

1. 2-9-26 Agenda

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Meeting: **Special Planning Board**

Date: Monday, February 9, 2026

Time: 7:00 PM

Location: Memorial Hall, 3rd Floor, City Hall, 140 Main Street, Marlborough, MA 01752

2026 FEB -5 PM 12: 13

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:

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)