheet. (See Section 270-2 (C) (2) (b) (3)).

ZONING DISTRICT(S) I AND RWMUOD

WHAT OTHER PERMITS REQUIRED (check off which applies)

- | | |
|---|---|
| <input type="checkbox"/> City Council for Special Permit | <input type="checkbox"/> Blasting Permit (Fire Dept) |
| <input type="checkbox"/> ZBA Special Permit | <input type="checkbox"/> Title V Approval (Board of Health) |
| <input type="checkbox"/> ZBA Variance | <input type="checkbox"/> Food Permit (Board of Health) |
| <input type="checkbox"/> Wetlands Protection Act | <input checked="" type="checkbox"/> Building Permit (Building Dept) |
| <input type="checkbox"/> Section 404, Clean Water Act (Army Corps) | <input checked="" type="checkbox"/> Sign Permit (Building Dept) |
| <input type="checkbox"/> C 91 Waterways Permit | |
| <input type="checkbox"/> Subdivision Control Act (Planning Board) | |
| <input type="checkbox"/> State Curb Cut (MA Highway) | |
| <input type="checkbox"/> Indirect Access Permit (MA Highway) | |
| <input type="checkbox"/> MEPA ENF or EIR (EOEA) | |
| <input type="checkbox"/> Sewer Connection Permit (DPW, City Council, DEP) | |
| <input type="checkbox"/> Street Opening Permit (DPW, Engineering Dept) | |
| <input checked="" type="checkbox"/> Sewer Connection (DPW, City Council, DEP) | |
| <input type="checkbox"/> Other: _____ | |

WHAT IS THE FEDERAL FLOOD INSURANCE RATE ZONE? ZONE - X

SUBMITTED PLANS AND REPORTS

See Section 270-2 (C) for submission requirements. Please include a locus map per Section 270-2 (C) (2) (b) (1)

THE LEARNING EXPERIENCE

BRIAN D. JONES, PE

Title CHILD DEVELOPMENT CENTER Date 7-10-15

Stamped By ALLEN & MAJOR ASSOCIATES, INC.

Fee

For Minor Site Plan without a building: \$750

For a Minor Site Plan (with a building under 8,000 square feet): \$1,000, plus \$0.03 a square foot of building gross floor area

For a Major Site Plan (with a building over 8,000 square feet): \$2,000, plus \$0.06 square feet per square feet of building gross floor area

APPLICANT'S ENGINEER (preparing site plan)

Name: BRIAN D. JONES, PE ALLEN & MAJOR ASSOCIATES, INC.

Address: 250 COMMERCIAL ST., MANCHESTER, NH 03101

Telephone: 603-627-5500 Fax: 603-627-5501

Email: B.JONES@ALLENMAJOR.COM

APPLICANT'S LANDSCAPE ARCHITECT

Name: ROBERT P. CLARKE, ALLEN & MAJOR ASSOCIATES, INC.

Address: 100 COMMERCE WAY, WOBURN, MA 01888-0118

Telephone: 781-935-6889 Fax: _____

Email: RCLARKE@ALLENMAJOR.COM

PROJECT INFO

PROPOSED USE (see Section 63-5(B) (1))

Non-Residential Residential

Provide a brief description of the project; including the proposed type of use, whether expansion of new, size of buildings, number of new parking spaces, any unusual utility use or impact on abutters (traffic, noise, lighting, odors, hazardous material, etc.)

A NEW CHILDRENS DAY CARE CENTER WITH
40 PARKING SPACES. NO UNUSUAL UTILITY USE OR
IMPACT ON ABUTTERS

PUBLIC NOTICE

Applicants for Site Plan Approval under Chapter 270-2 of the Marlborough City Code must publish a public notice in a newspaper of general circulation within the area at least once within two weeks of filing a Site Plan application using the format below. A copy of the public notice must be submitted with the application. Applications for Site Plan Approval shall not be certified as complete unless the public notice is properly published.

Date of Publication: JULY 31, 2015 (REQUESTED)

Name of Newspaper: METROWEST DAILY NEWS
(Form of notice attached)

HISTORIC BUILDING NOTICE

Is the site within 250 feet of any building, cemetery or monument built before 1850? YES NO

If in doubt, ask the Historic Commission (508 481-2400). If the answer is YES, send a photocopy notice and one copy of the site plans (excluding utilities) to:

Chairman, Historic Commission
City Hall
Marlborough, MA 01752

APPLICANT'S SIGNATURE

David R. Gallois Attorney For Applicant
Applicant or Representatives Signature

7-22-2015
Date

Applicant shall submit this form to the Building Dept will all required plans (8 copies of plans, 4 copies of Traffic and Drainage reports) after a "Pre-Application Review" with the City reviewing Authority at which most requirements can be examined and discussed.

The applicant maybe required to attend a Preliminary scoping session with the Site Plan Review Committee prior to submitting this form.

Office Use Only:

Date Received: _____

Site Plan Number: _____

SITE PLAN APPROVAL PUBLIC NOTICE FORM

Applicants for Site Plan Approval under Chap 270-2 of the Marlborough City Code must publish a public notice once in a newspaper of local circulation, using the format below at least once within two weeks of filing an application. A copy of the public notice must be submitted to the Building Dept with the application for Site Plan Approval.

Metrowest Daily News, Framingham 01701
Advertising: Fax: 1-781-453-6650

City of Marlborough Public Notice of Site Plan Submission

A proposed site plan has been submitted for the following project and is available for public inspections during regular business hours at the office of the Building Inspector, City Hall, Second Floor, 140 Main Street, Marlborough, MA 01752

A DAY CARE CENTER

Project Name and Type or Use: THE LEARNING EXPERIENCE CHILD DEVELOPMENT CENTER

Project Street Address: 70 SIMARANO DRIVE, MARLBOROUGH, MA

Applicant's Name: MAMMOTH DEVELOPMENT COMPANY, LLC

The City will accept public comments in written form until 14 days from the date of this publication. This notice is published in accordance with the City Code, Chapter 270-2 Site Plan Review and Approval.

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

Phone (508) 481-0101
Cell (508) 380-9558

E-mail David@attygadbois.com

Fax (508) 484-9435

July 22, 2015

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

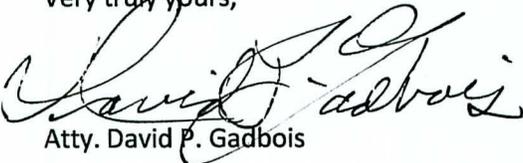
RE: Assent by Owner for Purchaser of
70 Simarano Drive (Site) to file an
Application For Site Plan Approval

Dear President and Members:

I represent Atlantic-Marlboro Realty LLC (Owner) in the matter of an application by Mammoth Development Company LLC (Purchaser) for a Site Plan Approval before the City Council. This is to confirm that David A. Capobianco, Manager of Owner, has given permission to Purchaser to file an Application for Site Plan Approval for the for the Site to be used as a day care center.

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

Very truly yours,


Atty. David P. Gadbois