

1. 8:00 P.M. City Council Agenda

Documents:

[26-AGENDA 0309.PDF](#)

2. 8:00 P.M. City Council Agenda Packet

Documents:

[26-PACKET-0309.PDF](#)



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CITY OF MARLBOROUGH

2026 MAR -5 PM 1:20

CITY OF MARLBOROUGH

City Council Agenda

Monday, March 9, 2026

8:00 PM

This meeting of the City Council will be held in City Council Chambers, City Hall, 140 Main Street. **PUBLIC ATTENDANCE IS PERMITTED.** This meeting will be televised on WMCT-TV (Comcast Channel 8 or Verizon/Fios Channel 34), or you can view the meeting live on the WMCT-TV website (<https://www.wmct-tv.com/watch>).

1. Minutes, City Council Meeting, February 9, 2026.
2. PUBLIC HEARING on the Petition of MA Electric and Verizon, to relocate one (1) Joint Owned Pole on Jefferson Street beginning at a point approximately 420' Northwest of the centerline of the intersection of Highland Street and continuing approximately 10' in a Northwest direction. National Grid is proposing to relocate Pole 4, 10' from its current location on Jefferson Street, Order No. 26-1009663.
 - a) Communication from National Grid, re: Request to withdraw Petition for Jeffersson Street.
 - b) Communication from City Engineer Thomas DiPersio, re: Recommended conditions for Petition of MA Electric, Jefferson Street.
3. PUBLIC HEARING on the Application for Special Permit from Attorney Brian Falk, on behalf of Marlborough/Northborough Land Trust to build and operate two multifamily dwellings with a total of 90 residential units, accessory parking, resident amenities, landscaped areas, and open space areas to be located at the corner of Ames and Forest Streets, Order No. 26-1009664.
4. Communication from the Mayor, re: Request for Executive Session to consider the purchase or value of real property.
5. Communication from the Mayor, re: Gift Acceptance in the amount of \$6,200.00 from the Police Patrol and Command Unions awarded to the Police Department to be used for the K-9 unit.
6. Communication from the Mayor, re: Transfer Request in the amount of \$565,811.00 from PEG Funds to Marlborough Cable Trust to fund the operation of WMCT-TV for FY2027 and Capital Items.
 - a) Disclosure from Councilor Ossing relative to the Transfer Request for WMCT-TV.
7. Communication from the Mayor, re: Reappointment of Diane Smith as City Auditor for a 3-year term to expire from date of Council confirmation.
8. Communication from the Mayor, re: Reappointments to the Parks & Recreation Commission of Robert Kays & William F. Doherty, Jr. for 3-year terms to expire on February 28, 2029, in addition the Reappointments of Michael Cabral, Melynda K. Gallagher, Shanissa R. Sampson & John J. Welch, Jr. for 3-year terms respectively to expire as follows: Michael Cabral on September 21, 2028, Melynda K. Gallagher on March 23, 2029, Shanissa R. Sampson on March 8, 2029 and John J. Welch Jr. on October 28, 2028.

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.

9. Communication from the Mayor, re: Appointment of Colleen F. Marinelli to the Parks & Recreation Commission for a 3-year term to expire on February 28, 2029.
10. Communication from the Retirement Board, re: Notice of a meeting to be held May 26, 2026, to consider whether to grant an increase in the Cost-of-Living Adjustment (COLA) pursuant to MGL Chapter 32 §103(i).
11. Petition of MA Electric and Verizon, to install one (1) Joint Owned Pole on Forest Street beginning at a point approximately 70' Southwest of the centerline of the intersection of Martinangelo Drive and Ames Street. National Grid is proposing to install a new Pole on Forest Street, labeled P41-50.
12. Petition of MA Electric and Verizon, to install one (1) Joint Owned Pole on Highland Street beginning at a point approximately 110' North of the centerline of the intersection of Lincoln Street and Jefferson Street. National Grid is proposing to install a new 50' H1 Mid-Span Pole between P1 and P2 on Highland Street. The Pole will be located on city property and will be labeled P1-50.
13. Petition of MA Electric and Verizon, to install one (1) Joint Owned Pole on Washington Street beginning at a point approximately 160' East of the centerline of the intersection of Devens Street and Bolton Street. National Grid is proposing to install a new 50' Class H1 Mid-Span Pole between P15 and P16 on Washington Street. The Pole will be on city property and will be labeled P15-50.
14. Communication from Attorney Paul Momnie, on behalf of BH GRP TCAM Owner LLC and BH GRP TCAM Owner II LLC, affiliates of Greatland Realty Partners, re: Proposed Zoning Amendment to Chapter 650 "Zoning" Section 33 "Results Way Mixed Use Overlay District" along with a Proposed Master Concept Plan for the development of the Campus at Marlborough.
15. Communication from the Commonwealth of Massachusetts, Department of Agricultural Resources, re: Notice of Public Hearing for Vegetation Management Plan to be held on March 27, 2026.
16. Minutes of Boards, Commissions and Committees:
 - a) Commission on Disabilities, November 3, 2025.
 - b) Conservation Commission, January 22, 2026.
 - c) Council on Aging, January 13, 2026.
 - d) Historical Commission, December 18, 2025.
 - e) Library Trustees, December 2, 2025, January 6, 2026 & February 3, 2026.
 - f) Municipal Aggregation, February 5, 2026.
 - g) Traffic Commission, December 10, 2025 & January 28, 2026.
 - h) Zoning Board of Appeals, December 11, 2025.
17. CLAIMS:
 - a) Al Banach, 600 Hosmer Street, residential mailbox claim (2a).
 - b) Marie Bedard, 21 Burns Road, other property damage and/or personal injury.
 - c) Andre Blais, 8 Houde Street, residential mailbox claim (2a).
 - d) Diane Bucher, 4 Farm Road, residential mailbox claim (2b).
 - e) Joseph Christensen, 53 Ewald Avenue, pothole or other road defect.
 - f) Mitchell Gorka, 119 Ahlgren Circle, residential mailbox claim (2a).
 - g) Scott Gray, 228 Glen Street, residential mailbox claim (2b).
 - h) Nikita Hankins, 303 Lincoln Street, #221, other property damage and/or personal injury.
 - i) Jeff Hedderig, 135 Cullinane Drive, residential mailbox claim (2a).
 - j) Richard Kearns, 15 Kelleher Street, residential mailbox claim (2a).
 - k) Alissane Martin, 1290 Chemin Street, Terrebonne, QC, other property damage/and or personal injury.
 - l) Christine Martinelli, 62 Richard Road, other property damage and/or personal injury.
 - m) Vyacheslav Matveychuk, 22 Washington Street, other property damage and/or personal injury.
 - n) Welliton Ribeiro, 3 Carter Street, #3, Hudson, other property damage and/or personal injury.
 - o) Elis Regina Souza, 24 Monument Avenue, #2, other property damage and/or personal injury.
 - p) Matthew Thall, 49 Overlook Drive, pothole or other road defect.

REPORTS OF COMMITTEES:

18. RESOLUTION: City Council supports the passage of House Bill H. 91 and Senate Bill S. 2556 to modernize funding for Community Media Programming.....Submitted by Councilors Vital & Fuccillo.
- a) Disclosure from Councilor Ossing relative to the Proposed Council Resolution to modernize funding for Community Media Programming.

UNFINISHED BUSINESS:



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- a) Disclosure from Councilor Ossing relative to the Proposed Council Resolution to modernize funding for Community Media Programming.

UNFINISHED BUSINESS:

Councilors-at-Large

Sean A. Navin
Mark A. Oram
Michael H. Ossing
Kathleen D. Robey



Ward Councilors

Ward 1 – Mark A. Vital
Ward 2 – David Doucette
Ward 3 – Robert Preciado
Ward 4 – Heather M. Gould
Ward 5 – John J. Irish
Ward 6 – A. Trey Fuccillo
Ward 7 – Matthew S. Sargent

Council President

Michael H. Ossing

Council Vice-President

Sean A. Navin

**CITY OF MARLBOROUGH
CITY COUNCIL
MEETING MINUTES
MONDAY, FEBRUARY 9, 2026**

The regular meeting of the City Council was held on Monday, February 9, 2026, at 8:00 PM in City Council Chambers, City Hall. City Councilors Present: Ossing, Vital, Doucette, Preciado, Gould, Irish, Fuccillo, Sargent, Navin, Oram & Robey. Meeting adjourned at 8:37 PM.

Motion by Councilor Vital, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of the City Council meeting, January 12, 2026, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptance in the amount of \$15,000.00 from the MA Cultural Council awarded to the Marlborough Downtown Village Association (MEDC) to support the annual Food Truck & Artisan Festival; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Grant Acceptances in the amounts of \$2,100.00 from the MA Cultural Council and \$7,000.00 from the Friends of the Marlborough Public Library awarded to Marlborough Public Library to be used to fund a mural for the Children’s Room and to fund winter and spring Library programs; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: Under authority of MGL Chapter 44, Section 53A, the City Council hereby **APPROVES** the Gift Acceptance in the amounts of \$2,500.00 from various donors awarded to the Police Department to be used to establish a drone unit; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of Brian Doheny as Interim City Collector effective January 23, 2026, for a 60-day term to expire March 24, 2026, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: Communication from the Mayor, re: Notification of Temporary Appointment pursuant to MGL Chapter 41 §61A of Jeffrey Gogan as Interim Fire Chief effective January 29, 2026, for a 60-day term to expire March 30, 2026, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Jeffrey F. Gogan, Jr. as Fire Chief for a 5-year term effective from date of City Council confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Pamela McNair to the Commission on Disabilities for a 3-year term, effective from the date of City Council confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Karen Thompson to the Commission on Disabilities for a 3-year term, effective from the date of City Council confirmation, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Appointment of Karen Patti to the Board of Health for a 3-year term to expire on February 5, 2029, referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Reappointments of Debra McManus and Lindsey Jaworek to the Commission on Disabilities for 3-year terms respectively for Debra McManus to expire on October 20, 2028, and Lindsey Jaworek to expire on July 21, 2028, be and is herewith **APPROVED**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Reappointments of Stefanie Ferrecchia, Adrian Gilbert and Kathleen Newton to the Historical Commission for 3-year terms respectively to expire on February 5, 2029, be and is herewith **APPROVED**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Reappointment of Paul Gould to the Fort Meadow Commission for a 3-year term, effective from the date of City Council confirmation (February 9, 2029), referred to the **PERSONNEL COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Mid-Year Transfer Requests in the amount of \$917,528.00 (Nine hundred seventeen thousand, five hundred twenty-eight dollars) from various departments for FY26, which moves funds from and to accounts as outlined in the transfer sheets, referred to the **FINANCE COMMITTEE**; adopted.

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

Available Balance		DEPT: DPW - Building Maintenance, Eng., Streets, Water				FISCAL YEAR: 2026				Available Balance
Amount	Org Code	Object	Account Description:		Amount	Org Code	Object	Account Description:		
\$58,470.92	\$22,000.00	14001101	50705	Asst Civil Engineer	\$300,000.00	11920006	52120	Electricity		\$1,448,528.49
		Reason: Excess due to vacancy				Reason: Increased usage				
\$16,940.00	\$10,000.00	14001103	51240	Temp. Part Time						
		Reason: Excess due to vacancy				Reason:				
\$531,566.25	\$136,000.00	14001303	50740	Equipment Operator Streets						
		Reason: Excess due to vacancy				Reason:				
\$482,993.60	\$132,000.00	10900001	50740	Equipment Operator Water						
		Reason: Excess due to vacancy				Reason:				
\$300,000.00		Total			\$300,000.00	Total				

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

Available Balance		DEPT: DPW - Streets, Fleet, FPC, RDF				FISCAL YEAR: 2026				Available Balance
Amount	Org Code	Object	Account Description:		Amount	Org Code	Object	Account Description:		
\$105,720.31	\$62,000.00	14001301	50660	General Foreman Streets	\$286,000.00	14003006	52920	Rubish Collection		\$0.00
		Reason: Excess due to vacancy				Reason: Adjustment to new contract				
\$169,992.04	\$62,000.00	14001301	50690	Foreman Streets						
		Reason: Excess due to vacancy				Reason:				
\$84,890.00	\$45,000.00	14001401	50692	Supt. Of Automotive Maint.						
		Reason: Excess due to vacancy				Reason:				
\$98,890.00	\$55,000.00	14001501	50680	General Foreman FPC						
		Reason: Excess due to vacancy				Reason:				
\$489,226.39	\$62,000.00	14001503	50740	Equipment Operator FPC						
		Reason: Excess due to vacancy				Reason:				
\$286,000.00		Total			\$286,000.00	Total				

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

		DEPT: DPW - School Building Maintenance, Eng., FPC, RDF						FISCAL YEAR: 2026				
Available Balance		FROM ACCOUNT:				TO ACCOUNT:				Available Balance		
Amount	Org Code	Object	Account Description:		Amount	Org Code	Object	Account Description:				
\$197,015.01	\$58,000.00	14001101	50710	Jr. Civil Engineer	\$150,000.00	13032006	52120	Electricity		\$1,161,677.93		
	Reason:	Excess due to vacancy				Increased usage						
\$168,826.08	\$54,000.00	14001501	50690	Foreman FPC								
	Reason:	Excess due to vacancy										
\$98,041.87	\$38,000.00	14003003	51240	Attendant RDF								
	Reason:	Excess due to vacancy										
	\$150,000.00	Total			\$150,000.00	Total						

		DEPT: DPW - RDF, Building Maint., RDF, Eng., E. Plant, W. Plant,						FISCAL YEAR: 2026				
Available Balance		FROM ACCOUNT:				TO ACCOUNT:				Available Balance		
Amount	Org Code	Object	Account Description:		Amount	Org Code	Object	Account Description:				
\$67,400.00	\$32,000.00	14003001	50750	Equipment Operator RDF	\$18,000.00	14001104	53180	Prof & Tech Services		\$42,161.49		
	Reason:	Excess due to vacancy				Funds for additional services						
					\$10,000.00	60081003	51310	Overtime-Regular E.P.		\$26,220.87		
	Reason:					Increased overtime costs						
					\$4,000.00	14001001	50630	Assistant Commissioner		\$56,183.86		
	Reason:					Salary adjustments						
\$147,662.21	\$3,200.00	11920003	50560	Houseworker	\$3,200.00	60081001	50910	Head Treatment P. Op. E.P.		\$45,345.37		
	Reason:	Excess due to vacancy				Salary adjustments						
	\$35,200.00	Total			\$35,200.00	Total						

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

		DEPT: DPW - RDF.						FISCAL YEAR: 2026				
Available Balance		FROM ACCOUNT:				TO ACCOUNT:				Available Balance		
Amount	Org Code	Object	Account Description:		Amount	Org Code	Object	Account Description:				
\$67,400.00	\$14,000.00	14003001	50750	Equipment Operator RDF	\$14,000.00	14003006	52920	Rubish Collection		\$0.00		
	Reason:	Excess due to vacancy				Adjustment to new contract						
	\$14,000.00	Total			\$14,000.00	Total						

CITY OF MARLBOROUGH - DPW
BUDGET TRANSFERS

DEPT: DPW - W. Plant, Build. Maint., Administration, E. Plant, W. Plant FISCAL YEAR: 2026

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$48,185.09	\$6,400.00	60085001	50750	Equipment Op. W.P.	\$5,400.00	13032001	50292	Building Maint. C.	\$78,098.04
		Reason: Excess due to vacancy				Salary adjustments			
					\$1,000.00	60081001	50850	Sewage Tr. Plt. Op. E.P.	\$174,862.17
		Reason:				Salary adjustments			
	\$6,400.00	Total			\$6,400.00	Total			

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT: Fire FISCAL YEAR: 2026

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$1,450,000.00	\$80,000.00	17110006	59972	2025 Multi Purpose Debt	\$35,000.00	12200001	50130	Fire Chief	\$81,427.70
		Reason: Surplus bond issuance				To fund retirement payout			
\$460,529.58	\$30,000.00	17510006	58972	2025 Multi Purpose Interest	\$55,000.00	12200003	51920	Sick Leave Buy Back	\$4,445.21
		Reason: Surplus bond interest lower than projected				To fund 3 retirement payouts			
\$115,000.00	\$15,000.00	60071106	59972	2025 Multi Purpose Debt Sewer	\$35,000.00	12200003	51440	Educational Incentive	\$121,735.73
		Reason: Surplus bond issuance				To fund contractual increases in last CBA			
	\$125,000.00	Total			\$125,000.00	Total			

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT: Mayor FISCAL YEAR: 2026

FROM ACCOUNT:

TO ACCOUNT:

Available Balance	Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance
\$908.97	\$109.00	11350005	54220	Office Supplies	\$109.00	11350001	50020	Auditor	\$49,199.65
		Reason: Funds available				To fund through year end			
\$5,234.71	\$311.00	11510005	54220	Office Supplies	\$122.00	11510001	50030	City Solicitor	\$54,709.51
		Reason: Funds available				To fund through year end			
					\$189.00	11510001	50172	Asst City Solicitor	\$45,078.49
		Reason:				To fund through year end			
\$59,599.16	\$69.00	15430006	57710	Veterans Benefits	\$69.00	15430001	50080	Veterans Director	\$30,803.02
		Reason: Funds available				To fund through year end			
\$2,632.82	\$279.00	11520005	54220	Office Supplies	\$158.00	11520001	50530	HR Director	\$43,628.17
		Reason: Funds available				To fund through year end			
					\$60.00	11520001	50532	HR Assistant	\$26,737.07
		Reason:				To fund through year end			
					\$61.00	11520002	50775	Admin Assistant	\$20,261.75
		Reason:				To fund through year end			
	\$768.00	Total			\$768.00	Total			

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT:		City Clerk/Election				FISCAL YEAR:		2026	
Available Balance		FROM ACCOUNT:				TO ACCOUNT:			
Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance	
\$38,866.90	\$160.00	11620002	50520	Principal Clerk	\$95.00	11610001	50050	City Clerk	\$46,878.86
	Reason:	Surplus			Reason:	Projected shortfall			
				\$65.00	11610002	50290	Assistant City Clerk	\$35,153.82	
	Reason:				Reason:	Projected Shortfall			
\$160.00	Total				\$160.00	Total			

President Ossing declared the vote of 11 – 0.

Motion by Councilor Irish, seconded by the Chair to adopt the following:

ORDERED: That the Transfer Request in the amount of \$15,094.00 (Fifteen thousand, ninety-four dollars) from Assistant Finance Director/Collector to City Solicitor to fund the amendment to the City Solicitor’s salary, referred to the **FINANCE COMMITTEE**; adopted.

CITY OF MARLBOROUGH
BUDGET TRANSFERS --

DEPT:		Law Department				FISCAL YEAR:		2026	
Available Balance		FROM ACCOUNT:				TO ACCOUNT:			
Amount	Org Code	Object	Account Description:	Amount	Org Code	Object	Account Description:	Available Balance	
\$67,662.32	\$15,094.00	11440001	50042	Collector Asst Fin.	\$15,094.00	11510001	50030	City Solicitor	\$54,709.51
	Reason:	Funds available			Reason:	Increase salary ordinance			
\$15,094.00	Total				\$15,094.00	Total			

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Final Open Space and Recreation Plan for 2026-2032, **APPROVED**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Solicitor, Jason Grossfield, re Request for Executive Session regarding the Royal 401 Elm LLC v. City of Marlborough (Land Court No. 25 MISC 000631), **MOVED TO END OF AGENDA**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Solicitor Jason Grossfield, re: Proposed Home Rule Petition relative to amend §59A of the Charter “Filling Vacancies in the Office of Mayor and in Council”, specifically for the Procedure to Fill Vacancy in the Ward Councilor position, in proper legal form, Order No. 25/26-1009415B, **FILE & MOVE TO #32**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

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, referred to the **PUBLIC SERVICES COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

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, referred to the **PUBLIC SERVICES COMMITTEE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

ORDERED: That the Communication from City Engineer Thomas DiPersio, re: Acceptance of Jewell Road as a Public Way with associated Easements and Open Space Parcel, Order No. 25-1009620, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

ORDERED: That Communication from the Planning Board, re: Favorable Recommendation on the Acceptance of Jewell Road as a Public Way, Order No. 25-1009620, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

ORDERED: That the Junk Dealer/Secondhand Dealer License issued by the City Council to Matthew McDonald Furlong d/b/a/ ecoATM LLC, 240 East Main Street, on December 1, 2025, **RECIINED** at the request of the Petitioner; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Updated Master Sign Plan approved by the City Council on November 17, 2025, for 910 Boston Post Road East is amended to change condition #1 to read the following.

- 1) One (1) internally illuminated pylon sign to be 22’ in height by 9’ 1” wide, as depicted in the ViewPoint Sign & Awning photos with a final date of December 2, 2025.

APPROVED; adopted.

President Ossing declared the vote of 9 – 2.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

ORDERED: That there being no objection thereto set **MONDAY FEBRUARY 23, 2026**, as the **DATE FOR PUBLIC HEARING & REFER TO THE CITY ENGINEER**, on Petition of MA Electric and Verizon, to relocate one (1) Joint Owned Pole on Jefferson Street beginning at a point approximately 420' Northwest of the centerline of the intersection of Highland Street and continuing approximately 10' in a Northwest direction. National Grid is proposing to relocate Pole 4, 10' from its current location on Jefferson Street; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That there being no objection thereto set **MONDAY, MARCH 9, 2026**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Attorney Brian Falk on behalf of Marlborough/Northborough Land Trust to build and operate two multifamily dwellings with a total of 90 residential units, accessory parking, resident amenities, landscaped areas, and open space areas to be located at the corner of Ames and Forest Streets, referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE, FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Fuccillo, seconded by the Chair to adopt the following:

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

President Ossing declared the vote of 11 – 0.

Motion by Councilor Oram, seconded by the Chair to adopt the following:

ORDERED: That the Communication from the Central MA Mosquito Control Project, re: Proposed Budget Notification for FY27 and Compliance Certification Policy, **FILE**; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the Minutes of following Boards, Commissions and Committees, **FILE**; adopted.

- a) Board of Assessors, November 17, 2025, December 29, 2025 & January 23, 2026.
- b) Conservation Commission, December 18, 2025 & January 8, 2026.
- c) Council on Aging, December 16, 2025.
- d) Historical Commission, November 20, 2025.
- e) Planning Board, December 1, 2025.
- f) Traffic Commission, October 29, 2025.
- g) Zoning Board of Appeals, December 16, 2025.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Doucette, seconded by the Chair to adopt the following:

ORDERED: That the following CLAIMS, referred to the **LEGAL DEPARTMENT**; adopted.

- a) Anthony V. Cunha, 21 Longfellow Ter, other property damage and/or personal injury.
- b) Joe & Nansei Curtain, 46 Maurice Drive, residential mailbox claim (2a).
- c) A. Richard Desimone, 54 Schofield Drive, residential mailbox claim (2a).
- d) Jane LaBarre, 583 School Street, Northbridge, other property damage and/or personal injury.
- e) Donald R. Lee, II, 210 Clover Hill Street, residential mailbox claim (2a).
- f) Linguine's, 350 Boston Post Road West, other property damage and/or personal injury.
- g) Leon Melamed, 18 Red Oak Drive, Sudbury, pothole or other road defect.

President Ossing declared the vote of 11 – 0.

Suspension of the Rules requested – granted. (President Ossing declared the vote of 11-0).

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That the Communication from Councilors Ossing & Navin, re: Municipal Aggregation Rate Change Notification, **FILE**; adopted.

Motion by Councilor Vital, seconded by the Chair to adopt the following:

ORDERED:

RESOLUTION

Whereas the City Council recognizes the importance of maintaining essential municipal services while also ensuring that increases in residential property taxes remain reasonable and predictable for homeowners; and

Whereas the rising costs of municipal operations require careful fiscal planning to balance service delivery with taxpayer affordability; and

Whereas prior municipal budgets have resulted in increased financial pressure on residential taxpayers, and the City Council seeks to establish clearer limits and greater predictability in future budget proposals;

Be it Resolved that the Mayor is hereby requested to submit a proposed municipal operating budget for the upcoming fiscal year that limits the impact on residential property taxes to no more than an average increase of two hundred fifty dollars (\$250.00) per residential property.

(Submitted by Councilor Vital)

Referred to the **FINANCE COMMITTEE**; adopted.

President Ossing declared the vote of 9 – 2.

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED: That a petition to the General Court, accompanied by a bill for a special law relating to the city of Marlborough to be filed with an attested copy of this order, be, and hereby is, approved under Clause (1) of Section 8 of Article 2, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical or editorial changes of form only:

**AN ACT FURTHER REGULATING THE FILLING OF VACANCIES ON THE
CITY COUNCIL RELATIVE TO THE OFFICE OF WARD COUNCILOR IN
THE CITY OF MARLBOROUGH**

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding section 59A of Chapter 43 of the General Laws or any other general or special law to the contrary, if a vacancy occurs, before the last 12 months of the term, in the office of a councilor elected by and from the voters of a ward, the city council shall forthwith order an election to fill such vacancy for the remainder of the unexpired term; and if a vacancy occurs, in the last 12 months of the term, in the office of a councilor elected by and from the voters of a ward, such vacancy shall be filled forthwith by a majority vote of all the remaining members of the city council for the remainder of the unexpired term.

SECTION 2. This act shall take effect upon its passage.

APPROVED; adopted.

President Ossing declared the vote of 11 – 0.

Motion by Councilor Robey, seconded by the Chair to adopt the following:

ORDERED: That the Marlborough City Council meet in executive session under Purpose 3 of the Open Meeting Law, MGL Chapter 30A, §21(a)(3), to “discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body” regarding the pending matter, *Royal 401 Elm Street LLC v. Marlborough City Council* (Land Court No 25 MISC 000631), as the chair hereby declares that discussion in an open session may have a detrimental effect on the City and the City Council’s litigating position.

The City Council will not re-convene in open session after the Executive Session.

APPROVED; adopted.

Yea: 11 – Nay: 0

Yea: Vital, Doucette, Preciado, Gould, Irish, Fuccillo, Sargent, Navin, Oram, Ossing & Robey.

Motion by Councilor Navin, seconded by the Chair to adopt the following:

ORDERED There being no further business, the regular meeting of the City Council is herewith adjourned at 8:37 PM; adopted.



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

ORDERED:

That there being no objection thereto set **MONDAY FEBRUARY 23, 2026**, as the **DATE FOR PUBLIC HEARING & REFER TO THE CITY ENGINEER**, on Petition of MA Electric and Verizon, to relocate one (1) Joint Owned Pole on Jefferson Street beginning at a point approximately 420' Northwest of the centerline of the intersection of Highland Street and continuing approximately 10' in a Northwest direction. National Grid is proposing to relocate Pole 4, 10' from its current location on Jefferson Street.

ADOPTED

ORDER NO. 26-1009663



RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2026 FEB 19 PM 12:35

February 19, 2026

The City Council of Marlborough, Massachusetts

Please withdraw petition for Jefferson St (31253767 – conduit and pole petitions) off hearing agenda for February 23, 2026. This petition is being cancelled due to customer no longer moving pole.

All documentation can be destroyed.

Thank you.

Audriana Watkins

Nationalgrid

Work Support – NE South

19 Phillips Ln

Hanover, MA 02339

978-255-5528

audriana.watkins@nationalgrid.com

Steven Kerrigan

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2026 FEB 19 AM 8:59

From: Thomas DiPersio
Sent: Thursday, February 19, 2026 8:48 AM
To: City Council
Cc: Steven Kerrigan
Subject: Order No. 25-1009663
Attachments: Standard Conditions for Utility Petitions.docx

I have reviewed the above referenced petition of MA Electric and Verizon, to relocate one (1) joint-owned pole on Jefferson Street, approximately 420 feet northwest of the centerline of the intersection of Highland Street. Pole #4 is proposed to be moved 10 feet from its current location. I have the following comments:

1. A road opening permit from the Engineering Division is required.
2. The proposed pole location shall be pre-marked for approval prior to start of work.
3. The existing pole #4 shall be removed as soon as possible after installation of the new pole.
4. The attached standard conditions should also be applied as applicable.

Please contact me with any questions.

Thank you

Thomas DiPersio, Jr., PE, PLS
City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910.



STANDARD CONDITIONS FOR UTILITY PETITIONS

1. Any necessary easements are to be obtained from affected property owners.
2. A street opening permit must be applied for by the proposed contractor performing the work.
3. The contractor performing the work must obtain a street opening bond with the City of Marlborough.
4. The contractor shall provide the Engineering Division preconstruction photos of driveways, sidewalks, lawn areas, and roadway areas impacted by all construction activities.
5. A proper staging area is to be located/acquired before work commences – material and equipment is not to be parked/stockpiled within the city right of way and or private property unless permission is granted in writing by the property owner.
6. The contractor is to ensure residents are always able to enter and exit their driveways (have necessary steel plating on site and accessible).
7. Ensure construction safety controls are established (signage, drums, police details, etc...) and are in accordance with the latest MUTCD standards.
8. Trench backfilling, compacting, temporary, and final paving are to be done in accordance with the City of Marlborough standard trenching details.
9. Trenches are to be paved or completely backfilled and compacted at the end of each work day. Trenches are never to be left unattended.
10. Post construction loaming and seeding are to be done in accordance with the 1995 MHD Standard Specifications sections 751 & 765.
11. Proposed utility pole(s) shall not put any sidewalks or sidewalk ramps into non-compliance with current ADA standards.



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 9, 2026

ORDERED:

That there being no objection thereto set **MONDAY, MARCH 9, 2026**, as the **DATE FOR PUBLIC HEARING**, on the Application for Special Permit from Attorney Brian Falk on behalf of Marlborough/Northborough Land Trust to build and operate two multifamily dwellings with a total of 90 residential units, accessory parking, resident amenities, landscaped areas, and open space areas to be located at the corner of Ames and Forest Streets, be and is herewith referred to the **URBAN AFFAIRS COMMITTEE & ADVERTISE**.

Ninety days after public hearing is 06/07/26 which falls on a Sunday, therefore 06/08/26 would be considered the 90th day.

ADOPTED

ORDER NO. 26-1009664



City of Marlborough

Office of the Mayor

J. Christian Dumais, Mayor

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

March 5, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Request to Enter Executive Session - Real Property

Dear Council President Ossing and Councilors,

I respectfully request that the Honorable City Council convene in Executive Session for the purpose of considering the purchase or value of real property. Discussion in open session may have a detrimental impact on the City's negotiating position.

Enclosed please find a letter from City Solicitor Jason Grossfield with a proposed order to enter into executive session.

I am available to discuss this matter with you in further detail at your convenience. Please do not hesitate to contact me with any questions.

Sincerely,

J. Christian Dumais
Mayor

Encl.

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

JASON D. GROSSFIELD
CITY SOLICITOR*JEREMY P. MCMANUS*
ASSISTANT CITY SOLICITOR

March 5, 2026

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

Re: Request to Enter Executive Session

Dear Honorable President Ossing and Councilors:

Enclosed please find a proposed order, to be conducted by roll call vote, in order to enter into executive session as requested by Mayor J. Christian Dumais. The open meeting law requires that the public body chair declare that an open meeting may have a detrimental effect on the negotiating position of the public body. The order must specify whether the City Council will or will not re-convene in open session after the executive session.

Please contact me if you have any questions or concerns.

Respectfully,



Jason D. Grossfield
City Solicitor

Enclosure

cc: J. Christian Dumais, Mayor

ORDERED:

Moved that the Marlborough City Council meet in executive session under Purpose 6 of the Open Meeting Law, MGL c. 30A, s. 21(a)(6), to “consider the purchase, exchange, lease or value of real property”, as the chair hereby declares that discussion in an open session may have a detrimental effect on the City and the City Council’s negotiating position.

The City Council will [or will not] re-convene in open session after the executive session.

Be and is herewith APPROVED.



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB 19 AM 11:12

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

February 18, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Gift Acceptance – Marlborough Police Department K9 Unit

Dear Council President Ossing and Councilors,

Enclosed for your review and acceptance is a check for donations in the amount of \$6,200 from the K9 Unit fundraiser held this past fall. As outlined in the attached letter from Chief Giorgi, the Command and Patrol Unions organized and managed the event. As a result of the Union running this event, the proceeds were processed through the Union account and subsequently remitted to the City.

These generous donations demonstrate the strong support and appreciation our community and Police Unions have for the dedicated service of our Police Department and its K9 Unit, a vital part of our public safety efforts in the City.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Police Department

355 Bolton Street, Marlborough, Massachusetts 01752
Tel. (508)-485-1212 Fax (508)-624-6938



David A. Giorgi
Chief of Police

February 5, 2026

Mayor J. Christian Dumais
City Hall
140 Main Street
Marlborough, MA 01752

Dear Mayor Dumais:

The Marlborough Police Department K9 Unit has received a donation in the amount of \$6,200.00 from a fundraiser which was held on September 6, 2025. The fundraiser was held in conjunction with both the Marlborough Police Patrol Officers Association and the Marlborough Police Command Officers Union. Although the event was successful, it was unfortunately cut short by the severe weather and tornado which passed through Middlesex County shortly after the event began. The generosity of the community, by both residents and local businesses, allowed for the sizable donation to the team of Officer Kevin Martins and his partner Enzo. This donation will aid the department's ability to cover the financial costs of equipment, training, and care for K9 Enzo.

Attached is a copy of the Notice of Grant Award, as well as copy of the check written by the Command Officers Union Treasurer, Sgt. Ron Ney. I am requesting that the donation be forwarded to the City Council for approval. Should you have any questions, please do not hesitate to let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Giorgi".

David A. Giorgi
Chief of Police

**CITY OF MARLBOROUGH
NOTICE OF GRANT AWARD**

DEPARTMENT: Police DATE: February 5, 2026

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief David A. Giorgi

NAME OF GRANT: K9 Fundraiser

GRANTOR: M.P.D. Command & Patrol K9 Fundraiser

GRANT AMOUNT: \$6,200.00

GRANT PERIOD: _____

SCOPE OF GRANT/
ITEMS FUNDED Donation to the K9 Unit from a fundraiser held by the Marlborough Police Department
Command Officers and Patrol Officers Unions

IS A POSITION BEING
CREATED: N/A

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? _____

ARE MATCHING CITY
FUNDS REQUIRED? N/A

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:
N/A

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF CITY FUNDS
TO BE USED:
N/A

ANY OTHER EXPOSURE TO CITY?
N/A

IS THERE A DEADLINE FOR CITY COUNCIL APPROVAL: NO

**DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER
LETTER TO THE MAYOR'S OFFICE REQUESTING THAT THIS BE SUBMITTED TO CITY COUNCIL
FOR APPROVAL OF DEPARTMENT TO EXPEND THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT**

MARLBOROUGH POLICE COMMAND OFFICES

355 BOLTON ST
MARLBOROUGH, MA 01752

1-12-26 Date



Pay to the
Order of

City of MARLBOROUGH

\$ 6,200.00

SIX THOUSAND + TWO HUNDRED

00/100

Dollars



Photo
Safe
Deposit
Details on back



st. mary's credit union

P.O. BOX 729
MARLBOROUGH, MASSACHUSETTS 01752

For

K-9

[Signature]

MP



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB 19 AM 11:12

140 Main Street

Marlborough, MA 01752

(508) 460-3770

Mayor@marlborough-ma.gov

February 18, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Transfer request for WMCT-TV FY27 Operations and Capital Budgets

Dear Council President Ossing and Councilors,

Enclosed for your review and approval is a transfer request in the amount of \$565,811.00 from the Marlborough Public Educational and Government Access (PEG) account to support WMCT-TV's operational and capital budgets. As a reminder, WMCT-TV's fiscal year runs from April 1 through March 31.

The attached letter from WMCT-TV Executive Director Ryan Malyar outlines how funding will be allocated in the coming year, including both capital investments and operational expenses.

Over the past year, Executive Director Malyar has continued to welcome and expand programming while successfully reducing the overall budget for the upcoming year. He and his dedicated team remain committed to delivering high-quality programming to our residents and the City.

Please do not hesitate to reach out to me or my office with any questions.

Sincerely,

J. Christian Dumais
Mayor



91 Main Street, Marlborough, MA 01752
 Phone: 508-481-1373 Email: Ryan@wmct-tv.com

Mayor J. Christian Dumais
 City Hall, 4th Floor
 Marlborough, MA 01752
 February 10, 2026

Transfer request to fund WMCT-TV's operations for FY 2027

Mayor J. Christian Dumais:

Presented for your review and acceptance is a transfer request in the amount of \$565,811.00 from the Marlborough Public Educational and Government Access Channels (PEG Fund) to fund WMCT-TV Operations and Capital Improvements for Fiscal Year 2027.

WMCT-TV's fiscal year runs April 1st to March 31st.

Our budget is separated into two distinct categories. Our operations budget is \$546,067.00. Our capital budget is \$19,744.00. The total combined budget for WMCT-TV FY 2027 is \$565,811.00, as approved by the board of the Marlborough Cable Trust on February 5, 2026. I have highlighted some of the budget changes below that may be of interest to the Council.

Operations Budget Changes

Compared to FY 2026:

- The FY 2026 Operations Budget was \$527,783.24
- The FY 2027 Operations Budget has increased 3.46% (+\$18,283.76)

Compared to FY 2025:

- The FY 2025 Operations Budget was \$541,122.42
- The FY 2027 Operations Budget has increased only 0.91% (+\$4,944.58) over the two-year period
- Despite the overall modest increase, several categories show cost savings: Production expenses have decreased 20.15% (-\$4,100), we eliminated freelance labor (-\$5,000), and we reduced payroll processing fees and other administrative costs

Capital Budget Narrative

The FY 2027 Capital Budget of \$19,744 represents a strategic reduction from previous years:

- Compared to FY 2026: Decreased 80.06% (-\$79,285)
- Compared to FY 2025: Decreased 45.16% (-\$16,256)

This reduced capital budget reflects the completion of major equipment upgrades in Council Chambers and the Early Childhood Center during FY 2026.



91 Main Street, Marlborough, MA 01752
Phone: 508-481-1373 Email: Ryan@wmct-tv.com

ADA Compliance: Closed Captioning Implementation

The major capital project for FY 2027 is bringing accurate closed captioning to our cable channels and internet streams for government meetings and important community events. This initiative is driven by new ADA compliance requirements under Title II of the Americans with Disabilities Act.

Under Title II of the ADA, state and local governments must provide effective communication for public meetings, including real-time closed captioning for live-streamed and broadcasted meetings, and accurate captions for archived video. New, stricter compliance rules apply to public entities, with the deadline of April 24, 2026 for entities serving 50,000+ people and April 24, 2027 for smaller entities.

Key ADA Compliance Requirements:

- **Live and Archived Content:** Real-time captioning is required for public-facing, live-streamed meetings and hearings. Archived, on-demand videos must also have accurate, synchronized captions.
- **Effective Communication:** The core requirement is "effective communication," ensuring people with hearing disabilities have equal access to information as those without.
- **Accuracy and Timing:** Captions must be accurate, properly punctuated, and synchronized with the audio, appearing at the same time the words are spoken.
- **Audio Descriptions:** In addition to captions, some new rules may require audio descriptions for visual content, providing narration for charts or presentations.

The FY 2027 capital expenditures focus on:

- Signal distribution and playback equipment necessary for closed captioning integration (\$7,769)
- Professional services for implementing and maintaining the closed captioning system and ongoing technical support (\$11,975)

Total Budget Summary

The total FY 2027 appropriation request of \$565,811.00 represents:

- A decrease of 9.73% (-\$61,001.24) from FY 2026
- A decrease of 1.96% (-\$11,311.42) from FY 2025

This demonstrates WMCT-TV's ongoing commitment to fiscal responsibility while maintaining our essential services to the City of Marlborough.

I am available to answer any questions you may have.

Best,

Ryan Malyar
Executive Director, WMCT-TV

WMCT TV Budget FY 2027							
Expenditures	Budget 2025	Budget 2026	Budget 2027	% Change in Budget 2026-2027	\$ Change in Budget 2026- 2027	% Change in Budget 2025-2027	\$ Change in Budget 2025-2027
Insurance Expense							
Directors & Officers	\$ 1,400.00	\$ 1,400.00	\$ 1,400.27				
General Liability Insurance	\$ 6,000.00	\$ 5,000.00	\$ 5,500.00				
Medical Insurance							
Dental Insur.	\$ 5,300.00	\$ 5,300.00	\$ 4,621.44				
Employee 30% Contribution	\$ (25,224.44)	\$ (25,225.00)	\$ (29,939.51)				
Health Insur.	\$ 82,000.00	\$ 82,000.00	\$ 95,296.92				
Worker's Compensation	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00				
Total Insurance Expense	\$ 70,775.56	\$ 69,775.00	\$ 78,179.12	12.04%	\$ 8,404.12	10.46%	\$ 7,403.56
Office							
Accounting	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00				
Advertising and Promotion	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00				
Continued Education	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00				
Dues and Subscriptions	\$ 5,000.00	\$ 4,000.00	\$ 4,500.00				
Kitchen	\$ 1,500.00	\$ 1,300.00	\$ 1,300.00				
Office Supplies	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00				
Postage and Delivery	\$ 100.00	\$ 100.00	\$ 100.00				
Rent Expense	\$ 55,000.00	\$ 55,508.00	\$ 56,069.00				
Security System	\$ 450.00	\$ 450.00	\$ 600.00				
State Tax	\$ 125.00	\$ 130.00	\$ 130.00				
Telephone-Internet	\$ 7,900.00	\$ 8,200.00	\$ 9,500.00				
Utilities	\$ 7,300.00	\$ 8,000.00	\$ 9,500.00				
Total Office	\$ 97,375.00	\$ 97,188.00	\$ 98,699.00	1.55%	\$ 1,511.00	1.36%	\$ 1,324.00
Payroll							
ER- Employer Taxes	\$ 22,500.00	\$ 22,500.00	\$ 22,500.00				
Freelance Labor	\$ 5,000.00	\$ 5,000.00	\$ -				
IRA ER Match	\$ 8,583.10	\$ 8,826.75	\$ 9,342.16				
Payroll Processing Fees	\$ 3,350.00	\$ 3,000.00	\$ 2,500.00				
Medical Expense Onboarding							
Trustee Stipends	\$ 8,100.00	\$ 8,100.00	\$ 6,750.00				
Total Wages- Wages Existing including EE Taxes)	\$ 305,088.76	\$ 295,893.49	\$ 311,846.72				
Total Payroll	\$ 352,621.86	\$ 343,320.24	\$ 352,938.88	2.80%	\$ 9,618.64	0.09%	\$ 317.02
Production							
Gas-TRAVEL	\$ 350.00	\$ 300.00	\$ 250.00				
Meals and Entert.- TRAVEL	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00				
Small Equipment	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00				
Total CAPITAL/Small Equipment							
Tech Support	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00				
Web Development	\$ 5,000.00	\$ 4,200.00	\$ 3,000.00				
Total Production	\$ 20,350.00	\$ 17,500.00	\$ 16,250.00	-7.14%	\$ (1,250.00)	-20.15%	\$ (4,100.00)
Total Budget Expenditures	\$ 541,122.42	\$ 527,783.24	\$ 546,067.00	3.46%	\$ 18,283.76	0.91%	\$ 4,944.58
Capital Budget	Budget 2025	Budget 2026	Budget 2027				
	\$ 36,000.00	\$ 99,029.00	\$ 19,744.00	-80.06%	\$ (79,285.00)	-45.16%	\$ (16,256.00)
Total APPROPRIATION Operating + Capital	\$ 577,122.42	\$ 626,812.24	\$ 565,811.00	-9.73%	\$ (61,001.24)	-1.96%	\$ (11,311.42)

WMCT-TV 2027 Capital Budget		Quantity	Cost Per Item	Cost
Item/Category	Purpose			
Headend, Playback, Signal Distribution Delivery				
Castus EXT C4	Annual Maintenance & Support Subscription for Cable Playback	1	\$ 1,800.00	\$ 1,800.00
Castus CCS CC	Annual Closed Captioning for 2 channels (file based or live)	1	\$ 5,099.00	\$ 5,099.00
Decimator MD-Cross V2 Miniature HDMI/SDI Cross Converter	Hardware allowing closed captioning to transmit to Cable	2	\$ 435.00	\$ 870.00
Professional Services				
Key Code Media	Annual Estimated Installation, Commissioning, Programming, Tests	1	\$ 5,000.00	\$ 5,000.00
Key Code Media	Estimated Service Calls, Repair, Solutions	1	\$ 1,600.00	\$ 1,600.00
Key Code Media	Specialized, Certified Outsources	1	\$ 1,400.00	\$ 1,400.00
Key Code Media	Staff Training and Deveopment, Recurrent, Etc.	1	\$ 1,400.00	\$ 1,400.00
Key Code Media	Estimated Materials for Installation: cable stock, connectors, adapters, etc	1	\$ 850.00	\$ 850.00
Key Code Media	Travel, Mileage, administrative, accomodations, other office costs	1	\$ 1,125.00	\$ 1,125.00
Key Code Media	Shipping Equipment- New Repairs, etc	1	\$ 600.00	\$ 600.00
			TOTAL	\$ 19,744.00

PEG FEES

8/29/2017 Verizon	\$111,192.81
8/29/2017 Comcast	\$105,212.77
11/7/2017 Comcast	\$104,451.39
11/29/2017 Verizon	\$108,894.94
2/27/2018 Verizon	\$105,934.98
2/27/2018 Comcast	\$105,579.17
4/2/2018 Verizon-franchise	\$3,295.50
5/8/2018 Comcast	\$96,069.98
5/21/2018 Verizon	\$107,727.46
8/23/2018 Comcast	\$95,348.01
8/23/2018 Verizon	\$103,894.13
11/16/2018 Comcast	\$94,728.72
12/4/2018 Verizon	\$102,511.93
2/20/2019 Comcast	\$95,246.35
2/20/2019 Verizon	\$97,007.90
3/4/2019 Verizon-franchise	\$5,026.30
3/25/2019 Verizon-annual fee	\$2,997.00
3/25/2019 Comcast-annual	\$3,208.00
5/17/2019 Comcast	\$92,916.51
5/31/2019 Verizon	\$99,268.12
8/15/2019 Comcast	\$91,956.97
8/15/2019 Verizon	\$96,147.32
10/31/2019 Verizon-franchise	\$4,981.72
11/27/2019 Comcast	\$91,515.93
11/27/2019 Verizon	\$96,284.00
2/19/2020 Verizon	\$95,552.00
2/19/2020 Comcast	\$91,062.00
3/6/2020 Comcast	\$3,039.00
3/26/2020 Verizon	\$2,699.00
5/21/2020 Verizon	\$106,515.37
5/21/2020 Comcast	\$90,576.14
8/14/2020 Comcast	\$88,411.98
8/31/2020 Verizon	\$87,273.27
11/25/2020 Comcast	\$89,038.41
11/25/2020 Verizon	\$85,497.52
2/19/2021 Comcast	\$86,807.95
2/19/2021 Verizon	\$84,913.83
3/26/2021 Xfinity	\$2,736.00
4/27/2021 Verizon	\$2,397.00
5/12/2021 Verizon	\$73,186.77
5/17/2021 Comcast	\$88,389.83
6/24/2021 Verizon	\$19,114.97
8/24/2021 Verizon	\$76,754.57
11/16/2021 Comcast	\$87,055.28
11/30/2021 Verizon	\$81,924.58

12/23/2021 Comcast	\$85,384.78
2/28/2022 Comcast	\$87,283.11
2/28/2022 Verizon	\$81,969.36
3/22/2022 Verizon	\$2,163.00
3/31/2022 Comcast	\$2,454.50
5/31/2022 Verizon	\$94,515.87
5/31/2022 Comcast	\$88,354.82
8/18/2022 Verizon	\$76,366.48
8/31/2022 Comcast	\$86,708.21
11/30/2022 Verizon	\$69,874.97
11/30/2022 Comcast	\$85,182.89
2/8/2023 Verizon	\$71,134.25
2/17/2023 Verizon	\$3,685.71
2/28/2023 Comcast	\$83,531.36
3/20/2023 Verizon	\$1,937.50
3/31/2023 Comcast	\$2,131.00
5/16/2023 Verizon	\$73,194.54
5/31/2023 Comcast	\$82,403.50
8/28/2023 Verizon	\$73,601.75
8/31/2023 Comcast	\$81,776.37
11/1/2023 Verizon	\$77,500.00
11/27/2023 Verizon	\$72,495.92
11/30/2023 Comcast	\$78,311.09
2/21/2024 Verizon	\$68,324.17
2/29/2024 Comcast	\$78,201.33
2/29/2024 Verizon	\$3,540.11
3/29/2024 Verizon	\$1,766.50
5/23/2024 Verizon	\$67,604.31
5/31/2024 Verizon	\$3,502.82
5/31/2024 Comcast	\$74,923.75
8/12/2024 Verizon	\$68,194.99
8/20/2024 Verizon	\$77,500.00
8/31/2024 Comcast	\$73,403.40
11/22/2024 Verizon	\$68,593.87
11/30/2024 Comcast	\$69,323.93
2/11/2025 Verizon	\$67,440.52
2/28/2025 Comcast	\$68,192.02
2/28/2025 Comcast	\$1,589.00
3/19/2025 Verizon	\$1,635.00
5/8/2025 Comcast	\$68,755.56
5/16/2025 Verizon	\$65,307.46
8/6/2025 Verizon	\$77,500.00
8/21/2025 Verizon	\$65,061.73
8/31/2025 Comcast	\$67,339.77
9/30/2025 Verizon	\$3,976.93
11/24/2025 Verizon	\$64,407.43
11/30/2025 Comcast	\$65,074.07

Total Funding	<u>\$6,097,463.03</u>
12/18/2017 co#17-1007095A	-\$282,100.00 IT
5/21/2018 co# 18-1007263A	-\$355,519.00 WMCT FY19 Budget
10/15/2018 co# 18-1007352A	-\$254,000.00 IT
3/11/2019 co# 19-1007565A	-\$510,832.30 WMCT FY20 Budget
9/9/2019 co# 19-1007730A	-\$220,000.00 IT
9/23/2019 co# 19-1007751A	-\$30,000.00 WMCT Capital
3/23/2020 co# 20-1007940A	-\$473,846.52 WMCT FY21 Budget
12/21/2020 co# 20-1008140	-\$80,000.00 IT
3/22/2021 co# 21-1008202A	-\$370,000.00 WMCT FY22 Budget
4/5/2021 co# 21-1008229A	-\$243,000.00 IT
7/19/2021 co# 21-1008325A	-\$213,852.00 IT
11/22/2021 co# 21-1008427A	-\$146,288.00 IT
3/28/2022 co# 22-1008525A	-\$361,080.93 WMCT FY23 Budget
2/27/2023 co# 23-1008794A	-\$100,000.00 WMCT FY24 Budget
5/8/2023 co# 23-1008851A	-\$393,854.64 WMCT FY24 Budget
2/26/2024 co# 24-1009068A	-\$100,000.00 WMCT FY25 Budget
4/22/2024 co# 24-1009118A	-\$477,122.41 WMCT FY25 Budget
3/24/2025 co# 25-1009375A	-\$626,812.24 WMCT FY26 Budget
Total Transfers	<u>-\$5,238,308.04</u>
Available for future transfers	\$859,154.99

DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST
AS REQUIRED BY G. L. c. 268A, § 23(b)(3)

RECEIVED
 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

2025 FEB 19 PM 5:36

PUBLIC EMPLOYEE INFORMATION	
Name of public employee:	Michael Ossing
Title or Position:	City Councilor
Agency/Department:	Marlborough City Council
Agency address:	City Hall, 2 nd Floor 140 Main Street Marlborough, MA 01752
Office Phone:	(508) 460-3711
Office E-mail:	citycouncil@marlborough-ma.gov
	<p>In my capacity as a state, county or municipal employee, I am expected to take certain actions in the performance of my official duties. Under the circumstances, a reasonable person could conclude that a person or organization could unduly enjoy my favor or improperly influence me when I perform my official duties, or that I am likely to act or fail to act because of kinship, rank, position or undue influence of a party or person.</p> <p>I am filing this disclosure to disclose the facts about this relationship or affiliation and to dispel the appearance of a conflict of interest.</p>
APPEARANCE OF FAVORITISM OR INFLUENCE	
Describe the issue that is coming before you for action or decision.	I am a member of the Marlborough City Council and currently serve as the City Council President. A request has been submitted by the Mayor to the City Council requesting that the Council approve a transfer of \$565,811 from the PEG fee account to fund WMCT-TV operations, Marlborough's local access cable station.
What responsibility do you have for taking action or making a decision?	The above transfer request is on the February 23, 2025, City Council agenda. I will be participating in any Committee discussions as well as voting on whether to approve the transfer request at the full City Council meeting.
Explain your relationship or affiliation to the person or organization.	My wife, Linda Ossing, currently serves on the Marlborough Cable Trust Committee, which oversees expenditures on behalf of the Trust to support cable PEG access services and programming for Marlborough residents, which are provided by WMCT-TV.
How do your official actions or decision matter to the person or organization?	The PEG fee account was established as a special revenue fund when the City Council voted to accept G.L. c. 44, § 53F ³ / ₄ in January 2017; see Council Order No. 16/17-1006761A. This account reserves certain cable-related fees and revenues for appropriation to, among other things, support cable PEG access services and programming for Marlborough residents. The pending transfer request, if approved by the Council, would appropriate \$565,811 of those funds to fund the WMCT-TV operations.



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB 19 AM 11:12

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

February 19, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Reappointment of Auditor Diane Smith

Dear Council President Ossing and Councilors,

I am pleased to submit for your confirmation the reappointment of Auditor Diane Smith for a three-year term to expire three years from the date of City Council Confirmation.

For more than a decade, Diane has been a vital asset to the City, especially as experienced municipal auditors become increasingly limited. She is a dedicated Department Head with an invaluable knowledge of every detail in our budget. I would also like to acknowledge her ability and willingness to step up in previous years when we did not have a Comptroller to handle financial matters for the city during periods of transition.

Diane leads her team with professionalism, ensures accurate financial reporting on all fronts and consistently delivers work of the highest standard.

Please do not hesitate to contact me or my office with any questions.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

2026 FEB 19 AM 11:12

February 18, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Reappointments to the Parks & Recreation Commission

Honorable President Ossing and Councilors:

I am pleased to submit for your approval the following reappointments to the Parks and Recreation Commission, each for a three-year term to expire on February 28, 2029:

- Robert Kays
- William F. Doherty, Jr.

I would like to submit the following reappointments to the Parks and Recreation Commission to expire for the following dates:

- Michael Cabral to expire 9/21/28.
- Melynda Gallagher to expire 3/23/29.
- Shanissa Sampson to expire 3/8/29.
- John Welch Jr. to expire 10/28/28.

I'd like to take this opportunity to thank each of the committee members for their continued dedication to the city.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

J. Christian Dumais
Mayor



City of Marlborough

Office of the Mayor

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

J. Christian Dumais, Mayor

2026 FEB 19 AM 11:12

140 Main Street
Marlborough, MA 01752
(508) 460-3770

Mayor@marlborough-ma.gov

February 18, 2026

Council President Ossing
Marlborough City Council
140 Main Street
Marlborough, MA 01752

RE: Appointment to the Parks & Recreation Commission

Honorable President Ossing and Councilors:

I am pleased to submit for your approval the appointment of Colleen Marinelli to the Parks and Recreation Commission, for a three-year term to expire on February 28, 2029.

As outlined in the letter submitted by Mrs. Marinelli, she has demonstrated a deep passion for serving the community by establishing the youth track program and wishes to continue and expand on that. I believe her insight organizing events and wanting to give back to the community will be a great addition to the recreation commission. She was highly recommended by our current Recreation Director, Chuck Thebado.

I want to thank Mark Vital for being on the Recreation Commission since 2012 in this seat. Having him serve on the commission for all these years has brought value and a different perspective and insight into his work on the council.

Colleen, thank you for wanting to join the commission and I am excited to hear more about expanding programs.

Sincerely,

J. Christian Dumais
Mayor

To the Marlborough Recreation Commission Selection Team,

I am writing to express my interest in joining the Marlborough Recreation Commission. As a resident who cares deeply about the growth, health, and connectedness of our community, I would welcome the opportunity to contribute in a more formal capacity.

In 2022, I founded Marlborough's youth track program through the Recreation Department with the goal of creating a welcoming, accessible space for kids to stay active, build confidence, and discover a love of movement. What began as a small initiative has grown into a program that brings families together and gives young athletes a positive outlet, reinforcing my belief that recreation plays a vital role in strengthening our community.

Through building this program, I have gained hands-on experience in organizing events, coordinating volunteers, communicating with parents, and managing logistics. I would be eager to bring the same energy, creativity, and follow-through to the broader work of the committee, and I believe these skills would be a valuable addition to the team.

I care deeply about creating opportunities that make Marlborough a more connected and active place to live. I am passionate about expanding the variety of events and activities available to residents of all ages. Marlborough has tremendous potential for community programming, and I would love to help develop new opportunities that encourage participation, foster connection, and make our town an even more vibrant place to call home.

Thank you for considering my application. I would be honored to support the commission's mission and collaborate with others who share a commitment to enhancing recreation in Marlborough.

Sincerely,

Colleen Marinelli

Colleen Marinelli

136 Nashoba Drive, Marlborough, MA

PROFESSIONAL SUMMARY

Senior Product Marketing Manager specializing in Digital Experience Management (DEX, DEM, Mobile Experience). Drive GTM strategy, portfolio positioning, and cross-portfolio storytelling that elevates product adoption and market leadership. Strong track record in analyst relations, contributing to multiple Gartner MQ recognitions. Partner closely with Product, Sales, and Alliances to align roadmap, execute launches, and deliver high-impact enablement. Deep expertise in segmentation, competitive intelligence, and content development. Skilled in leveraging AI-assisted research and content tools to accelerate GTM execution and insight generation.

PROFESSIONAL EXPERIENCE

Riverbed, Remote

2/2024 – Present

Senior Product Marketing Manager, Digital Experience Management

Own product marketing for Riverbed's full Digital Experience Management portfolio (DEX, DEM, Mobile Experience), driving GTM strategy, analyst relations, and global sales enablement.

- Drive go-to-market strategy for the Digital Experience Management portfolio, using market and segmentation-level insights to shape positioning and messaging.
- Conduct segmentation and competitive analysis to identify priority customer segments and guide targeted launch and campaign plans across DEX, DEM, and Mobile Experience.
- Partner with Product Management to align roadmap decisions with customer needs, market trends, and differentiated value across the portfolio.
- Build high-impact sales and marketing assets - briefs, battlecards, presentations - that clearly communicate technical capabilities and business outcomes.
- Enable global sales teams through training, playbooks, and field engagement to ensure consistent, confident storytelling across all Digital Experience Management solutions.
- Lead analyst-relations strategy contributing to Riverbed achieving two Leader positions in the Gartner Digital Employee Experience Magic Quadrant and a Visionary placement in the Digital Experience Management Magic Quadrant.
- Leverage AI-assisted research and content tools to accelerate competitive analysis, streamline content development, and enhance GTM execution efficiency.

Tanium, Remote

4/2023 – 2/2024

Senior Product Marketing Manager, Technology Alliances

- Manage all aspects of the go-to-market strategy for Tanium's technology alliance partnership with Microsoft.
- Developed "Better Together" messaging and positioning that articulated the joint value, customer outcomes, and differentiated capabilities.
- Led sales and partner enablement training for alliance-driven launches and initiatives.
- Collaborated cross-functionally with alliances, enablement, customer success and marketing to drive integrated GTM execution.
- Created sales tools, messaging frameworks, positioning documents, event collateral and thought-leadership content to support pipeline growth.
- Leveraged partner MDF to support marketing plans and tracked ROI for all funded activities.

VMware, Remote

5/2022 – 2/2023

Senior Product Marketing Manager, Observability (Aria Operations for Applications)

- Defined and executed product positioning and GTM strategies to drive revenue growth, market leadership, and product awareness.

- Developed messaging frameworks, personas, use cases, and value propositions aligned to the buying lifecycle.
- Delivered high-impact sales content, including pitch decks and product overview materials, to enable the field teams.
- Led creation of thought-leadership content (white papers, blogs, industry reports) to elevate brand visibility.
- Partnered weekly with Product Management to review roadmap and lead GTM execution for product and feature launches.

Dynatrace, Waltham, MA

3/2016 – 5/2022

Senior Partner Marketing Manager, Global Technology Alliances

- Developed and executed marketing strategy for strategic alliance partners, including Red Hat, Microsoft Azure, AWS, and ServiceNow.
- Collaborated with product marketing and product management teams, sales, and alliance partners to develop messaging and GTM tactics.
- Built sales enablement deliverables (sales kits, battlecards, solution briefs) highlighting joint value, target personas, and key business benefits.
- Led cross-functional projects supporting alliance marketing activities including PR, blogs, webinars, events, and collateral.
- Drove joint marketing strategies with Alliance Managers and executed outbound activities to communicate joint solutions.
- Created content that contributes to pipeline development and tracked marketing impact and ROI for MDF-funded programs.

EARLY CAREER EXPERIENCE

2000-2016

Held progressive roles in marketing, media strategy, client consulting, and account management at TechTarget, Pro Media, Hill & Partners, Carat North America, and WPRI-CBS/Fox.

- Delivered integrated B2B marketing programs, omnichannel media plans, and client strategy.
- Provided data-driven insights, campaign measurement, and ROI analysis.
- Built strong foundations in digital marketing, SEO/SEM, content development, and client relationship management.
- Created proposals, marketing materials, and strategic recommendations supporting renewals and new business.

SKILLS & PROFICIENCY

Tools & Platforms:

- MS Office Suite, Salesforce, WordPress, Marketo, Pendo, Google Analytics, Semrush, AI-assisted content and research tools (Microsoft Copilot, ChatGPT, Jasper)

Core Competencies:

- Product Marketing, Partner Marketing, GTM Strategy, Product Launches, Sales Enablement, Content Development, Analyst Relations, Competitive Analysis, Segmentation, Persona Development, Demand Generation, Ecosystem Messaging, Thought Leadership

EDUCATION

University of Rhode Island, 1995-1999

Coursework completed toward Bachelor of Arts in Communication Studies

MARLBOROUGH RETIREMENT BOARD

289 Elm Street, Suite 111, Marlborough, MA 01752
Telephone (508) 460-3760 ~ Email: Retirement@Marlborough-ma.gov

CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2026 MAR -2 PM 1:18

Board Members

Gregory P. Brewster, Chairman

William S. Taylor

Diane Smith

Daniel Stanhope

Robert Gustafson

February 27, 2026

President and Members
Marlborough City Council
140 Main Street, City Hall
Marlborough, MA 01752

Dear President and Members:

Please be advised that the Marlborough Retirement Board will consider whether to grant an increased cost-of-living adjustment (COLA) pursuant to M.G.L. Chapter 32, Section 103(i) at its May meeting. The CPI index was 2.8% and the board may grant 3% on the first \$15,000.00.

The meeting will be held on May 26th at 8:15 a.m. in the lobby conference room at 289 Elm Street, Marlborough.

Sincerely,



Mark S Bingle, Director
Marlborough Retirement Board

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
7:07 FEB 17 AM 7:20

Questions contact - Robert Viola 774-643-1837 robert.viola@wsp.com
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Marlborough, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Forest St - Install 1 JO Pole on Forest St, beginning at a point approximately 70ft Southwest of the centerline of the intersection of Martinangelo Dr and Ames St. National Grid is proposing to install a new Pole on Forest St, labeled P41-50.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Forest St - Marlborough, Massachusetts.

No.# 31259986

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Helton Lopes*
BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY *Albert Bessette*
Manager / Right of Way

Dated: January 15, 2026

Town Copy

Questions contact – Robert Viola 774-643-1837 robert.viola@wsp.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 14th day of January 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Forest St - Marlborough, Massachusetts.

No.# 31259986 Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Forest St - Install 1 JO Pole on Forest St, beginning at a point approximately 70ft Southwest of the centerline of the intersection of Martinangelo Dr and Ames St. National Grid is proposing to install a new Pole on Forest St, labeled P41-50.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

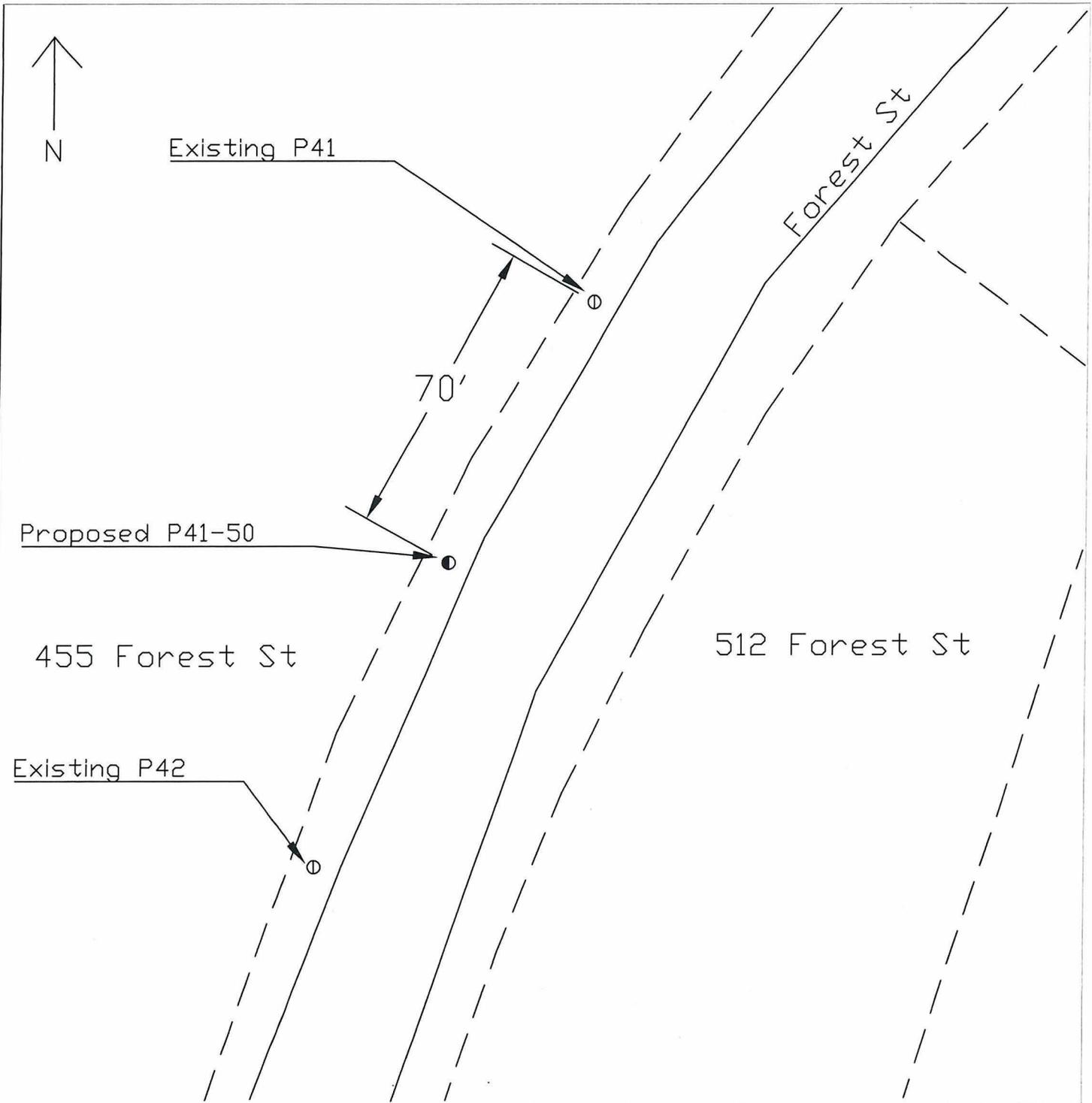
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City Council of Marlborough, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 _____ and recorded with the records of location orders
of the said City, Book _____, and Page _____. This certified copy is made under the
provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



POLE PETITION		nationalgrid	
●	Proposed NGRID Pole Locations	Date: 1/6/26	
○	Existing NGRID Pole Locations	Plan Number: 31259986	
⦿	Proposed J.O. Pole Locations	To Accompany Petition Dated: 1/6/26	
⓪	Existing J.O. Pole Locations	To The: Town Of Marlborough	
⊕	Existing Telephone Co. Pole Locations	For Proposed: JO Pole: 41-50 Location: Forest St	
⊙	Existing NGRID Pole Location To Be Made J.O.	Date Of Original Grant:	
⚓	Proposed J.O Anchor & Guy Wire		
DISTANCES ARE APPROXIMATE			



410 FOREST FUND LLC
C/O FOXFIELD LLC
265 FRANKLIN ST SUITE 1001
BOSTON, MA 02110

THE GUTIERREZ COMPANY
200 SUMMIT DR STE 400
BURLINGTON, MA 01803

GUTIERREZ ARTURO J TR
JOHN A CATALDO TR
200 WHEELER RD
BURLINGTON, MA 01803

M. Gutierrez
ASSESSOR'S OFFICE

LBA OR CORE-COMPANY XXIII
PO BOX 847
CARLSBAD, CA 92018

LIMEE ROAD LLC
424 SOUTH ST
MARLBOROUGH, MA 01752

MODERNATX INC
149 HAYES MEMORIAL DR
MARLBOROUGH, MA 01752

MTP 700 EQUITY PARTNERS L
150 EAST 58TH ST, STE 2000
NEW YORK, NY 10155

NEW MTP EQUITY PARTNERS L
C/O KS PARTNERS LLC
150 EAST 58TH STREET STE 2000
NEW YORK, NY 10155

PARTNERS HEALTHCARE SYSTE
C/O PARTNERS FINANCE TAX DIR
399 REVOLUTION DR STE 645
SOMERVILLE, MA 02145-1446

ROMANO SCHOOL BUS SERVICE
C/O DUCHARME MCMILLEN &
ASSOC
PO BOX 80615
INDIANAPOLIS, IN 46280

SPECIAL OLYMPICS MASSACHU
512 FOREST ST
MARLBOROUGH, MA 01752

COPY

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Questions contact – Kaeden Berry 774-556-4939
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS 2026 FEB 20 AM 10:22

To the City Council
Of Marlborough, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Highland St - Install 1 JO Pole on Highland St, beginning at a point approximately 110ft North of the centerline of the intersection of Lincoln St and Jefferson St. National Grid is proposing to install a new 50ft H1 Mid-span Pole between P1 and P2 on Highland St. The Pole will be located on town property, and will be labeled P1-50.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Highland St - Marlborough, Massachusetts.

No.# 31278350

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Helton Lopes*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY *Albert C Bessette*
Manager / Right of Way

Dated: January 16, 2026

Town Copy

Questions contact – Kaeden Berry 774-556-4939

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Highland St - Marlborough, Massachusetts.

No.# 31278350 Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Highland St - Install 1 JO Pole on Highland St, beginning at a point approximately 110ft North of the centerline of the intersection of Lincoln St and Jefferson St. National Grid is proposing to install a new 50ft H1 Mid-span Pole between P1 and P2 on Highland St. The Pole will be located on town property, and will be labeled P1-50.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

City/Town Clerk.
Massachusetts 20 .
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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City Council of Marlborough, Massachusetts

CERTIFICATE

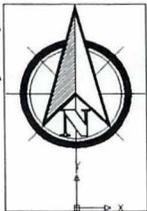
I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 _____ and recorded with the records of location orders
of the said City, Book _____, and Page _____. This certified copy is made under the
provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



Legend:

- Existing Pole (JO/SO)-
- New Pole (JO/SO)-
- New Anchor and Down Guy-
- Conductor-
- Property Line-
- Existing Guy Wire-
- New Guy Wire-
- Fence/Stone Wall-
- Railroad Tracks-



Petition #:

Petition Sketch

nationalgrid

Designer: Kaeden Berry
Date: 1/12/2026
Work Order #: 31278350
Town: Marlborough, MA

CONSTRUCTION DETAILS:
 Install 50ft class H1 mid-span pole between P1 and P2 Highland Street, Marlborough. Pole will be located on town property intersected by Jefferson Street and Lincoln Street. Pole will be labeled 1-50.

Exhibit A—Not to Scale

The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof

ALMEIDA GILBERT C
TEREZINHA M ALMEIDA
59 VERNON ST
WALTHAM, MA 02453

ALTA MARLBOROUGH LLC
1 HARTWELL AVE
LEXINGTON, MA 02421

BURDICK DANNY W
BURDJCK LORNA N
201 LANTANA LN
MELBOURNE, FL 32901

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

MARLBOROUGH ECONOMIC DEVE
91 MAIN ST SUITE 204
MARLBOROUGH, MA 01752

MARQUES JOSE MACHADO
6 JEFFERSON ST
MARLBOROUGH, MA 01752

MIA INVESTMENT PROPERTIES
40 PLEASANT ST
METHUEN, MA 01844

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Questions contact - Kaeden Berry 774-556-4939
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

FEB 20 AM 10:22

To the City Council
Of Marlborough, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Washington St - Install 1 JO Pole on Washington St, beginning at a point approximately 160ft East of the centerline of the intersection of Devens St and Bolton St. National Grid is proposing to install a new 50ft Class H1 Mid-span Pole between P15 and P16 on Washington St. The Pole will be located on town property and will be labeled P15-50.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Washington St - Marlborough, Massachusetts.

No.# 31278976

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Helton Lopes*
BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.
BY *Albert Bessette*
Manager / Right of Way

Dated: January 16, 2026

Town Copy

Questions contact –

Kaeden Berry

774-556-4939

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Marlborough, Massachusetts

Notice having been given and public hearing held, as provided by law, IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 12th day of January 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Washington St - Marlborough, Massachusetts.

No.# 31278976 Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Washington St - Install 1 JO Pole on Washington St, beginning at a point approximately 160ft East of the centerline of the intersection of Devens St and Bolton St. National Grid is proposing to install a new 50ft Class H1 Mid-span Pole between P15 and P16 on Washington St. The Pole will be located on town property and will be labeled P15-50.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____ .

Massachusetts City/Town Clerk.
20 ____ .
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20 ____ , at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

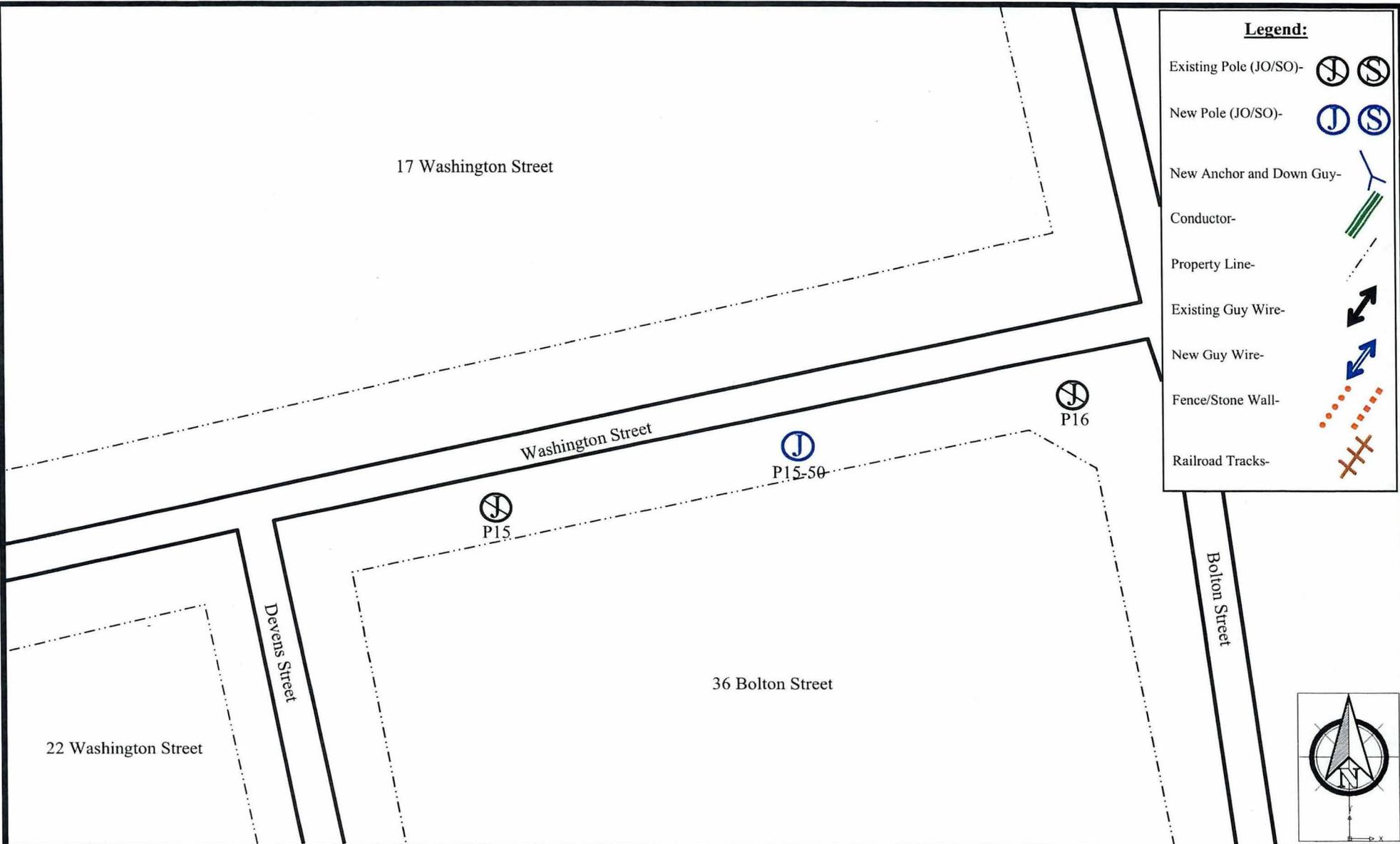
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City Council of Marlborough, Massachusetts

CERTIFICATE

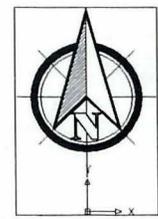
I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location orders
of the said City, Book _____ , and Page ____ . This certified copy is made under the
provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



Legend:

- Existing Pole (JO/SO)- 
- New Pole (JO/SO)- 
- New Anchor and Down Guy- 
- Conductor- 
- Property Line- 
- Existing Guy Wire- 
- New Guy Wire- 
- Fence/Stone Wall- 
- Railroad Tracks- 



<p>Petition #:</p>	<p>Petition Sketch</p>	<p>nationalgrid</p>
<p>Designer: Kaeden Berry Date: 1/12/2026 Work Order #: 31278976 Town: Marlborough, MA</p>	<p><u>CONSTRUCTION DETAILS:</u> Install 50ft class H1 mid-span pole between P15 and P16 Washington Street, Marlborough. Pole will be located on town property intersected by Devens Street and Bolton Street. Pole will be labeled 15-50.</p>	<p>Exhibit A—Not to Scale The Exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof</p>

AUSTIN SANDRA RENNIE LI E
24 BOLTON ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
DISTRICT EDUCATION CENTER
140 MAIN ST
MARLBOROUGH, MA 01752

DEVENS RENTALS LLC
PO BOX 805
NORTHBOROUGH, MA 01532

FIRST CHURCH OF MARLBORO
37 HIGH ST
MARLBOROUGH, MA 01752

HICKEY LISA M
COSTAS PAVLIDES
243 UPLAND RD
NEWTON, MA 02460

MATVEYCHUK VYACHESLAV T
CANDICE N MOORE
22 WASHINGTON ST
MARLBOROUGH, MA 01752

Goulston & Storrs

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

Paul Momnie
pmomnie@goulstonstorr.com
617-574-3832

2026 FEB 27 AM 11:52

February 27, 2026

VIA OVERNIGHT DELIVERY

Marlborough City Council
Marlborough City Hall, Second Floor
140 Main Street
Marlborough, MA 01752

Re: Zoning Amendment and Master Concept Plan for the development of the Campus at Marlborough, Simerano Drive and Martinangelo Drive, Marlborough, MA

Dear Members of the City Council,

On behalf of BH GRP TCAM Owner LLC and BH GRP TCAM Owner II LLC, affiliates of Greatland Realty Partners (collectively, the "**Proponent**"), we are pleased to update the Council on recent progress in the master-planning efforts to further develop the approximately 121-acre property, known as "the Campus at Marlborough" (the "**Campus**") for a mix of uses. These development advancements are conceptually shown on the enclosed draft Master Concept Plan (the "**Master Concept Plan**"). The Master Concept Plan represents an evolution of the prior plan submitted to the Council in 2021, including a significantly larger initial phase of commercial development, and a more balanced distribution of residential and commercial uses. In order to move forward with this updated development plan for the Campus, the Proponent is seeking a change to the Results Way Mixed Use Overlay District (the "**RWMUOD**") zoning regulations. The proposed Master Concept Plan and associated zoning change are described as follows.

Crime Lab Update:

The Master Concept Plan depicts a new crime lab for the Massachusetts State Police containing approximately 200,000 square feet (the "**Crime Lab**") at the base of the Campus. On October 7, 2025, the Marlborough Site Plan Review Committee issued a Site Plan Approval for the construction of the Crime Lab, which is expected to commence in the second quarter of 2026.

Mixed-Use Development Update:

In addition to the Crime Lab, the Master Concept Plan depicts an additional approximately 200,000 square foot laboratory/office building and up to 400 units of housing, consisting of approximately 300 apartment units and approximately 100 townhomes. The integration of commercial and residential uses is central to the mixed-use vision for the Campus and consistent with the City's economic development objectives. Specifically, Section 4.3.2.2 of the City of Marlborough's 2011 *Economic Development Master Plan* encourages the development of "...mixed-use options for projects in industrial zoning districts, particularly retail/office, retail/industrial and live-work options."

Request for Zoning Amendment:

Before the Proponent can advance the Master Concept Plan to effectuate this mixed-use vision of the Campus, the existing subdistrict-wide 100-unit residential cap set forth in the RWMUOD zoning must be revised to allow for the proposed residential component. Accordingly, a targeted revision to the RWMUOD text, as reflected on the enclosed redline, is proposed to allow a net 300-unit increase in the maximum residential density within the RWMUOD from 100 to 400 units. Although not required, in order to provide the Council additional insight into the beneficial impacts of the planned mixed-use development on the Campus, we have also enclosed a draft fiscal impact analysis and memorandum comparing the traffic impacts of the development shown on the Master Concept Plan with the currently-approved development for the Campus.

Next Steps:

We look forward to the opportunity to review our vision for the Campus with the Council in the near term. Upon receipt of feedback from the Council, we intend to finalize and submit the Master Concept Plan together with a draft Development Agreement outlining project implementation, phasing and mitigation. Following approval of the Master Concept Plan and Development Agreement by the Council, the process set forth under the RWMUOD zoning regulations requires the Proponent to again appear before the Council for site plan approval, which will provide greater detail in terms of design and specifications of individual buildings proceeding in accordance with the Master Concept Plan.

* * *

Please do not hesitate to reach out if you have any questions. Thank you.

Very truly yours,



Paul D. Momnie, Esq.

cc: Mr. Steven Kerrigan, City of Marlborough City Solicitor
 Mr. Jason Grossfield, Esq., City of Marlborough City Solicitor
 Mr. Kevin Sheehan, Greatland Realty Partners
 Ms. Teri MacEachern, Greatland Realty Partners

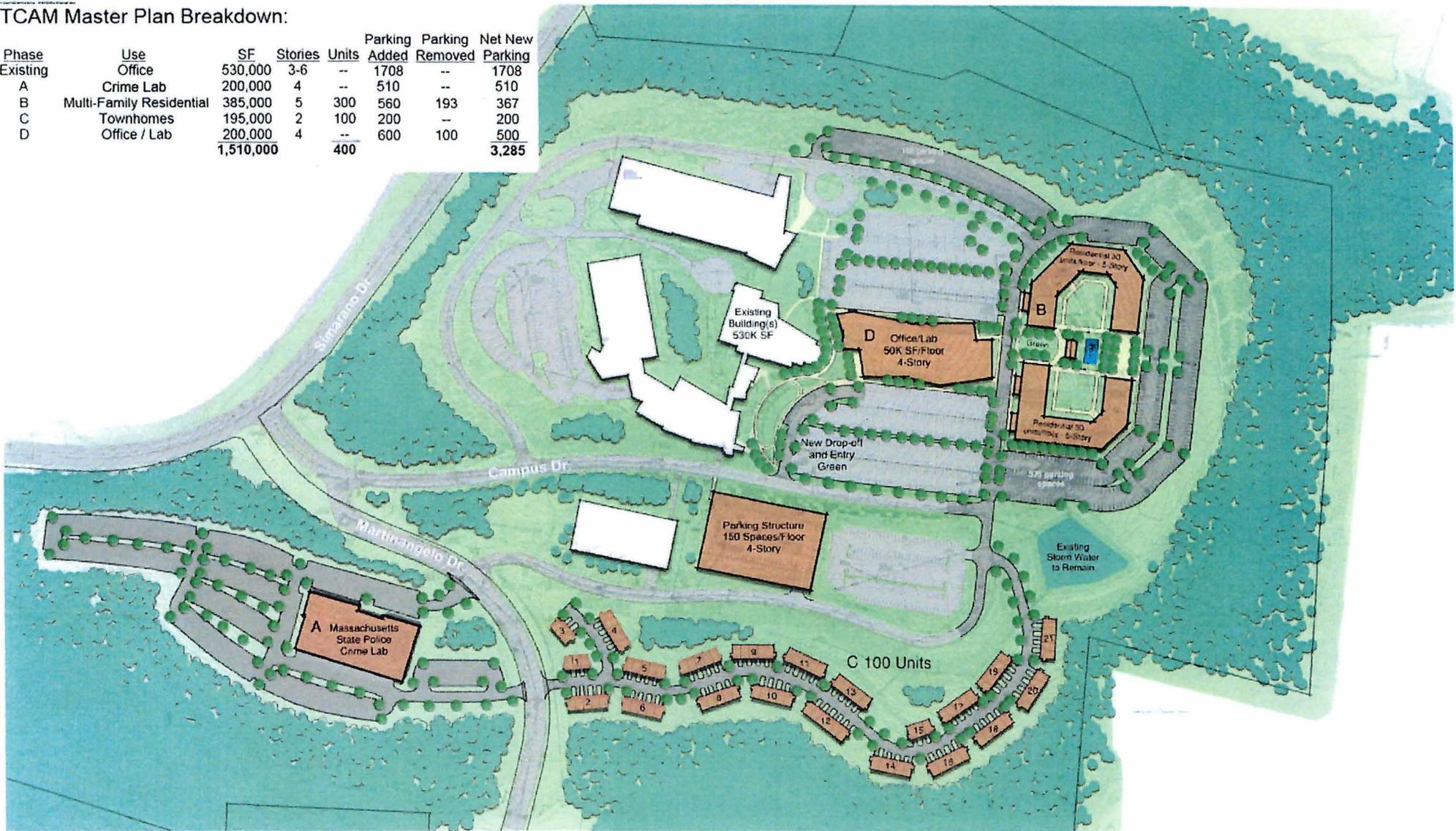
Enclosures:

1. Draft Master Concept Plan
2. Proposed RWMUOD Text Revision
3. Fiscal Impact Analysis; and
4. Memorandum re: Traffic Analysis

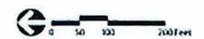
ATTACHMENT 1: DRAFT MASTER CONCEPT PLAN

TCAM Master Plan Breakdown:

Phase	Use	SF	Stories	Units	Parking Added	Parking Removed	Net New Parking
Existing	Office	530,000	3-6	--	1708	--	1708
A	Crime Lab	200,000	4	--	510	--	510
B	Multi-Family Residential	385,000	5	300	560	193	367
C	Townhomes	195,000	2	100	200	--	200
D	Office / Lab	200,000	4	--	600	100	500
		1,510,000		400			3,285



TCAM Master Plan
 Conceptual Site Plan
 Marlborough, MA



Source: MassMapper
 Prepared for: Client Services
 Date: March 14, 2025

ATTACHMENT 2: PROPOSED RWMUOD TEXT REVISION

City of Marlborough, MA

§ 650-33. Results Way Mixed Use Overlay District. [Added 12-17-2012 by Ord. No. 12-1005154C; amended 6-14-2021 by Ord. No. 21-1008216D] [Showing proposed amendment]

A. Purpose and objectives.

- (1) The Results Way Mixed Use Overlay District (herein, also RWMUOD) allows the application of supplemental land use controls within the boundaries of a certain overlay district, subject to City Council approval (Hereinafter any reference to City approval shall be deemed to mean approval by the City Council.) as an alternative to land use controls that exist in the underlying district(s). The establishment goals of the Results Way Mixed Used Overlay District are to enhance land use development and encourage desired growth patterns for the benefit of the public health, safety and welfare by promoting integrated, pedestrian-friendly, mixed use development to allow for the development of housing, retail and workplaces within close proximity of each other consistent with the stated economic development objectives of the City (collectively, herein, mixed use developments or MUD).
- (2) For the purposes of this section, the RWMUOD shall be superimposed on the other districts existing at the time that any land in any said underlying district is also included in the RWMUOD. The RWMUOD is adjacent to Simarano Drive and Forest Street as indicated on the City Zoning Map. The RWMUOD shall consist of two separate subdistricts: (i) Subdistrict 1, as more particularly described in Exhibit A annexed hereto and incorporated by reference herein; and (ii) Subdistrict 2, as more particularly described in Exhibit B annexed hereto and incorporated by reference herein.¹
- (3) For the purposes of the Zoning Ordinance, a mixed use development or MUD shall include any eligible use set forth in Subsection E, below, which may be commingled into a single structure or structures with other eligible uses or may be located in separate structures on the site subject to any restrictions and/or limitations set forth in the development agreement described in Subsection C(2) below. Accordingly, mixed use developments shall benefit the public health, safety and welfare through the sharing of parking lots and driveway curb cuts to minimize the amount of impervious paved parking areas, to reduce traffic congestion, to reduce automobile trips, and accordingly to improve air quality.
- (4) Within each subdistrict, one MUD shall be permitted, which shall each be subject to a separate development agreement and master concept plan, as described in Subsection C, below.

B. Authority of permit granting authority.

- (1) The City Council shall be the permit granting authority for special permit and site plan approval in the RWMUOD. In all instances, a development which proceeds under the RWMUOD Overlay is subject to site plan approval in accordance with § 270-2 of the Marlborough City Code, with the exception that the City Council shall be the permit granting authority for special permit and site plan approval in the RWMUOD.
- (2) The City Council may elect to vary the dimensional and parking requirements of this section by special permit if, in its opinion, such change shall result in a

¹ Editor's Note: Said exhibits are included as an attachment to this chapter.

§ 650-33 [Showing proposed amendment]

substantially improved project and will not nullify or substantially derogate from the intent or purpose of this section. This authority continues subsequent to occupancy.

C. Master concept plan; development agreement. The property owner/developer of each subdistrict shall, prior to or simultaneously with the first application for approval of a site plan and/or special permit for the MUD within the applicable subdistrict, file the following with the City Council for approval:

(1) Master concept plan.

(a) A master concept plan (master plan) which shall in a general manner show:

- [1] The location and areas of proposed development;
- [2] Proposed open space (usable or natural);
- [3] Proposed site access curb cuts off of Simarano Drive and Forest Street; and
- [4] Proposed building envelope(s) where construction is anticipated to occur (excluding internal site driveways).

(b) A table showing approximate acres and calculations of the following:

- [1] Total land area of each development area (building envelope area);
- [2] Total development limitations, if any, of uses in any developable area;
- [3] Total maximum development (square footage/use limitations); and
- [4] Approximate number of parking spaces within the applicable subdistrict.

(c) The master plan shall be approved by a super majority 2/3 vote of the City Council at a public meeting and shall thereafter become the general development plan governing development at the applicable subdistrict. The master plan may be amended from time to time by a super majority vote 2/3 of the City Council by application from the property owner/developer to reflect changing development conditions.

(2) A development agreement in recordable form binding upon the developer/property owner.

(a) The development agreement shall be approved by a super majority (2/3) vote of the City Council prior to the issuances of the first permit/site plan approval for development within the applicable subdistrict, which shall contain, without limitation:

- [1] Required mitigation (including traffic demand management initiatives) to address the impacts arising out of the use and occupancy of the proposed project, or if at the time of execution such impacts are not known, the methodology for assessing and addressing such impacts as the development of the applicable subdistrict progresses.
- [2] Restrictions on development areas and such other development limitations as may be agreed upon.
- [3] Proposed phasing of the development of the applicable subdistrict.
- [4] Obligations with respect to pedestrian and vehicular interconnectivity within the applicable subdistrict to facilitate pedestrian access and parking efficiencies.
- [5] The authority of the City Council to retain the necessary professionals to assist in its review of development applications.

§ 650-33 [Showing proposed amendment]

[6] An agreement by the property owner/developer of the residential component of the property to make a one-time financial contribution to the City per residential unit developed within the applicable subdistrict for which a building permit is issued. This payment shall be due at the time of the issuance of the building permit for the unit(s). This amount is to be used by the City acting by and through the City Council to assist in the identification and implementation of zoning, economic and other strategies to foster professional, retail and commercial development initiatives as well as the development of affordable housing which may include, without limitation, the preparation of a housing production plan in accordance with the rules and regulations of the Massachusetts Department of Housing and Community Development [760 CMR 56.03(4)] and the funding of the implementation of the goals and objectives set forth in such plan.

- (b) The development agreement shall govern the implementation of the master plan and development at the applicable subdistrict.
- (c) Notwithstanding anything contained in any current or future development agreement to the contrary, each development agreement shall only apply to the applicable subdistrict and shall not govern any development of other subdistricts within the RWMUOD.

D. Exclusivity/control. Except as specifically provided herein, uses and provisions of Article V of Chapter 650 (Zoning) relating to the underlying zoning district not otherwise impacted by this section (§ 650-33) shall continue to remain in full force and effect; provided, however, that the City Council shall be the special permit granting and site plan approval authority, if applicable. This section (§ 650-33) of the Zoning Ordinance exclusively controls the establishment, development, and design of any MUD undertaken in a subdistrict in the RWMUOD and supersedes any other provision of the Zoning Ordinance (except the provisions of the Water Supply Protection District, provided that the maximum total impervious surface coverage for the RWMUOD shall be 60% calculated on the entire land area of each subdistrict and not on an individual lot basis). In the event of any conflict between the provisions of this section (§ 650-33 et seq.) and any other provision of the Zoning Ordinance, the provisions of this section shall govern and control.

E. Eligible uses. Except as specifically set forth below, all uses permitted in the Industrial and Limited Industrial Districts either as of right or by special permit in accordance with § 650-17 of the Zoning Ordinance are permitted in the RWMUOD. If a use requires a special permit under § 650-17, Table of Use Regulations, such use shall continue to require a special permit under this section.

(1) The following additional uses are also permitted by right in the RWMUOD:

- (a) Research and experimental labs (33). (NOTE: Numbers in parentheses correspond to subsection numbers in § 650-18, Conditions for uses, as noted in § 650-17, Table of Use Regulations.) Research and development includes, without limitation, laboratories engaged in research, experimental and testing activities, including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, pharmaceuticals, medicine and physics.

§ 650-33 [Showing proposed amendment]

- (b) Medical office and diagnostic medical laboratories appurtenant to offices of physicians and dentists.
 - (c) Associated/accessory research uses (35). (NOTE: Numbers in parentheses correspond to subsection numbers in § 650-18, Conditions for uses, as noted in § 650-17, Table of Use Regulations.)
 - (d) Advanced manufacturing, which shall include high-technology manufacturing, such as, but not limited to, laser technology, robotics, nanotechnology and computer-associated design and software development.
 - (e) Multifamily dwelling:
 - [1] Subdistrict 1: up to 350 dwelling units, including, without limitation, age-restricted dwelling units.
 - [2] Subdistrict 2: up to ~~100~~400 dwelling units, including, without limitation, age-restricted dwelling units.
 - (f) Retail sales and services: in each subdistrict, up to 75,000 square feet of total gross floor area; up to 10,000 square feet of gross floor area per establishment.
 - (g) Hotels and motels.
 - (h) Hotels with conference facilities and commercial uses.
 - (i) Car parking lots, garages: a structure or a group of structures that facilitate the parking of vehicles at ground level, above or below grade and shall include area for the parking of vehicles at, above and/or below grade under a building or otherwise integrated into another structure.
 - (j) Consumer service establishments complementary to the other principal uses at the property.
 - (k) Restaurant, cafe with or without table service (including outside seating and service).
 - (l) Health, sports and fitness clubs (indoor and/or outdoor) and related facilities.
 - (m) Self-service laundry.
 - (n) Dry cleaning (pickup and dropoff only).
 - (o) Manufacturing and/or warehousing, including but not limited to biomanufacturing facilities that may use and store hazardous materials or toxic substances in accordance with applicable law.
- (2) The following additional uses are also permitted by special permit in the RWMUOD:
- (a) In Subdistrict 1 only: Multifamily dwelling — more than 350 dwelling units within the subdistrict, including, without limitation, age-restricted dwelling units.
 - (b) Drive-through facilities associated with retail (e.g., banks; pharmacies) and food services.
 - (c) In Subdistrict 2 only: Biosafety Level 3 laboratories, as defined by the United States Center for Disease Control and Prevention.
- (3) The foregoing subsections notwithstanding, the uses set forth as follows are expressly prohibited in the RWMUOD:
- (a) Adult entertainment, including an adult bookstore, video store, paraphernalia store, movie theater, or live entertainment establishment.
 - (b) Tattoo and body piercing parlors and shops.
 - (c) Dye works.

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- (d) Biosafety Level 4 laboratories, as defined by the United States Center for Disease Control and Prevention.
 - (e) Establishments for construction in such services as, but not limited to, building, building maintenance, plumbing, landscaping, electrical, masonry, carpentry, well drilling.
 - (f) Electroplating, metal finishing except by special permit as an accessory use to an otherwise permitted principal use.
 - (g) Hazardous and toxic chemical manufacturing.
 - (h) Trucking terminal and distribution center.
 - (i) Automotive sales and/or service.
 - (j) Retail gasoline, oil and lubrication stations.
 - (k) Commercial bakeries.
 - (l) On-site sales and rental of heavy machinery and vehicles.
 - (m) Laundry and dry-cleaning establishment, except dropoff and pickup operations and facilities designed to service residents of multifamily dwellings.
 - (n) Any activity or use directly or indirectly involving, without limitation, the dispensing, use, sale, growing, storage or transportation of medical marijuana, including any medical marijuana treatment center.
 - (o) Any on-site facility or clinic devoted to the treatment of substance addiction, including any narcotic detoxification and/or maintenance facility.
- F. Dimensional requirements. The RWMUOD shall be subject to the dimensional standards in accordance with Article VII of the Marlborough Zoning Ordinance with the following exceptions:
- (1) The RWMUOD shall consist of one or more lots. There is no minimum acreage requirement for a lot to be a part of the Results Way Mixed Use Overlay District.
 - (2) Minimum lot frontage measurement shall be no less than 50 feet for any lot wholly located within the boundaries of the RWMUOD.
 - (3) Minimum front yard measurement shall be no less than 30 feet for any lot wholly located within boundaries of a RWMUOD.
 - (4) No less than 15 feet shall separate the structural side wall of any two or more MUD structures. No less than 15 feet shall separate any area behind and/or between structures, and fire suppression vehicles shall have clear and adequate access to all structures.
 - (5) Maximum building height in RWMUOD shall not exceed 80 feet, provided that:
 - (a) Residential structures shall not exceed 70 feet; and
 - (b) No structure located within 120 feet from the center line of Forest Street shall exceed 50 feet.
 - (6) Maximum lot coverage shall be calculated on the entire land area of the applicable subdistrict and not on an individual lot basis, and shall not exceed 60% of the total area of the applicable subdistrict.
- G. Parking and curb cut requirements. Except as otherwise provided in this section, parking and circulation requirements shall conform to the provisions of §§ 650-48 and 650-49 of the Zoning Ordinance.
- (1) General. In the RWMUOD, adequate off-street parking shall be provided. The City Council and the applicant shall have as a goal, for the purposes of defining

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adequate off-street parking, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose. In implementing this goal the City Council shall consider complementary or shared use of parking areas by activities having different peak demand times, and the applicant shall locate adjacent uses in such a manner as will facilitate the complementary use of such parking areas. Implementation of such complementary use of parking areas may result in permitted reductions in the parking requirements.

- (2) Parking locations. Parking may be provided at ground level, underground or in a parking garage. Parking garages can be freestanding or as part of buildings dedicated to other permitted uses.
- (3) Parking spaces for each dwelling unit. There shall be a minimum of 1.5 parking spaces for each dwelling unit.
- (4) Granting of relief from parking regulations. The City Council may waive any of the foregoing requirements or the requirements of § 650-48 if it makes a finding that to do so will enhance the overall design of the RWMUOD.

H. Signage.

- (1) Except as otherwise provided in this mixed use section, signage shall conform to the provisions of Chapter 526 of the Marlborough City Code, the Sign Ordinance.
- (2) Granting of relief from signage regulations. The City Council may waive any of the requirements of the Sign Ordinance if it makes a finding that to do so will enhance the overall design of the RWMUOD.

I. Application.

- (1) An application for a special permit for a use in the mixed use development in the RWMUOD shall comply with the requirements of § 650-57 et seq. of the Zoning Ordinance. In the matter of a site plan approval, the application shall comply with the requirements of the City Code, Chapter 270, Article II, Permits and Approvals, § 270-2 et seq.
- (2) The City Council in connection with a special permit and/or site plan application shall review such applications with respect to the following design criteria:
 - (a) Compliance of sidewalks with Americans with Disabilities Act (ADA) design standards;
 - (b) Street facade and exterior walls visible from public ways;
 - (c) Public space;
 - (d) Scale of buildings; and
 - (e) External lighting.
- (3) Concurrent with any public hearing/meeting associated with a special permit and/or site plan filing, the applicant shall make a presentation to the City Council to present the proposed architectural design and shall consider the comments and input from the City Council. A final building elevation shall be submitted prior to the close of the public hearing/meeting.

J. Standards for roadways and drainage.

- (1) Roadways. Internal RWMUOD roadways shall be private ways and shall be maintained by the owners/developers of the RWMUOD and portions thereof. Private ways within the RWMUOD, to the extent feasible, shall be constructed using the methods and materials prescribed in the Rules and Regulations for the

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Subdivision of Land in the City, but shall not be required to conform to the dimensional requirements thereof, provided that those private roadways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners.

- (2) Stormwater management system. Each MUD within the RWMUOD shall have a stormwater management system designed in accordance with the applicable Rules and Regulations for the Subdivision of Land in the City and the Department of Environmental Protection's Stormwater Management Guidelines, as amended.

K. Amendments. After approval, an owner/developer may seek amendments to the approved permits. Minor amendments to a special permit and major or minor amendments to a site plan approval may be made by a super majority (2/3) vote of the City Council. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment is deemed to be a major amendment or a minor one. In general, a minor modification shall not produce more than a material increase in the scale of a project nor produce more than a material increase in impact on City services, the environment or the neighborhood. If it is determined that revisions to a special permit are not minor, per § 650-59 of the Zoning Ordinance, an application for a revised special permit shall be filed, and a public hearing shall be held in the same manner as required for a new application, subject to the fee schedule under Subsection C(3)(f) of § 650-59.

ATTACHMENT 3: FISCAL IMPACT ANALYSIS

Fiscal Impact Analysis
The Campus at Marlborough
Marlborough, MA

Greatland
Mixed Use
Lab/Office-Residential Development



FOUGERE PLANNING & DEVELOPMENT, Inc.
Mark J. Fougere, AICP

Greatland
The Campus at Marlborough
Marlborough, MA

FISCAL IMPACT ANALYSIS

February 20, 2026

I. Introduction

Greatland is proposing a rezoning initiative, amending the Results Way Mixed Use Overlay District, in order to advance development of a laboratory office park and residential uses for The Campus at Marlborough, a 121 acre property located off Campus Drive. The subject site presently has 531,000 square feet of general office space constructed and with prior zoning submissions, an additional 650,000 square feet of lab/office space and 100 residential units were proposed to be constructed. The current rezoning program will allow for the construction of 400,000 square feet of lab/office space with approximately 200,000 square feet dedicated specifically to a Massachusetts State Police Crime Lab employing approximately 300 people, and a future lab/office building containing approximately 200,000 square feet. A 600-space parking garage will be constructed to support the second lab/office space. The City of Marlborough is supporting the Crime Lab construction through the use of a Tax Increment Financing (TIF) program. In addition, 400 garden and townhome apartment units would be constructed with 12% set aside as affordable (80% AMI). Table 1 outlines the specific unit profile for the proposed apartment units.

Table 1
Apartment Development Unit Profile

Unit Type	# Units
Studio Market Rate	35
Studio Affordable	5
One Bedroom Market	106
One Bedroom Affordable	14
Two Bedroom Market	97
Two Bedroom Affordable	13
Three Bedroom Market	26
Three Bedroom Affordable	4
Two Bed Townhomes Mkt.	88
Two Bed Townhomes Afford.	12

Based on the current timeline, it is anticipated that the first apartment units are expected to be available for occupancy in Summer 2028, with stabilized occupancy achieved by 2030. The townhomes are expected to be available in Summer 2029 with stabilized occupancy achieved by 2031. The remaining lab/office space is anticipated to be built out by 2032.

This fiscal impact report will analyze potential revenue streams from the proposed development, along with potential impacts to individual City departments. This will be a private development with the owner maintaining all access ways and providing private trash disposal. The project will be served with both public water and sewer.

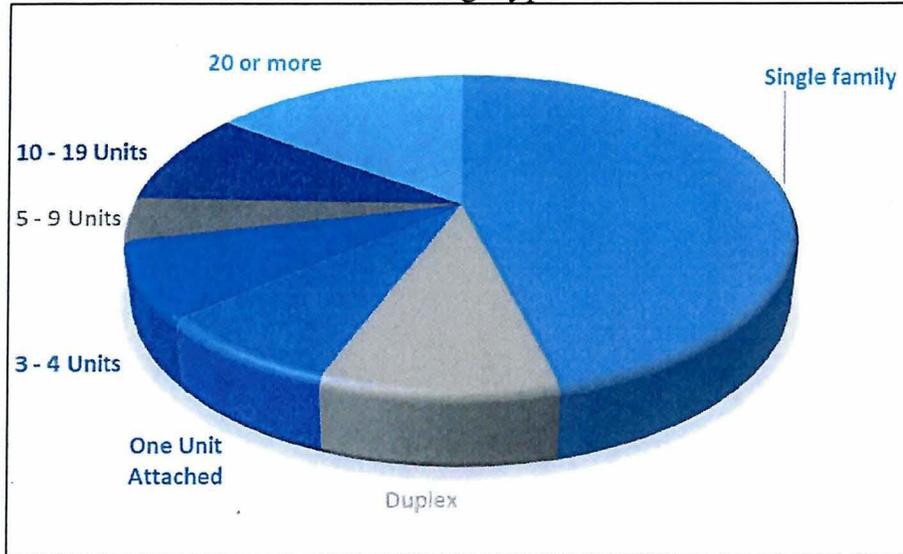
II. Local Trends

1. Census figures report that from 2000 to 2010 Marlborough's population increased from 36,255 to 38,499, showing a 5.8 percent growth rate over the 10-year time period. The 2020 US Census Bureau¹ reported a population of 41,793 resulting in an 8.5% growth rate over the past decade.

¹ 2021 US Census

A significant portion (44.6%) of Marlborough’s housing stock consists of single-family homes, with 2023 US Census data reporting 7,724 single family homes out of a total housing stock of 17,370 units as outlined in Figure 1.

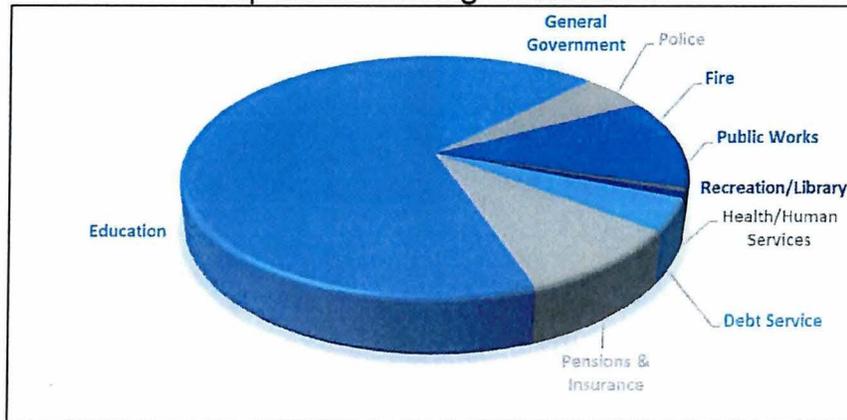
Figure 1
Housing Types



III. Budget History

Marlborough’s total FY26 General Fund operating budget is \$190,966,018. Public Safety and Education account for 69.2% of the total budget excluding enterprise funds as outlined in Figure 2. These departments have the largest number of personnel and the most direct impact on municipal expenditures. Given the large budgetary impacts these departments have on City finances, and the fact that these agencies will experience the most direct measurable impact from the proposed development, they are the primary focus of this Report.

Figure 2
Department Budget Allocation



IV. Fiscal Methodology Approach

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic “average” costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for a new development. The premise of this method is that current revenue/cost ratios per person and per unit are a potential indicator of future revenue/cost impacts occasioned by growth. New capital expenditures required for provision of services to a development are not added to current costs; instead, the present debt service for previous improvements is included to represent ongoing capital projects. The advantage of this approach is its simplicity of implementation and its wide acceptance by both consultants and local officials. The downside of this approach is that the methodology calculates the “average” cost as being the expected cost, which is often not the case as costs are exaggerated significantly in some instances. (For example, if one student is added to a school system, limited cost impacts will occur; however based on an “average” cost to educate one student the cost could be noted as \$19,000/year, which includes such costs as existing debt, building maintenance, administrative and other factors, all of which will be minimally impacted by the addition of one student.)

The Marginal Cost Approach is a more realistic methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, there is an existing municipal “level of service” present in Marlborough to serve the community. This existing service level, for the most part, addresses the needs of the community through existing tax collections. As new development occurs, pressures are placed on some departments to address increased demands, while other departments experience negligible, if any, impacts. In reviewing the potentially impacted departments specifically, a more accurate picture of anticipated cost impacts can be determined. The Report will use this methodology unless discussions indicate no definitive cost conclusion, in which case the Average Costing Method will be applied.

Given the nature of the proposed project, as will be shown by the analysis below, measurable impacts will be limited to a few City departments. Any required off-site traffic and roadway improvements are expected to be addressed during the approval processes. Solid waste generated by project will be removed by a private hauler. Water and sewer utility expenses associated with new uses will be offset through user fees. All on-site property improvements will be maintained privately. Measurable impacts of the redevelopment are expected to result to a few City departments, most notably the School Department, along with the Police and Fire Departments. Other City agencies are projected to experience little or no long-term measurable impacts from the proposed development.

V. Local Revenues from Development

A) Property Taxes

Local property taxes provide the bulk of municipal revenues for the City of Marlborough which has a FY26 Residential tax rate of \$10.54 per \$1,000 valuation and a Commercial/Industrial FY26 Tax Rate of \$18.43. The proposed mixed-use project will have both residential and laboratory/office space uses.

The Marlborough Avalon apartment community, which has a mix of garden and townhome apartments, has been used as a comparable to estimate the future assessment of the townhome units, while the Green District has been used for the proposed garden buildings. Based upon the assessments of these two Marlborough apartment communities, the proposed apartment complex is estimated to have a total assessed value of \$124,531,177 generating \$1,312,559 in annual residential property taxes as outlined in Table 2.

Table 2
Estimated Annual Residential Property Taxes

Property	Value	Units	Value/Unit
Green District Gardens	\$72,702,900	235	\$309,374
Proposed Garden Units	\$92,812,213	300	
Avalon Marlborough	\$150,030,700	473	\$317,190
Proposed Townhome Units	\$31,718,964	100	
Estimated Total Assessment	\$124,531,177		
Estimated Property Taxes	Res. Tax Rate	\$10.54	\$1,312,559

The non-residential portion of the development program is in two components, a proposed 200,000 square foot Massachusetts State Police Crime Lab, estimated to employ approximately 300 people and another 200,000 square foot lab/office building along with a 4 story, 600 space parking garage.

The proposed Crime Lab will include a city supported TIF program, providing partial property tax exemptions over a 20 year period. The TIF program will lock in a 20 year schedule that will start at a 100% exemption in fiscal year 2029 and then, starting in fiscal year 2031, decreasing by 5% a year over the agreement term. The tax rate and property assessed value will change over the term to reflect local conditions. At this time the Local Valuation Worksheet (attached) outlines an estimated project valuation of \$44,515,700 noting the first incremental tax payment of \$37,749 starting in 2031 which will grow at this increment over the following 18 years.

Based on local market conditions² it is estimated, as detailed in Table 3, that the second lab/office portion of the program will be assessed for \$36,600,000 and generate \$674,538 in annual property taxes.

Table 3
Estimated Annual Lab/Office II Property Taxes

Commercial Property	Assessment	Bldg. Area	Assessment/Sq. Ft.
Estimated Garage Assessment	\$8,600,000	200,000	\$43.00
Future Commercial Lab/office	\$28,000,000	200,000	\$140.00
<hr/>			
Total Estimated Assessment	\$36,600,000		
Commercial Tax Rate	\$18.43		
Estimated Property Taxes	\$674,538		

As detailed in Table 4, at project build out, the total estimated property taxes from the proposed development program total \$2,025,036 with the State Police portion of the program increasing payments of \$37,749 annually.

Table 4
Total Estimated Property Taxes

Estimated Apartment Taxes	\$1,312,559
Estimated State Police Lab. Taxes	\$37,749
Estimated Lab/Office II Taxes	\$674,538
Total Estimated Property Taxes	\$2,025,036

Table 5 summarizes the increase in property taxes over the term of the TIF, assuming no change in building assessments nor the commercial tax rate.

² Assessment of existing onsite office space, as well as 362 Elm Street, R&D space.

Table 5
Incremental Increase In Property Taxes Over TIF Term

	Apartment Taxes	State Police Lab	Lab/Office II	Total Property Taxes
2031	\$1,284,300	\$37,749	\$620,736	\$1,942,785
2032	\$1,284,300	\$75,498	\$620,736	\$1,980,534
2033	\$1,284,300	\$113,247	\$620,736	\$2,018,283
2034	\$1,284,300	\$150,996	\$620,736	\$2,056,032
2035	\$1,284,300	\$188,745	\$620,736	\$2,093,781
2036	\$1,284,300	\$226,494	\$620,736	\$2,131,530
2037	\$1,284,300	\$264,243	\$620,736	\$2,169,279
2038	\$1,284,300	\$301,992	\$620,736	\$2,207,028
2039	\$1,284,300	\$339,741	\$620,736	\$2,244,777
2040	\$1,284,300	\$377,490	\$620,736	\$2,282,526
2041	\$1,284,300	\$415,239	\$620,736	\$2,320,275
2042	\$1,284,300	\$452,988	\$620,736	\$2,358,024
2043	\$1,284,300	\$490,737	\$620,736	\$2,395,773
2044	\$1,284,300	\$528,486	\$620,736	\$2,433,522
2045	\$1,284,300	\$566,235	\$620,736	\$2,471,271
2046	\$1,284,300	\$603,984	\$620,736	\$2,509,020
2047	\$1,284,300	\$641,733	\$620,736	\$2,546,769
2048	\$1,284,300	\$679,482	\$620,736	\$2,584,518

B) Miscellaneous Yearly Revenues

- a. Motor Vehicle Excise Tax - Another major revenue source for the community is motor vehicle excise taxes. Table 6 outlines projected vehicle³ excise taxes totaling \$150,000 from the proposed residential portion of the development.

Table 6
Motor Vehicle Excise Tax

# Cars	Value	Total Value
640	\$12,000	\$7,680,000
\$25 x \$6,000		\$150,000

- b. Personal Property Taxes - Personal property taxes are another source of income for the community. Lab and office space include a wide range of equipment which is taxable under Massachusetts General Laws. At this time the office space on the subject site has personal property value totaling \$530,895. Once occupied, the value of personal property associated with

³ Average 1.6 vehicles per unit based upon Avalon data.

the proposed lab/office space will provide an additional revenue stream to the community.

C) Estimated Yearly Project Revenues

The proposed development program is estimated to generate a total of \$2,175,036 in annual local revenues from property taxes and excise taxes as detailed in Table 7. **This revenue will grow annually as summarized in the TIF agreement, currently estimated to be \$37,749.** Additional revenue may be realized from personal property taxes.

Property Taxes	\$2,025,036
Excise Taxes	\$150,000
Total Revenues	\$2,175,036

Additional one-time payment revenues will also be realized as part of the development and these will be detailed further below.

VI. Municipal Service Costs

Given the nature of the proposed development project, as will be seen in the analysis below, measurable impacts will be limited to a few key City departments including schools, police and fire departments. All onsite maintenance will be addressed by the property owner, including access way repairs and trash removal.

Department Impacts

Police & Fire

The Police and Fire Departments will both experience increased demand for services from the proposed project. For fiscal year 2026 the Police and Fire Department budgets totaled \$19,690,198. To assess the degree of impact this project would have on these departments, emergency call data from comparable apartment complexes in Marlborough and lab/office space in the region was analyzed. These gross calls were then totaled to derive an average call ratio per

unit and per square foot, which was then used to generate projected emergency calls for each department. Extrapolating from the comparable call data, increases are projected in the City's police and fire department call volume.

At project buildout, annual Police calls are projected to increase by 167calls annually (3.7 calls per week). Fire Department calls are estimated to increase by 61 calls (1.17 calls per week) as summarized in Table 8 & 9.

**Table 8
Projected Emergency Service Calls - Apartments**

Project	Town	Units	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Stonegate Apartments	Marlborough	332	162	0.488	
Orchard Apartments	Marlborough	156	73	0.468	
Avalon Apartments	Marlborough	350	74	0.211	
Totals		838	309	0.369	
Proposed Apartments		400			147

Project	Town	Units	Avg. Fire Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
Stonegate Apartments	Marlborough	332	48	0.145	
Orchard Apartments	Marlborough	156	28	0.179	
Avalon Apartments	Marlborough	350	33	0.094	
Totals		838	109	0.130	
Proposed Apartments		400			52

**Table 9
Projected Emergency Service Calls – Lab/Office**

Project	Town	Sq. Ft.	Avg. Police Calls Per Year	Avg. Call Per Unit	Projected Yearly Calls
195 Presidential Way	Woburn	129,028	5.00	0.00004	
9 Technology Drive	Westborough	237,337	3.00	0.00001	
33 Hayden Ave.	Lexington	198,000	6.00	0.00003	
45 - 55 Hayden Ave.	Lexington	180,407	11.00	0.00006	
65 Hayden Ave.	Lexington	66,000	7.00	0.00011	
113-115 Hartwell Ave.	Lexington	102,096	14.00	0.00014	
Totals		912,868	46.00	0.00005	
Proposed Lab/Office		400,000			20

Project	Town	Sq. Ft.	Avg. Call Per Year	Avg. Fire Calls Per Unit	Projected Yearly Calls
195 Presidential Way	Woburn	129,028	5.00	0.00004	
9 Technology Drive	Westborough	237,337	2.00	0.00001	
33 Hayden Ave.	Lexington	198,000	2.00	0.00001	
45 - 55 Hayden Ave.	Lexington	180,407	2.00	0.00001	
65 Hayden Ave.	Lexington	66,000	4.00	0.00006	
113-115 Hartwell Ave.	Lexington	102,096	5.00	0.00005	
Totals		912,868	20.00	0.00002	
Proposed Lab/Office		400,000			9

Police Department

To assign a cost as a result of the increased demand for service, a number of options were reviewed including cost per call and cost per capita. Since calls for service provide a clear measure of impact on the Department, this approach was used and results in an estimated annual impact of \$68,871 as outlined in Table 10. This cost estimate is not inferring the police budget will increase as a result of the proposed development but assigns a “cost” to account for this new land use in the community.

Table 10
Police Department Impact

Department	FY 2026 Budget	Avg. Calls Per Year	Cost/call	Est. Calls	Annual Cost
Police	\$9,897,675	24,000	\$412	167	\$68,871

Fire Department

As with the police department, to account for some impact from the proposed development a cost per call ratio was used which provides an estimated annual fire expense of \$76,691 as outlined in Table 11.

Table 11
Gross Fire Department Impact

Department	FY 2026 Budget	Avg. Calls Per Year	Cost/call	Est. Calls	Annual Cost
Fire	\$9,792,523	7,789	\$1,257	61	\$76,691

Other Departments/Revenues:

Building

Building Department costs were not included in this analysis because they are not permanent annual impacts and expenses will be offset by building permit fees. At this time the building permit fee⁴ is estimated to total \$3,350,000 as detailed in Table 12.

⁴ Fee is \$10 per \$1,000 of construction costs as outlined in the Building Valuation Data Report (Marshall & Swift).

Table 12
Estimated Building Permit Fees

	Blg. Permit Value	Permit Fee
Apt. Units @ \$300,000 unit	\$120,000,000	\$1,200,000
Crime Lab Construction @ \$600/Sq. Ft.	\$120,000,000	\$1,200,000
Lab/office Construction @ \$400/Sq. Ft.	\$80,000,000	\$800,000
Parking Garage @\$25,000/space	\$15,000,000	\$150,000
Est. Building Permit Fees		\$3,350,000

Public Works

All roads within the development will be private and maintained by the complex operators. Solid waste will be handled by a private contractor with no expenses incurred by the City.

Other Departments

It is not anticipated that measurable impacts will occur to other City departments and therefore no other costs were analyzed. To be conservative, a \$68,000 cost⁵ will be carried in order to account for other potential expenses.

⁵ Estimate \$120 per unit for the residential use and \$20,000 for the Lab/office space.

VII. School Department

The City of Marlborough public schools presently have an enrollment of 4,360 students housed in a Childhood Center and five schools (three elementary, one middle, and one high school) during the 2025/26 school year⁶. The FY26 Public School budget was \$112,483,048.

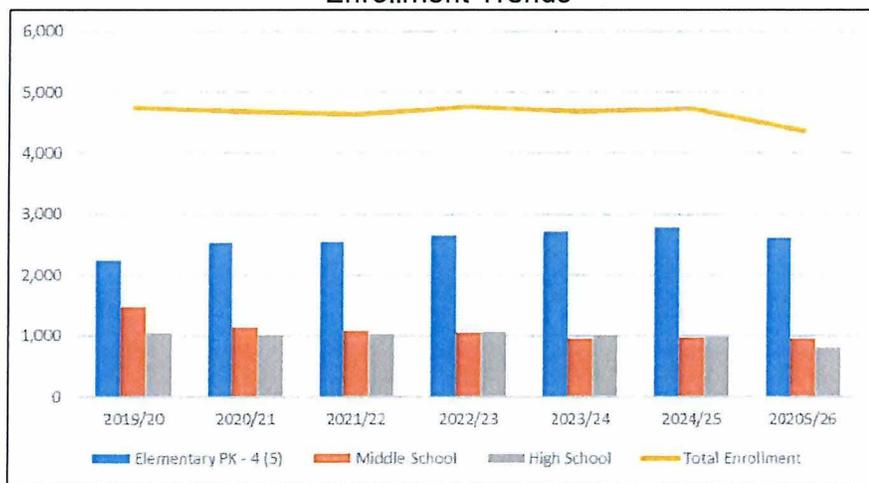
Enrollment History

Overall school enrollment has remained steady since 2019, with increases seen at the elementary school level (a marked decrease is noted this year) and decreases seen in the middle school and high school as detailed in Table 13 and Figure 3. It should be noted that in 2020 the 5th grade was moved down to the elementary school, increasing enrollment by 416 students.

Table 13
Enrollment Trends 2019-2025

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	20205/26
Elementary PK - 4 (5)	2,230	2,537	2,544	2,657	2,722	2,778	2,602
Middle School	1,478	1,139	1,077	1,044	944	965	944
High School	1,041	1,006	1,022	1,064	1,013	985	814
Total Enrollment	4,749	4,682	4,643	4,765	4,679	4,728	4,360

Figure 3
Enrollment Trends



⁶ Due to the pandemic, school enrollments for the 2020/21 year have shown to be unreliable to reflect trends and therefore were not reported.

Projected School Enrollment Estimates

To gain an understanding of the community's potential school related fiscal impact, the anticipated number of school children that may be generated by the proposed development was analyzed. The proposed apartment complex will have a mix of one, two and three bedrooms units in both garden style and townhome units as outlined in Table 14. Twelve percent of the units will be affordable at 80% Area Median Income.

Table 14
Bedroom Mix Composition

Unit Type	# Units
Studio Market Rate	35
Studio Affordable	5
One Bedroom Market	106
One Bedroom Affordable	14
Two Bedroom Market	97
Two Bedroom Affordable	13
Three Bedroom Market	26
Three Bedroom Affordable	4
Two Bed Townhomes Mkt.	88
Two Bed Townhomes Afford.	12
Total	400

To estimate the number of school age children (SAC) that may live in the proposed apartment complex, Fougere Planning reviewed information from its own SAC database for apartments. This resource provides detailed SAC data by unit type (1-2-3 bedrooms – market rate and affordable). In addition, school enrollment data was obtained from the Marlborough Avalon, a market rate apartment complex which consists of 473 one and two bedroom units⁷, as well as the mixed-use garden style apartment community The Point at Green District⁸ with 235 units, with 10% affordable.

⁷ School Department data notes there are 21 school age children residing at the Avalon complex in 473 market rate units.

⁸ 25 studios, 115 one beds, 85 two beds and 10 three beds.

If we apply our SAC database to the existing garden style Green District development, without taking account actual SAC enrollment, an estimated 28 school age children are calculated as outlined in Table 15.

Table 15
Green District – Fougere SAC Database

Unit Type	# Units	SAC/Unit	Total SAC
Studio Market Rate	23	0	0
Studio Affordable	2	0	0
One Bedroom Market	102	0.009	0.92
One Bedroom Affordable	13	0.021	0.27
Two Bedroom Market	78	0.18	14.04
Two Bedroom Affordable	7	0.57	3.99
Three Bedroom Market	8	0.812	6.50
Three Bedroom Affordable	2	1.19	2.38
Total	235		28

Based upon data obtained from the school department, only 4 school age children presently reside at this complex therefore our database significantly overstates the estimated number of school age children. To account for these local conditions, as outlined in Table 16, SAC ratios were decreased to reflect the actual number of students who reside in the Green District.

Table 16
Actual School Age Children – Green District

Unit Type	# Units	SAC/Unit	Total SAC
Studio Market Rate	23	0	0
Studio Affordable	2	0	0
One Bedroom Market	102	0	0.00
One Bedroom Affordable	13	0	0.00
Two Bedroom Market	78	0	0.00
Two Bedroom Affordable	7	0.2	1.40
Three Bedroom Market	8	0.21	1.68
Three Bedroom Affordable	2	0.41	0.82
Total			4

Taking into account the SAC data from the Green District apartment community, as detailed in Table 17, an estimate 10 school age children may reside with the proposed 300 unit garden style buildings.

Table 17
Local SAC Ratio – Proposed Garden

Unit Type	# Units	SAC/Unit	Total SAC
Studio Market Rate	35	0	0
Studio Affordable	5	0	0
One Bedroom Market	106	0	0.00
One Bedroom Affordable	14	0	0.00
Two Bedroom Market	97	0	0.00
Two Bedroom Affordable	13	0.200	2.60
Three Bedroom Market	26	0.210	5.46
Three Bedroom Affordable	4	0.410	1.64
Total	300		10

As noted above, the residential portion of the mixed-use development will also involve the construction of 100 townhome apartment units. We reviewed SAC data from the 473-unit Avalon Marlborough market rate apartment community which noted 21 SAC residing at this complex. If we assume all of the SAC reside with the 278 two bedroom units, a .075 SAC ratio is derived (21/278). Applying this SAC ratio to the proposed market rate townhome two bedroom units, and using Fougere Plannings affordable two bedroom SAC ratio, as detailed in Table 18, generates an estimated 13 schoolchildren.

Table 18
Estimated School Enrollments – Townhomes

Townhome Units	Units	SAC/Unit	Total SAC
Two Bedroom Market	88	0.075	6.60
Two Bedroom Affordable	12	0.570	6.84
Total	100		13

In total, the garden apartment units and townhomes may generate 23 school age children.

As this apartment complex will reside within an office park, the number of school age children may be less than estimated. Data research from mixed use developments has shown a lower per unit School Age Children (SAC) ratio than residential developments that stand alone.

Table 19 outlines the anticipated grade profile of the school children based upon data obtained from the Avalon Marlborough and the Green District apartment communities. It is anticipated that 16 children may attend elementary school, 2 middle school and 5 high school.

Table 19
Enrollment Grade Profile

Grade Profile	%	SAC
Elementary	0.720	16
Middle	0.080	2
High	0.200	5

To account for potential costs⁹, we have assumed a school class size of 22 students per teacher. With an estimated total of 23 school children system wide, 1 teacher may be needed (\$110,000). Special educational cost may also be a factor, with 18-20% of the school population receiving some form of assistance. If 20% of the estimated students require some form of SPED services, 5 students may require assistance at an estimated annual cost of \$45,000 or a total annual cost of \$200,000. These costs total an estimated \$310,000. It should be noted that the city receives Chapter 70 aid which for FY27 totaled \$52,279,000 or an average of \$10,370 per student. Increase enrollment cost from the proposed apartment community may be partially offset from additional Chapter 70 aid.

⁹ Outreach efforts have occurred with the school superintendent and to date we have not been able to connect. Noted costs reflect passed discussions from fall of 2023 and have been increased.

FISCAL SUMMARY

Table 20 summarizes the fiscal impact from the proposed development. Fougere Planning does not suggest that municipal budgets should be increased to offset the noted costs because the anticipated tax receipts for the project are significantly in excess of the anticipated costs. These findings may be viewed as a guide to potential future costs. Any budget increases will be addressed by City officials as part of the regular annual budget preparation process.

Table 20
Estimated Annual Fiscal Impact

Gross Rev. Property Taxes & Excise Taxes	\$2,175,036
Estimated Municipal Costs	
Police	-\$68,871
Fire	-\$76,691
Other Departments	-\$68,000
School Costs	-\$310,000
Total Costs	-\$523,562
Net Annual Positive Fiscal Impact	+1,651,474

Summary of Findings

- The proposed development project will result in estimated gross revenues totaling **\$2,175,036** which will increase **\$37,740** annually throughout the 20 year term of the TIF and annual anticipated costs totaling \$523,562.
- The State Police Lab is estimated to generate 300 jobs for the community, along with additional jobs associated with the second planned lab/office building.
- Increased emergency call volume will occur to emergency service departments, with police calls estimated to increase by 167 and fire calls increasing 61 annually.
- An estimated 23 school age children are anticipated to reside at the proposed project. The residential development is estimated to take 6 years to be fully occupied.
- Building permit fees are estimated to total \$3,350,000.
- Limited measurable impacts are foreseen to other City departments.

- The significant net revenues generated by the proposed development initiative will provide the city with numerous opportunities to address ongoing capital needs foreseen in the community.
- Analysis does not take into account intangible economic benefits of creating additional jobs for the area or the new housing proposed.

ATTACHMENT 4: MEMORANDUM REGARDING TRAFFIC ANALYSIS



Memorandum

To: Mr. Kevin Sheehan
 Managing Principal
 Greatland Realty Partners
 One Federal Street, 28th Floor
 Boston, MA 02110

Date: February 26, 2026

Project #: 15039.07

From: Robert L. Nagi, PE
 Principal

Re: The Campus At Marlborough – Transportation
 100 Campus Drive
 Marlborough, Massachusetts

Christine M. Trearchis, PE, PTOE
 Senior Project Engineer

Introduction

In support of Greatland Realty Partners (the "Proponent"), VHB has prepared a high-level trip generation assessment and access evaluation in support of a proposed change in the previously approved Phase II building program at The Campus at Marlborough (TCAM). TCAM is an approved 1.4 million square foot master-planned development project located in Marlborough, Massachusetts. Approximately 530,000 square feet of the TCAM master plan has been constructed while Phase II, consisting of 670,000 square feet of approved office development and the recently approved 200,000 square foot Massachusetts State Police Crime Lab, has not yet been constructed.

The current development plan is proposed to replace the unbuilt elements of Phase II with 200,000 SF of light Manufacturing, Lab, and Research & Development (R&D) space, a 200,000 SF facility that will host the Massachusetts State Crime Lab, 300 multifamily residential units, and 100 townhomes. The revised Phase II proposal will also include the construction of 3,285 parking spaces, including a four-story garage, to support both the existing office uses and the revised Phase II development.

This memorandum includes a comparison of the trip generation between the previously reviewed and approved uses and the current proposal, reviews the access needs for the revised Phase II development, and reviews/updates the previously proposed mitigation to address the revised site plan. As detailed herein, the traffic impact of the revised mixed-use program is expected to be similar to the impacts of the previously approved Phase II development during the peak hours. VHB recommends that the Applicant consider the following:

- › Retain the previously agreed to transportation monitoring, funding, and mitigation actions committed to as part of the prior master planning effort;
- › Provide for internal and external active transportation connections (bike and pedestrian linkages); and
- › Develop a clear wayfinding plan for visitors and deliveries arriving via Simarano Drive or Forest Street.

With those actions already implemented as part of Phase I, as well as recommitments to those future mitigation elements, the project should be able to be supported by the local roadway network.

Project Background

The overall master plan consisted of development of an approximately 97.3-acre site in the City of Marlborough, located just off Interstate-495 at Exit 23C. Originally permitted in 2005, the full build program for the Project was envisioned to consist of up to 1.2 million square feet of office uses at the site with some minor amenity space for the office users. Phase I included approximately 530,000 SF of office space and was constructed in the early 2000s as part

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of the 3Com Corporation's development of the campus. Phase II was planned and permitted for 670,000 SF of additional office space on the TCAM campus, but was never constructed. More recently, in October 2025, the City approved the site plan for the 200,000 sf Massachusetts State Police Crime Lab.

Change in Development Program

As noted in the introduction, the current proposal involves the change in use from 670,000 SF of office space and the 200,000 SF Massachusetts State Police Crime Lab building to include 200,000 SF of light Manufacturing, Lab, and Research & Development (R&D) space, the 200,000 SF facility to host the Massachusetts State Crime Lab, the addition of 300 multifamily residential units, and 100 townhomes. The residential portion will build upon the success of the adjacent residential development at Avalon Marlborough and continue to provide local housing options to the employees of the office parks in the area.

Revised Full Build Trip Generation Estimates

Trip generation estimates for the uses in the revised development program were projected using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition¹ for the following land use codes (LUCs):

- › LUC 710 (General Office Building)
- › LUC 760 (Research & Development Center)
- › LUC 221 (Mid-Rise Multifamily Housing)
- › LUC 215 (Single Family Attached Housing)

The Massachusetts State Crime Lab is anticipated to be comprised of approximately 110,000 SF of office space and 90,000 SF of lab space; as such, trip generation rates were estimate using both LUC 210 (General Office Building) and LUC 760 (research & Development Center). Table 1 summarizes the projected trip generation associated with the revised development program. The table considers the entire proposed development program, inclusive of Phase I and Phase II, and then removes the existing Phase I development to determine the net new trips expected to be generated by Phase II.

¹ Trip Generation; Eleventh Edition; Institute of Transportation Engineers; Washington, D.C.; 2021.

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Table 1 Revised Full Build Development Program Trip Generation Summary

	Full Build Development (Phases I & II)				Total Trips	Phase I	Phase II
	Office ^a	R&D / Lab ^b	Residential ^c	Shared Trips ^d		Existing Office ^e	Net New Trips
Weekday							
Enter	2,917	1,530	1,049	(31)	5,465	2,476	2,989
Exit	<u>2,917</u>	<u>1,530</u>	<u>1,049</u>	<u>(31)</u>	<u>5,465</u>	<u>2,476</u>	<u>2,989</u>
Total	5,834	3,060	2,098	(62)	10,930	4,952	5,978
Weekday Morning							
Enter	727	232	40	(3)	996	618	378
Exit	<u>99</u>	<u>51</u>	<u>126</u>	<u>(3)</u>	<u>273</u>	<u>85</u>	<u>188</u>
Total	826	283	166	(6)	1,269	703	566
Weekday Evening							
Enter	132	43	105	(10)	270	113	157
Exit	<u>643</u>	<u>226</u>	<u>68</u>	<u>(10)</u>	<u>927</u>	<u>550</u>	<u>377</u>
Total	775	269	173	(20)	1,197	663	534

a Trip generation estimates based on ITE LUC 710 (General Office Building) for 640,000 SF, using regression equations.

b Trip generation estimates based on ITE LUC 760 (Research & Development Center) for 290,000 SF, using regression equations.

c Trip generation estimates based on ITE LUC 221 (Mid-Rise Multifamily Housing) for 300 units, using regression equations and ITE LUC 215 (Single Family Attached Housing) for 100 units, using regression equations.

d Peak hour internal capture rates based on NCHRP Report 684. Daily internal capture rates based on Trip Generation Handbook, 2nd Edition.

e Trip generation estimates based on ITE LUC 710 (General Office Building) for 530,000 SF, using regression equations.

As shown in Table 1, at full buildout, Phase II of the revised program is expected to generate approximately 5,978 new weekday daily trips, including 566 trips during the morning peak hour and 534 trips during the evening peak hour. These trip generation estimates for Phase II of the revised program were compared to the trip generation numbers approved in 2005 for the original development program.

Full Build Trip Generation Comparison

The trip generation estimates for Phase II of the revised program were compared to the approved trip generation numbers presented in 2005 for the original development program and the recently approved Crime Lab facility. This comparison is presented in Table 2.

The 2005 filing utilized the ITE Trip Generation Manual, 7th Edition², the most current version at that time. However, to remain consistent with the trip generation estimates for the revised program and to account for changes in trip generation estimates over the past two decades, the trip generation for the previously approved program has been estimated using the ITE Trip Generation Manual, 11th Edition.

Table 2 presents a comparison of the following trip generation estimates:

- › Phase II trips generated by previously approved program – trips presented in 2005 Traffic Impact and Access Study & those associated with the Crime Lab facility

² Trip Generation; Seventh Edition; Institute of Transportation Engineers; Washington, D.C.; 2003.

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- › Phase II trips generated by previously approved program (the office space and crime lab facility) – estimated using ITE Trip Generation Manual, 11th Edition
- › Phase II trips generated by the revised program – as shown in Table 1 and estimated using ITE Trip Generation Manual, 11th Edition

Table 2 Approved and Revised Phase II Trip Generation Comparison

	Phase II –Approved Program			Phase II – Revised Program	Change in Trips from Approved Trips ^e	Change in Trips from Current Estimates for Approved Program ^f
	2005 Approved Trips ^a	Current Trip Gen Estimates ^b	State Police Crime Lab ^c	Trip Gen Estimates ^d		
Weekday						
Enter	1,910	2,564	1,190	2,989	-111	-765
Exit	<u>1,910</u>	<u>2,564</u>	1,190	2,989	<u>-111</u>	<u>-765</u>
Total	3,820	5,128	2,380	5,978	-222	-1,530
Weekday Morning						
Enter	530	630	246	378	-398	-498
Exit	<u>110</u>	<u>86</u>	41	188	<u>+37</u>	<u>+61</u>
Total	640	716	287	566	-361	-437
Weekday Evening						
Enter	75	109	47	157	+35	+1
Exit	<u>440</u>	<u>534</u>	234	377	<u>-297</u>	<u>-391</u>
Total	515	643	281	534	-262	-390

- a Approved Net New Phase II Trip Generation, VHB, 2005. Traffic Impact and Access Study, The Campus at Marlborough Phase II Expansion (using 7th edition ITE estimates).
- b Trip generation estimates based on difference between ITE LUC 710 (General Office Building) for 1,200,000 SF and ITE LUC 710 for 530,000 SF, using regression equations (using 11th edition ITE estimates..
- c Based on Traffic Impact and Access Study, Massachusetts State Police Crime Lab, prepared by VHB, July 2025.
- d Trip generation estimates as shown in Table 1.
- e Difference between "Phase II – Revised Program" and "Phase II – 2005 Approved Trips & State Police Crime Lab".
- f Difference between "Phase II – Revised Program" and "Phase II – Current Trip Gen Estimate & State Police Crime Labs"

As shown in Table 2, the currently proposed mixed-use program results in a slightly reduced overall daily trip volume than the previously approved master plan, but is presents a more significant reduction in peak hour trips when compared to the previously approved master plan during the typical commuter peak hours.

The daily decrease is a result of less intense activity associated with the residential users when compared to a traditional office user (albeit, more constant throughout the day). Similarly, the more significant overall peak hour traffic volume reductions are reflective of the less intense nature of the residential elements when compared to the surges of traffic that tend to occur during the morning and evening peak hours of commercial developments. Additionally, the shift to a residential project reverses the peak hour flow of traffic when compared to commercial office users, resulting in more dramatic reductions (and some increases) in peak hour entering/exiting volumes during the morning and evening peak hours when compared to the previously approved program.

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Development Phasing

The Phase II development, consisting of the Crime Lab, residential, and lab/R&D/manufacturing, and is anticipated to be phased over four sub-phases. Table 3, below, outlines the four sub-phases of the Phase II development program.

Table 3 Phasing Plan – Currently Proposed Phase II Development

Development Component	Phase A / Crime Lab ^a	Phase B / Residential	Phase C / Residential	Phase D / R&D/Lab	Final Program
Crime Lab	200,000 sf	-	-	-	200,000 sf
R&D/Lab	-	-	-	200,000 sf	200,000 sf
Multi-Family Residential	-	300 units	-	-	300 units
Townhomes	-	-	100 units	-	100 units

a Massachusetts State Crime Lab consists of 110,000 sf of lab space and 90,000 sf of office space.

Table 4, below, presents a summary of the traffic generation for each phase, including the existing Phase I office, and each sub-phase of the revised Phase II master plan program. The trip generation numbers presented for each phase are inclusive of the previous phases (although the actual order of development may not specifically follow A>D).

Table 4 Full Build Trip Generation Summary by Phase

	Phase I		Phase II		
	Existing Office ^a	Phase A / Crime Lab ^b	Phase B / Residential ^c	Phase C / Residential ^d	Phase D / R&D/Lab (Full Build) ^e
Weekday					
Enter	2,476	3,477	4,149	4,495	5,465
Exit	<u>2,476</u>	3,477	4,149	4,495	5,465
Total	4,952	6,954	8,298	8,990	10,930
Weekday Morning					
Enter	618	813	839	850	996
Exit	<u>85</u>	118	208	241	273
Total	703	931	1,047	1,091	1,269
Weekday Evening					
Enter	113	148	215	247	270
Exit	<u>550</u>	728	768	790	927
Total	663	876	983	1,037	1,197

a Trip generation estimates based on ITE LUC 710 (General Office Building) for 530,000 SF.

b Trip generation estimates based on ITE LUC 710 (General Office Building) for 640,000 SF and ITE LUC 760 (Research & Development Center) for 90,000 SF (note: includes shared trips between users)

c Trip generation estimates based on ITE LUC 710 (General Office Building) for 640,000 SF, ITE LUC 760 (Research & Development Center) for 90,000 SF, and ITE LUC 221 (Mid-Rise Multifamily Housing) for 300 units. Shared trips calculated using Trip Generation Handbook internal capture rates.

d Trip generation estimates based on ITE LUC 710 (General Office Building) for 640,000 SF, ITE LUC 760 (Research & Development Center) for 90,000 SF, ITE LUC 221 (Mid-Rise Multifamily Housing) for 300 units, and ITE LUC 215 (Single Family Attached Housing) for 100 units. Shared trips calculated using Trip Generation Handbook internal capture rates.

e Trip generation estimates based on ITE LUC 710 (General Office Building) for 640,000 SF, ITE LUC 760 (Research & Development Center) for 290,000 SF, ITE LUC 221 (Mid-Rise Multifamily Housing) for 300 units, and ITE LUC 215 (Single Family Attached Housing) for 100 units. Shared trips calculated using Trip Generation Handbook internal capture rates.

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Parking

As previously described, the Phase II development program includes the construction of 3,285 parking spaces, including a four-story garage, to support both the existing office uses and the revised Phase II development. The City of Marlborough parking requirements based on zoning has been reviewed to determine the parking requirements for each individual use on the campus. Table 5, below, shows these parking requirements, as specified in City of Marlborough zoning. The gross parking requirement, based on zoning, is 2,424 spaces.

Table 5 Parking Requirements per Zoning – Standalone Uses

Use	Size	Parking Ratio per Zoning	# of Spaces
Existing Office	403,451 NSF ^a	1 space per 333 SF	1,212
Crime Lab	342 employees ^b	1 space per 3 employees	114
Residential	400 units	1.5 spaces per unit	600
Lab/R&D	166,000 NSF ^a	1 space per 333 SF	<u>498</u>
			2,424

a Net Square Feet based on 83% of Gross Square Feet, based on Large Tract Development as originally permitted
 b Current estimate for employee numbers

Master Plan Commitments

As noted previously, the Project’s impacts are comparable to or less than what was originally reviewed and approved as part of the initial traffic study prepared for this development and the State Police Crime Lab. As part of the original project, the Phase II Site Plan Approval included a number of approved off-site mitigation measures to be implemented at various stages of the Phase II development. The following measures have been committed to as part of prior Special Permits with the City of Marlborough for the TCAM site. With the introduction of residential components to the Phase II plan, recommendation is made to adjust the timing of these commitments so that they coincide with each of the four major phases of development (phase A through D) be considered. The full range of initially agreed to commitments are noted below:

- › The Proponent has previously generated design plans for the Route 20 improvements from the I-495 interchanges to the Northborough Town line. These improvements were constructed in 2004 and recently updated as part of the APEX Center development / City of Marlborough MassWorks Grant in 2019;
- › The Proponent remains committed to monitoring signal warrants at the intersection of Simarano Drive at Martinangelo Drive (the main site driveway to TCAM) and is prepared to install a traffic signal, if warranted and supported by the City of Marlborough, when warranted.
 - Monitoring was originally planned to take place when 200,000 SF, 400,000 SF and 650,000 SF of building occupancy was reached. For the ease of tracking these elements, adjusting the timing to occur when each unique phase of development is advanced/occupied should be considered.
- › The Proponent has instituted a Travel Demand Management Program at the site with the Phase 1 development and will extend that TDM program to all future phases of development.
 - This will require modifications to address the unique nature of residential TDM programs.

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- › The Proponent has reserved right of way along Simarano Drive to permit a future four-lane cross-section along Simarano Drive (these are shown on the site plans as a 15-foot strip along the site frontage).
- › The Proponent remains committed to monitoring the intersection of Ames Street / Simarano Drive at Forest Street and recommend solutions to the City if capacity issues are identified and if requested by the City to investigate.
 - Monitoring shall be conducted after construction and occupancy of 400,000 SF of the Phase II development program are reached. For the ease of tracking these elements, adjusting the timing to occur when the second phase of development is advanced/occupied should be considered.
- › The Proponent will provide \$40,000 to generate a study on the intersection of Simarano Drive at I-495 Exit 23C after receipt of occupancy of the first building of Phase II development. If needed, this funding could be targeted at a different location or corridor if it was determined by the City that it would be better utilized for the study or solution to existing congestion and/or safety issues in and around the area.
- › The Proponent shall generate a study for the entire corridor on Simarano Drive from Cedar Hill Street to Forest Street after 200,000 SF of the Phase II development program are reached. For the ease of tracking these elements, adjusting the timing to occur after the first phase of development is advanced/occupied should be considered.

Additional Commitments Recommended

In addition to the previously recommended commitments by the Project Proponent, VHB recommends the following additional actions be considered:

- › With the introduction of residential uses within the site, the Proponent should provide active transportation (bicycle/pedestrian) connections between the various uses within the site and with those existing along the City's roadway network;
- › Develop a clear wayfinding signage plan within the site to the various uses.

Conclusion

The proposed modification of Phase II of the TCAM project to include residential uses, Crime Lab, and a conversion of office uses to R&D / lab space is expected to result in a reduction of the overall approved traffic impacts during the peak hours. VHB recommends that the Applicant consider the following:

- › Retain the previously agreed to transportation monitoring, funding, and mitigation actions based on the prior master planning effort;
- › Provide for internal and external active transportation connections (bike and pedestrian linkages); and
- › Develop a clear wayfinding plan for visitors and deliveries arriving via Simarano Drive or Forest Street.

From the traffic memorandum outlined above, the proposed uses are expected to have an reduction in the overall impact on the surrounding area roadways as presented in the original studies which were previously considered and reviewed.

THE COMMONWEALTH OF MASSACHUSETTS

EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS



Department of Agricultural Resources

225 Turnpike Road, 3rd Floor, Southborough, MA 01772
617-626-1700 fax: 617-626-1850 www.mass.gov/agr



Maura T. Healey
GOVERNOR

Kimberley Driscoll
LIEUTENANT GOVERNOR

Rebecca L. Tepper
SECRETARY

Ashley E. Randle
COMMISSIONER

NOTICE: PUBLIC HEARINGS FOR VEGETATION MANAGEMENT PLAN

Pursuant to the Rights-of-Way Management Regulations (333 CMR 11.00) in order to apply pesticides to control vegetation to maintain Rights-of Ways, the Department of Agricultural Resources (MDAR) must approve a Vegetation Management Plan (VMP) and a Yearly Operational Plan (YOP). The VMP is intended to justify the need to control vegetation, identify target vegetation, describe the intended methods of control, describe methods for identifying sensitive areas, describe operational guidelines for applicators, outline a program of Integrated Pest Management (IPM) designed to reduce the use of herbicides, and describe alternative land use activities.

The following municipalities are advised that MDOT D3 proposes to utilize herbicides to treat their Rights-of-Way throughout Massachusetts:

Acton, Ashburnham, Ashby, Ashland, Auburn, Ayer, Bellingham, Berlin, Blackstone, Bolton, Boxborough, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, Dunstable, East Brookfield, Fitchburg, Framingham, Franklin, Gardner, Grafton, Groton, Harvard, Holden, Holliston, Hopedale, Hopkinton, Hubbardston, Hudson, Lancaster, Leicester, Leominster, Littleton, Lunenburg, Marlborough, Maynard, Medfield, Medway, Mendon, Milford, Millbury, Millis, Millville, Natick, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Pepperell, Princeton, Rutland, Sherborn, Shirley, Shrewsbury, Southborough, Southbridge, Spencer, Sterling, Stow, Sturbridge, Sudbury, Sutton, Townsend, Upton, Uxbridge, Wayland, Webster, West Boylston, Westborough, Westford, Westminster, Worcester.

PUBLIC HEARING SCHEDULED:

In accordance with 333 CMR 11.05 MDAR will conduct regional hearings to receive public comment on the proposed Vegetation Management Plan for the MDOT D3 Vegetation Management Plan.

To provide all interested parties an opportunity to comment on the proposed VMP, a public hearing will be held via ZOOM Conference at the address below:

Topic: MDOT D3 VMP Public Hearing
Time: Mar 27, 2026 09:30 AM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us02web.zoom.us/j/84318776838?pwd=otwzPqTeKT3afy5Hsu04aROwpGFq9Z.1>

Meeting ID: 843 1877 6838

Passcode: 073342

Available for Public Review Prior to Hearings:

Section 11.05 (3)(d) of the Row Management Regulations provide: "At least 21 days prior to the end of the public comment period, the applicant shall send a copy of the proposed VMP to the chief elected official, the Board of Health, and the Conservation Commission in affected communities upon their request." Such request should be made to:

Angela Schofield
MassDot, District 3- Highway
Project Development, Assistant Environmental Review Engineer
499 Plantation St., Worcester, MA, 01605
Angela.C.Schofield@dot.state.ma.us

The proposed VMP is posted at <http://www.mass.gov/eea/agencies/agr/pesticides/vegetation-management-and-yearly-operation-plans.html> for reviewing. It is also available for review at the Reference Desk of the following public libraries:

Webster Public Library, 2 Lake Street, Webster, MA 01570
Worcester Public Library, 3 Salem Street, Worcester, Massachusetts 01608

Written Comments Requested

The public hearing listed above will give interested parties the opportunity to present data, views or arguments, orally or in writing concerning the proposed VMP. Persons giving testimony are also requested to provide written comments. Written comments in advance of the hearing dates are welcome. MDAR will accept written testimony concerning the MDOTD3 VMP until the close of business (5pm), March 27, 2026.

Commentary should be sent to:

Rights-of -Way Program
Massachusetts Department of Agricultural Resources
225 Turnpike Road, 3rd Floor,
Southborough, MA 01772

Comments must be received by close of business (5pm): March 27, 2026

MARLBOROUGH COMMISSION ON DISABILITIES MINUTES FOR
MEETING NOVEMBER 3, 2025
MAYOR'S CONFERENCE ROOM 4TH FLOOR
CITY HALL

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2026 FEB 19 PM 4:20

ATTENDEES: DAVE DOUCETTE, JONATHAN FRIEDMAN, JOHN USINAS, LINDSEY JAWOREK. **CHAIR**ED BY DEBRA MCMANUS. **GUESTS:** MARK DEMPSEY, RICH ALDRICH & REPRESENTATIVES FROM LOVEALL TRANSPORTATION

MEETING CALLED TO ORDER AT 4:01PM

AGENDA SUSPENDED FOR GUESTS FROM LOVEALL TRANSPORTATION.

LOVEALL TRANSPORTATION SPECIALIZES IN WHEELCHAIR TRANSPORTATION AND AMBULATORY RIDES ALL OVER MASSACHUSETTS. THEY HAVE TRAINED DRIVERS THAT OFFER DOOR THROUGH DOOR AND CURBSIDE SERVICES WITH FLEXIBLE SCHEDULING AND AN OFFERING OF COMMUNITY TRIPS. THEY HAVE A NEW FLEET AND OPERATE WITH STATE AND PRIVATE CONTRACTS.

PRESTIGE ADULT FOSTER CARE IS AN EXTENSION OF THE BUSINESS THAT WORKS WITH CLIENTS TO CREATE AT-HOME CARE PLANS WITH RESOURCES THAT HELP FAMILIES STAY AT HOME.

BOTH SERVICES CAN BE USED BY MASS HEALTH PATIENTS.

MINUTES: OCTOBER MINUTES READ BY LINDSEY JAWOREK. MOTION TO APPROVE BY JOHN USINAS. SECONDED BY DAVE DOUCETTE. MOTION APPROVED 5-0.

TREASURER'S REPORT: \$11,297.47 PER DEB MCMANUS. MOTION TO APPROVE BY LINDSEY JAWOREK. SECONDED BY JONATHAN FRIEDMAN.

OLD BUSINESS:

- THE HEARING FOR NESC WILL BE IN FEBRUARY. IT WILL BE A VIRTUAL MEETING THAT ALL ARE ENCOURAGED TO ATTEND. MARK WILL SEND ALL RELEVANT INFORMATION.
- NO UPDATE ON THE AUTOMATIC DOOR OPENER AT ALTA FRENCH HILL.
- BARBARA AND DEB WILL PUT A LETTER TOGETHER REGARDING THE AMES STREET CROSSING SIGNAL TO SUBMIT TO THE STATE.
- NO UPDATE ON THE STARBUCKS TABLES AT MARLBOROUGH HOSPITAL.
- NO UPDATE ON JOHN AND KATHY'S ETHIC TRAINING.

NEW BUSINESS:

- THE MWRTA TROLLEY IS ACCESSIBLE, BUT UNFORTUNATELY THE DRIVERS HAVEN'T BEEN TRAINED ON THE TIE DOWNS. MARK WILL ASK JIM NEE, THE EXECUTIVE DIRECTOR TO ATTEND OUR DECEMBER MEETING SO THAT HE CAN HEAR THE CONCERNS FROM THE COMMISSION.
- THE GOVERNOR'S COMMISSION ON DISABILITY IS MEETING TOMORROW, 11/4/25 FROM 5-7PM. DEB WILL SHARE THE LINK TO ACCESS THE MEETING.
- DEB AND JONATHAN HAVE REVIEWED THE CURRENT COMMISSION ON DISABILITIES AND CONFIRMED THAT THE FOLLOWING SEATS ARE OPEN: 1 PERSON WITH DISABILITY AND 1 PERSON WITH A FAMILY MEMBER LIVING WITH A DISABILITY. STEVE WILL SEND THE VACANT SEATS TO THE MAYOR FOR FILLING.
- THE RAMP TO ENTER THE ARC BUILDING IS NOT ACCESSIBLE.

- DEB REQUESTED FUNDS TO PURCHASE PRINTER INK AND PAPER, ESTIMATED AT \$60. MOTION TO APPROVE BY LINDSEY JAWOREK. SECONDED BY DAVE DOUCETTE.

MOTION TO ADJOURN: MOTION BY JONATHAN FRIEDMAN.
SECONDED BY DAVID DOUCETTE. APPROVED 5-0.

ADJOURNED AT 5:04PM.

NEXT MEETING: MONDAY, DECEMBER 1, 2025 AT 4:00PM, CITY HALL IN THE MAYOR'S CONFERENCE ROOM ON THE 4TH FLOOR. HOLIDAY PARTY TO FOLLOW AT WELLY'S RESTAURANT.

RESPECTFULLY SUBMITTED,

LINDSEY JAWOREK

Conservation Commission
Minutes of January 22, 2026, 7:00 PM
140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

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 2026 FEB 20 AM 10:44

Members Present: Ed Clancy – Chair, Liz Austin, John Skarin, Bill Dunbar, also present, Priscilla Ryder-Conservation Officer.

Absent: David Williams, Rob McCabe, Allan White

The hearing was recorded on Microsoft TEAMS

Minutes: Minutes of January 8, 2026, were reviewed and on a motion by Mr. Skarin second by chair were unanimously approved 4-0.

Public hearings:

Notice of Intent

Fort Meadow Dam – 706 Hosmer St. – Marlborough DPW – Tom DiPersio – Continued to January 22, 2026.

Applicant proposes dam maintenance activities to comply with the requirements of the Massachusetts Office of Dam Safety.

At the applicants request this hearing was continued to February 5, 2026.

Request for Determination of Applicability – Continued to January 22, 2026

Simarano Dr. and Cedar Hill (Map 116 Lots 11 & 13) – Post Road Realty Inc.

Applicant requests a jurisdictional determination in review of whether (2) vegetated wetlands are non-state and local jurisdictional isolated Vegetated Wetlands or jurisdictional Bordering Vegetated Wetlands under Mass. Wetland Protection Act.

At the applicants request this item was continued to February 5, 2026.

Discussion/Correspondence/Other Business

Fort Meadow Working Group: Bill Dunbar and Rob McCabe have volunteered to be on the Ft. Meadow working group. The working group will address the issues raised at the joint meeting of the 3 commissions held last year. A list of topics from the joint meeting were reviewed. Additional topics the Commission talked about: (1) Salt concentration in lake. (2) Whether a new fish survey should be done. (3) How to track changes to the lake over time. Chairman Clancy thanked Mr. Dunbar and Mr. McCabe for volunteering.

Open Space Plan: The Open Space Plan will be a discussion item at the next City Council meeting. The Open Space Plan will likely go to committee. Ms. Ryder will speak at the meeting if need be.

Next Conservation Commission meetings: February 5, 2026 & February 19, 2026

Adjournment

There being no further business, on a motion by Mr. Skarin second by Chair and on a unanimous vote, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

Priscilla Ryder
Conservation/ Sustainability Officer

PR/cs

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2026 FEB 10 AM 11:50



**City of Marlborough
Council on Aging Board
Minutes of January 13, 2026, Meeting**

The regular meeting of the Council on Aging Board was held on Tuesday, January 13, 2026, at 9:03 AM at the Marlborough Senior Center, 40 New Street.

Present: Board members - Judy Benedetto, Leslie Biggar, Joseph Bisol, Kathy Faddoul, Pat Gallier, Zella Haesche, Judy Kane, Raymond Magee, Ann Maichin, and Marylou Vanzini.

Attendee: Executive Director: Trish Pope

Meeting adjourned at 9:37 AM

Ordered: The minutes of the December 16, 2025, meeting.

Motion: Marylou Vanzini Seconded: Zella Haesche

The minutes of the December 16th meeting were distributed previously. There were no corrections or changes. The minutes of the December 16th meeting were approved as distributed.

Board vote: Unanimously approved.

Ordered: Executive Director's Report – Trish Pope

- Center Grille is open. Lunch is served on Monday & Friday. Orders can be placed between 12:00 and 12:30. No takeout per the Marlborough Board of Health.
- Tax Write-Off program. Senior Center will have two positions. One for the Daybreak program and the other for the Kitchen.
- Lions Club made donations for a Secrete Santa for Seniors.

- Popup Pantry still open and will remain open until no longer needed. Donations have been made by the City Council and the Community.
- AARP Tax preparation clinic – February 2, 2026, through April 6, 2026. Make Appointment starting January 20, 2026. There will be 6 or 7 tax preparers.
- Inclement weather policy is as follows: Two hour school delay – Senior Center opens for programming at 10:00 AM.
NO school – Senior Center is closed.
- The Executive Office of Aging and Independence has requested that the Marlborough Senior Center utilize the MYSENIORCENTER data terminal. Trish indicated that approximately 35% of Seniors do not log in when entering the Senior Center for a given activity.

A question was raised regarding programs for Veterans. Trish indicated that the Veterans meet the last Thursday of each month and the group ranges in size from 15 to 20 individuals.

Ordered: Review of FY 2025 Senior Center Expenditures

Joe distributed a three page analysis depicting the expenditures for the Senior Center for FY 2025. The total expenditure for the Senior Center was \$432,635. The expenses are funded by Real estate taxes **(\$164,089)**, Executive Office of Aging and Independence formula grant **(\$139,725)**, Fees paid by seniors **(\$89,919)** and Other Grants and Gifts **(\$38,902)**. He reviewed the Analysis of Program Expenses and Fees Paid and a graph depicting the sources of funding for the expenditures at the Senior Center.

He mentioned that he has been receiving a number of inquiries as to how the grants funds are utilized. Two recent inquiries were made by the Trail Blazer group which wanted to know why there is no grant funding available for a bus to take the group to its various walking destinations. The group currently relies on Seniors driving themselves. The other was a request to have a trip to the New England Botanic Garden at Tower Hill in Boylston, Massachusetts.

Ordered: Chair Updates

- Joe indicated that he had received several inquiries regarding a problem Seniors encountered while trying to sign up to receive the Senior Newsletter electronically. Trish indicated that there was a problem and it was recently fixed.
- Joe indicated that he had received an e-mail from the City Clerk Steve Kerrigan regarding the Massachusetts annual Conflict of Interest Training. He indicated that there are two requirements (State Ethics Training Video) and (Acknowledgement of Summary of Conflict) and that each Board member will be required to complete one of the two requirements based upon what they had completed in the prior year. Joe indicated that he would forward the City Clerk's e-mail so that each Board member can see what their specific requirement is for this year.
- Joe recognize Leslie Biggar's 15 years of service to the Senior Community. He read the proclamation of appreciation from the Mayor's office and presented the certificate to her. Leslie expressed her gratitude to the Board for their support to her.
- Pat Gallier gave an update on the financial activity of the Gift Shop that is operated by the Friends of the Marlborough Seniors. She indicated that in the year ended December 31, 2025, that the gift shop raised \$6,306 in funds from the sale of items donated. She indicated that the Friends also donated 50 (\$50.00) gift cards to the Senior Center, has sponsored both free breakfast and lunch events for Seniors, donates garden seeds, pays for the daily coffee service, and paid for the construction of the coffee bar. She also indicated that the Gift shop needs donations.
- Pat Gallier also indicated that she is resigning from the Board on May 4, 2026, after 12 years of service.

Ordered: There being no further business, the regular meeting of the Council on Aging Board is herewith adjourned at 9:37 AM; adopted.

Motion: Leslie Biggar Seconded: Marylou Vanzini

Board unanimously approved.

THIS DOCUMENT REPRESENTS THE MINUTES OF THE MEETING.

**ALL SUPPORTING DOCUMENTATION ASSOCIATED WITH THESE MINUTES IS
AVAILABLE ON THE CITY OF MARLBOROUGH WEBSITE UNDER
GOVERNMENT - BOARDS & COMMITTEES
COUNCIL ON AGING AGENDAS & MINUTES**

WEBLINK BELOW:

<https://www.marlbrough-ma.gov/AgendaCenter/Search/?term=&CIDs=27>

The Following is a list of the additional documentation.

- Review of FY 2025 Senior Center Expenditures, Analysis of Program Expenses & Fees Paid, Graph depicting the source of Funding for expenditures at the Senior Center.

Submitted by: Kathy Faddoul, Secretary

Approved by COA Board – Meeting Date: 02 / 10 / 2026

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2026 FEB 17 AM 7:52

MARLBOROUGH HISTORICAL COMMISSION

MEETING MINUTES

December 18, 2025

CITY HALL, 140 MAIN STREET

MAYORS MEETING ROOM, 7:00 PM

Board Members: Meeting comes to order 6:59 PM

Brendan Downey, Chair – Present
Stefanie Ferrecchia – Present
Katherine Newton – Present
Peter Welsh – Present
Adrian Gilbert, Secretary – Present

1. Motion put forth and seconded to approve December 18, 2025, minutes. Motion passes 5-0
 - Brendan Downey, Chair – Aye
 - Open seat, Vice Chair
 - Stefanie Ferrecchia - Aye
 - Katherine Newton – Aye
 - Peter Welsh – Aye
 - Adrian Gilbert – Aye

2. Correspondence & Communications
 - A. An eMail received from, Senior Architectural Historian for PICCO renovation.

*“Dear Brendan and Adam, (Adrian)
Hope you’re doing well – happy holidays. Writing to share the exciting news that Picco Marlborough has received its state and federal Part 3 historic tax credit approvals!
Thank you so much for your support of the project. This is the first historic tax credit project in Marlborough since 2009, but I hope it won’t be the last. Please don’t hesitate to reach out if I can ever be a local preservation resource – thanks, again for your support of the project.
Cheers,
Liz. (Elizabeth D. Warburton, 26 Main St., Pawtucket RI 02860, 401-728-8780)*

 - B. Website updates, Hether Gutierrez, Mayors Office, has agreed to maintain web site for Marlborough Historical Commission.
 - C. Adrian Gilbert will contact Nat Bowen for possible times to meet with Gilbert and Downey to discuss cell phone application for “Scenic Roads,” Survey 1,2,3.

3. Current Business
 - A. Review for vote at January 2026 meeting to approve or disapprove Web Site chapters, “Standards for Rehabilitation” and “Discussion of Scenic Roadway”. Chapter for “Standards for Rehabilitation” tabled so Chair can present material to other City departments for feedback.
 - B. Brief review of REV250 events since meeting of October 27, 2025:
 - a. Next event is a Spring Cemetery Tour at the Old Common Burial Grounds, behind the Walker Building. Date to be determined.
 - b. Library Events for 2026 will be held in April 23-25, May 28-30, and June 25-27, 10AM to 4PM each day.

- c. Wreaths Across America, December 13, 2025, at Maplewood Cemetery took place with 75 volunteers. Cemetery location was selected by DAR, Daughters of American Revolution.
- d. Celebration 250, June 27th, planning committee meeting every other week. Still looking for help.
- e. Transfer of supervision of cannon from the Marlborough Historical Society to Marlborough Historical Commission to take place in January of 2026, date to be determined.
- f. Knox Trail Celebration to occur in January/February, exact date to be determined.
- g. Next meeting of REV 250 is January 6th, 2026, Marlborough Public Library at 5:00PM

4. Motion to Adjourn meeting, 8:02 PM. Motion passes 5-0

Brendan Downey, Chair – Aye
Stefanie Ferrecchia - Aye
Katherine Newton – Aye
Peter Welsh – Aye
Adrian Gilbert – Aye

Respectfully Submitted,
Adrian Gilbert, Secretary
Marlborough Historical Commission
December 29, 2025



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**Marlborough Public Library Board of Trustees
Meeting Minutes December 2, 2025
Meeting held at the Marlborough Public Library**

2026 MAR -4 AM 9:33

The meeting was called to order by Fred Haas at 7:00 p.m.

Board Members attending: Fred Haas, Janice Merk, Nena Bloomquist, William Brewin, Samantha Khosla, Deborah Jakubowski Rusk, Robyn Ripley, Rustin Kyle

Also attending: Sara Belisle, Library Director, Allison Gontarz

Documents Reviewed/Referenced: Minutes of November 4, 2025 meeting, Trust Fund/State Aid Report November 2025, Director's Report November 2025

Proceedings

1. **Minutes:** A motion to accept the minutes for November 4, 2025 passed. (Ripley/Haas)
2. **Trust Funds/ State Aid Report:**

Director Belisle reported that the only expenditure was for the Discovery Museum for the Museum Pass Program. For state aid, she increased the subscription to Book Page, due to increased interest and paid for the collection audit. The Director reported normal expenses for programming. A motion to accept the reports was passed. (Bloomquist/Haas)

3. **Friends of the Marlborough Public Library Report**

Ms. Gontarz reported an excellent outcome for the fall book sale. The sale was held over three days with a paid preview night on Friday. There was a good turnout and good feedback from the community. Ms. Gontarz commended the book sale chairs for their work curating the collection for gift books. The sale netted \$5,000. The Trustees thanked Ms. Gontarz and the Friends for their work to support the Library.

4. **Marlborough Public Library Foundation**

Trustee Jakubowski Rusk reported that the Foundation continues to receive donations in honor of Judy Hays. A donor also gave a gift at the book sale. The Foundation is \$40,000 shy of the \$2 million goal. The Trustees commended the Foundation for their outstanding achievement.

5. **Director's Report**

Staff

Director Belisle reported that two new part-time Library Staff Assistants will start the first week of December: David Perkinson and Fallon Maloney.

The annual winter staff party will most likely be held in late January/early February.

The Director reported that All-staff meetings were held to assess the progress of the Action Plan. The Director said they have completed almost everything they set out to do and will draft the FY 27 Action plan this spring. Trustee Merk asked if she and the staff were pleased with any particular achievements. Director Belisle said that they are pleased with the increase in digital resources, the collection audit and the expansion of children's programs including the offering of more passive programming for children. They have expanded the purchase of language books. Trustee Merk asked if there are plans to publicize the accomplishments. Director Belisle intends to report on the strategic plan in the newsletter and share these updates with members of City Council. Director Belisle gave credit to the Library team that they achieved the action plan. They came up with their own ideas within their departments and took up the strategic plan enthusiastically.

At the all-staff meetings, Jessica Wright Head of Teen Services, presented a training on Teen development and how that pertains to library services offered to teens. She went over what types of behavior to expect from teens and how to enforce the behavior policy with Teens. Staff found it very helpful and informative.

Building

Director Belisle reported no updates on the EV chargers.

Grants

Director Belisle reported that she has received no official word yet on submitted grants.

Trustee Brewin reported that the Library of Things grant was granted by the Brigham Foundation. The Trustees were very pleased with this news and look forward to this project moving forward.

Collections

Director Belisle reported that she received the collection audit data. In a comparison to other public libraries that Ingram has done this work for Marlborough Library is in the upper 90th percentile of having a fairly diverse collection. There are some areas which need improvement and Ingram provided a list of suggested titles to help fill in these areas. Ingram provided detailed data about the collection and gave information about specific Dewey areas. A lot of collections did not have a strong Latino interest. The Director intends to focus on building out the collection. Trustee Khosla suggested advertising the request to acquire a book for the collection more to patrons. Chair Haas asked what Ingram recommends. The Director said that they provided a range of suggestions from book lists and includes backlist titles. Chair Haas asked what criteria are used to acquire a book for the collection. Director Belisle said the staff

look at book reviews, consider the community, and what is currently in the collection. The staff will review the data and balance the acquisition within the budget.

Trustee Khosla asked how often a collection should be audited as a best practice. Director Belisle said that this is new for library collections. The Head of Adult Services wants to use the data to inform weeding and purchasing.

Programs

Director Belisle reported that the Jan Brett program went very well with 202 attendees. All City departments that were involved with the event were incredibly helpful. Closing the Library at 2pm that day was very helpful for setup and event coordination. The Mayor's office even came and helped with the chairs. The event started at 5:30 and the book signing ended at 8:30. Jan Brett signed everyone's books and spoke to everyone on the line. Director Belisle will see if the Community Advocate will publish a story. The event will be reported on the Foundation page and in the newsletters. WMCT recorded the event and got permission to post. Jan Brett drew a pug during the drawing demonstration and gave it to the Library. It will be framed and put in the children's room.

Director Belisle reported that a winter reading challenge will begin on December 1st the "Idita-Read". Participants will be challenged to read the length of the Iditarod in minutes. To close out the program, a person who has raced in the Iditarod will speak at the Library.

Director Belisle provided the November statistics report. Sundays went well in November. The staff are ready to hold programs on Sundays. They feel confident to manage both programs and the patrons.

6. Old Business

The slate of Officers was put before the Board: Fred Haas, Chair; William Brewin, Vice Chair; Samantha Khosla, Secretary. A motion to accept the slate of officers passed.
(Merk/Bloomquist.)

7. New Business

Trustee Khosla reported that Rory Kyle, winner of the 2025 scholarship, sent a thank you note to the Trustees and read the note.

8. Adjournment

The meeting was adjourned at 7:43. (Rusk/Haas)

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**Marlborough Public Library Board of Trustees
Meeting Minutes January 6, 2026
Meeting held at the Marlborough Public Library**

2026 MAR -4 AM 9:33

The meeting was called to order by Fred Haas at 7:02 p.m.

Board Members attending: Fred Haas, Janice Merk, Nena Bloomquist, William Brewin, Samantha Khosla, Deborah Jakubowski Russ, Robyn Ripley, Rustin Kyle, Thomas Abel

Also attending: Sara Belisle, Library Director; Morgan Manzella, Assistant Director; Allison Gontarz

Documents Reviewed/Referenced: Minutes of December 2, 2025 meeting, Trust Fund/State Aid Report December 2025, Director's Report December 2025

Proceedings

1. **Minutes:** A motion to accept the minutes for December 2, 2025 passed. (Ripley/Haas)

2. **Trust Funds/ State Aid Report:**

Director Belisle reported expenses for some annual subscriptions, sweaters for new staff, and a Swank movie license for screening movies. A motion to accept the trust fund and state reports passed. (Ripley/Haas)

3. **Friends of the Marlborough Public Library Report**

Ms. Gontarz reported that the Friends will elect the next slate of leadership in March. They will take office in May.

4. **Marlborough Public Library Foundation**

Trustee Jakubowski Russ reported that the Foundation received some small donations in December.

5. **Director's Report**

Staff

Director Belisle reported that part-Time Library Assistant Layna Putterman has resigned. She accepted a full-time job as a Teen Librarian at the Middleton Public Library. Layna worked for the Library for 2.5 years and during that time completed her MLIS degree. A part-time position has been posted.

Building

The Director reported that additional storage furniture was installed in the staff-only areas. The frosted vinyl on the Main St door was installed. There was an incident of a strong gas smell. The building was evacuated. The Fire Department investigated and determined it to be gasoline. The smell may have come from a patron's clothing while they were in the library. The building was reopened shortly afterwards. Facilities is patching walls and changing carpet tiles. At the time of the Trustee meeting, National Grid had not connected the EV chargers.

Grants

The Library received a grant from the Brigham Family Trust to create a Library of Things and a grant from the Massachusetts Broadband Institute for 30 laptops, assistive technology devices, and a laptop charging cart. Laptops will remain on the premises to start. Some laptops will be used for programs and some for patrons to use on the premises. Director Belisle will be working with the IT department to prepare for these devices to go live to the public. Under the terms of the grant, the laptops are required to be available in 30 days from receipt.

For the Library of Things, Director Belisle asked patrons to submit ideas for the collection and things to donate. She shared sample policies with the City Solicitor. Trustee Khosla asked if borrowers need to sign a waiver to borrow items such as power tools. The Director said they need to acknowledge that they understand the replacement cost of what they are borrowing. Some library staff will be visiting libraries that have a well established Library of Things collection to see how they package, display, and manage borrowing of the items. Trustee Merk asked when the Director expects to have things ready to lend. Director said a capsule collection will be available sometime in March. Once the items are acquired, the challenge is packaging them for borrowing. Some additional shelving and storage will be needed.

Collections

In preparation for the Library of Things, the staff are weeding and reorganizing the DVDs to create space in a prominent area. Trustee Ripley asked if we are still growing the dvd collection. Director Belisle said we are, but fewer dvds are made.

Programs

Director Belisle reported that 145 people are participating in the Winter Reading Challenge.

The "Meet Cute," a romance book club, has launched. The Library has set up a Meetup.com account and Eventbrite account and will begin posting some events to these platforms.

In January the Marlborough Winter Farmers market will be back at the library on the 1st Saturday of the month from January – May.

Outreach

Head of Teen Services, Jessica Wright, did an all day visit at MHS before winter break.

6. Old Business

There was no old business.

7. New Business

Trustee Brewin suggested the Library might feature regular patrons in some way. A discussion followed and several ideas were shared including a patron of the year, or month; an interview with patrons on local access television; patron testimonials for Library services; patron recommendations for books and movies.

Tom Abel announced that he will inform Mayor Dumais of his resignation from the Board of Trustees on January 7. Chair Haas thanked Trustee Abel for his service and the Trustees gave him a round of applause to express their appreciation.

8. Adjournment

The meeting was adjourned at 7:43. (Abel/Haas)

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2026 MAR -4 AM 9:33

**Marlborough Public Library Board of Trustees
Meeting Minutes February 3, 2026
Meeting held at the Marlborough Public Library**

The meeting was called to order by Fred Haas at 7:01 p.m.

Board Members attending: Fred Haas, Janice Merk, Nena Bloomquist, William Brewin, Samantha Khosla, Deborah Jakubowski Russ, Robyn Ripley, Rustin Kyle

Also attending: Sara Belisle, Library Director; Morgan Manzella, Assistant Director; Allison Gontarz

Documents Reviewed/Referenced: Minutes of January 6, 2026 meeting, Trust Fund/State Aid Report January 2026, Director's Report January 2026

Proceedings

1. **Minutes:** A motion to accept the minutes for January 6, 2026 passed. (Merk/Haas)

2. **Trust Funds/ State Aid Report:**

Director Belisle reported an expenditure and scholarship payment in the trust fund. State aid was used for programming expenses and museum passes.

A motion to accept the trust fund and state reports passed. (Bloomquist/Haas)

3. **Friends of the Marlborough Public Library Report**

Ms. Gontarz reported that the Friends gave the Library \$7000 in January for One Book, One Borough and programming. The Friends plan to offer a seed library in the spring. The ongoing book sale in cafe has netted \$500 from June – December, 2025.

4. **Marlborough Public Library Foundation**

Trustee Jakubowski Russ reported that small donations continue to come to the Foundation. The next newsletter to donors will be sent at the end of February.

5. **Director's Report**

Staff

Part-Time Library Assistant for children's department Fallon Maloney submitted her resignation. She accepted a full-time position at another library. The job postings are up and interviews are in progress. The staff winter party was Friday January 30th.

Building

Director Belisle reported that the DPW and Facilities did a fantastic job with managing the January snowstorm. The Library sidewalks and stairs were fully accessible on Tuesday when the building reopened. Snow removal continues throughout the city.

Another compressor for the HVAC system is broken. Some offices and study rooms do not have heat. A technician has managed to rig for limited heat in those areas and ordered a replacement compressor. The estimated time for repair is at least one week to replace. The plan is to acquire a few space heaters in anticipation of the freezing temperatures. The ambient heat from other areas will also help keep the rooms warm.

Grants

The Library received a Cultural Council grant for \$2,100 to help fund the children's room mural project. An application for artists to submit their work will be released in February. Director Belisle will put together a committee to review art applications and pick finalists to design a mural for the reading nook. She asked for volunteers to serve on the art committee. Trustees Ripley and Khosla volunteered. The Community Advocate will publish a piece about the contest. A picture of the mural space will be posted on the Library website. Submissions will be open for a month.

Collections

The shifting in the DVD collection is finished. Library of Things items are being purchased and processed. Director Belisle is working on a policy that she will share with the policy subcommittee soon to be voted on at the March meeting.

Programs

The first Winter Farmers market was a success. Staff reported making quite a few library cards during that time period from people who came to the Library for the farmers market. AARP Tax help will begin on February 7th. Plenty of activities are planned for school vacation week in February including a Wicked extravaganza and life-sized Candyland. Candyland was planned by the Teen Advisory Board last year and will be used this year.

In March, the Library will kick off the One Book One Borough community-wide reading program in partnership with Westborough, Northborough, and Southborough. The book selection is *The Spellshop* by Sarah Beth Durst. The book has themes of anti-censorship, community, and being a supportive neighbor. The author will be visiting with an author talk on May 7 at Whitcomb

Middle School. There will be programs at each library, book giveaways, swag and whatnot. This program is the first collaboration with other borough libraries.

Outreach

Jennie Jerista, Head of Children's Services, visited Jaworek Elementary school for a 1st grade classroom visit. She promoted the children's programs and did a reading.

6. Old Business

There was no old business.

7. New Business

The Board expressed their appreciation for Tom Abel, who stepped down from the Board of Trustees. He made great contributions to the Library with his dedicated service and knowledge of city government, policies, and procedures. The Mayor recommends Trustees to the City Council to serve on the Board. Trustees may encourage people to apply to the Mayor for his consideration.

Director Belisle reported that City Hall scheduled the holidays for the year. July 4 is on a Saturday. City Hall will observe on Friday.

Motion to close on Saturday, July 4, 2026 passed. (Bloomquist/Haas)

8. Adjournment

The meeting was adjourned at 7:58 p.m. (Jakubowski Rusk/Haas)

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2026 FEB 12 AM 10:07

Municipal Aggregation Committee
Meeting Minutes – February 5, 2026

The Municipal Aggregation Committee met on February 5, 2026 from 12:00 PM to 1:02 PM in the Memorial Hall Conference room. The following individuals were in attendance:

Municipal Aggregation Committee members:

- Chairman M. Ossing, Mayor Dumais, Councilor Navin and T. Scott
- Absent: K. Holmi

Representing Colonial Power:

- M. Cappadona, D. Allard (participating remotely), J. Cappadona and S. Ormsbee

The following items were discussed:

1. Minutes December 4, 2025 - Municipal Aggregation Committee meeting:

- The Committee approved the December 4, 2025, minutes with a 4 – 0 vote.

2. City Council Update – in accordance with Council Order 25-1009358A item 4:

- The Committee was informed that the updates below were provided to the City Council since the last meeting in December 2025:
 - December 15, 2025, agenda item #6b – December 4, 2025 minutes
 - January 12, 2026, agenda item #4 – December 2025 Council Update

3. Review NGrid Summer Pricing:

- The Committee reviewed the NGrid summer pricing that went into effect in February 2026 and compared it to the NGrid winter rate which expired in January 2026 and compared both to the current 3 year contract rate currently in effect for the City's municipal aggregation contract. The rates are listed below. The City rate is less than both the NGrid winter and summer rates:
 - Current city rate through November 2028 – 0.13782 \$/kW-hr
 - NGrid winter pricing (August 2025 – January 2026) – 0.15484 \$/kW-hr
 - NGrid summer pricing (February 2026 – July 2026) – 0.15372 \$/kW-hr

4. Review projected forecast of NGrid rate

- The committee reviewed the forecast for NGrid basic service rates through June 2029. All the projected rates are expected to be above 15 cents per kW-hr which is higher than the City municipal rate. See Attachment 2 page 5 for the graph

depicting the NGrid projected rates. Therefore, participants in the program are projected to save money when compared to the NGrid basic service rate.

5. Discuss impact of Day-Ahead Ancillary Services Initiative (DASI) on the 3 year contract with First Point Power (FPP)

- The Committee reviewed the June 25, 2025 meeting minutes (Item 5) discussing the potential impact of DASI charges on the current contract. The Committee acknowledged that there was a potential to adjust the electricity rate to account for DASI charges if the costs exceed the 0.006 \$/kW-hr adder included in the current rate of 0.13782 \$/kW-hr to account for DASI charges.
- The 0.006 \$/kW-hr adder was selected based on ISO New England’s projection back in early 2024. The DASI charges went into effect in March 2025. The City was liable for DASI charges in the prior contract from March 2025 to November 2025. There was no DASI adder in the last contract. Attachment 1 describes the City’s responsibility for DASI charges in both the previous and current contract.
- Bottom line is the ISO New England estimate for DASI charges was insufficient as market conditions pushed DASI charges to more than ten times the ISO New England original estimate.
- The committee then discussed what the increased DASI charges would have on the current rate. Colonial Power worked with First Point Power to determine a rate that will cover the previous DASI charges and projections for future charges. Below is a summary of the impact:

Current Program Rate	New DASI Cost Adder	Rate Adjustment	New Program Rate	Customer Cost Impact* (\$/month)
\$0.13782	\$0.01737	\$0.01137	\$0.14919	\$6.82

***based on 600 kwh/month**

- Attachment 2 provides information regarding ISO New England’s cost projections, who pays for DASI and how the Marlboro supply contracts address DASI. Additionally, FPP provided their DASI cost estimate.

- The table below estimates the savings the resident using 600 kW per month would see when compared to the current NGrid summer rate (Feb 2026 to Jul 2026) and the projected NGrid winter rate (Aug 2026 to Jan 2027):

Time Period	New Program Rate	National Grid Basic Service	Customer Savings (\$/kWh)	Customer Savings vs NGRID* (\$/month)
3/1/2026 – 7/31/2026	\$0.14919	\$0.15372	\$0.00453	\$2.72
8/1/2026 – 1/31/2027	\$0.14919	\$0.16900**	\$0.01981	\$11.89

Note: NGRID basic service rates are expected to rise dramatically as a result of DASI – See Chart 3 on page 5 of Attachment 2

***based on 600 kW/month**

****CPG’s projection**

- FPP calculated a projected shortfall in DASI cost recovery of \$3,715,301 based on the \$0.006/kWh DASI Costs Recovery Fee in the current ESA. This shortfall equates to \$0.01137/kWh based on projected kWh over the balance of the ESA.
- A motion was made to approve a new rate 0.14919 \$/kW-hr for March 2026 meter read that will show up on the April 2026 residential electricity bill. The motion was approved 4-0.
- Colonial Power will provide the contract change documentation for the Mayor’s signature by February 10, 2026.
- Colonial Power will provide information for a press release describing the rate change.
- The Mayor will have the press release posted on the city website.
- M. Ossing/S. Navin to notify the City Council of the pending rate change.
- Colonial Power will provide information on DASI charges on a monthly frequency, closely monitor FPP updates to its projected over or under collections based on the new DASI Cost Recover Fee (adder) of \$0.01737 /kW-hr, and provide guidance to the

Committee for any additional rate adjustments, if necessary, prior to the end of the contract (November 2028).

- Finally, ISO New England’s Independent Market Monitor issued a memo on February 4, 2026 acknowledging the unexpected DASI impacts on rates and recommending actions to be taken to try to reduce the burden. A one year look back will be conducted in May 2026. Colonial Power will continue to monitor these actions.

6. Low Income Solar Program

- The City and Colonial Power have executed a memorandum of understanding to implement the Low Income Solar program. It is anticipated that the program will be implemented late in 2026. The Committee will monitor the implementation of the program.

7. Next Meeting:

- The next meeting will be scheduled in the May/June 2026 timeframe. Potential topics include:
 - Review the results of the first contract with First Point Power to document savings.
 - Update on Day Ahead Ancillary Services Initiative (DASI) charges
 - Discuss revising contract to add the “Settlement Cost Recovery Documentation Checklist”. Draft provided in Attachment 3.
 - Discuss potential impact of 2028 capacity adder section in current contract.
 - Update on Low income Solar Program and public awareness campaign
 - Approve February 5, 2026 minutes

Attachment 1: DASI Impact on both the previous and current contracts

Attachment 2: Description of DASI charges and impact on current rate

Attachment 3: DRAFT: Settlement Cost Recovery Documentation Checklist

1) Provide the sections of both Electric Service Agreements (ESA) with First Point Power (FPP) that identify the responsibility to pay the “new charges – i.e. DASI”. (Why is Marlborough responsible for the DASI charges?)

ESA for the Delivery Term Jan2024 – Nov2025, executed 8/15/2023:

- Pursuant to Article 17 and the “Change in Law” definition, a Change in Law has occurred “if any new or additional charges, fees, and/or obligations, ... are imposed on the Competitive Supplier in its performance of this ESA by ... ISO-NE related to a FERC approved change to ISO-NE’s Tariff or Market Rule 1 issued on or after the Effective Date...”.
- The FERC approved DASI in an order dated Jan 29, 2024, six months after the ESA was signed.
- The Municipal Aggregation Committee discussed DASI costs with respect to its ESA with FPP at its meetings on June 25 and June 30, 2025 and discussed addressing the DASI costs that FPP began incurring starting March 1, 2025 in a new ESA with FPP.

ESA for the Delivery Term Nov2025 – Nov2028, executed 6/30/2025 (current ESA):

- The current ESA expressly defines “DASI Costs” and establishes a “DASI Costs Recovery Fee” and true-up mechanics in **Section 6 of the Price and Term Appendix**.
- A DASI Costs Recovery Fee of \$0.006/kWh (a cost estimate) is included in the Retail Price, and Section 6 of the ESA Price and Term Appendix provides for adjusting the Retail Price up or down during the Delivery Term so that collections are sufficient to reimburse FPP for actual DASI Costs it incurs over the “DASI Cost Recovery Period”
- In defining the DASI Cost Recovery Period as the period between March 1, 2025 and the Delivery Term End Month, the parties recognize and establish mutual obligations for reimbursement, at cost only, back to the start of the DASI program on March 1, 2025.
- The DASI Costs Recovery Fee commenced in Nov2025, which meant FPP accumulated unrecovered DASI costs from Mar to Nov2025, representing a payment obligation of Marlborough’s aggregation program.

2) Provide the section of the ISO New England filing with FERC that describes the estimate for the DASI charges.

- The ISO’s Impact Assessment showed an average annual increase of between \$104 and \$140 million as a result of DASI. (This equates to about \$1.00 or \$1.25/MWh.) See Section VII of ISO New England’s October 31, 2023 filing with the FERC in Docket ER24-275 (pp. 59-62), and FERC’s approval order dated January 29, 2024, p. 9.

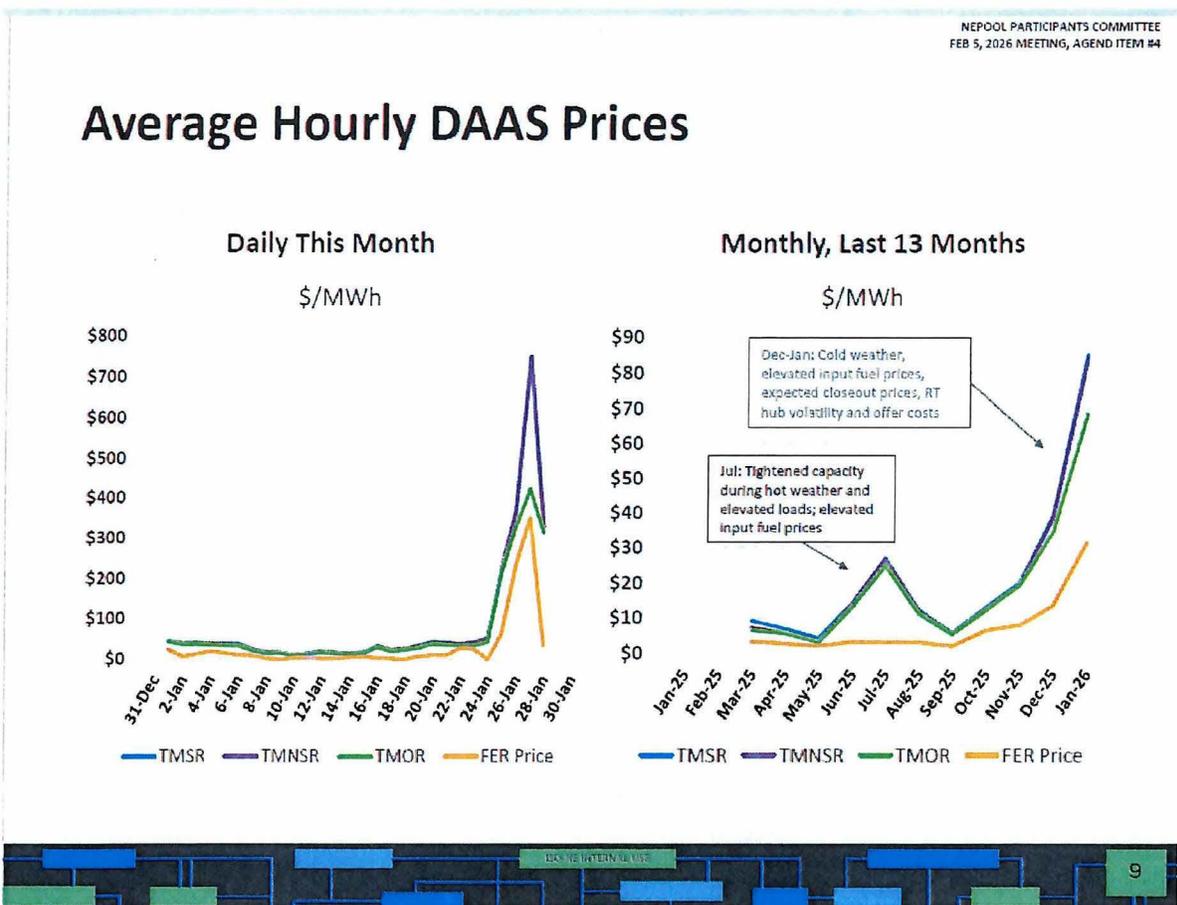
3) Provide the basis for how Marlborough selected the \$0.006/kWh DASI cost estimate to the ESA.

- The ISO projected DASI costs = \$1.00 to \$1.25/MWh-yr
- When Marlborough executed the current ESA in late June, the DASI program was only 4 months old and DASI costs were running ~\$3.50/MWh, or **3 times** the ISO’s projections. Even at those levels, suppliers (and particularly FPP) were actively pressing ISO and rate payer advocates to make downward refinements, consistent with the FERC’s approval.
- Any forward cost projections for DASI at the time were pure guesswork.

- The backdrop in late June 2025 was a combination of extreme uncertainty and perceived cost excess, which led CPG to recommend a cost pass-through mechanism.
- With this backdrop, the DASI Costs Recovery Fee of \$0.006/kWh (or \$6.00/MWh) was *intended* to cover both the unrecovered costs from the prior ESA and DASI costs going forward but lacking a firm analytical basis with only 4 months of spring season program experience to draw on.

4) Why was the DASI cost estimate not sufficient to cover actual costs.

- The estimate was insufficient to cover actual costs because no one (perhaps) foresaw unprecedented market conditions that would push DASI costs more than **10 times** ISO’s original projections: reduced imports, increased exports, high generator outages in the fall¹, and record-setting January 2026 with respect to energy market costs (also see chart below and other notes and reports provided to the Committee).²



Slide 9 of ISO New England’s February 2026 System & Markets Operations Report to the NEPOOL Participants Committee.

¹ ISO New England Fall 2025 Quarterly Markets Report, February 4, 2026, p. 35.

² On slide 6 of ISO New England’s February 2026 System & Markets Operations Report to the NEPOOL Participants Committee, the ISO reports that January 2026 set **all-time market records** in 1) monthly energy market cost, 2) daily energy market cost, and 3) daily day ahead natural gas price.

ISO-NE Day Ahead Ancillary Services Market (“DASI” or “DAAS”)

ISO-NE’s market objectives:

- Procure enough physical supply in the day ahead market to meet the ISO’s hourly load forecast.
- Compensate physical resource generators (natural gas, nuclear, hydro) for being online, providing reliability.
- Reduce reliance on fast-start generation.
- Facilitate intermittent resources (wind, solar) to come online without causing reliability concerns.

ISO-NE’s original cost projections:

- \$120 to \$150 million/yr, or \$1.00 to \$1.25/MWh
- Referencing the ISO’s cost analysis, the Federal Energy Regulatory Commission (FERC) approved the ISO’s program in Jan 2024 stating, "...we find that [ISO-NE’s] DASI proposal is **just and reasonable** and not unduly discriminatory or preferential,..."

Who pays for DASI costs?

- All electricity suppliers in New England are assessed DASI costs at the same \$/MWh rate. This includes basic service suppliers, suppliers contracting directly with individual customers, and suppliers serving aggregations.

How did Marlborough’s supply contracts with First Point Power (“FPP”) address DASI?

- The prior supply contract ending Nov2025 did not anticipate DASI and therefore Marlborough owes FPP for all DASI costs incurred (a contract “Change in Law”). Consequently, Marlborough owes FPP for DASI costs from Mar2025 through Nov2025.
- FPP agreed to defer collection for the underpayments to the new supply contract that started Nov2025.
- Due to the newness of DASI and difficulty in projecting costs, the parties included a cost *estimate* of \$6.00/MWh (\$0.006/kWh) in the program rate with contract language to fully reconcile the estimate to actual costs once known.
- The DASI cost estimate was set to cover both prior contract underpayments and all go-forward costs. The parties believed this number to be fully sufficient at the time.

Actual DASI costs to date:

- **See Charts 1 and 2**
- Average rate 3/1/2025 to 1/29/2026 ~\$9.50 /MWh
- Average rate for Dec2025 ~\$17.70/MWh
- Average rate for Jan2026 ~\$48.00/MWh
- Two years of expected cost incurred over two days: Jan 26: \$293.00/MWh and Jan27: \$471.00/MWh.

- On 1/29/2026, FPP estimated Marlborough’s cumulative net undercollection by end of Feb2026 will = \$1.29 million. This equates to ~1.16 cents/kWh over 12 months.

Current situation:

- The market extremities of this past week were unimagined and akin to an F5 tornado.
- Converting Marlborough’s contract to a fully fixed rate is not an option **at this time** (asking an insurance company for a quote the day after a tornado is not ... practicable).

Immediate action item:

- Discuss increasing the program rate starting with March 2026 meter reads
- As of 1/29/2026, FPP’s suggested new DASI cost estimate, *inclusive* of cumulative under collections is \$0.01737/kWh

Current Program Rate	New DASI Cost Adder	Rate Adjustment	New Program Rate	Customer Cost Impact* (\$/month)
\$0.13782	\$0.01737	\$0.01137	\$0.14919	\$6.82

*based on 600 kwh/month

Time Period	New Program Rate	National Grid Basic Service	Customer Savings (\$/kWh)	Customer Savings vs NGRID* (\$/month)
3/1/2026 – 7/31/2026	\$0.14919	\$0.15372	\$0.00453	\$2.72
8/1/2026 – 1/31/2027	\$0.14919	\$0.16900**	\$0.01981	\$11.89

Note: NGRID basic service rates are expected to rise dramatically as a result of DASI – See Chart 3

*based on 600 kW/month

**CPG’s projection

- Marlborough/FPP would retain the DASI cost reconciliation language in the contract in which case there will likely be another rate adjustment, higher or lower prior to the end of the contract in Nov2028. There may be an opportunity at the second rate adjustment to convert the contract to a fully fixed price.
- CPG will bring any updated numbers to the meeting.

CHART 2

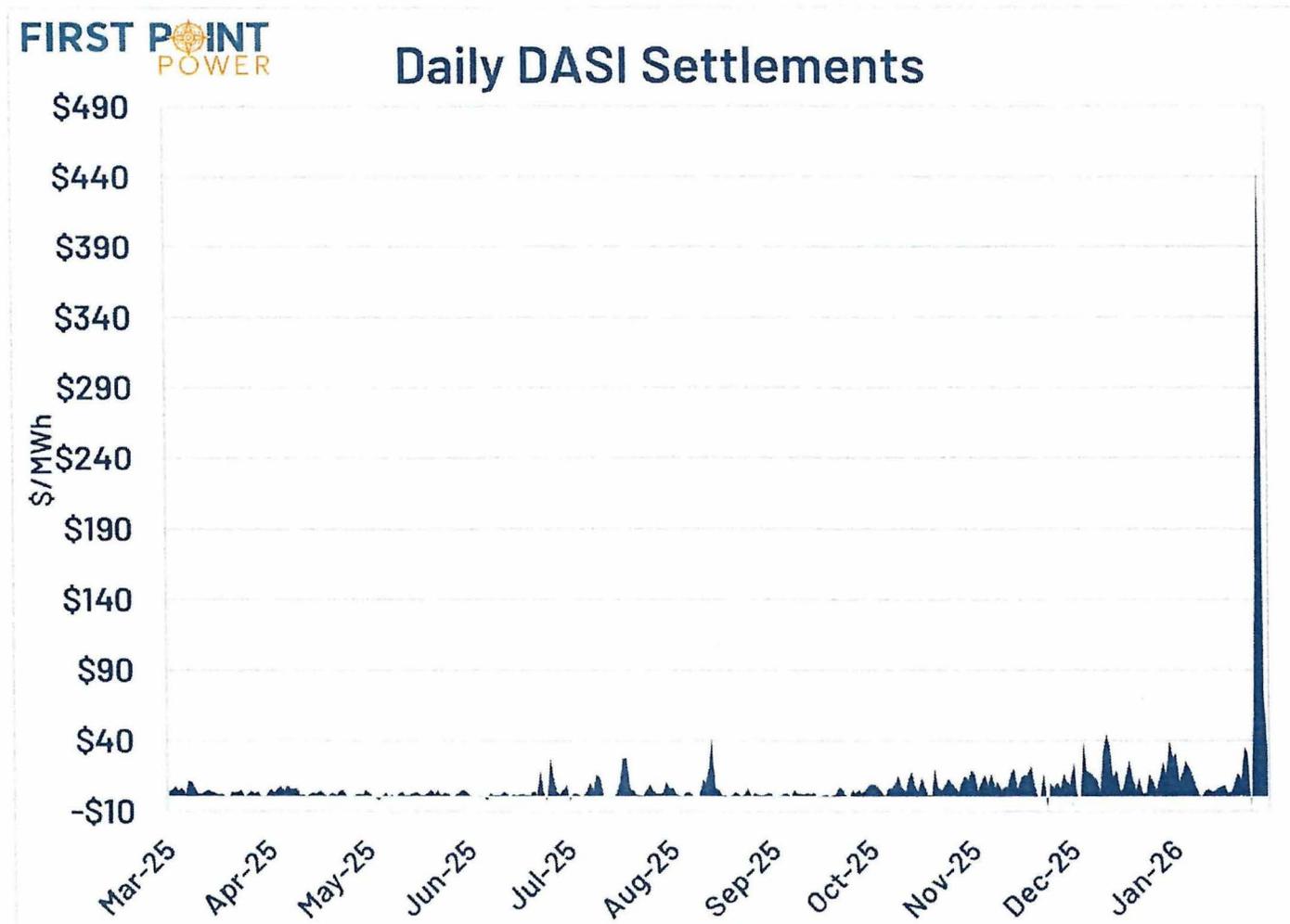
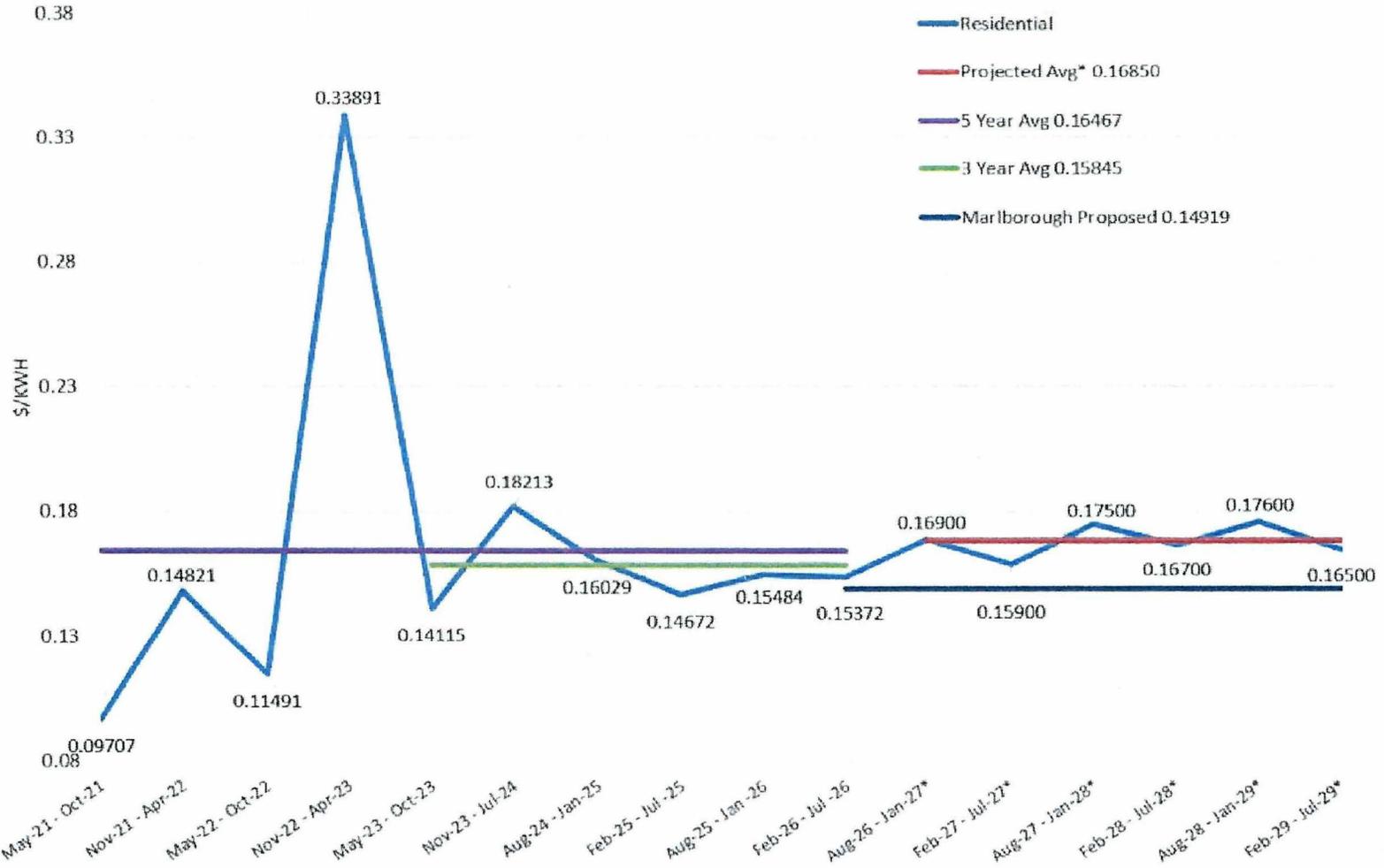


CHART 3

National Grid Residential Basic Service

as of 1/13/2026



*Per Colonial Power Group

Attachment A – Settlement Cost Recovery Documentation Checklist

(Residential Aggregation – DASI and Capacity Adjustments)

Purpose:

To define the minimum documentation and timing requirements prior to implementation of any residential supply rate adjustment under Appendix A of the Electric Service Agreement.

A. ISO-NE Settlement Documentation

- ISO-NE settlement statements or invoices for the applicable recovery period
 - Identification of settlement months covered
 - ISO-NE allocation methodology used (load-serving entity basis)
 - Confirmation that costs are attributable solely to City aggregation load
-

B. Cost Recovery Calculation

- Total ISO-NE settlement costs incurred to date
- Total kWh served during the recovery period
- Amounts collected to date through existing Retail Prices
- Net over- or under-recovery balance
- Status relative to any contractual tolerance thresholds

(Calculations to be provided in a transparent, auditable spreadsheet format.)

C. Forward Projection

- Remaining months in the recovery period
 - Forecasted remaining kWh (conservative assumptions)
 - Proposed \$/kWh adjustment
 - Key assumptions used (load, timing, settlement trends)
 - Demonstration that recovery will be substantially completed within the active Delivery Term
-

D. Timing and Implementation

- Documentation submitted at least **60 days** prior to proposed effective date
 - Adjustment proposed on a **prospective basis only**
 - No retroactive billing or bill corrections to residents
-

E. Governance and Approval

- Review by City and Aggregation Consultant
 - Confirmation that adjustment is authorized under Appendix A
 - City approval prior to implementation
-

F. Resident Notification Support

- Plain-language explanation of the adjustment provided
 - Effective date clearly identified
 - Illustrative estimate of customer impact provided
-

G. End-of-Term Settlement Risk Mitigation

- Periodic reconciliation (at least semi-annual) showing cumulative recovery status
 - Demonstration that projected recovery balance will be substantially resolved prior to the final billing cycles of the Delivery Term
 - Adjustment schedule designed to avoid material reliance on post-term settlement
 - Identification of any anticipated residual balance as of the final billing month

 - Confirmation that any remaining balance at term end:
 - Is within a de minimis tolerance, and
 - Does not require coordination with a successor supplier or retroactive resident billing
-

RECEIVED
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2025 FEB 11 PM 4:43



**CITY OF MARLBOROUGH
OFFICE OF TRAFFIC COMMISSION
140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752**

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, December 10, 2025, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website (www.marlborough-ma.gov)). Members present: Chairman - Police Chief David Giorgi, DPW Commissioner Ted Scott, Fire Chief Kevin Breen and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller, Officer Andrew Larose from the MPD Traffic Unit, City Councilor Katie Robey and Attorney Brian Falk from Mirick, Mirij Ahmed - Principal Developer with Taj Estates of Marlborough, and Carlos Ferrera with MDM Engineering.

Minutes taken by Karen Lambert, MPD - Public Safety Administrative Assistant.

Chief Giorgi started recording the meeting at 10:00 a.m. and began by welcoming everyone and making introductions.

1- Minutes

Review of the minutes of the Traffic Commission meeting of October 29, 2025. (Note: No meeting held in November)

VOTE TO APPROVE. All in Favor - Accept and Place on File.

2 - New Business

2a) Request to eliminate 4 public parking spaces at 163 Main Street.

Attorney Brian Falk requested to meet with the Traffic Commission as a condition of the special permit for this project. They are requesting to change the existing Main Street parking plan with the proposed elimination of 4 public parking spaces in front of the

proposed building. He was in attendance for the discussion and explained that there will be 67 residential units and 10,000 square feet of retail space on the ground level. Chief Giorgi pulled up Diagram C-101 on the screen for reference. At the far left there will be a new curb cut for the ground floor entrance to the parking garage. Two of the existing public parking spaces would need to be eliminated because they are in the location of the new garage entrance. The other 2 spaces, to the far right, are for the curb cut to the 2nd floor parking. They were initially required to have 67 parking spaces but will only have 59 parking spaces. They made an agreement to pay \$40,000 to the city for the 4 parking spaces that will be lost (\$10,000 for each one) and \$70,000 more for the seven spaces that were initially required that were not included.

Steve Kerrigan asked how many parking spaces would be left between Welly's and the sidewalk bump out. It looks like there are still 2 or 3. On the other side, from Picco's to Welly's, there are 12 spaces now and there will be 8 when the project is complete. Chief Breen asked if they also plan to temporarily take up some of the other spaces in front of the project for their equipment.

The diagram that lays this out will be clarified in a preconstruction meeting but yes, they will take up the 8 spaces in front of the proposed building during construction. Attorney Falk said that with the temporary fencing it will be roughly 7 spaces. A vote by the Traffic Commission is required as part of the special permit. Commissioner Scott said that this seems to be something that would fall under the City Council purview, not the Traffic Commission. Eliminating parking spaces is a City Council issue as part of the special permit. The Traffic Commission did not vote on the number of spaces to be eliminated. Steve Kerrigan said that the City Council has already approved the permit, and the 4 spaces have to go so that vehicles can enter and exit the garages. The DPW and Engineering would need to review any final design. It's fair to say that the Traffic Commission looked at this but that is all. We can make a motion to eliminate the spaces as agreed upon by the City Council. All agreed that this was best worked out between the city, the DPW, Engineering and the Developer.

MOTION was made, seconded, and duly VOTED to eliminate the 4 parking spaces as agreed upon by the City Council.

2b) Request for a No Parking sign on Spruce Street.

The DPW received a call from a resident who was requesting a No Parking sign because when cars are parked on this street, the trash and recycling trucks are not able to access the area. Chief Giorgi pulled up a google maps photo of the area for reference. Commissioner Scott said that he can't believe that trash trucks can even pull in here. He thinks they may pull the barrels down to the end. There appears to be plenty of off-street parking available, except maybe for the green house.

Ashley Miller found that back in 1991 – 1992, the Traffic Commission voted to have no parking allowed on both sides, but she couldn't find any actual regulations. Steve Kerrigan said that the process is for the Traffic Commission to vote to approve something, then the Chief creates the regulation, and the City Clerk advertises it. There may already be a no parking regulation for the whole street. Now everything is done electronically with General Code. Steps may have been missed that long ago. He said that we can still advertise it, and he will look back to see what he can find. It looks like it

was adopted back in 1991 but never added to the city code. We don't need to revote. Ashley Miller said that she wasn't sure where they could post the signs since the street is so narrow. There is no room to install any posts. The street is one way. Maybe a sign could be posted at the entrance, with an arrow in both directions, with wording to clarify the intent. Chief Breen said that it's probably isolated to 1 person on the street so enforcement should help.

MOTION was made, seconded, and duly VOTED to REFER to the City Clerk's office to investigate and add the regulation to the city code.

3-Old Business

3a) Review of City of Marlborough Traffic Calming Policy

Update: Tom DiPersio advised that we have received our first official request. It is for Hager Street. The speed signs are out now. Officer Larose provided the speed summary reports that were out for an 11-day period from 11/6/25 to 11/16/25 on the NB side. The average speed was 26.82 mph with a maximum speed of 44 mph. The 85th percentile was traveling at 30 mph. The volume was 239 vehicles per day, which was lower than he expected.

The other direction, SB from Rte. 20 to Farm Road shows an average speed of 26 mph and a maximum speed of 53 mph. The average speed was 26.57 mph. The average volume in this direction was 663 vehicles per day. Officer Larose also walked through the hourly report and described it as "not a hot bed of activity". Chief Giorgi commented on the effectiveness of the sign. You can see from the diagram that it causes vehicles to slow down. Chief Giorgi is not sure that we have to do anything further.

Tom DiPersio said that now we would have to look at the next criteria, which is still a work in process. Councilor Robey asked if the Traffic Calming Policy is visible to the public? She does not see it anywhere. Steve Kerrigan advised that the drafts have been attached to the Traffic Commission minutes but not posted to the city council. All attachments to the minutes can be viewed in the City Clerk's office. He said that we are at the stage of completing the request form and collecting data. At the next meeting we can review all the data for Hager Street.

3b) Proposed "No Left Turn" sign on Church Street at East Main Street.

Update: Chief Giorgi drafted the regulation for the No Left Turn on Church Street at East Main Street. Tom DiPersio said that the state will post the sign. We just need to send them the approval. Steve Kerrigan will advertise the new regulation. It needs to be done twice and then he will let Tom DiPersio know.

MOTION was made, seconded, and duly VOTED to APPROVE the regulation. ALL IN FAVOR.

3c) Review of Church Street/Hildreth Street traffic signal warrant study results (Follow up to previous agenda item).

Update: Tom DiPersio advised that the lights are now in flashing mode. The signs are up, and notifications have been sent out and posted on the city website. Everything has been done as outlined in the plan. Mr. DiPersio said that he did hear back from the resident, and he is happy to hear that the Traffic Commission looked at his concern and took action. The intersection will stay like this for 3 months and will also be monitored by the consultant. The lights will then be removed. We are also using solar flashing stop signs and signs indicating that there is a new traffic pattern ahead. Mr. DiPersio will let the Traffic Commission know if and when he receives reports from the consultant.

This item can now be REMOVED FROM THE AGENDA.

3d) Safety Concerns on Stevens St., Chandler St. and at the intersection of Bolton St. and Union St.

Update: Engineering is still reviewing this area. No further update.

MOTION was made, seconded, and duly VOTED to TABLE.

3e) Safety Concerns at the intersection of Algosi Rd. and Stevens St.

Update: Engineering is still reviewing this area. No further update.

MOTION was made, seconded, and duly VOTED to TABLE.

Commissioner Scott suggested we keep mid-December as the combined date for the November and December Traffic Commission meeting for 2026 due to the Thanksgiving and Christmas holidays.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:36 am.

Respectfully submitted,

Karen L. Lambert
Public Safety Administrative Assistant
Marlborough Police Department

List of documents and other exhibits used at the meeting:

-City of Marlborough Meeting Posting for the Traffic Commission Meeting on December 10, 2025, including meeting agenda.

-Draft of Traffic Commission Minutes from Wednesday, October 29, 2025.

-Email from Brian Falk to Chief Giorgi, dated 11/18/25, re: 163 Main Street.

-Email from Ashley Miller to Karen Lambert, dated 10/29/25, re: No Parking Sign Request – Spruce Street.

-Email from Tom DiPersio to Chief Giorgi, dated 10/29/25, re: Church Street at East Main Street, including copy of letter from MassDOT approving the No Left Turn and Mr. DiPersio's request letter to MassDOT.

- Diagram of New 4-Way Stop Control Plan at Church Street/Hildreth Street.

Additional Handouts and/or Displayed on Screen at Meeting

-Extended Speed Summary for Hager St., SB – 11/21/25 to 12/1/25.

- Extended Speed Summary for Hager St., NB – 11/6/25 to 11/16/25

-Regulation to add East Main St. @ Church St. to the Schedule of "Prohibited Left Turns" in the Rules and Regulations of the Traffic Commission.

- Diagram C-101 of the Architectural Plans for 163-175 Main Street.

TRAFFIC COMMISSION

1

RECEIVED
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January 28, 2026
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2026 FEB 27 AM 10:56



**CITY OF MARLBOROUGH
OFFICE OF TRAFFIC COMMISSION
140 MAIN STREET
MARLBOROUGH, MASSACHUSETTS 01752**

Traffic Commission Minutes

The Regular Meeting of the Traffic Commission was held on Wednesday, January 28, 2026, at 10:00 am. (The meeting was also recorded and is available to view online at the City of Marlborough's website (www.marlborough-ma.gov). Members present: Chairman - Police Chief David Giorgi, Fire Chief Jeffrey Gogan, DPW Commissioner Ted Scott and City Clerk Steve Kerrigan. Also present: City Engineer Tom DiPersio, Assistant Civil Engineer Ashley Miller, Officer Andrew Larose from the MPD Traffic Unit and City Councilor Katie Robey.

Minutes taken by Karen Lambert, MPD - Public Safety Administrative Assistant.

Chief Giorgi started recording the meeting at 10:02 a.m. and began by welcoming everyone and making introductions.

1- Minutes

Review of the minutes of the Traffic Commission meeting of December 10, 2025.

VOTE TO APPROVE. All in Favor - Accept and Place on File.

2 - New Business

2a) Request to review Beach Street traffic pattern.

A resident came into the station and submitted a hand drawn diagram of the Beach Street area. He is looking for a redesign of the intersection at Beach Street and West Main Street due to truck traffic. If a truck is traveling eastbound on Route 20, there is a sign at Beach Street that says No Trucks. In his diagram, he notes several types of trucks - trailer trucks, 18 wheelers, 10 wheelers, car carriers and box trucks. The resident said that the truck is already into the turn when they see the sign. He thinks it would be better

if this entrance were blocked off. There are currently 2 entrances to Beach Street off West Main Street. He indicated on his diagram that regular vehicles could then take the other 90 degree turn onto Beach Street.

Tom DiPersio said that Ashley Miller had brought up this same issue a while ago as an option that would help with cut through traffic. Steve Kerrigan said that most of the truck traffic is probably deliveries, which is allowed. Tedd Scott said that the intersection could possibly be reconfigured so trucks can still enter but slower. Officer Larose brought up a photo of the intersection on the screen for reference. Fire Chief Gogan asked if the sign could be placed prior to the turn? In the photo this doesn't look too difficult. Tom DiPersio said that West Main Street is part of the state layout. Chief Giorgi asked if we would have to go to the state with this? Tom DiPersio advised that yes, we would need permission from them to do this. Engineering can investigate this further.

MOTION was made, seconded, and duly VOTED to REFER to ENGINEERING for further review.

2b) Request for a traffic light at the intersection of Crowley Drive and Fitchburg Street.

Chief Giorgi advised that this request came through the mayor's office. He read through the email submitted by Jane Audrey-Neuhauser. She is concerned for all the residents and workers at Pheasant Hill due to how unsafe this intersection is. She said that with the addition of their 150-unit residence there is a significant increase in traffic entering Fitchburg Street from Crowley Drive. It's also almost a blind intersection since the road curves at that point and the sight distance is greatly decreased. She also noted that the Rail Trail crossing is at this same intersection, and that Assabet Regional Vocation High School is nearby. She feels that a traffic light at this intersection would be a "much needed safety enhancement" and would like to see this process get started before a serious, or fatal accident, occurs.

Steve Kerrigan asked if this intersection would meet the warrants for a traffic light. Tom DiPersio added that this area is another state layout. In looking into the history, it did not meet the warrants in the past, however, the proposed usage of the area has changed. In 2019, they looked at the projected usage of "over 55 townhouses" and met the requirements to examine it but the area did not meet the warrants. He advised that we would probably have to do a new study locally and present it to the state. Councilor Robey said at the time of that study, the units were not full.

Tom DiPersio said that Engineering can inquire with the state as to whether they would do the study or if the city would need to do it and provide them with the data. Chief Giorgi thought that he remembered that years ago, the intersection was designed to have a signal if/when it met the warrants. Engineering can investigate this further.

MOTION was made, seconded, and duly VOTED to REFER to ENGINEERING to investigate this further and provide an update at the next meeting.

2c) Constituent concerns – various streets – submitted by Councilor Sargent.

Chief Giorgi received an email from Councilor Sargent regarding constituent concerns.

In summary –

- 1- **Stacey Road** – During school pick up and drop off, cars park on both sides of Stacey Road, causing it to become essentially a single lane. Residents of Stacey Road then have difficulty turning off Hosmer Street to get to their homes. He is asking if one side of Stacey Road, closest to Hosmer St., can be made no parking.
- 2- **Myles Standish and Simpson** – Speeding is an issue, and the small curbing does not prevent people from cutting the corner “causing head on traffic conditions”. Speed and lane crossing are the main concerns.
- 3- **Grove Street crosswalk** – This crosswalk across Hildreth Street is almost like a blind driveway. Can something be done to make it more visible?
- 4- **Cetrina and Grace Circle** – Concern with speeding during school pick up and drop off.
- 5- **Hosmer Street & Myles Standish crosswalk** – This is a busy crosswalk by the beach. Could this be better lit or have lights that light up when someone is crossing.
- 6 – **Hosmer Street Apt crosswalk** – the crosswalk at Royal Crest is not striped well. This is a high traffic and busy pedestrian area. What can be done?

Chief Giorgi advised that Sgt. Ney, from the Traffic Unit, has addressed some of these concerns. He pulled up an email onto the screen that he received from Sgt. Ney with his findings.

Stacey Road - Sgt. Ney said that the Traffic Officers have been monitoring the parking issue on Stacey Road and have spoken to a few people. It seemed to be getting better but it could be happening again. He said that maybe a No Parking sign on the north side of Stacey Road from the intersection of Hosmer to about 20 feet east of the fire hydrant would help as he doesn't see the school issue being corrected anytime soon.

Myles Standish – The Traffic Officers will monitor this area and deal with any speeding issues.

Grace Circle – Officer Carty has been out here recently and has not witnessed any speed issues but more of a “sheer volume of traffic problem with all the cars coming and going and doing U-turns on Grace Circle”. Sgt. Ney said that they would continue to monitor this area.

Chief Giorgi said that the issues on Stacey Road and Grace Circle are all related to the Jaworek School pick up and drop off procedures.

Ted Scott advised that the two crosswalks on Hosmer Street have been repainted. He agreed that they “were in tough shape before”. He also noted that the crosswalk near the beach is probably the busiest during the day when the sun is out. Chief Giorgi said that

the Grove Street crosswalk needs to be looked at. Steve Kerrigan said that he looked at the regulations this morning and he does not see a regulation for this crosswalk. Ted Scott said that the line painting here should be in good shape because they just did it.

Ashley Miller advised that if the no parking area was to extend 10 feet past the hydrant on Stacey Road, it would need to be regulated before they could put up a sign. Commissioner Scott questioned how far the fire hydrant is from the intersection. Officer Larose pulled up a google maps photo of the area showing the location of the fire hydrant. Cars park on both sides during pick up and drop off. Tom DiPersio said that when people are pulling in at the same time as someone pulling out, there is only room for 1 car. Commissioner Scott noted that there is already a city ordinance for no parking within 20 feet of an intersection. Parents who are there dropping off their children may not really care about a no parking sign. Ashley Miller said that this has also come up on other streets. People kind of park wherever they want to drop their kids off at a bus stop. Since the city ordinance is already there for not parking within 20 feet of intersection, it seems to be just a matter of putting up a sign about 10 feet from the fire hydrant stating No Parking from Here to Corner.

MOTION was made, seconded, and duly VOTED to REFER to the DPW to install a No Parking from Here to Corner sign and to the POLICE DEPARTMENT'S Traffic Unit to continue monitoring the areas in question. Also, REFER to ENGINEERING to take a look at the Grove Street crosswalk.

2d) Review of Traffic Commission Meeting Schedule for 2026,

The meetings are scheduled to fall on the last Wednesday of the month, except for the November/December meetings, which have been combined and scheduled for Wednesday, December 16th due to the Thanksgiving and Christmas holidays. All meetings are posted on the city's website.

MOTION was made, seconded, and duly VOTED to APPROVE the 2026 meeting schedule.

3-Old Business

3a) Review of City of Marlborough Traffic Calming Policy

Update: No further update at this time. Snowstorms have taken precedent.

MOTION was made, seconded, and duly VOTED to TABLE.

3b) Safety Concerns on Stevens St., Chandler St. and at the intersection of Bolton St. and Union St.

Update: No further update at this time. Snowstorms have taken precedent.

MOTION was made, seconded, and duly VOTED to TABLE.

3e) Safety Concerns at the intersection of Algosi Rd. and Stevens St.

TRAFFIC COMMISSION

5

January 28, 2026

Update: No further update at this time. Snowstorms have taken precedent.

MOTION was made, seconded, and duly VOTED to TABLE.

Chief Giorgi took a moment to welcome Fire Chief Gogan and to thank Fire Chief Breen for his years of service to the city.

That there being no further business of the Traffic Commission held on this date, the meeting adjourned at 10:25 am.

Respectfully submitted,

Karen L. Lambert
Public Safety Administrative Assistant
Marlborough Police Department

List of documents and other exhibits used at the meeting:

- City of Marlborough Meeting Posting for the Traffic Commission Meeting on January 28, 2026, including meeting agenda.
- Draft of Traffic Commission Minutes from Wednesday, December 10, 2025.
- Hand drawn diagram of Beach Street area with notes, submitted by resident.
- Email from Amanda Belliveau to Chief Giorgi, dated 12/17/25, re: Crowley Dr. Intersection – forwarding an email from a resident that was submitted to the Mayor's Office.
- Email from Councilor Sargent to Chief Giorgi, dated 1/21/26, re: Traffic Commission (i.e. constituent concerns on various streets).
- Proposed Traffic Commission Meeting Schedule for 2026.

Additional Handouts and/or Displayed on Screen at Meeting

- Email from Sgt. Ney with his responses to the constituent concerns brought up by Councilor Sargent.



City of Marlborough
 Zoning Board of Appeals
 140 Main Street
 Marlborough, Massachusetts 01752

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 CITY CLERK'S OFFICE
 CITY OF MARLBOROUGH

2025 FEB 13 PM 2:45

Tel. (508) 460-3768

Meeting Minutes

For Meeting Held: December 11, 2025, 7:00 PM, at 3rd Floor, Memorial Hall, City Hall, 140 Main Street, Marlborough.

Members Present: Ralph Loftin-Chairman, Robert Levine, Thomas Pope, and Douglas Philpott.

Members Absent: None.

Also present were:

Craig Sullivan – Secretary, Grace Schierberl – applicant, James Manzer – Revision Energy, Bill Paynton – Building Commissioner

Items Discussed:

1. Zoning Board of Appeals Case # 25-1

Applicant: Julian Tryba, Grace Schierberl

Date of Appeal: October 24, 2025

Location of Subject Property: 53 Red Spring Rd.

Petition: The applicants propose the construction of (24) 530w ground mounted solar modules and associated electrical work located within Exclusive Use Area 53A Red Spring Rd. The Board shall determine whether the applicant qualifies for a Section 6 finding in compliance with Chapter 650, Article 17 of the Marlborough Zoning Ordinance. If found qualified for a Section 6 finding, a special permit from the Marlborough ZBA will be considered.

Chairman Loftin opened the meeting by informing the applicant that since there were only four of the five ZBA members present a unanimous vote would be needed to approve the petition. The property is an exclusive use area. James Manzer answered questions from the board. Two of the board members visited the property prior to the hearing. The solar modules are not required to have a fence around them. A certified plot plan was provided to the board. Warning placards will be placed around solar panels. Safety is a concern with all the kids walking by the array. A neighbor spoke out against the project. He was concerned with safety and felt that having 24 solar modules

in that area would be too much. He claimed the Red Spring Rd. Association didn't think the project through. The neighbor was reminded that the Association submitted a letter approving the solar modules. Board member Robert Levine noted that the letter from the Association was only a conditional letter. The board suggested that the applicants obtain a final approval letter from the Red Spring Rd. Association. They may then arrange another date to come before the board to request a special permit. Mr. Loftin explained to the applicant there is an option to withdraw without prejudice. After further discussion the applicant requested to withdraw without prejudice. She was told that she will not be required to resend abutter letters.

The applicant signed an extension letter because the appeal is going outside the designated timelines the board follows.

There being no further statements from the public and on a motion from Bob Levine, seconded by Chairman Loftin, the Board voted unanimously 4-0 to accept the applicant's request to withdraw without prejudice.

Adjournment

On a motion from Chairman Loftin seconded by Tom Pope the meeting was adjourned at 7:50pm.

Respectfully submitted,

Craig Sullivan
Secretary

CITY OF MARLBOROUGH
CITY COUNCIL

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2026 FEB 18 AM 10:25

RESOLUTION URGING PASSAGE OF

MASSACHUSETTS HOUSE BILL H.91 AND SENATE BILL S.2556 TO MODERNIZE FUNDING FOR COMMUNITY MEDIA PROGRAMMING

WHEREAS, community media programming is essential to civic engagement, transparency in local government, public access to information, cultural expression, and educational opportunities for residents of the City of Marlborough; and

WHEREAS, Marlborough Cable Trust (WMCT-TV) is the City's designated community media and public access provider, responsible for coverage of City Council meetings and other municipal proceedings, as well as locally produced civic, educational, and public affairs programming; and

WHEREAS, WMCT-TV provides free, noncommercial access to local information and forums for public expression, thereby supporting informed civic participation and governmental accountability in Marlborough; and

WHEREAS, the funding framework governing community media programming in Massachusetts has not kept pace with changes in technology, media consumption, and rising operational costs; and

WHEREAS, outdated funding mechanisms place increasing strain on municipalities and local access providers while limiting their ability to modernize infrastructure, expand services, and maintain high-quality programming; and

WHEREAS, House Bill H.91, An Act to Modernize Funding for Community Media Programming, pending before the Massachusetts General Court, would update and stabilize the funding structure for community media services across the Commonwealth; and

WHEREAS, the companion legislation, Senate Bill S.2556, advances similar reforms to modernize assessments and funding mechanisms in support of sustainable community media operations; and

WHEREAS, House Bill H.91 and Senate Bill S.2556 have been referred to the Joint Committee on Advanced Information Technology, the Internet and Cybersecurity, with subsequent review by the House and Senate Committees on Ways and Means; and

WHEREAS, passage of this legislation will strengthen community media services, support municipal transparency, and ensure continued access to local programming for residents of Marlborough and communities throughout Massachusetts.

NOW, THEREFORE, BE IT RESOLVED, that the Marlborough City Council hereby supports Massachusetts House Bill H.91 and Senate Bill S.2556 and urges the Massachusetts General Court to enact this legislation without delay; and

BE IT FURTHER RESOLVED, that the Marlborough City Council calls upon the Chairs and Members of the Joint Committee on Advanced Information Technology, the Internet and Cybersecurity to report these bills favorably, and upon the Chairs of the House Committee on Ways and Means and the Senate Committee on Ways and Means to advance the legislation promptly toward final passage; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Governor of the Commonwealth of Massachusetts, the Massachusetts House and Senate leadership, the Chairs and Members of the Joint Committee on Advanced Information Technology, the Internet and Cybersecurity, the Chairs and Members of the House and Senate Committees on Ways and Means, and the Marlborough state legislative delegation.

**DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST
AS REQUIRED BY G. L. c. 268A, § 23(b)(3)**

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2026 FEB 24 AM 9:13

PUBLIC EMPLOYEE INFORMATION	
Name of public employee:	Michael Ossing
Title or Position:	City Councilor
Agency/Department:	Marlborough City Council
Agency address:	City Hall, 2 nd Floor 140 Main Street Marlborough, MA 01752
Office Phone:	(508) 460-3711
Office E-mail:	citycouncil@marlborough-ma.gov
	<p>In my capacity as a state, county or municipal employee, I am expected to take certain actions in the performance of my official duties. Under the circumstances, a reasonable person could conclude that a person or organization could unduly enjoy my favor or improperly influence me when I perform my official duties, or that I am likely to act or fail to act because of kinship, rank, position or undue influence of a party or person.</p> <p>I am filing this disclosure to disclose the facts about this relationship or affiliation and to dispel the appearance of a conflict of interest.</p>
APPEARANCE OF FAVORITISM OR INFLUENCE	
Describe the issue that is coming before you for action or decision.	I am a member of the Marlborough City Council and currently serve as the City Council President. A request has been submitted to the City Council for a resolution relating to support of two pending state bills, H.91 and S. 2556.
What responsibility do you have for taking action or making a decision?	The above item is on the February 23, 2026, City Council agenda. I will be participating in any Committee discussions as well as voting on whether to approve the resolution at the full City Council meeting.
Explain your relationship or affiliation to the person or organization.	My wife, Linda Ossing, currently serves on the Marlborough Cable Trust Committee, which oversees expenditures on behalf of the Trust to support cable PEG access services and programming for Marlborough residents, which are provided by WMCT-TV.
How do your official actions or decision matter to the person or organization?	The resolution is in regard to state-wide proposed legislation that may potentially impact fee revenue associated with PEG Access in the Commonwealth, which could potentially impact WMCT-TV operations.