



Town of Northborough

Planning Department

63 Main Street

Northborough, Massachusetts 01532-1994

(508) 393-5019 Office (508) 393-6996 Fax

www.town.northborough.ma.us

planning@town.northborough.ma.us

Application

Check one of the following:

Site Plan Approval _____

Special Permit _____

Common Driveway Special Permit _____

Wireless Communications Facility Special Permit _____

Wireless Communications Facility Site Plan Review _____

Special Permit per Groundwater Protection Overlay District Bylaw _____

NORTHBOROUGH TOWN CLERK
RCUD 2021 AUG 12 PM2:14

1. Name, address and phone number and email address of each applicant:

Prestige Property Development LLC
13 Presidential Drive
Southborough, MA 01772
c/o Hamid Hatami
hamidhatami82@yahoo.com
949-306-2870

GW 2 #3
RC # RB

2. The undersigned submits under oath the information and representations contained in all statements made herein for consideration by the Board in its determination of the application.

Yes _____ No _____

3. The basis for this application is found in the following section(s) of the Northborough Zoning Bylaw: 7-03-50(2), 7-05-30 and 7-07-10

7-03-050 A.(2) 7-05-030 7-07-010
D. 3b2

4. Street address, map & parcel, and GIS map & parcel to readily identify the land which is

subject of this application:

0, 97 & 99 Lincoln Street
assessors map 62, parcels 4-8

97 Lincoln 62/5
99 Lincoln 62/6

Ø Lincoln 62/7

Ø Lincoln 62/4

Ø Lincoln 62/8

5. Name and address of each holder of legal title to the land which is the subject of this application. List each name exactly as it appears in the deed under which such title is derived.

Robert S. Adler and June E.O. Roman
13 Saddle Hill Drive
Northborough, MA

6. If the undersigned has/have any knowledge of a prior application concerning the land involved in this application, provide the date of the application and describe the application.

Design Review Board March 5, 2021. Two-2 family units for 0, 97 and 99 Lincoln Street. DRB approved design on 4/7/21

Conservation Commission, Notice of Intent for 2-two family units. Approved with Order of Conditions dated 7/19/21.

7. In addition to providing the information required in the Zoning Bylaw, briefly summarize the application and provide any additional information which you consider important in the determination of the Board's decision:

The Applicant is proposing two(2) two-family units on 2 Lots (to be created via Approval Not Required filing). Lot-1 being 4.5 acres, and Lot-2 3.5 acres. Clearing of land on each lot is proposed at 25,580+/- SF on Lot-1 and 21,780+/- SF for Lot-2. The remaining area will stay as a mixture of forested upland and wetland areas. The units will be set back 90-105' from the roadway and fit with the character of the surrounding neighborhood (abutting condos, religious institution, school and single family homes). The Applicant has completed extensive reviews and approvals of the units with both the Design Review Board and Conservation Commission. They have also begun witnessed soils testing with the local Board of Health and working on septic system designs.

8. The name, mailing address, and phone number of each attorney, engineer, or other representative of the undersigned are as follows:

Brian Waterman
WDA Design Group
31 East Main Street
Westborough, MA 01581
508-366-6552
bwaterman@wda-dg.com

Signed this 30 day of July, 2021.

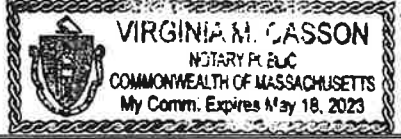
[Signature]
Applicant

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

JULY 30, 2021
Date

Then personally appeared the above-named Abdel Jaber
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
his/her/their knowledge, information and belief, before me.



[Signature]
Notary Public

OFFICE OF TOWN CLERK
Northborough, Massachusetts

8/12/2021
Date

Application filing fee Seven hundred Ninety and 00/100 dollars (\$ 790.00)
received this date.

[Signature]
Asst. Town Clerk

CK # 1249



Bk: 59672 Pg: 309
Page: 1 of 3 11/09/2018 01:20 PM WD

RETURN TO:

John A. Mavricos, Esq.
Christopher, Hays, Wojcik & Mavricos, LLP
446 Main Street, 8th Floor
Worcester, MA 01608

**Deed of Distribution
M.G.L. c. 190B, §3-907**

WHEREAS, Warren S. Oberg, of 375 Davis Street, Northborough Massachusetts 01532 ("the Decedent") died on October 3, 2013, having an interest in real estate at located at 0 Lincoln Street, Lot 1, Northborough, Massachusetts 01532; and

WHEREAS, the undersigned, June E.O. Roman, of 13 Saddle Hill Drive, Northborough, Massachusetts, 01532 is the duly appointed and qualified Personal Representative of the Estate of the Decedent in the Worcester County Probate and Family Court, Docket No. WO13P3251EA;

WHEREAS, the Distributees herein are:

- (a) the Devisees under the Last Will and Testament of the Decedent;
- (b) the Heirs of the Decedent;

NOW, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to

June E.O. Roman, as Trustee, and Robert S. Adler, as Special Trustee, of the Warren S. Oberg 1988 Family Trust, under an Indenture of Trust dated October 18, 1988, and amended May 12, 2004, an unrecorded trust, with a mailing address of 13 Saddle Hill Drive, Northborough, Massachusetts 01532,

The land in Northborough, Worcester County, Massachusetts

PARCEL 1

BEGINNING at the southeasterly corner of said parcel of land at iron pipe on the westerly side of Lincoln Street, said iron pipe being N. 17° 30' E. 107 feet, more or less, from the northeasterly corner of the land now or formerly of Asa B. Fay;

Thence N. 69° W. 75.00 feet, more or less, to an iron pipe set in the ground;

Thence N. 17° 30' E. 109.00 feet, more or less, to a point;

Thence S. 69° E. 75.00 feet, more or less, to a point on the westerly side of Lincoln Street;

Thence S. 17° 30' W. 109.00 feet, more or less, along the westerly line of Lincoln Street to the point of beginning.

Property Address: 0 Lincoln Street, Lot 1, Northborough, Massachusetts

32

Reference is made to a plan of land entitled: "LAND IN NORTHBORO, MASS., SURVEYED FOR MARY A. SCHENKER, Jan., 1948, Scale 1" = 20', Chester A. Kenney, C.E., Westboro, Mass.", said plan recorded in the Worcester District Registry of Deeds in Plan Book 150, Plan 20.

PARCEL II

BEGINNING at a point on the westerly side of Lincoln Street, at land nor or formerly of Asa B. Fay, and at the southeasterly corner of the tract to be conveyed; thence, westerly by said Fay's land 20 rods to a corner; thence northerly by land now or formerly of Mary E. Light, 8 rods to a corner; thence easterly by land now or formerly of said Light by a course parallel to the first course 20 rods to said Lincoln Street; thence southerly by said Lincoln Street 8 rods to the place of beginning.

Also, an adjoining tract of land bounded and described as follows:

Beginning on the westerly side of said street at the northeasterly corner of the lot to be conveyed; thence N. 64° W. about 45 rods to a bound; thence S. 17-1/2° W. about 21 rods to a bound; thence S. 67° E. about 25 rods to a corner at land now or formerly of Bertis Sargent; thence northerly by said Sargent's land by a course parallel to said Lincoln Street 8 rods to a corner; thence S. 67° E. 20 rods to said Lincoln Street; thence northerly by said street 10-2/3 rods to the point of beginning.

Excepting from the above two parcels, a tract of land containing 8,100 square feet, more or less, conveyed by Mary A. Schenker to Henry F. Schenker by deed dated January 16, 1948, and recorded with Worcester District Deeds in Book 3103, Page 250. See also Plan Book 150, Plan 20.

BEING the same premises conveyed in a deed from Warren S. Oberg and Harriet F. Oberg to the Decedent dated December 18, 1981 and recorded in the Worcester District Registry of Deeds in Book 7384, Page 349.

Address of Premises: 0 Lincoln Street, Lot 1, Northborough, Massachusetts 01532.

Witness my hand and seal this 17th day of Sept, 2018.



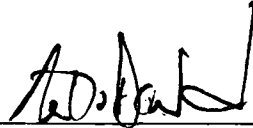
June E.C. Roman, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

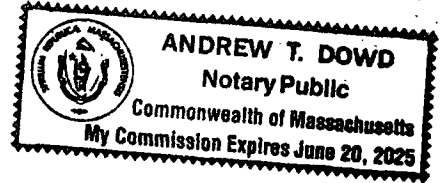
Worcester, ss.

Sept. 17, 2018

Then personally appeared before me the above-named June E.O. Roman, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on this document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of her knowledge and belief as Personal Representative of the Decedent as aforesaid.



Notary Public:
My Commission Expires:





2018 00119718

Bk: 59672 Pg: 312

Page: 1 of 2 11/09/2018 01:20 PM WD

RETURN TO:

John A. Mavricos, Esq.
Christopher, Hays, Wojcik & Mavricos, LLP
446 Main Street, 8th Floor
Worcester, MA 01608

**Deed of Distribution
M.G.L. c. 190B, §3-907**

WHEREAS, Warren S. Oberg, of 375 Davis Street, Northborough Massachusetts 01532 (“the Decedent”) died on October 3, 2013, having an interest in real estate at located at 0 Lincoln Street, Lot 2, Northborough, Massachusetts 01532; and

WHEREAS, the undersigned, June E.O. Roman, of 13 Saddle Hill Drive, Northborough, Massachusetts, 01532 is the duly appointed and qualified Personal Representative of the Estate of the Decedent in the Worcester County Probate and Family Court, Docket No. WO13P3251EA;

WHEREAS, the Distributees herein are:

(a) the Devisees under the Last Will and Testament of the Decedent;

(b) the Heirs of the Decedent;

NOW, THEREFORE, the undersigned, in distribution of the estate, for no consideration, hereby distributes to

June E.O. Roman, as Trustee, and Robert S. Adler, as Special Trustee, of the Warren S. Oberg 1988 Family Trust, under an Indenture of Trust dated October 18, 1988, and amended May 12, 2004, an unrecorded trust, with a mailing address of 13 Saddle Hill Drive, Northborough, Massachusetts 01532,

The land in Northborough, Massachusetts:

A certain tract of land with the buildings thereon, situated on the westerly side of Lincoln Street and bounded and described as follows:

Beginning at a point on the westerly side of Lincoln Street at land of John W. Allen, now or formerly;

Thence by said Lincoln Street to land of Mary S. Light;

Thence in a northwesterly direction by land of said Light to land of W.J. and E.H. Bigelow;

Thence in an easterly direction by said Allen’s land to the point of beginning;

Said lot containing about four (4) acres.

Property Address: 0 Lincoln Street, Lot 2, Northborough, Massachusetts

211

BEING the same premises conveyed in a deed from Bessie McMenemy, Robert McMenemy, Jr., Eileen DeLap, Ronald McMenemy, David McMenemy, Gail Wright, Theresa Hunt, Donna Merullo, Deborah Burke, Mark McMenemy, Rita K. Rice, Francis X. McMenemy, Bernard McMenemy, Joan E. Dolan, and Carol Jordan to the Decedent dated April 10, 2003 and recorded in the Worcester District Registry of Deeds in Book 29759, Page 216.

Address of Premises: O Lincoln Street, Lot 2, Northborough, Massachusetts 01532.

Witness my hand and seal this 17th day of Sept, 2018.

June E.O. Roman
June E.O. Roman, Personal Representative

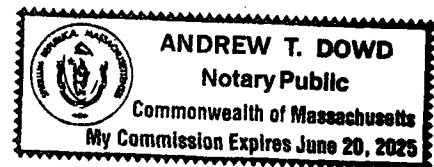
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Sept 17, 2018

Then personally appeared before me the above-named June E.O. Roman, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on this document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of her knowledge and belief as Personal Representative of the Decedent as aforesaid.

Andrew T. Dowd
Notary Public:
My Commission Expires:



CHARLES P BALL
ATTORNEY AT LAW
cpb@cpb-law.com



2020 00020050
Bk: 61949 Pg: 287
Page: 1 of 2 02/26/2020 01:25 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/26/2020 01:25 PM
Ctrl# 206633 06921 Doc# 00020050
Fee: \$456.00 Cons: \$100,000.00

MASSACHUSETTS QUITCLAIM DEED

I, **JUNE E. O. ROMAN**, f/k/a **JUNE E. OBERG**, a married woman, of Northboro, Massachusetts,

For consideration of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS,

Grant to JUNE E. O. ROMAN, AS TRUSTEE, and ROBERT S. ADLER, AS SPECIAL TRUSTEE, OF THE WARREN S. OBERG 1988 FAMILY TRUST, under an Indenture of Trust dated October 18, 1988 and amended May 12, 2004, in un-recorded Trust, of Northborough, MA

With Quitclaim Covenants

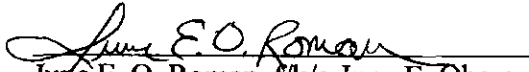
A certain parcel of land shown as Lot 2, Lincoln Street, Northborough, Massachusetts and shown on a plan entitled "Plan of Land in Northborough, Mass., Owner: Warren S. Oberg Scale 1"=40", dated May 15, 1986, Plan & Survey by: Guerard Survey Co., & Assoc., 11 Summer Street, Westboro, Mass., 01581". Said Lot 2 contains 20,406.70 square feet according to said plan. Said plan is recorded with the Worcester Registry of Deeds in Plan Book 554, Plan 49.

Meaning and intending to convey the premises conveyed to the Grantor by Deed dated May 20, 1986 and recorded on May 20, 1986 at the Worcester County Registry of Deeds in Book 9444, Page 204.

99 Lincoln Street, Northborough, MA 01532

[SIGNATURES ON NEXT PAGE]

WITNESS my hand and seal this 26th day of February 2020.


June E. O. Roman, f/k/a June E. Oberg

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 26th day of February 2020 before me, the undersigned notary public, personally appeared June E. O. Roman, proved to me through satisfactory evidence of identification, which was/were PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of her knowledge and belief.


Notary Public: JENNIFER GAVALET
My Commission Expires: 4.11.25

CHARLES P BALL
ATTORNEY AT LAW
cpb@cpb-law.com

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/26/2020 01:25 PM
Ctrl# 206634 09165 Doc# 00020053
Fee: \$456.00 Cons: \$100,000.00



Bk: 61949 Pg: 292
Page: 1 of 2 02/26/2020 01:25 PM WD

MASSACHUSETTS QUITCLAIM DEED

I, **Bruce W. Oberg**, a married man, of Northboro, Massachusetts,

For consideration of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS,

Grant to JUNE E. O. ROMAN, AS TRUSTEE, and ROBERT S. ADLER, AS SPECIAL TRUSTEE, OF THE WARREN S. OBERG 1988 FAMILY TRUST, under an Indenture of Trust dated October 18, 1988 and amended May 12, 2004, an un-recorded Trust.
of Northborough, MA

With Quitclaim Covenants

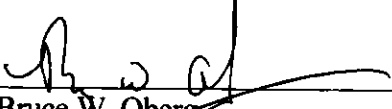
A certain parcel of land shown as Lot 1, Lincoln Street, Northborough, Massachusetts and shown on a plan entitled "Plan of Land in Northborough, Mass., Owner: Warren S. Oberg Scale 1"=40', dated May 15, 1986, Plan & Survey by: Guerard Survey Co., & Assoc., 11 Summer Street, Westboro, Mass., 01581". Said Lot 1 contains 20,406.84 square feet according to said plan. Said plan is recorded with the Worcester Registry of Deeds in Plan Book 554, Plan 49.

Meaning and intending to convey the premises conveyed to the Grantor by Deed dated September 23, 2013 and recorded on January 24, 2014 at the Worcester County Registry of Deeds in Book 51976, Page 188.

[SIGNATURE ON NEXT PAGE]

97 Lincoln Street, Northborough, MA 01532

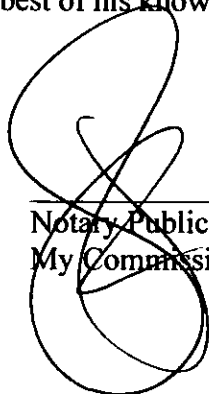
WITNESS my hand and seal this 26th day of February 2020.


Bruce W. Oberg

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss

On this 26th day of February 2020 before me, the undersigned notary public, personally appeared Bruce W. Oberg, proved to me through satisfactory evidence of identification, which was/were 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 and who swore or affirmed to me that the contents of the document stated under oath are truthful and accurate to the best of his knowledge and belief.



Notary Public: JENNIFER GAVALETZ
My Commission Expires: 4.11.25



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

BO

Certified Abutters List Request Please allow 1

DATE of REQUEST 8/10/21
REQUESTING COMPANY WDA DESIGN GROUP
CONTACT PERSON BRIAN WATERMAN
PHONE 508-366-6552
EMAIL bwaterman@wda-dg.com

PROPERTY ADDRESS(es) ~~0, 97 & 99 LI~~
MAP/PARCEL(s) 62 - PARCEL
OWNER(s) ROBERT ADLER
OWNER MAILING ADDRESS(es) 13 SADDLE HILL

- 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 Selectmen: 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
 - Owners within 300' of property
 - Owners within 300' of property
 - Owners within 300' of property
 - Owners within 300' of property
 - 100' of property, unless otherwise stated
 - Owners within 100' of property
 - Abutting owners & directly opposite
 - Abutting owners, & any school, church, or hospital within 500' of property
 - Abutting owners & directly opposite
 - Owners with driveways on the street
 - Dependent on project: _____ feet
 - Owners within 100' of property

To the Requesting Board/s: We certify that, from our Real Estate Property Lists, the following persons attached hereto appear as owners specified by the appropriate regulation (including, but not limited to, owners of land directly opposite said proposed activity on any public 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 Office for another abutters list.

DATE of CERTIFICATION 8/10/2021

Julie Brownlee/Megan Hennessy for the
jbrownlee@town.northborough.ma.us ; mhennessy@town.northborough.ma.us

0 (62/8), 0 (62/4), 0 (62-7)
 97 99 Lincoln Street - 300 foot abutters list
 8/10/2021

ID	Address Number	Street Name	Owner Name	Owner Name 2	Owner Address 1
061.0-0015-0000.0	0	AUGER AVENUE	TONELLI PETER Trustee	GIORGIO REALTY TRUST	271 TURNPIKE ROAD
061.0-0014-0000.0	14	AUGER AVENUE	DESAUTELS PAUL A & MARY E L.E.	DESAUTELS J & CURTIS A TTS DESAUTELS IRR	14 AUGER AVENUE
061.0-0013-0000.0	18	AUGER AVENUE	AUGER JUDITH A TRUSTEE	THE AUGER IRREVOCABLE TRUST	18 AUGER AVENUE
061.0-0019-0000.0	14 SIDE	AUGER AVENUE	DESAUTELS, PAUL A & MARY E L.E.	DESAUTELS J & CURTIS A TTS DESAUTELS IRR	14 AUGER AVENUE
062.0-0004-0000.0	0	LINCOLN STREET	ADLER ROBERT S Special Trustee ROMAN JUNE EO Trustee	WARREN S OBERG 1988 FAMILY TR	13 SADDLE HILL DRIVE
062.0-0007-0000.0	0	LINCOLN STREET	ADLER ROBERT S Special Trustee ROMAN JUNE EO Trustee	WARREN S OBERG 1988 FAMILY TR	13 SADDLE HILL DRIVE
062.0-0008-0000.0	0	LINCOLN STREET	ADLER ROBERT S Special Trustee ROMAN JUNE EO Trustee	WARREN S OBERG 1988 FAMILY TR	13 SADDLE HILL DRIVE
062.0-0002-0000.0	81	LINCOLN STREET	BAPTIST CONVENTION OF NEW ENGLAND INC		87 LINCOLN STREET
062.0-0003-0000.0	85	LINCOLN STREET	RICE MEMORIAL BAPTIST		PO BOX 627
062.0-0047-0000.0	86	LINCOLN STREET	WARREN BARBARA D	WARREN BRUCE H	86 LINCOLN STREET
061.0-0016-0000.0	87	LINCOLN STREET	BAPTIST CONVENTION OF NEW ENGLAND INC		5 OAK AVENUE
062.0-0046-0000.0	92	LINCOLN STREET	MOODY WANDA G		92 LINCOLN STREET
062.0-0005-0000.0	97	LINCOLN STREET	ROMAN JUNE E O & ADLER ROBERT Trustees	WARREN S OBERG 1988 FAM TRUST	13 SADDLE HILL DRIVE
062.0-0006-0000.0	99	LINCOLN STREET	ROMAN JUNE E O & ADLER ROBERT S, Trustees	WARREN S OBERG 1988 FAM TRUST	13 SADDLE HILL DRIVE
062.0-0042-0000.0	102	LINCOLN STREET	BEDIGIAN EVANS P AND	BERRY MARY K	102 LINCOLN STREET
062.0-0041-0000.0	104	LINCOLN STREET	KALINOWSKI DIANE L.E.	KALINOWSKI GLENN & THEODORE E JR & BRIAN	104 LINCOLN STREET
062.0-0040-0000.0	106	LINCOLN STREET	TORONTO RICHARD J AND	TORONTO DEFREITAS	106 LINCOLN STREET
062.0-0039-0000.0	108	LINCOLN STREET	DUPONT JEFFREY S AND	SHALTON SEIRA B	108 LINCOLN STREET
062.0-0038-0000.0	110	LINCOLN STREET	GOGUEN JUDY		110 LINCOLN STREET
062.0-0009-0000.0	145	LINCOLN STREET	TOWN OF NORTHBOROUGH	SCHOOL ROBERT E MELICAN MIDDLE	63 MAIN STREET
062.0-0044-0001.0	1	LYDIAS WAY	BOUCHARD CHARLES	BOUCHARD ANN	1 LYDIAS WAY
062.0-0044-0002.0	2	LYDIAS WAY	LAVALLEE ALFRED F JR	LAVALLEE DEBRA A	2 LYDIAS WAY
062.0-0044-0003.0	3	LYDIAS WAY	DUNNE THOMAS BERNARD	DUNNE LORETTA A	3 LYDIAS WAY
062.0-0044-0004.0	4	LYDIAS WAY	STAMM CAROL G	STAMM JOSEPH M	4 LYDIAS WAY
062.0-0044-0005.0	5	LYDIAS WAY	MCCLELLAND ROGER CLARK & PATRICIA HAVENER Trustees	MCCLELLAND FAMILY LIVING TRUST	5 LYDIAS WAY
062.0-0044-0006.0	6	LYDIAS WAY	FARLEY ERNEST R		6 LYDIAS WAY
062.0-0044-0007.0	7	LYDIAS WAY	PEDONE CATHLEEN M		7 LYDIAS WAY
062.0-0044-0008.0	8	LYDIAS WAY	GALLAGHER JOHN E & MARYLOU E Trustees	GALLAGHER FAMILY TRUST	8 LYDIAS WAY
062.0-0044-0009.0	9	LYDIAS WAY	MASPERO JANET		9 LYDIAS WAY
062.0-0044-0010.0	10	LYDIAS WAY	CAPPUCCI ANTHONY J JR	CAPPUCCI MARY E	10 LYDIAS WAY
062.0-0044-0011.0	11	LYDIAS WAY	DORSETT TERRY W	DORSETT KAREN A	11 LYDIAS WAY
062.0-0044-0012.0	12	LYDIAS WAY	ROBERTS C REID	ROBERTS SUSAN	12 LYDIAS WAY
062.0-0044-0013.0	13	LYDIAS WAY	CAYER RICHARD J & GERMAINE B Trustees	CAYER FAMILY TRUST CO-REV LIVI	13 LYDIAS WAY
062.0-0044-0014.0	14	LYDIAS WAY	SULLIVAN JOAN T Trustee	JOAN T SULLIVAN TRUST	14 LYDIAS WAY
062.0-0044-0015.0	15	LYDIAS WAY	ROBERTSON BARBARA		15 LYDIAS WAY
062.0-0044-0016.0	16	LYDIAS WAY	EID JOSEPH R & LILLIAN M L.E.	EID CYNTHIA A & SUSAN TRUSTEES EID TRUST	51 HIGH STREET
062.0-0044-0017.0	17	LYDIAS WAY	GILLIGAN PAUL F	FITZPATRICK JOYCE K	17 LYDIAS WAY
062.0-0044-0018.0	18	LYDIAS WAY	BREIDENBACH WILLIAM R	GAGE MELANIE L	18 LYDIAS WAY
062.0-0044-0019.0	19	LYDIAS WAY	BLOOMSTEIN NORMAN & RONDA Trustees	RESIDENTIAL NOMINEE TRUST	19 LYDIAS WAY
062.0-0044-0020.0	20	LYDIAS WAY	CALDWELL CHRISTOPHER C	SAWDON JUDITH A	20 LYDIAS WAY
062.0-0044-0021.0	21	LYDIAS WAY	MORIN PAUL A.	MORIN ANN L.	21 LYDIAS WAY
062.0-0044-0022.0	22	LYDIAS WAY	MARCO JOSEPH F	MARCO JEANNETTE R	22 LYDIAS WAY
062.0-0044-0023.0	23	LYDIAS WAY	STRICKLER LYNN		23 LYDIAS WAY
062.0-0044-0024.0	24	LYDIAS WAY	LAVIN WILLIAM M	LAVIN CAROLYN A	24 LYDIAS WAY
062.0-0044-0025.0	25	LYDIAS WAY	VEITCH W OWEN & LORRAINE S Trustees	LW VEITCH REVOC FAMILY TRUST	25 LYDIAS WAY
062.0-0044-0026.0	26	LYDIAS WAY	BRACCI GEORGE T	BRACCI ELEANOR H	26 LYDIAS WAY
062.0-0044-0027.0	27	LYDIAS WAY	ADAMS ROBERT & JOANNA G L.E.	R&J ADAMS FAMILY TRUST ADAMS ROBERT F Trustee	27 LYDIAS WAY

0 (62/8), 0 (62/4), 0 (62-7)
 97 99 Lincoln Street - 300 foot abutters list
 8/10/2021

062.0-0044-0028.0	28	LYDIAS WAY	FOWLER SCOTT R	FOWLER CHRISTINE D	28 LYDIAS WAY
062.0-0044-0029.0	29	LYDIAS WAY	CIZAUSKAS THOMAS M	CIZAUSKAS SHEILA R	29 LYDIAS WAY
062.0-0044-0030.0	30	LYDIAS WAY	SCOTT DANIEL J	SCOTT JOAN BAKER	30 LYDIAS WAY
062.0-0044-0031.0	31	LYDIAS WAY	FIGUEIREDO MERWYN	MERWYIN THOMAS FIGUEIREDO TRUST	31 LYDIAS WAY
062.0-0044-0032.0	32	LYDIAS WAY	HARRISON JR EDWARD F	HARRISON CAROL A	32 LYDIAS WAY
062.0-0044-0033.0	33	LYDIAS WAY	LUCIANO DENNIS M & MICHELE A Trustees	LUCIANO REALTY TRUST	33 LYDIAS WAY
062.0-0044-0034.0	34	LYDIAS WAY	PIHL MARK E	PIHL EVE M	34 LYDIAS WAY
062.0-0044-0035.0	35	LYDIAS WAY	ROLLA MAUREEN E TTEE	MAUREEN E ROLLA 2014 DECLARATION	35 LYDIAS WAY
062.0-0044-0036.0	36	LYDIAS WAY	FREM ROBERT S	FREM ELIZABETH O	36 LYDIAS WAY
062.0-0044-0037.0	37	LYDIAS WAY	CONZO PAUL M	PARENTE PATRICIA	37 LYDIAS WAY
062.0-0044-0038.0	38	LYDIAS WAY	KURINA MILES J	KURINA JANE M	38 LYDIAS WAY
062.0-0044-0039.0	39	LYDIAS WAY	GRIFFIN BRIAN D	GRIFFIN PAMELA A	39 LYDIAS WAY
062.0-0044-0040.0	40	LYDIAS WAY	COTTON MICHAEL W	COTTON GINA A	40 LYDIAS WAY
062.0-0044-0041.0	41	LYDIAS WAY	ABU A ANTHONY	ABU KATHLEEN S	41 LYDIAS WAY

0, 97 & 99 Lincoln Street

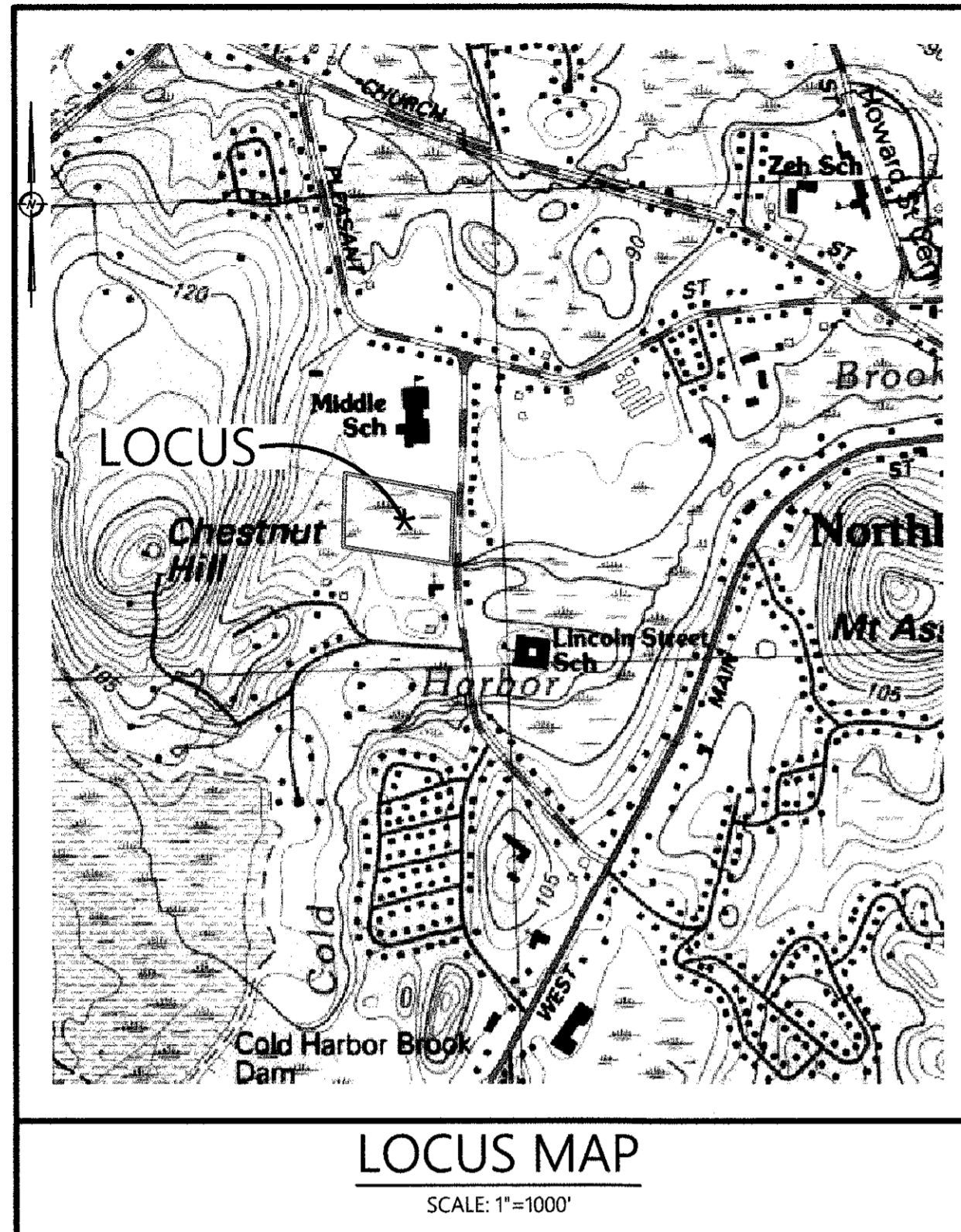


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

Geometry updated Jan 28, 2020
Data updated Jan 28, 2020

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



SPECIAL PERMIT & SITE PLAN APPROVAL

Pursuant to the Town of Northborough Zoning Bylaws- Chapter 7-03-50(2), 7-05-30 & 7-07-010 Special Permit Required

FOR

2-TWO FAMILY DWELLINGS

0, 97 AND 99 LINCOLN STREET

IN

Northborough, Massachusetts (Worcester County)

DATE: AUGUST 11, 2021

Revision Date:

SHEET LIST:

EC	EXISTING CONDITIONS PLAN
C0.01	SITE PLAN
C0.02	SNOW STORAGE, NOTES & DETAILS
4	ARCHITECTURAL ELEVATIONS

PREPARED BY:

**WDA
DESIGN
GROUP**

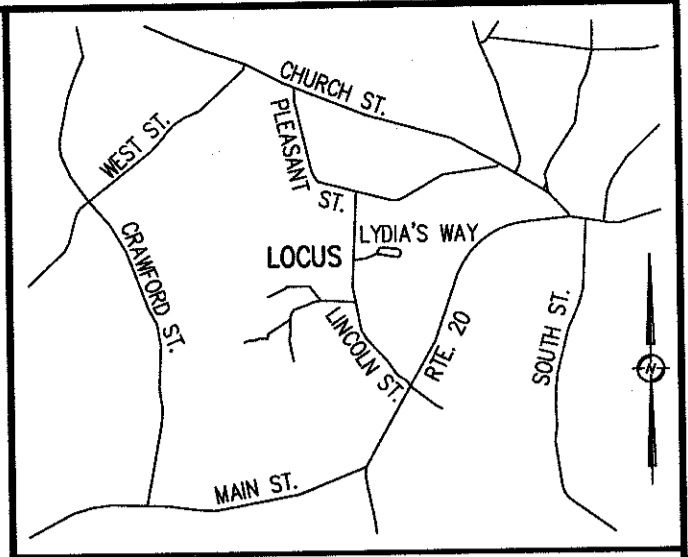
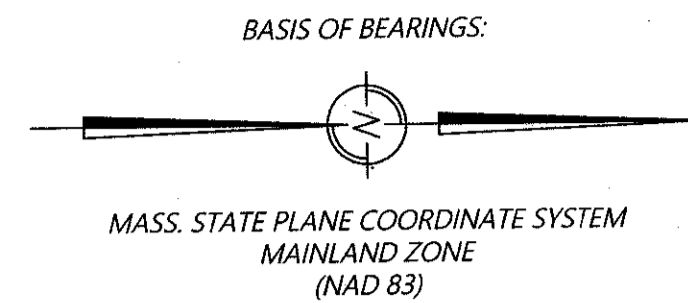
31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
WDA-DG.COM

OWNER:

ROBERT S. ADLER AND
JUNE E.O. ROMAN
13 Saddle Hill Drive
Northborough, MA 01532

PREPARED FOR:

PRESTIGE PROPERTY
DEVELOPMENT LLC
13 Presidential Drive
Southborough, MA 01772



LEGEND

DESCRIPTION	EXISTING
ACRES	AC.
BITUMINOUS CONCRETE CURB	BCC
CONCRETE BOUND	CB
CAST IRON PIPE	CI
CATCH BASIN	CB
CAPE COD BERM (BITUMINOUS)	CCB
CONTOUR LINE	150
DRAIN MANHOLE	DMH
EDGE OF PAVEMENT	EOP
FEET HIGH/FEET WIDE	FH/FW
FOUND	(FND.)
GAS VALVE	GV
INVERT	INV
IRON PIPE	IP
IRON ROD	IR
NOW OR FORMERLY	N/F
PLUS OR MINUS / MORE OR LESS	±
REINFORCED CONCRETE PIPE	RC
SIGN	S
SQUARE FEET	S.F.
STONE WALL	STW
TREELINE	TL
UTILITY POLE	UP
VERTICAL GRANITE CURB	VGC
WATER VALVE (WATER GATE)	WV
DRAIN LINE (STORM)	D
GAS LINE	G
SEWER LINE (SANITARY)	S
WATER LINE	W
OVERHEAD WIRES	OHW

- NOTES:**
- WETLANDS BOUNDARY DELINEATION BY WDA DESIGN GROUP MARCH 2021. EXISTING CONDITIONS INFORMATION IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN APRIL 2021. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD83). ELEVATION DATUM IS NAVD88.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
 - NO PORTION OF THE LOCUS PROPERTY CONTAINS AREAS OF 100 YEAR FLOOD. THE LOCUS PROPERTY LIES IN ZONE X (AREAS OF MINIMAL FLOODING) AS COMPILED FROM FEMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP No. 25027C0633F, WORCESTER COUNTY, EFFECTIVE JULY 16, 2014.

ZONING CLASSIFICATION:

RESIDENTIAL B (RB)	RESIDENTIAL C (RC)	
MINIMUM LOT AREA:	40,000 S.F.	20,000 S.F.
MINIMUM LOT FRONTAGE:	150 FEET	100 FEET
MINIMUM LOT WIDTH:	150 FEET	100 FEET
MINIMUM FRONT YARD:	30 FEET	30 FEET
MINIMUM SIDE YARD:	15 FEET	15 FEET
MINIMUM REAR YARD:	25 FEET	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING STORIES:	N/A	N/A
MAXIMUM LOT COVERAGE:	N/A	N/A
MINIMUM OPEN SPACE:	N/A	N/A

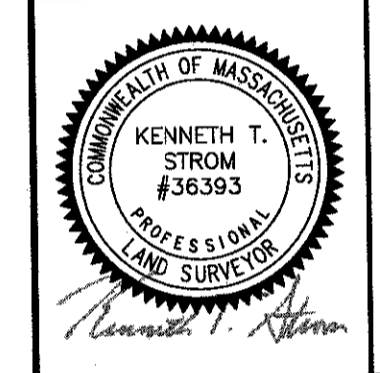
RECORD OWNERS:
ROBERT S. ADLER & JUNE E.O. ROMAN

ASSESSORS REFERENCES:
MAP/PARCEL 62/4
MAP/PARCEL 62/5
MAP/PARCEL 62/6
MAP/PARCEL 62/7
MAP/PARCEL 62/8

DEED REFERENCES:
DEED BOOK 59672 PAGE 309
DEED BOOK 59672 PAGE 312
DEED BOOK 61949 PAGE 287
DEED BOOK 61949 PAGE 292

PLAN REFERENCES:
PLAN BOOK 150 PLAN 20
PLAN BOOK 178 PLAN 129
PLAN BOOK 292 PLAN 34
PLAN BOOK 319 PLAN 45
PLAN BOOK 554 PLAN 49

FIRM CLASSIFICATION:
FLOOD INSURANCE RATE MAP
No. 25027C0633F
EFFECTIVE JULY 16, 2014



PREPARED BY:

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6592
WDA-DG.COM

OWNERS:

**ROBERT S. ADLER
JUNE E.O. ROMAN**

13 Saddle Hill Drive
Northborough, MA

PREPARED FOR:

PRESTIGE PROPERTY DEVELOPMENT LLC

13 Presidential Drive
Southborough, MA

TITLE:

EXISTING CONDITIONS PLAN

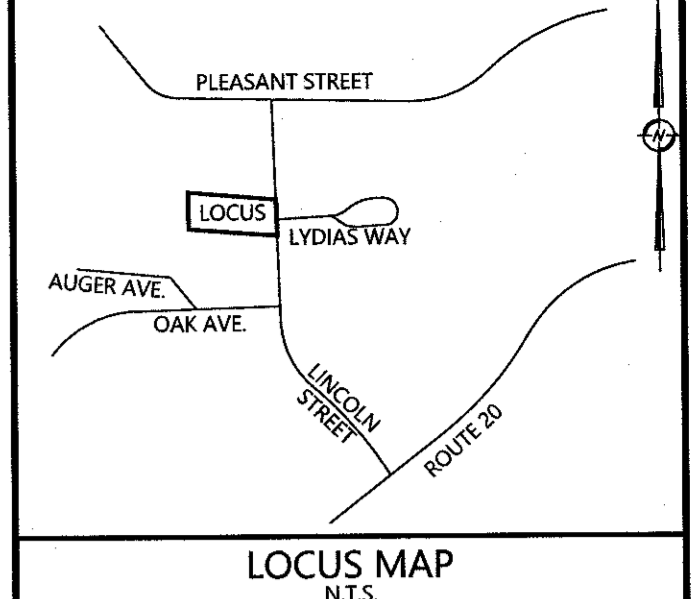
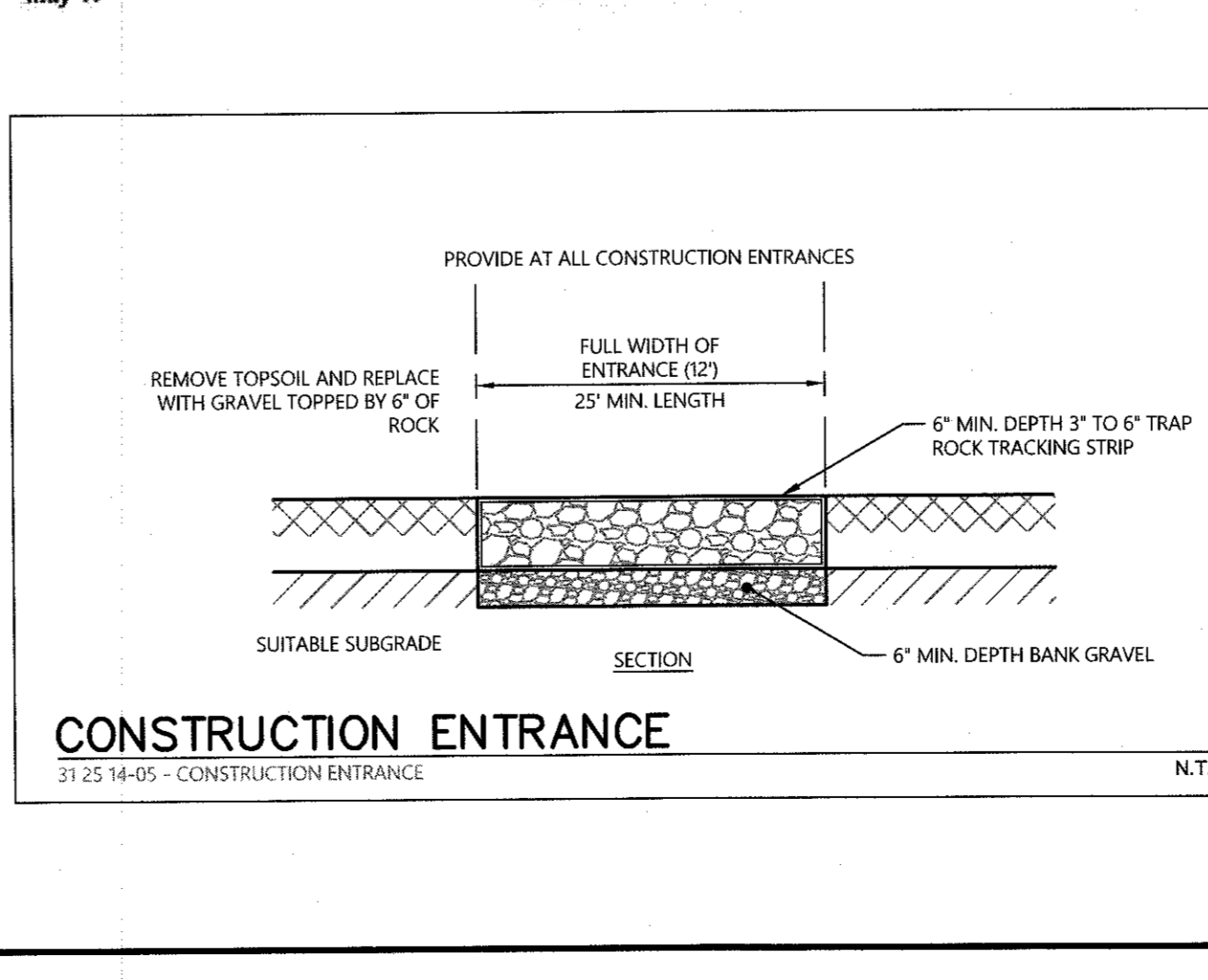
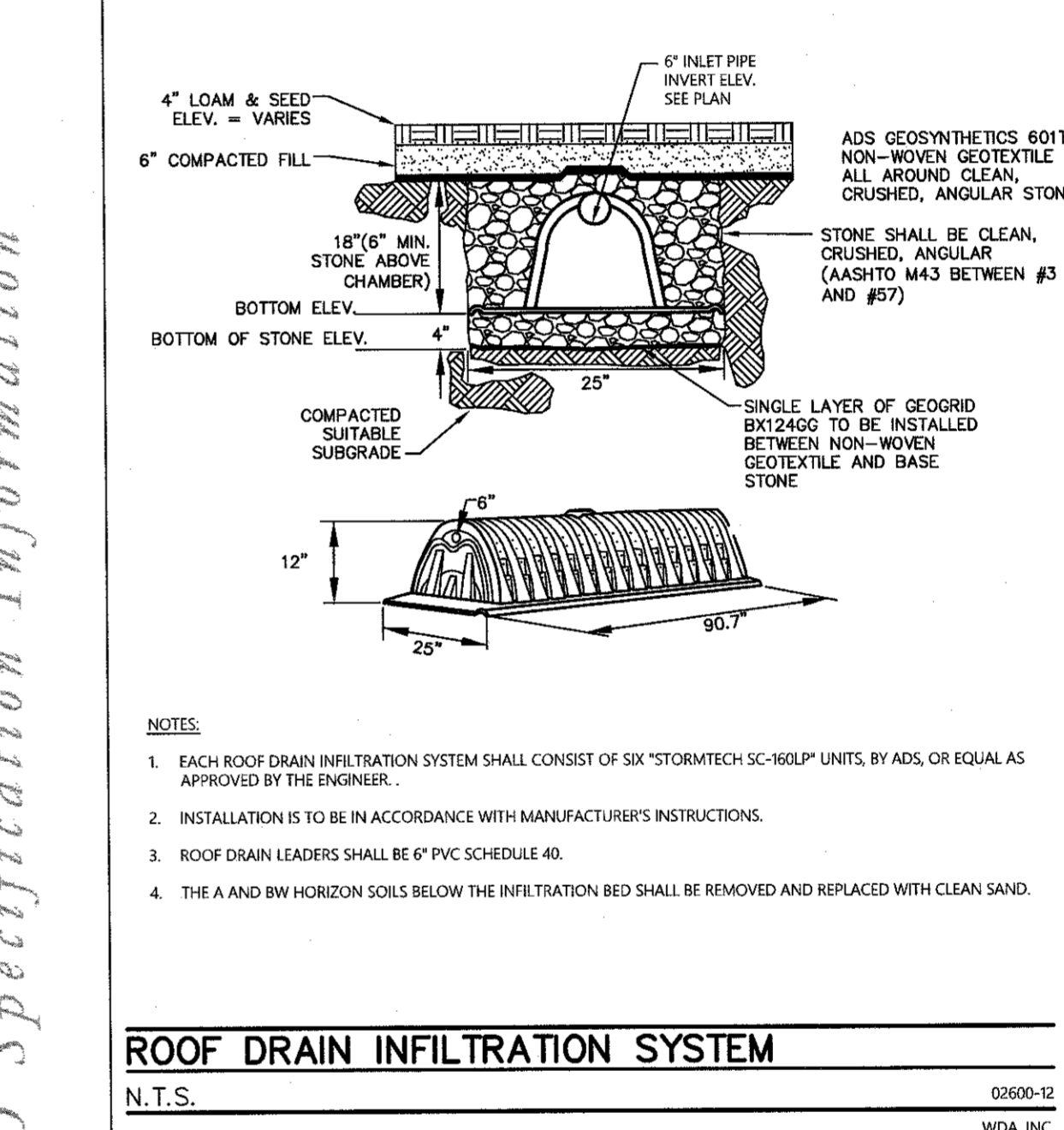
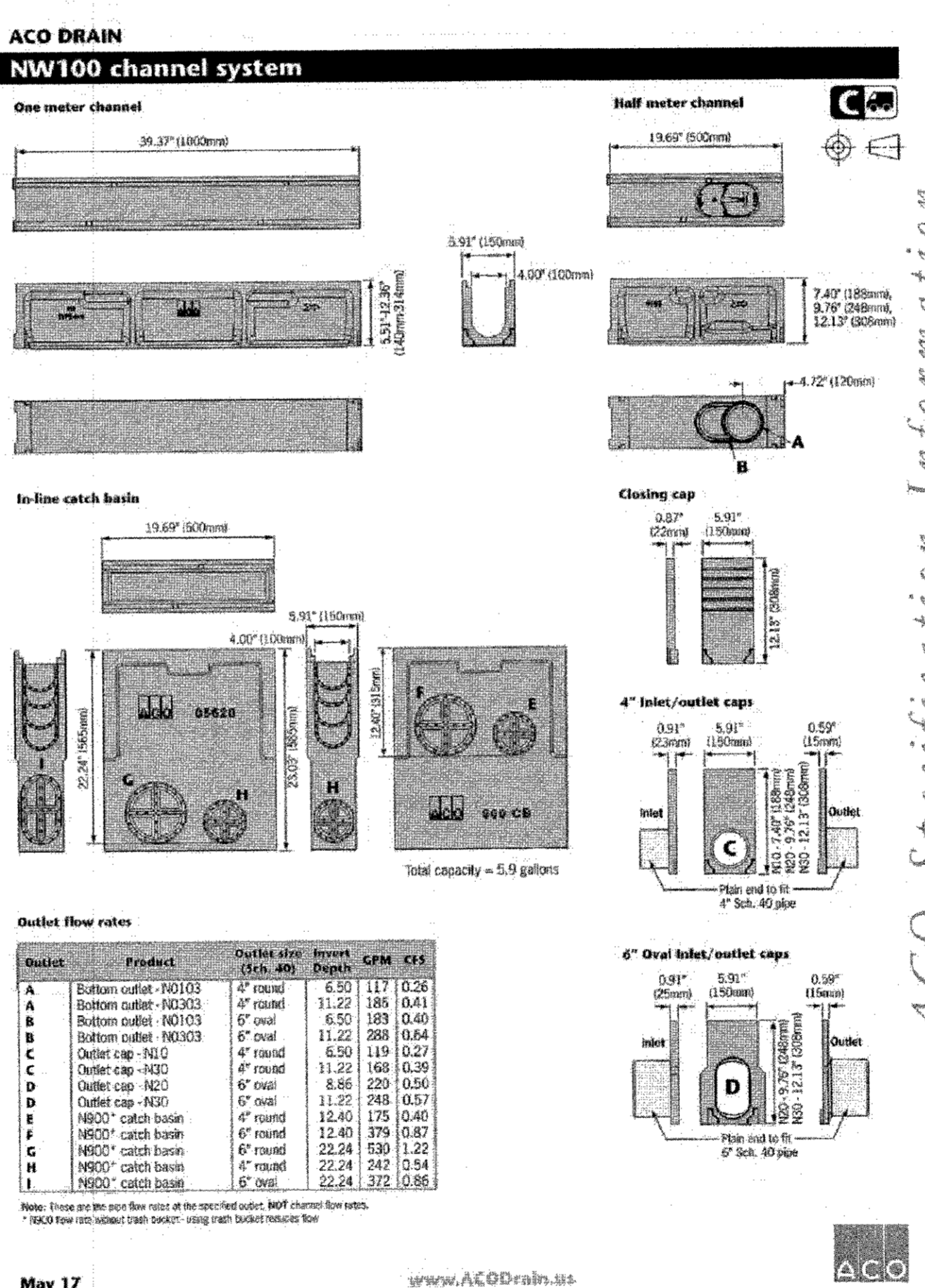
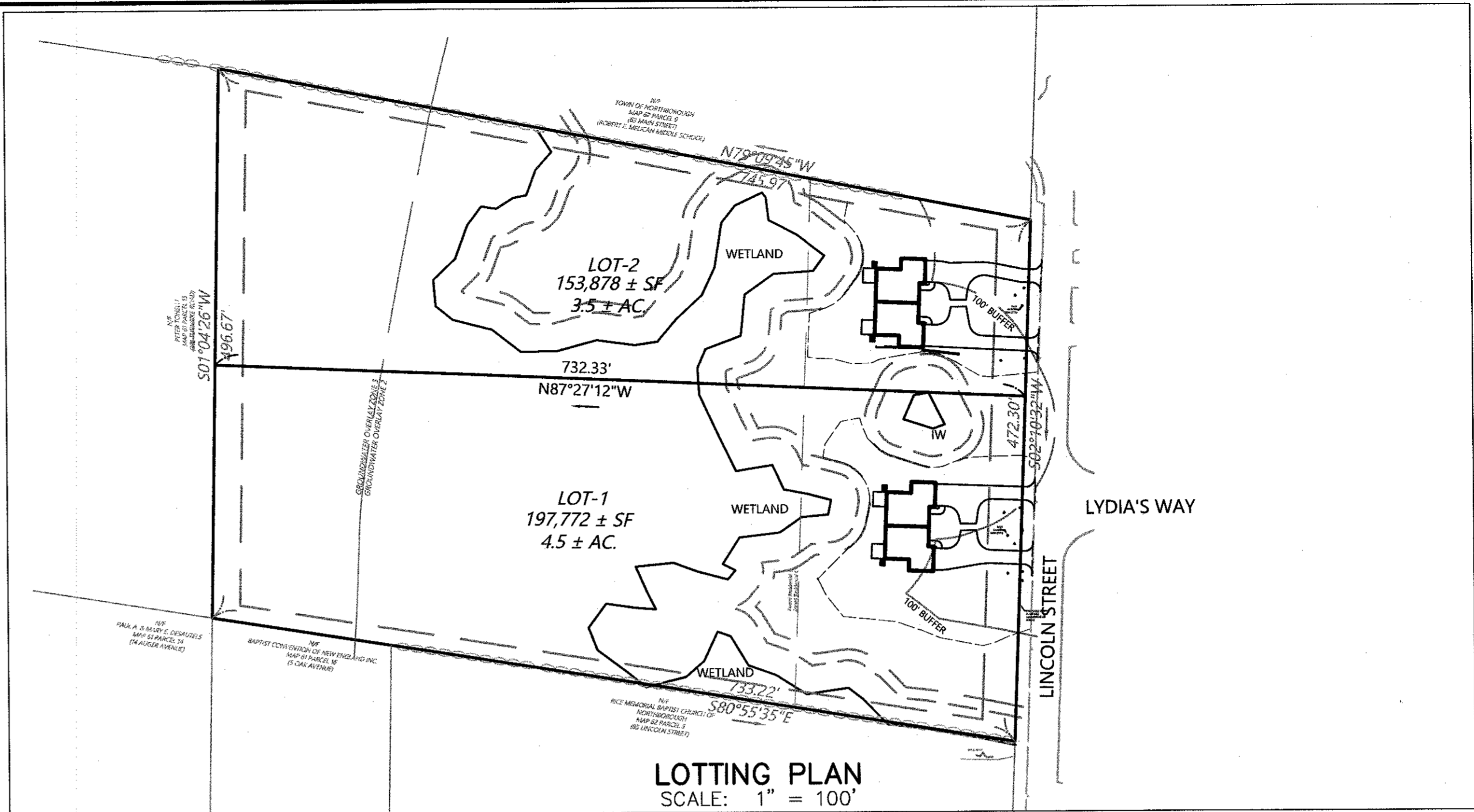
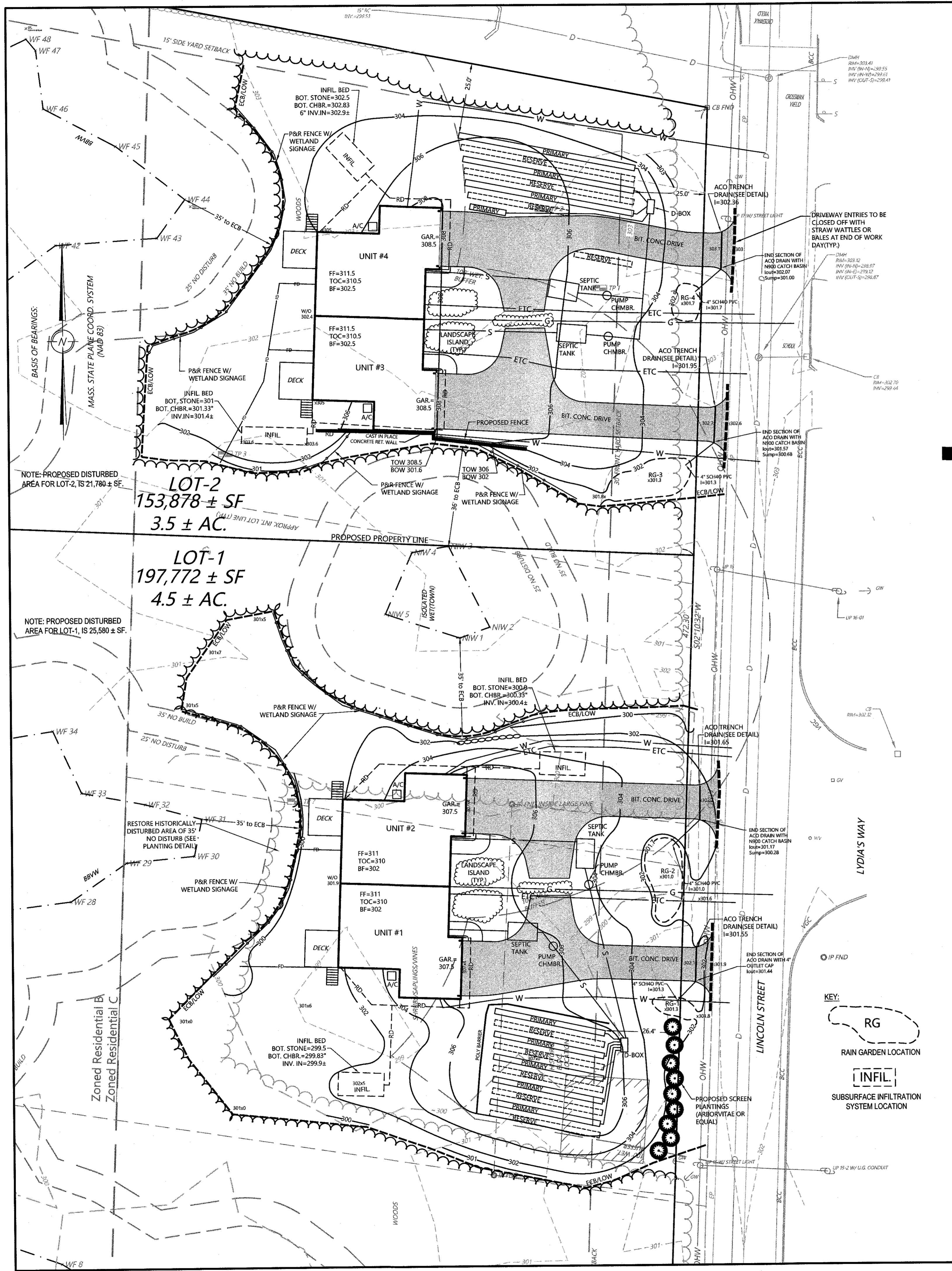
**0, 97, & 99
Lincoln Street**
Northborough, MA
(Worcester County)

TOWN PERMITTING

SCALE: 1" = 40'

JOB NO.: 1404.00 DATE: 05/28/2021
DWN BY: JLH/KTS SHEET: EC
CHK'D BY: BPW/KTS

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WDA DESIGN GROUP.



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REV.	DATE	DESCRIPTION	INIT.
B	7/9/21	TOWN COMMENTS	
A		INITIAL ISSUE	

PREPARED BY:

Professional Engineer Seal for Kenneth T. Strom, No. 36393, State of Massachusetts.

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA 1 508.366.6552 WDA-DG.COM

OWNER:

ROBERT S. ADLER
JUNE E.O. ROMAN

13 Saddle Hill Drive
Northborough, MA

PREPARED FOR:

PRESTIGE PROPERTY DEVELOPMENT

13 Presidential Drive
Southborough, MA

TITLE:

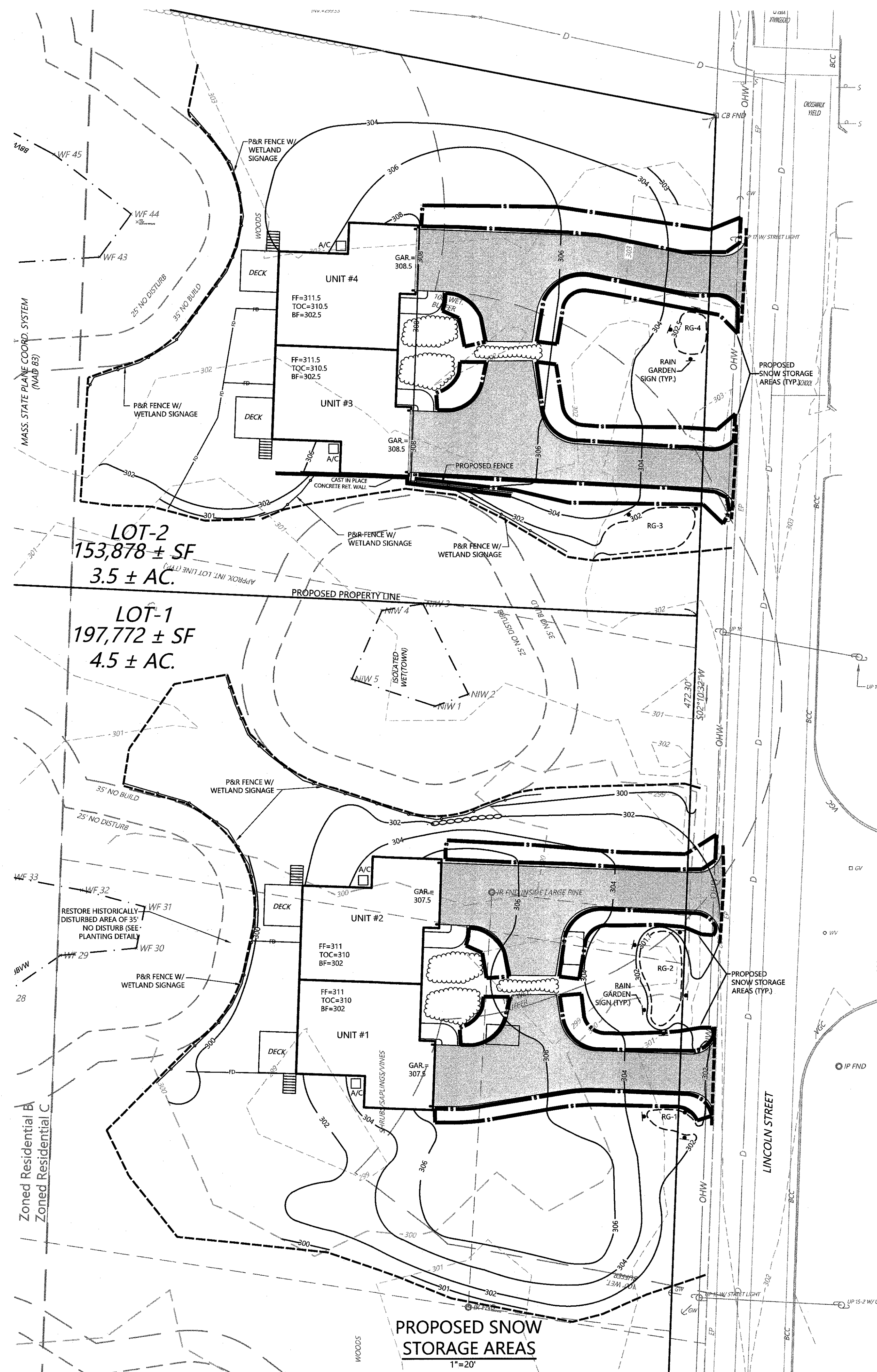
SITE PLAN

0, 97, & 99
Lincoln Street
Northborough, MA
(Worcester County)

TOWN PERMITTING

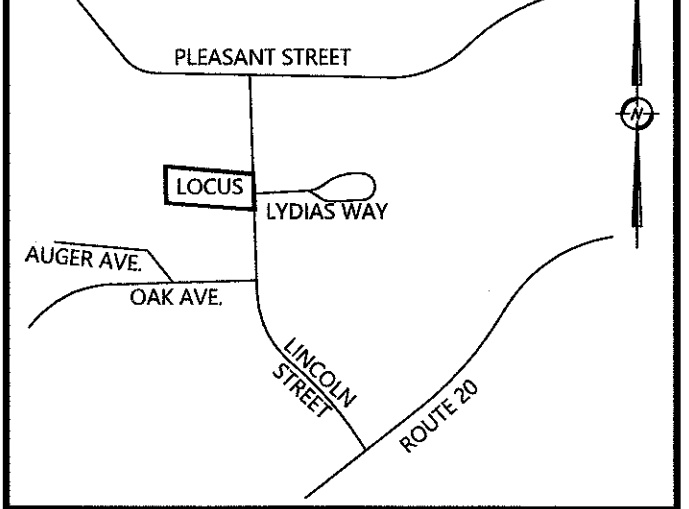
SCALE: 1" = 20'

JOB NO.: 1404.02 DATE: 6/1/21
DWN. BY: BPW SHEET: C0.01
CHK'D. BY:



- GENERAL CONSTRUCTION SEQUENCING NOTES:**
- CUT TREES AND BRUSH WITHIN SITE DEVELOPMENT AREA.
 - INSTALL CONSTRUCTION ENTRANCE.
 - INSTALL EROSION CONTROL BARRIER AND SEDIMENT CONTROL DEVICES.
 - PROPERLY REMOVE AND DISPOSE OF STUMPS AND BRUSH.
 - PERFORM SITE CUT TO FILL AND ESTABLISH ROUGH SUB-GRADES.
 - EXCAVATE CELLAR HOLES AND CONSTRUCT/POUR FOUNDATION WALLS/BASEMENT FLOORS AS APPLICABLE.
 - ROUGH GRADE DRIVEWAYS.
 - INSTALL SEPTIC SYSTEM LEACH FIELD AND ALL ASSOCIATED COMPONENTS AS APPROVED, AND PER NORTHBOROUGH BOARD OF HEALTH PERMIT/PLANS AND DESIGN ENGINEER.
 - TRENCH FOR UTILITY CONNECTIONS AND WORK WITH LOCAL DPW AND UTILITY COMPANIES AS REQUIRED FOR UTILITY CONNECTIONS WITHIN LINCOLN STREET.
 - MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
 - EXCAVATE RAIN GARDENS TO DEPTH OF 16" BELOW FINISHED GRADE. SEE RAIN GARDEN DETAILS FOR FINAL CONSTRUCTION NOTES, SOIL AMENDMENTS AND PLANTING DETAILS.
 - SPREAD FINAL LOAM AND SEED ON EXPOSED AREAS OF SITE. IF REQUIRED, TEMPORARY OR WINTER SOIL STABILIZATION SHALL BE BY STRAW MULCH, WOOD MULCH, JUTE NETTING, HYDROSEED OR OTHER APPROVED METHODS.

- NOTES:**
- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN APRIL 2021. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD83), ELEVATION DATUM IS NAVD83.
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 - NO PORTION OF THE LOCUS PROPERTY CONTAINS AREAS OF 100 YEAR FLOOD. THE LOCUS PROPERTY LIES IN ZONE X (AREAS OF MINIMAL FLOODING) AS COMPILED FROM FEMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 25027C0633F, WORCESTER COUNTY, EFFECTIVE JULY 16, 2014.
 - CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 920 CMR 14) AND FOR WATER, ELECTRIC AND GAS SERVICE CONNECTIONS FROM THE NORTHBOROUGH DPW.
 - ALL DISTURBED AREAS SHALL BE LOAMED (SIX INCHES DEPTH) AND SEEDED (SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS).
 - EXISTING PAVEMENT SHALL BE SAW CUT, AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
 - FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS.
 - ROOF DRAIN PIPES SHALL BE SMOOTH WALL PVC. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DRAIN DETAILS AND MATERIALS.
 - GAS, WATER AND ELECTRIC POWER IS AVAILABLE AT THE SITE, CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES.
 - ANY PAVEMENT PATCH IN LINCOLN STREET SHALL BE PER CURRENT NORTHBOROUGH DPW REQUIREMENTS, OR MATCH EXISTING.
 - INFILTRATION SYSTEM TO BE FIVE (5) FEET MINIMUM FROM WATER SERVICE.



LOCUS MAP
N.T.S.

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B	7/9/21	TOWN COMMENTS	
A		INITIAL ISSUE	

PREPARED BY:
WDA DESIGN GROUP
31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
WDA-DG.COM

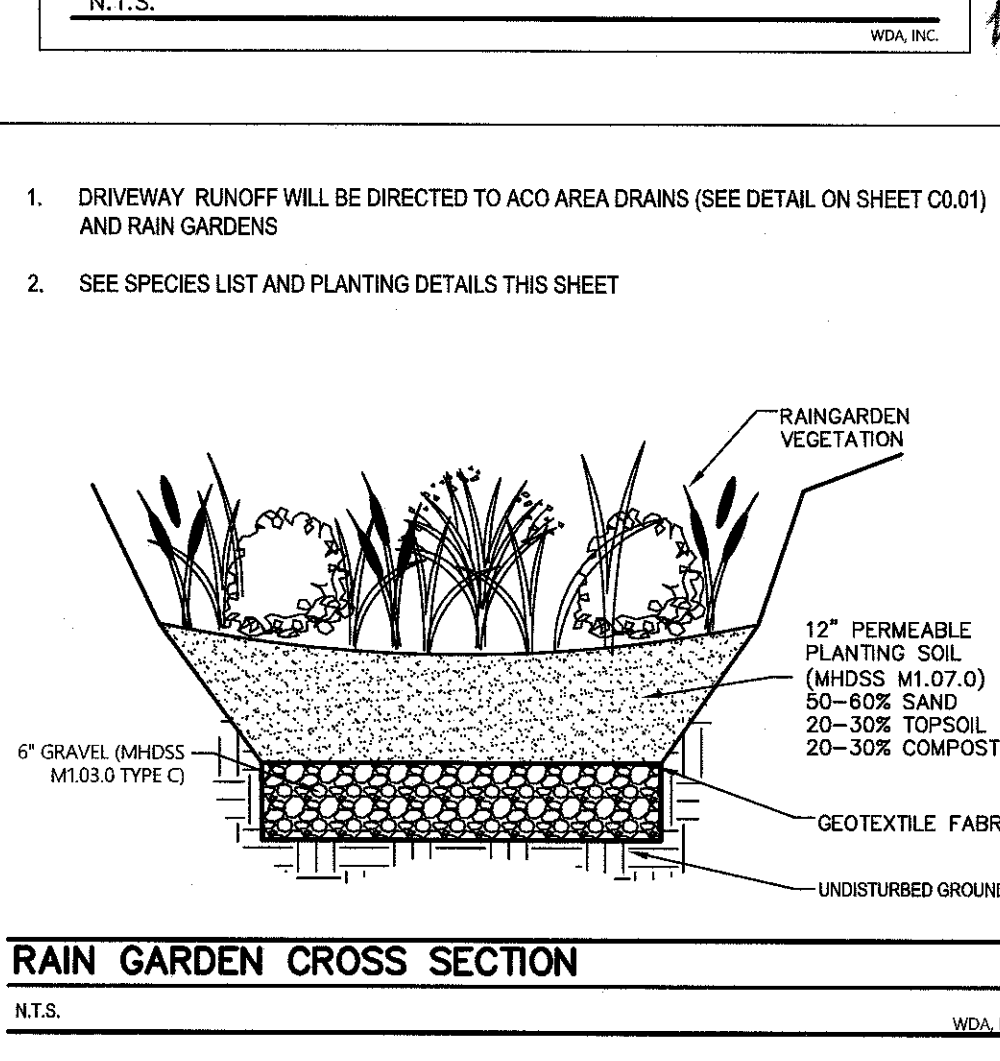
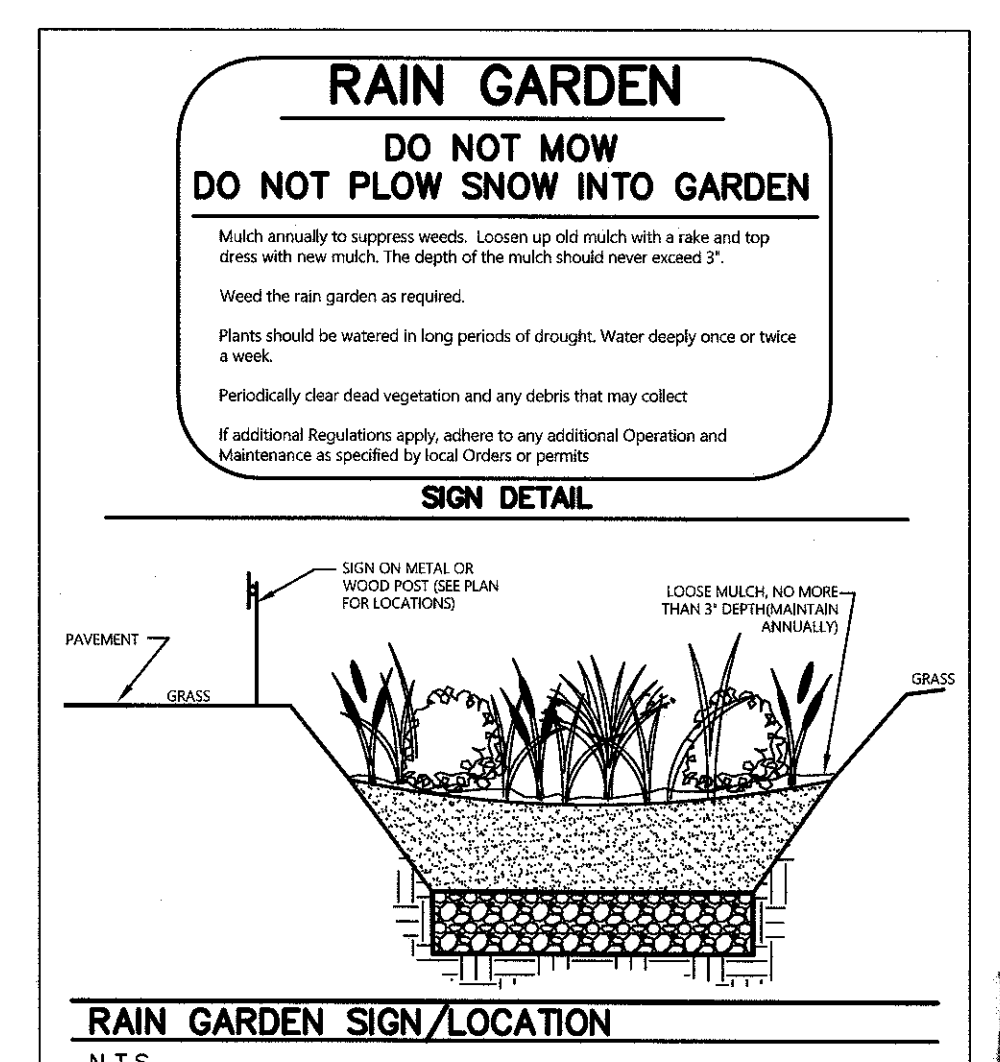
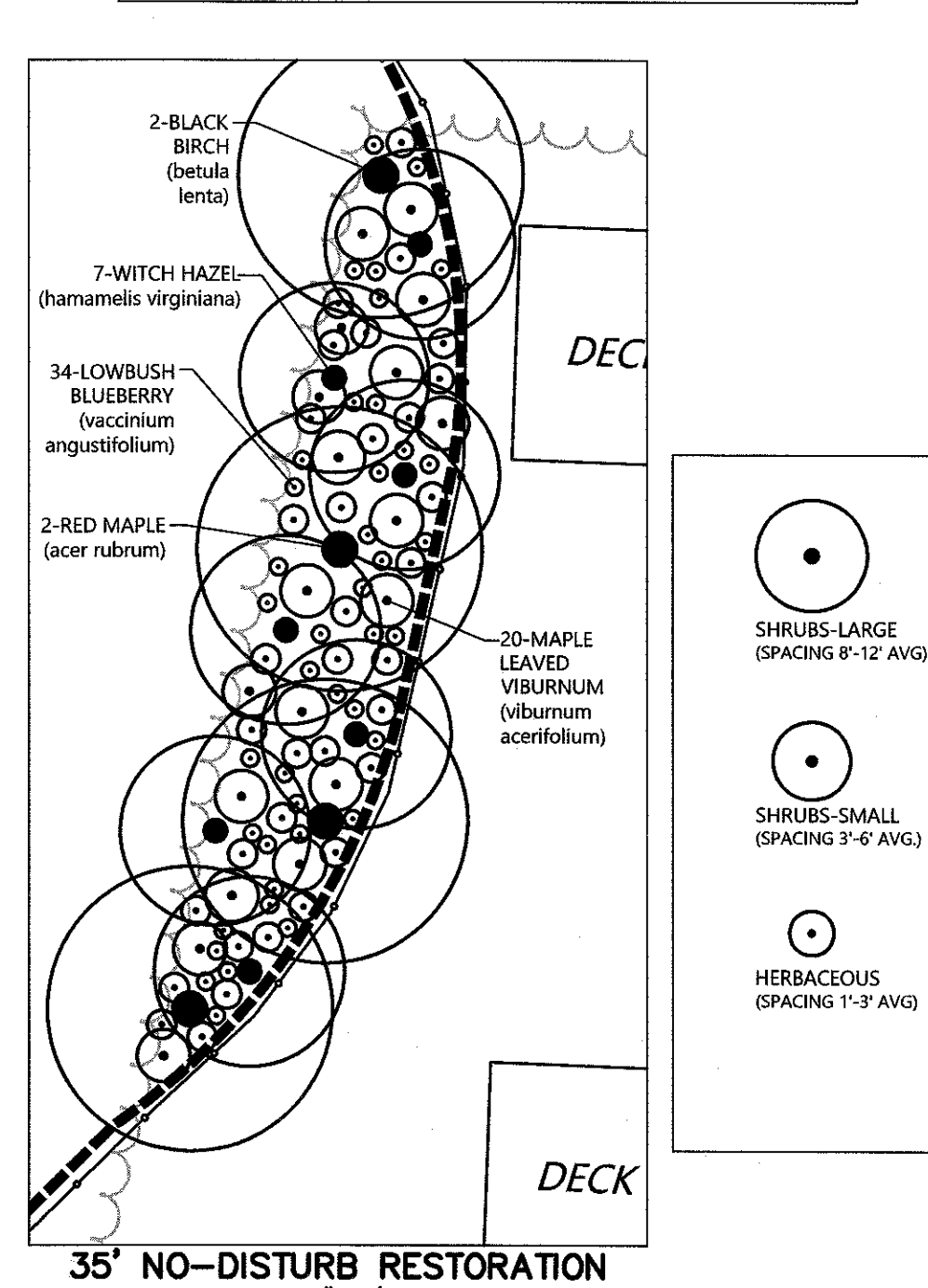
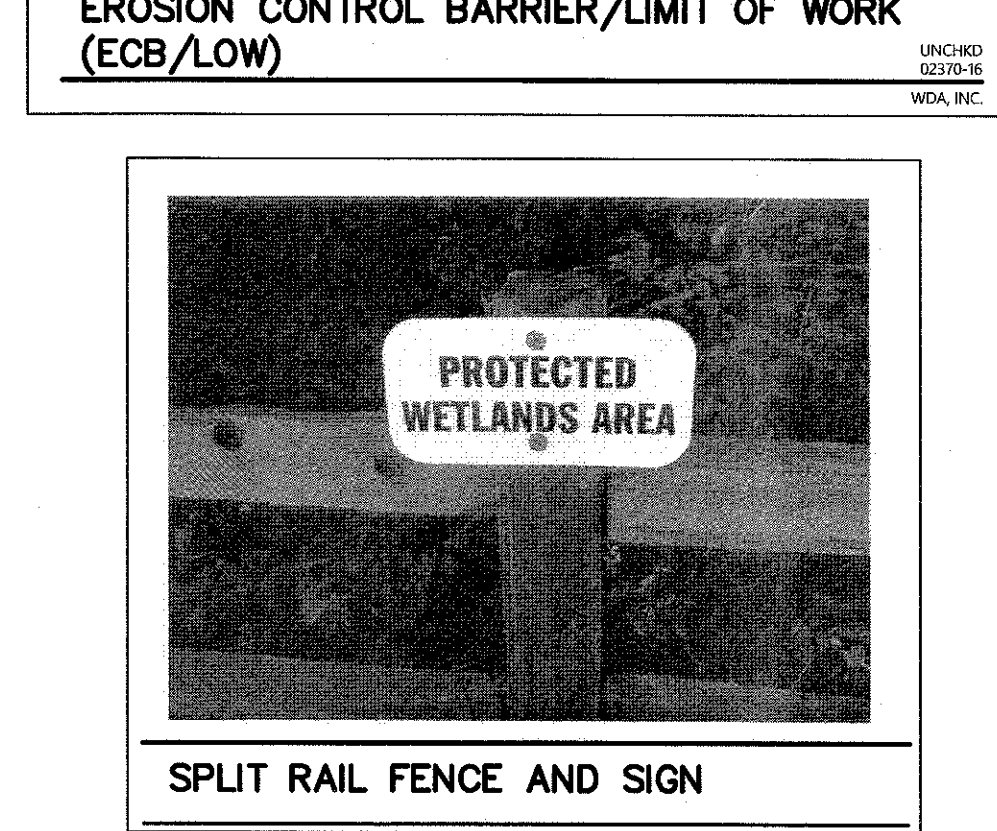
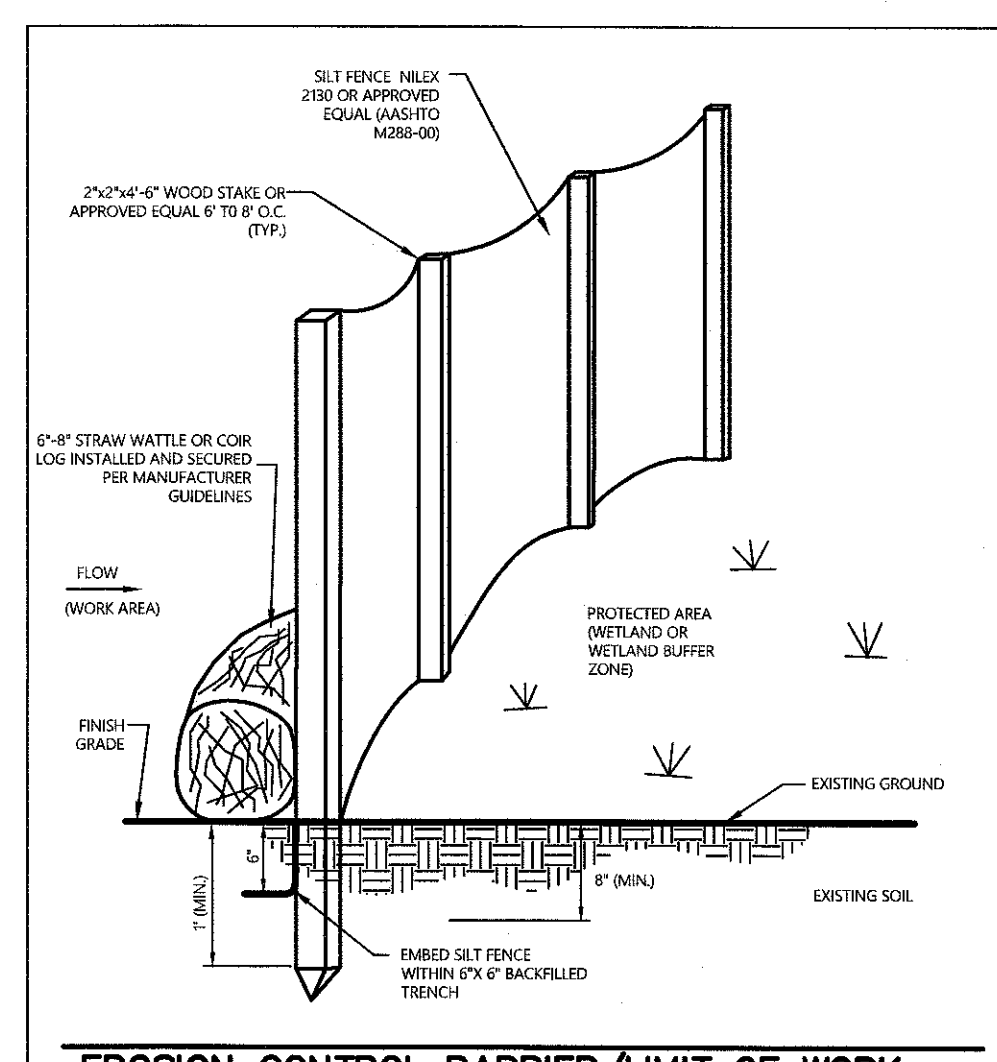
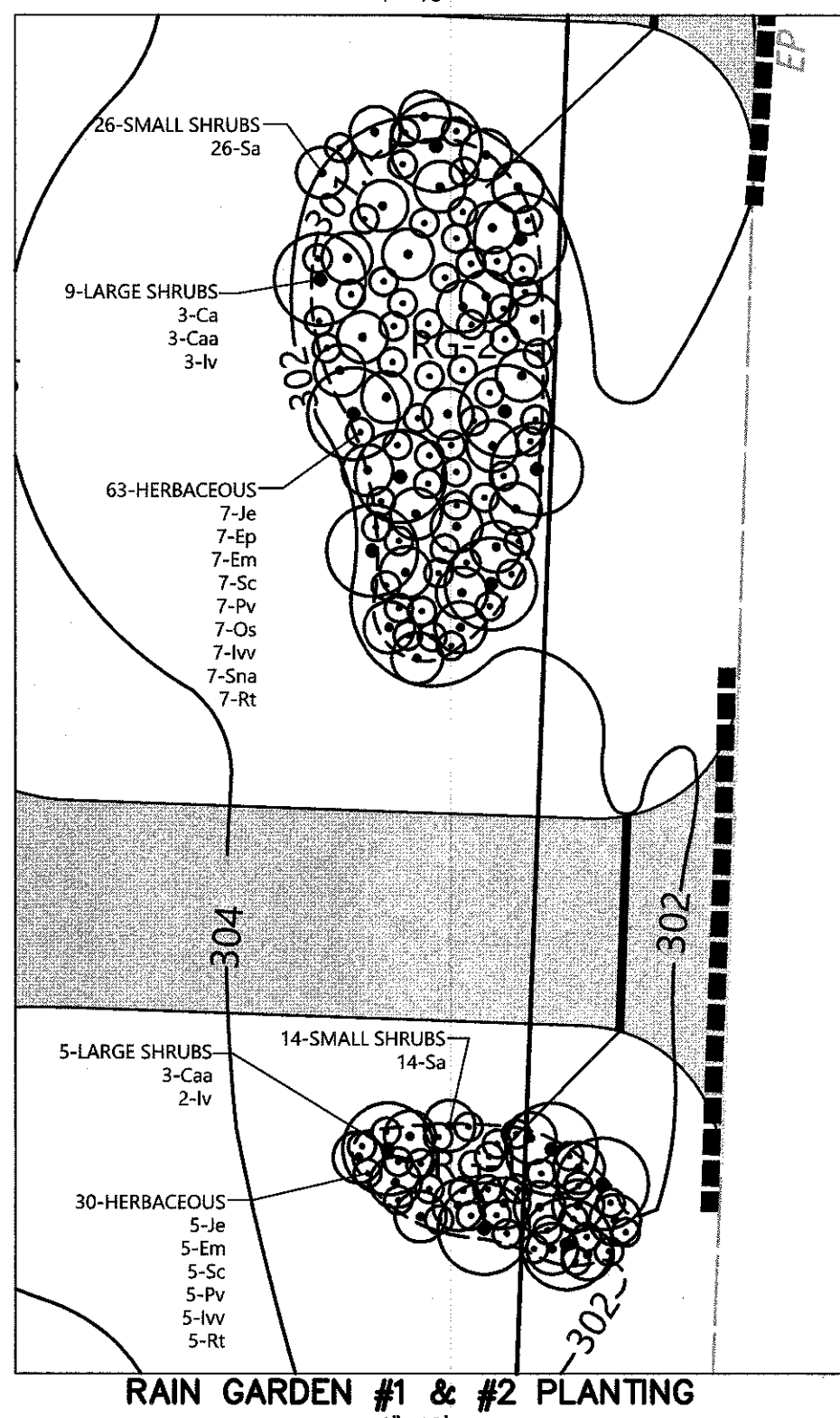
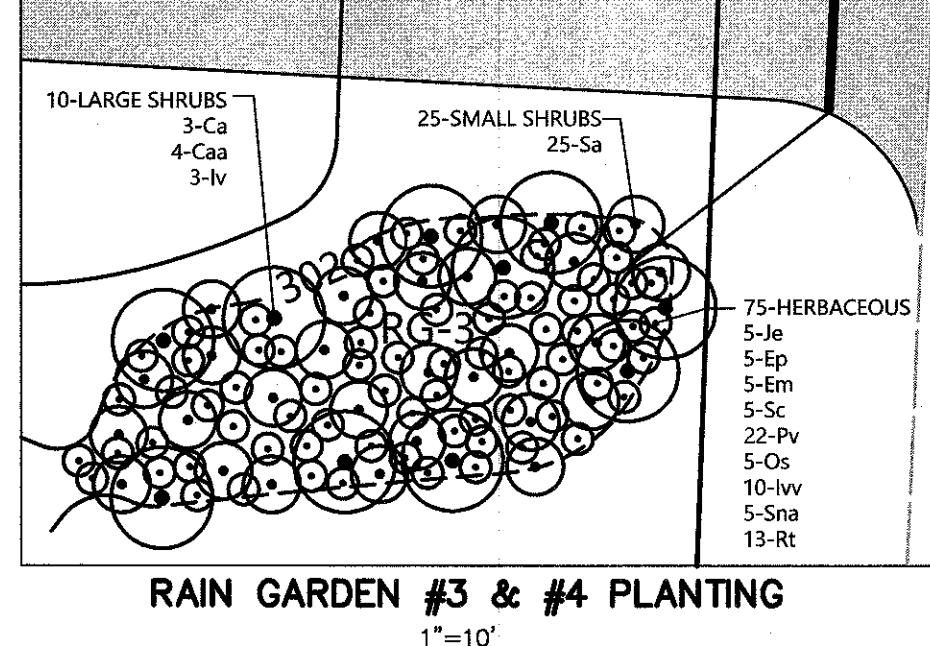
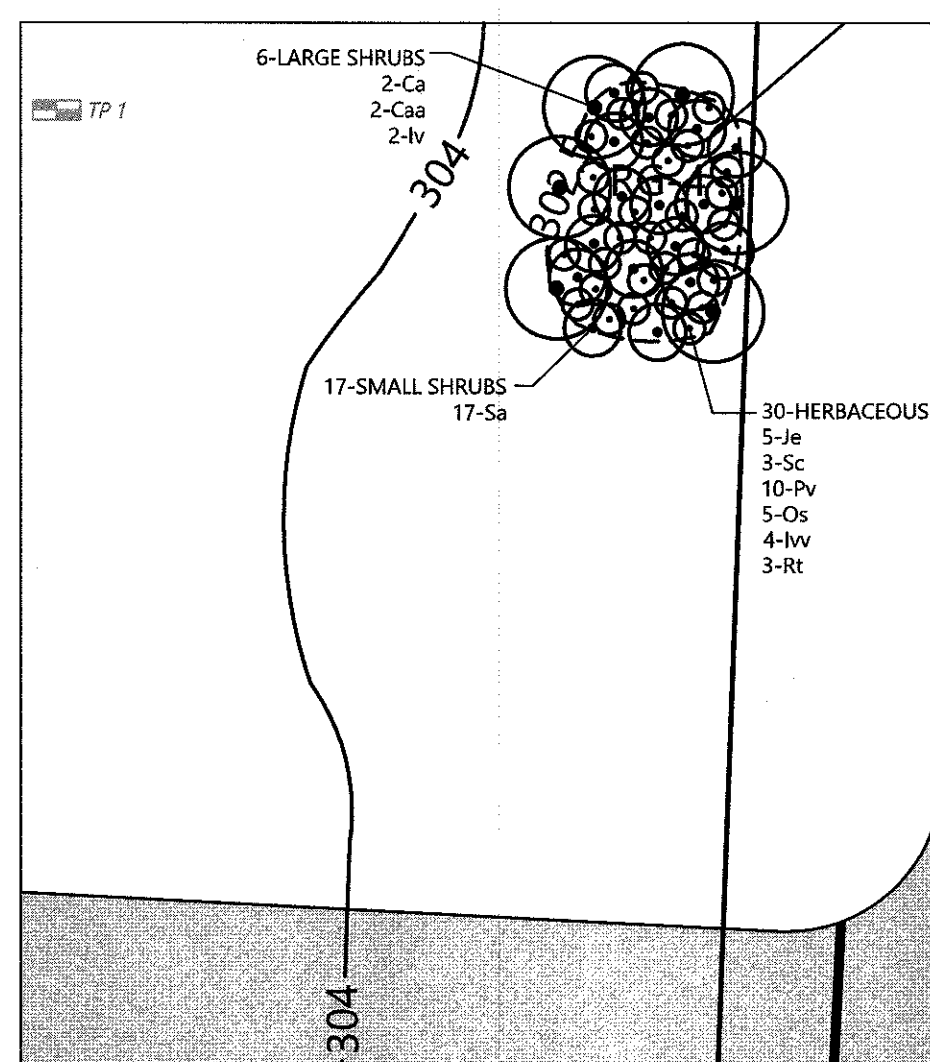
PREPARED FOR:
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13 Presidential Drive
Southborough, MA

TITLE:
SNOW STORAGE, NOTES AND DETAILS
0, 97, & 99
Lincoln Street
Northborough, MA
(Worcester County)

TOWN PERMITTING

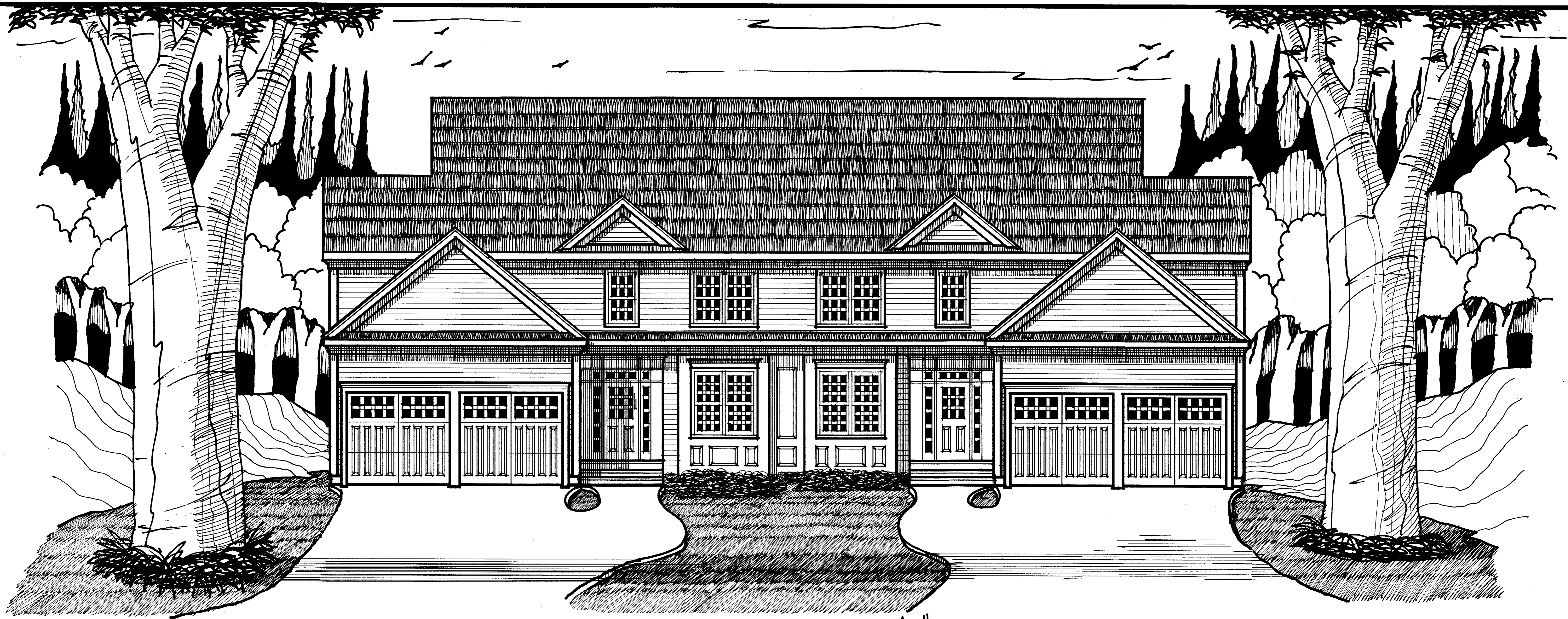
SCALE: 1" = 20'

JOB NO.: 1404.02 DATE: 6/14/21
DWN. BY: BPW SHEET: C0.02
CHK'D BY:



RAIN GARDEN PLANT SCHEDULE

QTY	KEY	BOTANICAL	COMMON	SIZE	CONDITIONS
SHRUBS-LARGE					
	Ca	Cornus amomum	Silky dogwood	#1	Container
	Caa	Clethra alnifolia	Sweet pepperbush	#1	Container
	Iv	Ilex verticillata	Winterberry	#1	Container
SHRUBS-SMALL					
	Sa	Spiraea tomentosa	Steeplebush	#1	Container
HERBACEOUS					
	Je	Juncus effusus	Soft rush	2"	Plug
	Ep	Equisetum pratense	Boneset	2"	Plug
	Em	Euthyrium maculatum	Joe-pye-weed	2"	Plug
	Sc	Scirpus cyperinus	Woodgrass	2"	Plug
	Pv	Panicum virgatum	Switchgrass	2"	Plug
	Os	Oxycoccus sensibilis	Sensitive fern	2"	Plug
	Iv	Iris versicolor	Blueflag iris	2"	Plug
	Sna	Symplocos nova-angliae	New England aster	2"	Plug
	Rt	Rudbeckia triloba	Black-eyed susan	2"	Plug



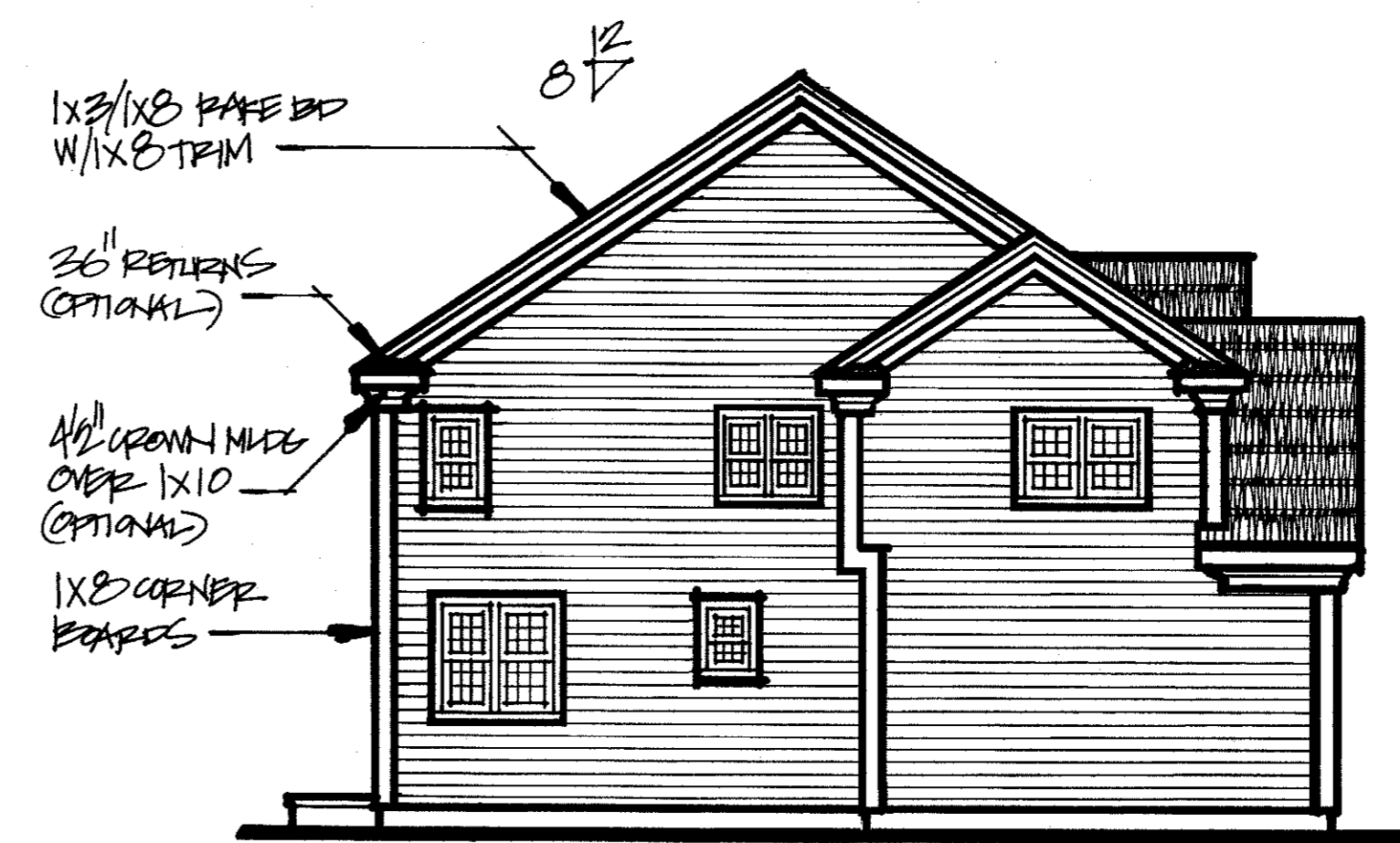
FRONT ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT SIDE ELEVATION 1/8"=1'-0"

2324 SF (PER UNIT)
4648 SF (BOTH UNITS)

SHANE
STRUCTURES

P.O. Box 81 · Hopkinton, MA. 01748 · Phone / Fax: 888-522-7129

THE GRIDLEY
1 OF 8

ELEVATIONS

DATE: JULY, 2003

BY: SCOTT POEPPS