

1. 2-9-26 Agenda

Documents:

[AGENDA 2-9-26.PDF](#)

# CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Special Planning Board**  
Date: Monday, February 9, 2026  
Time: **7:00 PM**  
Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

This meeting of the Planning Board will be held in Memorial Hall on Monday, February 9, 2026, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

Agenda Items to be Addressed:

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### **1. Draft Meeting Minutes**

- A. January 12, 2026
- B. February 2, 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
  
- C. Informal Discussion – 297 Concord Road/Hemenway Street Frontage
  - i. Previously Approved ANR Plan Dated: April 30, 2021
  - ii. Plan of Proposed House

### **3. Approval Not Required (None)**

### **4. Public Hearings (None)**

### **5. Subdivision Progress Reports**

- A. 547 Stow Road (Quinn Road)
  - i. Bond reduction request
  
- B. 689 Pleasant Street (Jewell Road)
  - i. Recommendation letters to City Council, from the Board, Engineering, and Legal
  
- C. 0 Stevens Street (Tobin Road)
  - i. Progress Report, 12/22/25
  - ii. Progress Report, 2/4/26
  
- D. 76 Broad Street (Pettes Road) – No updates
- E. Water's Edge & Sterling Woods (Farooq Ansari) – No updates

### **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

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## 7. Definitive Subdivision (None)

## 8. Signs (None)

## 9. Correspondence

- A. Correspondence from Joseph & Ashley Holmes, 359 Brigham Street, RE: Opposition to proposed development at 279 South Street

## 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)