

1. 6:15 P.M. City Council Public Services Committee Posting

Documents:

[PUBLIC SERVICES COMMITTEE 03-02-26.PDF](#)

2. 6:15 P.M. City Council Public Services Committee Packet

Documents:

[PUBLICSERVICESPOSTING2026-0302_PACKET.PDF](#)

City of Marlborough Public Meeting Posting

Meeting Name: City Council Public Services Committee

Date: March 02, 2026

Time: 6:15 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2026 FEB 11 PM 2:18

This meeting will be held in the City Council Chamber. Public attendance is permitted. The meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34) or you can view the meeting live on their website <https://www.wmct-tv.com/watch>

02-09-26 – Order No.26-1009620A: Communication from City Solicitor Jason Grossfield re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit.

02-09-26 – Order No.26-1009620A: Communication from City Solicitor Jason Grossfield re: Proposed Order of Acceptance of Jewell Road as a Public Way along with associated Easements.

02-09-26 – Order No.26-1009665: Application for Renewal of Taxi/Livery from Katsunori Tanaka d/b/a Global Limousine & Tour Services, 17 Eager Court.

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.

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IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

ORDERED:

That the Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Open Space Parcel within the Beauchemin Estates Open Space Development Special Permit, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 25/26-1009620A



City of Marlborough
Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
JASON D. GROSSFIELD
CITY SOLICITOR

2026 JAN 21 AM 11:58

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL
PARALEGAL

January 21, 2026

*Public
works*

Michael H. Ossing, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: Acceptance of Open Space Parcel: "Beauchemin Estates"
Subdivision / Open Space Development Special Permit

Dear Honorable President Ossing and Councilors:

Enclosed for consideration, please find a proposed order to accept a deed to the City of Marlborough for the open space parcel, comprising 2.16+/- acres of land, in connection with the above-referenced subdivision. Pursuant to MGL c. 40, s. 8C, the parcel would be placed under the management and control of the Conservation Commission for purposes of the promotion and development of natural resources, watershed protection, passive recreation and conservation.

For reference purposes, please also find enclosed a copy of the relevant subdivision plan and a GIS map showing the open space parcel. Please feel free to contact me if you have any questions.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosures

cc: J. Christian Dumais, Mayor
Jennifer R. Martin, Esq.
Planning Board
Priscilla Ryder, Conservation/Sustainability Officer
Thomas DiPersio, Jr., City Engineer

ORDERED:

That the City Council of the City of Marlborough, pursuant to the provisions and conditions of MGL c. 40, § 8C, does hereby accept from Prolim Development Corp., a Massachusetts corporation, the attached deed of land in Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as "PARCEL 'A' OPEN SPACE" on a plan entitled "DEFINITIVE SUBDIVISION PLAN – BEAUCHEMIN ESTATES" Prepared for: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee, P.O. Box 1067, Townsend, MA 01469; Prepared by: DK Engineering LLC, 47 Enterprise Drive, #7, Windham, NH; Dated: February 6, 2023; Revised: April 30, 2023, which plan is recorded in the Middlesex County South District Registry of Deeds as Plan No. 524 of 2023 (the "Plan") to which reference is made for a more particular description of said "PARCEL 'A' OPEN SPACE" parcel.

Said parcel contains 2.16 acres, more or less, according to said Plan.

Said parcel is to be managed and controlled by the Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

ADOPTED

In City Council
Order No. 26-
Adopted

Approved by Mayor
J. Christian Dumais
Date:

A TRUE COPY
ATTEST:

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with a principal address of 64 Old Gage Hill Road, Pelham, MA 03076, (the “Grantor”) for consideration of ONE DOLLAR (\$1.00), hereby grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the “Grantee”),

with Quitclaim covenants,

The land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts, shown as “PARCEL ‘A’ OPEN SPACE” on a plan of land entitled “Definitive Subdivision Plan – Beauchemin Estates” Prepared for: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee, P.O. Box 1067, Townsend, MA 01469; Prepared by: DK Engineering LLC, 47 Enterprise Drive, #7, Windham, NH; Plan Date: 02/06/2023; Revised Plan Date: 04/30/2023; which plan is recorded with the Middlesex County South District Registry of Deeds as Plan Number 524 of 2023 (the “Plan”) to which plan reference is hereby made for a more particular description of said “PARCEL ‘A’ OPEN SPACE” parcel.

Said Parcel “A” Open Space contains 2.16 acres of land, more or less, according to said Plan.

The Parcel “A” Open Space is conveyed as an open space parcel to the Grantee, in accordance with Condition 3 of the “Decision on an Open Space Development Special Permit, 689 Pleasant Street” of the City of Marlborough Planning Board dated July 25, 2022, and recorded with said Registry of Deeds at Book 80625, Page 539, under the provisions of M.G.L. c. 40, § 8C, and is to be managed and controlled by the City of Marlborough Conservation Commission for the purposes of the promotion and development of natural resources, watershed protection, passive recreation, and conservation.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor’s assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2026.

PROLIM DEVELOPMENT CORP.
By: Philip Provost
Its: President

PROLIM DEVELOPMENT CORP.
By: William Limberopoulos
Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF : _____

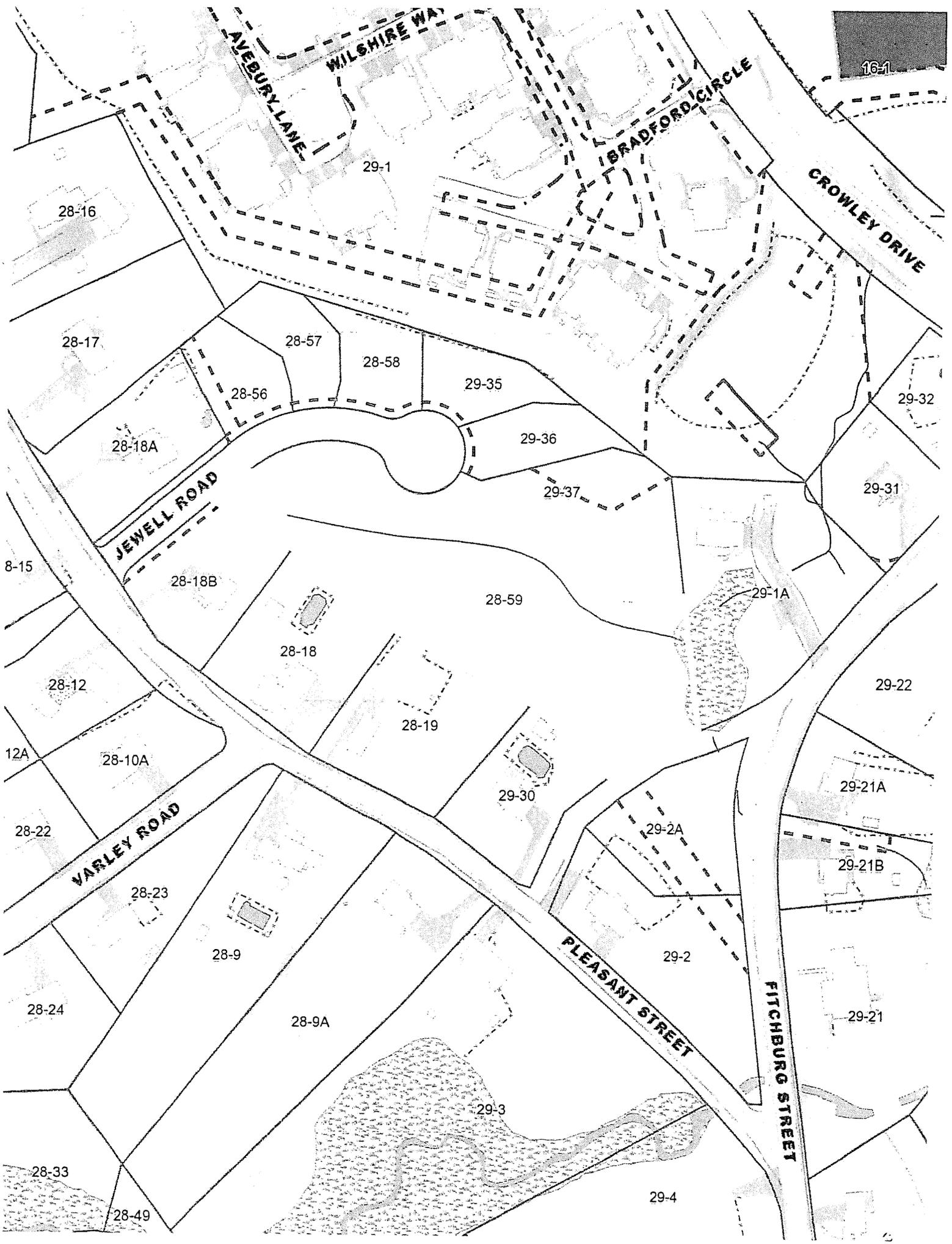
On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:



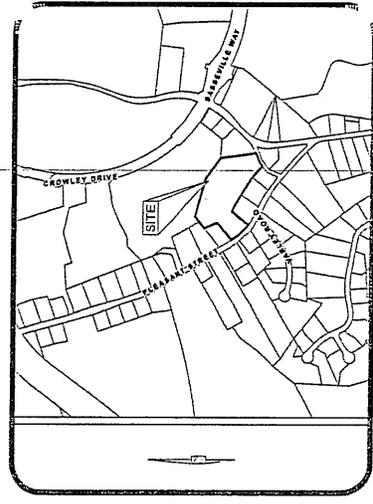
OPEN SPACE DEVELOPMENT DEFINITIVE SUBDIVISION PLAN

BEAUCHEMIN ESTATES

A SINGLE FAMILY DEVELOPMENT
IN
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:

JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MASSACHUSETTS 01469



LOCUS MAP
SCALE: 1" = 500'

INDEX TO SHEETS	REVISED
COVER SHEET	04/20/23
ADDITIONS LIST	04/20/23
EXISTING CONDITIONS PLAN	04/20/23
DEFINITIVE SUBDIVISION PLAN	04/20/23
GRADING PLAN	04/20/23
EROSION CONTROL PLAN	04/20/23
PROPOSED DRAINAGE PLAN	04/20/23
PLAN & PROFILE SHEET	04/20/23
LANDSCAPE PLAN	04/20/23
EROSION CONTROL DETAIL SHEET	04/20/23
ROADWAY DETAIL SHEET	04/20/23
TRENCH DETAIL SHEET	04/20/23
WATER DETAIL SHEET	04/20/23
SEWER NOTES SHEET	04/20/23
SEWER DETAIL SHEET	04/20/23
DRAINAGE DETAIL SHEET	04/20/23

CONSTRUCTION NOTES:

- ANY WORK MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ALL WORK AND MATERIALS TO BE PLACED WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
- ALL HANDICAP PARKING, RAMP'S, AND ACCESS SHALL CONFORM TO MASS & ADA REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON THE ORDER OF THE CITY ENGINEER.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY STREET OPENING OR TRENCH FORMATION.
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS (SEE THE RULES AND REGULATIONS FOR LICENSURE & STREET OPENING OR TRENCH FORMATION).
- ALL WORK SHALL BE INSPECTED BY THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
- CONSTRUCTION SHALL CONFORM TO ALL CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE TO AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE TO AND/OR DURING CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES IN THE PLANS BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE TO AND/OR DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE RESPONSIBLE TO AND/OR DURING CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH WORK.
- ALL PIPE LENGTHS ARE FOR BIDDING INFORMATION ONLY AND ACTUAL LENGTHS SHALL BE DETERMINED BY THE CONTRACTOR.
- EROSION CONTROL MEASURES SUCH AS HAYBALES, SALT FENCES, DRAINAGE BARRIERS, ETC. SHALL BE INSTALLED AND MAINTAINED ON A CONTINUING BASIS THROUGHOUT THE CONSTRUCTION PERIOD.
- TEMPORARY BENCHMARK MARK SHALL BE INSTALLED AT SOUTH SIDE OF EXISTING DRIVEWAY (ELEVATION = 208.94).
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ALL SEWER AND WATER LINES SHALL BE 18" BELOW THE WATER LINE. WHENEVER SEWERS CROSS WATER LINES, THE SEWER LINE SHALL BE UNDER THE WATER LINE.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED AND CONSTRUCTED SLOPES ARE ADEQUATELY STABILIZED AGAINST EROSION AT ALL TIMES DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED UNTIL A PERMANENT, WELL ESTABLISHED, EROSION RESISTANT GROUND COVER IS IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STABILIZATION OF THE DRAINAGE BASIN. THE CONTRACTOR MUST ENSURE THAT THE STABILIZATION OF THE DRAINAGE BASIN IS COMPLETE. ANY EVENT SHOULD OCCUR BEFORE THE STABILIZATION OF THE DRAINAGE BASIN IS COMPLETE.

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE DATE SHOWN HEREON AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN INFLUENCED BY ANY INTEREST THAT DOES NOT EXCEED 1 PART IN 10,000.

[Signature]
MIGUEL P. FRIEDSON, L.L.S. #670 (0412)

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTER OF DEEDS.

[Signature]
MIGUEL P. FRIEDSON, L.L.S. #670 (0412)

FOR REGISTRY USE

Middlesex Registry of Deeds,
Cambridge District
Plan No. 24112 of 2023
Rec'd 11/23/2023
M. A. M.

[Signature]
MIGUEL P. FRIEDSON, L.L.S. #670 (0412)

689 Pleasant Street
DK Engineering LLC
1600
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

NO. DATE DESCRIPTION

04/20/23 DK SUBSTITUTE EXCERPTS FOR PARCELS

04/20/23 DK ADDRESS COMMENTS FROM ENGINEERING

Project No. 24112 of 2023
Sheet No. 1 of 16
Date 11/23/2023

JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
(978) 804-1918

WAIVER REQUESTS:

THE APPLICANT REQUESTS WAIVERS FROM THE FOLLOWING REGULATIONS:

- ARTICLE IV SECTION 87B-12C.(1) WIDTH OF STREETS
REQUIRED: THE REQUIRED RIGHT-OF-WAY WIDTH IS FIFTY (50) FEET.
REQUESTED: THE REQUEST IS TO REDUCE THE RIGHT-OF-WAY TO A WIDTH OF FORTY (40) FEET.
APPROVED DENIED
- CHAPTER 47B SUBDIVISION REGULATION 87B-26A SIDEWALKS
REQUIRED: THE SIDEWALKS SPECIFIED BY THE PLANNING BOARD, THE SIDEWALKS SHALL EXTEND TO THE PROPERTY LINE OF THE ADJACENT PROPERTY.
REQUESTED: THE REQUEST IS TO ELIMINATE A PORTION OF THE SIDEWALK ON THE NORTH SIDE OF THE ROADWAY TO APPROXIMATELY STATION 2+23.
APPROVED DENIED

OPEN SPACE ZONING REQUIREMENTS:

- MINIMUM LOT AREA = 15,000 SQ. FT.
- MINIMUM FRONTAGE = 50 FEET
- MINIMUM LOT COVERAGE = 30%
- MINIMUM BUILDING SETBACKS: FRONT = 10 FEET, REAR = 10 FEET, SIDE = 10 FEET

ZONING (R.A.-2) REQUIREMENTS:

- MINIMUM LOT AREA = 16,000 SQ. FT.
- MINIMUM FRONTAGE = 50 FEET
- MINIMUM LOT COVERAGE = 30%
- MINIMUM BUILDING SETBACKS: FRONT = 10 FEET, REAR = 10 FEET, SIDE = 10 FEET

OPEN SPACE ZONING DIMENSIONAL REQUIREMENTS AS PROVIDED

LOT AREA	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
FRONTAGE	651	12091	12091	12091	10191	15894	21244
SIDE YARD	110	110	110	110	110	110	110
FRONT YARD	207	207	207	207	207	207	207
REAR YARD	207	207	207	207	207	207	207
BUILDING HEIGHT	25.571	25.571	25.571	25.571	25.571	25.571	25.571
LOT COVERAGE	35%	30%	30%	30%	30%	30%	30%

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.

MARLBOROUGH PLANNING BOARD

[Signatures]

DATE: 11/26/2023

CITY CLERK: *[Signature]* DATE: 10/24/2023

CLERK OF THE CITY OF MARLBOROUGH, HEREBY CERTIFY THAT THE NOTICE OF HEARING HAS BEEN RECEIVED AND RECORDED IN THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

SHEET No. 1 of 2 for Recording

524 of 2023 1/2



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

ORDERED:

That the Communication from City Solicitor Jason Grossfield, re: Proposed Order of Acceptance of Jewell Road as a Public Way along with associated Easements, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 25/26-1009620A



City of Marlborough
Legal Department

140 MAIN STREET

MARLBOROUGH, MASSACHUSETTS 01752

TEL (508) 460-3771 FAX (508) 460-3698 TDD (508) 460-3610

LEGAL@MARLBOROUGH-MA.GOV

RECEIVED
CLERK'S OFFICE
CITY OF MARLBOROUGH

JASON D. GROSSFIELD
CITY SOLICITOR

JEREMY P. MCMANUS
ASSISTANT CITY SOLICITOR

KAYLA A. CAMPBELL
PARALEGAL

2026 JAN 21 AM 11:58

January 21, 2026

*Public
Services*

Michael H. Ossing, President
Marlborough City Council
City Hall
140 Main Street
Marlborough, MA 01752

Re: Acceptance of Jewell Road as a Public Way – “Beauchemin Estates” Subdivision
Order No. 25-1009620

Dear Honorable President Ossing and Councilors:

As requested, we have reviewed the above-referenced item as to legal form. Enclosed, please find a proposed order of acceptance for the above-referenced street and associated municipal easements. The order is in proper legal form. Copies of the acceptance plan and the deed, which includes a description of the easements, are attached. The City Engineer has reviewed and approved the submittals.

Please contact me if you have any questions.

Respectfully,

Jason D. Grossfield
City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor
Jennifer R. Martin, Esq.
Planning Board
Thomas DiPersio, Jr., City Engineer

ORDERED:

WHEREAS, in the opinion of the City Council of the City of Marlborough, the common convenience and necessity require:

that JEWELL ROAD be accepted as a public way

from the easterly side of PLEASANT STREET, along the southerly sideline of land now or formerly known of CHRISTINA A. DEVONA (Map 28 Lot 18A) and approximately 480 feet to its terminus

and that the appurtenant easements be accepted as municipal easements,

as shown on plans thereof and as hereinafter described:

DESCRIPTION

Plan of land entitled "Road & Easement Acceptance Plan"; Applicant/Owner: Prolim Development Corp; Prepared by: DK Engineering LLC and Findeisen Survey & Design, LLC; Dated: October 31, 2025; Revised Date: December 8, 2025; Scale 1"=40", which plan is to be recorded herewith.

Title to the roadway shown as Jewell Road on said plan, and title to all the municipal easements shown on said plan as:

"Drainage and Sewer Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 1, being 1,983 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage and sewer pipes and other appurtenances and facilities of all types and kinds for drainage and sewer collection. Said easement is subject to a private sewer & landscape easement as shown on the Plan.

"Drainage & Landscape Easement": Perpetual right and easement over, under, and upon the land shown as Circled Item No. 8 and No. 9, being 27,816 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage pipes and other appurtenances and facilities of all types and kinds for drainage, and associated landscaping.

IT IS THEREFORE ORDERED THAT:

JEWELL ROAD be accepted as a public way, and the appurtenant easements be accepted as municipal easements, in the City of Marlborough.

ADOPTED
In City Council
Order No. 25-1009620

Adopted

Approved by Mayor

J. Christian Dumais

Date:

A TRUE COPY

ATTEST:

QUITCLAIM DEED

PROLIM DEVELOPMENT CORP., a Massachusetts corporation with a principal address of 64 Old Gage Hill Road, Pelham, MA 03076, (the “Grantor”), for consideration paid of ONE DOLLAR (\$1.00), grants to the **CITY OF MARLBOROUGH**, a municipal corporation with an address of 140 Main Street, Marlborough, Massachusetts 01752, (the “Grantee”),

with Quitclaim covenants,

that certain parcel of land in the City of Marlborough, County of Middlesex, Commonwealth of Massachusetts shown as “JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 FEET WIDE)” on a plan of land entitled “Road & Easement Acceptance Plan”; Applicant/Owner: Prolim Development Corp; Prepared by: DK Engineering LLC and Findeisen Survey & Design, LLC; Dated: October 31, 2025; Revised Date: December 8, 2025; Scale 1”=40”; which plan is recorded herewith in the Middlesex County South District Registry of Deeds as Plan Number ____ of 2026 (the “Plan”) and as more particularly described in the legal description attached hereto as Exhibit A.

Said Jewell Road contains 23,835 square feet of land, more or less, according to said Plan.

The fee interest in said road is conveyed together with the following appurtenant municipal easements as shown on the Plan:

“Drainage and Sewer Easement”: Perpetual right and easement over, under, and upon the land shown as Circled Item No. 1, being 1,983 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage and sewer pipes and other appurtenances and facilities of all types and kinds for drainage and sewer collection. Said easement is subject to a private sewer & landscape easement as shown on the Plan.

“Drainage & Landscape Easement”: Perpetual right and easement over, under, and upon the land shown as Circled Item No. 8 and No. 9, being 27,816 SF +/-, for the purposes of locating, relocating, laying out, erecting installing, digging up, constructing, reconstructing, replacing, and maintaining drainage pipes and other appurtenances and facilities of all types and kinds for drainage, and associated landscaping.

The aforementioned easements are also described in the attached Easement Sketch appended hereto and labeled Exhibit B.

Being a portion of the same premises conveyed to the Grantor by Deed of Timothy L. Beauchemin, Trustee of the Joyce Beauchemin Realty Trust, dated December 19, 2023 and recorded with the Middlesex County Southern District Registry of Deeds at Book 82344, Page 311.

This conveyance does not constitute all or substantially all of Grantor's assets and it is done in the normal course of business.

The Grantor hereby states under oath that the subject premises is not homestead property; and further states that there is no other individual entitled to claim homestead rights to the property.

Witness our hands and seals this _____ day of _____, 2026.

PROLIM DEVELOPMENT CORP.
By: Philip Provost
Its: President

PROLIM DEVELOPMENT CORP.
By: William Limberopoulos
Its: Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF : _____

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Philip Provost as President for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF : _____

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared William Limberopoulos as Treasurer for PROLIM DEVELOPMENT CORP., proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and swore or affirmed that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose on behalf of said corporation.

Notary Public:
My Commission expires:

EXHIBIT A
Jewell Road, Marlborough, Massachusetts

The land in the City of Marlborough, Middlesex County, Massachusetts, on the easterly side of Pleasant Street and being shown as “JEWELL ROAD PUBLIC RIGHT-OF-WAY (40 Feet Wide)” on a plan entitled “Road & Easement Acceptance Plan”; Applicant/Owner: Prolim Development Corp; Prepared by DK Engineering LLC and Findeisen Survey & Design, LLC; Plan Date: October 31, 2025, Revised Date: December 8, 2025, Scale 1”=40’, which Plan is recorded with the Middlesex County Southern District Registry of Deeds herewith as Plan No. _____ of _____ (the “Plan”), and being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Pleasant Street, and along the southerly sideline of land now or formerly of Christina A. Devona (Map 28 Lot 18A) as shown on said Plan,

THENCE running in a curved line having a radius of 9.01 feet an arc distance of 15.15 feet through a central angle of $96^{\circ} 16' 40''$ to a granite bound set.

THENCE running North $50^{\circ} 28' 46''$ East along the southerly sidelines of Lot 1, a distance of 194.00 feet to a granite bound set;

THENCE running in a curved line having a radius of 190.00 feet along the southerly sidelines of Lot 1, Lot 2, and Lot 3, a distance of 196.38 feet, through a central angle of $59^{\circ} 13' 08''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the southerly sideline of Lot 3, a distance of 26.08 feet, through a central angle of $49^{\circ} 48' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 50.00 feet along the southerly sideline of Lot 3, southwesterly sideline of Lot 4, westerly sideline of Lot 5, and northwesterly sideline of Lot 6, a distance of 246.60 feet, through a central angle of $282^{\circ} 34' 44''$, to a granite bound set;

THENCE running in a curved line having a radius of 30.00 feet along the northerly sideline of Lot 6, a distance of 28.28 feet, through a central angle of $54^{\circ} 01' 05''$, to a granite bound set;

THENCE running in a curved line having a radius of 150.00 feet along the northerly sideline of Lot 6, a distance of 151.79 feet, through a central angle of $57^{\circ} 58' 41''$, to a granite bound set;

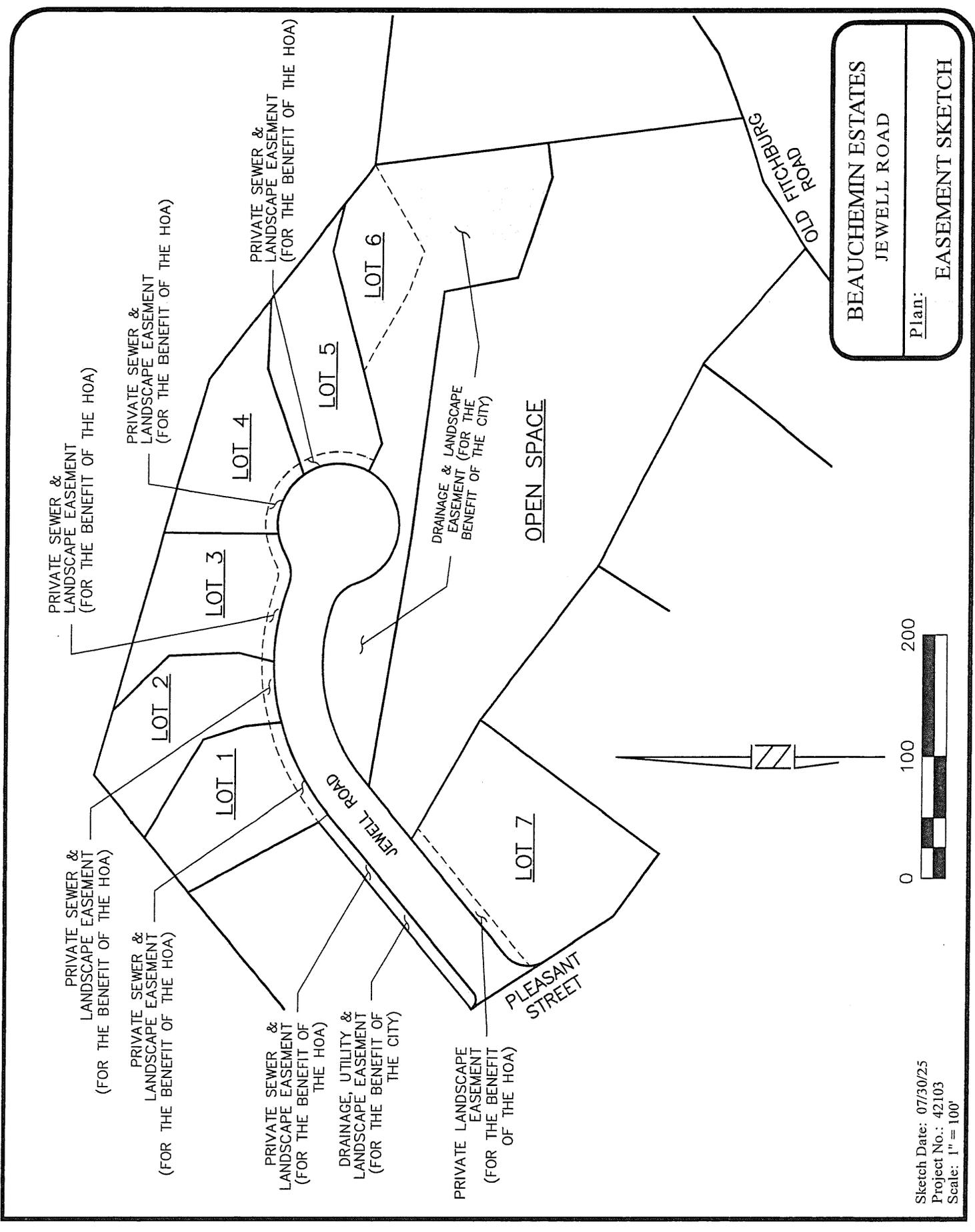
THENCE running South $50^{\circ} 28' 46''$ West along the westerly sideline of Lot 6, Parcel “A” and Lot 7, a distance of 186.06 feet, to a granite bound set;

THENCE running in a curved line having a radius of 25.00 feet, along the westerly sideline of Lot 7, a distance of 36.53 feet, through a central angle of $83^{\circ} 43' 20''$, to a granite bound set;

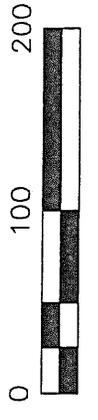
THENCE running North $33^{\circ} 14' 34''$ West a distance of 72.70 feet along Pleasant Street to the point of beginning.

Containing, according to said Plan, 23,835 square feet, more or less.

EXHIBIT B
(EASEMENT SKETCH)



BEAUCHEMIN ESTATES
 JEWELL ROAD
 Plan: _____
 EASEMENT SKETCH



Sketch Date: 07/30/25
 Project No.: 42103
 Scale: 1" = 100'

689 Pleasant Street

DK Engineering LLC
 12 Bay Woods Drive
 Shirley, MA 01954
 508-338-8000

PROJLIM DEVELOPMENT CORP.
 12 BAY WOODS DRIVE
 SHIRLEY, MA 01954

10/31/2025

Engineer

Surveyor

Professional Seal

Professional Seal

APPLICANT

PROJLIM DEVELOPMENT CORP.
 12 BAY WOODS DRIVE
 SHIRLEY, MA 01954

OWNER

PROJLIM DEVELOPMENT CORP.
 12 BAY WOODS DRIVE
 SHIRLEY, MA 01954

NO.	DATE	BY	DESCRIPTION
1	10/31/2025	DK	PREPARE THE ACQUISITION CHART
2			
3			
4			
5			
6			
7			
8			
9			
10			

Sheet Title

ROAD & EASEMENT ACCEPTANCE PLAN

Sheet No. 1

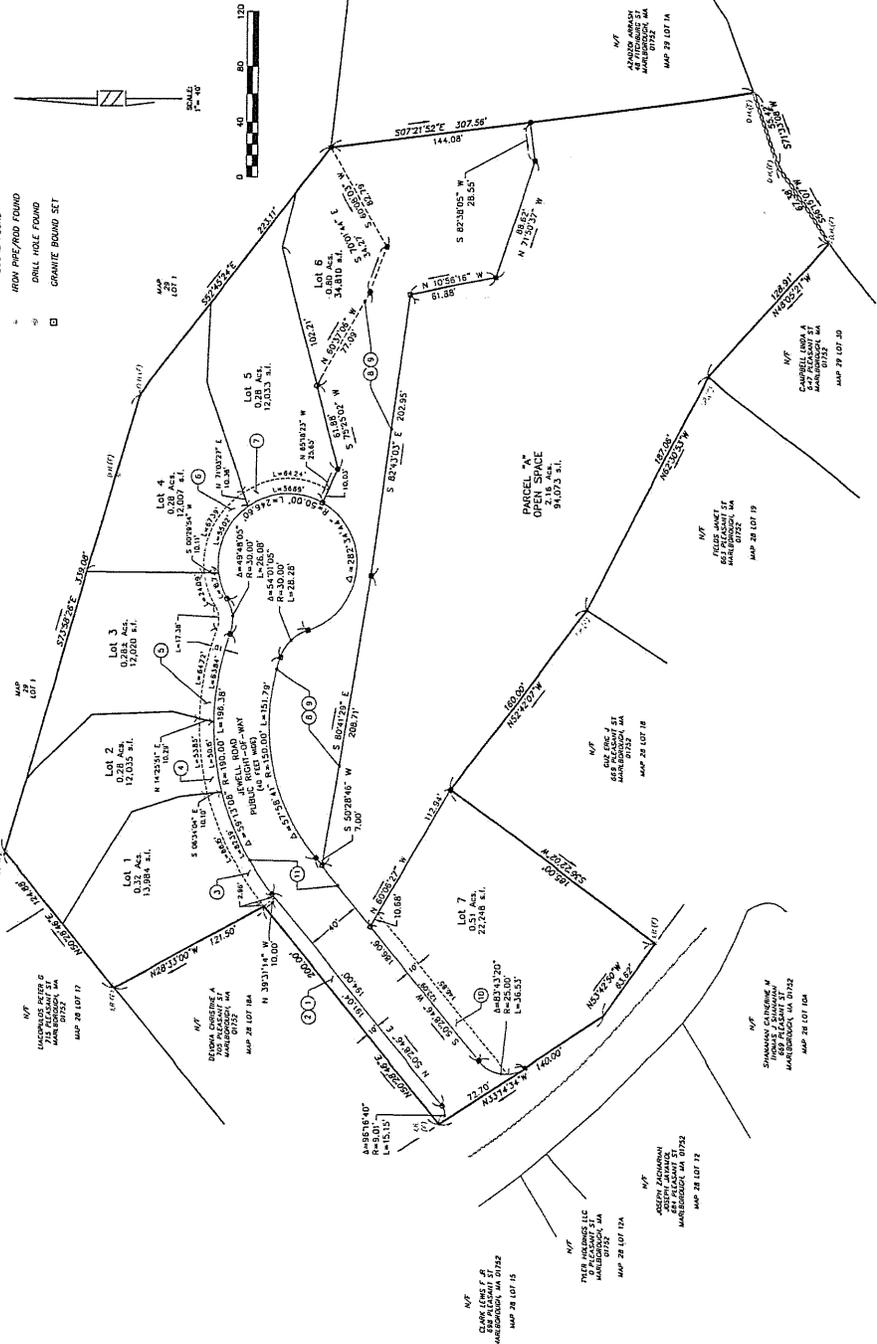
Total No. of Sheets 1

ACQUISITION CHART

CIRCLED LOT NO.	LOT NO.	PROPERTY OWNER	TYPE OF ACQUISITION	PURPOSE	MIDDLESEX SOUTH REGISTRY OF DEEDS MAP PAGE	CITY OF MARLBOROUGH MAP PAGE	AREA (SQ. FT.)
1	1	PERNA BHATIA & SANSHAN SHARMA	PERMANENT EASEMENT	DRAINAGE & SEWER EASEMENT	84313	304	1,038
2	1	PERNA BHATIA & SANSHAN SHARMA	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	304	58
3	2	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	84313	304	58
4	2	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	57
5	4	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	35
6	4	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	35
7	5	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	37
8	5	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	PRIVATE SEWER EASEMENT	82344	311	37
9	6	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	LANDSCAPE EASEMENT	82344	311	27,816
10	7	PROJLIM DEVELOPMENT CORP.	PERMANENT EASEMENT	DRAINAGE & LANDSCAPE EASEMENT	82344	311	27,816
11	ROAD	PROJLIM DEVELOPMENT CORP.	FEE	JEWELL ROAD	82344	311	23,836

LEGEND

- STONE WALL
- BRICK FOUND
- IRON PIPE/PIED FOUND
- DRILL HOLE FOUND
- GRANITE ROUND SET



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS FOR A ROAD ACCEPTANCE AND CONFORMANCE OF LOTS OR LOTS THAT ARE NOT PART OF THE CITY OF MARLBOROUGH.
 - PARCEL A IS NOT A BUILDING LOT AND IS TO BE CONVEYED TO THE CITY OF MARLBOROUGH.
 - THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSORS MAPS AS MAP 28 LOT 10A.
 - TOTAL LOT AREA: 237,023 S.F. (5.44 ACRES).
 - THE PROPERTY IS ZONED: RESIDENCE A-2.
 - OWNER OF RECORD: PROJLIM DEVELOPMENT CORP., 12 BAYWOODS DRIVE, SHIRLEY, MA 01954.
 - DEED REFERENCE: BOOK 82344, PAGE 312.
 - TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FRIEDSEN SURVEY & DESIGN, LLC.
 - LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

PLAN REFERENCES:

- PLAN OF LOTS IN MARLBOROUGH, MASS. OWNED BY TRAVOTY A. & MARY H. COCKNER, DATED OCT. 7, 1958, SHED PLAN 2009 OF 1359.
- PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD SHED PLAN 1358 OF 1971.
- PLAN OF LAND IN THE CITY OF MARLBOROUGH, MASS. IN THE SHED PLAN OF DONALD SHED PLAN 1358 OF 1971.
- PLAN OF LAND IN MARLBOROUGH, MASS. FOR JOYCE L. SHED PLAN 1358 OF 1971, DATED NOV. 20, 1997, SHED PLAN 1358 OF 1971.
- PLAN OF LAND IN MARLBOROUGH, MASS. FOR DONALD L. SHED PLAN 1358 OF 1971, DATED NOV. 20, 1997, SHED PLAN 1358 OF 1971.
- REGENCY AT ASSAQUET RIDGE MARLBOROUGH, MASSACHUSETTS BY C&G ASSOCIATES, INC., DATED SEPTEMBER 13, 2011, SHED PLAN 010 OF 2011.

LHERBY CERTIFY:

THAT THE BORDERS SHOWN ARE THE LINES DIVIDING EXISTING DIMENSIONS, AND THE LINES OF STREETS AND ALLEYS ARE NOT ESTABLISHED OR PRIVATE STREETS OR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS THIS PLAN.

THAT THE BORDERS HAVE BEEN INSTALLED AS SHOWN ON THIS PLAN.

THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE PREPARATION OF PLANS AS SET FORTH BY THE REGISTRY OF DEEDS.

RUDD P. FROBEN, R. PLS # 45989 10/31/2025 DATE

FOR REGISTRY USE

REGISTRY USE



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

ORDERED:

That the Application for Renewal of Taxi/Livery License from Katsunori Tanaka d/b/a Global Limousine & Tour Services, 17 Eager Court, be and is herewith referred to the **PUBLIC SERVICES COMMITTEE**.

ADOPTED

ORDER NO. 26-1009665



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

2020 JAN 28 AM 10:00

**Steven W. Kerrigan
City Clerk**

Public Spaces

**CITY OF MARLBOROUGH
TAXI AND/OR LIVERY SERVICE LICENSE APPLICATION**

1. TYPE OF LICENSE: _____ TAXI _____ LIVERY

2. APPLICANT'S (LICENSEE) INFORMATION:

- A. Name: Katsunori Tanaka
- B. Address: 17 Eager Ct. Marlborough, MA 01752
- C. Telephone Number: 508-561-5595
- D. Business Name: Global Limousine & Tour Services, LLC
- E. Business Address: 17 Eager Ct. Marlborough, MA 01752
- F. Business Number: 781-330-0898
- G. Email Address: info@global-limo.boston

3. NUMBER OF VEHICLES: 3

APPLICANT'S SIGNATURE

**CITY OF MARLBOROUGH
TAXI/LIVERY LICENSE**

is hereby granted a Taxi/Livery License as approved by the City Council of the City of Marlborough. In accordance with the Code of the City of Marlborough, Chapter 568, this License shall expire two (2) years from the date of issue. Application for renewal of said License shall be made to the City Council through the Office of the City Clerk.

EXPIRATION DATE: _____

A TRUE COPY

ATTEST:

City Clerk