



IN CITY COUNCIL

Marlborough, Mass., _____

AUGUST 24, 2015

ORDERED:

That the Communication from the Mayor regarding submission of applications to the Massachusetts Permit Regulatory Office to designate several Marlborough properties as 43D Priority Development Sites to now include the following sites:

17 East Main

15 East main

15 Sawin Street

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

ADOPTED

ORDER NO. 15-1006292



City of Marlborough
Office of the Mayor

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3770 Facsimile (508) 460-3698 TDD (508) 460-3610
www.marlborough-ma.gov

Arthur G. Vigeant H
MAYOR

Nicholas Milano
EXECUTIVE AIDE

Patricia Bernard
EXECUTIVE SECRETARY

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
AUG 20 A 11: 22

August 20, 2015

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

Re: Applications for 43D Priority Development Sites

Honorable President Clancy and Councilors:

I have submitted for your approval the enclosed application to the Massachusetts Permit Regulatory Office. This application would designate several Marlborough properties as Priority Development Sites.

Enacted in 2006, Chapter 43D Local Expedited Permitting enables communities to designate applicable properties as Priority Development Sites which offers a maximum of 180 days for the local permitting process. Several locations in Marlborough already enjoy the benefits of being a 43D site, such as access to additional grants and incentives.

I am proposing to include the following additional properties under Chapter 43D Permitting: 25 East Main Street, 17 East Main Street, 15 East Main Street, and 15 Sawin Street. Submitting these locations as a 43D Site will allow us to target this area, through a streamlined local permitting process, specifically for economic development. As you may know, 25 East Main Street is a City-owned parcel.

The Marlborough locations that were previously approved as 43D sites still enjoy this designation, but since we adopted this program in 2007, I believe it prudent to update the inventory.

We anticipate there will be a second application forthcoming with additional properties included. We are currently working with the property owners to complete the application.

Sincerely,

Arthur G. Vigeant
Mayor

INTERAGENCY PERMITTING BOARD

CHAPTER 43D APPLICATION

PART I: MUNICIPAL APPLICANT

Municipality: City of Marlborough, Massachusetts

Date: August 3, 2015

Name of Individual who prepared this application: Tim Cummings

Chapter 43D requires that a single person be designated to serve as the municipal point of contact on Priority Development Sites. The individual must be a municipal employee or an employee of a quasi-municipal agency who will be charged with responding to inquiries about the site, providing and accepting permit applications, communicating decisions to applicants, etc. It is recommended that the designated Point of Contact be a staff member and not an elected official.

Point of Contact, as designated by the governing body:

Name: Tim Cummings

Title: Executive Director, Marlborough Economic Development Corporation

Address: 91 Main Street, Suite 204, Marlborough, MA 01752

Telephone: 508-229-2010 **Fax:** 508-229-1729

Email: tcummings@marlboroughedc.com

Please check the box corresponding to the Technical Resource Providers that assisted you with this program:

- | | |
|--|---|
| <input type="checkbox"/> Regional Planning Agency | <input type="checkbox"/> MassDevelopment |
| <input type="checkbox"/> Mass Office of Business Development | <input type="checkbox"/> Mass Alliance for Economic Development |
| <input type="checkbox"/> Permit Regulatory Office (EOHED) | |

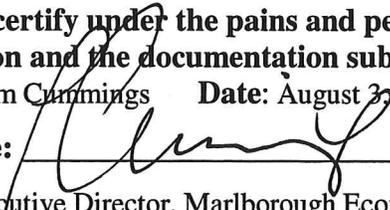
Chapter 43D requires a majority vote of the local governing body for each Priority Development Site being submitted by the municipality. Applications must be accompanied by a true attest certified copy of the municipal vote – stamped by Clerk.

Please identify the body that approved the submission of this application:

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> City Council | <input type="checkbox"/> Town Meeting |
| <input type="checkbox"/> Town Council | <input type="checkbox"/> Other: |

I hereby certify under the pains and penalties of perjury that the answers submitted in this application and the documentation submitted in support are accurate and complete.

Name: Tim Cummings **Date:** August 3, 2015

Signature:  _____

Title: Executive Director, Marlborough Economic Development Corporation

Signature of Clerk: _____ **Date:** _____

For Internal Use Only

Received by: _____ Date: _____

<input type="checkbox"/> Municipal Contact Information	<input type="checkbox"/> Certified Vote	<input type="checkbox"/> Land Owner Signatures
<input type="checkbox"/> Grant Application	<input type="checkbox"/> Electronic Copy Received	<input type="checkbox"/> Self-Assessment Checklist
<input type="checkbox"/> Required Maps	<input type="checkbox"/> Maps sent to EEA	IPB Meeting:

PART II: PRIORITY DEVELOPMENT SITE (PDS)

Submit a separate Part II for each Priority Development Site.

Site Location (including street address and map and parcel numbers):

Address: 15 Sawin Street

15 East Main Street

17 East Main Street

25 East Main Street

Map-Parcel: 70-373

70-381

70-380

70-379

Please list any abutting communities to PDS: none

Have these communities been notified of your proposal? Yes No

Number of parcels in your proposed site: 2 **Total Acreage of PDS:** 1.62

Ownership: Private Public

Is the site eligible under current zoning for the construction or redevelopment of at least 50,000 sq feet of commercial, housing or industrial space? Yes No

Chapter 43D requires a PDS to be zoned for commercial, industrial, mixed-use development or housing. If PDS represents a combination of zoning, please explain. Please check all of the following boxes that apply to the PDS, including the means by which a proponent may permit on this site (i.e. special permit?).

PDS Zoning:

- By-right Special Permit Site Plan Review
- Commercial Industrial Residential Mixed Use

After reviewing the definitions set forth in 400 CMR 2.00 respond to the following questions:

1. Is the site located within .5 miles of existing development? Yes No

Locations within or adjacent to existing development are preferred such as downtowns or village centers with a diverse mix of civic/cultural, residential, service, business, and other uses; municipal services (school, library, fire, police, city/town hall, parks, etc.); and/or a available labor.

Explanation: Less than 0.5 miles from Downtown Marlborough (including library and City Hall)

2. Is the site served by existing infrastructure? If not, how far must service be extended?

Locations with existing utility service – gas, electric, telecommunications, etc. – as well as water & wastewater systems with sufficient water supply/treatment capacity and pipe condition/capacity adequate to deliver fresh water and remove wastewater are preferred.

Water

Sewer

Utilities

Explanation: Site currently served by all infrastructure needs

3. Is the site located close to appropriate transportation facilities, including transit?

Locations served by adequate transit (within .5 miles of a bus stop, subway, train, or ferry stop), close to existing major transportation and freight routes—e.g. existing highway interchanges, heavily developed commercial corridors, rail lines, etc., and accessible by bike or on foot are preferred.

Transit

Access Roads

Pedestrian/Bike Access

Explanation: Along Route 20, less than 2 miles from I-495

4. Does the site include underutilized buildings or facilities? Yes No

Previously developed brownfield or greyfield sites & buildings - abandoned or underutilized shopping centers, institutions, big-box stores, mills or industrial sites, former military bases, etc. - are preferred locations.

Explanation: Includes abandoned auto parts shop

5. Will sensitive or rare natural resources on or near the site be impacted?

Yes No

Sites that are flat, dry, and otherwise suitable for development (no sensitive natural resources; not identified as a conservation priority for habitat, water supply, agriculture, or other purpose) are preferred.

6. Has the municipality applied for or received other state grants for this site? Does the municipality anticipate applying for additional state funding?

If yes, please identify the program(s), dates applied for and/or received, and describe the project(s):

Total Potential Build-Out of PDS: 130,000 sq.ft.

Is there a project proposal before the town for this site?

Yes No

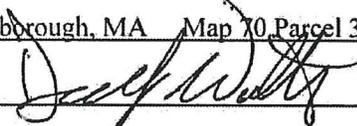
If yes, briefly describe the project below:

PART III: PROPERTY OWNER'S PERMISSION

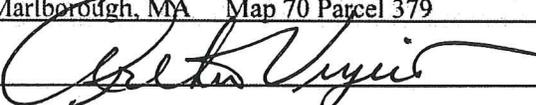
Chapter 43D requires that 100% of property owners endorse this application for PDS designation. Identify every parcel included in the PDS by map and parcel number. Use Attachment A if additional space is required.

I hereby certify under the pains and penalties of perjury that I am the legal owner of the property outlined herein and I approve the inclusion of my property in the proposed Priority Development Site nominated herein.

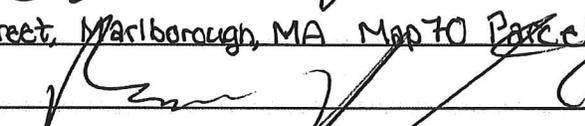
Parcel: 15 Sawin Street, Marlborough, MA Map 70 Parcel 373

Signature of legal owner: 

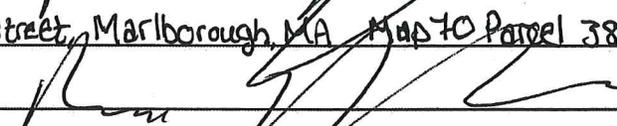
Parcel: 25 East Main Street, Marlborough, MA Map 70 Parcel 379

Signature of legal owner: 

Parcel: 17 East Main Street, Marlborough, MA Map 70 Parcel 380

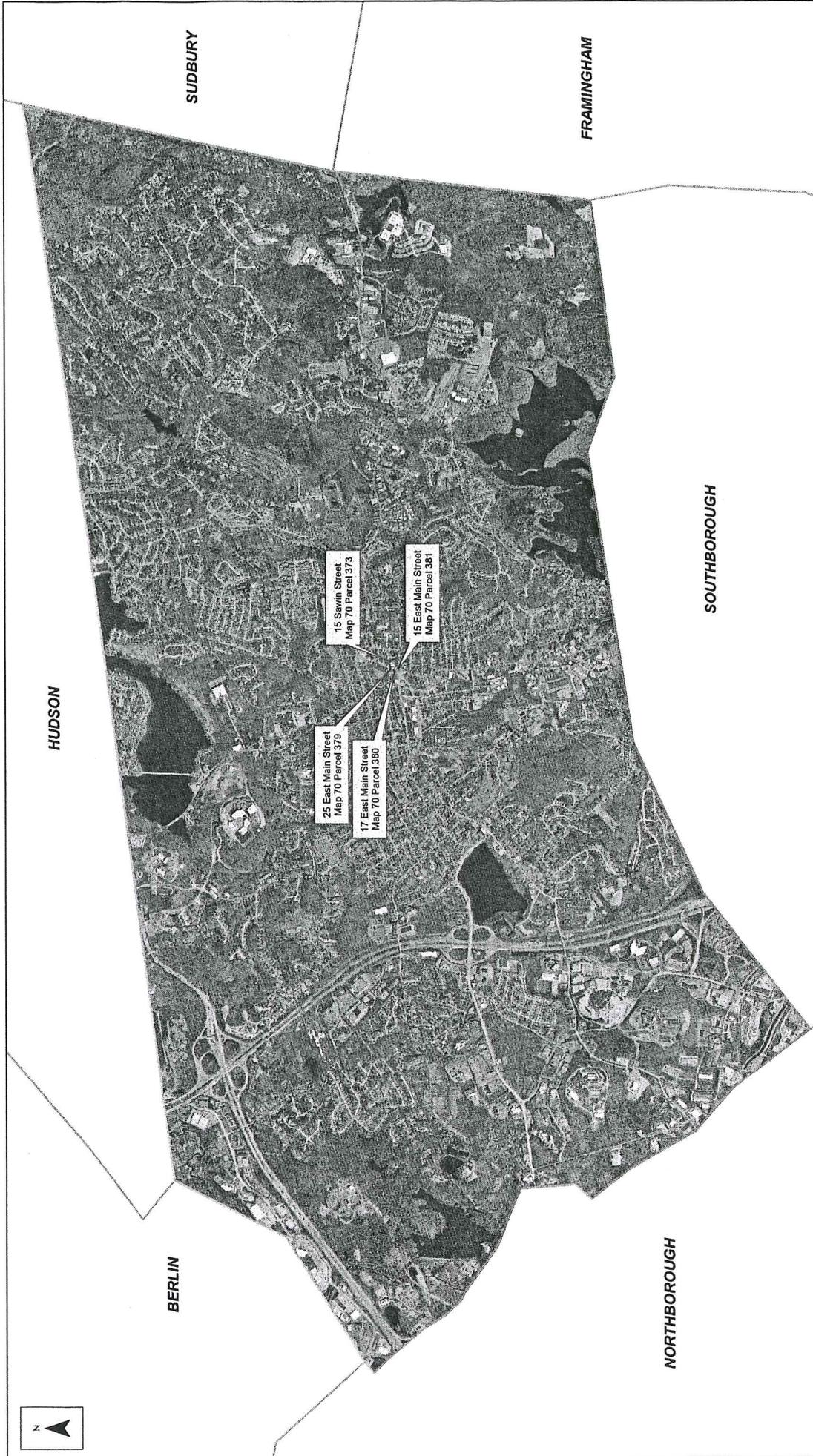
Signature of legal owner: 

Parcel: 15 East Main Street, Marlborough, MA Map 70 Parcel 381

Signature of legal owner: 

Parcel: _____

Signature of legal owner: _____



SUDBURY

FRAMINGHAM

SOUTHBOROUGH

HUDSON

BERLIN

NORTHBOROUGH

15 Sawin Street
Map 70 Parcel 373

15 East Main Street
Map 70 Parcel 381

25 East Main Street
Map 70 Parcel 379

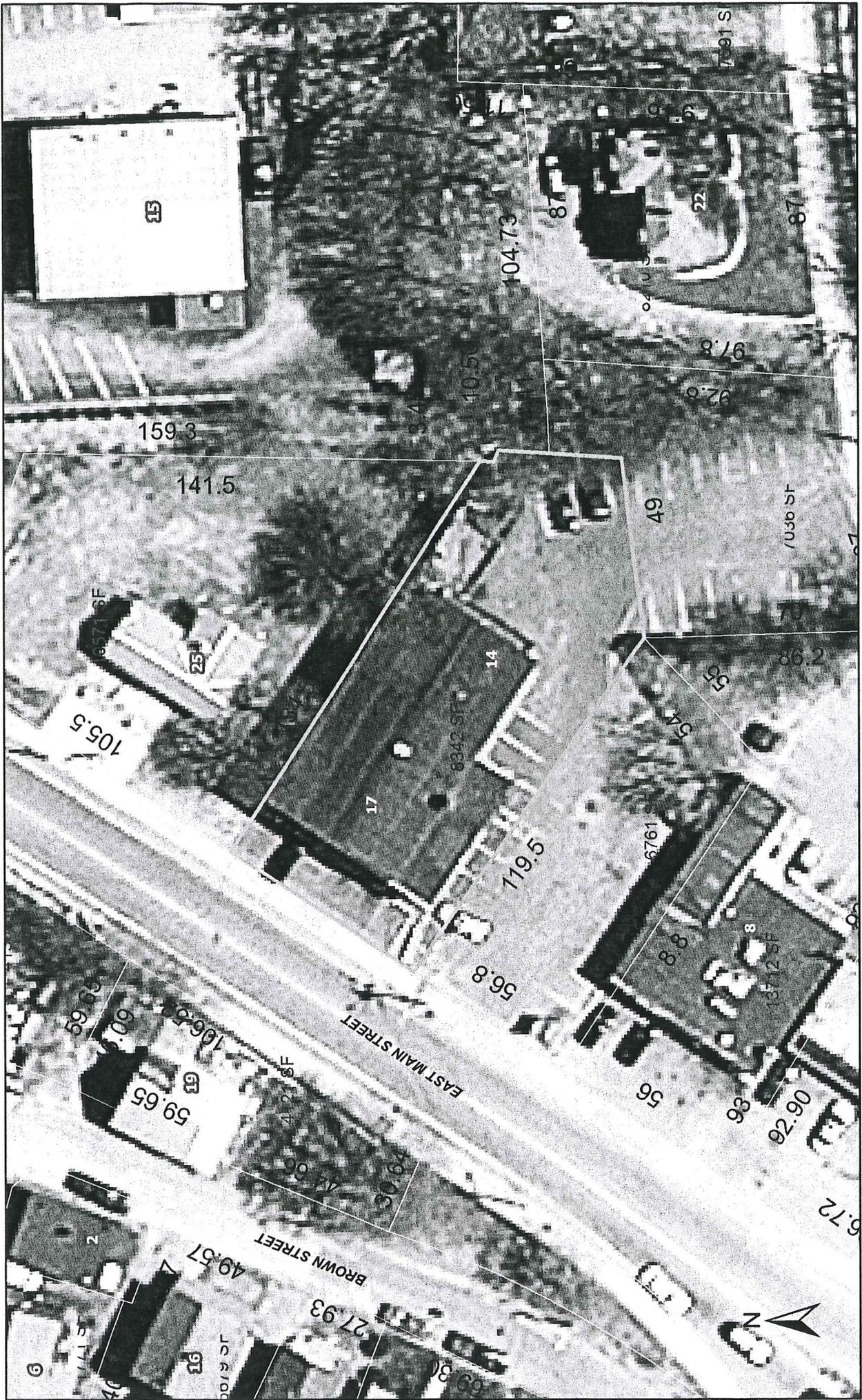
17 East Main Street
Map 70 Parcel 380



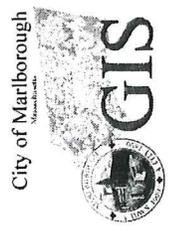
Potential 43-D Development Sites



17 East Main Street



August 18, 2015



Legend

All Marlborough GIS data is to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. This web site is not intended to be used as the exclusive basis for decision-making.

