

1. 2-23-26 Agenda

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# CITY OF MARLBOROUGH MEETING POSTING

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2026 FEB 19 PM 1:06

Meeting: **Planning Board**  
Date: Monday, February 23, 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 23, 2026, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

Agenda Items to be Addressed:

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

- A. February 9, 2026

### 2. **Chair's Business**

- A. Mosher Lane, Forest Trail Subdivision – No updates

- B. Informal Discussion - 0 Howe Street and 0 Valley Street

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 – Response to Planning Board's letter
- ii. Correspondence from previous Assistant City Solicitor, Cynthia Panagore Griffin
- iii. April 21, 1896, Plan of Land
- iv. No waiver concept plan

- 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. Correspondence from City Engineer, Thomas DiPersio – Bond reduction estimate
- B. 689 Pleasant Street (Jewell Road)
  - i. Draft release of lot(s)
  - ii. Correspondence from William Limberopoulos – Bond release request
- C. 0 Stevens Street (Tobin Road) – No updates
- D. 76 Broad Street (Pettes Road)
- E. Water's Edge & Sterling Woods (Farooq Ansari)

### 6. **Preliminary/Open Space/Limited Development Subdivision (None)**

### 7. **Definitive Subdivision (None)**

### 8. **Signs (None)**

### 9. **Correspondence (None)**

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## 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)