

1. 2-2-26 Agenda

Documents:

[AGENDA 2-2-26.PDF](#)

2. 2-2-26 Agenda Packet

Documents:

[AGENDA PACKET 2-2-26.PDF](#)

CITY OF MARLBOROUGH MEETING POSTING

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Meeting: **Special Planning Board**
Date: Monday, February 2, 2026
Time: **7:00 PM**
Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2026 JAN 29 PM 3: 02

This meeting of the Planning Board will be held in Memorial Hall on Monday, February 2, 2026, at 7:00 PM.

PUBLIC ATTENDANCE IS PERMITTED

Agenda Items to be Addressed:

1. **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

CITY OF MARLBOROUGH MEETING POSTING

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- i. Form A
- ii. Plan of land Dated: January 6, 2026

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy with the City Clerk in accordance with the requirements of §A676-3.

RECEIVED
CITY CLERK'S OFFICE
MARLBOROUGH
2026 JAN -7 A 9:26

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe all of the properties affected in this plan submission.

Date: January 5, 2026

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: FD 130 Lizotte, LLC
Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772
Email: gbahnan@ferrisdevelopment.com Telephone: (508) 281-5600

2. Name of Owner (if different): _____
Address: _____
Email: _____ Telephone: _____

3. Name of Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc.
Address: 333 West Street, Milford, MA 01757
Email: JStefanik@gandhengineering.com Telephone: (508) 473-6630 x312

4. Property(ies) Information
Deed References (South Middlesex Registry of Deeds): Book 82594, Page 461

Assessors Reference(s): Map: 90 Parcel: 83
Map: _____ Parcel: _____

Property Address(es): 130 Lizotte Drive, Marlborough, MA 01752

Property Description: Approximately 8.92 acres of land improved with a parking lot, abutting Lizotte Drive and Jackson Drive.

5. Number of lots altered: 1 Number of lots created: 2

Signature of Owner: [Signature]
Print: David M. Ferris, Manager
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: _____
Print: _____
Address: _____

PLANNING BOARD
DATE 1/7/26 KL CHECK # 0048
AGENDA 1/12/26
ACTION _____



City of Marlborough
Department of Public Works

135 NEIL STREET
 MARLBOROUGH, MASSACHUSETTS 01752
 TEL. 508-624-6910

THEODORE L. SCOTT, P.E.
 COMMISSIONER

CHRISTOPHER S. LAFRENIERE
 ASST. COMMISSIONER, UTILITIES

JAMES E. DASCOLI
 ASST. COMMISSIONER, OPERATIONS

THOMAS DIPERSIO, JR. P.E., P.L.S.
 CITY ENGINEER

MARK J. DASCOLI
 CAPITAL PROJECTS MANAGER

January 21, 2026

Marlborough Planning Board

RE: ANR Plan
 Lizotte Drive

Chair Fay and Board Members,

The Engineering Division has received the following two ANR Plans:

Plan 1:
 "Plan of Land, 130 Lizotte Drive, Marlborough, Mass."
 (Map ID 90/2A)
 Owner: 130 Lizotte, LLC
 Prepared By: Guerriere & Halnon, Inc.
 Dated: January 6, 2026
 Scale: 1" = 50'

Plan 2:
 "Plan of Land, 130 Lizotte Drive, Marlborough, Mass."
 (Map ID 90/83)
 Owner: 130 Lizotte, LLC
 Prepared By: Guerriere & Halnon, Inc.
 Dated: September 10, 2025
 Scale: 1" = 50'

The purpose of the plans is to subdivide each of the existing properties at 130 Lizotte Drive (Parcel 90/2A and Parcel 90/83), into two building lots. The divisions are associated with a site development plan for the properties for which the applicant has been granted a zoning change, special permit, and site plan approval. All of the new lots, "Lot 2A-1 and 2A-2" and "Lots 1A and 1B" have adequate frontage and area for the LI zoning district. The plan notes that "Zoning relief for the site's dimensional... nonconformities has been expressly granted and authorized pursuant to City Council's Special Permit Decision (Order No. 25-1009483E)...".

Based on our review, I can recommend endorsement of this ANR Plan. Should you have any questions regarding the above, please do not hesitate to contact me at (508) 624-6910.

Sincerely,

Thomas DiPersio, Jr., PE, PLS
 City Engineer

copy: Applicant and representative

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G-10231

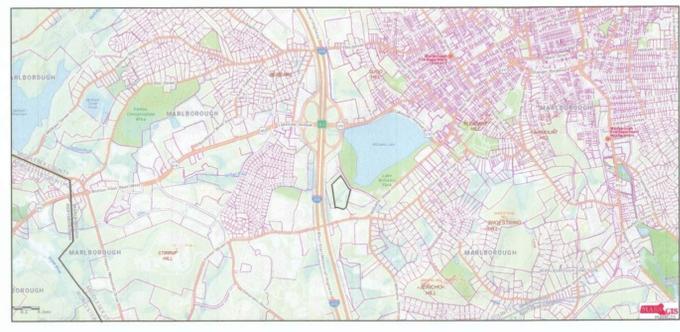
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E 635941.12

N/F
FD 130 LIZOTTE, LLC
BOOK 82594 PAGE 461
130 LIZOTTE DRIVE

NEW ENGLAND POWER COMPANY
N/F
(POWER LINES)
BOOK 13142 PAGE 304

LOT 1A
AREA=124,228 SF
(2.85 ACRES)

LOT 1B
AREA=264,289 SF
(6.07 ACRES)



MASS. STATE COORDINATES NAD83
BASED ON GPS OBSERVATION 2025

LEGEND	
NOW OR FORMERLY	N/F
BOUND	□
WETLAND	W

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

Jeffrey J. Stefank
JEFFREY J. STEFANK PLS DATE



NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE MIDDLESEX DISTRICT REGISTRY OF DEEDS-

- PLAN 62 OF 2004
- PLAN 1389 OF 2000
- PLAN 1229 OF 1998
- PLAN 1228 OF 1998
- PLAN 1090 OF 1998
- PLAN 326 OF 1985
- PLAN 37 OF 1985
- PLAN 1237 OF 1984
- PLAN 120 OF 1977
- PLAN 306 OF 1970
- PLAN 642 OF 1966

2) THE VERTICAL DATUM IS NGVD88.
3) THE HORIZONTAL DATUM IS NAD83.

4) THE WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN JULY 2023 BY GODDARD CONSULTING, NORTHBORO, MA.

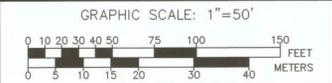
5) ZONING DISTRICT-LIMITED INDUSTRIAL (LI)
MINIMUM LOT AREA- 2 ACRES
MINIMUM LOT FRONTAGE- 200'
SETBACKS- FRONT, SIDE AND REAR 50'
MAXIMUM LOT COVERAGE- 60%

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MARLBOROUGH PLANNING BOARD

DATE: _____

MAP ID 90/83
OWNER:
FD 130 LIZOTTE, LLC
118 TURNPIKE ROAD
SUITE 300
SOUTHBOROUGH MA 01772
DEED BOOK 82594 PAGE 461

PLAN OF LAND
LIZOTTE DRIVE
MARLBOROUGH, MASS.
SCALE: 1"=50'
DATE: SEPTEMBER 10, 2025



Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

ROUTE 495
(VARIABLE WIDTH-SEE 1961 LAYOUT NO. 5168)
NORTH BOUND

NO ACCESS

(POWER LINES)

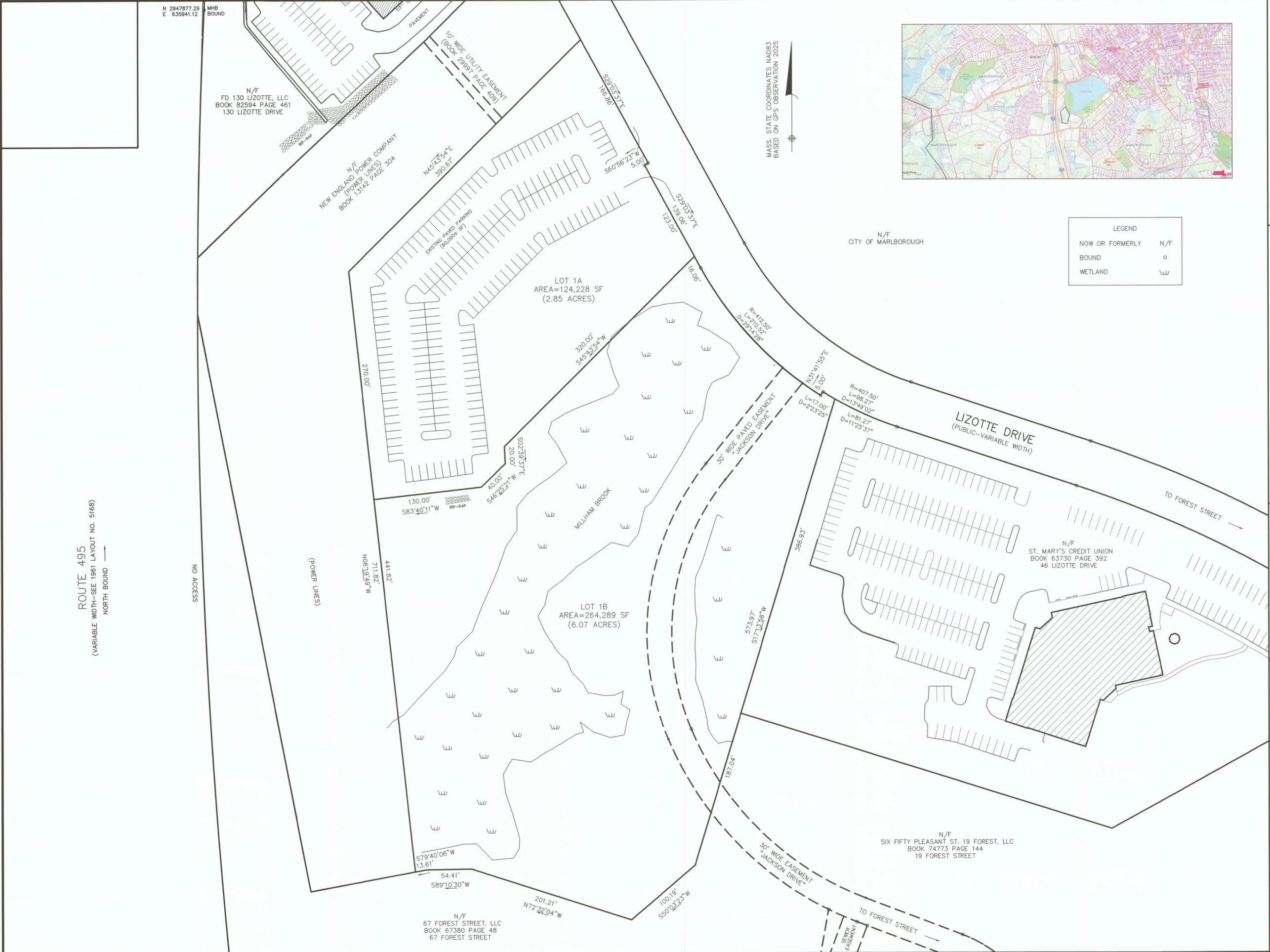
N/F
CITY OF MARLBOROUGH

LIZOTTE DRIVE
(PUBLIC-VARIABLE WIDTH)

N/F
ST. MARY'S CREDIT UNION
BOOK 63730 PAGE 392
46 LIZOTTE DRIVE

N/F
SIX FIFTY PLEASANT ST. 19 FOREST, LLC
BOOK 74773 PAGE 144
19 FOREST STREET

N/F
67 FOREST STREET, LLC
BOOK 67380 PAGE 48
67 FOREST STREET



FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

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RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2026 JAN - 7 A 9:24

Marlborough, Massachusetts

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Date: January 5, 2026

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Email: gbahnan@ferrisdevelopment.com Telephone: (508) 281-5600

2. Name of Owner (if different): _____
Address: _____
Email: _____ Telephone: _____

3. Name of Surveyor: Jeffrey J. Stefanik, LS of Guerriere and Halnon, Inc.
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Email: JStefanik@gandhengineering.com Telephone: (508) 473-6630 x312

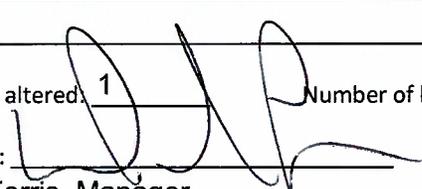
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Assessors Reference(s): Map: 90 Parcel: 2A
Map: _____ Parcel: _____

Property Address(es): 130 Lizotte Drive, Marlborough, MA 01752

Property Description: Approximately 5.1 acres of land improved with an office building and parking lot, abutting Lizotte Drive.

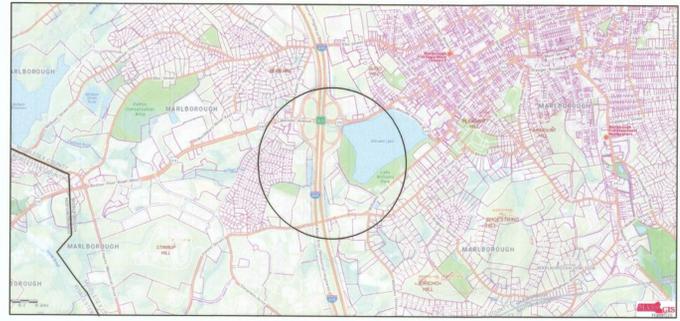
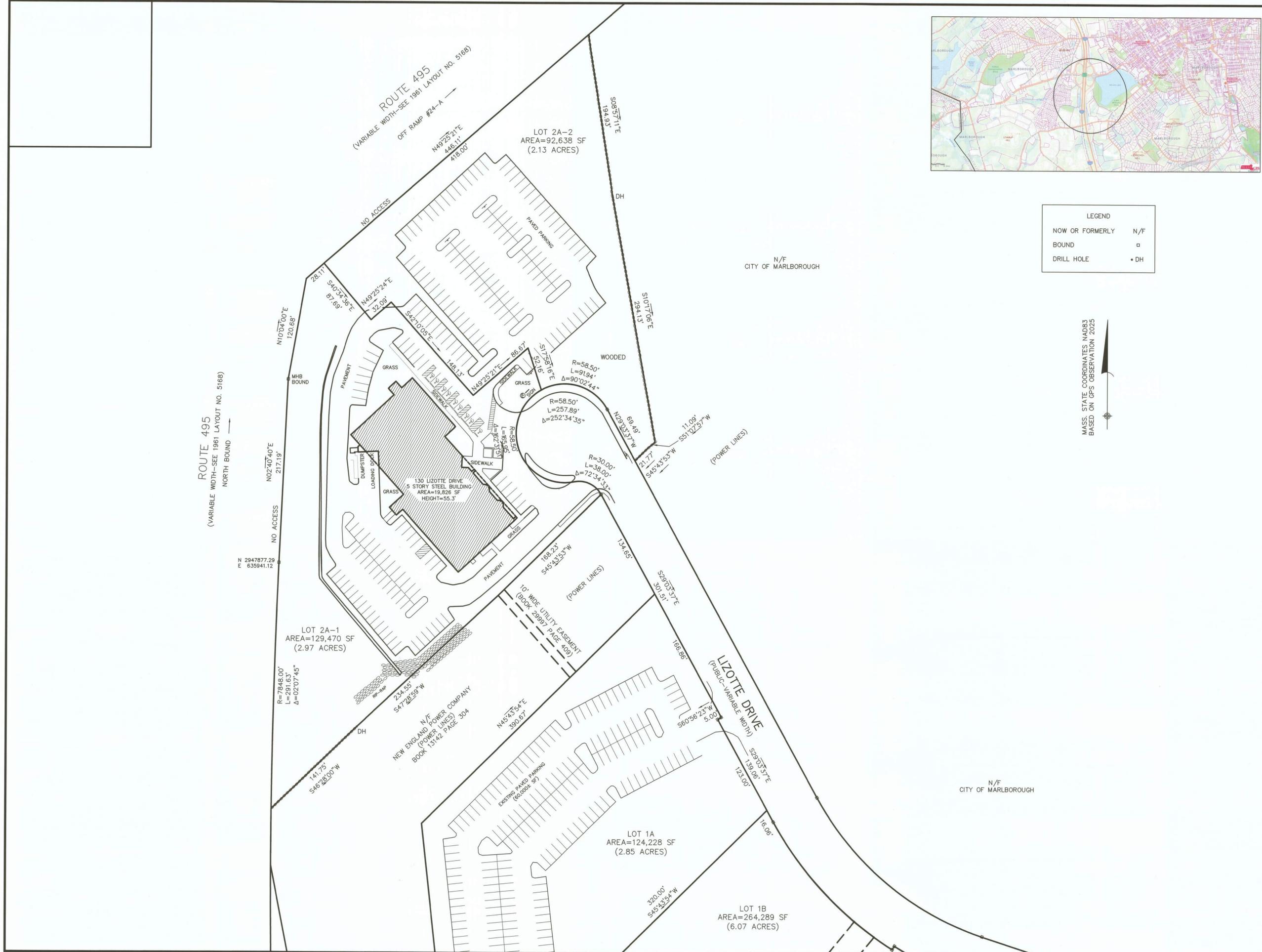
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Signature of Owner: 
Print: David M. Ferris, Manager
Address: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Signature of Owner: _____
Print: _____
Address: _____

PLANNING BOARD
DATE 1/7/26 KL CHECK # 0047
AGENDA 1/12/26
ACTION _____

G:\CDMILFORD\G-10231\DWG\G-10231\mr2026-01-05.dwg



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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Jeffrey J. Stefank
JEFFREY J. STEFANK PLS DATE



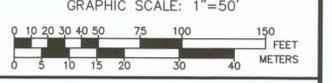
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 - 3) THE HORIZONTAL DATUM IS NAD83.
 - 4) ZONING DISTRICT-LIMITED INDUSTRIAL (LI)
- MINIMUM LOT AREA- 2 ACRES
 MINIMUM LOT FRONTAGE- 200'
 SETBACKS- FRONT, SIDE AND REAR 50'
 MAXIMUM LOT COVERAGE- 60%
- ZONING RELIEF FOR THE SITE'S DIMENSIONAL, PARKING, DESIGN AND LANDSCAPING NONCONFORMITIES HAS BEEN EXPRESSLY GRANTED AND AUTHORIZED PURSUANT TO CITY COUNCIL'S SPECIAL PERMIT DECISION (ORDER NO. 25-1009483E) AND IS FURTHER REFLECTED ON THE APPROVED SITE PLAN AND SITE PLAN PERMIT/CONDITIONS (SC 25-20).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 MARLBOROUGH PLANNING BOARD

DATE: _____

MAP ID 90/2A
 OWNER:
 FD 130 LIZOTTE, LLC
 118 TURNPIKE ROAD
 SUITE 300
 SOUTHBOROUGH MA 01772
 DEED BOOK 82594 PAGE 461

PLAN OF LAND
 130 LIZOTTE DRIVE
MARLBOROUGH, MASS.
 SCALE: 1"=50'
 DATE: JANUARY 6, 2026



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G-10231