



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. _____

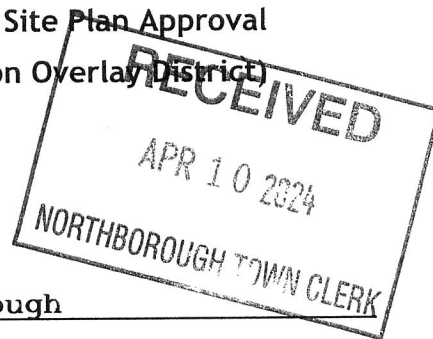
Filing Date: _____

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 343 Hudson street, Northborough

GIS Map # 30 Parcel # 18

Zoning District(s): RC Groundwater Protection Overlay District(s): 2

2. Name of Petitioner(s): BD Homes, LLC

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

Address: 17 Emmons Street, Milford, MA 01757

Telephone #: (508) 488-8119 Email: info@oahomes.net

3. Name of Presenter(s): George Pember

Address: 2 Brigham Street, P.O. Box 394, Northborough, MA 01532

Telephone #: (508) 393-2500 Email: george@northborolawyer.com

4. Name of Owner(s) of Property: BD Homes, LLC

Address: 17 Emmons Street, Milford, MA 01757

Telephone #: (508) 488-8199 Email: info@oahomes.net

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

October 25, 2022
Date

Bruno P. Orlandi
Please Print Name



TOWN OF NORTHBOROUGH PLANNING BOARD

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April 2, 2019

PLANNING BOARD SPECIAL PERMIT WITH SITE PLAN APPROVAL

Location:

343 Hudson Street
Northborough, MA 01532
Map 30 Parcel 18

Applicant/Owner:

E&G Home Improvement, LLC
299 Church Street - Apt. 1
Marlborough MA 01752

Engineer:

Connorstone Engineering, Inc.
10 Southwest Cutoff - Suite 7
Northborough MA 01532

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PROCEDURAL BACKGROUND

An application for a Special Permit for a one Two-Family Dwelling Unit with Site Plan Approval was submitted on February 8, 2019 for property located at 343 Hudson Street owned by E&G Home Improvement, LLC. The applicant proposes the renovation of an existing single family dwelling unit into a two-family dwelling unit upon a tract of land consisting of 21,344 square feet of land. The proposed two-family dwelling unit is shown on a set of plans entitled "Site Plan of 343 Hudson Street in Northborough MA" dated September 6, 2018 and revised on September 20, 2018 and December 18, 2018, and prepared by Connorstone Engineering Inc.

The proposed development requires the following permits from the Planning Board:

- a) Special Permit pursuant to Section 7-05-030, Table of Uses, to permit two-family dwelling unit in the Residential C District; and
- b) Site Plan Approval pursuant to Section 7-30-050 A(2).

EXHIBITS

Submitted for the Board's consideration:

1. Application submitted to the Town Clerk on February 8, 2018;

2. Site plan entitled "Site Plan of 343 Hudson Street in Northborough MA" dated September 6, 2018 with revision dates of September 20, 2018 and December 18, 2018, and prepared by Connorstone Engineering Inc.;
3. Plans labeled "Renovation/Addition 343 Hudson Street, sheets T-1, D-1, D-1.1, A-1, A-1.1, A-2, A-2.1 and A-3 dated January 20, 2019, prepared by Vina Design Inc.;
4. Review letter dated February 12, 2019 from David Parenti, Fire Chief;
5. Review memo dated March 4, 2019 from Michelle, Gillespie, Chairman, Design Review Committee; and
6. Review letter dated March 5, 2019 from Fred Litchfield, Town Engineer.

PUBLIC HEARING & FINDINGS:

Public Hearing:

A public hearing was held on March 5, 2019 and was advertised in the February 15, 2019 and February 22, 2019 editions of the Worcester Telegram and Gazette. The Planning Board closed the hearing on March 5, 2019.

All five members were present at the hearing.

Representing the Applicant, Vito Colonna PE from Connorstone Engineering Inc. and Attorney George Pember made the presentation at the March 5, 2019 hearing.

The Design Review Committee recommended approval of the design and the site plan for the two-family dwelling unit.

Findings:

1. The subject property at 343 Hudson Street is located in the Residential C District and entirely within Groundwater Protection Overlay District Area 2. The property is surrounded by single-family homes, two-family homes, three townhouse developments, a dog kennel, and a restaurant.
2. The site is zoned appropriately for residential development.
3. Single-family dwelling units are allowed by right in accordance with Section 7-05-030 Table of Uses, Table 1, Table of Uses, Part A, Residential Districts.
4. Two-family dwelling units are allowed by Special Permit in accordance with 7-05-030 Table of Uses, Table 1, Table of Uses, Part A, Residential Districts.
5. The Applicant is proposing to convert the existing home, built in 1800, to a two-family dwelling unit. Previously, the house has been used as a multi-family dwelling unit, a two-family dwelling unit, and most recently as a single-family dwelling unit.

6. The Applicant is proposing to add approximately 500 square feet to the existing structure.
7. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
8. The Design Review Committee met with the Applicant and recommends approval of the proposed two-family dwelling unit design.
9. In the Residential C District, the minimum allowed lot area is 30,000 square-feet for a two-family dwelling unit. The subject property is 21,346 square-feet in area and received a Variance from Section 7-06-030J(5) per Case No. 18-15.
10. In Groundwater Protection Overlay District Area 2, the minimum allowed lot area is 40,000 square-feet and the subject property is 21,364 square feet in area. A Variance from Section 7-07-010D(3)(b)[2] was received per Case No. 18-15.
11. In addition, in Groundwater Protection Overlay District Area 2, a Special Permit is required per Section 7-07-010D(3)(b)[2] and the Special Permit was granted per Case No. 18-15.
12. Also, a Site Plan Approval is required per Section 7-03-050A(2), Administration and Enforcement, Site Plans, Applicability, Special Permit with Site Plan Approval, for the use of a two-family home on the subject property that requires a Special Permit from the Zoning Board of Appeals, to allow the renovation of an existing multi-family home to a two-family home on the property located at 343 Hudson Street, Map 30, Parcel 18. The Special Permit Site Plan Approval was granted per Case No. 18-15.
13. Both of the two dwelling units of the proposed two-family home will be 1,700 square feet in area; will have three bedrooms on their second floor; will have their own separate basement space; and will have the use of one space in a proposed two-car garage.
14. The subject site is connected to town water and sewer services, and natural gas.
15. In a letter to the Town of Northborough Planning Board from David Parenti, Fire Chief, dated February 12, 2019, RE: Site Plan Approval and Special Permit for 343 Hudson Street, Chief Parenti states he has reviewed the Application for the subject address and there are no concerns for the Fire Department as presented.
16. In a letter to Theresa Capobianco, Chairman, Northborough Planning Board, from Fred Litchfield, Town Engineer, dated March 5, 2019, RE: 343 Hudson Street, Map 30, Parcel 18, Mr. Litchfield stated ten conditions he recommends be incorporated into the decision for the conversion of an existing single-family home to a two-family home.
17. The footprint of the proposed two-family house will be substantially the same as the existing home; and the exterior of the proposed two-family home will look like a single-family home. Therefore the proposed two-family dwelling unit will not adversely affect the neighborhood nor will it cause be any nuisance or serious hazard to vehicles or pedestrians.

18. No additional parking will be required, and dangerous entrances to Hudson Street and Solomon Pond Road have been proposed to be eliminated.
19. The site is an appropriate location for the proposed use.
20. The change of use of the existing single-family home to a two-family home meets, and will not derogate from, the purpose and intent of the Northborough Zoning Bylaw.
21. Adequate and appropriate facilities will be provided for the proper operation of the use of the proposed two-family dwelling, and the use will conform to any special requirements of the special permit granting authority as stated in its written decision.
22. The action sought is in substantial harmony with the Northborough Master Plan and other plans approved or amended from time to time by the Northborough Planning Board.
23. The action sought will not constitute substantial detriment to the public good and may be given without nullifying or substantially derogating from the intent or purpose of the Northborough Zoning Bylaw.

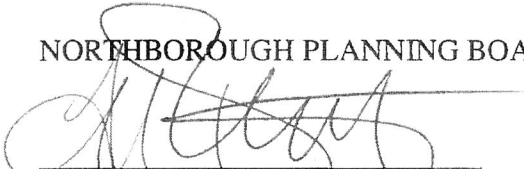
DECISION:

The Planning Board voted five in favor, none opposed to approve the Special Permit and Special Permit Site Plan Approval for the two-family dwelling unit with the following conditions:

1. Site plan shall be revised to show correct lot size of 21,344 square feet.
2. Site plan shall be revised to show topography, limits of pavement, and all utilities (sewer, water, gas, electric and drain) in Hudson Street and Solomon Pond Road and all connections to the building.
3. Site plan shall be revised to show sight distance in each distance from the proposed driveway.
4. The proposed parking spaces shall not sheet flow into the proposed infiltration trench without a water quality structure.
5. The proposed driveway shall not sheet flow onto Solomon Pond Road.
6. The proposed driveway will require a road opening permit from the DPW prior to the start of any construction on the driveway.
7. Additional water and sewer betterment fees shall be paid to the DPW prior to the issuance of any building permits.
8. If separate water meters are to be requested by the applicant, a separate water connection for each dwelling unit will be required in Hudson Street.
9. Upon incorporation of comments 1-8 onto the final site plan, the plan shall be reviewed and approved by the Town Engineer prior to the start of any construction.

10. An as-built plan of the entire site shall be submitted to the Town Engineer for approval prior to the issuance of a certificate of occupancy. The as-built plan for the entire site shall include, at a minimum and as applicable to the project, a permanent benchmark, elevation of all utilities, pipe inverts and outlets, pipe sizes, materials, slopes; all drainage structures; limits of clearing, grading and fill; all structures, pavement; contours; and all dates of fieldwork. The drainage system shall also be certified by a Professional Engineer stating the drainage system was built substantially in accordance with the design and will perform as designed. Upon approval by the Town Engineer one (1) mylar and three (3) paper copies of the as-built plan shall be submitted in addition to an electronic copy compatible with the Town's GIS system. The as-built plan shall be based on the Town's vertical datum (NAVD 88) and the horizontal datum (NAD 83).

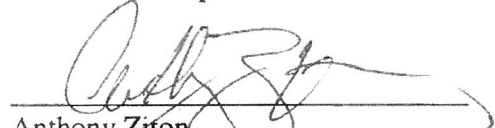
NORTHBOROUGH PLANNING BOARD



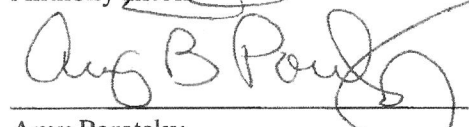
Theresa Capobianco, Chairman




Michelle Gillespie



Anthony Ziton



Amy Poretsky



Kerri Martinek

Cc Applicant
Town Engineer
Inspector of Buildings/Zoning Enforcement Officer
Town Clerk



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

DECISION

ZBA CASE NO. 18-15

PROPERTY LOCATION: 343 Hudson Street

PETITIONER and PROPERTY OWNER: E & G Home Improvement, LLC

RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS: Bk: 57739 Pg: 129

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This document is the **DECISION** of the Northborough Zoning Board of Appeals on the petition of E & G Home Improvement, LLC, for Variances, Special Permit, Groundwater Protection Overlay District, and a Special Permit with Site Plan Approval and to allow the conversion of a single-family home to a two-family home on the property located at 343 Hudson Street, Map 30, Parcel 18, in the Residential C District and Groundwater Protection Overlay District Area 2.

APPLICATION

1. On July 27, 2018, the Applicant filed with the Town Clerk an Application for Hearing before the Zoning Board of Appeals for:
 - A **Variance** from Section 7-06-030J(5), Density and Dimensional Regulations, Supplemental Regulations, Residential C, to allow the lot area of the subject site, for the conversion of a single-family home to a two-family home, to be less than the required 30,000 square feet (21,344 square feet) in the Residential C District;
 - A **Variance** from Section 7-07-010D(3)(b)[2], Groundwater Protection Overlay, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow the lot area of the subject site in Groundwater Protection Overlay District Area 2, to be less than the required 40,000 square feet (21,344 square feet);
 - A **Special Permit** per Section 7-07-010D(3)(b)[2] Groundwater Protection Overlay District, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow a proposed two-family home in Groundwater Protection Overlay District Area 2 on the subject property; and
 - A **Site Plan Approval** per Section 7-03-050A(2), Administration and Enforcement, Site Plans, Applicability, Special Permit with Site Plan Approval, for the use of a two-family home on the subject property that requires a Special Permit from the Zoning Board of Appeals, to allow the renovation of an existing single-family home to a two-family home on the property located at 343 Hudson Street, Map 30, Parcel 18.

2. Notice of the public hearing was duly published in "THE WORCESTER TELEGRAM & GAZETTE" on Monday, July 9, 2018 and Monday, July 16, 2018; and was mailed to abutters and other parties in interest on July 31, 2018.

EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

1. Application for Hearing before the Zoning Board of Appeals, including:
 - a. A Zoning Interpretation Memo to George Pember from Robert Frederico , Inspector of Buildings/Zoning Enforcement Officer, Dated July 25, 2018, RE: 343 Hudson Street, Zoning Determination/2 Family;
 - b. A Quitclaim Deed for 343 Hudson Street, Northborough, MA, 01532, recorded at the Worcester District Registry of Deeds on 9/14/2017, Bk: 57730 Pg: 129;
 - c. A certified abutters list for parcels 300 feet from 343 Hudson Street, Northborough, MA, signed by Julie Brownlee for the for the Town of Northborough Board of Assessors, and a GIS Viewer map of the site, both dated July 23, 2018;
 - d. A WebPro property record card for 343 Hudson Street, Parcel ID 030.-0018-0000.0;
 - e. An 11" x 17" black and white plan entitled "SITE PLAN OF 33 HUDSON STREET" dated September 6, 2018, revised 9-20-18, prepared for Correa Real Estate Investments by Connorstone Civil Engineering and Land Surveyors, signed and stamped by Vito Colonna, Registered Professional Engineer; and
 - f. A set of eight 17" x 11" plan sheets and eight 17" x 11" photos entitled "Proposed Renovation: 343 Hudson Road, Northborough, MA" by M F Engineering & Designs, Inc., with plan sheets identified as: Sheet Number 1, Floor Plan; Sheet Number 2; Sheet Number 3; Sheet Number 4; Sheet Number 5; Sheet Number 6; Sheet Number 7, and Sheet Number 8; and eight unidentified color photos showing a house and the property on which it is located.
2. A letter to the Town of Northborough Zoning Board of Appeals from David Parenti, Fire Chief, dated July 30, 2018, RE: Variance and Special Permit (Groundwater Protection Overlay District) dated July 25, 2018 for 343 Hudson Street;
3. A letter to Dick Rand, Chairman, Northborough Zoning Board of Appeals, from Fred Litchfield, Town Engineer, on behalf of the Groundwater Advisory Committee, dated August 28, 2018, RE: 343 Hudson Street, Map 30, Parcel 18.

HEARING

Applicant Hugo Correa, E&G Home Improvement, LLC, and Attorney George Pember, representing the Applicant, presented the Application at a duly noticed public hearing of the Board on August 28, 2018 and September 25, 2018, in Conference Room B of the Northborough Town Offices, 63 Main Street, Northborough, MA 01532.

Voting members Mark Rutan, Fran Bakstran, Brad Blanchette, Paul Tagliaferri; and alternate member Jeffrey Leland, were present throughout the proceedings on **August 28, 2018**. Mr. Rutan was acting Chairman in the absence of Chairman Richard Rand.

Voting members Brad Blanchette, Chairman; Fran Bakstran, Mark Rutan, Paul Tagliaferri and Jeffrey Leland were present throughout the proceedings on **September 25, 2018**. Member Dick Rand, and alternate member Leslie Harrison, were present, but were not present for the opening of the public hearing on August 28, 2018.

At the meeting on August 28, 2018, Mr. Pember introduced the Applicant, Hugo Correa, E & G Home Improvement, LLC, and explained Mr. Correa wants to convert the existing single-family house, built in 1800, to a two-story house on the property at 343 Hudson Street. He stated the subject site at 343 Hudson Street is part of the abutting property known as O Overlook Park. He explained the site is unusual in that it is on a curve on Hudson Street and Solomon Pond Road. Mr. Pember noted the existing single-family home has been completely gutted and changes to the exterior of the house are planned.

The Applicant distributed a draft site plan and reviewed it with those present. He explained both of the two proposed dwelling units will be 1,700 square feet in area; and will have three bedrooms on each second floor. Each of the two dwelling units will include one space in a proposed two-car garage, and their own basement space. Mr. Pember noted the exterior of the house will look like a single family home.

Mr. Pember stated the site has recently been connected to town water and sewer services, and natural gas. In addition, an existing home heating fuel tank has been removed.

Mr. Pember explained the Applicant is seeking a **Variance** from Section 7-06-030J(5), Density and Dimensional Regulations, Supplemental Regulations, Residential C, to allow the lot area of the subject site, for development of a two-family home, to be less than the required 30,000 square feet (21,344 square feet) in the Residential C District; a **Variance** from Section 7-07-010D(3)(b)[2], Groundwater Protection Overlay, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow the lot area of the subject site in Groundwater Protection Overlay District Area 2, to be less than the required 40,000 square feet (21,344 square feet); a **Special Permit** per Section 7-07-010D(3)(b)[2] Groundwater Protection Overlay District, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow a proposed two-family home in Groundwater Protection Overlay District Area 2, on the subject property; and **Site Plan Approval** per Section 7-03-050A(2), Administration and Enforcement, Site Plans, Applicability, Special Permit with Site Plan Approval, for the use of a two-family home on the subject property that requires a Special Permit from the Zoning Board of Appeals, to allow the renovation of an existing single-family home to a two-family home on the property located at 343 Hudson Street, Map 30, Parcel 18.

The public hearing was continued to the ZBA meeting scheduled for September 25, 2018.

The public hearing was closed on September 25, 2018.

FINDINGS OF FACT

1. The subject property at 343 Hudson Street is located in the Residential C District and entirely in Groundwater Protection Overlay District Area 2.
2. The Applicant is proposing to convert the single-family home on the subject site, which was built in 1800, to a two-family dwelling.
3. In the Residential C District, the minimum allowed lot area is 30,000 square-feet. The subject property is 21,346 square-feet in area and therefore, a Variance is required from Section 7-06-030J(5), Density and Dimensional Regulations, Supplemental Regulations, Residential C, to allow the lot area of the subject site, for the development of a two-family home, to be less than the required 30,000 square feet (21,344 square-feet).
4. In Groundwater Protection Overlay District Area 2, the minimum allowed lot area is 40,000 square-feet and the subject property is 21,364 square feet in area. Therefore, a Variance is required from Section 7-07-010D(3)(b)[2], Groundwater Protection Overlay, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow the lot area of the subject site in Groundwater Protection Overlay District Area 2, to be less than the required 40,000 square feet (21,346 square-feet).
5. In addition, in Groundwater Protection Overlay District Area 2, a Special Permit is required per Section 7-07-010D(3)(b)[2] Groundwater Protection Overlay District, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow a single-family home to be converted to a two-family home, on the property located at 343 Hudson Street.
6. Also, a Site Plan Approval is required per Section 7-03-050A(2), Administration and Enforcement, Site Plans, Applicability, Special Permit with Site Plan Approval, for the use of a two-family home on the subject property that requires a Special Permit from the Zoning Board of Appeals, to allow the renovation of an existing single-family home to a two-family home on the property located at 343 Hudson Street, Map 30, Parcel 18.
7. Both of the two dwelling units of the proposed two-family home will be 1,700 square feet in area; will have three bedrooms on their second floor; will have their own separate basement space; and will have the use of one space in an existing two-car garage and each unit will have a second egress for each dwelling unit of the two-family home.
8. The exterior of the house will look like a single-family home.
9. The subject site is connected to town water and sewer services, and natural gas.

10. In a letter to the Town of Northborough Zoning Board of Appeals from David Parenti, Fire Chief, dated July 30, 2018, RE: Variance and Special Permit (Groundwater Protection Overlay District) dated July 25, 2018 for 343 Hudson Street, Chief Parenti states he has reviewed the Variance and Special Permit for the subject address and there are no concerns for the Fire Department as presented.
11. In a letter to Dick Rand, Chairman, Northborough Zoning Board of Appeals, from Fred Litchfield, Town Engineer, on behalf of the Groundwater Advisory Committee, dated August 28, 2018, RE: 343 Hudson Street, Map 30, Parcel 18, Mr. Litchfield stated the Groundwater Advisory Committee voted to recommend approval of the special permit and variance requested for the conversion of an existing single-family home to a two-family home, with conditions.
12. In a letter to Brad Blanchette, Chairman, Northborough Zoning Board of Appeals, from Fred Litchfield, Town Engineer, on behalf of the Groundwater Advisory Committee, dated September 25, 2018, RE: 343 Hudson Street, Map 30, Parcel 18, Mr. Litchfield stated the Groundwater Advisory Committee, at their meeting held on September 11, 2018, reviewed the revised site plan of 343 Hudson Street dated September 6, 2018 as prepared by Connorstone Engineering, Inc. and recommended approval as the plan addressed their previous concerns.
13. The subject site is unusual in that it is oddly shaped due to its location on both Hudson Street and Solomon Pond Road, and is on a curve on both of those streets.
14. The subject house was formerly a single-family house.
15. The footprint of the proposed two-family house will be substantially the same as the existing single-family home; and the exterior of the proposed two-family home will look like a single-family home.
16. No additional parking will be required, and dangerous entrances to Hudson Street and Solomon Pond Road have been proposed to be eliminated.
17. The site is an appropriate location for the proposed use.
18. The footprint of the proposed two-family home will be substantially the same, and therefore will not adversely affect the neighborhood nor will there be any nuisance or serious hazard to vehicles or pedestrians.
19. The change of use of the existing single-family home to a two-family home meets, and will not derogate from, the purpose and intent of the Groundwater Protection Overlay District, Section 7-07-010, of the Northborough Zoning Bylaw.
20. Adequate and appropriate facilities will be provided for the proper operation of the use of the proposed two-family dwelling, and the use will conform to any special requirements of the special permit granting authority as stated in its written decision.

21. Due to circumstances relating to the age of the house, built in 1800; the odd shape of the lot, located on a curve at Hudson Street and Solomon Pond Road; and with less than the required lot area in both the Residential C District and Groundwater Protection Overlay District Area 3, affecting the subject property but not necessarily property in the same zoning district, a literal interpretation of the Zoning Bylaw would involve substantial hardship.
22. The relief sought will not constitute substantial detriment to the public good and may be given without nullifying or substantially derogating from the intent or purpose of the Northborough Zoning Bylaw.

DECISION

1. On September 25, 2018, after due consideration of the Application, the Board voted unanimously to **GRANT** a **VARIANCE** from Section 7-06-030J(5), Density and Dimensional Regulations, Supplemental Regulations, Residential C, to allow the lot area of the subject site, for development of a two-family home, to be 21,344 square feet in area (30,000 square-feet required) in the Residential C District, located at 343 Hudson Street Map 30, Parcel 18.
2. On September 25, 2018, after due consideration of the Application, the Board voted unanimously to **GRANT** a **VARIANCE** from Section 7-07-010D(3)(b)[2], Groundwater Protection Overlay, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow the lot area of the subject site in Groundwater Protection Overlay District Area 2, to be 21,346 square-feet, (40,000 square feet required) on the property located at 343 Hudson Street, with the following conditions:
 - a. The impervious cover shall be limited to the amounts shown on the plan dated September 20, 2018 as prepared by Connorstone Engineering which indicates the existing impervious area of 6,273 sf will be reduced by 495 sf resulting in a proposed impervious area of 5,778 sf.
 - b. The rights and/or ownership the subject site has within Overlook Park shall be confirmed by the Applicant and provided to the Town Engineer prior to the issuance of any building permit.
 - c. All roof runoff shall be recharged in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy.
3. On September 25, 2018, after due consideration of the Application, the Board voted unanimously to **GRANT** a **SPECIAL PERMIT** per Section 7-07-010D(3)(b)[2], Groundwater Protection Overlay District, Use Regulations, Area 2, Two-Family and Multi-Family Residential Development, to allow a single-family home to be converted to a two-family home, on the property located at 343 Hudson Street, in Groundwater Protection Overlay District Area 2.
4. On September 25, 2018, after due consideration of the Application, the Board voted unanimously to **GRANT** a **SITE PLAN APPROVAL** per Section 7-03-050A(2), Administration and Enforcement, Site Plans, Applicability, Special Permit with Site Plan Approval, for the use of a two-family home on the subject property that requires a Special Permit from the

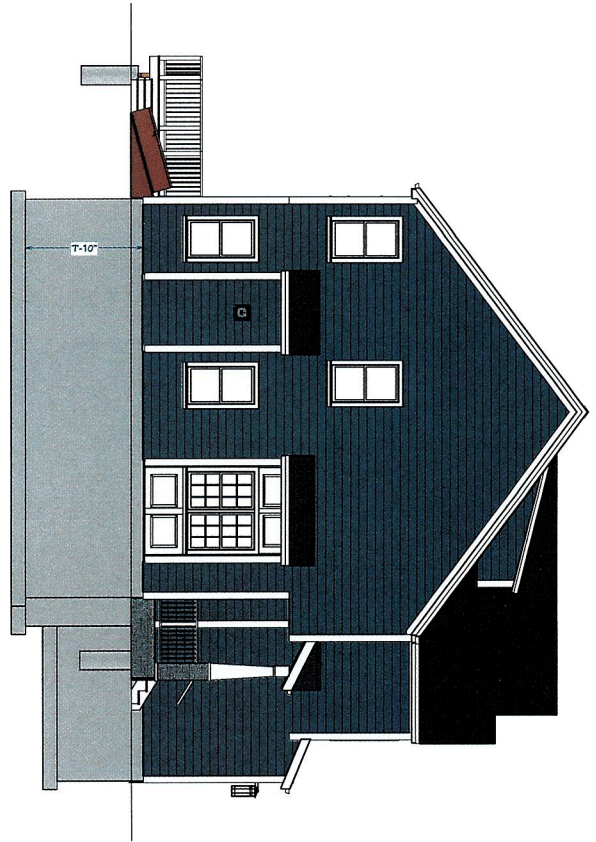
Zoning Board of Appeals, to allow the conversion of an existing single-family home to a two-family home on the property located at 343 Hudson Street.

5. Appeals, if any from this decision shall be made pursuant to Massachusetts General Laws, Ch. 40A, Sec. 17 and shall be filed within twenty (20) days after the date of filing of this decision in the office of the Town Clerk.
6. The **VARIANCES** and the **SPECIAL PERMIT** shall not take effect until a copy of the decision bearing the certificate of the Town Clerk is recorded with the Worcester District Registry of Deeds in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 11 and 15 stating that "twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied."
7. If the rights authorized by the **VARIANCES** are not exercised within one year from the time of granting, they shall lapse in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 9.
8. If the rights authorized by the **SPECIAL PERMIT** are not exercised within two years from the time of granting, they shall lapse in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 9.

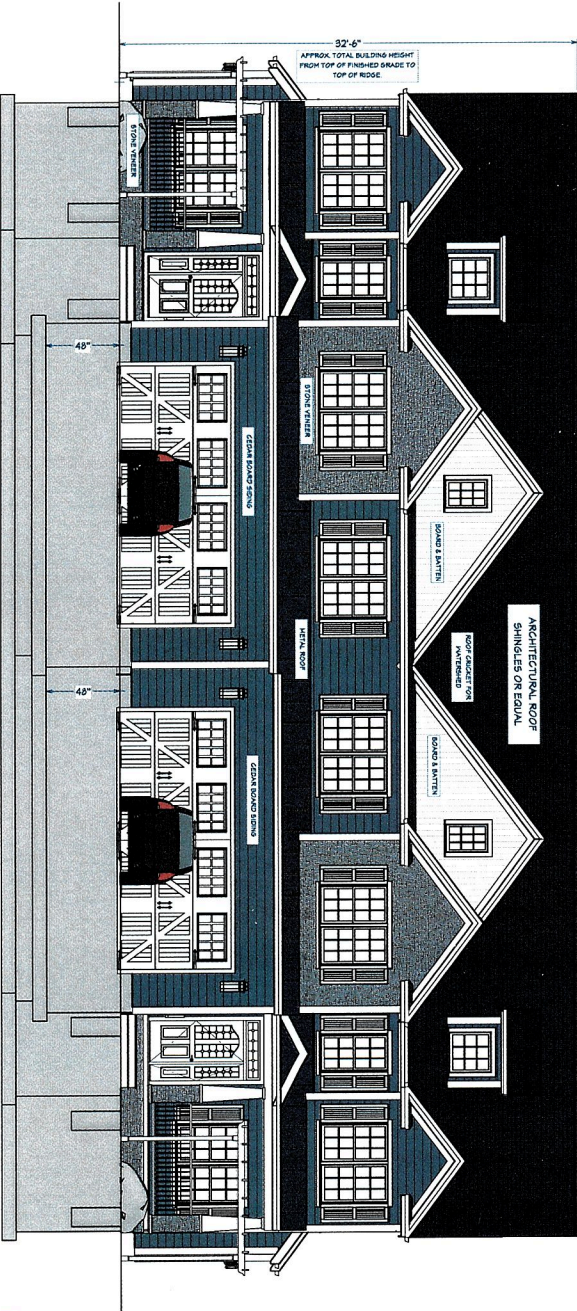
**TOWN OF NORTHBOROUGH, MASSACHUSETTS
ZONING BOARD OF APPEALS**

A handwritten signature in black ink that reads "Brad Blanchette". The signature is written in a cursive style with a large initial "B".

BRAD BLANCHETTE, CHAIRMAN



Exterior Elevation Left



Exterior Elevation Front

- GENERAL NOTES:**
- 1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES.
 - 2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE 8TH EDITION CODE DEVISIONS OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 3) THE GENERAL CONTRACTOR SHALL REVIEW AND NOTIFY ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 4) THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE CLEAR AT ALL TIMES AND REMOVE ALL DEBRIS.
 - 5) THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, CHASING, AND REPAIRING REQUIRED TO PERFORM THE WORK.
 - 6) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK OF ALL TRADES.
 - 7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S PARTS AND INSTRUCTIONS AND COORDINATE WITH ALL OTHER TRADES.
 - 8) ALL WORK SHALL BE DONE TO FACE OF FINISHED SURFACE OR EXISTING BUILDING GRID LINES.
 - 9) THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.
 - 10) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITH THE PROPOSED SCOPE OF WORK.
 - 11) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION.
 - 12) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING, FINISHING, AND SCHEDULING INSPECTIONS AND TOLLING PERMITS.
 - 13) ALL EXTERIOR DOORS AND WINDOWS SHALL BE SEALED TIGHT WITH UL-LISTED WEATHERSTRIP.
 - 14) ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT.

A-1

DATE: 4/8/2023
SCALE: 1/4" = 1'-0"

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISIONS

CLIENT INFORMATION:
**BD HOMES LLC
XX
NORTHBOROUGH - MA**

ELEVATIONS

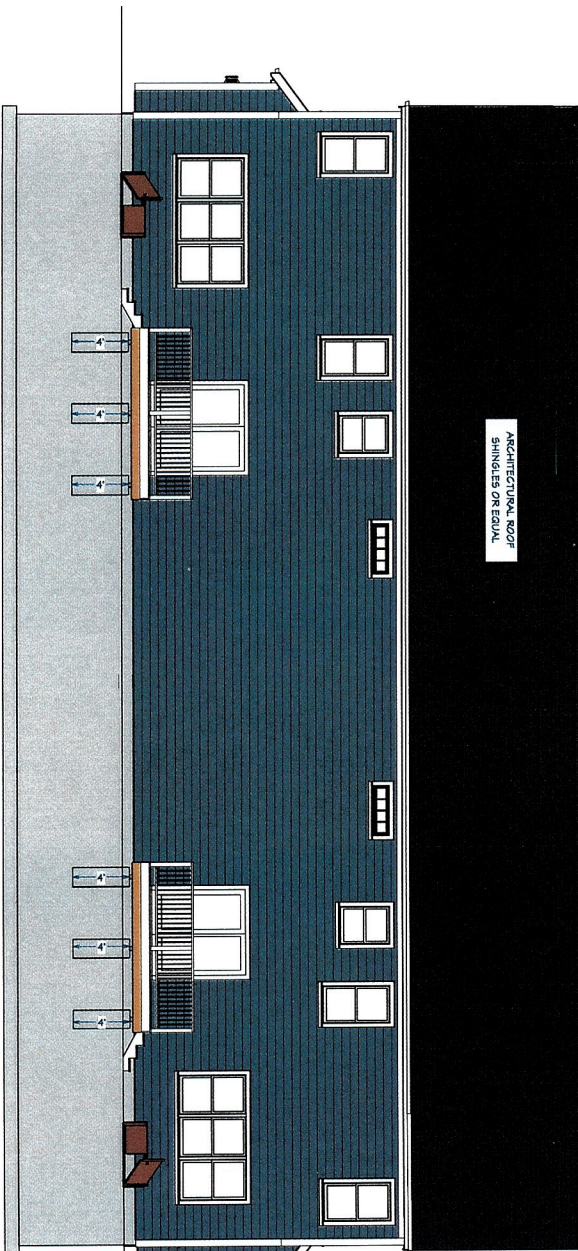
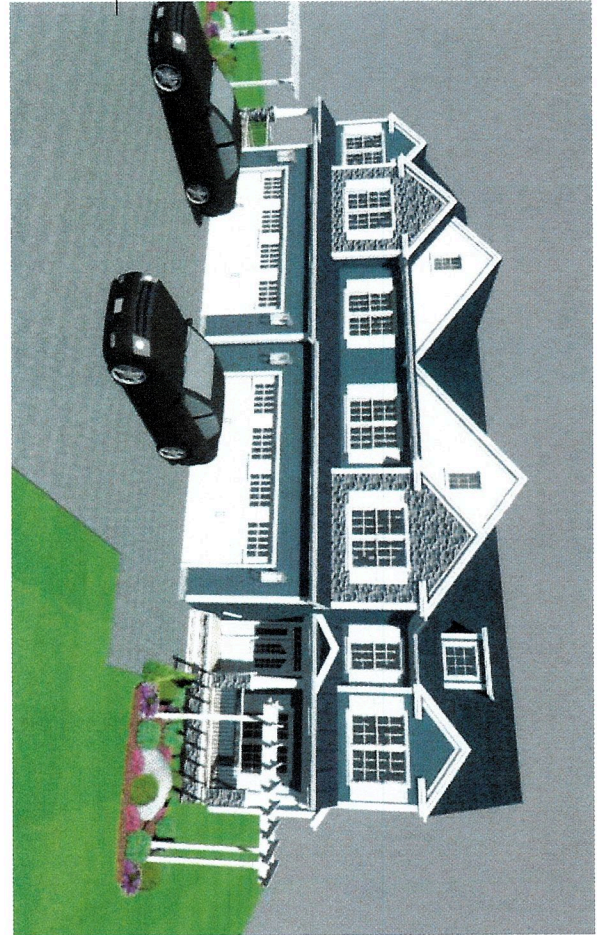
MARTIN DESIGNS
BELLINGHAM - MA
MARTINDESIGNSINC@GMAIL.COM

ALL NEW CONSTRUCTION MASSACHUSETTS STATE BUILDING CODE 8TH EDITION SHALL BE USED.
THESE DRAWINGS HAVE BEEN REVIEWED BY A REGISTERED ARCHITECT IN THE STATE OF MASSACHUSETTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND MATERIALS AND FINISHES WITH THE PROPOSED SCOPE OF WORK.





Exterior Elevation Right



Exterior Elevation Back

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CLIENT INFORMATION:
BD HOMES LLC
XX
NORTHBOROUGH - MA

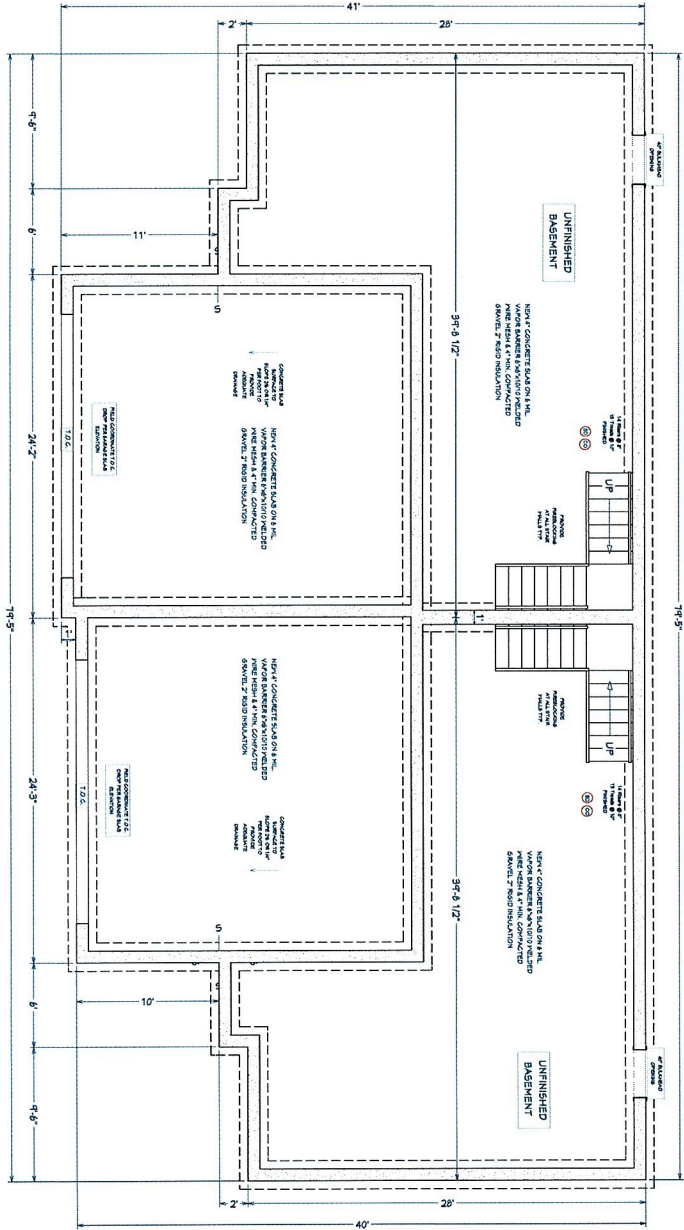
ELEVATIONS

MARTIN DESIGNS
 BELLINGHAM - MA
 MARTINDESIGNSINC@GMAIL.COM

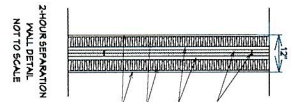
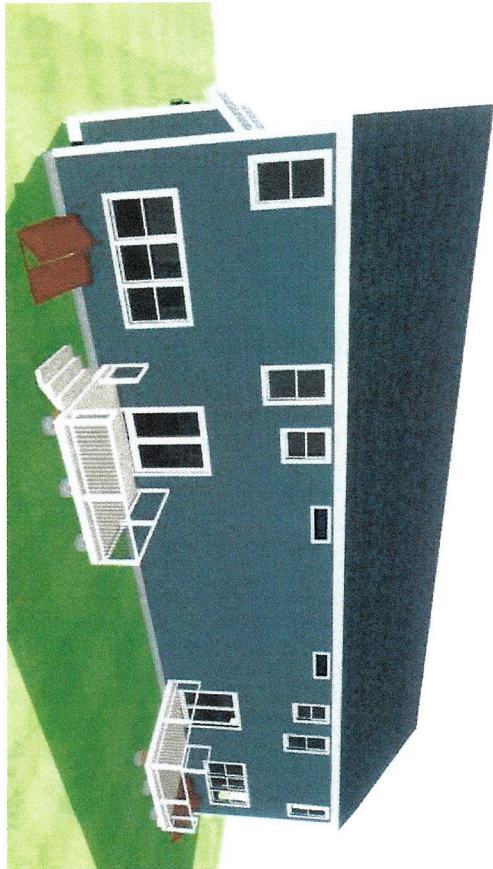
DISCLAIMER: THIS REPRESENTATION IS FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION TO VERIFY AND TO CONFORM WITH BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN THE NECESSARY PERMITS AND TO OBTAIN THE SERVICES OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.



DATE: 4/8/2023
 SCALE: 1/4" = 1'-0"
A-2



Foundation



- FOUNDATION NOTES:**
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLANS PRIOR TO CONSTRUCTION AND NOTIFY MARTIN DESIGNS OF ANY DISCREPANCIES.
 2. GENERAL CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE BUILDING CODES.
 3. CONCRETE SLABS TO BE 4" (4000 PSI MIN.) W/ FIBER AND BOLTS IN 24" O.C. AS REQUIRED PER LOCAL CODES.
 4. PROVIDE 4" CRUSHED STONES, VAPOR BARRIER AT ALL CONCRETE SLABS.
 5. GENERAL CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. GC TO VERIFY WITH LOCAL CODES.
 6. ALL CONCRETE SHALL HAVE A 28 DAY DESIGN STRENGTH OF 3500 PSI MIN.
 7. ALL FOOTINGS TO REST ON UNDISTURBED SOIL AT A MIN DEPTH OF 4 FEET. SOIL BEARING CAPACITY ASSUMED TO BE 4000 PSF.
 8. MAXIMUM DISTANCE BETWEEN HOLD-DOWNS IS 9" MINIMUM BOLT DIAMETER IS 1/2" AND MUST EXTEND 7" INTO FOUNDATION.
 10. USE 50# x 1/2" GALVANIZED ANCHOR BOLTS, 3" W/AGERS.
 11. ALL SILL PLATES SHALL BE PRESSURE TREATED, 12-2x6 BANGS INTO FOOTINGS, 1-1/8" TOP OF WALL, #5 6MB BARS ON ALL FOOTINGS.

REVISION TABLE		DATE
NUMBER	DATE	REVISION

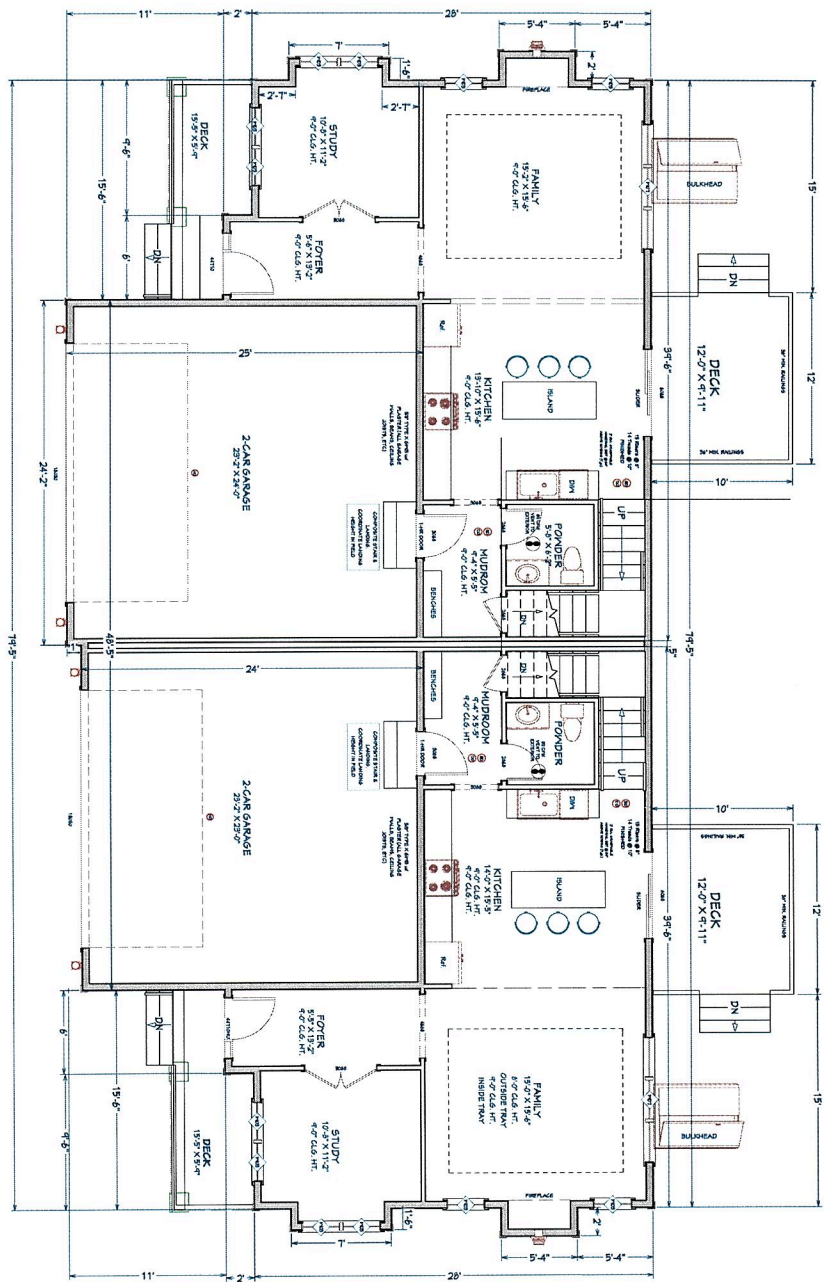
CLIENT INFORMATION:
BD HOMES LLC
XX
NORTHBOROUGH - MA

FOUNDATION
 PLAN

MARTIN DESIGNS
 BELLINGHAM - MA
 MARTINDESIGNSINC@GMAIL.COM

SCALE: 1/4" = 1'-0"
 DATE: 4/8/2023
 A-3





UNIT A
TOTAL : 2,186 SQ-FT
GARAGE EXCLUDED

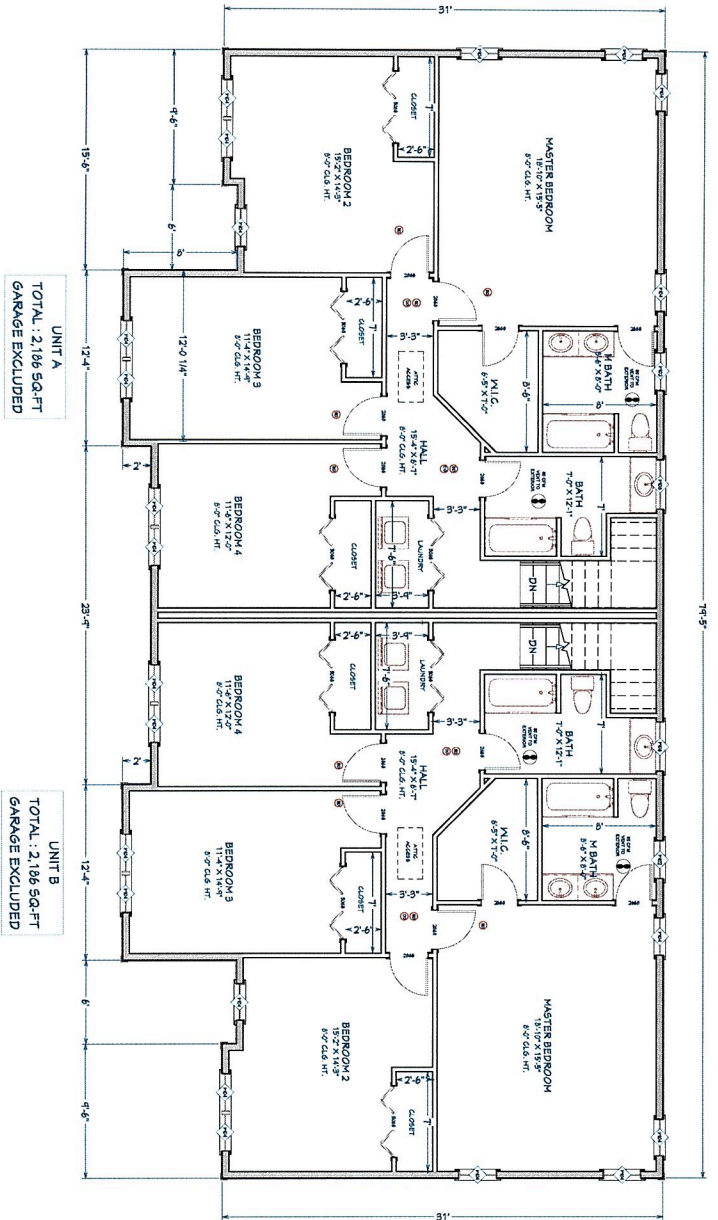
UNIT B
TOTAL : 2,186 SQ-FT
GARAGE EXCLUDED

NUMBER	QTY	FLOOR	SIZE	MINION	SCHEDULE	NO.	DESCRIPTION
N01	1	1	12'-0" X 11'-1"	42'-2"	33'-3"	1	DOUBLE HINGE
N02	2	2	15'-9" X 5'-6"	42'-2"	33'-3"	1	DOUBLE HINGE
N03	1	1	24'-0" X 13'-1"	31'-7"	33'-3"	1	DOUBLE HINGE
N04	2	2	15'-9" X 5'-6"	34'-1"	33'-3"	1	DOUBLE HINGE
N05	2	2	15'-9" X 5'-6"	34'-1"	33'-3"	1	DOUBLE HINGE
N06	2	2	15'-9" X 5'-6"	42'-2"	45'-7 1/2"	1	FIXED GLASS
N07	2	2	15'-9" X 5'-6"	51'-1"	107'-3 1/2"	1	FIXED GLASS

1st Floor

- GENERAL NOTES:**
- 1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
 - 2 ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE WITH EDITION COR.
 - 3 THE CONTRACTOR SHALL NOTIFY MAINTENANCE PERSONNEL OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 4 THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE CLEAR AT ALL TIMES AND REMOVE ALL DEBRIS.
 - 5 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, CHASING, AND REPAIRING REQUIRED TO PERFORM THE WORK.
 - 6 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK OF ALL TRADES.
 - 7 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
 - 8 DIMENSIONS ARE TO CENTER LINES, TO FACE OF FINISHED SURFACE, OR EXISTING BUILDING FINISHES UNLESS NOTED OTHERWISE.
 - 9 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITH THE PROPOSED SCOPE OF WORK.
 - 10 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION.
 - 11 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING, PAINTING, AND SCHEDULING INSPECTIONS AND PULLING PERMITS.
 - 12 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING, PAINTING, AND SCHEDULING INSPECTIONS AND PULLING PERMITS.
 - 13 ALL PENETRATIONS SHALL BE SEALED TIGHT WITH UL-LISTED FIRESTOPPING.
 - 14 ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT.

	DRAWING FOR RESTAURATION RESPONSIBILITY OF THE CONTRACTOR IS THE CONTRACTOR TO VERIFY AND TO CONFORM WITH BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SAFETY AND NUMBER OF ALL TRADES. THESE DRAWINGS ARE THE PROPERTY OF MARTIN DESIGNS. NO PARTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION FROM MARTIN DESIGNS.	MARTIN DESIGNS BELLINGHAM - MA MARTINDESIGNSINC@GMAIL.COM	CLIENT INFORMATION: BD HOMES LLC XX NORTHBOROUGH - MA	1st Floor PLAN					
	REVISION TABLE <table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISED BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NUMBER	DATE	REVISED BY	DESCRIPTION				
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UNIT A
TOTAL: 2,186 SQ-FT
GARAGE EXCLUDED

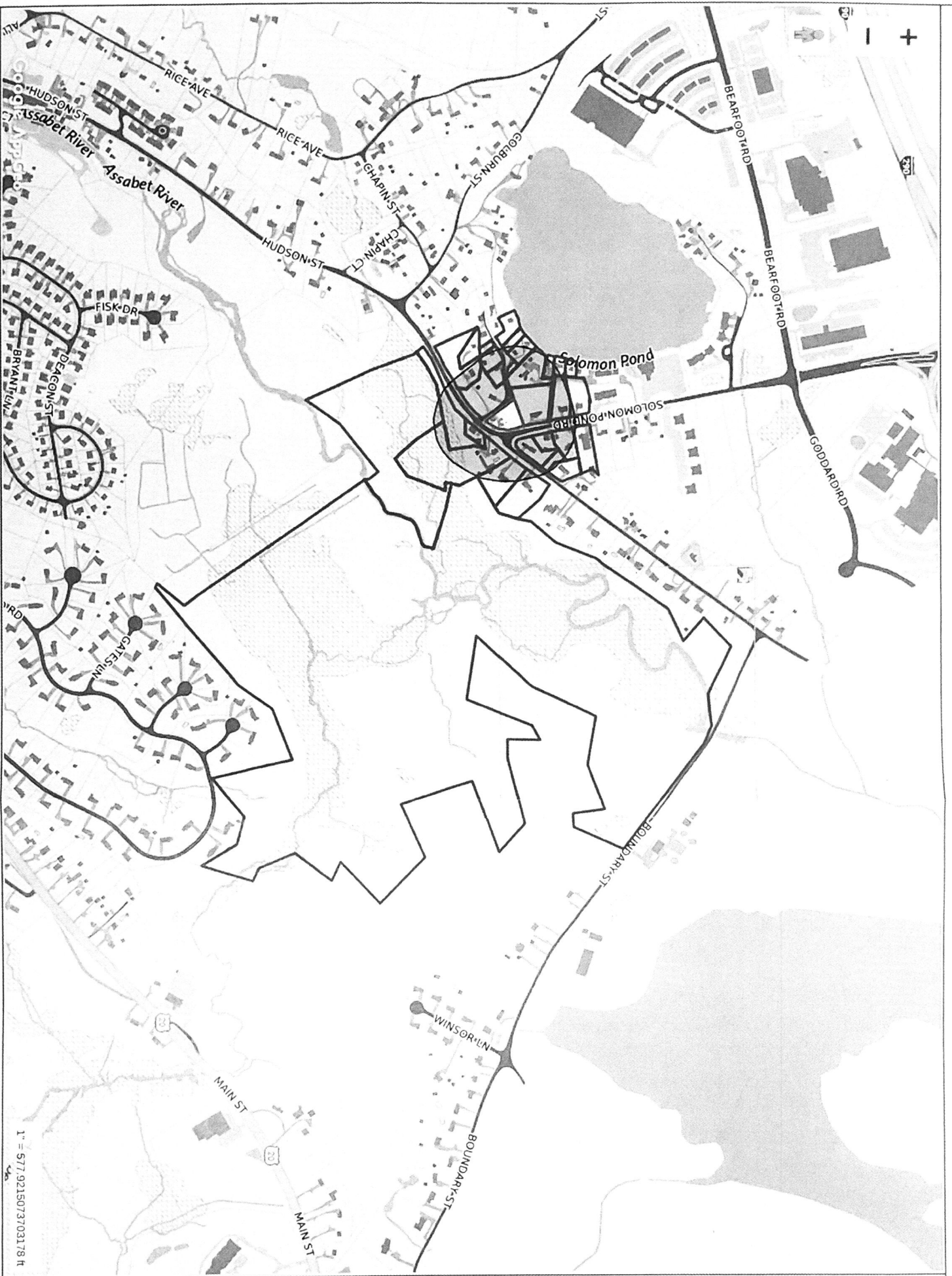
UNIT B
TOTAL: 2,186 SQ-FT
GARAGE EXCLUDED

2nd Floor

- GENERAL NOTES:**
- 1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
 - 2 ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE 7TH EDITION OR.
 - 3 THE GENERAL CONTRACTOR SHALL REVIEW AND NOTIFY MARTIN DESIGNS OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - 4 ALL DIMENSIONS SHALL BE TAKEN TO THE FROSTED GLASS AT ALL TIMES AND REMOVE ALL DEBRIS.
 - 5 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, CHANGING, AND REPAIRING REQUIRED TO PERFORM THE WORK.
 - 6 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK OF ALL TRADES.
 - 7 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
 - 8 DIMENSIONS ARE TO CENTER LINES, TO FACE OF FINISHED SURFACE OR EXISTING BUILDING SURFACES.
 - 9 THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.
 - 10 PROTECTION OF ALL INSTALLATIONS, CONDITIONS, MATERIALS AND FINISHES WITH THE PROPOSED SCOPE OF WORK.
 - 11 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION.
 - 12 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING, PAINTING, AND SCHEDULING INSPECTIONS AND PULLING PERMITS.
 - 13 ALL PENETRATIONS SHALL BE SEALED TIGHT WITH UL-LISTED FIRESTOPPING.
 - 14 ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT.

	DISCUSS THE REVISIONS WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AND TO COMPLY WITH LOCAL AND STATE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND PROTECTION OF ALL EXISTING CONDITIONS. THESE DRAWINGS HAVE BEEN REVIEWED BY AN ARCHITECT IN THE STATE OF MASSACHUSETTS. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE MASSACHUSETTS BUILDING CODE 7TH EDITION OR.	MARTIN DESIGNS BELLINGHAM - MA MARTINDESIGNSINC@GMAIL.COM	2ND FLOOR PLAN	CLIENT INFORMATION: BD HOMES LLC XX NORTHBOROUGH - MA	<table border="1"> <thead> <tr> <th colspan="3">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION TABLE			NUMBER	DATE	DESCRIPTION										DATE: 4/8/2023 SCALE: 1/4" = 1'-0" A-5
	REVISION TABLE																				
NUMBER	DATE	DESCRIPTION																			

343 Hudson St. (30-18) - Abutters 300 ft.



Property Information
 Property ID 030-0-0018-0000-0
 Location 343 HUDSON STREET
 Owner BD HOMES LLC



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 08/18/2023
 Data updated Jan 28, 2020

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

343 Hudson St. (30-18) - Abutters 300 ft.



1" = 577.9215073703178 ft

Property Information
 Property ID 030-0-0018-00000-0
 Location 343 HUDSON STREET
 Owner BD HOMES LLC



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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Geometry updated 08/18/2023
 Data updated Jan 28, 2020

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

SEP 20 2023

BOARD OF ASSESSORS

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



Certified Abutters List Request Please allow 10 business days.

DATE OF REQUEST: 9-20-2023
 REQUESTING COMPANY: GEORGE REMBER
 CONTACT PERSON: GEORGE REMBER
 PHONE: 508-393-2500
 EMAIL: GEORGE@NORTHBOROUGHMA.Us
 PROPERTY ADDRESS(es): 343 HULLSDEN ST
 MAP/PARCEL(s): 30.10
 OWNER(s): KB HOMES LLC
 OWNER MAILING ADDRESS(es): 17 EMMONS ST.
 MILFORD, MA 01757

REQUESTING BOARD

- Planning Board – Scenic Road
- Planning Board – Site Plan
- Planning Board – Special Permit
- Planning Board - Subdivisions
- ZBA – Zoning Board of Appeals
- Conservation Commission
- Board of Health
- Board of Selectman: Fuel Storage
- Board of Selectman: Liquor License
- Board of Selectman: Pole Petition
- Board of Selectmen: Street Acceptance
- DPW – Dept of Public Works
- Engineering: Earth Works
- Other

APPLICABLE REGULATIONS

- Town Code Chapter 2-52-050
- Planning Board Rules & Regulations Section 7.2 D(5)
- MGL Chapter 40A Section 11
- MGL Chapter 41A Section 81T
- MGL Chapter 40A Section 11
- MGL Chapter 131, Section 40, MA Wetlands Protection Act & the Northborough Wetlands Protection Bylaw
- Dependent on project
- MGL Chapter 148, Section 13
- MGL Chapter 138, Section 15A
- MGL Chapter 166, Section 22
- Dependent on project
- Northborough Town Bylaws: Part 2 - General Legislation, Chapter 2-28, Earth Removal

ABUTTERS / DISTANCE

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

LABEL SETS

- 3 sets
- 3 sets
- 3 sets
- 3 sets
- 3 sets
- 2 sets
- 3 sets
- 3 sets
- 2 sets
- 1 set
- 1 set
- ?
- 1 set

FEE

- \$10
- \$15
- \$15
- \$15
- \$15
- \$10
- \$10
- \$15
- \$25
- \$15
- \$10
- \$10+
- \$10

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 9.20.2023

[Signature]

Patty Mespelli / Brian Fernandes for the Board of Assessors
 pmespelli@town.northborough.ma.us bfernandes@town.northborough.ma.us



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

BOARD OF ASSESSORS

Certified Abutters List Request Please allow 10 business days.

DATE OF REQUEST 9-20-2023 PROPERTY ADDRESS(ES) 343 KENNEDY ST
 REQUESTING COMPANY DEPREE FERRANDES MAP/PARCEL(S) 303 (B)
 CONTACT PERSON DPW-393-2500 OWNER(S) LEB HOMES LLC
 PHONE DEPREE FERRANDES OWNER MAILING ADDRESS(ES) 17 SUMMERS ST.
 EMAIL DEPREE FERRANDES MILFORD, MA 01757

REQUESTING BOARD	APPLICABLE REGULATIONS	ABUTTERS / DISTANCE	#LABEL SETS	FEE
<input checked="" type="checkbox"/> Planning Board - Scenic Road	Town Code Chapter 2-52-050	Owners within 100' of property	3 sets	\$10
<input checked="" type="checkbox"/> Planning Board - Site Plan	Planning Board Rules & Regulations Section 7.2 D(5)	Owners within 300' of property	3 sets	\$15
<input checked="" type="checkbox"/> Planning Board - Special Permit	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> Conservation Commission	MGL Chapter 131, Section 40, MA Wetlands Protection Act & the Northborough Wetlands Protection Bylaw	100' of property, unless otherwise stated	2 sets	\$10
<input type="checkbox"/> Board of Health	Dependent on project	Owners within 100' of property	3 sets	\$10
<input type="checkbox"/> Board of Selectman: Fuel Storage	MGL Chapter 148, Section 13	Abutting owners & directly opposite	3 sets	\$15
<input type="checkbox"/> Board of Selectman: Liquor License	MGL Chapter 138, Section 15A	Abutting owners, & any school, church, or hospital within 500' of property	2 sets	\$25
<input type="checkbox"/> Board of Selectman: Pole Petition	MGL Chapter 166, Section 22	Abutting owners & directly opposite	1 set	\$15
<input type="checkbox"/> Board of Selectmen: Street Acceptance	Dependent on project	Owners with driveways on the street	1 set	\$10
<input type="checkbox"/> DPW - Dept of Public Works	Northborough Town Bylaws: Part 2 - General Legislation,	Dependent on project: _____ feet	?	\$10+
<input type="checkbox"/> Engineering: Earth Works	Chapter 2-28, Earth Removal	Owners within 100' of property	1 set	\$10
<input type="checkbox"/> 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 9.20.2023

Patty Mespelli
 Patty Mespelli / Brian Ferrandes for the Board of Assessors
pmpespelli@town.northborough.ma.us bferrandes@town.northborough.ma.us

343 Hudson St., Northborough, MA (30-18)
 Abutters 300 ft. - September 20, 2023

ID	St #	Street Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Own Sta	Own Zip
030.0-0067-0000.0	0	BOUNDARY STREET	COMMONWEALTH OF MASS/DCR	OFFICE of DAM SAFETY 7th Floor	251 CAUSEWAY STREET	BOSTON	MA	02114
030.0-0020-0000.0	1-3	HOWE LANE	KENNEY JOEL E		1 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0022-0000.0	5	HOWE LANE	PALKER LAURA L Tr	HENRY L MCLEOD SR IRREV 2007 TR	5 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0024-0000.0	9	HOWE LANE	CUSHMAN CATHERINE M		9 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0025-0000.0	13	HOWE LANE	YANG FEI	ZHANG JINBIN	13 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0047-0000.0	0	HUDSON STREET	REYNOLDS JR RAYMOND S		16 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0002-0000.0	0	HUDSON STREET	JORDAN KASIE	PULSIFER WILLIAM	2915 OAKLEIGH LANE	GERMANTOWN	TN	38138
034.0-0005-0000.0	0	HUDSON STREET	COMMONWEALTH of MASS/DCR	OFFICE of DAM SAFETY 7th Floor	251 CAUSEWAY STREET	BOSTON	MA	02114
030.0-0001-0000.0	323	HUDSON STREET	MONTOYA MILTON	MONTOYA ANA MARIA	323 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0003-0000.0	333	HUDSON STREET	WILCOX KEVIN R	WILCOX JANET L	333 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0018-0000.0	343	HUDSON STREET	BD HOMES LLC		17 EMMONS ST	MILFORD	MA	01757
030.0-0064-0000.0	348	HUDSON STREET	MOORE SHIRLEY	BERNIER DAVID	348 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0068-0000.0	354	HUDSON STREET	AN JENNIFER Y	CHENEY BRIAN G	354 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0046-0000.0	359	HUDSON STREET	50 BOUNDARY LLC		PO BOX 28923	ST LOUIS	MO	63132
030.0-0069-0000.0	360	HUDSON STREET	LUAN ZHOU	LI LINJING	360 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0048-0000.0	363	HUDSON STREET	COYNE JULIE M & GAVEL NANCY J Tr	MOSSMAN FAMILY IRREV TRUST	363 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0065-0000.0	340-342	HUDSON STREET	CONE JOHN T	CONE SUSAN J	340 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0017-0000.0	0	OVERLOOK PARK	DA SILVA ALYNE CHIMENTAO	E&G HOME IMPROVEMENT LLC	15 SHERMAN STREET	EVERETT	MA	02149
030.0-0004-0000.0	0	OVERLOOK PARK	WILCOX KEVIN R	WILCOX JANET L	333 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0006-0000.0	15	OVERLOOK PARK	VINCENTELLI GUILLERMO		15 OVERLOOK PARK	NORTHBOROUGH	MA	01532
030.0-0016-0000.0	16	OVERLOOK PARK	STONE ALFRED L JR	STONE ANDREA	PO BOX 177	NORTHBOROUGH	MA	01532
030.0-0007-0000.0	19	OVERLOOK PARK	STONE ALFRED & PHYLLIS A Est of	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0008-0000.0	19	OVERLOOK PARK	STONE ALFRED & PHYLLIS A Est of	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0015-0000.0	20	OVERLOOK PARK	STONE CHRISTINA	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0014-0000.0	24	OVERLOOK PARK	STONE CHRISTINA		272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0010-0000.0	31	OVERLOOK PARK	FLANDERS BRIAN K	FLANDERS SHARON A	27 OVERLOOK PARK	NORTHBOROUGH	MA	01532
030.0-0019-0000.0	7	SOLOMON POND ROAD	KAMMER AYHAN	ORECHIA MARY	7 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0045-0000.0	10	SOLOMON POND ROAD	CALLAGHAN CAROL		10 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0027-0000.0	11	SOLOMON POND ROAD	SIMISKY JARRETT E	SIMISKY MEGAN	11 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0028-0000.0	15	SOLOMON POND ROAD	PHELPS DONNA F	C/O ST MARY'S CREDIT UNION	133 WEST MAIN STREET	MARLBOROUGH	MA	01752
030.0-0043-0000.0	20	SOLOMON POND ROAD	ABUSAMRA LINDA A		20 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0044-0000.0	12-16	SOLOMON POND ROAD	REYNOLDS JR RAYMOND S		16 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532

343 Hudson St., Northborough, MA (30-18)
 Abutters 300 ft. - September 20, 2023

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030.0-0067-0000.0	0	BOUNDARY STREET	COMMONWEALTH OF MASS/DCR	OFFICE of DAM SAFETY 7th Floor	251 CAUSEWAY STREET	BOSTON	MA	02114
030.0-0020-0000.0	1-3	HOWE LANE	KENNEY JOEL E		1 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0022-0000.0	5	HOWE LANE	PALKER LAURA L Tr	HENRY L MCLEOD SR IRREV 2007 TR	5 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0024-0000.0	9	HOWE LANE	CUSHMAN CATHERINE M		9 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0025-0000.0	13	HOWE LANE	YANG FEI	ZHANG JINBIN	13 HOWE LANE	NORTHBOROUGH	MA	01532
030.0-0047-0000.0	0	HUDSON STREET	REYNOLDS JR RAYMOND S		16 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0002-0000.0	0	HUDSON STREET	JORDAN KASIE	PULSIFER WILLIAM	2915 OAKLEIGH LANE	GERMANTOWN	TN	38138
034.0-0005-0000.0	0	HUDSON STREET	COMMONWEALTH of MASS/DCR	OFFICE of DAM SAFETY 7th Floor	251 CAUSEWAY STREET	BOSTON	MA	02114
030.0-0001-0000.0	323	HUDSON STREET	MONTOYA MILTON	MONTOYA ANA MARIA	323 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0003-0000.0	333	HUDSON STREET	WILCOX KEVIN R	WILCOX JANET L	333 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0018-0000.0	343	HUDSON STREET	BD HOMES LLC		17 EMMONS ST	MILFORD	MA	01757
030.0-0064-0000.0	348	HUDSON STREET	MOORE SHIRLEY	BERNIER DAVID	348 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0068-0000.0	354	HUDSON STREET	AN JENNIFER Y	CHENEY BRIAN G	354 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0046-0000.0	359	HUDSON STREET	50 BOUNDARY LLC		PO BOX 28923	ST LOUIS	MO	63132
030.0-0069-0000.0	360	HUDSON STREET	LUAN ZHOU	LI LINJING	360 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0048-0000.0	363	HUDSON STREET	COYNE JULIE M & GAVEL NANCY J Tr	MOSSMAN FAMILY IRREV TRUST	363 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0065-0000.0	340-342	HUDSON STREET	CONE JOHN T	CONE SUSAN J	340 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0017-0000.0	0	OVERLOOK PARK	DA SILVA ALYNE CHIMENTAO	E&G HOME IMPROVEMENT LLC	15 SHERMAN STREET	EVERETT	MA	02149
030.0-0004-0000.0	0	OVERLOOK PARK	WILCOX KEVIN R	WILCOX JANET L	333 HUDSON STREET	NORTHBOROUGH	MA	01532
030.0-0006-0000.0	15	OVERLOOK PARK	VINCENNELLI GUILLERMO		15 OVERLOOK PARK	NORTHBOROUGH	MA	01532
030.0-0016-0000.0	16	OVERLOOK PARK	STONE ALFRED L JR	STONE ANDREA	PO BOX 177	NORTHBOROUGH	MA	01532
030.0-0007-0000.0	19	OVERLOOK PARK	STONE ALFRED & PHYLLIS A Est of	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0008-0000.0	19	OVERLOOK PARK	STONE ALFRED & PHYLLIS A Est of	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0015-0000.0	20	OVERLOOK PARK	STONE CHRISTINA	C/O CHRISTINA STONE	272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0014-0000.0	24	OVERLOOK PARK	STONE CHRISTINA		272 HILLS BEACH ROAD	BIDDEFORD	ME	04005
030.0-0010-0000.0	31	OVERLOOK PARK	FLANDERS BRIAN K	FLANDERS SHARON A	27 OVERLOOK PARK	NORTHBOROUGH	MA	01532
030.0-0019-0000.0	7	SOLOMON POND ROAD	KAMMER AYHAN	ORECHIA MARY	7 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0045-0000.0	10	SOLOMON POND ROAD	CALLAGHAN CAROL		10 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0027-0000.0	11	SOLOMON POND ROAD	SIMISKY JARRETT E	SIMISKY MEGAN	11 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0028-0000.0	15	SOLOMON POND ROAD	PHELPS DONNA F	C/O ST MARY'S CREDIT UNION	133 WEST MAIN STREET	MARLBOROUGH	MA	01752
030.0-0043-0000.0	20	SOLOMON POND ROAD	ABUSAMRA LINDA A		20 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532
030.0-0044-0000.0	12-16	SOLOMON POND ROAD	REYNOLDS JR RAYMOND S		16 SOLOMON POND ROAD	NORTHBOROUGH	MA	01532



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: 343 HUDSON Northborough, MA 01532

Does the Property Have: Public Water: Yes [X] No Public Sewer: Yes [X] No

Current Use: DANGEROUS S. FAN HOME STRUCTURE

Proposed Use: TEAR DOWN
Build Duplex

Applicant Name: George Penber Phone Number: 508-393-2500

Email Address: GEORGE@NORTHBOROUGHLAWYER.COM

For Official Use Only

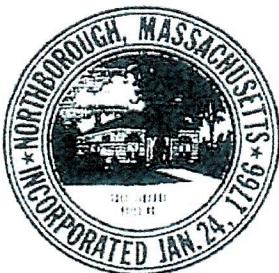
Map & Parcel: 30/18 Property Zoning District: RLC Floodplain, wetlands NO
Groundwater Protection Overlay District: Area 1 Area 2 [X] Area 3 N/A
Lot Area Required 30K/40K Have 21347 Street Frontage Required 150 Have 239.1
Setbacks Required Have Bylaw Citation for Proposed Use: 7-05-020B(4)

Comments: MIN LOT 30K TABLE / (40K GW #2)
VAR ZBA: 7-07-010D(3)(b)(2) 40,000 SQ FT RECD
HAVE 21347, TELEIF OF: 1865 b SQ FT
SP. PB - 7-05-030 TA, PB USE TABLES
SP/SPR - PB 7-03-050 A(2) SITE PLAN REVIEW
SP PB - 7-07-010 D(3)(b)(2) ZFAN - GW #2
DESIGN REVIEW - 7-03-060 B(1)(e)

Is the proposed use allowed in the Zoning District: Yes By PB [X] By ZBA [X] No
Does the use require a GPOD Special Permit: Yes [X] No N/A Conservation required: Yes No [X]
Special permit required: Yes [X] No Special Permit w/ Site Plan Approval(7-03-050A(2)): Yes [X] No [X]
Earthwork permit required: Yes No Design Review required(7-03-060): Yes [X] No [X]
Minor Site Plan Approval required: Yes No [X] Historical/Scenic/Stone Wall required: Yes No [X]

Signature: [Signature] Date: 1/19/23
Robert J. Frederico Inspector of Buildings/Zoning Enforcement Officer

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.



Town of Northborough

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

To: George Pember
From: Robert Frederico, Inspector of Buildings/Zoning Enforcement Officer
Date: July 25, 2018
RE: 343 Hudson Street zoning determination/2 family

Please accept this letter in lieu of a formal zoning interpretation form.

The property listed above lies in the Residential C Zoning District (RC) as per the Town of Northborough Zoning map (map 30, parcel 18, GPOD #2). The building is serviced by public water, and public sewer. This is currently a single family structure, and your client proposes to convert the building into a 2 family dwelling. At the Annual Town Meeting on April 23, 2018, the Town voted to change the requirements for permitting all 2 family dwellings (article 39). This letter gives direction for the steps required for your clients proposal.

*A variance is required from the Zoning Board of Appeals for relief of required lot area of 30,000 square feet for development of 2 family. The current lot has 21,344 square feet of area (7-06-030J(5)).

*A variance is required from the Zoning Board of Appeals (with a favorable determination from the Groundwater Advisory Committee) for multifamily development in a Groundwater Protection Overlay District (7-07-010D(3)(b)[2]). The lot size requirement is 40,000 square feet, and the lot has 21,344 square feet. *COVERS BOTH 30,000 + 40,000 REQUIREMENTS*

*A Special Permit/Special Permit with Site Plan Approval is required from the ~~Zoning Board of Appeals~~ (with a favorable finding from the Groundwater Advisory Committee) for 2 family residential development in the Groundwater Protection Overlay District 2 (7-07-010D(3)(b)[2]).

*A Special Permit/Special Permit with Site Plan Approval is required from the Planning Board for the development of 2 family dwellings in the RC district (7-05-030 Table 1, Part A).

*This project is required to confer with the Design Review Committee (7-03-060B(1)(e)).

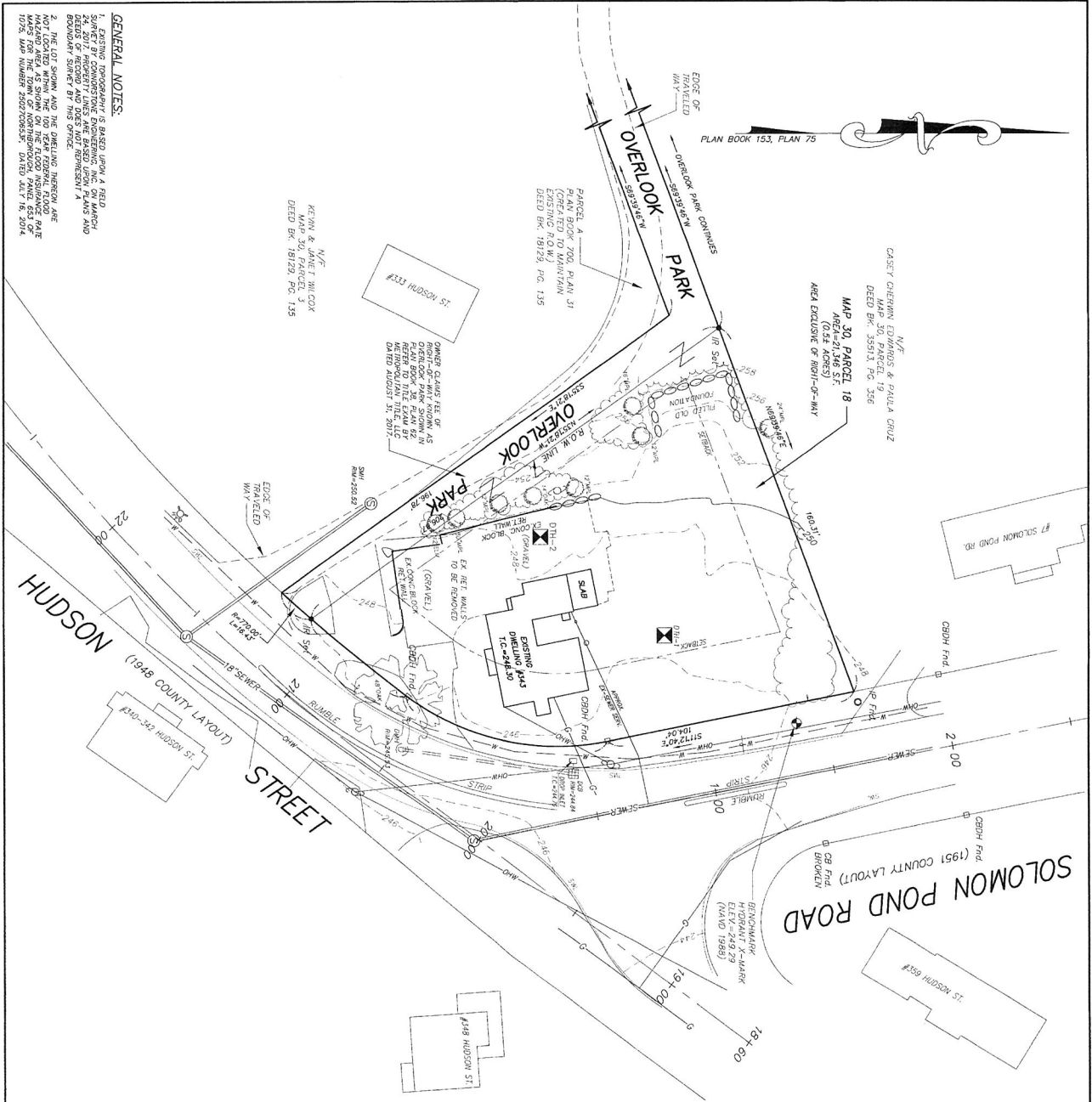
This Zoning Interpretation is for informational purposes only. This Zoning Interpretation does not give permission to construct, alter, demolish or change the use of a property. This Interpretation may require a variance and/or special permit which is granted by either the Zoning Board of Appeals (ZBA)/Planning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

Robert Frederico, CBO
CC: Town of Northborough Planner
Town of Northborough Engineer

Dimensional VARIANCE
ZBA
PB
SP
PB
SP

P.B.

PB *SP/Site Plan Approval - 7-03-050 A(2)*



GENERAL NOTES:

1. ALL UTILITY LOCATIONS ARE BASED UPON A FIELD SURVEY BY THE ENGINEER, DATED OCTOBER 18, 2022.
2. ALL UTILITY LOCATIONS ARE BASED UPON THE 2017 PROPERTY LINES AND BASED UPON PLANS AND BOUNDARY SURVEY BY THIS OFFICE, DATED JANUARY 14, 2014.
3. THE LOT SHOWN AND THE DOWLING HEREON ARE NOT LOCATED WITHIN THE 100 FEET FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP FOR THE TOWN OF NORTHBOROUGH, PLAN 653 OF 1025, MAP NUMBER SC02/050533, DATED JULY 18, 2014.

KENN & JANET MILLCOX
 MAP 30, PARCEL 3
 DEED BK. 18120, PG. 135

OWNER CLAIMS EE OF PLAN BOOK 700, PLAN J1 OVERLOOK PARK SHOWING IN METROHOLAN TITLE, LLC DATED AUGUST 31, 2017.

EXISTING EX RET. WALLS TO BE REMOVED

EXISTING EX RET. WALLS TO BE REMOVED

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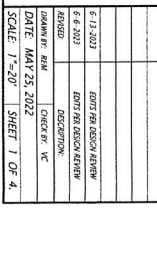
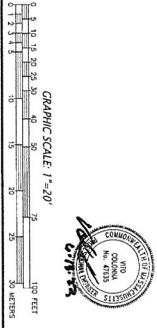
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CONORSTONE
 ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CROSS, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

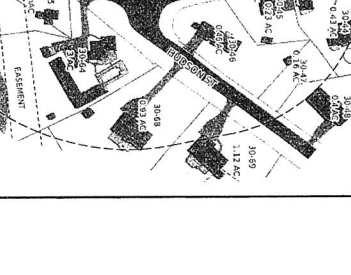
LOCUS PLAN
 OF
 343 HUDSON STREET
 IN
 NORTHBOROUGH, MA

PREPARED FOR:
 BRINDO O'LANDO

DATE: MAY 25, 2022
 SCALE: 1" = 20'
 SHEET 1 OF 4

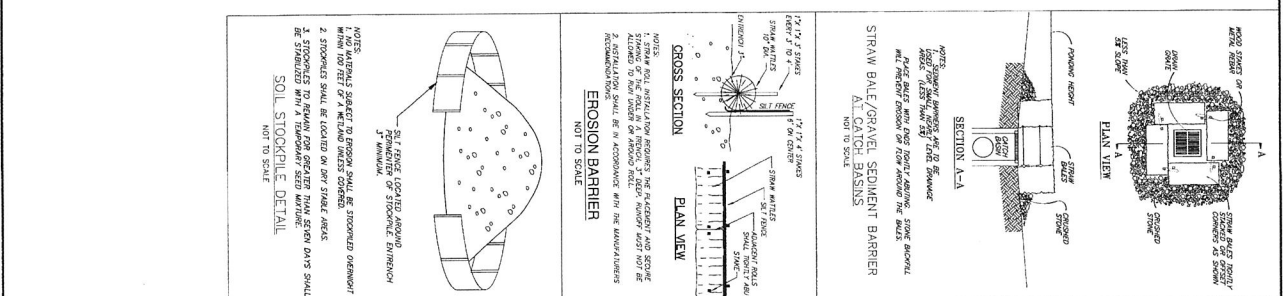
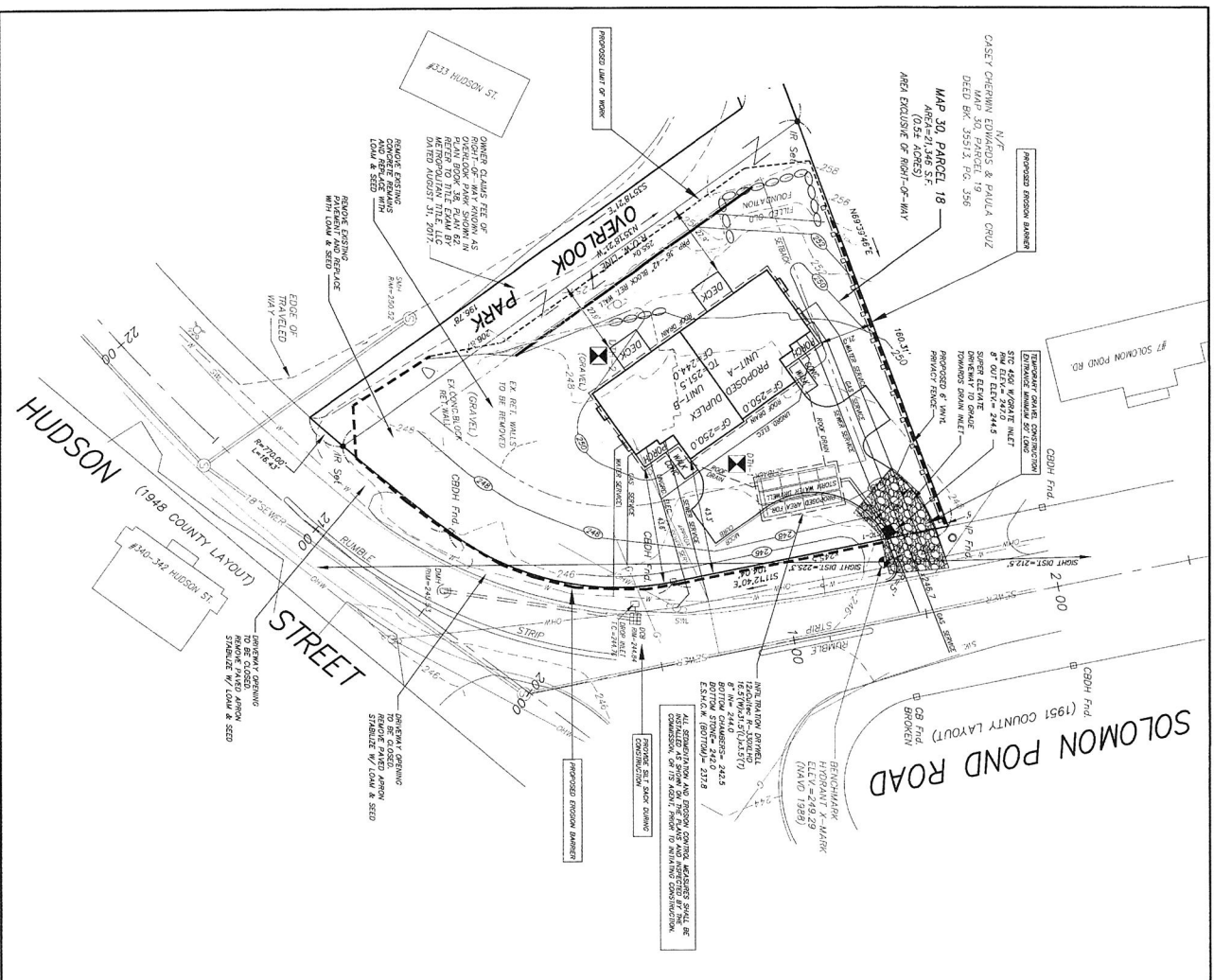
SITE DEMOLITION NOTES:

1. EXISTING RESIDENTIAL Dwellings AND STRUCTURES SHALL BE RAZED.
2. EXISTING SEWER SERVICE SHALL BE RE-USED FOR NEW AND EXISTING SANITARY SEWER SERVICE IN ACCORDANCE WITH MASSACHUSETTS REGULATIONS.
3. REMOVE ALL EXISTING BUILDING FOUNDATIONS, UTILITY PIPES, SLABS, EXCAVATIONS WITH PROPERLY COMPACTED STRUCTURAL FILL.
4. DISPOSAL OF DEMOLITION ITEMS SHALL BE OFF SITE AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. EXISTING EX RET. WALLS TO BE REMOVED AND STOCKPILED FOR REUSE UNDERGROUND UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPENSATING ALL REMOVAL OR ABANDONMENT OF UTILITIES WITH THE APPROPRIATE UTILITIES COMPANY.



LOCUS MAP
 SCALE 1" = 100'

ALL USES WITHIN 200' OF LOCUS ARE RESIDENTIAL



GENERAL CONSTRUCTION SEQUENCING OF MAJOR ACTIVITIES

1. INSTALL SILTATION BARRIERS - EROSION BARRIERS AS INDICATED ON THE PLANS. EROSION BARRIERS SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EROSION CONTROL MEASURES ARE INITIATED. BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

2. EXCAVATION AND EROSION CONTROL MEASURES - EXCAVATION SHALL BE COMPLETED BEFORE EROSION CONTROL MEASURES ARE INSTALLED. EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER EXCAVATION IS COMPLETED.

3. SOIL STOCKPILES - SOIL STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS. STOCKPILES SHALL BE COVERED WITH STABLE SOIL OR OTHER APPROPRIATE MEASURES TO PREVENT EROSION.

4. TEMPORARY GRAVEL CONFINEMENT/ENTRANCE/EXIT - TEMPORARY GRAVEL CONFINEMENT/ENTRANCE/EXIT SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EROSION CONTROL MEASURES ARE INITIATED. CONFINEMENT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

5. STRAW BALE/GRAPNEL SEDIMENT BARRIERS - STRAW BALE/GRAPNEL SEDIMENT BARRIERS SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EROSION CONTROL MEASURES ARE INITIATED. BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

6. SOIL STOCKPILE DETAIL - SOIL STOCKPILE DETAIL SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EROSION CONTROL MEASURES ARE INITIATED. DETAIL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

SEMI-ANNUAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.

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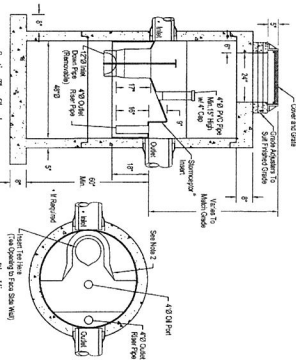
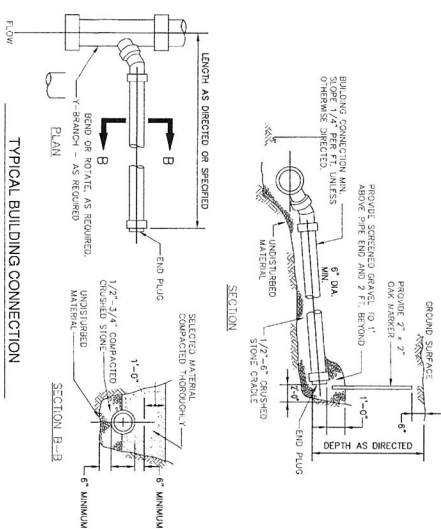
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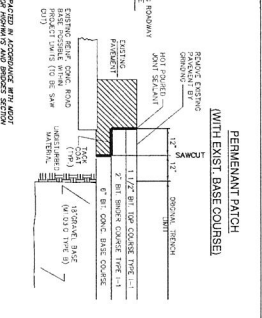
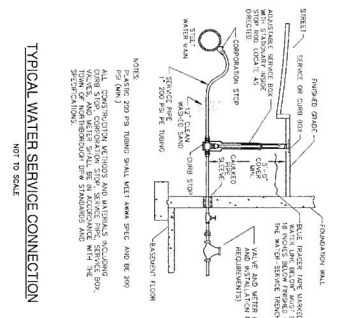
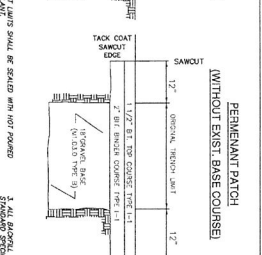
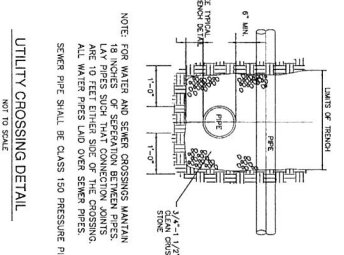
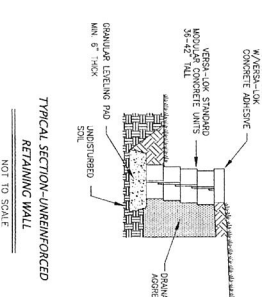
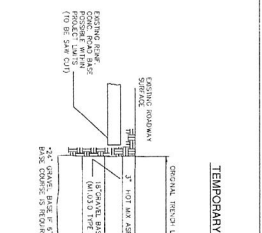
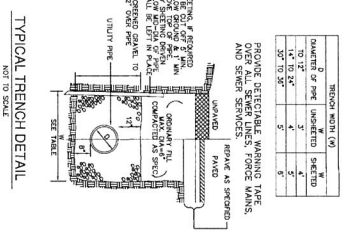
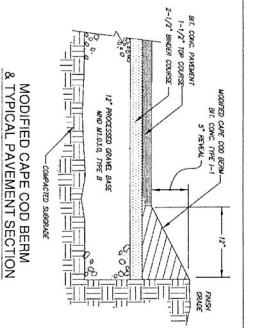
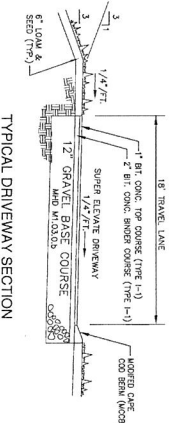
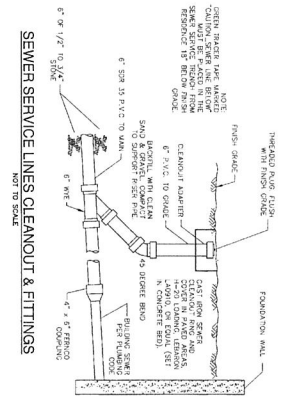
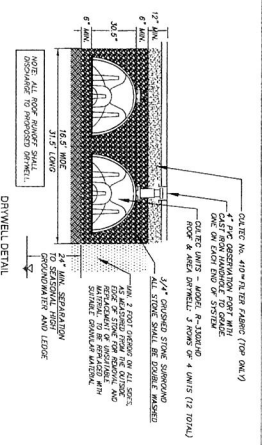
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF WORK.



Notes:

- The flow of traffic connections is recommended. The bid and check sheets apply.
- The cover should be finished over the top of the pipe and the 6" dia. manhole.
- The stormceptor is finished by one or more of the following: (1) Finish with concrete, (2) Finish with brick, (3) Finish with stone, (4) Finish with tile.
- Contact the Concrete Pipe Division representative for further details not listed on this drawing.

E.M.A. 107



PREPARED FOR:
BRUND O'NEILL

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

CONSTRUCTION DETAILS
OR
343 HUDSON STREET
IN
NORTHBOROUGH, MA

6-13-2022
6-6-2022
4-6-2022
DRAWN BY: RSM
CHECK BY: VC
DATE: MAY 25, 2022
SCALE: 1"=20'
SHEET: 4 OF 4

Town of Northborough
Office of the Town Clerk

DATE	Paid Receipt	Receipt #
04/10/2024		43454

Account #	Code	Description	#	Amount	Total
32-43217	502	ZONING BOARD: Variance Application BD 1 Homes, LLC 343 Hudson St - PD CK# 198		\$ 650.00	\$ 650.00
Total.....				\$ 650.00	

Worcester South District Registry of Deeds Electronically Recorded Document

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

Recording Information

Document Number	: 38994
Document Type	: FD
Recorded Date	: April 08, 2022
Recorded Time	: 11:23:29 AM
Recorded Book and Page	: 67404 / 291
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1435869
Recording Fee (including excise)	: \$1,295.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/08/2022 11:23 AM
Ctrl# 236184 19742 Doc# 00038994
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

MASSACHUSETTS FORECLOSURE DEED

Richard W. Elia, Trustee of the Richard W. Elia Trust u/d/t dated August 27, 2014 and recorded with the Norfolk County Registry of Deeds at Book 32530 Page 264, ("the Trust") and having its usual place of business at 409 Adams Street, Quincy MA 02169, current holder of a mortgage

from E&G Home Improvement, LLC

to Richard W. Elia, Trustee as aforesaid

dated October 14, 2016 and recorded with the Worcester Registry of Deeds at Book 57730, Page 133

by the power conferred by said mortgage and every other power, for Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars paid, grants to BD Homes, LLC of a Massachusetts limited liability company, of 17 Emmons Street, Milford, Worcester County, MA 01757 the premises conveyed by said mortgage.

Witness the execution and the seal of said grantor this 6 day of April 2022.

RICHARD W. ELIA TRUST

By: Richard W Elia
Richard W. Elia, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, MA, ss

April 6, 2022

On this 6 day of April, 2022, before me, the undersigned notary public, personally appeared Richard W. Elia, Trustee of the Richard W. Elia Trust, proved to me through satisfactory evidence of identification, which was (check one) driver's license personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in his capacity as Trustee.

Hui Zhong Yu
Notary Public

Print Name: _____

My commission expires _____



HUI ZHONG YU
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 31, 2024

343 Hudson Street, Northborough, MA 01532

Affidavit

Richard W. Elia, Trustee of the Trust named in the foregoing deed, makes oath and says that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that the Trust caused to be published on February 9, 2022, February 16, 2022, and February 23, 2022, in the Worcester Telegram & Gazette, a newspaper published or by its title page purporting to be published in Northborough and having a circulation therein, notices of which the following are true copies (See Attached Appendix A).

We have also complied with G.L. c. 244 Section 14 by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Trust sold the mortgaged premises at public auction to wit, 343 Hudson Street, Northborough MA 01532 by Ralph Stewart, duly licensed auctioneer, of Paul E. Saperstein Co., to BD Homes, LLC for Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars being the highest bid made therefore at said auction.

Signed and sworn to under the pains and penalties of perjury this 6 day of April, 2022.

Richard W. Elia trustee
Richard W. Elia, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, MA, ss

April 6th, 2022

On this 6th day of March 2022, before me, the undersigned notary public, personally appeared Richard W. Elia, Trustee, proved to me through satisfactory evidence of identification, which was (check one) driver's license personal knowledge to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief as Trustee as aforesaid.

[Handwritten Signature]

Notary Public

Print Name:

My commission expires



HUIZHONG YU

Notary Public

Commonwealth of Massachusetts

My Commission Expires May 31, 2024

APPENDIX A

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage given by E & G Home Improvement, LLC to Richard W. Elia, Trustee of the Richard W. Elia Trust, which mortgage is dated October 14, 2016, and recorded in the Worcester County Registry of Deeds at Book 57730 Page 133, and of which mortgage the undersigned is present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, will be sold at public auction on March 9, 2022 at 11:00 a.m. upon the mortgaged premises located at 343 Hudson Street, Northborough, MA 01532, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in the Town of Northborough, Worcester County, Massachusetts and being shown as Map 30 Parcel 18 on a plan entitled "Plan of Land of Hudson Street in Northborough, Mass., Scale 1" = 30', Dated September 6, 2017, Prepared by Connorstone Engineering, Inc. Civil Engineers and Land Surveyors, 10 Southwest Cutoff, Suite 7, Northborough, Massachusetts. Said plan being recorded with the Worcester District Registry of Deeds in Plan Book 930 Plan 7.

Said Lot contains 21,346 square feet, more or less.

For title reference see deed recorded herewith.

If the description of the property in this notice conflicts with the description in the mortgage, the description in the mortgage shall control.

The above-described premises shall be sold subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, condominium fees, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitations, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

Ten Thousand and 00/100 (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check or treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check or treasurer's check or cashier's check or other check satisfactory to Mortgagee's attorney within thirty (30) days after the date of sale (or the first business day following thereafter if such date falls on a Saturday, Sunday or a legal holiday) at the offices of Phillips & Angley, P.C., One Washington Mall, Boston, Massachusetts 02108. The successful bidder will be required to execute a Memorandum of Sale immediately after the close of bidding.

The deposit paid at the time of the sale shall be forfeited if the purchaser does not comply strictly with the terms set forth in this Notice of Sale or the terms of the Memorandum of Sale executed at the time of foreclosure.

The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date, to sell the property to the next highest bidder in the event of default by the highest or any other bidder, and to amend the terms of the sale by written or oral announcement made before or during the sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

The purchaser shall be responsible for all closing costs, state documentary stamps and recording fees.

Other terms, if any, to be announced at the sale.

RICHARD W. ELIA TRUST

By its attorneys

Jeffrey J. Phillips, Esq.
B.B.O. #398480
Christopher S. Tolley, Esq.
B.B.O. #548180
Phillips & Angley
One Washington Mall
Boston MA 02108
Tel. No. 617-367-8787
February 09, 16, 23, 2022

TOWN OF RUTLAND CONSERVATION COMMISSION



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

NORTHBOROUGH TOWN CLERK
ROOM 2007A 63 MAIN STREET
NORTHBOROUGH, MA 01532

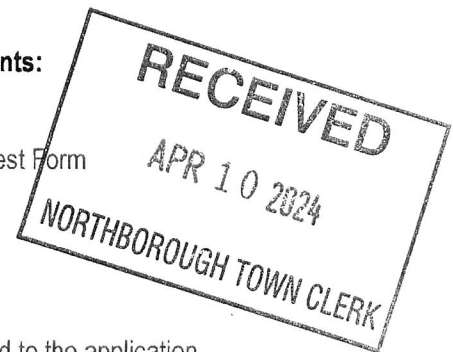
Applicant Check List Form

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:

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



Date

Please file checklist with the Town Clerk's office.



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

NORTHBOROUGH TOWN CLERK
RCVD 2024 APR 10 9:43:52

ZBA Application Distribution List

Project Address: 343 HUDSON ST - NORTHBOROUGH
GIS Map(s) 30 Parcel(s) 18

Please check all that apply:

- Variance Special Permit Special Permit with Site Plan Approval
 Special Permit Groundwater Protection Overlay District Appeal

*124
+ 1 Thumb*

Please note required plan sizes: Full size: 24" x 36" Half-size: 11" x 17"

1 copy to each, except as noted:

	Town Office	Received By	Date
①	Town Clerk (half-size plans)	<i>Karen W. Iben</i>	<i>4/10/2024</i>
①	ZBA Office File (Original application, full-size plans and CD with all documents & plans)		
⑥	ZBA Members (7 copies & 7 full-size ^{11x17"} plans)		
①	Building Inspector (full-size plans)		
①	DPW Town Engineer (full-size plans)		

If petition involves Groundwater Advisory Committee, provide additional copies as follows:

②	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:

①	Board of Selectmen (half-size plans)		
①	Fire Department (full-size plans)		
①	Police Department (half-size plans)		
	Dept. of Public Works (3 full-size plans)		
N/A	Board of Health (half-size plans) (private septic systems only)		
①	Conservation Commission (half-size plans)		
N/A	Earth Removal Board (half-size plans)		
N/A	Planning Board (5 copies & half-size plans)		
N/A	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