

# MIRICK

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

**Brian R. Falk**  
508.929.1678 | Direct  
bfalk@miricklaw.com  
100 Front Street  
Worcester, MA 01608-1477

2026 FEB -5 AM 9:52

February 4, 2026

## **BY HAND DELIVERY**

Councilor Michael Ossing, President  
Marlborough City Council  
City Hall  
Marlborough, MA 01752

Re: Special Permit Application: Ames Village

Dear Councilor Ossing:

On behalf of my client, the Marlborough/Northborough Land Realty Trust, affiliate of The Gutierrez Company, I submit the enclosed special permit application for the Ames Village community.

The City Council enacted the Ames Village Overlay District in late 2025 for the property located at the corner of Ames and Forest Streets. The Overlay District allows for multifamily development sited along the streets provided that vegetated buffers and open space are preserved near existing single-family neighborhoods.

Our plans for the Ames Village community are nearly identical to the concept plans presented when the Overlay District was enacted. The project consists of 90 residential units in two buildings, with some parking located in basement garages. Green areas on the site exceed what is required in the Overlay District. A minimum 50-foot vegetated buffer surrounds the site along the side and rear lot lines, 5.87 acres of the 11-acre site are preserved as natural open space towards the rear of the property (4 acres are required), and total lot coverage is just 18.4% (up to 50% is allowed). This design minimizes impacts on nearby homes and creates a transitional buffer between single-family neighborhoods and denser developed areas.

The project will be age-targeted for empty nesters and retirees and subject to the City's 12% affordability requirement. Compared to a by-right single-family subdivision, the Ames Village community would shift developed areas away from existing homes, maximize green space, maximize City tax revenues, and minimize new school enrollment.

# MIRICK

February 4, 2026  
Page 2

We look forward to resuming work with the City Council on this project. Thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'BRF', with a stylized flourish at the end.

Brian R. Falk

BRF/

Encl.

cc: Client

**CITY OF MARLBOROUGH  
OFFICE OF THE CITY CLERK**

**APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT**

1. Name and address of Petitioner or Applicant: 200 Summit Drive,  
Marlborough/Northborough Land Realty Trust (c/o the Gutierrez Company), Suite 400, Burlington, MA 01803
  
2. Specific Location of property including Assessor's Plate and Parcel Number.  
Corner of Ames/Forest Streets (incl. 343 Forest); Map 89, Parcels 80-88, 90-99; Map 100; Parcels 15, 24, 25, 26
  
3. Name and address of owner of land if other than Petitioner or Applicant:  
Same.
  
4. Legal interest of Petitioner or Applicant (owner lessee, prospective owner, etc.)
  
5. Specific Zoning Ordinance under which the Special Permit is sought:  
Section 650-39.2.D(1)(iii)  
Article \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_ Sub-paragraph \_\_\_\_\_
  
6. Zoning District in which property in question is located:  
Ames Village Overlay District (A-3 Zoning District underlying)
  
7. Specific reason(s) for seeking Special Permit  
The applicant seeks a special permit to build and operate two multifamily dwellings with a total of 90 residential units, accessory parking, resident amenities, landscaped areas, and open space areas.  
The proposed development is consistent with the new Ames Village Overlay District adopted by the City Council for this site in December of 2025.
  
8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HEREWITH AND MADE PART OF SAID PETITION.

  
\_\_\_\_\_  
Signature of Petitioner or Applicant  
Brian Falk, Esq.  
Address: Mirick  
100 Front Street, Worcester, MA 01608

Telephone No. 508-929-1678

Date: 2/4/2026

LIST OF NAMES AND ADDRESS OF ABUTTERS  
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

The Gutierrez Company

---

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*[Signature]*  
ASSESSOR'S OFFICE

### Subject Properties:

Parcel Number: 100-15 CAMA Number: 100-15 Property Address: 343 FOREST ST	Mailing Address: THE GUTIERREZ COMPANY  BURLINGTON, MA 01803
Parcel Number: 100-24 CAMA Number: 100-24 Property Address: 310 AMES ST	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 20 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 100-25 CAMA Number: 100-25 Property Address: 321 FOREST ST	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 100-26 CAMA Number: 100-26 Property Address: 349 FOREST ST	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-80 CAMA Number: 89-80 Property Address: 11 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-81 CAMA Number: 89-81 Property Address: 21 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-82 CAMA Number: 89-82 Property Address: 29 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-83 CAMA Number: 89-83 Property Address: 37 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-84 CAMA Number: 89-84 Property Address: 45 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803
Parcel Number: 89-85 CAMA Number: 89-85 Property Address: 51 ATKINSON DR	Mailing Address: GUTIERREZ ARTURO J TR JOHN A CATALDO TR 200 WHEELER RD BURLINGTON, MA 01803



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*[Signature]*  
ASSESSOR'S OFFICE

Parcel Number: 89-86  
CAMA Number: 89-86  
Property Address: 59 ATKINSON DR

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

Parcel Number: 89-87  
CAMA Number: 89-87  
Property Address: 65 ATKINSON DR

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

Parcel Number: 89-88  
CAMA Number: 89-88  
Property Address: 73 ATKINSON DR

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

Parcel Number: 89-90  
CAMA Number: 89-90  
Property Address: 86 ATKINSON DR

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

Parcel Number: 89-91  
CAMA Number: 89-91  
Property Address: 80 ATKINSON DR

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

Parcel Number: 89-92  
CAMA Number: 89-92  
Property Address: 70 ATKINSON DR

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

Parcel Number: 89-93  
CAMA Number: 89-93  
Property Address: 52 ATKINSON DR

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

Parcel Number: 89-94  
CAMA Number: 89-94  
Property Address: 36 ATKINSON DR

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

Parcel Number: 89-95  
CAMA Number: 89-95  
Property Address: 28 ATKINSON DR

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

Parcel Number: 89-96  
CAMA Number: 89-96  
Property Address: 20 ATKINSON DR

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



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*AWB*  
ASSESSOR'S OFFICE

Parcel Number: 89-97  
CAMA Number: 89-97  
Property Address: 12 ATKINSON DR

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

Parcel Number: 89-98  
CAMA Number: 89-98  
Property Address: 6 ATKINSON DR

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

Parcel Number: 89-99  
CAMA Number: 89-99  
Property Address: 292 AMES ST

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

---

**Abutters:**

Parcel Number: 100-10  
CAMA Number: 100-10  
Property Address: 384 FOREST ST

Mailing Address: LIMEE ROAD LLC  
424 SOUTH ST  
MARLBOROUGH, MA 01752

Parcel Number: 100-11  
CAMA Number: 100-11  
Property Address: 100 NICKERSON RD

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

Parcel Number: 100-16  
CAMA Number: 100-16  
Property Address: 117 SANDINI RD

Mailing Address: WRIGHT JAMIE L  
117 SANDINI RD  
MARLBOROUGH, MA 01752

Parcel Number: 100-17  
CAMA Number: 100-17  
Property Address: 125 SANDINI RD

Mailing Address: MEYER FREDERICK W JR SUSAN R  
WING  
125 SANDINI RD  
MARLBOROUGH, MA 01752

Parcel Number: 100-18  
CAMA Number: 100-18  
Property Address: 112 SANDINI RD

Mailing Address: LALLIER ROBERT MERCEDES LALLIER  
112 SANDINI RD  
MARLBOROUGH, MA 01752

Parcel Number: 100-23  
CAMA Number: 100-23  
Property Address: 295 FOREST ST

Mailing Address: ENQUIST BONI-ESTER MARCUS V  
GIOTTO  
295 FOREST ST  
MARLBOROUGH, MA 01752

Parcel Number: 101-1A  
CAMA Number: 101-1A  
Property Address: 287 FOREST ST

Mailing Address: STAFFORD JANICE H  
287 FOREST ST  
MARLBOROUGH, MA 01752

Parcel Number: 101-2  
CAMA Number: 101-2  
Property Address: 200-230 FOREST ST

Mailing Address: ATLANTIC-MARLBORO REALTY III LLC  
C/O ATLANTIC MANAGEMENT CORP  
205 NEWBURY ST  
FRAMINGHAM, MA 01701



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*WLS*  
ASSESSOR'S OFFICE

Parcel Number: 101-2A  
CAMA Number: 101-2A  
Property Address: 1000 BAY DR

Mailing Address: AVALON MARLBOROUGH LLC  
ATTN AVALONBAY COMMUNITIES INC  
4040 WILSON BLVD SUITE 1000  
ARLINGTON, VA 22203

Parcel Number: 89-3  
CAMA Number: 89-3  
Property Address: 85 AMES ST

Mailing Address: 320-330 MIDDLESEX AVENUE LLC  
C/O JOHN DEVRIES 85 AMES ST  
MARLBOROUGH, MA 01752

Parcel Number: 89-37  
CAMA Number: 89-37  
Property Address: 128 CONRAD RD

Mailing Address: MAIDA DAVID J  
128 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-38  
CAMA Number: 89-38  
Property Address: 9 FLYNN AVE

Mailing Address: TAYLOR MICHELLE L  
9 FLYNN AVE  
MARLBOROUGH, MA 01752

Parcel Number: 89-39  
CAMA Number: 89-39  
Property Address: 154 CONRAD RD

Mailing Address: MERCER CYNTHIA S TRUSTEE JOYCE  
E LUNDBERG FAMILY TRUST  
154 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-3C  
CAMA Number: 89-3C  
Property Address: GLEN ST

Mailing Address: CITY OF MARLBOROUGH  
140 MAIN ST  
MARLBOROUGH, MA 01752

Parcel Number: 89-40  
CAMA Number: 89-40  
Property Address: 7 TELLER ST

Mailing Address: PLUCHINO MARK DEVON PLUCHINO  
7 TELLER ST  
MARLBOROUGH, MA 01752

Parcel Number: 89-41  
CAMA Number: 89-41  
Property Address: 171 CONRAD RD

Mailing Address: SIWKO IRENEUSZ JANINA SIWKO  
171 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-42  
CAMA Number: 89-42  
Property Address: 161 CONRAD RD

Mailing Address: SUAZO PABLO A LORRAINE GONZALEZ  
SUAZO  
161 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-43  
CAMA Number: 89-43  
Property Address: 153 CONRAD RD

Mailing Address: PIRROTTA NICHOLAS MELISSA  
PIRROTTA  
153 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-44  
CAMA Number: 89-44  
Property Address: 145 CONRAD RD

Mailing Address: KELLEY MARY ELLEN  
145 CONRAD RD  
MARLBOROUGH, MA 01752

Parcel Number: 89-45  
CAMA Number: 89-45  
Property Address: 137 CONRAD RD

Mailing Address: LOWERY MICHAEL P LUCIANNE G  
HACKER  
137 CONRAD RD  
MARLBOROUGH, MA 01752



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/29/2026

Page 4 of 9



# 400 feet Abutters List Report

*AK*  
ASSESSOR'S OFFICE

Marlborough, MA  
January 29, 2026

Parcel Number: 89-46 CAMA Number: 89-46 Property Address: 198 GLEN ST	Mailing Address: MIRANDA ADELIO MARGARETH LAGE BARROSO 198 GLEN ST MARLBOROUGH, MA 01752
Parcel Number: 89-47 CAMA Number: 89-47 Property Address: 204 GLEN ST	Mailing Address: KLUSACEK MARYELLEN CARLILE MICHAEL KLUSACEK 204 GLEN ST MARLBOROUGH, MA 01752
Parcel Number: 89-53 CAMA Number: 89-53 Property Address: 14 FLYNN AVE	Mailing Address: FERRIS DIANE N SEAN G FERRIS 14 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-54 CAMA Number: 89-54 Property Address: 22 FLYNN AVE	Mailing Address: DRUMOND EDIVALDO 11 SUDBURY LANDING FRAMINGHAM, MA 01701
Parcel Number: 89-55 CAMA Number: 89-55 Property Address: 30 FLYNN AVE	Mailing Address: VALADARES ROMULO SIMONE D VALADARES 30 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-56 CAMA Number: 89-56 Property Address: 17 FLYNN AVE	Mailing Address: CASTANEDA MARCOS E FIGUEROA- PINTO ESTHER E 17 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-57 CAMA Number: 89-57 Property Address: 25 FLYNN AVE	Mailing Address: OLSEN HELEN M PAMELA M UZZI 25 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-58 CAMA Number: 89-58 Property Address: 33 FLYNN AVE	Mailing Address: MACPHEE DANA JACOB RATLIFF 33 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-59 CAMA Number: 89-59 Property Address: 41 FLYNN AVE	Mailing Address: OBRIEN NICOL TRUSTEE LORRAINE MORICH IRREVOCABLE TRUST 41 FLYNN AVE MARLBOROUGH, MA 01752
Parcel Number: 89-6 CAMA Number: 89-6 Property Address: 200 NICKERSON RD	Mailing Address: NEW MTP EQUITY PARTNERS LLC C/O KS PARTNERS LLC 150 EAST 58TH STREET STE 2000 NEW YORK, NY 10155
Parcel Number: 89-60 CAMA Number: 89-60 Property Address: 12 TELLER ST	Mailing Address: GARCIA JAQUELINE C REVOLORIO CASTRO EFRAIN A VARELA 12 TELLER STREET MARLBOROUGH, MA 01752
Parcel Number: 89-61 CAMA Number: 89-61 Property Address: 20 TELLER ST	Mailing Address: KEANEY JESSICA KYLE LOPES 20 TELLER ST MARLBOROUGH, MA 01752



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/29/2026

Page 5 of 9



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*MLB*  
ASSESSOR'S OFFICE

Parcel Number: 89-62 CAMA Number: 89-62 Property Address: 28 TELLER ST	Mailing Address: HERNANDEZ JUNIOR SILVANA LUNA OTALVARO 28 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-63 CAMA Number: 89-63 Property Address: 36 TELLER ST	Mailing Address: HARDIMAN KIM M - TRUSTEE KIM M HARDIMAN LIVING TRUST 36 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-64 CAMA Number: 89-64 Property Address: 17 TELLER ST	Mailing Address: HUDSON VIEIRA T 17 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-65 CAMA Number: 89-65 Property Address: 25 TELLER ST	Mailing Address: GORMAN MICHAEL R ALYCE M GORMAN 25 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-66 CAMA Number: 89-66 Property Address: 33 TELLER ST	Mailing Address: SAWYER JOHN F MARGUERITE C SAWYER 33 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-67 CAMA Number: 89-67 Property Address: 41 TELLER ST	Mailing Address: BOWLES SHANE SANDRA E BOWLES 41 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 89-68 CAMA Number: 89-68 Property Address: 49 TELLER ST	Mailing Address: WHITTEN LAURIE - TRUSTEE TELLER STREET TRUST 34 BERGERON ST MARLBOROUGH, MA 01752
Parcel Number: 89-69 CAMA Number: 89-69 Property Address: 93 SANDINI RD	Mailing Address: HAMMOND MARY A 93 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-7 CAMA Number: 89-7 Property Address: 300 NICKERSON RD	Mailing Address: NEW MTP EQUITY PARTNERS LLC C/O KS PARTNERS LLC 150 EAST 58TH STREET STE 2000 NEW YORK, NY 10155
Parcel Number: 89-70 CAMA Number: 89-70 Property Address: 101 SANDINI RD	Mailing Address: LECONTI ROBERT E KYLA M LECONTI 101 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-71 CAMA Number: 89-71 Property Address: 109 SANDINI RD	Mailing Address: PRATT JEFFREY T & KIMBERLY ANN MARQUES - TRUSTEES PRATT REALTY TRUST 109 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 89-72 CAMA Number: 89-72 Property Address: 15 MACKAY DR	Mailing Address: DAME CHRISTOPHER A LISA S DAME 15 MACKAY DR MARLBOROUGH, MA 01752



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/29/2026

Page 6 of 9



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*MLB*  
ASSESSOR'S OFFICE

Parcel Number: 89-73	Mailing Address: TZIMOULIS ARISTOTELIS VALERIE A G
CAMA Number: 89-73	TZIMOULIS
Property Address: 19 MACKAY DR	19 MACKAY DR
	MARLBOROUGH, MA 01752

Parcel Number: 89-74	Mailing Address: Contact Town For Info
CAMA Number: 89-74	
Property Address: 27 MACKAY DR	

Parcel Number: 89-74	Mailing Address: Contact Town For Info
CAMA Number: 89-74	
Property Address: 27 MACKAY DR	

Parcel Number: 89-74	Mailing Address: Contact Town For Info
CAMA Number: 89-74	
Property Address: 27 MACKAY DR	

Parcel Number: 89-75	Mailing Address: STIRLING DANIEL P LI EST JEANNE A
CAMA Number: 89-75	STIRLING LI EST
Property Address: 20 MACKAY DR	20 MACKAY DR
	MARLBOROUGH, MA 01752

Parcel Number: 89-76	Mailing Address: SOSSAVI AKUETE W AKOELE P
CAMA Number: 89-76	SOSSAVI
Property Address: 12 MACKAY DR	12 MACKAY DR
	MARLBOROUGH, MA 01752

Parcel Number: 89-9	Mailing Address: GRAY SCOTT DAVID
CAMA Number: 89-9	228 GLEN ST
Property Address: 228 GLEN ST	MARLBOROUGH, MA 01752

Parcel Number: 89-9A	Mailing Address: LEBLANC ROGER J EMMA M LEBLANC
CAMA Number: 89-9A	244 GLEN ST
Property Address: 244 GLEN ST	MARLBOROUGH, MA 01752

Parcel Number: 89-9B	Mailing Address: VORCE ALAN L MARTHA A VORCE
CAMA Number: 89-9B	236 GLEN ST
Property Address: 236 GLEN ST	MARLBOROUGH, MA 01752

Parcel Number: 89-9C	Mailing Address: CHAVES JULIO C
CAMA Number: 89-9C	220 GLEN ST
Property Address: 220 GLEN ST	MARLBOROUGH, MA 01752

Parcel Number: 89-9D	Mailing Address: MCNALLY LISA F TRUSTEE MCNALLY
CAMA Number: 89-9D	FAMILY REVOCABLE TRUST
Property Address: 212 GLEN ST	212 GLEN ST
	MARLBOROUGH, MA 01752

Parcel Number: 90-1	Mailing Address: POIRIER JASON D
CAMA Number: 90-1	15 HARLOW RD
Property Address: 257 FOREST ST	SHREWSBURY, MN 01545



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 400 feet Abutters List Report

Marlborough, MA  
January 29, 2026

*[Signature]*  
ASSESSOR'S OFFICE

Parcel Number: 90-1B CAMA Number: 90-1B Property Address: 269 FOREST ST	Mailing Address: RODOLEWICZ JOHN III VICTORIA A PAPSCOE 269 FOREST ST MARLBOROUGH, MA 01752
Parcel Number: 90-1C CAMA Number: 90-1C Property Address: 275 FOREST ST	Mailing Address: JIMENEZ WILDER LISBETH AMBROCIO 275 FOREST ST MARLBOROUGH, MA 01752
Parcel Number: 90-64 CAMA Number: 90-64 Property Address: 52 SANDINI RD	Mailing Address: SANTOS ERIC D 52 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-65 CAMA Number: 90-65 Property Address: 58 SANDINI RD	Mailing Address: TESMER GREGORY M MAUREEN M TESMER 58 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-66 CAMA Number: 90-66 Property Address: 68 SANDINI RD	Mailing Address: WARD MICHAEL A & CATHERINE G CO- TRUSTEES MICHAEL & CATHERINE WARD 2021 REVOCABLE FAMILY TRU 68 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-67 CAMA Number: 90-67 Property Address: 74 SANDINI RD	Mailing Address: MESSAGGI GUILHERME YASMIN T MESSAGGI 74 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-68 CAMA Number: 90-68 Property Address: 50 TELLER ST	Mailing Address: BROZ BEVERLY M 50 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 90-69 CAMA Number: 90-69 Property Address: 55 TELLER ST	Mailing Address: WATERMAN DONNA J 55 TELLER ST MARLBOROUGH, MA 01752
Parcel Number: 90-70 CAMA Number: 90-70 Property Address: 90 SANDINI RD	Mailing Address: PEREZ WILFREDO 90 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-71 CAMA Number: 90-71 Property Address: 98 SANDINI RD	Mailing Address: JOHNSON LEONA E CARL E JOHNSON 98 SANDINI RD MARLBOROUGH, MA 01752
Parcel Number: 90-72 CAMA Number: 90-72 Property Address: 46 TELLER ST	Mailing Address: MURILLO ERWIN A & JACKELINE TRUSTEES THE 4 TELLER STREET REALTY TRUST 51 CONRAD RD MARLBOROUGH, MA 01752
Parcel Number: 90-73 CAMA Number: 90-73 Property Address: 63 SANDINI RD	Mailing Address: GARCIA THOMAS A 63 SANDINI RD MARLBOROUGH, MA 01752



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/29/2026

Page 8 of 9



# 400 feet Abutters List Report

*MS*  
ASSESSOR'S OFFICE

Marlborough, MA  
January 29, 2026

Parcel Number: 90-74  
CAMA Number: 90-74  
Property Address: 49 FLYNN AVE

Mailing Address: BILOTTA ARIANNA R TULLEY ALYSSA M  
49 FLYNN AVE  
MARLBOROUGH, MA 01752

Parcel Number: 90-75  
CAMA Number: 90-75  
Property Address: 48 FLYNN AVE

Mailing Address: MIOLA VINCENT J CATHERINE M MIOLA  
48 FLYNN AVE  
MARLBOROUGH, MA 01752

Parcel Number: 90-76  
CAMA Number: 90-76  
Property Address: 38 FLYNN AVE

Mailing Address: PEREIRA HOMERO  
38 FLYNN AVE  
MARLBOROUGH, MA 01752



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

**SPECIAL PERMIT-SUMMARY IMPACT STATEMENT**

Marlborough/Northborough Land Realty Trust 200 Summit Drive, Suite 400,

Applicant's Name: The Gutierrez Company Address: Burlington, MA 01803

Project Name: Ames Village Address: Corner of Ames/Forest Streets

1. PROPOSED USE: (describe) Multifamily dwellings

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 22,150 1<sup>st</sup> floor 22,150 all floors 88,600 (each building)

# buildings 2 # stories 4 (plus garage parking) lot area (s.f.) 489,100

4. LOT COVERAGE: 18.4 %Landscaped area: 81.6 %

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: 135 Peak period: 205

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 115 Peak period: 135

(B) How many service vehicles will service the development and on what schedule?

Periodic deliveries, maintenance services, and landscaping services during business hours.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Standard downward facing lighting.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

Same as other residential uses.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. Same as surrounding residential areas.

9. AIR: What sources of potential air pollution will exist at the development? None.

10. WATER AND SEWER: Describe any unusual generation of waste. None.

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None.

**\*Attach additional sheets if necessary**



**CITY OF MARLBOROUGH**  
**MARLBOROUGH, MASSACHUSETTS 01752**

City Hall  
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 2/3/2026

**SPECIAL PERMIT APPLICATION**  
**CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Ames Village

Project Use Summary: Multifamily Dwellings

Project Street Address: Corner of Ames/Forest Streets (incl. 343 Forest Street)

Plate: \_\_\_\_\_ Parcel: Map 89, Parcels 80-88, 90-99; Map 100; Parcels 15, 24, 25, 26

Applicant/Developer Name: Marlborough/Northborough Land Realty Trust (c/o the Gutierrez Company)

Plan Date: January 6, 2026 Revision Date: \_\_\_\_\_

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

William H. Paynton, III  
Building Commissioner  
Acting Director of Planning

**Application Fee to submit to  
City Clerk's office**

\$2475.00



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

**Steven W. Kerrigan  
City Clerk**

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

**PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.**

1 SET	POLICE CHIEF	<input checked="" type="checkbox"/>
1 SET	FIRE CHIEF	<input checked="" type="checkbox"/>
1 SET	CITY ENGINEER	<input checked="" type="checkbox"/>
1 SET	DIRECTOR OF PLANNING	<input checked="" type="checkbox"/>
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED)	<input checked="" type="checkbox"/>
1 SET	BUILDING COMMISSIONER	<input checked="" type="checkbox"/>
12 SETS	OFFICE OF THE CITY COUNCIL	<input checked="" type="checkbox"/>
3 SETS	OFFICE OF THE CITY CLERK	<input checked="" type="checkbox"/> <b>(MUST be Original &amp; 2 Complete Sets)</b>

  
Signature

2/5/2026  
Date

Thank you for your cooperation in this matter.

Sincerely,

*Steven W. Kerrigan  
City Clerk*

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

**Steven W. Kerrigan  
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

**Company Name**

---

**Owner Name/Officer Name of LLC or Corporation**

Marlborough/Northborough Land Realty Trust

---

**Owner/Officer Complete Address and Telephone Number**

200 Summit Drive, Suite 400

---

Suite 400, Burlington, MA 01803

---

**Signature of Applicant**

---

**Attorney on behalf of Applicant, if applicable**



Brian Falk, Esq., Attorney for Applicant

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.



Tax Collector

PLANS FOR THIS  
PROPOSED PROJECT ARE  
TOO LARGE TO LOAD TO  
THE WEBSITE.

THEY ARE AVAILABLE FOR  
VIEWING IN THE CITY  
CLERK'S OFFICE