



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northborough  
City/Town

**Important:**  
When filling out  
forms on the  
computer, use  
only the tab key  
to move your  
cursor - do not  
use the return  
key.



**Note:**  
Before  
completing this  
form consult  
your local  
Conservation  
Commission  
regarding any  
municipal bylaw  
or ordinance.

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

161 Church Street

a. Street Address

Northborough

b. City/Town

01532

c. Zip Code

Latitude and Longitude:

55

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

48

g. Parcel /Lot Number

2. Applicant:

Rajan

a. First Name

Viswanathan

b. Last Name

c. Organization

161 Church Street

d. Street Address

Northborough

e. City/Town

Ma

f. State

01532

g. Zip Code

refer to  
representative

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Matthew S

a. First Name

Marro

b. Last Name

Matthew S. Marro Environmental Consulting

c. Company

45 Lisa Drive

d. Street Address

Leominster

e. City/Town

Ma

f. State

01453

g. Zip Code

978-314-7858

h. Phone Number

888-435-5999

i. Fax Number

msmarro@msn.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

211.50

a. Total Fee Paid

93.25

b. State Fee Paid

118.25

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

The applicant is proposing to construct a garage addition within the buffer zone. The limit of work is 78 feet to the closest point to the wetland resource area. The wetland is a Bordering Wetland Flagged by Marro Environmental Consulting in accordance with DEP 95-1 There is perennial Stream associated with the alteration totaling 864 square feet 135 feet away from the mean annual high water.

7a. Project Type Checklist:

- |                                                               |                                                                       |
|---------------------------------------------------------------|-----------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                     |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                    |

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

56333

c. Book

b. Certificate # (if registered land)

372

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> <b>Bordering Land Subject to Flooding</b>	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> <b>Isolated Land Subject to Flooding</b>	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> <b>Riverfront Area</b>	1. Name of Waterway (if available)	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		87120 square feet
4. Proposed alteration of the Riverfront Area:		
864 a. total square feet	0 b. square feet within 100 ft.	864 c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. <input type="checkbox"/> <b>Coastal Resource Areas: (See 310 CMR 10.25-10.35)</b>		

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> <b>Designated Port Areas</b>	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> <b>Land Under the Ocean</b>	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> <b>Barrier Beach</b>	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> <b>Coastal Beaches</b>	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> <b>Coastal Dunes</b>	1. square feet	2. cubic yards dune nourishment



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_viewer.htm).

a. ☐ Yes ☒ No If yes, include proof of mailing or hand delivery of NOI to:

massGIS 2020  
current

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
100 Hartwell Street, Suite 230  
West Boylston, MA 01583



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**C. Other Applicable Standards and Requirements (cont'd)**

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

**1. c. Submit Supplemental Information for Endangered Species Review\***

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

3. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

(c) ☐ MESA filing fee (fee information available at:  
[http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

**d. OR Check One of the Following**

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☐ Not applicable – project is in inland resource area only

b. ☐ Yes ☐ No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.

b. ☒ No. Check why the project is exempt:

1. ☒ Single-family house

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**C. Other Applicable Standards and Requirements (cont'd)**

2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Plot Plan of Land in Northborough Ma

a. Plan Title

Guerard Survey

b. Prepared By

10.3.19

d. Final Revision Date

Paul Baptiste

c. Signed and Stamped by

20

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.



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**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

5145 + 5149

2. Municipal Check Number

5146 + 5148

4. State Check Number

Matthew

6. Payor name on check: First Name

3.2.2020

3. Check date

3.2.2020

5. Check date

Marro

7. Payor name on check: Last Name

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

3.2.2020

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

### 1. Location of Project:

161 Church Street

a. Street Address

5146 + 5148

c. Check number

Northborough

b. City/Town

42.50 + 50.75

d. Fee amount

### 2. Applicant Mailing Address:

Rajan

a. First Name

Viswanathan

b. Last Name

c. Organization

161 Church Street

d. Mailing Address

Northborough

e. City/Town

978-314-7858

h. Phone Number

888-435-5999

i. Fax Number

Ma

f. State

01532

g. Zip Code

msmarro@msn.com (consultant's contact)

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

## B. Fees (continued)



**City/Town share of filling Fee:**

<b>211.50</b>
<b>a. Total Fee from Step 5</b>
<b>93.25</b>
<b>b. 1/2 Total Fee less \$12.50</b>
<b>118.25</b>
<b>c. 1/2 Total Fee plus \$12.50</b>

**To MassDEP Regional Office (see Instructions):** Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Original deed**

## MORTGAGE

OSCAR W. LASSMAN AND JANET C. LASSMAN husband and wife, both  
of Northborough Worcester County,  
Massachusetts, hereinafter called the Mortgagor, for consideration paid, grant to

## WORCESTER COUNTY INSTITUTION FOR SAVINGS

a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having its principal place of business at Worcester, Worcester County, Massachusetts, hereinafter called the Mortgagee, with mortgage covenants, the mortgaged premises hereinafter described, to secure the payment of TEN THOUSAND FIVE HUNDRED AND 00/100 (\$10,500.00) DOLLARS.

1. PRINCIPAL SUM BORROWED TEN THOUSAND FIVE HUNDRED AND 00/100 (\$10,500.00) DOLLARS...
2. RATE OF INTEREST SIXTEEN AND THREE QUARTERS (16.75%) PERCENT PER ANNUM SIMPLE INTEREST  
..... VARIABLE RATE MORTGAGE
3. PERIOD OF LOAN ONE HUNDRED TWENTY (120) MONTHS
4. PERIODIC DUE DATE OF PRINCIPAL AND INTEREST COMMENCING ON JUNE 16, 1982
5. PAYMENTS \$ ONE HUNDRED EIGHTY AND 82/100 (\$180.82) DOLLARS per month.

all as provided in a Note of even date, and also to secure the performance of all agreements and conditions herein contained.

## Description of mortgaged premises:

The land in Northborough, Worcester County, Massachusetts, shown on plan entitled "Plan of Land owned by Marcia E. Strait" which plan is dated November 1971 and amended December 6, 1971 and prepared by William Lowe, Registered Land Surveyor and recorded with the Worcester District Registry of Deeds in Plan Book 357, Plan 74 and further bounded and described as follows:

BEGINNING at the center line of the brook at the bridge by land formerly of Levi R. Prentiss on Church Street;

THENCE by the center line of the brook by the following courses:

SOUTH 6° 30' East, a distance of 33.9 feet;  
THENCE South 55° 25' East, a distance of 39.9 feet;  
THENCE South 24° 10' East, a distance of 32.9 feet;  
THENCE South 68° 25' East, a distance of 40 feet;  
THENCE South 26° 25' East, a distance of 41.9 feet;  
THENCE South 9° 55' East, a distance of 42.6 feet;  
THENCE South 20° 10' West, a distance of 49.8 feet;  
THENCE South 35° 35' East, a distance of 14.9 feet;  
THENCE South 81° 35' East, a distance of 87.0 feet;  
THENCE South 63° 05' East, a distance of 47 feet;  
THENCE South 8° 20' East, a distance of 23.9 feet;  
THENCE South 11° 30' West, a distance of 39.5 feet;  
THENCE South 23° 50' West, a distance of 36.9 feet;  
THENCE South 43° 55' East, a distance of 47 feet;  
THENCE South 14° 20' West, a distance of 50.8 feet;  
THENCE South 14° 35' East, a distance of 16.9 feet;  
THENCE South 45° 35' East, a distance of 29.9 feet;  
THENCE South 86° 55' East, a distance of 16.7 feet;  
THENCE North 55° 30' East, a distance of 69.0 feet;  
THENCE North 75° 40' East, a distance of 50.2 feet;  
THENCE North 43° 20' East, a distance of 29.0 feet;  
THENCE North 19° 20' East, a distance of 18.1 feet;  
THENCE North 60° 40' East, a distance of 27.1 feet;  
THENCE South 67° 20' East, a distance of 40.0 feet;  
THENCE North 72° 55' East, a distance of 34.1 feet;  
THENCE North 32° 55' East, a distance of 35.1 feet;  
THENCE South 83° 00' East, a distance of 12.9 feet;  
THENCE South 40° 40' East, a distance of 84.0 feet;  
THENCE South 73° 15' East, a distance of 130.4 feet;  
THENCE North 89° 30' East, a distance of 37.2 feet;

THENCE North 64° 30' East, a distance of 16.0 feet;  
 THENCE North 26° 55' East, a distance of 34.1 feet to Church Street at the  
 bridge over the brook by land formerly of the estate of George I. Lewis;

All the aforementioned bounds being by the center line of the brook as shown  
 on aforementioned plan.

THENCE North 63° 00' West by Church Street a distance of 635.1 feet more or less  
 to an angle;

THENCE North 56° 30' West by Church Street a distance of 255 feet more or less  
 to the point of beginning.

CONTAINING 2 acres more or less.

Being the same premises conveyed to these mortgagors by deed of Marcia Ester Strait  
 dated December 8, 1971 and recorded with the Worcester District Registry of Deeds  
 Book 5178, page 580..

Subject to a prior mortgage of record.

THE PREMISES ARE KNOWN AS 161 Church Street, Northborough, MA

Together with any and all buildings, structures improvements, fixtures, and articles of personal property now or  
 hereafter attached to or used in the operation of said premises, including all plumbing, heating, cooking, lighting  
 refrigerating, ventilating and air conditioning equipment; garbage and refuse incinerators and receptacles; elevators  
 and elevator machinery; shades, screens, awnings and detachable windows, blinds and doors; boilers; stoves; tanks;  
 motors; sprinklers and fire extinguishers; door bells and alarm systems; built-in cases, counters, closets, chests of drawers  
 and mirrors; trees, hardy shrubs and perennial flowers; and all other equipment and machinery, appliances, fittings and  
 fixtures of every kind in or used in the operation of any building now or hereafter on the said premises, together with any  
 and all replacements thereof and attachments thereto.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging; and also all the  
 estate, right, title and interest of the Mortgagor, of, in, and to the aforementioned property and every part and parcel  
 thereof and all rights to recover damages for the taking of title to, possession of, or any interest in the premises, and  
 property hereby conveyed or any part thereof by right of eminent domain.

The Mortgagor covenants and agrees: to keep the buildings now or hereafter standing on the mortgaged premises in  
 good condition and repair, and insured against loss or damage by fire and other hazards as the Mortgagee may from time  
 to time require, all such insurance to be in force, in companies, and in sums satisfactory to the holder of this Mortgage,  
 all insurance policies on said buildings to be held by and to be for the benefit of and payable in case of loss to such holder;  
 at least fifteen (15) days before the expiration of each policy to deliver to the holder of this Mortgage a new and  
 sufficient policy to take the place of the one so expiring; not to commit nor suffer any violation of any law, by-law,  
 ordinance or restriction affecting the premises hereby conveyed: to pay before the same shall become delinquent or any  
 penalty attach thereto for non-payment, all taxes, assessments, and charges of every nature to whomsoever assessed that  
 may now or hereafter be levied or assessed upon the mortgaged property.

That upon default in any condition of the mortgage or note secured hereby existing for more than thirty days, or if the owner of the premises herein mortgaged shall convey any part thereof or any interest therein, or if proceedings to foreclosure any junior mortgage thereon, or to enforce any junior trust deed or junior lien of any kind thereon, shall be instituted, or in the event of any levy or sale upon execution or other proceeding of any nature whereby the owner of said premises shall be deprived or his title or right of possession to said premises or any part thereof, then in any of said events the entire mortgage debts shall become due and payable at the option of the mortgagee without notice to the mortgagor.

The Mortgagor shall pay all taxes, assessments, water rates, and other charges, fines, and impositions which may at any time be a lien upon the property or any part thereof, and authorizes the Mortgagee to pay any of the above together with any amounts due and owing and secured by a lien prior to the within Mortgage and premiums for any insurance required hereunder. Any such payments made by the Mortgagee shall be added to the indebtedness secured by this mortgage.

The Mortgagor further agrees on demand to assign to the holder hereof any and all leases of the mortgaged premises, or any portion thereof; such assignments shall be in form satisfactory to the holder and shall provide that the Mortgagor may have and retain the rents and profits accruing under the lease until a default occurs in any condition of this Mortgage, but that after any default occurs any rents and profits received by the holder prior to foreclosure may be applied to the reduction of the mortgage debt, and that after foreclosure no assignee of any lease so assigned shall be liable to account to the Mortgagor or his successors for any rents or profits thereafter accruing or otherwise.

In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, in the same manner as with the Mortgagor, without in any way violating or discharging the Mortgagor's liability hereunder or upon the debt secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension of the time for payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or part.

If foreclosure proceedings shall be commenced hereunder, the holder hereof shall be entitled to collect all costs, charges, and expenses, including attorneys' fees, which may be suffered or incurred by it in connection therewith. In case of any foreclosure sale, Mortgagor hereby authorizes Mortgagee as its agent and attorney-in-fact to assign to the purchaser or purchasers at such sale all insurance policies on the mortgaged premises then held by the Mortgagee and all leases to which the mortgaged premises shall then be subject.

This mortgage is upon the statutory condition, and upon the further condition that all covenants and agreements of the Mortgagor contained herein and in the Note shall be kept and fully performed, for any breach of which the Mortgagee shall have the Statutory Power of Sale. It is also agreed that this Mortgage is security for the payment of the aforesaid obligation and all other direct or contingent liabilities of the Mortgagor hereof to the holder hereof due or to become due whether now existing or hereafter contracted.

Executed under seal this ..... 6th ..... day of ..... May ..... 19 ..... 82.....

Witness:

*Marie L. Jernberg*  
*Marie L. Jernberg*

*Oscar W. Lassman*  
*Janet C. Lassman*  
 Oscar W. Lassman  
 Janet C. Lassman

Commonwealth of Massachusetts

Worcester

May 6, 1982

Then personally appeared the above-named ... Oscar W. Lassman and Janet C. Lassman ... and acknowledged the foregoing instrument to be ... their ... free act and deed, before me, ...

My Commission Expires ... ANTOINETTE D. DUSSAULT  
 My Commission Expires Dec-17, 1987.

*Antoinette D. Dussault*  
 Notary Public

Recorded MAY 11 1982 at // h. / m AM

## **Abutters list and notice**



# Town of Northborough Office of the Board of Assessors

63 Main Street, Massachusetts 01532-1994  
Mon, Wed, Thurs 8-4 / Tuesday 8-7 / Friday 7-12  
508-393-5005 phone, 508-393-6996 fax

OCT 28 2019

RECEIVED

## Certified Abutters List Request

Please allow 10 business days.  
Fees: \$10 - 100', \$15 - 300', \$25 - 500'

DATE of REQUEST October 22, 2019  
REQUESTING COMPANY MSMEC  
CONTACT PERSON Matthew Marro  
PHONE 978-314-7858  
EMAIL msmarro@msn.com

PROPERTY ADDRESS(es) 161 Church St  
MAP/PARCEL(s) 55/48  
OWNER(s) Rajan Viswanathan  
OWNER MAILING ADDRESS(es) same

### REQUESTING BOARD

- ☐ Planning Board - Scenic Road
- ☐ Planning Board - Site Plan
- ☐ Planning Board - Special Permit
- ☐ Planning Board - Subdivisions
- ☐ ZBA - Zoning Board of Appeals
- ☒ Conservation Commission

- ☐ Board of Health
- ☐ Board of Selectman: Fuel Storage
- ☐ Board of Selectman: Liquor License

- ☐ Board of Selectman: Pole Petition
- ☐ Board of Selectman: Street Acceptance
- ☐ DPW - Dept of Public Works
- ☐ Engineering: Earth Works

Other: \_\_\_\_\_

### APPLICABLE REGULATIONS

- Town Code Chapter 2-52-050
- Planning Board Rules & Regulations Section 7.2 D(5)
- MGL Chapter 40A Section 11
- MGL Chapter 41 Section 81T
- MGL Chapter 40A Section 11
- MGL Chapter 131, Section 40, MA Wetlands Protection Act, & the Northborough Wetlands Protection Bylaw
- Dependent on project
- MGL Chapter 148, Section 13
- MGL Chapter 138, Section 15A
- MGL Chapter 166, Section 22
- Dependent on project
- Northborough Town Bylaws: Part 2 - General Legislation, Chapter 2-28, Earth Removal

### ABUTTERS / DISTANCE

- Owners within 100' of property 3 sets
- Owners within 300' of property 3 sets
- Owners within 300' of property 3 sets
- Owners within 300' of property 3 sets
- Owners within 300' of property 3 sets
- 100' of property, unless otherwise stated 1 set
- Owners within 100' of property 3 sets
- Abutting owners & directly opposite 3 sets
- Abutting owners & directly opposite, & any school, church, hospital within 500' of property 2 sets
- Owners within 300' of pole 1 set
- Owners with driveways on the street 1 set
- Dependent on project: \_\_\_\_\_ feet ?
- Owners within 100' of property 1 set

To the Requesting Board/s: We certify that, from our Real Estate Property Lists, the following persons attached hereto appear as owners of all abutting property, as specified by the appropriate regulation (including, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, or across a body of water), as amended to the best of our knowledge and belief. If the property is within abutting distance of another Town, please contact their Assessors Office for another abutters list.

DATE OF CERTIFICATION 10-28-2019

*Brownlee*

Susan Reagan/Julie Brownlee for the Board of Assessors  
sreagan@town.northborough.ma.us, jbrownlee@town.northborough.ma.us



[illegible]

<b>Property ID</b>	<b>055.0-0048-0000.0</b>
<b>Location</b>	<b>161 CHURCH STREET</b>
<b>Owner</b>	<b>VISWANATHAN RAJAN</b>



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

# 140 Pleasant Street - 100ft Abutters

October 28, 2019

A	B	C	D	E	F	G	H	I
ID	Address Number	Street Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
1	055.0-0046-0000.0	0 CHURCH STREET	SANTOSO MISHA		PO BOX 507	NORTHBOROUGH	MA	01532
2	055.0-0049-0000.0	0 CHURCH STREET	TOWN OF NORTHBOROUGH	CONSERVATION COMMISSION	63 MAIN STREET	NORTHBOROUGH	MA	01532
3	055.0-0050-0000.0	0 CHURCH STREET	TOWN OF NORTHBOROUGH	CONSERVATION COMMISSION	63 MAIN STREET	NORTHBOROUGH	MA	01532
4	055.0-0112-0000.0	134 CHURCH STREET	COPPENRATH GREGORY	COPPENRATH VALERIE	134 CHURCH STREET	NORTHBOROUGH	MA	01532
5	055.0-0111-0000.0	140 CHURCH STREET	VISSA SUDHAKAR	GUNTUR KALYANI	140 CHURCH STREET	NORTHBOROUGH	MA	01532
6	055.0-0047-0000.0	145 CHURCH STREET	HOFFERT ERIC L AND	SESTITO JANICE M	145 CHURCH STREET	NORTHBOROUGH	MA	01532
7	055.0-0110-0000.0	146 CHURCH STREET	WIJERATHNA HERATH M	WIJERATHNA SANATH R	146 CHURCH STREET	NORTHBOROUGH	MA	01532
8	055.0-0060-0000.0	150 CHURCH STREET	MCCUE BRYAN A	MCCUE DANA B	150 CHURCH STREET	NORTHBOROUGH	MA	01532
9	055.0-0059-0000.0	156 CHURCH STREET	DUTRAM GARY G	DUTRAM SUSAN BECKHAM	156 CHURCH STREET	NORTHBOROUGH	MA	01532
10	055.0-0048-0000.0	161 CHURCH STREET	VISWANATHAN RAJAN	RAJAN RAJALAKSHMI	161 CHURCH STREET	NORTHBOROUGH	MA	01532
11	043.0-0042-0000.0	232 CHURCH STREET	WALSH STEPHEN F &	WALSH MARY JANE	232 CHURCH STREET	NORTHBOROUGH	MA	01532
12	044.0-0002-0000.0	17 FAY LANE	CUNNIFFE THOMAS	CUNNIFFE KATHLEEN	17 FAY LANE	NORTHBOROUGH	MA	01532
13	056.0-0060-0000.0	140 PLEASANT STREET	TORPEY BRIAN	TORPEY SUSAN	140 PLEASANT STREET	NORTHBOROUGH	MA	01532

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act  
And the Northborough Wetlands Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Rajan Viswanathan
- B. The applicant has filed a Determination of Applicability/Notice of Intent with the Conservation Commission of the Town of Northborough seeking permission to remove, fill, dredge or alter an area subject to protection under the wetland protection act (General Laws Chapter 131, Section 40).
- C. The address where the activity is proposed is 161 Church Street
- D. The activity consists of Construction of a Garage addition to a single family home in the buffer zone/
- E. Copies of the filing may be examined at the Conservation Commission Office, Town Hall, between the hours of 8 am and 4 PM on Monday, Wednesday and Thursday, 8 am to 7 PM on Tuesday and 7 AM to noon on Friday. For more information, call 508-393-5015.
- F. Copies of the Notice of Intent may be obtained from Marro Environmental Consulting (MSMEC) by calling 978-314-7858 during the hours Mon – Fri 9 am to 330 PM.

**NOTE: a pdf copy of the application and plan will be made available by email request. Please direct request to MSMEC at irene@marro-consulting.com**

- G. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission Office by calling 508-393-5015 during the hours listed above.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in The Worcester Telegram and Gazette.

NOTE: Notice of the public hearing, including its date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact The Northborough Conservation Commission or the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP call the Central Region Office at 508-792-7650.

## Reduced plan exhibit



