



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

9x Copies
1 - SCAN INTO THUMB Drive
- 150
1 - Submit to Town Clerk

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:

- SP A copy of the original completed ZBA application
- RF A copy of the completed & signed **Zoning Determination Request Form**
- RF A copy of the deed for the subject property
- SP A copy of the abutters list certified by the Assessors office**
- RF 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

2/15/2020
Date

Please file checklist with the Town Clerk's office.

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

Sign Dimension & Design

150-



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: 14. E. MAIN ST.
 GIS Map(s) 053.0 Parcel(s) 215/053.0-0116

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:

9 Copies

Town Office	Received By	Date
Town Clerk (half-size plans)		
ZBA Office File (Original application, full-size plans and CD with all documents & plans)		
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)		
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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)		

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 10 14 EAST MAIN ST, NORTHBOROUGH
 GIS Map # 053.0 Parcel # 215/053.0-0116
 Zoning District(s): _____ Groundwater Protection Overlay District(s): _____

2. Name of Petitioner(s):

Owner/ Tenant / Agreed Purchaser/ Other (circle one)
 Address: 14 EAST MAIN ST
 Telephone #: (257) 444 7838 Email: RAHUL.RAJIBINC@GMAIL.COM

3. Name of Presenter(s):

Address: _____
 Telephone #: (____) _____ Email: _____

4. Name of Owner(s) of Property:

STEWART PASKALIS
 Address: 6 POINTE ROCK DRIVE WORCESTER, MA 01604
 Telephone #: (774) 253-9994 Email: SOTIRI@AOL.COM

5. Property Owner's Knowledge and Consent

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

Signature of Property Owner

Stewart Paskalis
 STEWART PASKALIS
 Please Print Name

02/14/22
 Date

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:

(The 2 Signs Sammy's we would free standing on the Building

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?

ALL Soil Conditions ARE FINE

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?

(There will be no Detriment to the Public. The signs are on the Building AND visible to the Public

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?

(The Relief sought by the Zoning Bylaw would ENHANCE the Business AND the town of Northboro

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;
2. The proposed site is an appropriate location for such use;
3. The use as developed will not adversely affect the neighborhood;
4. There will be no nuisance or serious hazard to vehicles or pedestrians;
5. Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
6. The proposed use will conform to any special requirements of the special permit granting authority as stated in its written decision; and
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.

*We would be APPRECIATIVE of the ZBA
in benefiting SAMMY'S BUSINESS in
APPROVING the APPEAL BROUGHT by the owner's*

- 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



ZONING INTERPRETATION REQUEST FORM

Property Address: 14 E. MAIN ST Northborough, MA 01532

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

Current Use: TAKEOUT FOOD
"Sammys"

Proposed Use: INSTALL SIGNS

Applicant Name: STU PASKALIS 6 POINTE TROK Drive WOLF. 01604
 Phone Number: 774-253-9994

Email Address: SOTIRIP@Ad.com

For Official Use Only

Map & Parcel: 53/116 Property Zoning District: BE 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: WANTS TO USE (2) PREVIOUSLY INSTALLED SIGNS ON
ROOFTOP "SAMMYS", INSTALL SIGN LT.

APPEAL & VARIANCE REQUIRED

SEE ATTACHED ENFORCEMENT LETTER

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: 2/15/22

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.

QUITCLAIM DEED

25A

I, Vasiliki Economou, of Northborough, Worcester County, Massachusetts,

for consideration paid of Two Hundred Ten Thousand and 00/100 (\$210,000.00) Dollars

grant to Stu Paskalis, individually, of 6 Pointe Rok Drive, Worcester, Ma.

with **QUITCLAIM COVENANTS**

the land in Northboro, Worcester County, Massachusetts

A certain parcel of land in Northboro, Worcester County, Massachusetts being Lot #1 shown on plan of land entitled "Plan of Land in Northborough, Mass., Owner: Walter K. Stimson et ux, Scale 1"=20', May 24, 1957, Surveyed by MacCarthy Engineering Service, Inc., Natick, Mass." recorded Plan Book 238, Plan 86, which Lot 1 is further bounded and described as follows:

BEGINNING at a point on the northerly side of the Boston Post Road and land of S.A.F. Corp.;

THENCE S. 52° 16' 40" W. by the northerly side of Boston Post Road 150.0 feet to WCH bound;

THENCE by a curve to the right, having a radius of 25 feet, 70.45 feet to a WCH cement bound on the easterly side of East Main Street;

THENCE N. 33° 45' 40" E. 144.54 feet to a point on the easterly side of East Main Street;

THENCE S. 50° 10' 20" E. 96.88 feet to the point of beginning.

Containing 11,395 square feet of land, more or less.

Meaning intending and hereby conveying the same premises conveyed to:

Stavros A. Economou and Vasiliki Economou and Christos Mihopoulos and Karen Mihopoulos by deed of Rodney Densmore dated May 6, 1986 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 9410, Page 63;

the interest conveyed to Karen Mihopoulos by deed of Christos Mihopoulos dated July 11, 1991 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 13538, Page 358;

and the interest conveyed to Stavros A. Economou and Vasiliki Economou by deed of Karen Mihopoulos dated November 20, 1991 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 15019, Page 262. See also Release of Estate Tax Lien (M-706) for Stavros A. Economou recorded herewith.

Return- James Agoritis
32 Nosmer St
Northboro Ma
0152

PROPERTY ADDRESS: 14 East Main Street, Northborough

97 MAR 26 AM 11:13



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

Certified Abutters List Request Please allow 10 business days.

DATE of REQUEST 2/15/22
 REQUESTING COMPANY _____
 CONTACT PERSON Stu Paskalis
 PHONE 774-253 9994
 EMAIL _____

PROPERTY ADDRESS(es) _____
 MAP/PARCEL(s) _____
 OWNER(S) _____
 OWNER MAILING ADDRESS(es) _____

14 East Main St.
53/116
Stu Paskalis
6 Painte Role Drive

REQUESTING BOARD	APPLICABLE REGULATIONS	ABUTTERS / DISTANCE	#LABEL SETS	FEE
Planning Board – Scenic Road	Town Code Chapter 2-52-050	Owners within 100' of property	3 sets	\$10
Planning Board – Site Plan	Planning Board Rules & Regulations Section 7.2 D(5)	Owners within 300' of property	3 sets	\$15
Planning Board – Special Permit	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
Planning Board - Subdivisions	MGL Chapter 41A Section 81T	Owners within 300' of property	3 sets	\$15
<input checked="" type="checkbox"/> ZBA – Zoning Board of Appeals	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
Conservation Commission	MGL Chapter 131, Section 40, MA Wetlands Protection Act & the Northborough Wetlands Protection Bylaw	100' of property, unless otherwise stated	1 set	\$10
Board of Health	Dependent on project	Owners within 100' of property	3 sets	\$10
Board of Selectman: Fuel Storage	MGL Chapter 148, Section 13	Abutting owners & directly opposite	3 sets	\$15
Board of Selectman: Liquor License	MGL Chapter 138, Section 15A	Abutting owners, & any school, church, or hospital within 500' of property	2 sets	\$25
Board of Selectman: Pole Petition	MGL Chapter 166, Section 22	Abutting owners & directly opposite	1 set	\$15
Board of Selectmen: Street Acceptance	Dependent on project	Owners with driveways on the street	1 set	\$10
DPW – Dept of Public Works	Northborough Town Bylaws: Part 2 - General Legislation, Chapter 2-28, Earth Removal	Dependent on project: _____ feet	?	\$10+
Engineering: Earth Works		Owners within 100' of property	1 set	\$10
Other				

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

2/15/22

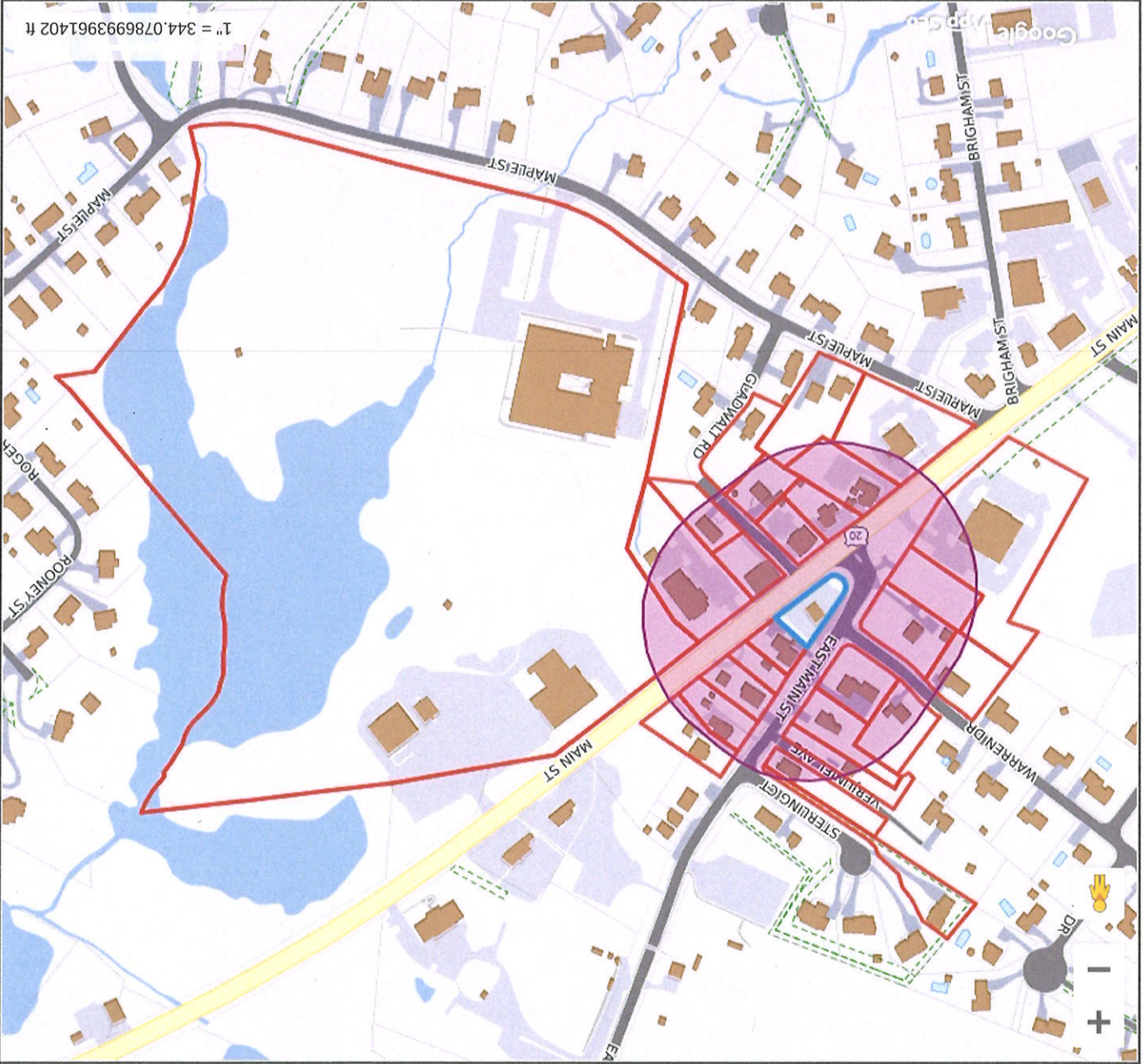
[Signature]

Brian Fermandes for the Board of Assessors

bfermandes@town.northborough.ma.us

bfermandes@town.northborough.ma.us

Certified Abutters List - 14 East Main Street - 300' Radius



Property Information

Property ID 053-0-116-0000.0
 Location 14 EAST MAIN STREET
 Owner PASKALIS STU



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.

ID	Site Address	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
053-0-0074-0000 0	1 EAST MAIN STREET	NORTHBOROUGH EAST MAIN LLC	c/o WELLINGTON PROPERTY MGMT GROUP	PO BOX 1492	WESTBOROUGH	MA	01581
053-0-0116-0000 0	14 EAST MAIN STREET	PASKALIS STU		6 POINTE ROK DRIVE	WORCESTER	MA	01604
053-0-0100-0000 0	15 EAST MAIN STREET	CUSELLA JOSEPH	CUSELLA MARGARET	15 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0115-0001 0	16 EAST MAIN STREET	VERA CARLOS B	ZAMORA VIOLETA N	16 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0101-0000 0	19 EAST MAIN STREET	OTEE BRADY P		4 BATTERY WHARF #4603	BOSTON	MA	02109
053-0-0113-0000 0	22 EAST MAIN STREET	RIZKALLAH MAGED LOTFY	KALLAH NARGES	22 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0114-0000 0	22 EAST MAIN STREET	RIZKALLAH MAGED LOTFY	KALLAH NARGES	22 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0104-0000 0	25 EAST MAIN STREET	CARLIN ROSE MARIE Trustee	ROSE MARIE CARLIN REVOC TRUST	25 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0112-0000 0	26 EAST MAIN STREET	LEE JIMMY	YEE MIU WONG LEE	26 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0111-0000 0	28 EAST MAIN STREET	PANTAZIS ANN E TRUSTEE	PANTAZIS FAMILY TRUST	260 WEST STREET	NORTHBOROUGH	MA	01532
053-0-0076-0000 0	3 EAST MAIN STREET	NORTHBOROUGH EAST MAIN LLC	c/o WELLINGTON PROPERTY MGMT GROUP	PO BOX 1492	WESTBOROUGH	MA	01581
053-0-0129-0000 0	7 EAST MAIN STREET	COOLEY EDWARD R		7 EAST MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0124-0000 0	15 GLADWALT ROAD	PRAKASH AGNELLO RANJIT		15 GLADWALT ROAD	NORTHBOROUGH	MA	01532
053-0-0128-0000 0	20 GLADWALT ROAD	CASTILLO-MUNOZ JORGE M		20 GLADWALT ROAD	NORTHBOROUGH	MA	01532
053-0-0133-0000 0	7 GLADWALT ROAD	SEARLES RONALD C	SEARLES KAREN C	17 GLENWOOD STREET	HOLDEN	MA	01520
053-0-0132-0000 0	148 MAIN STREET	CENTRAL ONE FEDERAL CREDIT UNION	Attn: ACCOUNTS PAYABLE	714 MAIN STREET	SHREWSBURY	MA	01545
053-0-0131-0000 0	158 MAIN STREET	338 MAIN LLC	SHAH NIMISHA	214 GREEN STREET	NORTHBOROUGH	MA	01532
053-0-0130-0000 0	162 MAIN STREET	SHAH KARTIK		158 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0123-0000 0	168 MAIN STREET	JSJTS COMPANY LLC		19 EDMUNDS WAY	NORTHBOROUGH	MA	01532
053-0-0122-0000 0	172 MAIN STREET	ALSAN REALTY LLC		168 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0115-0002 0	173 MAIN STREET	QUEEN BEES PROPERTIES LLC		172 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0136-0001 0	190 MAIN STREET	AGRAWAL NIKUNU	CHAWDHARI TANAIYA	173 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0134-0000 0	13 MAPLE STREET	TOWN OF NORTHBOROUGH	DPW MUNICIPAL GARAGE	63 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0136-0000 0	13 MAPLE STREET	MASELLI LISA MARLANA		13 MAPLE STREET	NORTHBOROUGH	MA	01532
053-0-0136-0000 0	31 MAPLE STREET	TOWN OF NORTHBOROUGH	SCHOOL MARGUERITE E PEASLEE ELEMENTARY	63 MAIN STREET	NORTHBOROUGH	MA	01532
053-0-0159-0000 0	10 STERLING COURT	BOSTAM ZAHRA		10 STERLING COURT	NORTHBOROUGH	MA	01532
053-0-0102-0000 0	7 VERJUNIEL AVENUE	BERTONAZZI JOAN L		7 VERJUNIEL AVE	NORTHBOROUGH	MA	01532
053-0-0077-0000 0	7 WARREN DRIVE	PRATT FRANK E & ETHEL A	JUSSEAUME DAVID E & SUSAN E	7 WARREN DRIVE	NORTHBOROUGH	MA	01532
053-0-0099-0000 0	8 WARREN DRIVE	NYSTROM LINDSEY		8 WARREN DRIVE	NORTHBOROUGH	MA	01532

CUSELLA JOSEPH
CUSELLA MARGARET
15 EAST MAIN STREET
NORTHBOROUGH, MA 01532

PASKALIS STU
6 POINTE ROK DRIVE
WORCESTER, MA 01604

NORTHBOROUGH EAST MAIN LLC
c/o WELLINGTON PROPERTY MGMT GROUP
PO BOX 1492
WESTBOROUGH, MA 01581

RIZKALLAH MAGED LOTFY
KALLAH NARGES
22 EAST MAIN STREET
NORTHBOROUGH, MA 01532

OTHEY BRADY P
4 BATTERY WHARF #4603
BOSTON, MA 02109

VERA CARLOS B
ZAMORA VIOLETA N
16 EAST MAIN STREET
NORTHBOROUGH, MA 01532

LEE JIMMY
YEE MIU WONG LEE
26 EAST MAIN STREET
NORTHBOROUGH, MA 01532

CARLIN ROSE MARIE Trustee
ROSE MARIE CARLIN REVOC TRUST
25 EAST MAIN STREET
NORTHBOROUGH, MA 01532

RIZKALLAH MAGED LOTFY
KALLAH NARGES
22 EAST MAIN STREET
NORTHBOROUGH, MA 01532

COOLEY EDWARD R
7 EAST MAIN STREET
NORTHBOROUGH, MA 01532

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PO BOX 1492
WESTBOROUGH, MA 01581

PANTAZIS ANN E TRUSTEE
PANTAZIS FAMILY TRUST
260 WEST STREET
NORTHBOROUGH, MA 01532

SEARLES RONALD C
SEARLES KAREN C
17 GLENWOOD STREET
HOLDEN, MA 01520

CASTILLO-MUNOZ JORGE M
20 GLADWALT ROAD
NORTHBOROUGH, MA 01532

PRAKASH AGNELLO RANJIT
15 GLADWALT ROAD
NORTHBOROUGH, MA 01532

SHAH KARTIK
SHAH NIMISHA
158 MAIN STREET
NORTHBOROUGH, MA 01532

338 MAIN LLC
214 GREEN STREET
NORTHBOROUGH, MA 01532

CENTRAL ONE FEDERAL CREDIT UNION
Attn: ACCOUNTS PAYABLE
714 MAIN STREET
SHREWSBURY, MA 01545

QUEEN BEES PROPERTIES LLC
172 MAIN STREET
NORTHBOROUGH, MA 01532

ALSAN REALTY LLC
168 MAIN STREET
NORTHBOROUGH, MA 01532

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BERTONAZZI JOAN L
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NORTHBOROUGH, MA 01532

ROSTAM ZAHRA
10 STERLING COURT
NORTHBOROUGH, MA 01532

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PRATT FRANK E & ETHEL A
JUSSEAUME DAVID E & SUSAN E
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4 BATTERY WHARF #4603
BOSTON, MA 02109

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CUSELLA MARGARET
15 EAST MAIN STREET
NORTHBOROUGH, MA 01532

PASKALIS STU
6 POINTE ROK DRIVE
WORCESTER, MA 01604

NORTHBOROUGH EAST MAIN LLC
c/o WELLINGTON PROPERTY MGMT GROUP
PO BOX 1492
WESTBOROUGH, MA 01581

RIZKALLAH MAGED LOTFY
KALLAH NARGES
22 EAST MAIN STREET
NORTHBOROUGH, MA 01532

OTEEY BRADY P
4 BATTERY WHARF #4603
BOSTON, MA 02109

VERA CARLOS B
ZAMORA VIOLETA N
16 EAST MAIN STREET
NORTHBOROUGH, MA 01532

LEE JIMMY
YEE MIU WONG LEE
26 EAST MAIN STREET
NORTHBOROUGH, MA 01532

CARLIN ROSE MARIE Trustee
ROSE MARIE CARLIN REVOC TRUST
25 EAST MAIN STREET
NORTHBOROUGH, MA 01532

RIZKALLAH MAGED LOTFY
KALLAH NARGES
22 EAST MAIN STREET
NORTHBOROUGH, MA 01532

COOLEY EDWARD R
7 EAST MAIN STREET
NORTHBOROUGH, MA 01532

NORTHBOROUGH EAST MAIN LLC
c/o WELLINGTON PROPERTY MGMT GROUP
PO BOX 1492
WESTBOROUGH, MA 01581

PANTAZIS ANN E TRUSTEE
PANTAZIS FAMILY TRUST
260 WEST STREET
NORTHBOROUGH, MA 01532

SEARLES RONALD C
SEARLES KAREN C
17 GLENWOOD STREET
HOLDEN, MA 01520

CASTILLO-MUNOZ JORGE M
20 GLADWALT ROAD
NORTHBOROUGH, MA 01532

PRAKASH AGNELLO RANJIT
15 GLADWALT ROAD
NORTHBOROUGH, MA 01532

SHAH KARTIK
SHAH NIMISHA
158 MAIN STREET
NORTHBOROUGH, MA 01532

338 MAIN LLC
214 GREEN STREET
NORTHBOROUGH, MA 01532

CENTRAL ONE FEDERAL CREDIT UNION
Attn: ACCOUNTS PAYABLE
714 MAIN STREET
SHREWSBURY, MA 01545

QUEEN BEES PROPERTIES LLC
172 MAIN STREET
NORTHBOROUGH, MA 01532

ALSAN REALTY LLC
168 MAIN STREET
NORTHBOROUGH, MA 01532

JSJTS COMPANY LLC
19 EDMUNDS WAY
NORTHBOROUGH, MA 01532

MASELLI LISA MARLANA
13 MAPLE STREET
NORTHBOROUGH, MA 01532

TOWN OF NORTHBOROUGH
DPW MUNICIPAL GARAGE
63 MAIN STREET
NORTHBOROUGH, MA 01532

AGRAWAL NIKUNI
CHAWDHARI TANAIYA
173 MAIN STREET
NORTHBOROUGH, MA 01532

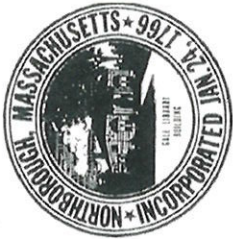
BERTONAZZI JOAN L
7 VERJUNIEL AVE
NORTHBOROUGH, MA 01532

ROSTAM ZAHRA
10 STERLING COURT
NORTHBOROUGH, MA 01532

TOWN OF NORTHBOROUGH
SCHOOL MARGUERITE E PEASLEE ELEMENTARY
63 MAIN STREET
NORTHBOROUGH, MA 01532

NYSTROM LINDSEY
8 WARREN DRIVE
NORTHBOROUGH, MA 01532

PRATT FRANK E & ETHEL A
JUSSEAUME DAVID E & SUSAN E
7 WARREN DRIVE
NORTHBOROUGH, MA 01532



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

Certified Abutters List Request

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

DATE of REQUEST 02/14/2022
REQUESTING COMPANY RAHUL RAJIB INC
CONTACT PERSON RAJIBUR RAHMAN
PHONE 857 444 7838
EMAIL rahul.rajibinc@gmail.com

PROPERTY ADDRESS(es) 14 EAST MAIN St
MAP/PARCEL(s) # 215/053.0 - 0116
OWNER(s) _____
OWNER MAILING ADDRESS(es) _____

REQUESTING BOARD

- Planning Board - Scenic Road
- Planning Board - Site Plan
- Planning Board - Special Permit
- Planning Board - Subdivisions
- ZBA - Zoning Board of Appeals

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

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

#LABEL SETS

- 3 sets
- 3 sets
- 3 sets
- 3 sets
- 3 sets ✓

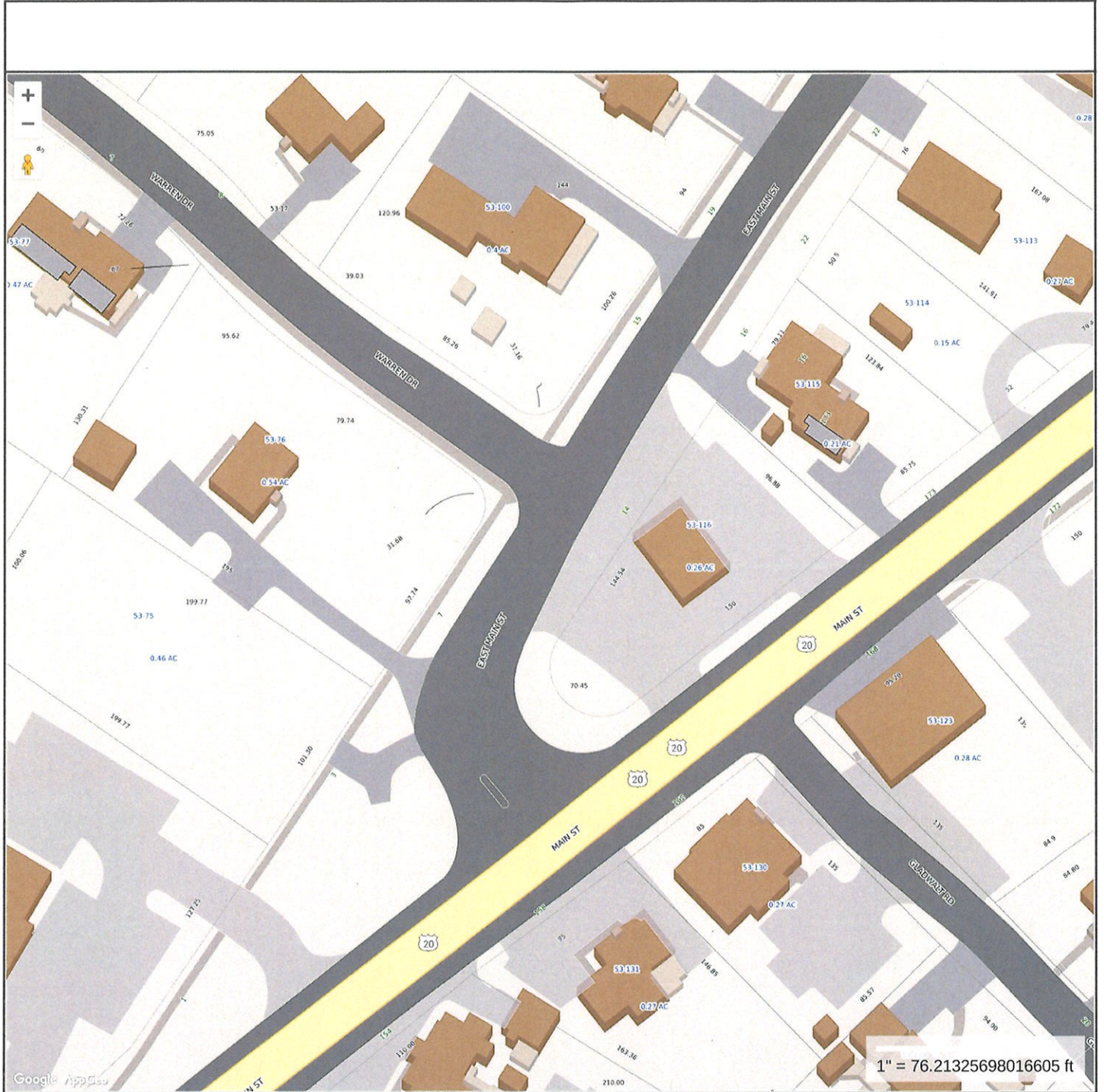
If the property is within abutting distance of another Town, you must contact their Assessors Office for another abutters list.

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.

DATE of CERTIFICATION _____

Susan Reagan/Julie Brownlee for the Board of Assessors

sreagan@town.northborough.ma.us, jbrownlee@town.northborough.ma.us



**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.

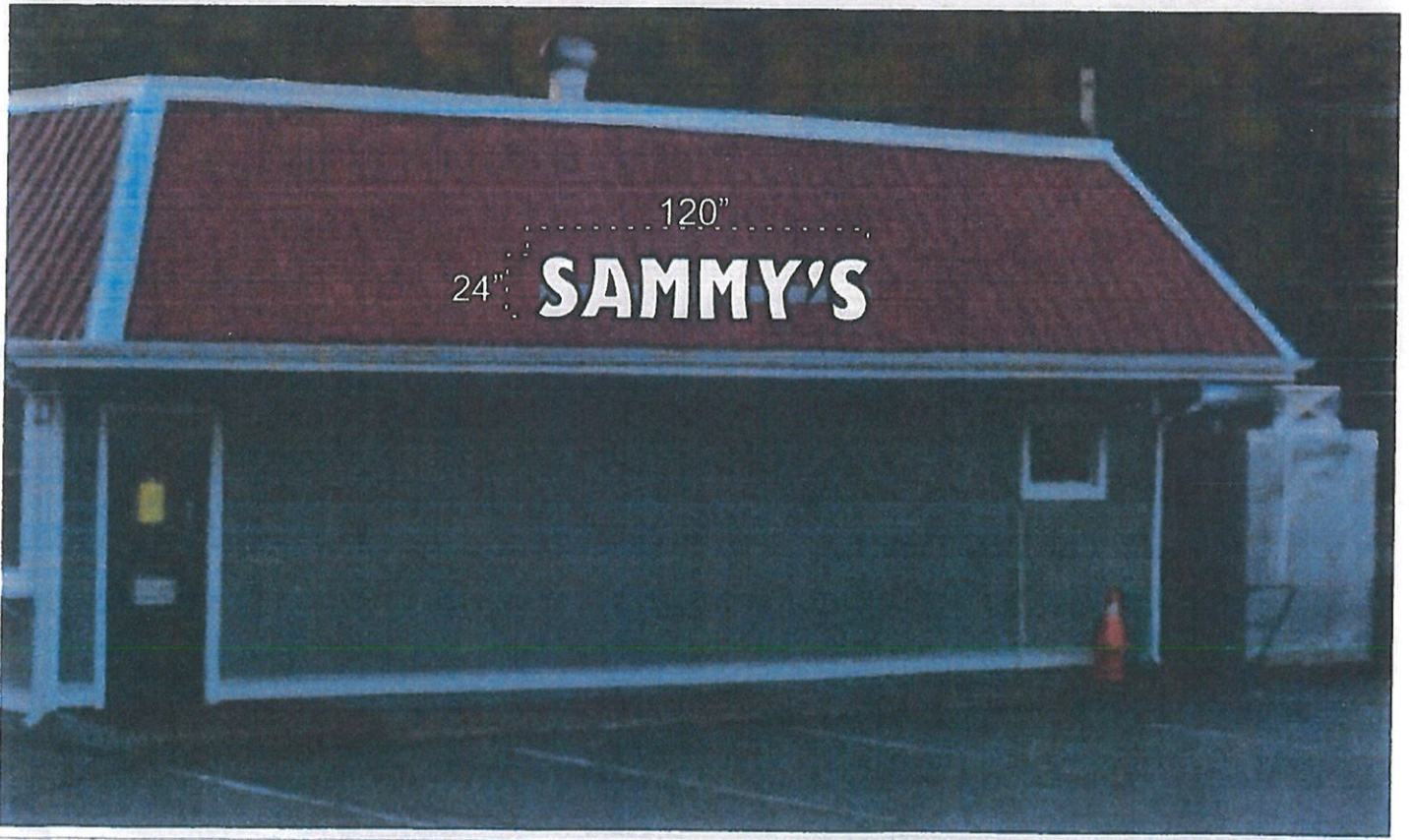
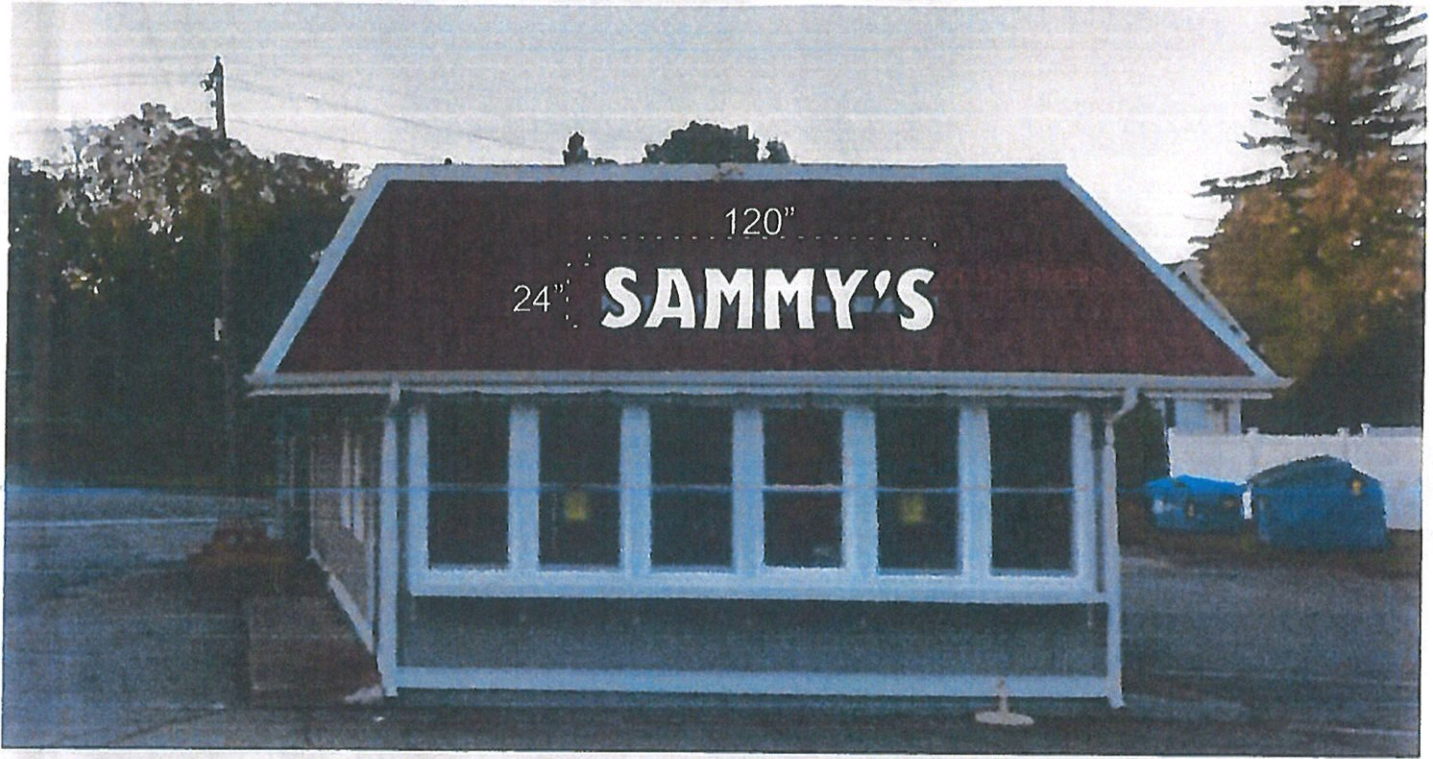


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Sammys Pizza
14 west main street
Northboro, MA 01532
508-466-2007

120" w.

24" h.

SAMMY'S



Town of Northborough

Building Department

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

February 2, 2021

Email to applicant for sign installation

This permit has been rejected for the following reason(s):

- *These signs have already been installed.....
- *Written landlord permission is required.
- *Solid waste disposal affidavit is required.
- *ACORD certificate of w/c insurance is required, listing Town of Northborough as certificate holder.
- *ALL PERMIT FEES (building and electric)related to this project will be doubled in accordance with Northborough work without a permit policy.

****Additionally, Northborough Zoning Bylaws for signs prohibit installation of signs on a roof, and the combined square footage of the signs exceeds maximum size allowances. You are ordered to remove the signs IMMEDIATELY.**

7-09-040G(1)(b) Business East, Business West, and Business South Districts.

[1] Lot with one (1) or two (2) tenants.

[a] Freestanding sign: one (1) freestanding sign, size not to exceed thirty-two (32) square feet in area, height not to exceed ten (10) feet as measured from the ground to the highest point of the sign or twelve (12) feet to the top of the sign structure. The freestanding sign shall indicate the name(s) of the tenant(s), in a fixed manner, and may have an additional sixteen (16) square feet of space for changeable-copy message.

[b] Wall sign: one (1) wall sign not to exceed thirty-two (32) square feet in area or two (2) wall signs with a combined total area not to exceed thirtytwo (32) square feet.

7-09-040G(2)(b) Location.

(a) A freestanding sign shall be permitted only when erected on the property which is advertised, and no portion of the sign shall be located within the airspace above any other abutting property.

(b) A wall sign attached to a building shall be securely affixed to one (1) of the walls of the building. The sign shall not project beyond the face of any other wall of the building or above the top of the wall to which it is attached, nor shall it be located on the roof of any building. In the case of a sign parallel to the wall, the sign shall not project more than twelve (12) inches. In the case of a sign perpendicular to the wall, the sign shall not project more than six (6) feet from the face of the wall to which it is attached. If the sign is attached to a parapet, it shall not exceed the height

of the parapet. This installation does not qualify for 'parapet' walls because the structure provides weather protection for the interior framing and protection for the space underneath.

This sign installation may carry penalties:

7-03-080 C. Penalty for violation. Any person, firm or corporation who violates or refuses to comply with

any applicable provision of this bylaw shall be fined a sum not to exceed three hundred dollars

(\$300.00) for each such violation. Each day that any violation is permitted to exist after written

notification thereof by the Building Inspector/Zoning Enforcement Officer shall constitute a separate offense. The town shall be the beneficiary of all fines paid, including the costs of prosecuting

any legal action if allowable by law.

(4-27-09 ATM, Art. 31; 4-26-10 ATM, Art. 28.)

You have the right to appeal:

7-03-030 B. Powers. The Board of Appeals shall have and exercise all the powers granted to it by MGL C.

40A, C. 40B, and C. 41 and by this bylaw. The Board's powers are as follows:

(1) Unless otherwise specified herein, the Board of Appeals shall serve as special permit granting authority and will hear and decide applications for special permits.

(2) To hear and decide appeals or petitions for variances from the use, dimensional, or density requirements of this bylaw, with respect to particular land or structures, as set forth in MGL C. 40A, § 10.

(3) To hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of MGL C. 40A, §§ 8 and 15.

(4) To hear and decide comprehensive permits for construction of low or moderate income housing, as set forth in MGL C. 40B, §§ 20 through 23.