



Town of Northborough

Office of the Town Engineer

63 Main Street

Northborough, Massachusetts 01532-1994

Office (508) 393-5015 Fax (508) 393-6996

May 24, 2024

Paul Tagliaferri, Chairman
Northborough Zoning Board of Appeals
63 Main Street
Northborough, MA 01532

RE: 343 Hudson Street, Map 30, Parcels 18

Dear Mr. Tagliaferri,

I have reviewed the application for a variance submitted on April 10, 2024, as filed by Attorney George Pember on behalf of BD Homes, LLC for the above referenced property. The site is located entirely within Groundwater Overlay Area 2 and the Residential C Zoning District. The applicant is proposing to remove the existing single family home and to construct a new two family home. The applicant has applied for a variance from the Zoning Bylaw section 7-07-010 D (3) (b) [2] which requires two family residential development located within Groundwater Area 2 to have a minimum lot size of 40,000 sf and this property contains 21,346 sf. This property was the subject of a previous request for a variance which was recommended for approval by the Groundwater Advisory Committee in 2018 and I would also recommend approval of this variance for the following reasons:

- 1) This site has been connected to Town sewer which has been the basis for allowing variances to two family and multi family residential development in a Groundwater Area in the past.
- 2) The removal of the two existing driveway openings on the curve of Hudson Street and the new proposed driveway location on Solomon Pond Road are a significant benefit for vehicular travel.
- 3) This building has been in disrepair for quite some time and this project, once completed will be a benefit to the neighborhood.
- 4) If approved the variance should include a restriction preventing vegetation, stone walls or other landscaping from being installed within the front yard setback which would impair sight distance of vehicles travelling along Solomon Pond Road and Hudson Street.

Sincerely,

A handwritten signature in black ink that reads "Fred Litchfield". The signature is written in a cursive style with a large, prominent "F" and "L".

Fred Litchfield
Town Engineer

Cc: BD Homes, LLC, Applicant
George Pember, Presenter
Laurie Connors, Planning Director
Bob Frederico, Zoning Enforcement Officer/ Building Inspector
file

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