



# 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. 21-09  
Filing Date: 6/22/2021

## 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

NORTHBOROUGH TOWN CLERK  
RCUD 2021 JUN 22 PM4:02

#### 1. Location of Property:

Street Address 22 Colburn St  
 GIS Map # 29 Parcel # 22  
 Zoning District(s): RC Groundwater Protection Overlay District(s): \_\_\_\_\_

#### 2. Name of Petitioner(s): 22 Colburn St. Realty Trust

Owner/ Tenant/ Agreed Purchaser/ Other (circle one)  
 Address: 22 Colburn St  
 Telephone #: (508) 330 5411 Email: debreynolds113@gmail.com

#### 3. Name of Presenter(s): David Bergstrom

Address: \_\_\_\_\_  
 Telephone #: (508) 393 8517 Email: dbergs8517@outlook.com

#### 4. Name of Owner(s) of Property: Robert Reynolds Jr.

Address: 26 Overlook Park, Northboro, MA 01532  
 Telephone #: (508) 330 4913 Email: bobreynolds131620@gmail.com

#### 5. Property Owner's Knowledge and Consent

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

Robert C Reynolds Jr. 5-31-2021  
 Signature of Property Owner Date

Robert C Reynolds, Jr. Trustee  
Please Print Name

## 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*

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

*Yes*

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

*It will NOT adversely affect the neighborhood. This will be an improvement to the neighborhood*

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

*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;

*Yes*

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.

## 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:

*Demolish a dilapidated building and move it further on the lot and away from the property lines*

### 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?



**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: 22 Colburn Northborough, MA 01532

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

Current Use: DISAPPOINTED S. Family Home

Proposed Use: New Single Family Home - Moved on Lot

Applicant Name: DAVE BENSBRON Phone Number: \_\_\_\_\_

Email Address: DBEN68517@outlook.com

Map & Parcel: 29/52 Property Zoning District: RC Floodplain, wetlands 117' Property to Solomo Pond  
 Groundwater Protection Overlay District: Area 1 \_\_\_\_\_ Area 2  Area 3 \_\_\_\_\_ N/A \_\_\_\_\_  
 Lot Area Required \_\_\_\_\_ Have 62 Street Frontage Required \_\_\_\_\_ Have \_\_\_\_\_  
 Setbacks Required  Have  Bylaw Citation for Proposed Use: \_\_\_\_\_

Comments: 2-08-060 A(3) ZBA SPECIAL PERMIT  
7-03-060 A(2) ZBA SPECIAL PERMIT / SPECIAL PERMIT w/ Site Plan Approval

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: 5/18/21

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.

For any proposed reconstruction, extension, or alteration other than as provided under subsection (A) of this section, application shall be made to the Zoning Board of Appeals for a determination whether such reconstruction, extension, or alteration will increase the nonconforming nature of said structure. If the Zoning Board of Appeals determines that such reconstruction, extension, or alteration will increase the nonconforming nature of said structure, the Zoning Board of Appeals may grant a special permit to allow such reconstruction, extension, or alteration; provided, that it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. In the event that the Zoning Board of Appeals determines that such reconstruction, extension, or alteration will not increase the nonconforming nature of said structure, the property owner may apply for a building permit without a special permit.

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

**7-08-050 Non-use for two (2) or more years.**

A nonconforming use or structure that has not been used for a period of two (2) or more years shall lose its protected status and be subject to all of the provisions of this bylaw.

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

**7-08-060 Reconstruction after catastrophe or demolition.**

A. A nonconforming structure may be reconstructed after a catastrophe or after demolition in accordance with the following provisions:

- (1) Reconstruction of said premises shall commence within two (2) years after such catastrophe or demolition, except that the Zoning Board of Appeals may grant an extension of time where strict adherence to this section would cause undue hardship or because construction has not commenced within two (2) years due to circumstances beyond the proponent's control.
- (2) Building(s) as reconstructed shall be located on the same footprint as the original nonconforming structure, and shall be only as great in volume or area as the original nonconforming structure.
- (3) In the event that the proposed reconstruction would (a) cause the structure to exceed the volume or area of the original nonconforming structure or (b) exceed applicable requirements for yards, setback, and/or height or (c) cause the structure to be located other than on the original footprint, a special permit shall be required from the Zoning Board of Appeals prior to such demolition, except as provided in subsection (A)(4) of this section.
- (4) Structures destroyed by catastrophe may be rebuilt in a different location on the same lot as long as the new location meets all applicable dimensional requirements of this bylaw for the zoning district in which the structure is located.

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

**7-08-070 Reversion to nonconformity.**

No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

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

3

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

## Recording Information

Document Number	: 99500
Document Type	: DEED
Recorded Date	: August 31, 2020
Recorded Time	: 03:28:20 PM
Recorded Book and Page	: 63157 / 51
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1256378
Recording Fee (including excise)	: \$1,295.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 08/31/2020 03:28 PM  
 Ctrl# 213351 07778 Doc# 00099500  
 Fee: \$1,140.00 Cons: \$250,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**Quitclaim Deed**

I, **Albert R. Carbone, an unmarried man of Marlborough, MA**

In full consideration paid of **Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00)**

Grant to **Robert C. Reynolds, Jr., Trustee of the 22 Colburn Street Realty Trust u/d/t dated August 31, 2020, a Certificate of Trust is recorded herewith**

of 8 Chauncey Circle, Westborough, Massachusetts

with ***QUITCLAIM COVENANTS***

the land in Northborough, situated on the Northerly side of Colburn Street being shown on a plan of land owned by "Estate of Alfred I. Mitchell, dated May 1948 John A. Bigelow, Marlborough, Mass., Surveyor", bounded and described as follows:

BEGINNING at an iron pipe at a point in the Northerly line of Colburn Street at other land of the Estate of Alfred I. Mitchell;

THENCE N. 61° 04' W. by said Colburn Street 18 feet to an iron pipe at land now or formerly of Charles O'Neil et als;

THENCE N. 14° 24' W. by said O'Neil et als land 103.10 Feet to an iron pipe at land now or formerly of Jennie M. Lacouture;

THENCE N. 31° 49' E. 50.42 feet to an iron pipe;

THENCE N. 51° 39' E. 69.07 feet to an iron pipe;

The last two courses by said land now or formerly of Lacouture;

THENCE N. 79° 49' E. by said land now or formerly of Lacouture and a 12 foot right of way, 48 feet to an iron pipe;

THENCE S. 8° 26' E. 13 feet to a point;

THENCE N. 52° 15' E. 15.57 feet to a point;

22 Colburn Street, Northborough, MA 01532

THENCE S. 76° 47' E. 20 feet to an iron pipe;

the last three lines being by said Lacouture land;

THENCE S. 40° 08' E. by land now or formerly of Louis J. and Rena M. Miller 55 feet to an iron pipe at land now or formerly of Ernest Z. and Ora G. Sawyer;

THENCE S. 40° 45' W. 13 feet to an iron pipe;

THENCE S. 3° 00' E. 70.40 feet to an iron pipe at top of bank at said other land of Mitchell,

The last two lines being by said Sawyer land;

THENCE S. 64° 03' W. 168 feet by said Mitchell land to the place of beginning.

CONTAINING approximately 27,121 square feet of land, more or less.

Also conveying in so far as the grantor has a right so to convey, a right of way over a 12 foot right of way leading to Solomon Pond and the premises are conveyed subject to a 12 foot right of way as shown on said plan heretofore referred to.

No new boundaries created.

I, the Grantor named herein, do hereby voluntarily release all of my rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Meaning and intending to convey the same premises conveyed to the grantor by Deed dated August 30, 1971 and recorded at the Worcester County Registry of Deeds in Book 5152, Page 244.

Witness my hand and seal this 19<sup>th</sup> day of August, 2020.

  
Albert R. Carbone

**Commonwealth of Massachusetts**

**Middlesex, ss**

August 19, 2020

On this 19<sup>th</sup> day of August, 2020, before me, the undersigned notary public, personally appeared **Albert R. Carbone** and proved to me through evidence of identification as follows:

personally known to me;  
 identified by a Mass drivers license;  
 other valid identification to wit \_\_\_\_\_.

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed voluntarily for its stated purpose and executed the same as his free act and deed.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_  


ATTEST: WORC Kathryn A. Toomey, Register

(4)



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

NORTHBOROUGH

MAY 27 2021

BOARD OF ASSESSORS

Certified Abutters List Request

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

DATE of REQUEST 5/27/2021 PROPERTY ADDRESS(es) 22 Colburn St  
 REQUESTING COMPANY Bergstrom Lumber LLC MAP/PARCEL(S) MAP PARCEL 22  
 CONTACT PERSON Dave Bergstrom OWNER(S) 22 Colburn St Realty Trust  
 PHONE 508 393 8517 OWNER MAILING ADDRESS(es) 22 Colburn St Northboro, MA  
 EMAIL Aberts 8517@outlook.com  
 REQUESTING BOARD Deb Reynolds 508 330 5741 debreynolds113@gmail.com  
 APPLICABLE REGULATIONS  
 Planning Board - Scenic Road Town Code Chapter 2-52-050  
 Planning Board - Site Plan Planning Board Rules & Regulations Section 7.2 D(5)  
 Planning Board - Special Permit MGL Chapter 40A Section 11  
 Planning Board - Subdivisions MGL Chapter 41 Section 81T  
 ZBA - Zoning Board of Appeals MGL Chapter 40A Section 11

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

ABUTTERS / DISTANCE	#LABEL SETS
Owners within 100' of property	3 sets
Owners within 300' of property	3 sets
Owners within 300' of property	3 sets
Owners within 300' of property	3 sets
Owners within 300' of property	3 sets

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 5/1/21

William Peter, Assessor Assistant  
Susan Reagan/Dulie Brownlee for the Board of Assessors  
sreagan@town.northborough.ma.us, jbrownlee@town.northborough.ma.us

### 22 Colburn 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.

ID	Address Number	Street Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
035.0-0025-0000.0	16	CHAPIN COURT	BRAGA PEDRO	BRAGA CARMELINA CONCEICAO LOPES	71 PRAIRIE STREET	NORTHBURIDGE	MA	01534
035.0-0056-0000.0	15-17	CHAPIN STREET	CAREY MARK G AND	CAREY DOREEN L	15-17 CHAPIN STREET	NORTHBOROUGH	MA	01532
035.0-0023-0000.0	21	CHAPIN STREET	PARENTE ROBERT		21 CHAPIN STREET	NORTHBOROUGH	MA	01532
035.0-0024-0000.0	29	CHAPIN STREET	JORDAN ROBERT L &	JORDAN SUZANNE F	29 CHAPIN STREET	NORTHBOROUGH	MA	01532
034.0-0001-0000.0	10	COLBURN STREET	LILJESTRAND JR WALTER E		10 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0055-0000.0	16	COLBURN STREET	PATHIRANA SAMPATH E	PATHIRAGE ANURADHA KALPANI WAGOD	16 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0053-0000.0	20	COLBURN STREET	STURGIS THOMAS N		20 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0052-0000.0	22	COLBURN STREET	22 COLBURN ST REALTY TRUST	REYNOLDS JR ROBERT Trustee	22 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0051-0000.0	24	COLBURN STREET	ZEPHYR REALTY TRUST	REYNOLDS DEBRA A - Trustee	22 COLBURN STREET	NORTHBOROUGH	MA	01532
035.0-0057-0001.0	25	COLBURN STREET	NAIR NIKHIT N AND	KHIALANI POOJA K	25 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0050-0000.0	26	COLBURN STREET	KING WILLIAM R	KING ANNE MARIE	26 COLBURN STREET	NORTHBOROUGH	MA	01532
035.0-0057-0002.0	27	COLBURN STREET	RENAUD DONALD J		27 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0049-0000.0	28	COLBURN STREET	GALLIVAN BRADFORD J AND	GALLIVAN MICHELLE A	28 COLBURN STREET	NORTHBOROUGH	MA	01532
029.0-0001-0000.0	31	COLBURN STREET	TUCKER ROBERT R &	ROSEANN P	31 COLBURN ST	NORTHBOROUGH	MA	01532
029.0-0048-0000.0	32	COLBURN STREET	MASON DAVID AND	MASON MARTHA B	PO BOX 518	NORTHBOROUGH	MA	01532
029.0-0002-0000.0	35	COLBURN STREET	TESSIER MARK A AND	TESSIER MARIA R	35 COLBURN STREET	NORTHBOROUGH	MA	01532
030.0-0011-0000.0	0	OVERLOOK PARK	FLANDERS BRIAN		27 OVERLOOK PARK	NORTHBOROUGH	MA	01532
030.0-0012-0000.0	0	OVERLOOK PARK	OVERLOOK REALTY TRUST	REYNOLDS DEBRA A Trustee	11 BLAKE STREET	NORTHBOROUGH	MA	01532
029.0-0054-0000.0	28	OVERLOOK PARK	OVERLOOK REALTY TRUST	REYNOLDS DEBRA A Trustee	11 BLAKE STREET	NORTHBOROUGH	MA	01532

BRAGA PEDRO  
BRAGA CARMELINA CONCEICAO LOPES  
71 PRAIRIE STREET  
NORTHBRIDGE MA 01534

CAREY MARK G AND  
CAREY DOREEN L  
15-17 CHAPIN STREET  
NORTHBOROUGH MA 01532

PARENTE ROBERT  
21 CHAPIN STREET  
NORTHBOROUGH MA 01532

JORDAN ROBERT L &  
JORDAN SUZANNE F  
29 CHAPIN STREET  
NORTHBOROUGH MA 01532

LILJESTRAND JR WALTER E  
10 COLBURN STREET  
NORTHBOROUGH MA 01532

PATHIRANA SAMPATH E  
PATHIRAGE ANURADHA KALPANI WAGODA  
16 COLBURN STREET  
NORTHBOROUGH MA 01532

STURGIS THOMAS N  
20 COLBURN STREET  
NORTHBOROUGH MA 01532

22 COLBURN ST REALTY TRUST  
REYNOLDS JR ROBERT Trustee  
22 COLBURN STREET  
NORTHBOROUGH MA 01532

ZEPHYR REALTY TRUST  
REYNOLDS DEBRA A - Trustee  
22 COLBURN STREET  
NORTHBOROUGH MA 01532

NAIR NIKHIT N AND  
KHIALANI POOJA K  
25 COLBURN STREET  
NORTHBOROUGH MA 01532

KING WILLIAM R  
KING ANNE MARIE  
26 COLBURN STREET  
NORTHBOROUGH MA 01532

RENAUD DONALD J  
27 COLBURN STREET  
NORTHBOROUGH MA 01532

GALLIVAN BRADFORD J AND  
GALLIVAN MICHELLE A  
28 COLBURN STREET  
NORTHBOROUGH MA 01532

TUCKER ROBERT R &  
ROSEANN P  
31 COLBURN ST  
NORTHBORO MA 01532

MASON DAVID AND  
MASON MARTHA B  
PO BOX 518  
NORTHBOROUGH MA 01532

TESSIER MARK A AND  
TESSIER MARIA R  
35 COLBURN STREET  
NORTHBOROUGH MA 01532

FLANDERS BRIAN  
27 OVERLOOK PARK  
NORTHBOROUGH MA 01532

OVERLOOK REALTY TRUST  
REYNOLDS DEBRA A Trustee  
11 BLAKE STREET  
NORTHBOROUGH MA 01532

OVERLOOK REALTY TRUST  
REYNOLDS DEBRA A Trustee  
11 BLAKE STREET  
NORTHBOROUGH MA 01532

June 12, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Anuradha Pathirana  
16 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Anuradha Pathirana, owner of property located at 16 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anuradha Pathirana', with a long horizontal flourish extending to the right.

Anuradha Pathirana

June 12, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Anne Marie King  
26 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Anne Marie King, owner of property located at 26 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

Anne Marie King

A handwritten signature in black ink, appearing to read 'A King', written in a cursive style.

June 12 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Bradford Gallivan  
28 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Bradford Gallivan, owner of property located at 28 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Gallivan", written in a cursive style.

Bradford Gallivan

June 12, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Brian Flanders  
27 Overlook Park  
Northborough, MA 01532

Dear ZBA Members:

I, Brian Flanders, owner of property located at 27 Overlook Park, Northborough, MA abutting property to 22 Colburn Street fully support permitting the owners of 22 Colburn Street, Northborough in their effort to demolish the dilapidated building and rebuild a new structure.

Sincerely,



Brian Flanders

June 12 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: David Mason  
PO Box 518  
Northborough, MA 01532

Dear ZBA Members:

I, David Mason, owner of property located at Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

David Mason

A handwritten signature in black ink, appearing to read "David Mason", is written over the printed name. The signature is fluid and cursive, with a long vertical stroke extending downwards from the end of the name.

June 12 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Michelle Gallivan  
28 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Michelle Gallivan, owner of property located at 28 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

Michelle Gallivan

A handwritten signature in black ink, appearing to read 'Michelle Gallivan', with a long horizontal line extending to the right.

June 4, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Overlook Realty Trust  
Debra Reynolds, Trustee  
11 Blake Street  
Northborough, MA 01532

Dear ZBA Members:

I, Debra Reynolds, Trustee for Overlook Realty Trust, owner of property located at 28 Overlook Park, Northborough, MA abutting property to 22 Colburn Street fully support permitting the owner of 22 Colburn Street, Northborough in their effort to demolish the dilapidated building and rebuild a new structure.

Sincerely,

*Overlook Realty Trust*  
*Debra S Reynolds*

Overlook Realty Trust

Debra Reynolds, Trustee

June 12, 2021

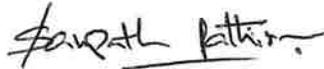
To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Sampath Pathirana  
16 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Sampath Pathirana, owner of property located at 16 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

A handwritten signature in black ink that reads "Sampath Pathirana". The signature is written in a cursive style with a horizontal line underneath the name.

Sampath Pathirana

June 12, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Thomas Sturgis  
20 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Thomas Sturgis , owner of property located at 20 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

Thomas Sturgis

A handwritten signature in black ink, appearing to read 'T. Sturgis', with a horizontal line extending to the right.

June 12, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

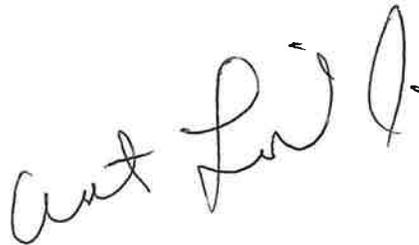
From: Walter Liljestrand, Jr.  
10 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Walter Liljestrand, Jr, owner of property located at 10 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

Walter Liljestrand, Jr.

A handwritten signature in black ink, appearing to read "Walter Liljestrand, Jr.", written in a cursive style.

June 12, 2021

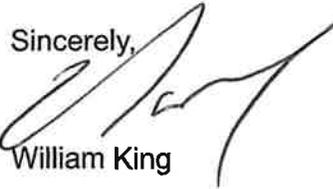
To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: William King  
26 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, William King, owner of property located at 26 Colburn Street, Northborough, MA abutting property to 22 Colburn Street, fully support the ZBA in granting the owner of 22 Colburn Street, Northborough the Special Permit they have applied for.

Sincerely,

A handwritten signature in black ink, appearing to read 'William King', is written over the word 'Sincerely,'.

William King

June 17, 2021

To: Town of Northborough  
Zoning Board of Appeals  
63 Main Street  
Northborough, MA 01532

From: Zephyr Realty Trust  
Debra Reynolds, Trustee  
22 Colburn Street  
Northborough, MA 01532

Dear ZBA Members:

I, Debra Reynolds, Trustee for Zephyr Realty Trust, owner of property located at 24 Colburn Street, Northborough, MA abutting property to 22 Colburn Street fully support permitting the owner of 22 Colburn Street, Northborough in their effort to demolish the dilapidated building and rebuild a new structure.

Sincerely,

*Zephyr Realty Trust*  
*Debra Reynolds*

Zephyr Realty Trust

Debra Reynolds, Trustee

***Town of Northborough***  
**Office of the Town Clerk**

DATE	Paid Receipt	Receipt #
06/22/2021		35502

Account #	Code	Description	#	Amount	Total
32-43217	502	ZONING BOARD Special Permit 22 Colburn1 St - Robert Reynolds		\$ 75.00	\$ 75.00
Total.....				\$ 75.00	

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

Signed this 22 day of June

Robert C. Reynolds

\_\_\_\_\_

\_\_\_\_\_

-----

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

Date: 6/22/2021

Then personally appeared the above-named, Robert C. Reynolds, 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,



Karen E. Weber  
Notary Public

My commission expires: 08/31/2023

OFFICE OF THE TOWN CLERK

Date: 6/22/2021

Application herein, including list of abutters from the Board of Assessors and filing fee of \$ 75.00 received this date. CK# 225

[Signature]

Town Clerk



**NEW CONSTRUCTION PLANS**  
Single Family Home

**REYNOLDS Residence**  
22 Colburn St., Northborough, MA

HOUSE AREA: 45'x60'

First Floor, 8' ceiling ht.  
Gross Living 1845sf  
Garage 665sf  
Front Porch 120sf  
Screen Porch 215sf  
Deck 333sf

Second Floor, 7'-6" ceiling ht.  
Gross Living 1133sf

Basement, 8' ceiling ht.  
Gross Area 1833sf

**Date: 6/18/21**

CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO FINAL DESIGN AND CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH THE MA RESIDENCIAL BUILDING CODE, 9TH EDITION, IRC 2015.

MUST MEET MA STATE BLDG. CODES, AND TOWN OF NORTHBOROUGH, MA. ALL DESIGNS ARE THE PROPERTY OF PNB INTERIOR DESIGN, INC. AND MAY NOT BE DUPLICATED OR DISTRIBUTED WITHOUT PERMISSION OF PNB INTERIOR DESIGN, INC.

CONTRACTOR SHALL SUPPLY PROOF OF CURRENT LICENSING AND INSURANCES FOR THE OWNERS RECORDS.

# DRAWING LIST

## DRAWING PACKAGE TYPE:



CONCEPTUAL DESIGN:  
For the purpose of planning and budgeting a project, for 'order of magnitude' bids. Not for construction or permit.



CONSTRUCT DOCUMENTS:  
For the purpose of construction and permit. Contractors bid documents.

## DRAWING LIST:

### PROJECT DESCRIPTION:

NEW CONSTRUCTION: Single family, three bedroom, two bath, two floor, attached garage, full basement.

### PROJECT SCOPE:

Project shall include site preparation, full poured concrete foundation, insulated, waterproof, perimeter drainage. Wood framed construction, first floor with domered second floor.

First Floor:  
Front Porch, Entry, Kitchen, Dining, Great Room, Master Bedroom Suite, Office, Lavatory and Laundry, Screen porch, deck and garage.

Second Floor:  
Hall, Full Bath, 2 bedrooms, storage, workout area.

Basement:  
Utility, storage

MATERIALS:  
Exterior: Vinyl siding and trim, clapboards, shakes. Certainteed or equal. Asphalt Shingles.

Windows: Paradigm Windows, wood interior, fiberglass ext., screens, latches, tilt-n-wash double hung and casements.

Exterior Doors: Paradigm, Andersen or other Patio Doors.  
Entry Doors: Thermatru or equal, insulated to be selected.

Interior Doors: Wood raised panel doors, glass french doors and bifold, louvered, hinged and pocket doors. Solid, masonite for paint finish.

Hardwood: First floor, stairs, second floor gallery and halls.  
Carpet: Second floor bedroom.  
Tile Floors: Bathrooms, mudroom, laundry.

Interior Walls & Ceilings: Skimcoat, smooth throughout for paint.

Millwork: Wood Trim, 5" Baseboards  
3.5" Door and Window Casings, with flat stock pediment w/cove Primed for paint.

Interior Bathroom:  
Fiberglass or acrylic tub/showers. Comfort height toilets. Undermount sinks. Exhaust fans with remote motor.

Cabinetry: Standard overlay, wood, paint and stain finishes. Allow 36" h base cabinetry and vanities.

Countertops: Quartz or slab stones at kitchen & bathroom, laminate at laundry.

Electric Appliances: Refrigerator, range, dishwasher, exhaust, microwave, Electric Laundry: washer, dryer

Electrical: Service and layout per plan, "Design/Build" by Electrician. Add 200AMP Service.

Lighting: recessed lighting, undercabinet and utility fixtures to be LED, allow 2700-3000kv. Decorative lighting, fixtures to be by Owner.  
Exterior: landscape, flood lights, exterior fixtures.

Plumbing & HVAC: Whole house heating and cooling, FHA by gas, "Design/Build".

Plumbing: Kohler or equal, white fixtures, polished chrome hardware.

Fire Detectors: Smokes, CO2, Heat per Local Fire Dept.

### STANDARDS AS APPLICABLE:

Live Loads:  
Living Areas=40  
Sleeping Areas=30  
Dimensions/Sizes:  
Min. Room size =10sf  
Min. Room dim.= 7'  
Ceilings= min. 7'6ff  
Bath/Laundry= min. 6'-8"aff  
Basement beams= min. 6'-4"aff

Exterior Door Landings:  
Min. 3' in direction of travel  
Concrete Piers and Footings  
Concrete Foundation: 10"thk, re-bar, footing  
Exterior Walls: 2x6, 16" oc  
Interior Walls: 2x4, 16" oc  
Floor Framing: 2x10's, 16" oc.  
Attic Floor Framing: 2x8's  
Roof Framing: 2x12's

Deck Framing: 2x10, 16" o.c FT  
Porch Roof: 2x10's, 16" o.c.

Energy Zone 5A  
Insulation:  
Walls= R-20  
Ceiling w/  
attic above= R-49  
Ceiling w/o  
attic above= R30  
up to 500 sf  
Floors= R-30

Sound insulation all pipe chases, laundry and bathrooms.

Ventilation:  
Bathroom & Utility  
Min. 10cfm-80cfm

Cover

Reynolds  
22 Colburn St.  
Northborough  
MA  
01532

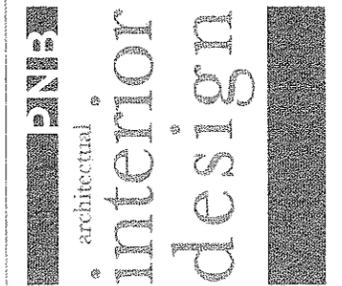
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7

DATE: 6/18/2021

SCALE: 3/16" = 1'-0" DRAWN BY: PNB

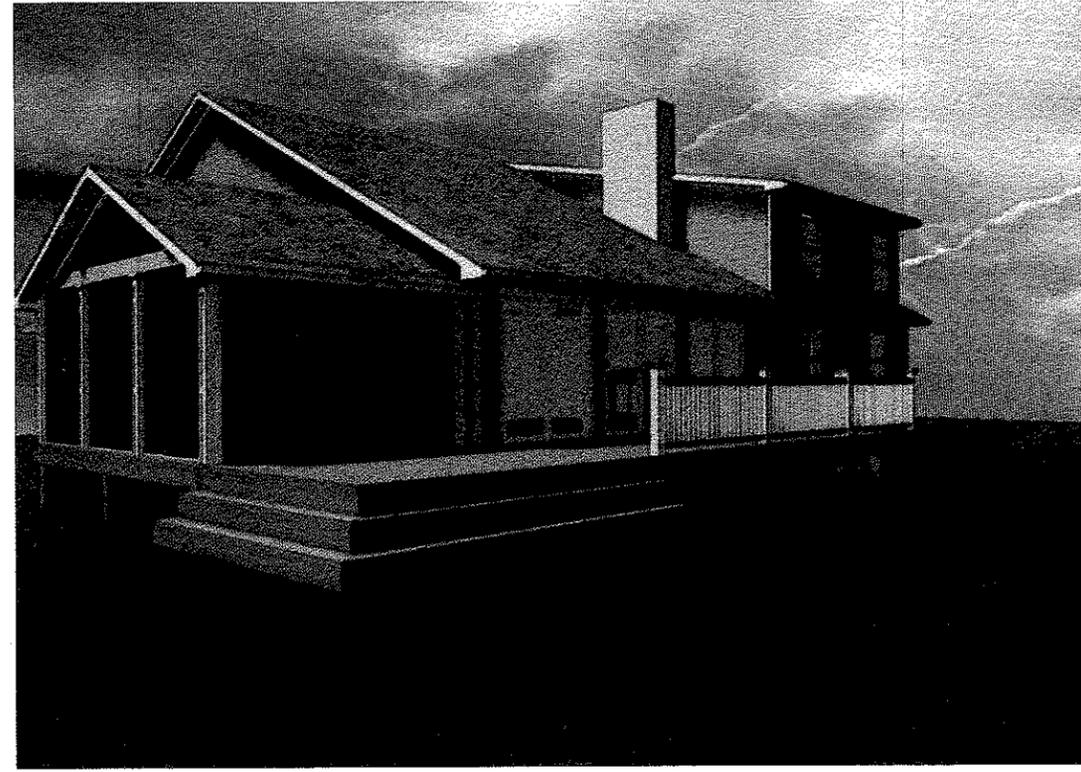
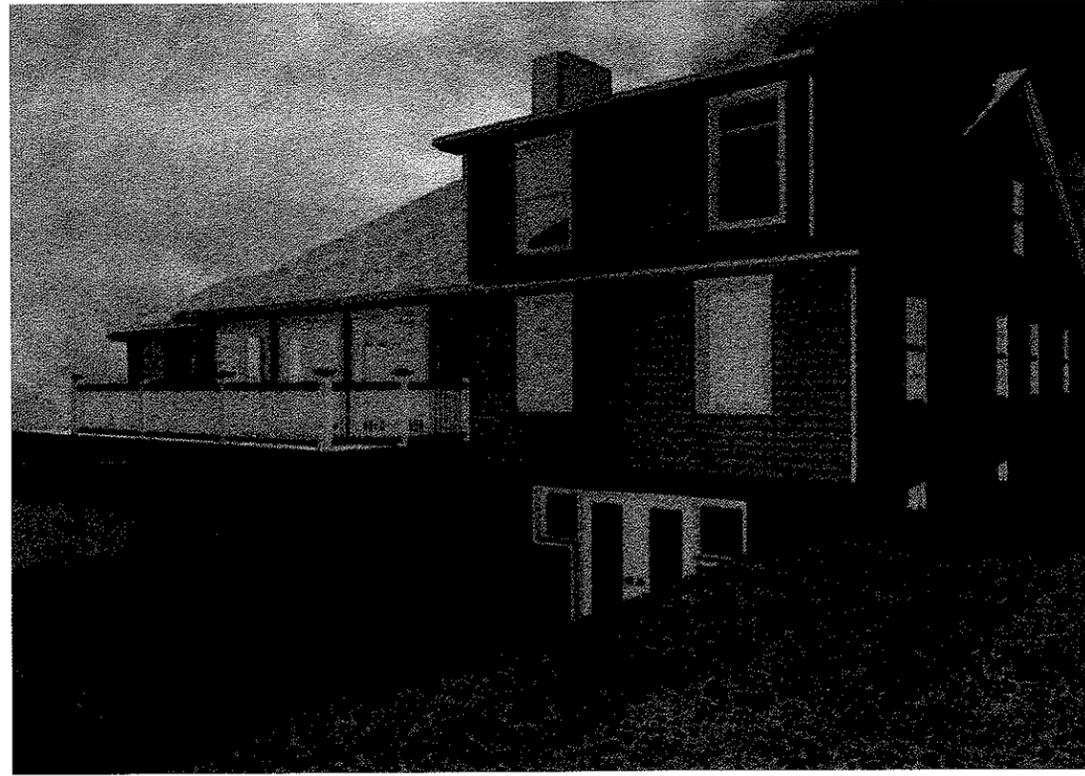
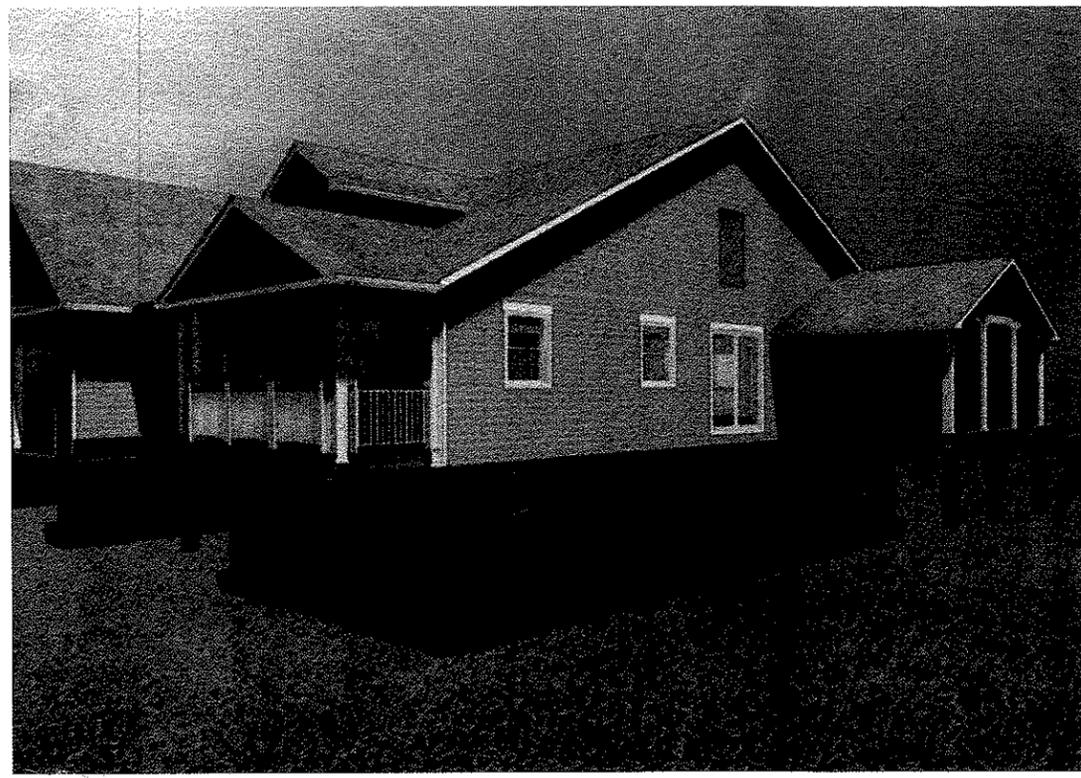
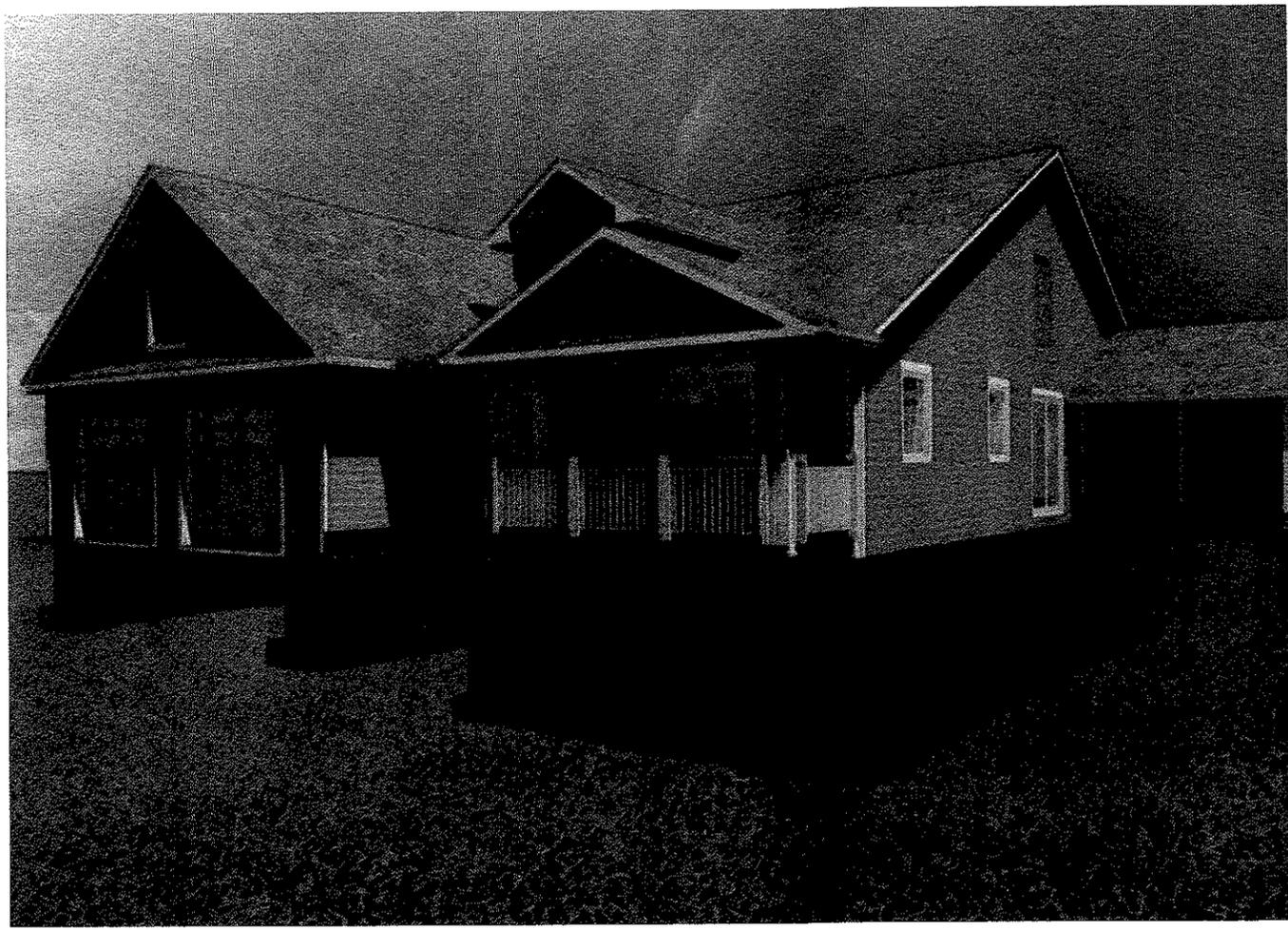


**PNB Interior Design, Inc.**  
Architectural Interior Design

Pamela Bleakney, ASID Maine CID4961

94 Pleasant St.  
Northborough MA 01581  
PHONE: 508-393-3866  
FAX: 508-393-9648  
pnb@pnbinc.com MOBILE: 508-328-3231

258 Mountain Rd.  
Blue Hill, ME 04614  
PHONE: 207-374-7164  
FAX: 207-374-7146



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**Concept Renderings**

Reynolds  
22 Calburn St.  
Northborough  
MA  
01532

PAGE:

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SCALE: As Noted

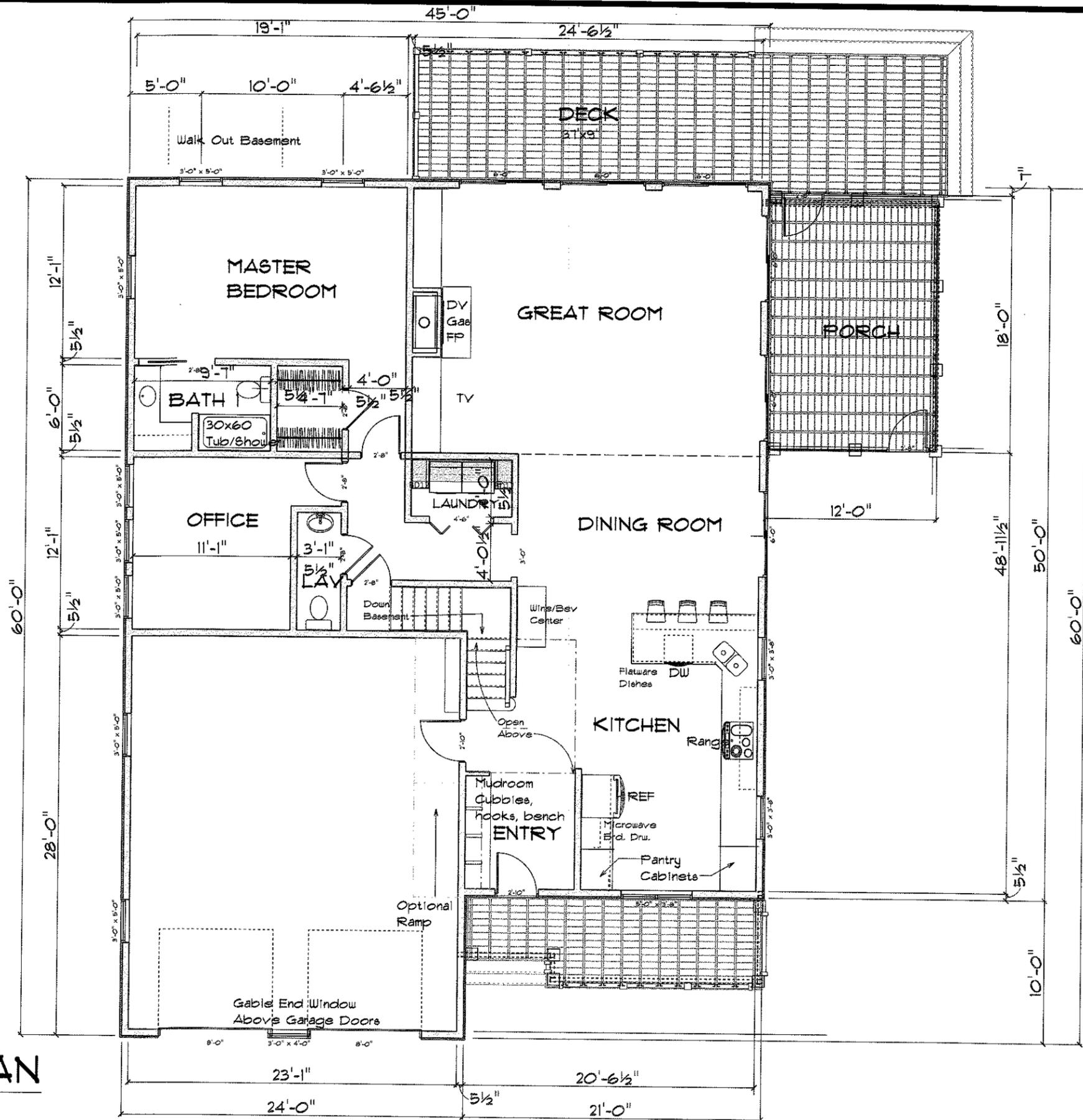
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DATE: 6/18/2021

**PNB**  
architectural  
**interior  
design**

# FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



**PNB Interior Design, Inc.**  
Architectural Interior Design

**Pamela Bleakney, ASID** Maine CID4961  
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 Northborough MA 01581 Blue Hill, ME 04614  
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**PNB**  
architectural  
**interior design**

## First Floor Plan

**Reynolds**  
22 Colburn St.  
Northborough  
MA  
01532

PAGE:

**A17**

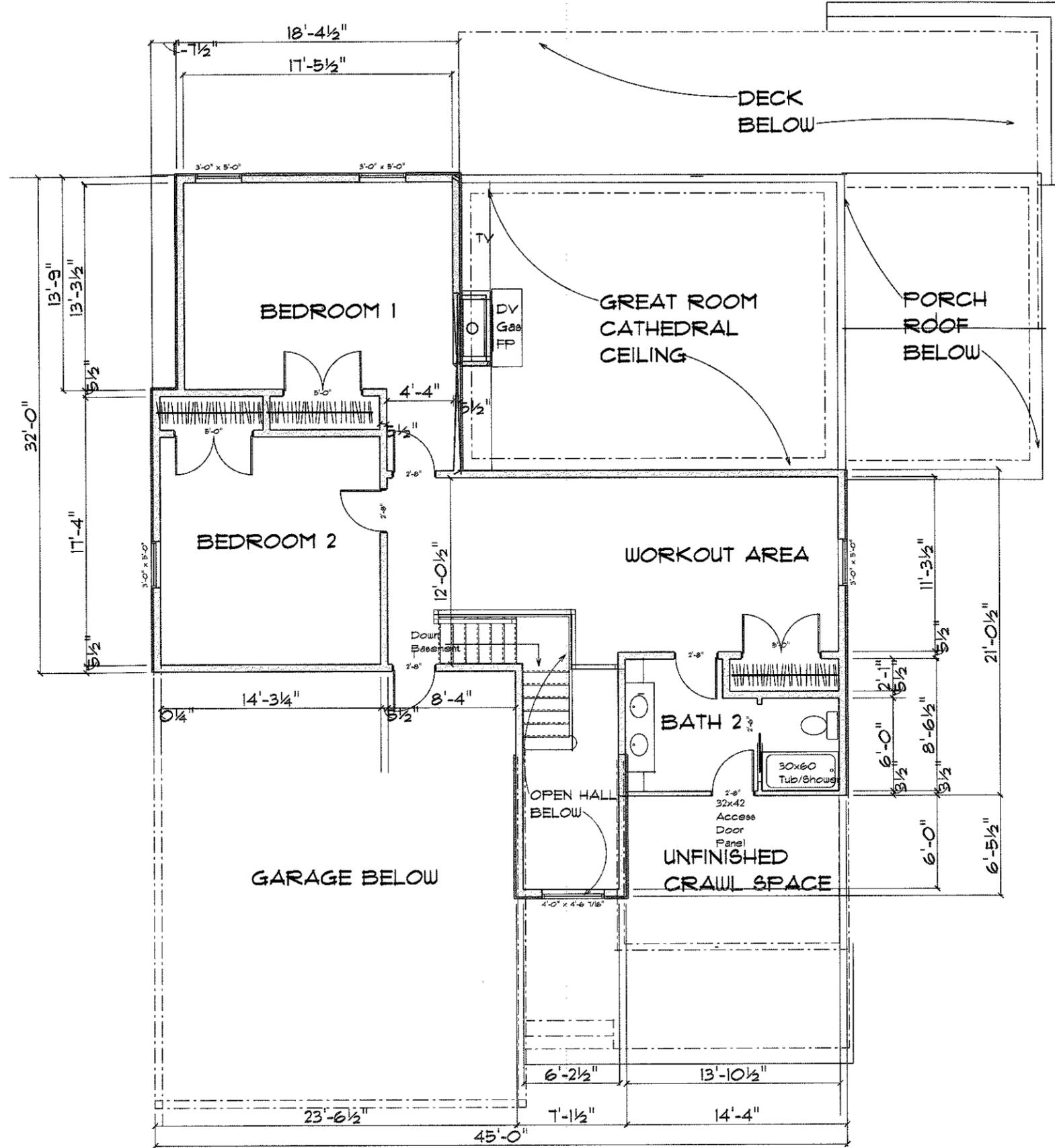
SCALE: 1/8" = 1'-0"

DRAWN BY: PNB

DATE: 6/18/2021

# SECOND FLOOR

SCALE: 1/8" = 1'-0"



## SECOND FLOOR PLAN

Reynolds

22 Colburn St.  
Northborough  
MA  
01532

PAGE:

A27

SCALE: 1/8" = 1'-0"

DRAWN BY: PNB

DATE: 6/18/2021

## PNB Interior Design, Inc.

Architectural Interior Design

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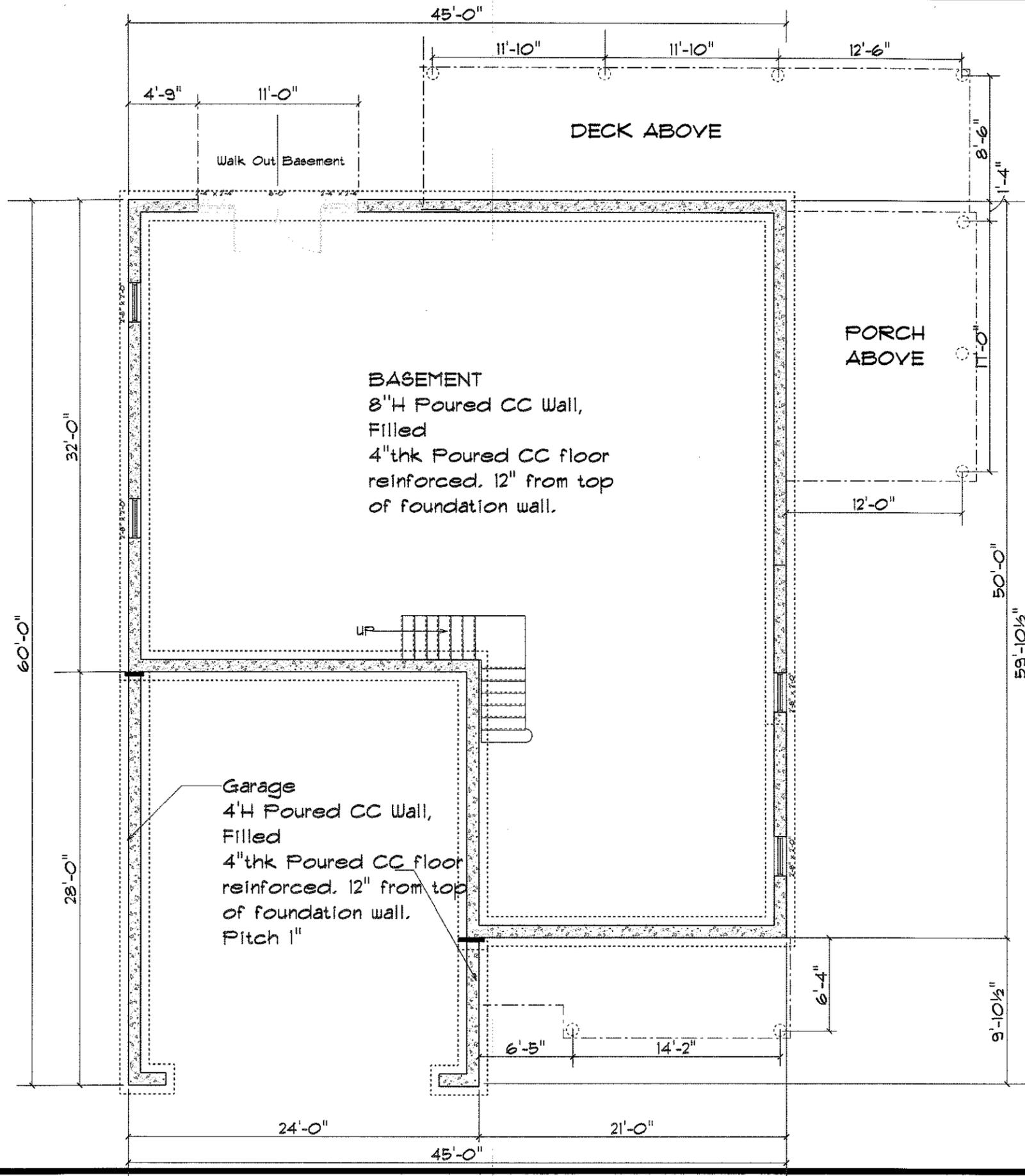
pnb@pnbinc.com

MOBILE: 508-328-3231

PNB  
architectural  
interior  
design

# BASEMENT

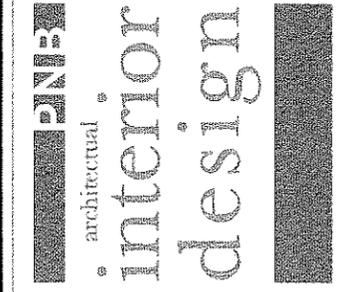
SCALE: 1/8" = 1'-0"



## PNB Interior Design, Inc.

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## BASEMENT PLAN

**Reynolds**  
 22 Colburn St.  
 Northborough MA  
 01532

PAGE:

**A3** / 7

SCALE: 1/8" = 1'-0"

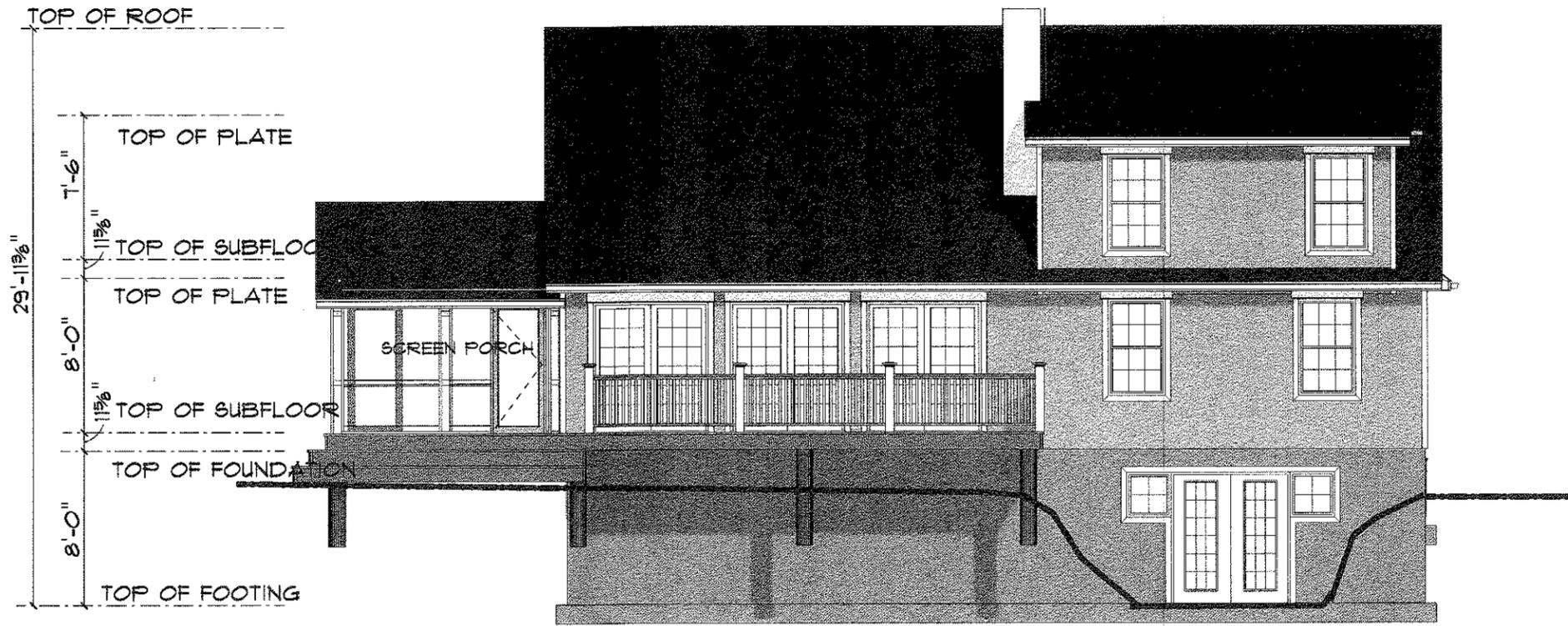
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DATE: 6/18/2021



**FRONT ELEV**

SCALE: 1/8" = 1'-0"



**REAR ELEV**

SCALE: 1/8" = 1'-0"

**Ext Elevations, Front & Rear**

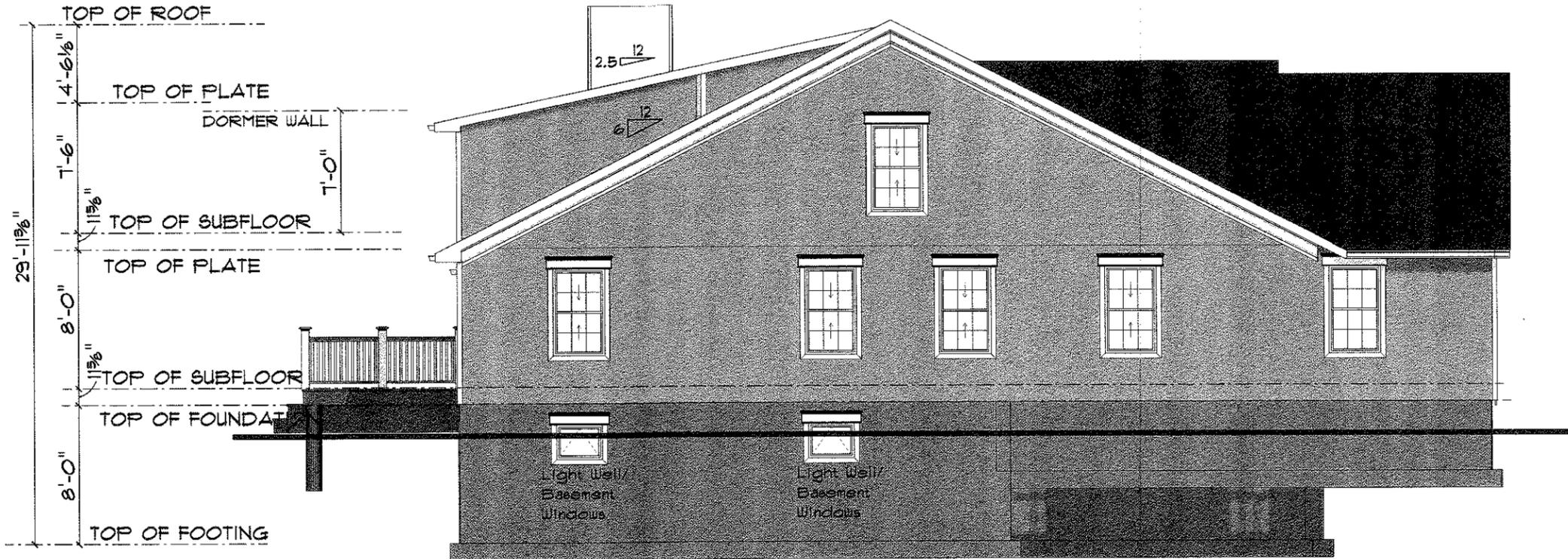
<b>Reynolds</b> 22 Colburn St. Northborough MA 01532	PAGE:	A47	DATE: 6/18/2021
	SCALE: 1/8" = 1'-0"	DRAWN BY: PNB	

**PNB**  
 architectural  
**interior design**

**PNB Interior Design, Inc.**  
 Architectural Interior Design

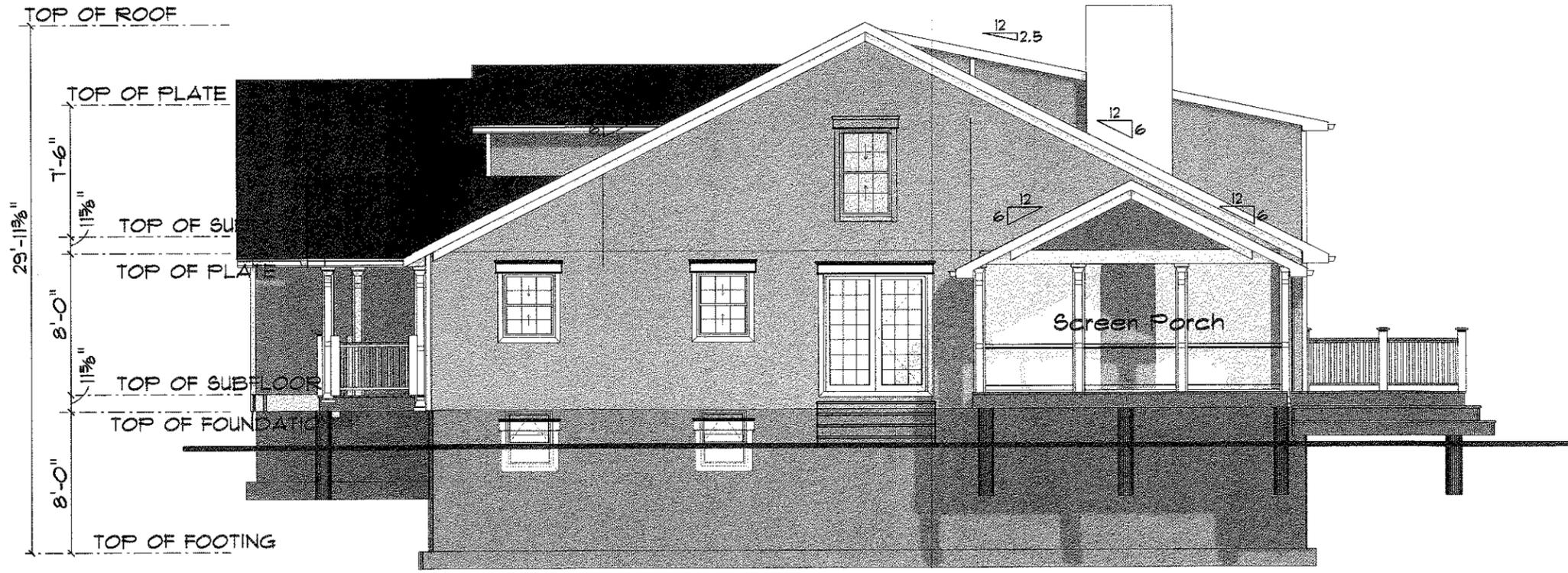
**Pamela Bleakney, ASID** Maine CID4961

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**WEST ELEV**

SCALE: 1/8" = 1'-0"



**EAST ELEV**

SCALE: 1/8" = 1'-0"

**Ext Elevations, Sides**

Reynolds  
22 Colburn St.  
Northborough  
MA  
01532

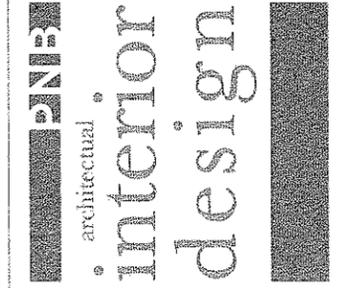
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A57

SCALE: 1/8" = 1'-0"

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DATE: 6/18/2021



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*[Handwritten scribble]*



*Reverse This*





**GENERAL NOTES:**

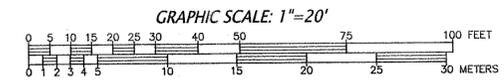
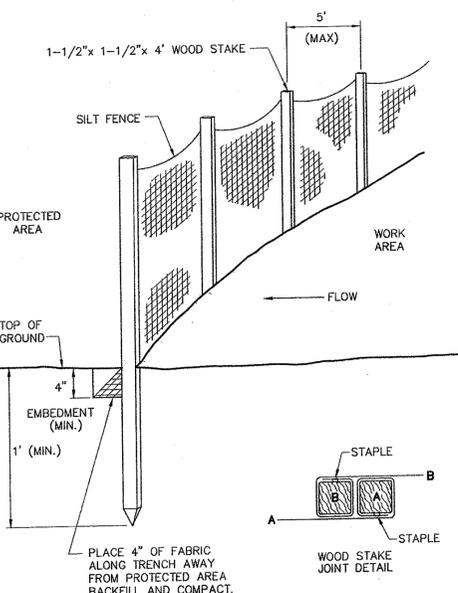
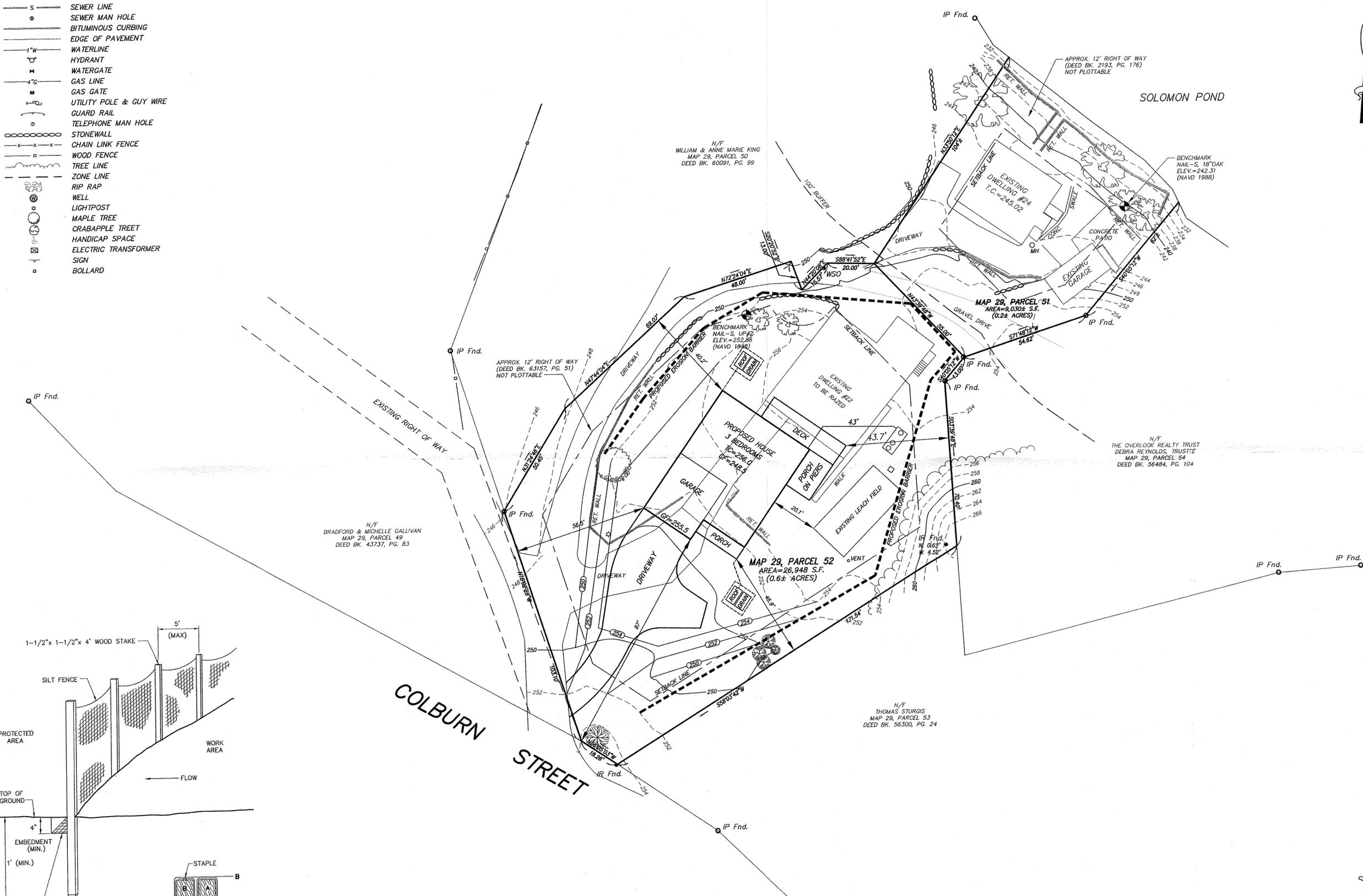
- OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NORTHBOROUGH ASSESSORS RECORDS.
- THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN MARCH 2021.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- CONTRACTOR TO CONFIRM EXISTING SEPTIC TANK INVERTS PRIOR TO FOUNDATION CONSTRUCTION.
- THE LOT SHOWN AND THE PROPOSED HOUSE THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF NORTHBOROUGH, MAP NUMBER 25027C0634F, DATED JULY 16, 2014.

ZONED: RESIDENCE C  
 AREA = 20,000 sf  
 FRONTAGE = 100 feet  
 MIN. LOT WIDTH = 100 feet  
 SETBACKS: FRONT = 30 feet  
 SIDE = 15 feet  
 REAR = 25 feet

GROUNDWATER PROTECTION OVERLAY DIST. #2

PLAN BOOK 593, PLAN 30

- LEGEND**
- D — DRAINAGE LINE
  - DRAINAGE MAN HOLE
  - CATCH BASIN
  - S — SEWER LINE
  - SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - 1" W — WATERLINE
  - HYDRANT
  - WATERGATE
  - 4" G — GAS LINE
  - GAS GATE
  - UTILITY POLE & GUY WIRE
  - GUARD RAIL
  - TELEPHONE MAN HOLE
  - STONEWALL
  - X — CHAIN LINK FENCE
  - WOOD FENCE
  - TREE LINE
  - ZONE LINE
  - RIP RAP
  - WELL
  - LIGHTPOST
  - MAPLE TREE
  - CRABAPPLE TREE
  - HANDICAP SPACE
  - ELECTRIC TRANSFORMER
  - SIGN
  - BOLLARD



**OWNER:**  
 22 COLBURN STREET REALTY TRUST  
 ROBERT REYNOLDS JR., Trustee  
 8 CHAUNCY CIRCLE  
 WESTBOROUGH, MA

**CONNORSTONE ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYOR  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 015  
 PHONE: 508-393-9727 FAX: 508-393-52

**PROPOSED SITE PLAN OF 22 COLBURN STREET IN NORTHBOROUGH, MA**

REVISED:	DESCRIPTION:

DRAWN BY: REM CHECK BY: VC  
 DATE: JUNE 16, 2021  
 SCALE: 1"=20' SHEET 1 OF 1

ZONED: RESIDENCE C  
 AREA = 20,000 sf  
 FRONTAGE = 100 feet  
 MIN. LOT WIDTH = 100 feet  
 SETBACKS: FRONT = 30 feet  
 SIDE = 15 feet  
 REAR = 25 feet

**OWNER:**  
 22 COLBURN STREET REALTY TRUST  
 ROBERT REYNOLDS JR., Trustee  
 8 CHAUNCY CIRCLE  
 WESTBOROUGH, MA

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED HOUSE SHOWN HEREON CONFORMS TO THE CURRENT TOWN OF NORTHBOROUGH HORIZONTAL YARD SETBACK REQUIREMENTS.

THE LOT SHOWN AND THE PROPOSED HOUSE THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF NORTHBOROUGH, MAP NUMBER 25027C0634F, DATED JULY 16, 2014.

DATE: JUNE 16, 2021 SCALE: 1"=30'

**ZBA PETITION PLAN**

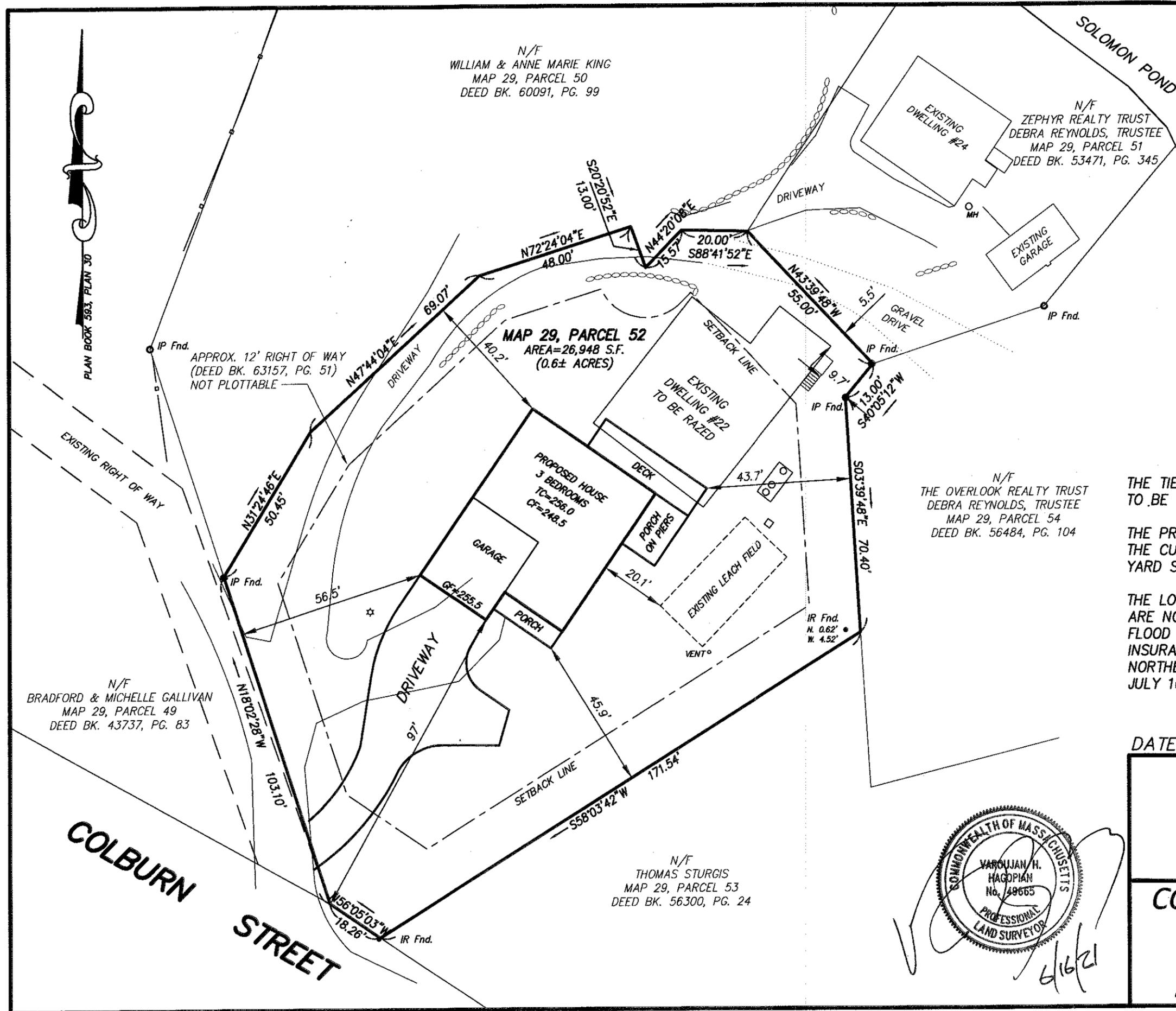
**22 COLBURN STREET**

**NORTBOROUGH, MA**

**CONNORSTONE ENGINEERING**

CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS

10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532



N/F  
 WILLIAM & ANNE MARIE KING  
 MAP 29, PARCEL 50  
 DEED BK. 60091, PG. 99

N/F  
 ZEPHYR REALTY TRUST  
 DEBRA REYNOLDS, TRUSTEE  
 MAP 29, PARCEL 51  
 DEED BK. 53471, PG. 345

MAP 29, PARCEL 52  
 AREA=26,948 S.F.  
 (0.6± ACRES)

N/F  
 THE OVERLOOK REALTY TRUST  
 DEBRA REYNOLDS, TRUSTEE  
 MAP 29, PARCEL 54  
 DEED BK. 56484, PG. 104

N/F  
 BRADFORD & MICHELLE GALLIVAN  
 MAP 29, PARCEL 49  
 DEED BK. 43737, PG. 83

N/F  
 THOMAS STURGIS  
 MAP 29, PARCEL 53  
 DEED BK. 56300, PG. 24

