

TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

\$15⁰⁰ to Assessors Office

Applicant Check List Form

Your original application, with all necessary documents and plans, along with the required number of application packets to be distributed to various Town departments and boards, must be submitted to the Town Clerk's Office when filing an application with the Zoning Board of Appeals.

Please review the Distribution List with the Building Inspector to determine the required number of application packets to be submitted to the Town Clerk's Office.

Each application packet must consist of one of each of the following documents:

- ☒ A copy of the original completed ZBA application
- ☒ A copy of the completed & signed Zoning Determination Request Form
- ☒ A copy of the deed for the subject property
- ☐ A copy of the abutters list certified by the Assessors office**
- ☐ A copy of the certified plot plan for the subject property
- ☒ A copy of any construction plans/site plans, folded and attached to the application
- ☒ A copy of architectural renderings for review by the Design Review Committee, if applicable. (If not submitted with application, scheduling of the ZBA hearing will be delayed.)

** Please do not make copies of labels for each application packet.

With Original Application Only:

- ☐ A CD with PDF files for all application documents, including all plans
- ☐ Abutter labels received from the Assessors office should be submitted with the original application only
- ☐ Please make checks payable to: **Town of Northborough**

Application Review

I have reviewed the ZBA application package and find the documents listed above to be included.

Inspector of Buildings/Zoning Enforcement Officer

Date

Please file checklist with the Town Clerk's office.



TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

ZBA Application Distribution List

Project Address: 369 W. Main St
GIS Map(s) 81 Parcel(s) 19

Please check all that apply:

- ☐ Variance ☒ Special Permit ☒ Special Permit with Site Plan Approval
☒ Special Permit Groundwater Protection Overlay District ☐ Appeal

Please note required plan sizes: Full size: 24" x 36" Half-size: 11" x 17"

1 copy to each, except as noted:

Town Office	Received By	Date
/ Town Clerk (half-size plans)		
/ ZBA Office File (Original application, full-size plans and CD with all documents & plans)		
+++ 1 ZBA Members (7 copies & 7 full-size plans)		
/ Building Inspector (full-size plans)		
/ Town Engineer (full-size plans)		

If petition involves Groundwater Advisory Committee, provide additional copies as follows:

+++ Groundwater Advisory Committee (5 copies and half-size plans)		
---	--	--

For Special Permit with Site Plan Approval, provide additional copies as follows:

/ Board of Selectmen (half-size plans)		
/ Fire Department (full-size plans)		
/ Police Department (half-size plans)		
/ / Dept. of Public Works (3 full-size plans)		
/ Board of Health (half-size plans) (private septic systems only)		
/ Conservation Commission (half-size plans)		
/ Earth Removal Board (half-size plans)		
+++ Planning Board (5 copies & half-size plans)		
Design Review Committee (5 copies & full-size plans if applicable)		

30
THE COMPLETED DISTRIBUTION SHEET MUST BE RETURNED TO THE PLANNING DEPARTMENT.

Email: building@town.northborough.ma.us • Website: www.town.northborough.ma.us



TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

For Board Use Only:

Case No. _____

Filing Date: _____

APPLICATION FOR HEARING

(This form to be filed with Town Clerk)

Request is for: (check all that apply)

☐ Variance ☒ Special Permit ☒ Special Permit with Site Plan Approval

☒ Special Permit (per 7-07-010, Groundwater Protection Overlay District)

☐ Appeal ☐ 40B Comprehensive Permit

Property Information

1. Location of Property:

Street Address 369 W Main Street #6,

GIS Map # 81 Parcel # 19

Zoning District(s): BW Groundwater Protection Overlay District(s): 2

2. Name of Petitioner(s): Karina Silva De Almeida

Owner/ Tenant / Agreed Purchaser/ Other (circle one)

Address: 59 School St, Apt A16, Northborough MA, 01532

Telephone #: (978) 608 3157 Email: Karinabellhopia@gmail.com

3. Name of Presenter(s): _____

Address: _____

Telephone #: (____) _____ Email: _____

4. Name of Owner(s) of Property: VIT Management

Address: 100 Concord St, 3D, Framingham MA 01701

Telephone #: (508) 202 9372 Email: Framinghamleasing@vitmanagement.com

5. Property Owner's Knowledge and Consent

I (we) have knowledge of, and consent to, the application for the project as presented.

Allison Ray
Signature of Property Owner

3/30/21
Date

Allison Ray
Please Print Name

Email: building@town.northborough.ma.us • Website: www.town.northborough.ma.us

Project Information

1. Explain what you want to do or construct and state which provision(s) of the Zoning Bylaw requires you to obtain a Variance and/or Special Permit in order to do it:

USE KENNEL - 7-05-020 G(7)(b), 7-05-020 TABLE 2 PART B

BW# 7-07-010 D(3)(b)[6]

SP/SP + Siteplan 7-03-050 A(2)

A. Variance: you must provide all of the following information:

1. Specifically, what are the soil conditions, shape or topography of your lot or structure which especially affect this lot, as distinguished from other lots in the zoning district in which it is located?
2. What is the hardship which is caused by the factors listed in 7A above?
3. What facts will support a finding that the relief sought and will not constitute substantial detriment to the public good?
4. What facts will support a finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw?

Special Permit

Submit written information with this application to show compliance with the following requirements of Section 7-03-040 C.:

1. The proposal is in substantial harmony with the Northborough Master Plan and other plans approved or amended from time to time by the Northborough Planning Board, and with the purposes of this bylaw;

YES, THIS IS A BUSINESS IN THE B.W. DISTRICT.

2. The proposed site is an appropriate location for such use;

THERE ARE OTHER PET GROOMING BUSINESS IN B.W. DISTRICT.

3. The use as developed will not adversely affect the neighborhood;

THE BUILDING + SURROUNDING AREA IS COMMERCIAL ORIENTED.

4. There will be no nuisance or serious hazard to vehicles or pedestrians;

NO. ESTABLISHED COMMERCIAL PROPERTY WITH PARKING, INGRESS/EGRESS, AND FACILITIES.

5. Adequate and appropriate facilities will be provided for the proper operation of the proposed use;

THE SPACE HAS FACILITIES TO ALLOW THESE SERVICES. THE SPACE IS NOT TO BE USED AS FULL TIME DAYCARE OR A KENNEL. DOGS WILL BE DROPPED OFF, GROOMED, AND PICKED UP ON THE SAME DAY.

6. The proposed use will conform to any special requirements of the special permit granting authority as stated in its written decision; and

YES.

7. The proposal could not reasonably be altered to reduce adverse impacts on the natural environment, to be compatible with historic development patterns of the town, or to preserve historically significant buildings.

B. Special Permit with Site Plan Review/Approval - 7-03-050A(2) & 7-09-020

1. Attach a copy of the site plan which includes contents as required per 7-03-050 D and 7-09-020

C. Special Permit under Chapter 7-07-010 of the Zoning Bylaw (Groundwater Protection Overlay District)

1. Attach a copy of all plans and documents as required under 7-07-010 D(4)(a)

D. Appeal

1. State the specifics of the appeal.

E. If you have any knowledge of a prior application, petition or appeal concerning the subject property, describe the case and the dates thereof and attach a copy of any decision issued in connection with the above.

This page to be completed on day of applying with the Town Clerk.

Signed this _____ day of _____, _____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

Date: _____

Then personally appeared the above-named, _____, and made oath and said that the foregoing statements and representations contained in the application herein and attachments hereto are true and accurate to the best of her/his knowledge, information and belief, before me,

Notary Public

My commission expires: _____

=====

OFFICE OF THE TOWN CLERK

Date: _____

Application herein, including list of abutters from the Board of Assessors and filing fee of \$ _____ received this date.

Town Clerk



UPDATED RESPONSE
TOWN OF NORTHBOROUGH

Building Department

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5010 • Fax 508-393-3130

ZONING INTERPRETATION REQUEST FORM

Property Address: 369 W. MAIN ST Northborough, MA 01532

Does the Property Have: Public Water: Yes ☒ No ☐ Public Sewer: Yes ☒ No ☐

Current Use: BRIDAL Shop.

Proposed Use: DOG GROOMING, NO DAYCARE, NO OVERNIGHT

KENNEL-7-05-0206(2)(b) - Does Not Comply

KARINA 978-608-3157

Applicant Name: ELISE VIEIRA Phone Number: 774-242-2408

Email Address: KARINA@Bellopia.com

For Official Use Only

Map & Parcel: 81-19 Property Zoning District: BW Floodplain, wetlands

Groundwater Protection Overlay District: Area 1 ☐ Area 2 ☒ Area 3 ☐ N/A ☐

Lot Area Required ☐ Have ☐ Street Frontage Required ☐ Have ☐

Setbacks Required ☐ Have ☐ Bylaw Citation for Proposed Use: ☐

Comments: ☐

☒ SP - ZBA - USE for KENNEL in BW #2: 7-07-010 D(3)(b)(6).

☒ SP - ZBA - Special Permit / Special Permit with Site Plan Approval
7-03-050 A(2)

☒ Positive Letter From Groundwater Advisory Committee.

Is the proposed use allowed in the Zoning District: Yes ☐ By PB ☐ By ZBA ☒ No ☐

Does the use require a GPOD Special Permit: Yes ☒ No ☐ N/A ☐ Conservation required: Yes ☐ No ☐

Special permit required: Yes ☒ No ☐ N/A ☐ Special Permit w/ Site Plan Approval: Yes ☒ No ☐

Earthwork permit required: Yes ☐ No ☒ Design Review required (7-03-060): Yes ☐ No ☒

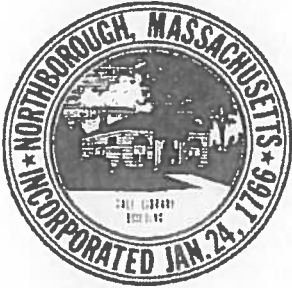
Minor Site Plan Approval required: Yes ☐ No ☒ Historical/Scenic/Stone Wall required: Yes ☐ No ☒

Signature: Robert J. Frederico

Date: 4/20/21

Robert J. Frederico
Inspector of Buildings/Zoning Enforcement Officer

This Zoning Interpretation is for informational purposes only. This Zoning Interpretation does not give permission to construct, alter, demolish or change the use of a property. This Interpretation may require a variance and/or special permit which is granted by either the Zoning Board of Appeals (ZBA)/Planning Board (PB) or both.



Town of Northborough

Building Department

63 Main Street
Northborough, MA 01532-1994
Office (508) 393-5010
Fax (508) 393-3130

April 12, 2021

Karina Almeida
Elise Vieira

RE: dog grooming 369 West Main GW#2 BW Zoning District

Good afternoon,

After review of the proposed dog grooming/daycare/kennel operation, it's been discovered that I have mistakenly granted permission without the proper permits being issued. The use of a kennel/dog grooming business in the Groundwater Protection Overlay District #2 requires Zoning Board of Appeals approval. Even if the operation is strictly dog grooming and does not meet the definition of a 'kennel', the Groundwater protection section of the Zoning By laws require special permits.

The Zoning Board of Appeals is the Special Permit Granting Authority, and usually hears all applications for special permits at the same meeting. I have attached the ZBA application/instructions/checklist booklet for your convenience.

You will also need to have an affirmative letter of recommendation from the Groundwater Advisory Committee prior to the ZBA hearing. To assist you with this, I am including our Town Engineer, Fred Litchfield. Please contact him at your earliest convenience.

Copied below are the specific items in the Town Zoning Code that apply to your business operation.

~~*A special permit from the Zoning Board of appeals is required (definition):~~ **NOT REQUIRED**

Section 7-05-020 Classification of uses, G. Business uses, (7) Other business uses, (b) Kennel: An establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal that includes more than three (3) dogs, three (3) months or older; provided, however, that kennel shall not include an animal shelter or animal control facility, a pet shop licensed under MGL chapter 129 section 39A, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.

A special permit from the Zoning Board of Appeals is required for this use in a Groundwater Protection Overlay District:

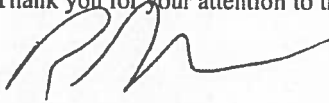
7-07-010D(3)(b)[6] Commercial or industrial activities which involve as accessory uses the manufacture, storage, application, transportation and/or disposal of toxic or hazardous materials; provided, that there shall be no on-site disposal of any waste or process materials, no outside storage of toxic or hazardous materials, contained drainage facilities in areas of potential spillage or release, adequate contingency plans in case of spillage or release and approved routing of suppliers and haulers of any toxic or hazardous materials to or from the state. The proponent

for a building or occupancy permit must demonstrate and certify on an annual basis to the Building Department and Board of Health that all applicable federal, state and Town of Northborough licenses, permits and standards for the handling, use, storage and disposal of any regulated materials have been obtained or met.

A special permit/special permit with site plan approval is also required:

7-03-050A(2): A special permit with site plan approval shall be required for any use requiring a special permit, in which case the special permit granting authority shall also act as site plan approval authority. Land clearing and grading activities for a use requiring a special permit shall be incorporated within the special permit with site plan approval.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read 'RF', is written over the typed name.

Bob Frederico, CBO
Building Inspector
Zoning Enforcement Officer



TOWN OF NORTHBOROUGH Building Department
Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5010 • Fax 508-393-3130

ZONING INTERPRETATION REQUEST FORM

Property Address: 369 W. Main St. Northborough, MA 01532

Does the Property Have: Public Water: Yes ☒ No ☐ Public Sewer: Yes ☒ No ☐

Current Use: BRIDAL Shop

Proposed Use: Dog Grooming - NO DAYCARE overnight
PERSONAL SERVICES - Does NOT MEET KENNEL
DEFINITION.

KARINA 978-608-3157
Applicant Name: Elise Vieira Phone Number: 774-242-2408
Email Address: KARINABelloPIA@gmail.com

*Incorrect
Response*

For Official Use Only

Map & Parcel: 81-19 Property Zoning District: BW Floodplain, wetlands
Groundwater Protection Overlay District: Area 1 ☐ Area 2 ☒ Area 3 ☐ N/A ☐
Lot Area Required ☐ Have ☒ Street Frontage Required ☐ Have ☒
Setbacks Required ☐ Have ☒ Bylaw Citation for Proposed Use: ☒

Comments: _____

ALLOWED By Right

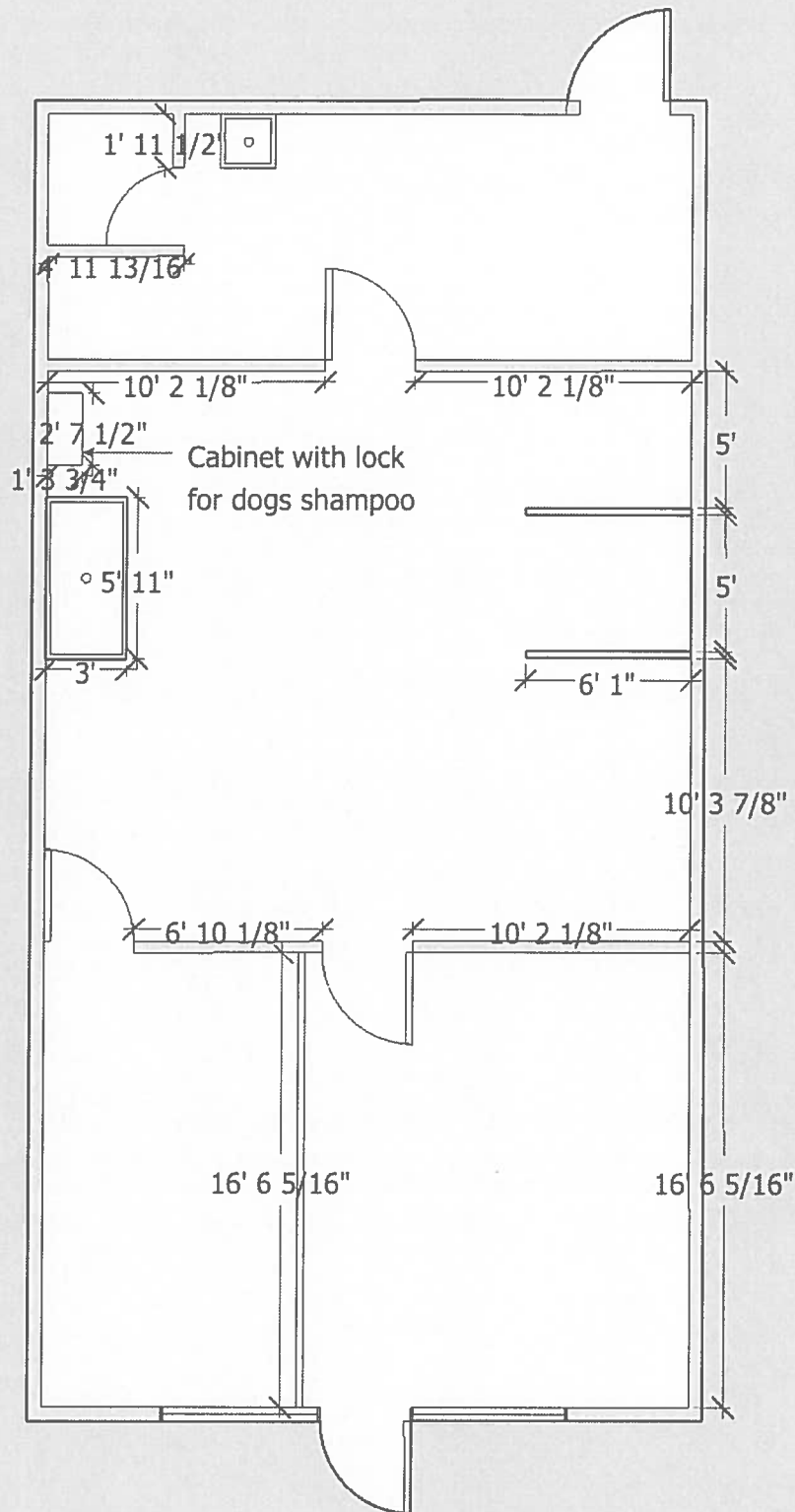
NO TOXIC, POISONOUS, HAZARDOUS PRODUCTS ALLOWED

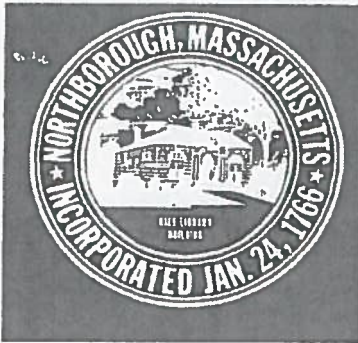
Is the proposed use allowed in the Zoning District: Yes ☒ By PB ☐ By ZBA ☐ No ☐
Does the use require a GPOD Special Permit: Yes ☐ No ☒ N/A ☐ Conservation required: Yes ☐ No ☒
Special permit required: Yes ☐ No ☒ N/A ☐ Special Permit w/ Site Plan Approval: Yes ☐ No ☒
Earthwork permit required: Yes ☐ No ☒ Design Review required(7-03-060): Yes ☐ No ☒
Minor Site Plan Approval required: Yes ☐ No ☒ Historical/Scenic/Stone Wall required: Yes ☐ No ☒

Signature: [Signature]
Robert J. Frederico
Inspector of Buildings/Zoning Enforcement Officer

Date: 4/8/2021

This Zoning Interpretation is for informational purposes only. This Zoning Interpretation does not give permission to construct, alter, demolish or change the use of a property. This Interpretation may require a variance and/or special permit which is granted by either the Zoning Board of Appeals (ZBA)/Planning Board (PB) or both.





Town of Northborough

Town Clerk's Office

68 Main Street

Northborough, Massachusetts 01532-1994

(508) 393-5001 Office (508) 393-6996 Fax

BUSINESS CERTIFICATE

In conformity with the provisions of Chapter One Hundred and Ten, Section Five of the General Laws, as amended, the undersigned hereby declare that a business is conducted under the title

of: Lilika Grooming Spa Inc. Type Business: grooming dog day-care and kennel And is conducted at:

Address: 369 west main st, Busn.Phone: 978 608 3157

Mail Addr. If diffeent: 59 School st, apt A16, Northborough MA 01532

By the following named person(s):

NAME: Karina Almeida ADDRESS: 59 School st, apt A16, Northborough, MA 01532

Signatures:

KARINA ALMEIDA

Karina Almeida

Worcester, ss.

Date: 03/15/2021

I.D. presented: Brazilian Passport # FT 334207

(SEAL)

Comm.Exp.Date

Francielle P. Silva
Town Clerk or Notary Public

Business Certificate shall be in effect for four years from the date of issue and shall be renewed each four years thereafter. A statement under oath must be filed with the Town Clerk upon discontinuing, retired or withdrawing from such business or partnership.

Violations are subject to a fine of not more than One Hundred Dollars (\$100) for each month during which such violation continues.

Commonwealth of Massachusetts
On this 15 day of March, 2021
before me, the undersigned notary public, personally appeared
KARINA ALMEIDA
proved to me through satisfactory evidence of identification, which were passport
to be the person whose name is signed on the preceding or attached document who sworn
or affirmed to me that the contents of the document are truthful and accurate to the best of
his/her knowledge and belief
Francielle P. Silva
FRANCIELLE P. SILVA, Notary Public
My Commission Expires April 6, 2024



Bk: 60886 Pg: 174

Page: 1 of 3 08/15/2019 03:32 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 08/15/2019 03:32 PM
 Ctrl# 199636 19145 Doc# 00081728
 Fee: \$6,270.00 Cons: \$1,375,000.00

Quitclaim Deed

We, George Coufos and Peter Coufos, Trustees of the 369 West Main Street Realty Trust, of Northborough, Massachusetts, u/d/t dated September 19, 2000, as evidenced by a Trustee's Certificate recorded immediately prior hereto, in consideration of One Million Three Hundred Seventy Five Thousand and 00/100 Dollars (\$1,375,000.00) **GRANT TO** Thomasito LLC, a Massachusetts Limited Liability Company with a primary place of business at 100 Concord Street, Suite 3E, Northborough, MA 01532

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon located in the Westerly part of Northborough lying between the state road now known as Main Street and the road to Westborough called Davis Street, bounded and described as follows:

BEGINNING at a point on the Southerly line of said Main Street forty (40) feet Westerly of a stone bound set in the ground on the Southerly side of said street opposite Station 38 + 75.12;

THENCE Easterly by said line of Main Street five hundred seventeen (517) feet to a corner of land now or formerly of on Erickson;

THENCE Southerly by said Erickson land for a distance of three hundred eighty-five (385) feet, more or less, to a small elm tree on said Davis Street;

THENCE Westerly and Northerly by said Davis Street for a distance of four hundred seventy-one (471) feet, more or less, to the place of beginning.

Said parcel containing about two and one-half (2 1/2) acres of land.

EXCEPTING therefrom that part of the locus included within the boundaries of lot 1A as shown on Plan Book 735, Page 62.

EXCEPTING therefrom that part of the locus set forth by a deed dated August 4, 2002 and recorded with the Worcester County Registry of Deeds in Book 27693, Page 171.

For Title Reference see Deed dated September 19, 2000 and recorded with the Worcester County Registry of deeds in Book 23012, Page 158.

Property Address: 369 West Main Street, Northborough, MA 01532

M3

Executed as a sealed instrument this 15th day of August, 2019.

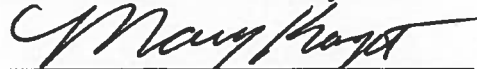
369 West Main Street Realty Trust:

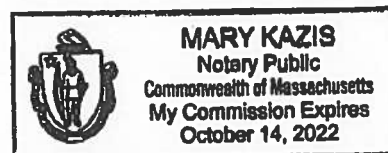

By: George Coufos, Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 15th day of August, 2019, before me, the undersigned notary public, personally appeared George Coufos, and proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the 369 West Main Street Realty Trust.


Notary Public: Mary Kazis
My commission expires: 10/14/22



Executed as a sealed instrument this 15th day of August, 2019.

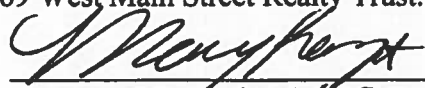
369 West Main Street Realty Trust:


By: Peter Coufos, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15th day of August, 2019, before me, the undersigned notary public, personally appeared Peter Coufos, and proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the 369 West Main Street Realty Trust.


Notary Public: Mary Kazis
My commission expires: 10/14/22

