



# 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

NORTHBOROUGH TOWN CLERK  
RCVD 2021 SEP 14 PM 5:41

#### 1. Location of Property:

Street Address 300 West Main St., Bldg C - 3, 1st Floor ONLY

GIS Map # 81 Parcel # 11

Zoning District(s): BW Groundwater Protection Overlay District(s): Area 2, 3

#### 2. Name of Petitioner(s): Mafy Latorre (Executive Director, Mafy's Nails Academy)

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

Address: 155 Centre St., Holbrook, MA 02343

Telephone #: (781) 917-7158 Email: mafylatorre@comcast.net

#### 3. Name of Presenter(s): Eduardo Latorre (General Manager) and Daniel Latorre (Administrative Manager)

Address: 155 Centre St., Holbrook, MA 02343

Telephone #: (781) 917-7156 (Eduardo) Email: e.latorre7@comcast.net (Eduardo)  
(781) 917-7157 (Daniel) d.latorre@comcast.net (Daniel)

#### 4. Name of Owner(s) of Property: \_\_\_\_\_

Address: S. JOHN HAJJAR

Telephone #: (617) 216-5445 Email: JHAJJAR@FOXCROFTINC.COM

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

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

S. John Hajjar  
Signature of Property Owner

9/13/21  
Date

S. JOHN HAJJAR  
Please Print Name

## **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:**

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

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

## Special Permit

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

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

YES - Mafy's Nails Academy Northborough will serve as our only location in Central Massachusetts. It will attract students from Western and Central Massachusetts that, in our experience, often become clients of local businesses, especially local restaurants and retail. We provide an education that helps women of all backgrounds get ahead via our affordable Nail Technology program. Our school is renowned across the state and surrounding areas (we have been in business for 15 years now at our Holbrook, MA location).

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

YES - This business will be located in the Business West zone at Fox Meadow Crossing, a business center which has a variety of businesses, including but not limited to a spa and wax bar, a lighting store, a real estate agency, and a math school (the math school being a neighbor in the same building, Building C).

PLEASE NOTE: Mafy's Nails Academy does not attend the public as a nail salon, but rather solely operates as a technical school for manicurists. Our students train with each other and with staff.

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

Traffic/pedestrian impacts are minimal - We are a small business. Each one of our classes will have 12-24 students. Staff, 3-5 people, will often carpool. Cars will be parked in the facility's parking lot.

Noise impacts are non-existent - as a training school, we require a professional, low-volume environment.

Environmental impact is minimal - we use far less chemicals than nail salons because we do not attend the public. Chemicals are also used far less frequently than nail salons. Only heavily diluted disinfectant is flushed in small amounts (< 5oz) per month. In one month of class, 3 classes (6 hours each) are dedicated to acrylics training which involves acrylic monomers. Used monomer and polymer will be disposed of properly according to governmental regulations and proper air filtration/ventilation will be implemented.

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

None, see #3 above.

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

The facility and buildout satisfies and exceeds the minimums required by the Board of Cosmetology and Barbering of Massachusetts.

- 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.**

AGREE - the proposal cannot be reasonably altered. See environmental considerations at #3 above and GPOD documents for more information.

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

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

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

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

**D. Appeal**

1. State the specifics of the appeal.

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

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

Signed this 14 day of SEPTEMBER, \_\_\_\_\_

[Signature] FRANK R. COLLURA

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss

Date: 9/14/2021

Then personally appeared the above-named, Frank R. Collura, 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,



[Signature]  
Notary Public

My commission expires: 8/31/2023

OFFICE OF THE TOWN CLERK

Date: 9/14/2021

Application herein, including list of abutters from the Board of Assessors and filing fee of \$ 770.00 received this date. CK# 2156

[Signature]  
Town Clerk  
ASST.

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

DATE	Paid Receipt	Receipt #
09/14/2021		36034

Account #	Code	Description	#	Amount	Total
32-43217	502	ZONING BOARD-Spec Permit W/SitePlanAppr/GrWtr-300 W MainSt-CK#2156	1	\$ 770.00	\$ 770.00
Total .....				\$ 770.00	



**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: 300 WEST MAIN ST. - Bldg. C-3 - 1st ~~2~~<sup>1</sup> FLOOR Northborough, MA 01532

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

Current Use: BUSINESS - OFFICE - (CURRENTLY VACANT)

Proposed Use: NAIL SCHOOL - SEEKING TO OPERATE ON 1<sup>ST</sup> FLOOR ONLY - TO LEFT OF MATH SCHOOL CENTER (ENTRANCE C-3 AS PREVIOUSLY PROPOSED - TO BE CONSTRUCTED)

Applicant Name: FRANK COLLURA

Phone Number: 617-304-9460

Email Address: fcollura@foxcraftinc.com

Map & Parcel Number: 81-11 *For Official Use Only* Property Zoning District: BW Flood, wetlands   
 Groundwater Protection Overlay District: Area 1  Area 2  Area 3  N/A   
 Lot Area Required  Have 11.09 Street Frontage Required  Have   
 Setbacks Required  Have  Bylaw Citation for Proposed Use:

Comments: Educational use, NonExempt 7-05-020 (b)(5)(a)

- ⊗ 7-05-030 TABLE 1, PART B, ZBA SPECIAL PERMIT REQUIRED.
- ⊗ 7-07-010D (3) (b) (6) SPECIAL PERMIT (ZBA) - USE IN G.W. #2
- ⊗ 7-07-010D (3) (c) (5) SPECIAL PERMIT (ZBA) - USE IN G.W. #3
- ⊗ 7-03-050 A (2) SPECIAL PERMIT / SPECIAL PERMIT WITH SITE PLAN REVIEW.

⊗ NEEDS AFFIRMATION FROM GROUNDWATER ADVISORY COMMITTEE.

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

Signature: \_\_\_\_\_

Robert J. Frederico  
 Inspector of Buildings/Zoning Enforcement Officer

Date: 5-12-2021

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



NORTHBOROUGH

Town of Northborough  
**Office of the Board of Assessors**

SEP 01 2021

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  
**BOARD OF ASSESSORS**

**Certified Abutters List Request**

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

DATE of REQUEST 9/1/21  
REQUESTING COMPANY Mary's Nails Academy, Inc.  
CONTACT PERSON Daniel Latorre (Administrative Manager)  
PHONE (781) 917-7157  
EMAIL d.latorre@comcast.net  
*Prop owner Frank Callura feallura@feycraftinc.com*  
*Rep*

PROPERTY ADDRESS(es) 300 West Main St., Bldg C - 3, 1st Floor  
MAP/PARCEL(s) MAP No. 81, Parcel No. 11  
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 9/3/21

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



ID	Address Number	Street Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
060.0-0083-0000.0 0		CRAWFORD STREET	COMMONWEALTH OF MASS/DCR	OFFICE OF DAM SAFETY	251 CAUSEWAY STREET 7th Floor	BOSTON	MA	02114
082.0-0113-0001.0 10		CYRUS WAY	PATIL PRATIMA	PATIL ROHAN	10 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0115-0001.0 11		CYRUS WAY	BHUMULA KOTI REDDY	ALLA POOJITHA SAI	11 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0113-0002.0 12		CYRUS WAY	SELTZER KIM S		12 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0115-0002.0 13		CYRUS WAY	QUEIROZ SILVEIRA GABRIELI &	NIGRO ANA HELENA	13 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0114-0001.0 15		CYRUS WAY	KOTADIYA NEMI M	KOTADIYA PAYAL N	207 GROVELAND	IRVINE	CA	92620
082.0-0114-0002.0 17		CYRUS WAY	KALRA GOURAV	NIGAM NIMISHA	17 CYRUS WAY	NORTHBOROUGH	MA	01532
081.0-0033-0001.0 2		CYRUS WAY	RAICHUR ROHAN	BRAHME SHWETA	2 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0117-0001.0 3		CYRUS WAY	JAGADEVAN KAMALAKANNAN	NARAYAN SHILPA	3 CYRUS WAY	NORTHBOROUGH	MA	01532
081.0-0033-0002.0 4		CYRUS WAY	DHILLON REET LLC		12 WHITE FLOWER LANE	NORTH GRAFTON	MA	01536
082.0-0117-0002.0 5		CYRUS WAY	CIOCIOLO JR GEORGE ROBERT	RUSSELL VICTORIA D	5 CYRUS WAY	NORTHBOROUGH	MA	01532
081.0-0034-0001.0 6		CYRUS WAY	LUBITZ MARC		6 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0116-0001.0 7		CYRUS WAY	KINSEY AMON L	GHARAHDAGHI FARZIN	7 CYRUS WAY	NORTHBOROUGH	MA	01532
081.0-0034-0002.0 8		CYRUS WAY	CANI DARIEL	LAKO AIDA	8 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0116-0002.0 9		CYRUS WAY	ADUSUMILLI JITENDRA PHANI KUMAR	TALASILA RAMYA DURGA	9 CYRUS WAY	NORTHBOROUGH	MA	01532
082.0-0022-0000.0 12-14		KING STREET	KOTA SUBU M Trustee	OFFICE EQUITY REALTY TRUST	4 WYNDEMERE DRIVE	SOUTHBOROUGH	MA	01772
075.0-0005-0000.0 11		SHADYLANE AVENUE	MOORE LINDA M		11 SHADYLANE AVENUE	NORTHBOROUGH	MA	01532
076.0-0002-0000.0 19		SHADYLANE AVENUE	PENZONE JOHN F AND	PENZONE JUDITH G	19 SHADYLANE AVENUE	NORTHBOROUGH	MA	01532
076.0-0003-0000.0 23		SHADYLANE AVENUE	BEATTY ADELE L	KELLY GEOFFREY T	23 SHADYLANE AVENUE	NORTHBOROUGH	MA	01532
081.0-0014-0000.0 0		WEST MAIN STREET	S & S HUDSON TRUST LLC		4 MCINTOSH COURT	WESTBOROUGH	MA	01581
082.0-0012-0000.0 276		WEST MAIN STREET	PAMJAM REALTY LLC		276 WEST MAIN STREET - REAR	NORTHBOROUGH	MA	01532
082.0-0023-0000.0 279		WEST MAIN STREET	KOTA VIRGINIA A Trustee	SUBRAHMANYAM KOTA IRREV TRUST	4 WYNDEMERE DRIVE	SOUTHBOROUGH	MA	01772
082.0-0010-0000.0 290		WEST MAIN STREET	ABU ANTHONY A Trustee	FAB REALTY TRUST	276 WEST MAIN STREET - REAR	NORTHBOROUGH	MA	01532
082.0-0006-0000.0 293		WEST MAIN STREET	25 BALCOM ROAD LLC		293 WEST MAIN STREET	NORTHBOROUGH	MA	01532
082.0-0007-0000.0 299		WEST MAIN STREET	JSB TIMES SQUARE LLC		971 CONCORD STREET	FRAMINGHAM	MA	01701
081.0-0011-0000.0 300		WEST MAIN STREET	WEST MAIN STREET REALTY TRUST		134 EAST HOWARD STREET	QUINCY	MA	02169
081.0-0012-0000.0 325		WEST MAIN STREET	325 WEST MAIN STREET LLC	c/o GINO DEFEUDIS	210 GREEN STREET	NORTHBOROUGH	MA	01532
081.0-0013-0000.0 329		WEST MAIN STREET	S & S HUDSON TRUST LLC		4 MCINTOSH COURT	WESTBOROUGH	MA	01581
081.0-0015-0000.0 333		WEST MAIN STREET	S & S HUDSON TRUST LLC		4 MCINTOSH COURT	WESTBOROUGH	MA	01581
081.0-0010-0000.0 350		WEST MAIN STREET	TOWN OF NORTHBOROUGH	CONSERVATION COMMISSION	63 MAIN STREET	NORTHBOROUGH	MA	01532

### 300 West Main Street - 300 ft Abutters



1" = 1376.5379499819942 ft

**Property Information**

**Property ID** 081.0-0011-0000.0  
**Location** 300 WEST MAIN STREET  
**Owner** WEST MAIN STREET REALTY TRUST



**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.

# A PROPOSAL FOR MAFY'S NAILS ACADEMY

300 WEST MAIN STREET, UNIT C-3, NORTHBOROUGH, MA 01532

DATE: 07-05-2021

## OWNER:

**Foxcroft Inc.**  
134 East Howard Street,  
Quincy, Ma 02169

## REPRESENTATIVE:

**Frank Collura**  
617-304-9460  
fcollura@foxcroftinc.com

## ARCHITECT:

Douglas Okun, AIA  
Douglas Okun & Associates  
156 Mount Auburn Street,  
Cambridge MA 02138  
617-491-4600  
doug@doassoc.com

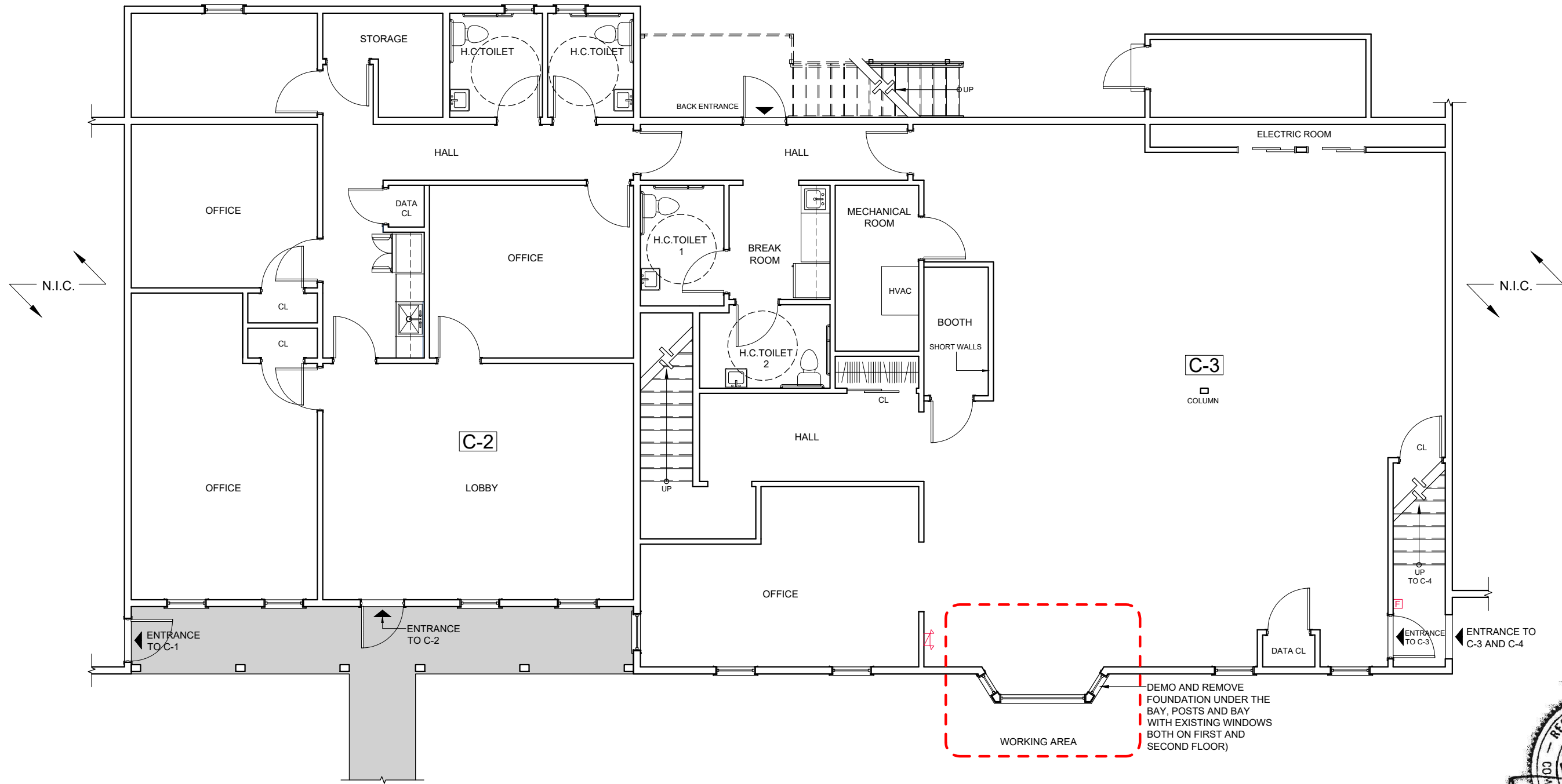
## DRAWING LIST:

- T1 - TITLE SHEET
- E1 - EXISTING FIRST FLOOR PLAN
- E2 - EXISTING SECOND FLOOR PLAN
- E3 - EXISTING FRONT ELEVATION
- A1 - PROPOSED FIRST FLOOR PLAN
- A2 - NEW ADDITION/ 1ST FLOOR
- A3 - NEW ADDITION/ 2ND FLOOR
- A4 - NEW ADDITION- CONSTRUCTION
- A5 - NEW ADDITION- FOUNDATION PLAN  
& FRAMING PLANS
- A6 - FRONT ELEVATION OF NEW ADDITION
- A7 - NEW WALL SECTION- DETAILS
- A8 - SCHEMATIC BUILDING SECTION A-A



**DOUGLAS OKUN & ASSOCIATES**

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 491-4600 / doug@doassoc.com / www.dougokun.com

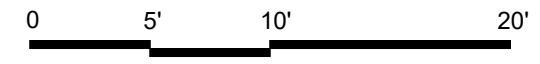


**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

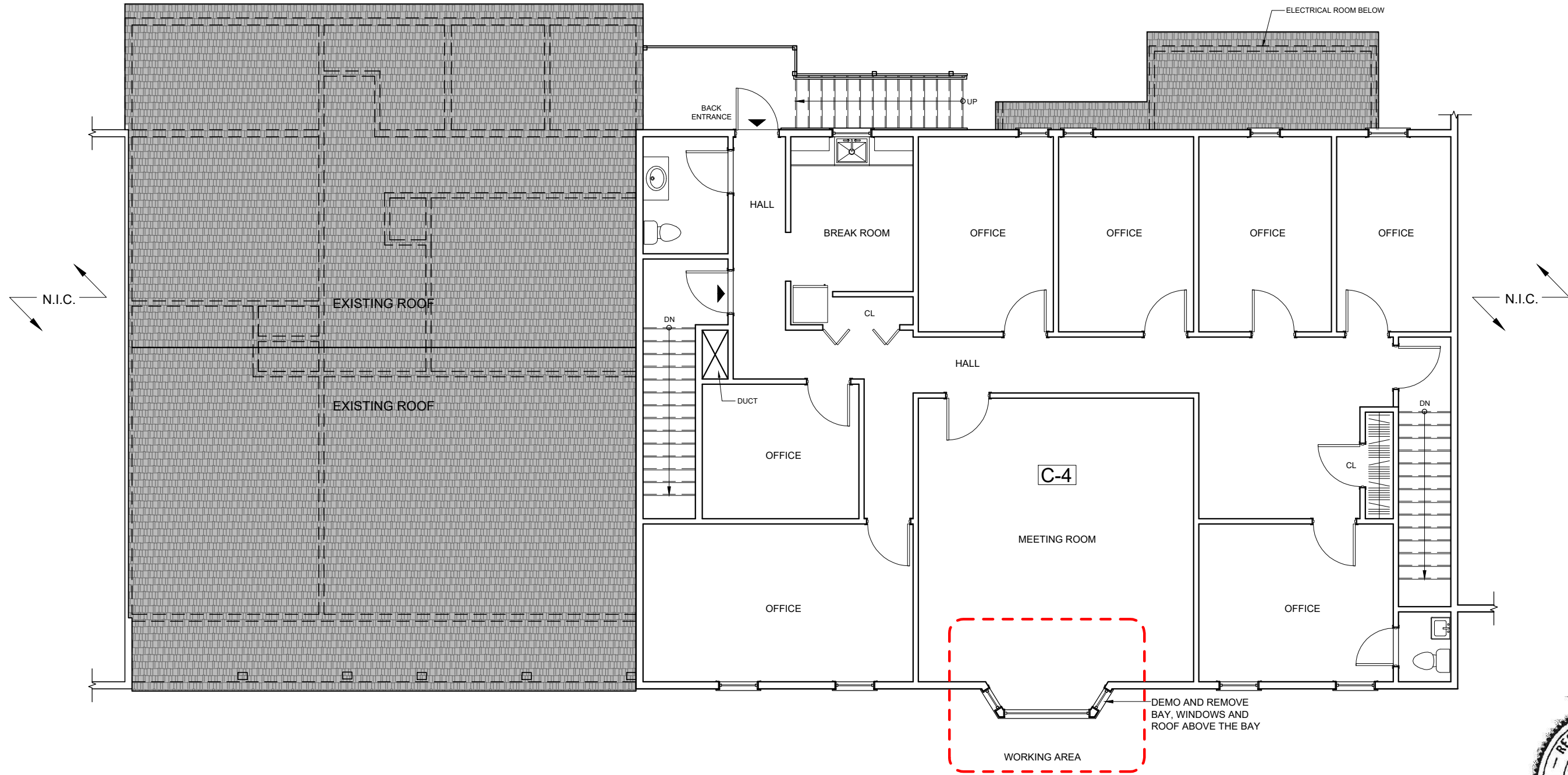
DATE: 07-05-2021  
 SCALE: 1/8" = 1'-0"

**E1- EXISTING FIRST FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com

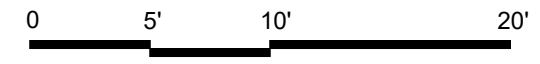


**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

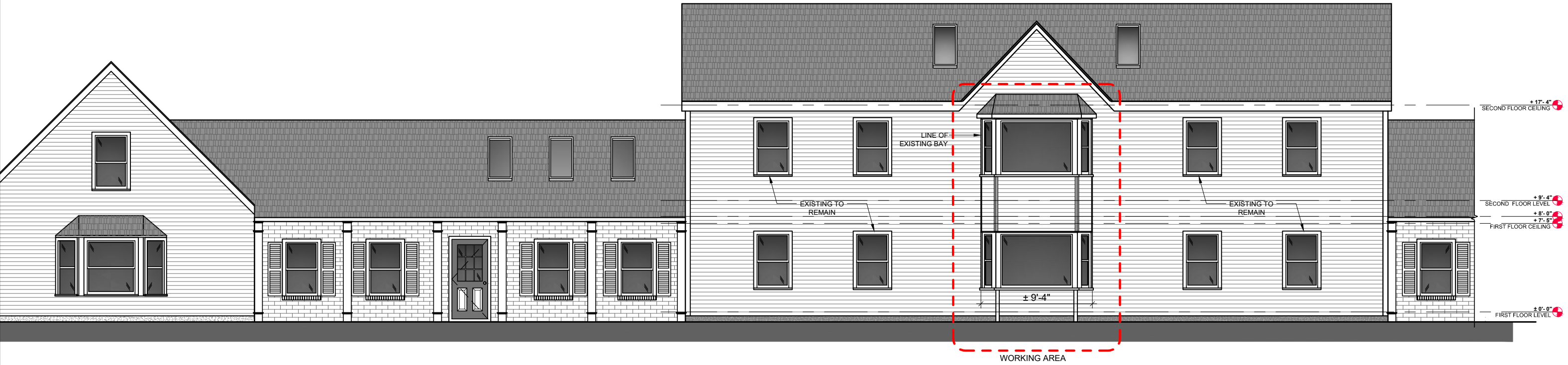
DATE: 07-05-2021  
 SCALE: 1/8" = 1'-0"

**E2- EXISTING SECOND FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com

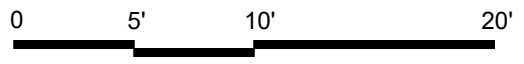


**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

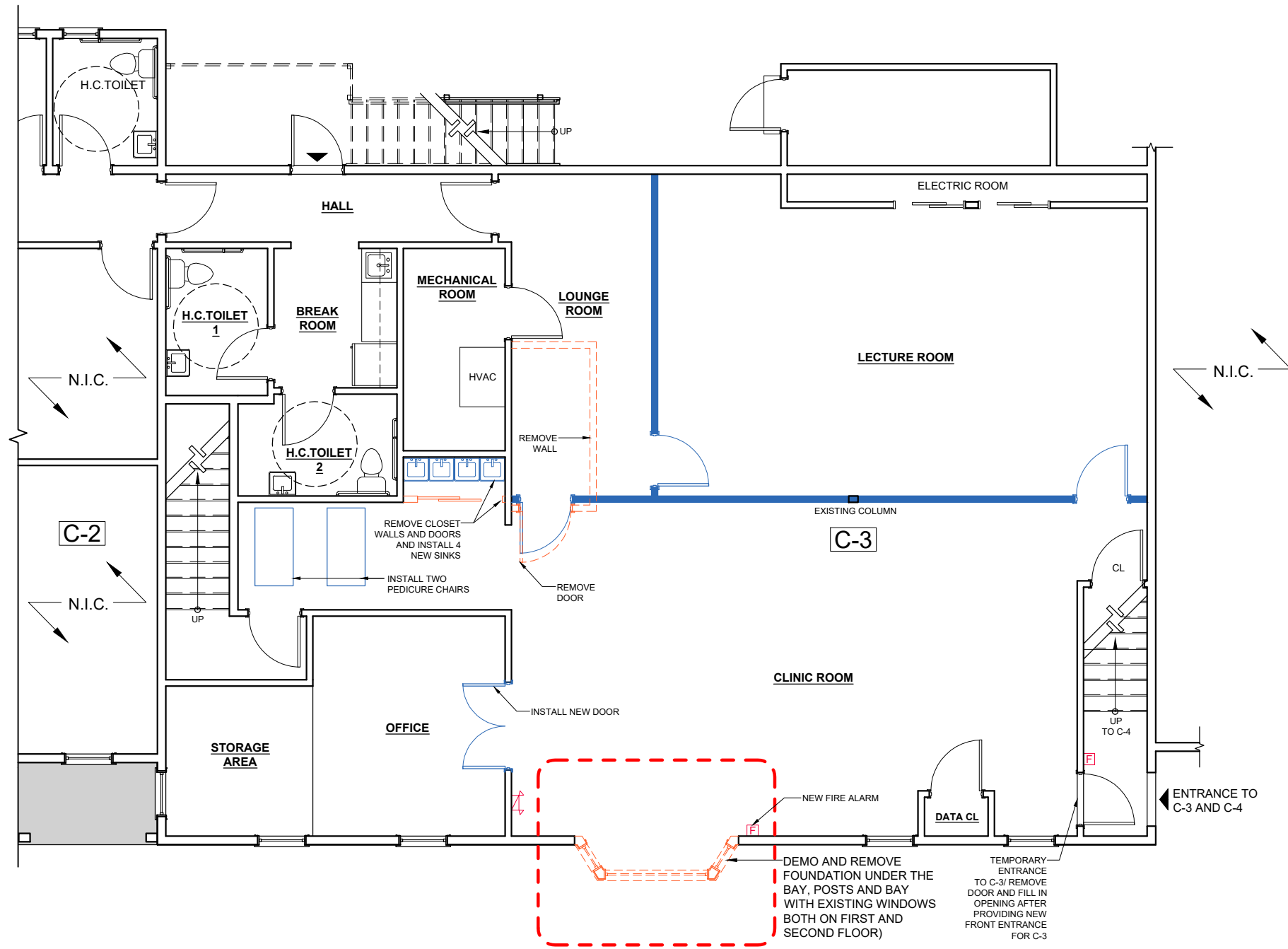
DATE: 07-05-2021  
 SCALE: 1/8" = 1'-0"

**E3- EXISTING FRONT ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com



**WALL TYPES KEY**

DEMO AND REMOVE	
STUD WALLS TO REMAIN	
NEW STUD WALLS	
BLOCKED OPENINGS	

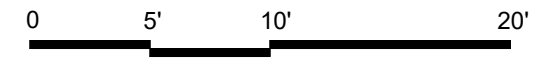


**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

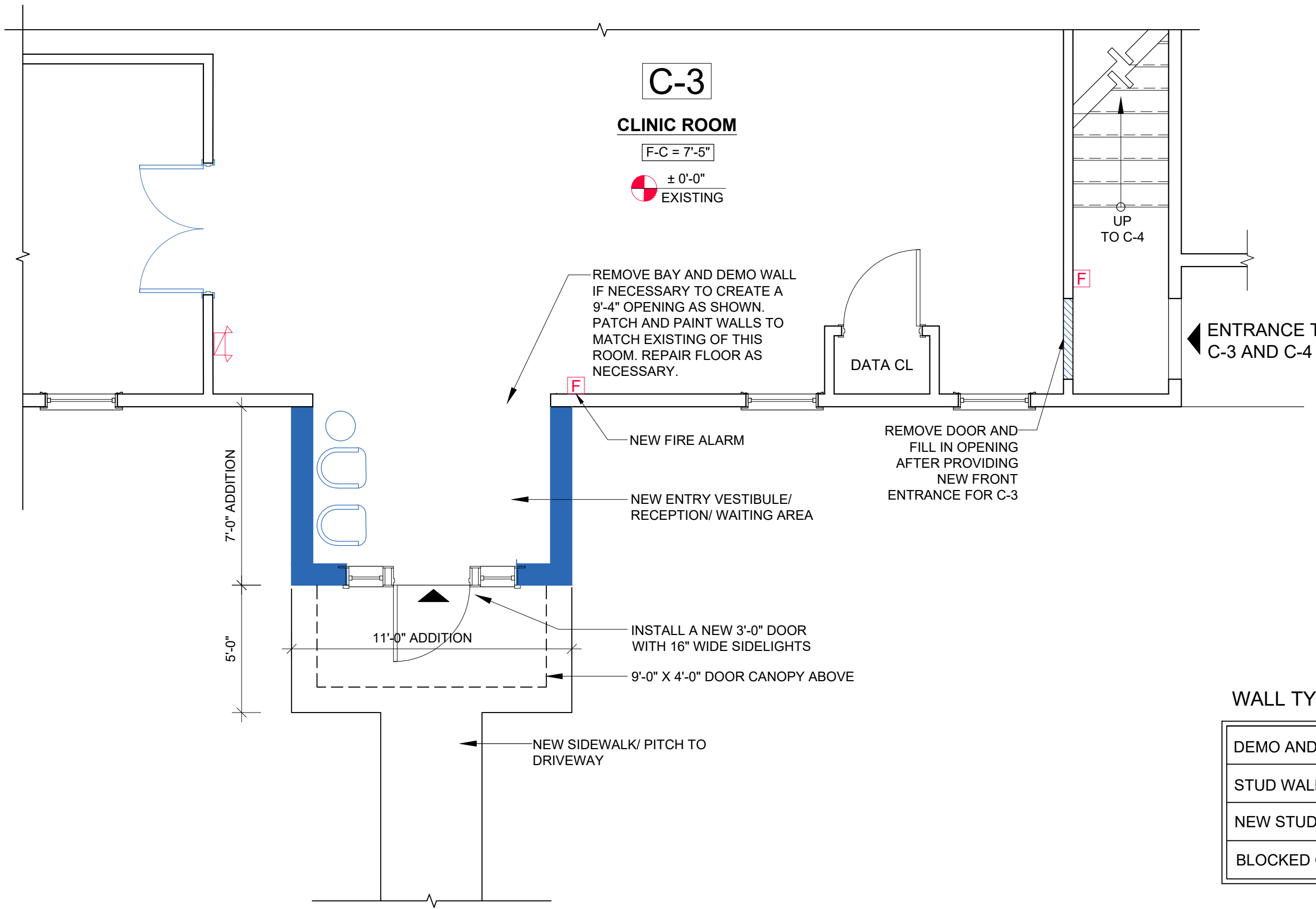
DATE: 07-05-2021  
 SCALE: 1/8" = 1'-0"

**A1- PROPOSED FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com



**C-3**

**CLINIC ROOM**

F-C = 7'-5"

± 0'-0"  
EXISTING

REMOVE BAY AND DEMO WALL IF NECESSARY TO CREATE A 9'-4" OPENING AS SHOWN. PATCH AND PAINT WALLS TO MATCH EXISTING OF THIS ROOM. REPAIR FLOOR AS NECESSARY.

DATA CL

UP TO C-4

ENTRANCE 1  
C-3 AND C-4

NEW FIRE ALARM

NEW ENTRY VESTIBULE/  
RECEPTION/ WAITING AREA

REMOVE DOOR AND  
FILL IN OPENING  
AFTER PROVIDING  
NEW FRONT  
ENTRANCE FOR C-3

INSTALL A NEW 3'-0" DOOR  
WITH 16" WIDE SIDELIGHTS

9'-0" X 4'-0" DOOR CANOPY ABOVE

NEW SIDEWALK/ PITCH TO  
DRIVEWAY

7'-0" ADDITION

11'-0" ADDITION

5'-0"



**WALL TYPES KEY**

DEMO AND REMOVE	
STUD WALLS TO REMAIN	
NEW STUD WALLS	
BLOCKED OPENINGS	



**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

DATE: 07-05-2021  
SCALE: 1/4" = 1'-0"

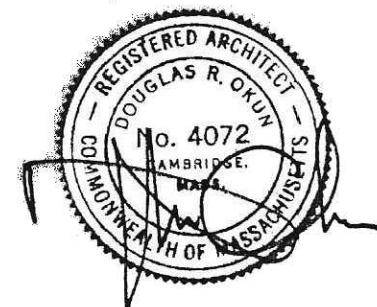
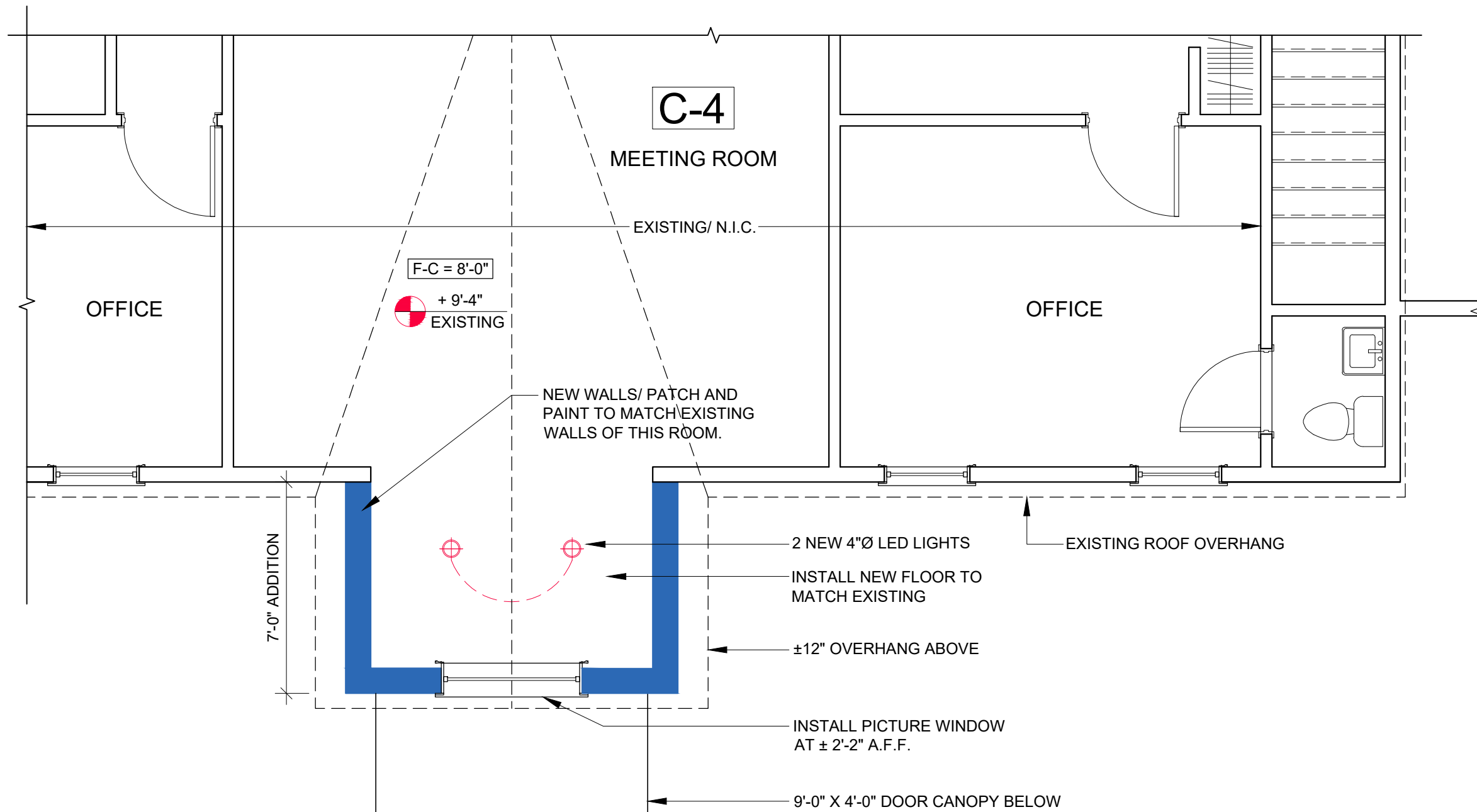
**A2- NEW ADDITION/ 1ST FLOOR**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 491-4600 / doug@doassoc.com / www.dougokun.com





DEMO AND REMOVE	
STUD WALLS TO REMAIN	
NEW STUD WALLS	
BLOCKED OPENINGS	



**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

**DOUGLAS OKUN & ASSOCIATES**

DATE: 07-05-2021  
 SCALE: 1/4" = 1'-0"

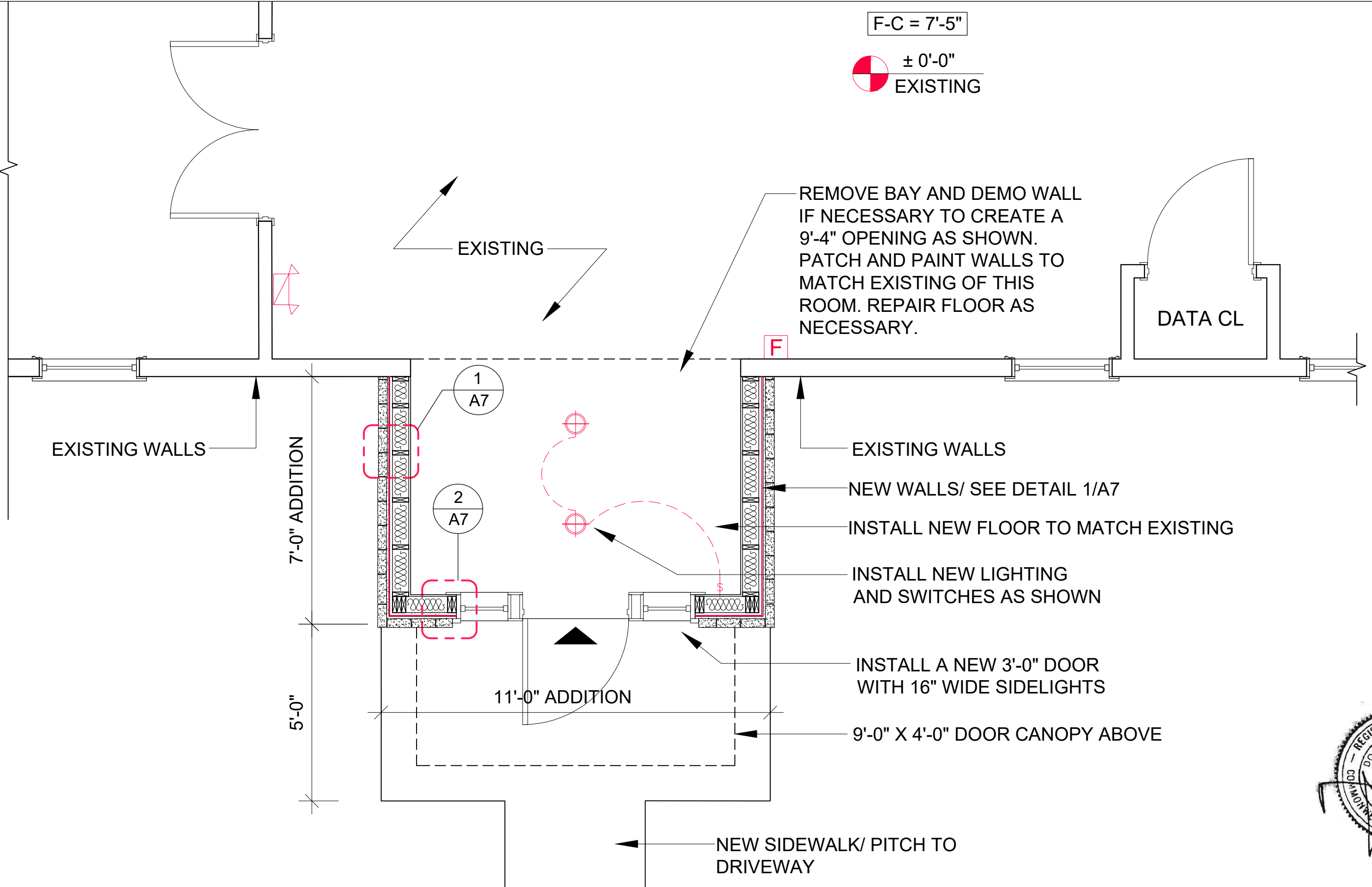


**A3- NEW ADDITION/ 2ND FLOOR**

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com

F-C = 7'-5"

± 0'-0"  
EXISTING



DATA CL

EXISTING

REMOVE BAY AND DEMO WALL  
IF NECESSARY TO CREATE A  
9'-4" OPENING AS SHOWN.  
PATCH AND PAINT WALLS TO  
MATCH EXISTING OF THIS  
ROOM. REPAIR FLOOR AS  
NECESSARY.

EXISTING WALLS

7'-0" ADDITION

1  
A7

2  
A7

EXISTING WALLS

NEW WALLS/ SEE DETAIL 1/A7

INSTALL NEW FLOOR TO MATCH EXISTING

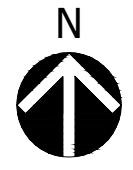
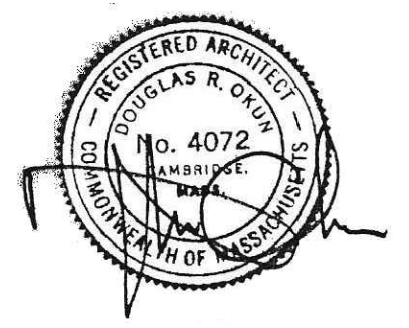
INSTALL NEW LIGHTING  
AND SWITCHES AS SHOWN

INSTALL A NEW 3'-0" DOOR  
WITH 16" WIDE SIDELIGHTS

9'-0" X 4'-0" DOOR CANOPY ABOVE

11'-0" ADDITION

NEW SIDEWALK/ PITCH TO  
DRIVEWAY



**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

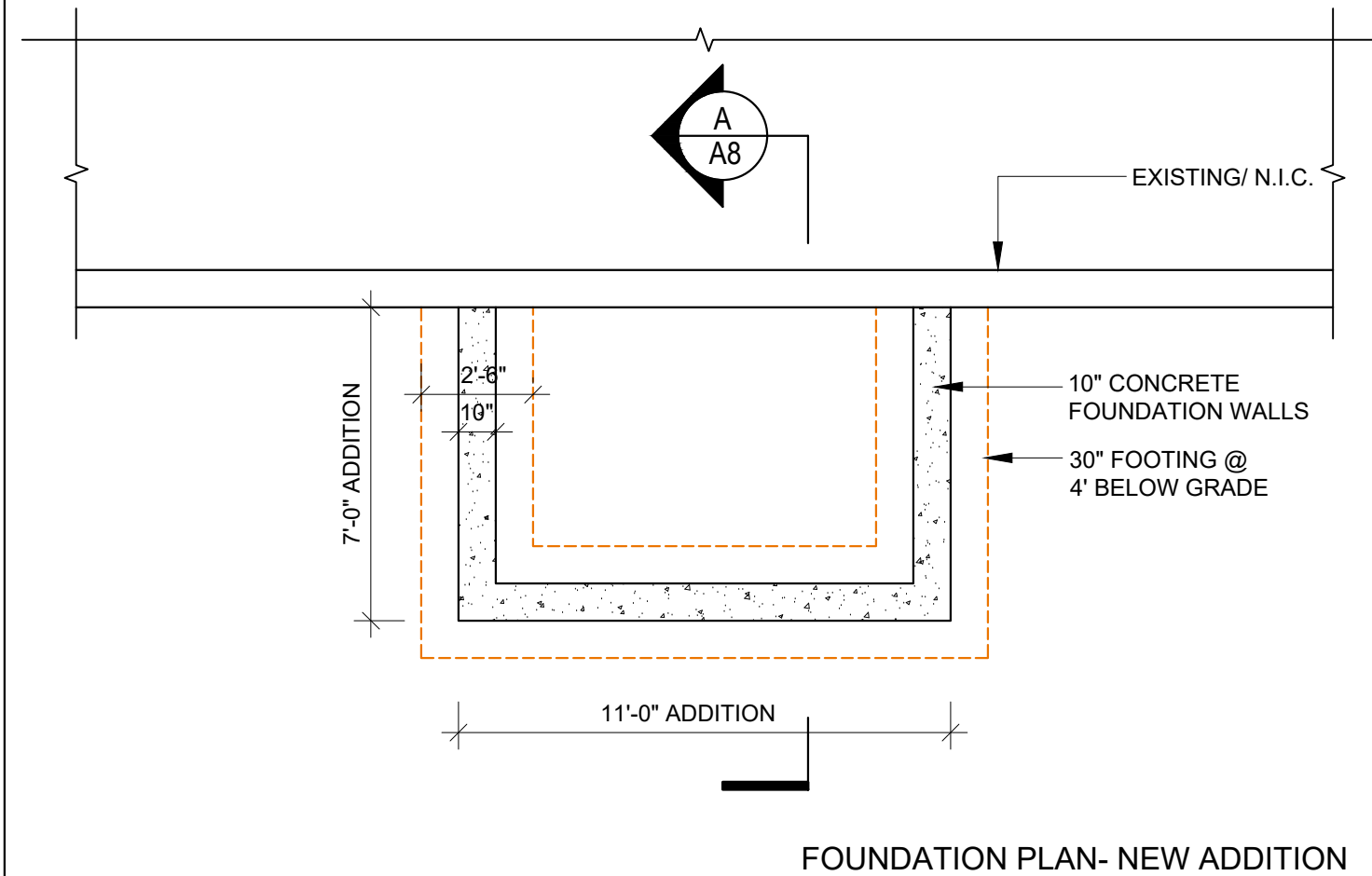
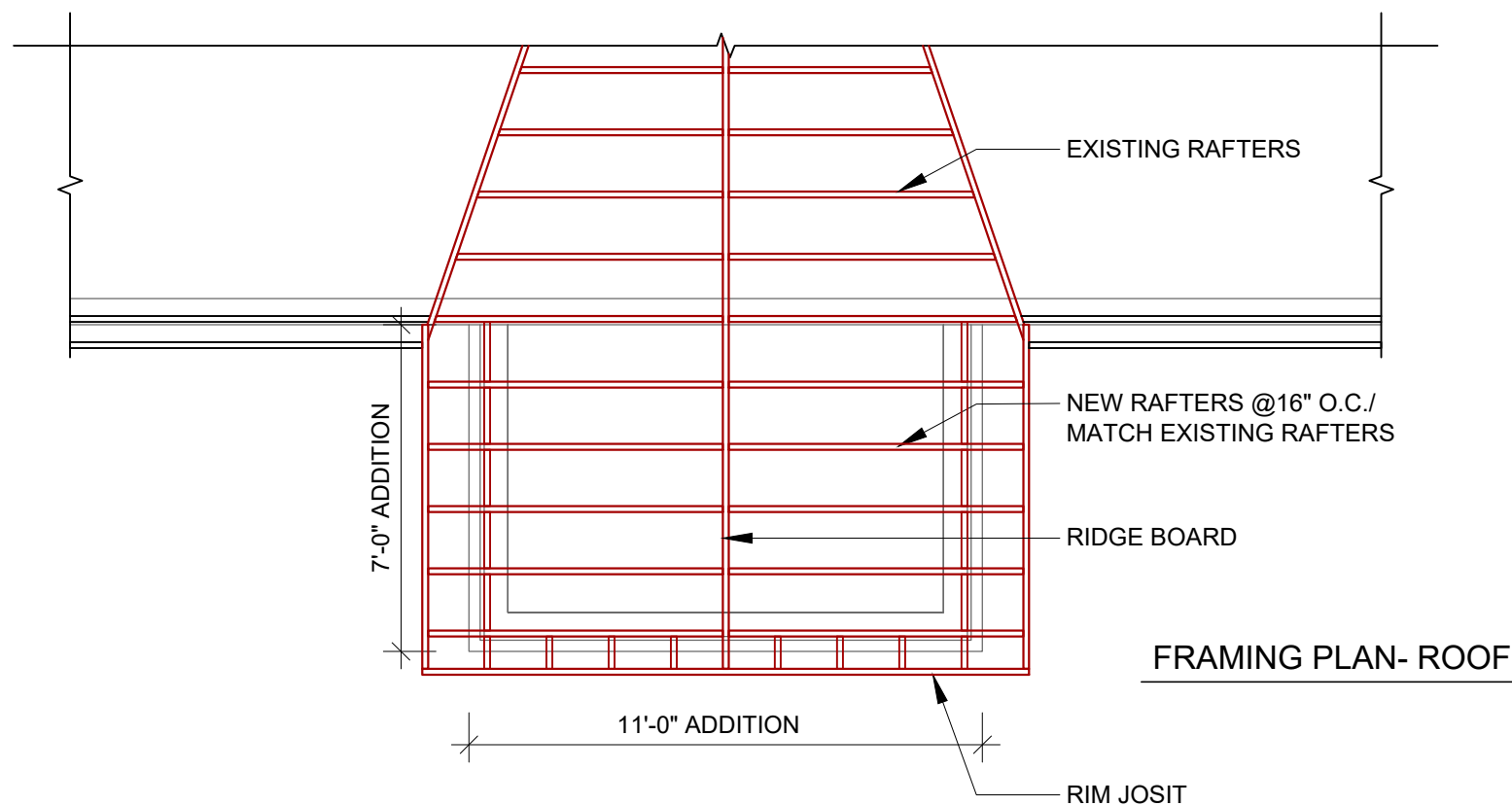
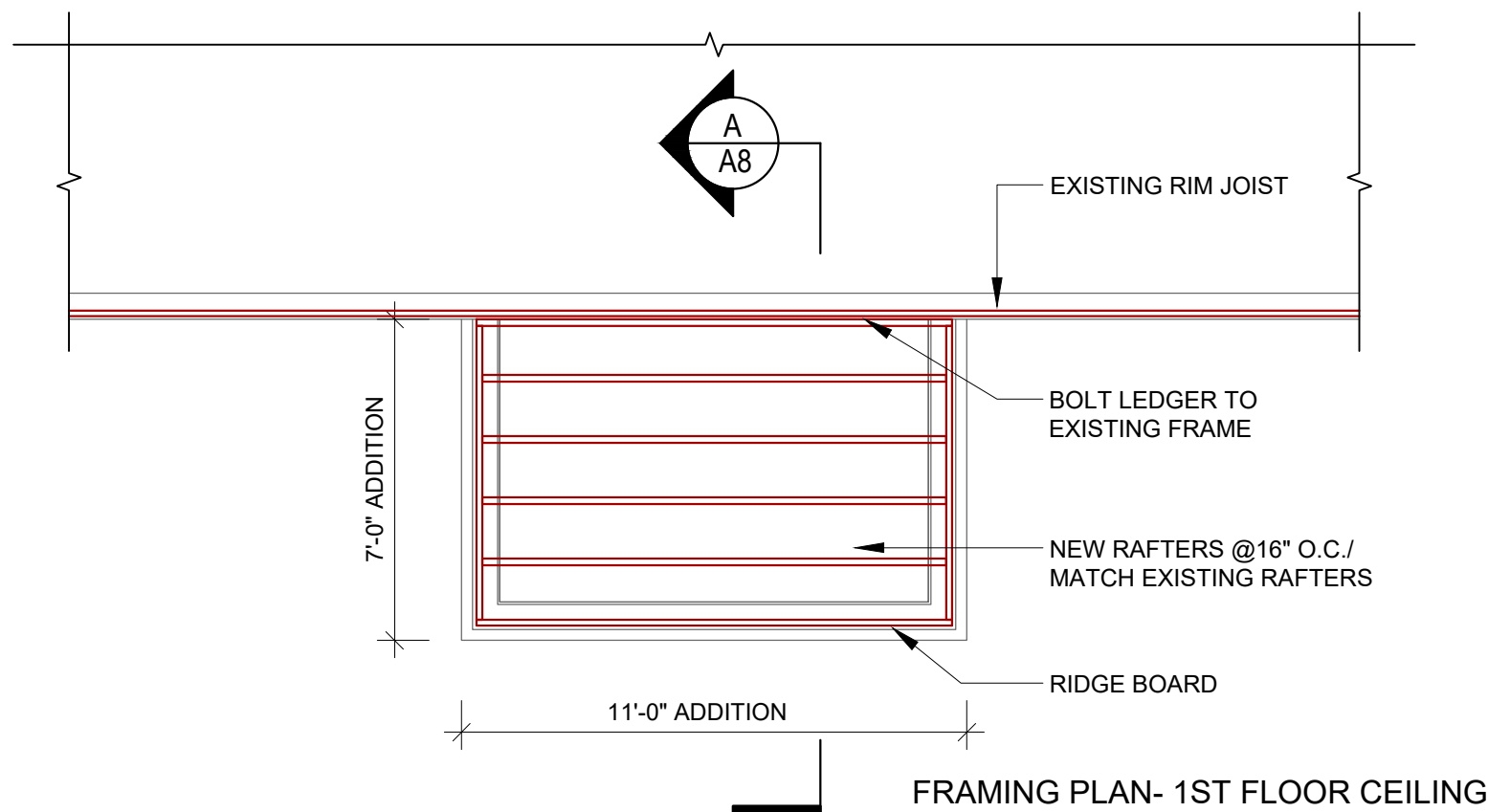
DATE: 07-05-2021  
SCALE: 3/8" = 1'-0"

# A4- NEW ADDITION- CONSTRUCTION

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 491-4600 / doug@doassoc.com / www.dougokun.com



**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

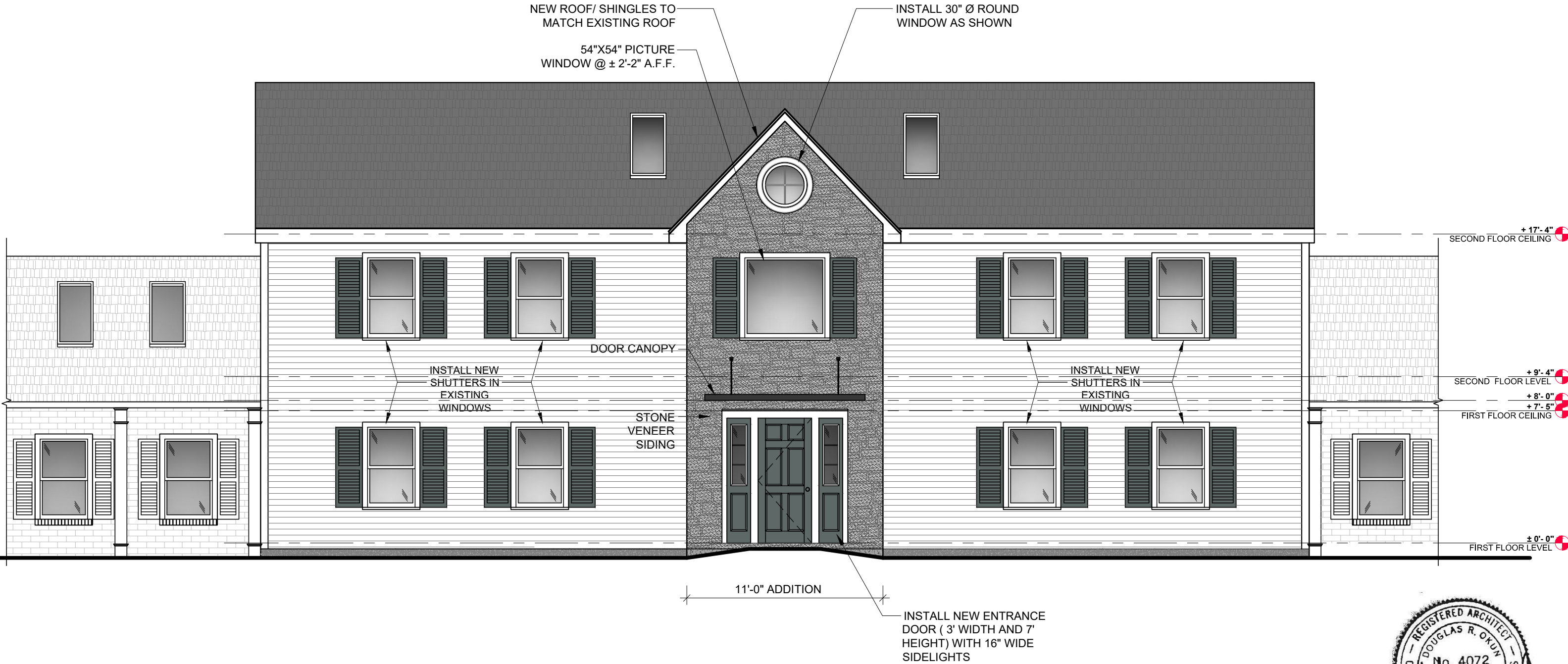
**DOUGLAS OKUN & ASSOCIATES**

DATE: 07-05-2021  
 SCALE: 1/4" = 1'-0"



# A5- FOUNDATION PLAN & FRAMING PLANS

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com



+17'-4" SECOND FLOOR CEILING

+9'-4" SECOND FLOOR LEVEL

+8'-0" FIRST FLOOR CEILING

+7'-5" FIRST FLOOR LEVEL

±0'-0" FIRST FLOOR LEVEL



**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

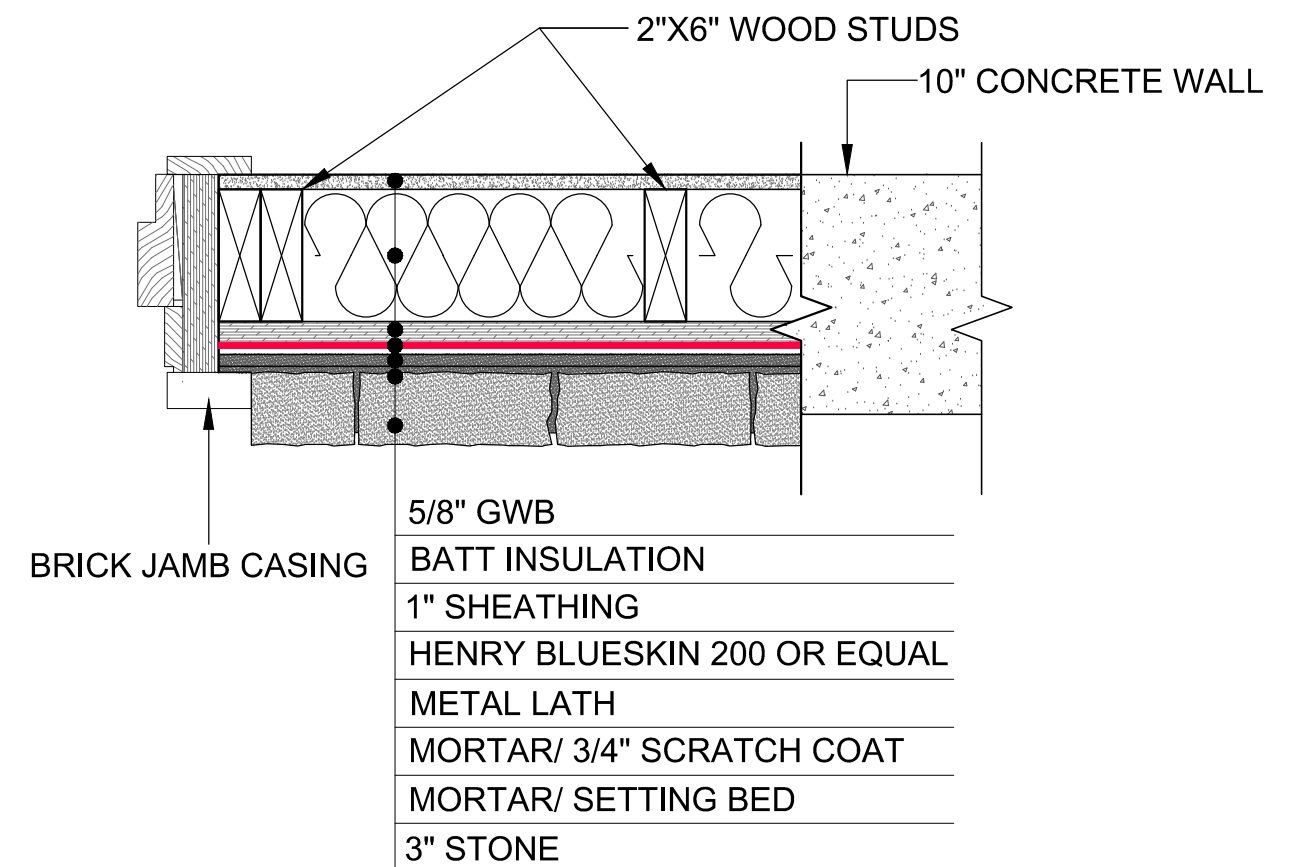
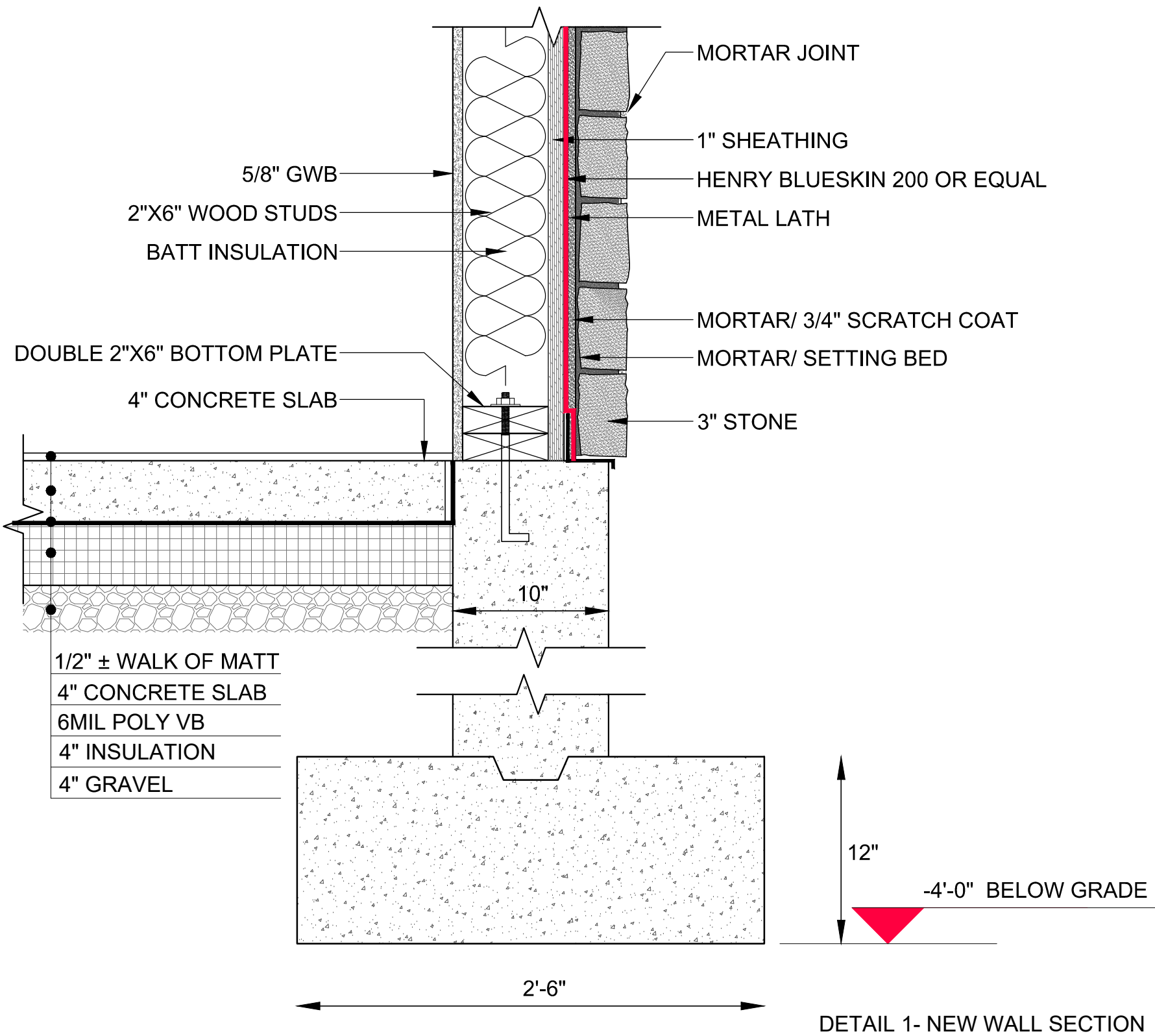
DATE: 07-05-2021  
 SCALE: 3/16" = 1'-0"

**A6- FRONT ELEVATION OF NEW ADDITION**

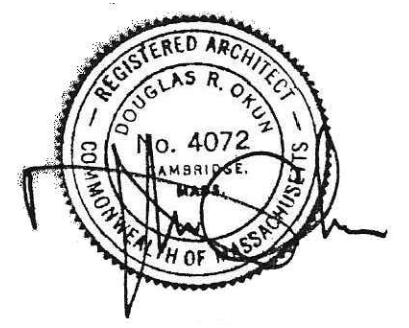
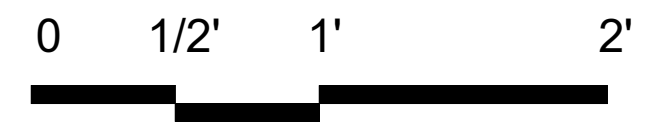
**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com



DETAIL 2



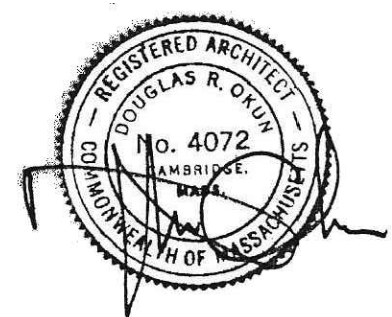
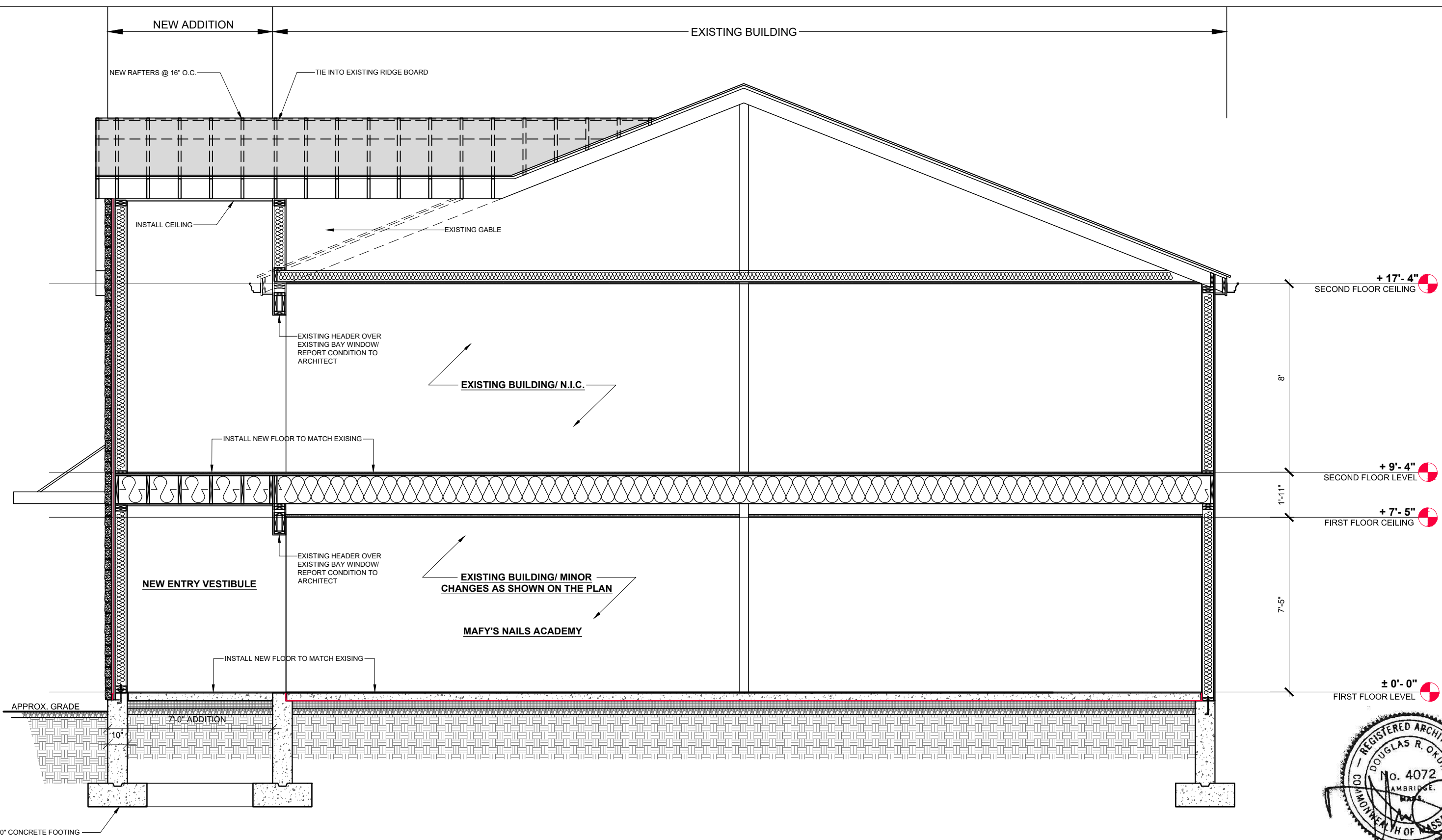
**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

DATE: 07-05-2021  
 SCALE: 1-1/2"=1'-0"

**DOUGLAS OKUN & ASSOCIATES**

**A7- NEW WALL SECTION- DETAILS**

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com

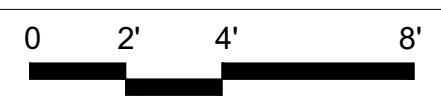


**A PROPOSAL FOR MAFY'S NAILS ACADEMY**  
 300 WEST MAIN ST., UNIT C-3, NORTHBOROUGH, MA 01532

DATE: 07-05-2021  
 SCALE: 1/4" = 1'-0"

**A8- SCHEMATIC BUILDING SECTION A-A**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 491-4600 / doug@doassoc.com / www.dougokun.com



NOTE:  
 PROPERTY LINE INFORMATION WAS COMPILED FROM PLANS ENTITLED: LAND IN NORTHBORO, MASS. FOR MARION C. CORNELL BY JAMES W. CHISHOLM, SURVEYOR DATED JUNE 1975, W.D.R.D. PL. 84, 91B, PL. 94 AND "LAND IN NORTHBORO, MASS. FOR GEORGE RICHARDSON BY JAMES W. CHISHOLM, SURVEYOR, DATED JULY 1977, W.D.R.D. PL. 84, 91B, PL. 17.  
 COLD HARBOR BROOK TAKEN FROM A PLAN ENTITLED "LAND IN NORTHBORO "SEGMENT 1" BY THE COMMONWEALTH OF MASS. WATER RESOURCE COMMISSION.

"I CERTIFY TO FOX MEADOW CROSSING THAT THE BUILDINGS ON THIS PROPERTY ARE LOCATED AS SHOWN AND THAT ALL VISIBLE EASEMENTS AND ENCROACHMENTS ARE SHOWN.

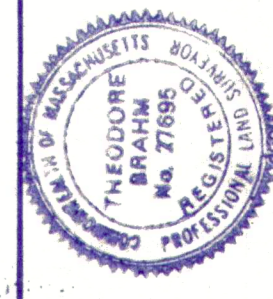
THIS PROPERTY IS NOT WITHIN A WETLAND OR A FLOOD HAZARD ZONE AS DEFINED ON FLOOD HAZARD MAPS OR THE NORTHBORO ZONING MAP, EXCEPT AS SHOWN. THIS CERTIFICATION IS NON-TRANSFERABLE."

Shochee Braken  
 PROFESSIONAL LAND SURVEYOR  
 7/09/14/1985  
 DATE

REV: 12-12-90 - AS-BUILT #300-D  
 REV: 9-27-90 - BUILDING #300-D  
 REV: 11-20-85 - PARTIAL PARKING AREA.

AS BUILT PLAN

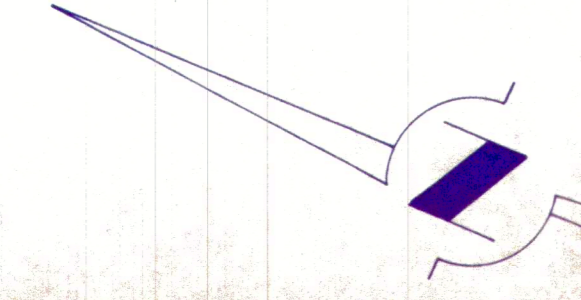
300 WEST MAIN STREET  
 NORTHBORO, MASSACHUSETTS  
 JOB NO. **R3NS08**  
 OWNER: FOX MEADOW CROSSING INC.  
 E.J. FLYNN ENGINEERS, INC.  
 CONSULTING ENGINEERS  
 81 TAUNTON ST. MIDDLEBORO, MA 01545  
 300 W. MAIN ST. NORTHBORO, MA 01561



DATE: 11-8-85  
 SCALE: 1/8" = 1'-0"  
 DRAWN: CM  
 DESIGN: T.B.  
 CHECKED: T.B.  
 DWG. NO.

N/F  
 MARTIN J. &  
 RITA Y. CURRAN

N/F  
 ROBERT W. FLEISCHMAN



TOTAL PARCEL AREA = 11.81 AC.

8127

WEST MAIN STREET

MHB 1823

MHB 565-55-39W

533/55

S 69-47-07 W

126.45

211

20.0

28.3

28.3

20.0

31.6

31.6

31.9

55'

253.9'

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

20.0

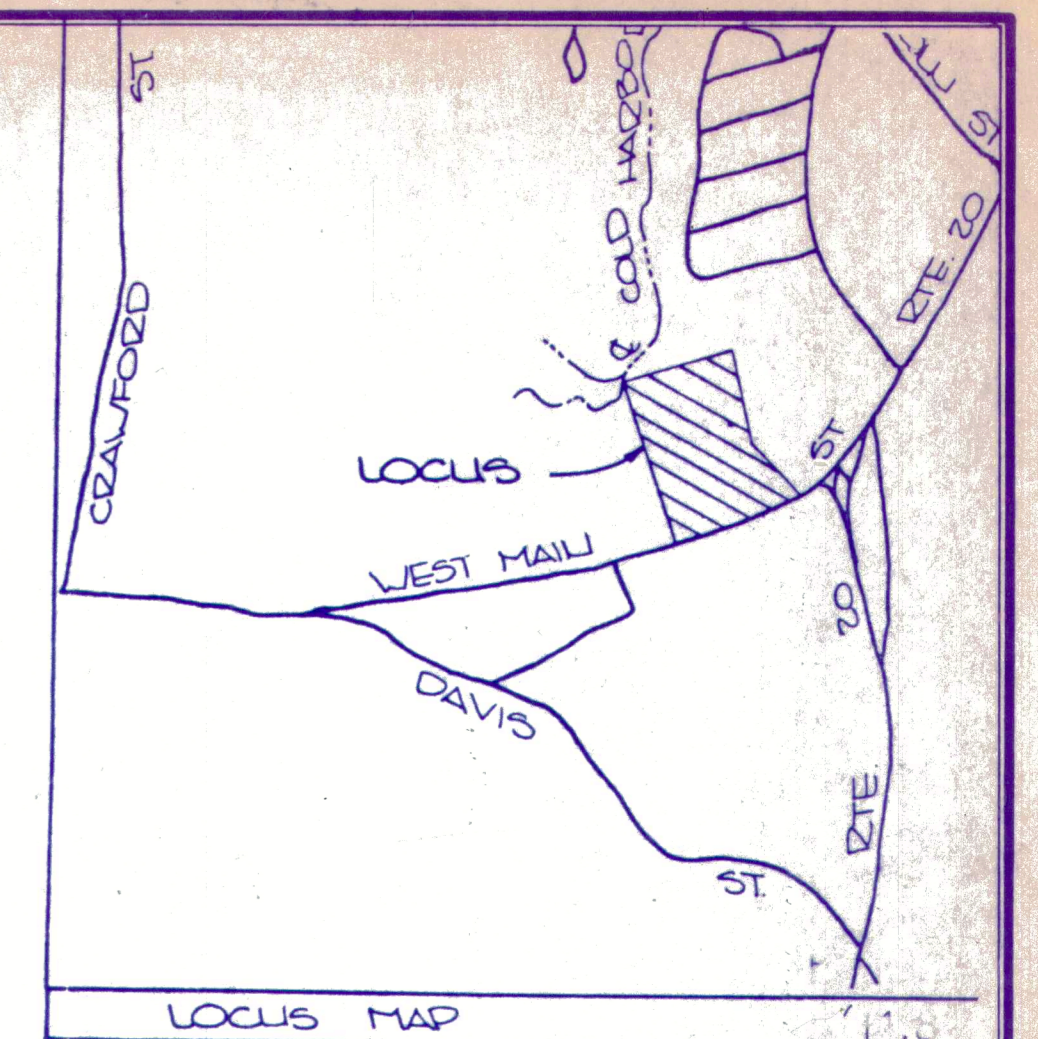
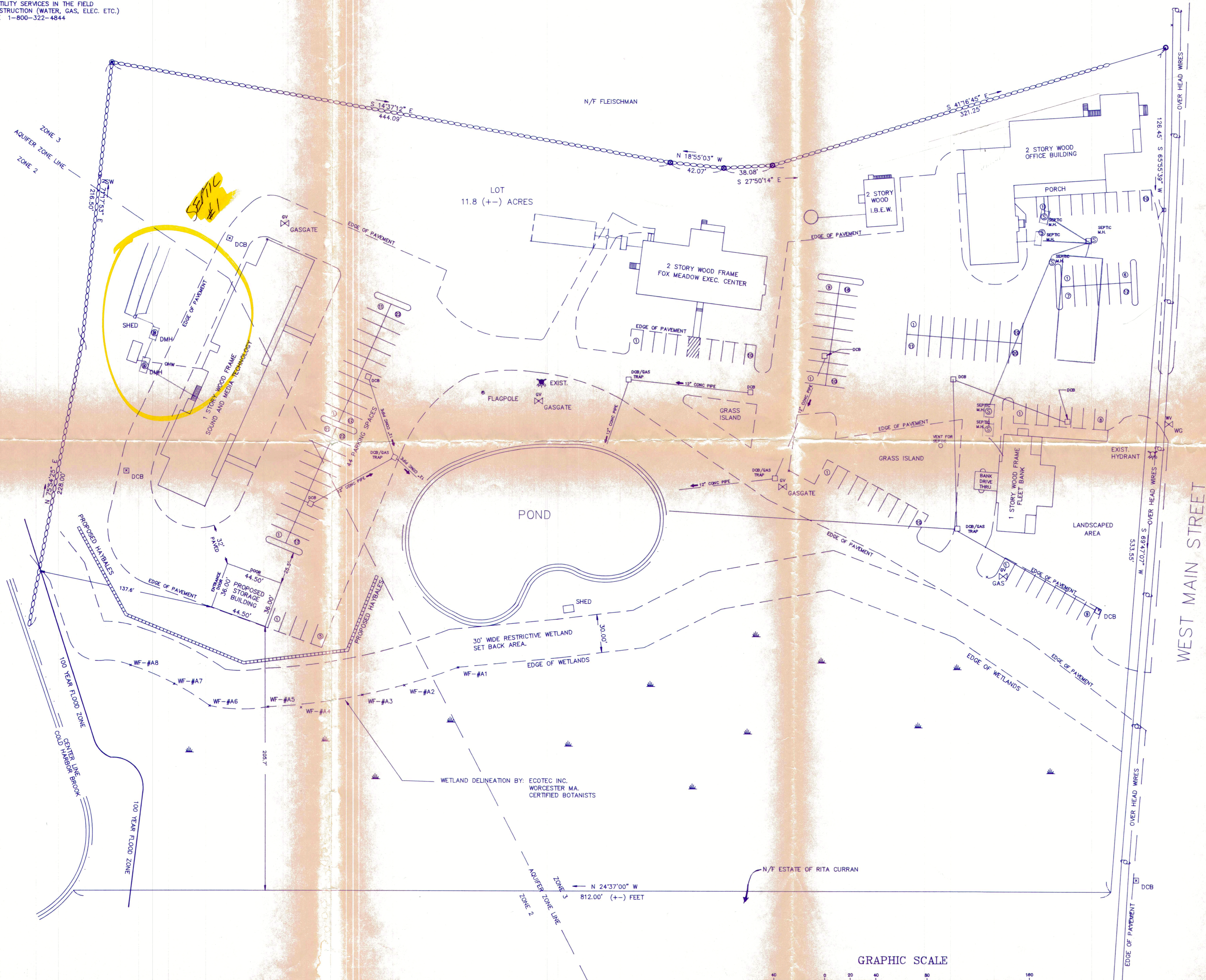
20.0

20.0

20.0

20.0

DIG SAFE NOTE:  
 CONTRACTOR TO VERIFY ACTUAL LOCATION  
 OF EXISTING UTILITY SERVICES IN THE FIELD  
 PRIOR TO CONSTRUCTION (WATER, GAS, ELEC. ETC.)  
 CALL DIG SAFE 1-800-322-4844



ZONED: BB  
 TOTAL PARCEL AREA: (11.8 ACRES)

EXISTING IMPERVIOUS CONDITIONS  
 BUILDINGS: 28,246 S.F.  
 PAVEMENT: 113,138 S.F.  
 TOTAL IMPERVIOUS (EXISTING) CONDITIONS: (141,384 S.F. OR 3.24 ACRES  
 =27.45 % OF SITE

PROPOSED IMPERVIOUS CONDITIONS:  
 (NO CHANGE) PROPOSED 36X44.50' OF STORAGE ACCESSORY BUILDING  
 TO BE CONSTRUCTED IN PARKING LOT.  
 INCREASED RUNOFF: 0% (NO CHANGE)

PARKING:  
 TOTAL FLOOR SPACE (43,770 S.F.)  
 43,770 / 400 S.F. = 109 PARKING SPACES REQUIRED.  
 146 (+) SPACES EXISTING.

SEPTIC #1

SITE PLAN  
 FOR  
 PROPOSED ACCESSORY BUILDING

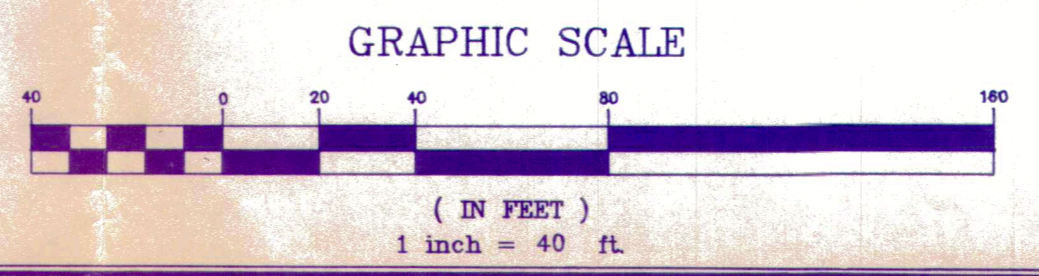
PREPARED FOR  
 FOX MEADOW CROSSING, INC  
 300 WEST MAIN STREET  
 NORTHBORO, MA.

PROPERTY OF  
 FOX MEADOW CROSSING, INC  
 300 WEST MAIN STREET  
 NORTHBORO, MA.



CIVIL ENGINEERS AND LAND SURVEYORS  
**SELTEC - ENGINEERING, INC.**  
 265 MAIN STREET  
 NORTHBORO MA. 01532

DATE: JULY 12, 1996 SCALE: 1"=40'



ZBA CASE # 96-20



*25-cc  
an*

*(2)*

**105271**

**D E E D**

**WEST MAIN STREET, LLC**, a Massachusetts limited liability company with its usual place of business at 21 McGrath Highway, Suite 501, Quincy, Massachusetts 02169, for consideration paid, and in full consideration of LESS THAN ONE HUNDRED <sup># 105270</sup> DOLLARS, ZERO CENTS, U.S., grants to WEST MAIN REALTY TRUST of 21 McGrath Highway, Suite 501, Quincy, MA 02169, with **quitclaim covenants**

See Exhibit A, attached hereto.

Property address is 300 West Main Street, Northboro, Massachusetts.

Being the same premises conveyed to WEST MAIN STREET LLC by deed of FOX MEADOW CROSSING, INC., dated May 28, 1999 and recorded in the Worcester District Registry of Deeds in Book 21525 Page 260.

**In Witness Whereof**, the said WEST MAIN STREET, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by S. John Hajjar, its Manager, hereto duly authorized this 29<sup>th</sup> day of August, 2000.

WEST MAIN STREET, LLC

By: *S. John Hajjar*  
S. John Hajjar, Manager

RECORDED 9 AM SEP -1 2000

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

August 29, 2000

Then personally appeared the above-named S. John Hajjar, Manager, and acknowledged the foregoing to be his free act and deed, and the free act and deed of WEST MAIN STREET, LLC, before me,

By: *Monique E. Bourget*  
Monique E. Bourget, Notary Public  
My commission expires: February 22, 2002

RETURN TO:  
S. John Hajjar, Esq.  
21 McGrath Highway  
Suite 501  
Quincy, MA 02169

*300 West Main St Northboro*

## EXHIBIT A

Parcel No. 1.

The land in said Northboro, with the buildings thereon, containing 11.09 acres, more or less, and bounded and described as follows:

BEGINNING at the southeast corner of the premises on the north side of the State Highway leading from Marlboro to Worcester and at land of Chester Warren, now or formerly;  
 THENCE by said Warren land, N. 31° W. , 21 rods to an angle;  
 THENCE N. 04° W. , 30 ½ rods to a corner;  
 THENCE S. 87° W. , 26 rods to Cold Harbor Brook;  
 THENCE up the brook as the brook runs about 15 rods to an angle to land of Chapdelaine and Guertin, now or formerly;  
 THENCE S. 14° E. , 45 rods to the State Road;  
 THENCE easterly by the north side of said road, 40 rods to the point of beginning.

Being shown on a plan of land entitled: "A Plan of 3 lots of Land belonging to George H. Newton of Northborough, Mass., said lots contain a total of 23 ¼ acres situated on the east side of Cold Harbor and north side of the State Road about one and a half miles west of Northborough Centre, Scale: 8 rods per inch, Allyn P. Phelps," said plan being recorded with the Worcester District Registry of Deeds in Plan Book 60, Plan 27.

Reference is also made to the taking by the Water Resources Commission on June 21, 1962, for the construction of SuAs Co Reservoir A-4C in the Town of Northborough.

Excepting from the above described premises 41,250 square feet of land as shown on a plan entitled "Land in Northboro, Mass. Surveyed for George Richardson Scale 1" = 50'," dated July 1977 and recorded with the Worcester District Registry of Deeds Plan Book 446, Plan 17 and area taken for flood control by the Commonwealth of Massachusetts recorded with the Worcester District Registry of Deeds at Book 4289, Page 47.

Parcel No. 2.

The land in Northboro, Worcester County, Massachusetts on the northerly side of West Main Street and shown on a plan of land entitled "Land in Northboro, Mass. Surveyed for George Richardson Scale 1" = 50' , dated July 1977 James W. Chisholm, Surveyor, Northboro, Mass. and bounded and described as follows:

BEGINNING at a stake set on the northerly side of West Main Street in Northboro, Massachusetts;

THENCE N. 20° 12' 53" W. , 275 feet to a point;

THENCE N. 69° 47' 07" E. , 150 feet to a point;

THENCE S. 20° 12' 53" E. , 275 feet to an iron pin on the said northerly side of West Main Street; The last three courses being by other land of grantors.

THENCE S. 69° 47' 07" W. , 150 feet by the said northerly side of West Main Street to the point of the beginning.

Containing 41,250 square feet of land, more or less.

For title reference, see Deed recorded at Book 21525, Page 261 Worcester District Registry of Deeds.

**ATTEST: WORC. Anthony J. Vigliotti, Register**

---