

1. 1-26-26 Agenda

Documents:

[AGENDA 1-26-26.PDF](#)

CITY OF MARLBOROUGH MEETING POSTING

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Meeting: **Planning Board**
Date: Monday, January 26, 2026
Time: 7:00 PM
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, January 26, 2026, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. Draft Meeting Minutes

- A. January 12, 2026

2. Chair's Business

- A. Mosher Lane, Forest Trail Subdivision – No updates
- B. Informal Discussion – Mount Royal Avenue/Glen Street
 - i. GIS Exhibit
 - ii. ANR Exhibit

3. Approval Not Required

- A. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
 - Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc., 333 West Street, Milford, MA 01757
 - Deed: Book: 82594 Page: 461
Map: 90 Parcel: 83
 - i. Form A
 - ii. Correspondence City Engineer, Thomas DiPersio – Engineering Review for BOTH 130 Lizotte Drive ANR's
 - iii. Plan of land Dated: September 10, 2025
- B. 130 Lizotte Drive, Marlborough, MA 01752
 - Applicant & Owner: FD 130 Lizotte, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772
 - Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc., 333 West Street, Milford, MA 01757
 - Deed: Book: 82594 Page: 461
Map: 90 Parcel: 2A
 - i. Form A
 - ii. Plan of land Dated: January 6, 2026

4. Public Hearings (None)

5. Subdivision Progress Reports

- A. 547 Stow Road (Quinn Road) – no updates
- B. 689 Pleasant Street (Jewell Road)
 - i. Recommendation letters to City Council, from the Board, Engineering, and Legal
- C. 0 Stevens Street (Tobin Road) – No updates
- D. 76 Broad Street (Pettes Road) – No updates
- E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

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6. Preliminary/Open Space/Limited Development Subdivision

A. 0 Howe Street and 0 Valley Street, Preliminary Subdivision Plan

Applicant & Owner: Matthew Evangelous, 6 Butternut Lane, Bolton, MA 01740

Engineer: Jacob T. Lemieux, P.E., Hancock Associates, 315 Elm Street, Marlborough, MA 01752

Deed: Book: 64574 Page: 193
Map: 82 Parcel: 125

- i. Correspondence from Jacob Lemieux, Hancock Associates – Withdrawal
- ii. Chronology of Marlborough Hub
- iii. Correspondence from previous Assistant City Solicitor, Cynthia Panagore Griffin
- iv. Council Order No. 20-1007976D

7. Definitive Subdivision (None)

8. Signs (None)

9. Correspondence (None)

10. Unfinished Business

- A. Working Group – No updates
- B. Paper Street – No updates

11. Calendar Updates

A. 547 Stow Road (Quinn Road) Chuck & Tim Black

Approved: February 26, 2024 Next Steps: - Lot S2, or \$228,000 cash deposit held for street acceptance
Current Status: - Roadway under construction

B. 689 Pleasant Street (Jewell Road) William Limberopoulos

Approved: June 26, 2023 Next Steps: - (Lot 6 held for street acceptance)
Current Status: - Roadway construction complete, with Council for acceptance

C. 0 Stevens Street (Tobin Road) Charles Bourque & Michael Carney

Approved: November 7, 2022, extension approved through December 2, 2027
Next Steps: - (Lot 4 held for street acceptance)
Current Status: - Roadway under construction

D. 76 Broad Street (Pettes Road) Camila & Garrett Marino

Certificate of Vote Approved: February 8, 2021, Covenant Signed: July 14, 2023 **(OLD RULES AND REGS)**
Next Steps: - Preconstruction meeting

E. Stratton Woods

Current Status: Waiting on developer to respond to correspondence

12. Public Notices of other Cities & Towns (None)