



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 Site Plan Approval Modification
- Special Permit (per 7-07-010, Groundwater Protection Overlay District)
- Appeal 40B Comprehensive Permit

Property Information

1. Location of Property:

Street Address 61 West Main St, 65 West Main St., 10 Monroe St.

GIS Map # 61 West Main St (63-9), 65 West Main St., (63-10) 10 Monroe St. (63-7)
Downtown

Zoning District(s) Business Groundwater Protection Overlay District(s): Area 3
District

2. Name of Petitioner(s): Town of Northborough - Town Administrator Owner / Tenant / Agreed Purchaser / Other (circle one)

Address: 63 Main Street, Northborough, MA 01532

Telephone #: (508) 393-5040 x 1 Email: tmcinerney@town.northborough.ma.us

3. Name of Presenter(s): HKT Architects Inc.

Address: 24 Roland St. Suite 301, Charlestown, MA 02129

Telephone #: (617) 776-6545 Email: jslemenda@hktarchitects.com or adunlap@hktarchitects.com

4. Name of Owner(s) of Property: Town of Northborough

Address: 63 Main Street, Northborough, MA 01532

Telephone #: (508) 393-5040 x 1 Email: tmcinerney@town.northborough.ma.us

5. Property Owner's Knowledge and Consent

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

[Signature]
Signature of Property Owner

3/5/24
Date

Timothy P McInerney
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:

Project is to construct a new Fire Station with related parking. Zoning requests include Zoning Bylaw section 7-06-030 specifying that the maximum front yard setback in the Downtown Business District is 20 feet. The building as placed has the nearest facade to the property line at 39'. This allows for fire apparatus to have an appropriate apparatus apron for maneuvering large apparatus as it enters the site and provides clear sight-lines when apparatus leaves the site. The other issues pertain to site signage Zoning By-law Section 7-09-040(1)b which specifies the maximum size of the wall and monument sign. The wall sign is designed to be seen visibly from the road and the site sign is to identify the building with the name and street address and to provide electronic messaging for all Town purposes.

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?

The building placement provides an appropriate apron for maneuvering and turning of large apparatus and provides clear sight-lines when apparatus leaves the site, especially when looking west where the road curves. The 39' setback allows these appropriate apron and sight-lines to occur. The apron depth also allows the required slope to not exceed 3% to the roadway. The wall sign lettering height and width allow the sign to be seen from the road and at a distance. The monument sign indicates the name of this public building, its street address and will provide electronic messaging for all Town purposes.

2. What is the hardship which is caused by the factors listed in 7A above?

A 20' apron would not allow turning and maneuvering of apparatus on site, therefore blocking traffic on West Main Street as vehicles reenter the site. Clear line-of-site will protect people as they move on and off the site and within the neighborhood. The monumental and the wall signage allow the public to clearly identify this important structure dedicated to public safety. The electronic messaging site sign will provide opportunities for the Town government to make citizens aware of important Town business, events and safety notifications that may affect their day to day living.

3. What facts will support a finding that the relief sought and will not constitute substantial detriment to the public good?

The layout and setback proposed are beneficial to the neighborhood and anyone using this major roadway. The depth of the apron will limit road blocks on West Main Street, will provide for clear line-of-sight and will protect anyone as they move on and off the site. The monumental and wall signage provide great benefits to the public good by clearly identifying a structure dedicated to public safety and the electronic messaging site sign provides the public with important information.

4. What facts will support a finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw?

The emergency response nature of the fire station use is unique and requires consideration of fire operations work best to benefit the community. Deeper apparatus aprons improve the movement of large trucks on and off the site and the depth of this apron will benefit the operations of the fire department as well as the public traveling on West Main Street. When emergency vehicles are responding, the better line-of-site and the size of the apron provide clear visual access for the public as apparatus is moving off site. The visibility is a reminder to anyone in the area that traffic and pedestrian movement must stop and respect that emergency response. Clear line of site also benefits firefighters driving apparatus out of the station in an emergency allowing for improved response time. The layout proposed is beneficial to the neighborhood and anyone using this major roadway. The depth of the apron will limit road blocks on West Main Street since apparatus will be able to maneuver on site rather than having to stop traffic to maneuver in the right of way.

The unique public safety use of a fire station building also requires consideration of how best to identify the building. Signage that clearly identifies the fire station benefits the public and promotes public safety, especially for members of the public who might be unfamiliar with the area and are in need of emergency assistance.

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;

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

6. The proposed use will conform to any special requirements of the special permit granting authority as stated in its written decision; and

Not Applicable

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.

Not Applicable

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

Not Applicable

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)

Not Applicable

D. Appeal

1. State the specifics of the appeal.

Not Applicable

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.

Not Applicable



William R. Hammer AIA, LEED-AP
Janet M. Slemenda AIA, LEED-AP
Amy J. Dunlap LEED-AP BD+C

March 1, 2024

Attn: Board of Zoning Appeal
Northborough Town Offices
63 Main Street
Northborough, MA 01532

Re: Zoning Variance Application Schedule of Fees for the new Fire Station,
Northborough, MA;

Dear Members of the Northborough Zoning Board of Appeals:

This Waiver Request letter addresses fees to be paid to the Town for ZBA requests. This appeal request is meant to waive any and all fees related to this public project since HKT is acting on behalf of the Town.

Very truly yours,
HKT Architects Inc.

A handwritten signature in black ink that reads "Janet M. Slemenda". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Janet M. Slemenda, AIA, LEED AP
Principal



TOWN OF NORTHBOROUGH BUILDING DEPARTMENT

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • Phone/Fax/Text (508) 393-5010

Property Address: 65 West Main Street

Date Submitted: March 7, 2024

Applicant Name: Janet Slemenda

Applicant Phone #:

Applicant Email: jslemenda@hktarchitects.com

Public Water: Municipal

Public Sewer: Municipal

CURRENT USE: Site is currently vacant

PROPOSED USE: NEW FIRE STATION WITH RELATED PARKING. ZONING REQUESTS INCLUDE ZONING BYLAW SECTION 7-06-030 specifying that the maximum front yard setback in the downtown business district is 20 feet. The building as placed has the nearest facade to the property line at 39'. This allows for fire apparatus to have an appropriate apparatus apron for maneuvering large apparatus as it enters the site and provides clear sight-lines when apparatus leaves the site. The other issues pertain to site signage zoning by law section 7-09-040 (1)b which specifies the maximum size of the wall and monument sign. The wall sign is designed to be seen visibly from the road and the site sign is to identify the building with the name and street address and to provide electronic messaging for all Town purposes.

ZONING INTERPRETATION

Map & Parcel Number: 63-9 and 63-10

Flood Zone: No

Ground Water Protection Overlay District:

Lot Area Required: 4000

Setbacks Required: 6-0-0 F-S-R max front 20

Street Frontage Required: 50

Does the use require a GPOD Special Permit: NA

Special Permit Required: No

Earthwork Permit Required: No

Is the proposed use allowed in the Zoning District: Yes --

Property Zoning District: DB Downtown Business

Wetlands: No

Bylaw Citation for Proposed Use: --

Lot Area Current: 3.54ac 154202

Setbacks Current: NA

Street Frontage Current: 412.7

Conservation Required: No

Special Permit with Site Plan Approval: No

Design Review Required (7-03-060): Yes

COMMENTS: ZBA Variance required for setback relief. [REDACTED]; Twenty feet is maximum allowed, need relief to allow 39 feet front yard setback.

(7-06-030 Table 2).

ZBA Variance required for wall sign area relief. [REDACTED] Section 7-09-040 (1)(a)[1][b] allows maximum 32 sqft. Proposed is 175 sqft. Relief of 143 sqft. is required.

ZBA variance for installation and use for electronic message center, currently not specifically allowed in DB zoning District.

(7-09-040G(1)(a)).

Signature: Robert J. Frederico
(Inspector of Buildings / Zoning Enforcement Officer)

Date: March 7, 2024

FEB 26 2024

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, 508-393-6996 fax



Certified Abutters List Request Please allow 10 business days.

DATE OF REQUEST: 2/26/24
 REQUESTING COMPANY: HKT Architects Inc.
 CONTACT PERSON: Janet M. Siemenda
 PHONE: 617-776-6645
 EMAIL: jsiemenda@hktarchitects.com

PROPERTY ADDRESS(es): 61 West Main Street; 65 West Main Street; 10 Monroe Street
 MAP/PARCEL(s): 61 West Main St (63-9) 65 West Main St (63-10); 10 Monroe St (63-7)
 OWNER(s): Town of Northborough
 OWNER MAILING ADDRESS(es): 63 Main St, Northborough, MA

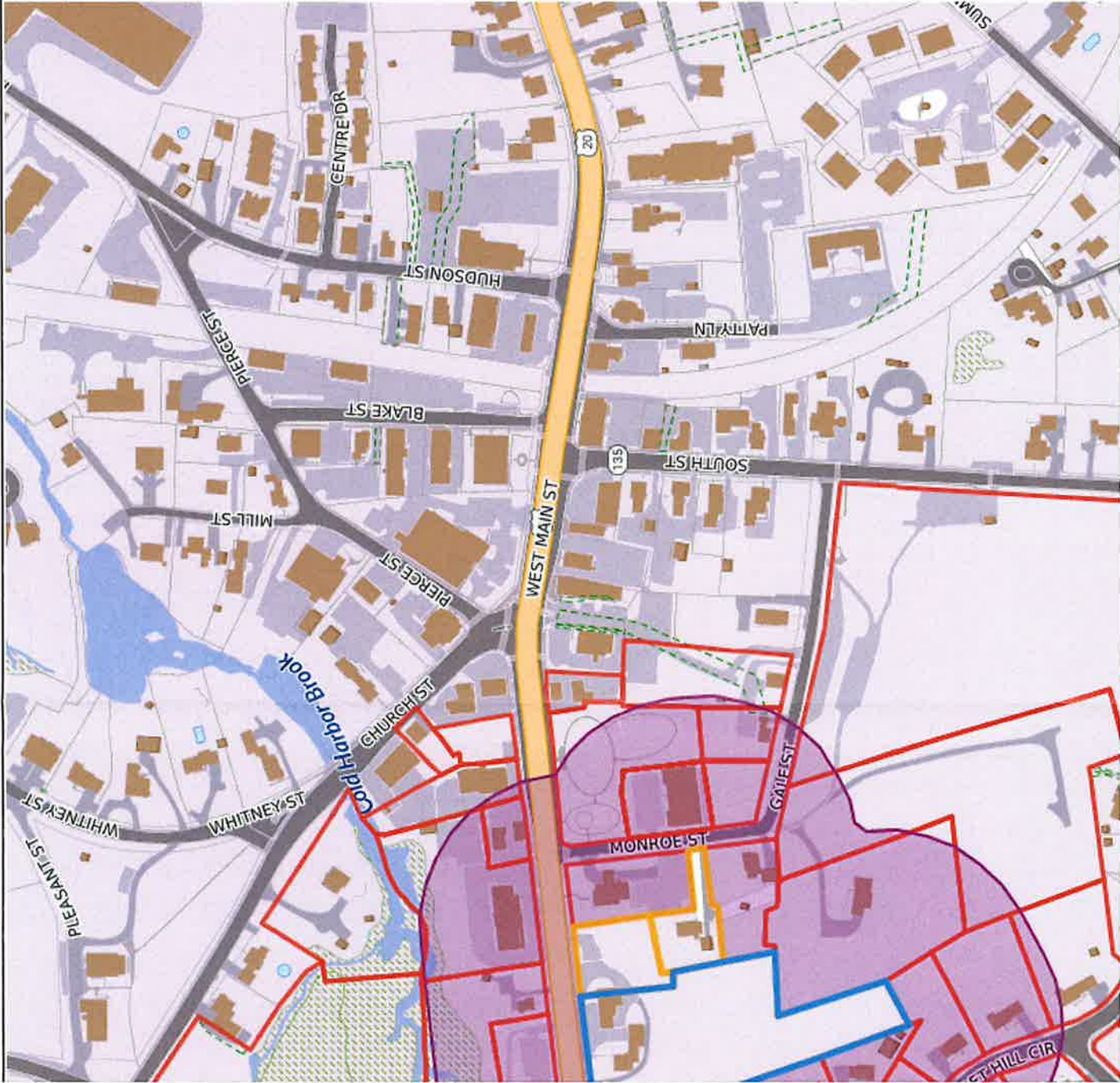
REQUESTING BOARD	APPLICABLE REGULATIONS	ABUTTERS / DISTANCE	# LABEL SETS	FEE
<input type="checkbox"/> Planning Board – Scenic Road	Town Code Chapter 2-52-050	Owners within 100' of property	3 sets	\$10
<input type="checkbox"/> Planning Board – Site Plan	Planning Board Rules & Regulations Section 7.2 D(5)	Owners within 300' of property	3 sets	\$15
<input type="checkbox"/> Planning Board – Special Permit	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
<input 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	1 set	\$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, Chapter 2-28, Earth Removal	Dependent on project: _____ feet	?	\$10+
<input type="checkbox"/> Engineering: Earth Works		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 2.27.2024

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

West Main St. (63-9)/65 West Main St. (63-10)/10 Monroe St. (63-7) - Abutters 300'



Property Information

Property ID 063.0-0010-0000.0

Location 65 WEST MAIN STREET

Owner 61 WEST MAIN ST NORTHBORO-
CORP TOWN OF NORTHBOROUGH

AND 61 WEST MAIN ST.
(63.9)

AND 10 MONROE ST.
(63.7)



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.

61 West Main St. (63-9), 65 West Main St. (63-10), 10 Monroe St. (63-7) - NORTHBOROUGH, MA
 Abutters 300' - February 27, 2024

Plot Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Own Sta	Own Zip
HILL CIRCLE	WALSH JANE M		26 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
HILL CIRCLE	BROOKS ANDREW	BROOKS SHEILA	27 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
HILL CIRCLE	GRONOWSKI PAUL E		30 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
HILL CIRCLE	BURROWS STEPHEN B	BURROWS IRIS L	31 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
HILL CIRCLE	HAYDEN ELISABETH H & BAMBERG PAUL G	& BAMBERG CHERRY F Tr/ELIZ HAYDEN TR	34 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
HILL CIRCLE	ZHENG SHAOKUAN	HUANG WEI	35 ASSABET HILL CIRCLE	NORTHBOROUGH	MA	01532
STREET	LAK NORTHBOROUGH REALTY LLC	c/o SOUTHWORTH-MILTON INC	100 QUARRY DRIVE	MILFORD	MA	01757
STREET	NOFSINGER RYAN D & RUSHMIE A Tr	NOFSINGER FAMILY TRUST	25 CHURCH STREET	NORTHBOROUGH	MA	01532
STREET	MARBLE WILLIAM E	HORAH ANELISE	49 CHURCH STREET	NORTHBOROUGH	MA	01532
STREET	CARBONNEAU LAURIE	NOURY MOSTAFA	31 WEST MAIN STREET	NORTHBOROUGH	MA	01532
STREET	CAMPANA JOHN C	CAMPANA VANESSA	20 GALE STREET	NORTHBOROUGH	MA	01532
STREET	TOWN OF NORTHBOROUGH	DPW WATER	63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	KANNALLY THOMAS H	KANNALLY PAMELA J	3 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	KUMAR UTTAM	SHAKYA YOJNEESH	7 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	WHITT DANIEL R	BERG SUSANNE T	8 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	BONALDO VALERIE H	BONALDO GUY J	10 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	PRESUTTI GREGORY	PRESUTTI JENNIFER	11 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	DEVANE DANIEL M	DEVANE KIMBERLY C	14 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	POSTIZZI JOHN & KATHERINE Tr	POSTIZZI REALTY TRUST	15 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	PREETHAM ARUN M	SAMUEL KALPANA	19 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
STREET	TOWN OF NORTHBOROUGH		63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	JSC ASSABET LLC		971 CONCORD STREET	FRAMINGHAM	MA	01702
STREET	WIKANDER PETER O	BEAN GRETCHEN M	14 MONROE STREET	NORTHBOROUGH	MA	01532
STREET	MASSEY DONNA L		20 MONROE STREET	NORTHBOROUGH	MA	01532
STREET Unit 1	GANGER BRIAN J & KIMBERLY A Tr	GANGER FAMILY TRUST	74 NORTH STREET	SHREWSBURY	MA	01545
STREET Unit 2	148 REALTY LLC		17 CAULFIELD RD	WAYLAND	MA	01778
STREET Unit 3	MONROE STREET ENTERPRISES LLC		15 COUNTRY CLUB ROAD	NEWTON CENTRE	MA	02459
STREET Unit 4	MCMMASTER JOHN J Tr	MONROE STREET REALTY TRUST	9D MONROE STREET	NORTHBOROUGH	MA	01532
STREET	NARRIS ADAM THOMAS	HARRINGTON ANN CHARON	1 PLEASANT STREET	NORTHBOROUGH	MA	01532
STREET	TOWN OF NORTHBOROUGH	DPW PARKS ASSABET PARK	63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	35 WEST MAIN ST REALTY LLC		35 WEST MAIN ST	NORTHBOROUGH	MA	01532
STREET	LAK NORTHBOROUGH REALTY LLC		100 QUARRY DRIVE	MILFORD	MA	1757

61 West Main St. (63-9), 65 West Main St. (63-10), 10 Monroe St. (63-7) - NORTHBOROUGH, MA
 Abutters 300' - February 27, 2024

STREET	WCD GARAGE INC		44 WEST MAIN STREET	NORTHBOROUGH	MA	01532
STREET	TOWN OF NORTHBOROUGH	DPW PARKS Town Common	63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	SAYDE REALTY LLC		43 GLEN STREET	ROCKLAND	MA	02370
STREET	WESTBORO SAVINGS BANK	aka AVIDIA BANK c/o ACCOUNTING	42 MAIN STREET	HUDSON	MA	01749
STREET	PIERCE ROSANNE Tr	DAVID AND ROSANNE PIERCE FAM TR	143 LYMAN ROAD	BERLIN	MA	01503-1801
STREET	TOWN OF NORTHBOROUGH		63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	BLUE WATER RENTAL PROPERTIES LLC		PO BOX 200	NORTHBOROUGH	MA	01532
STREET	TOWN OF NORTHBOROUGH		63 MAIN STREET	NORTHBOROUGH	MA	01532
STREET	NOR REALTY LLC		3 PLUFF AVENUE	NORTH READING	MA	01864
STREET	78 W LLC	c/o SALIM LOTUFF III	PO BOX 441	SOUTHBOROUGH	MA	01772
STREET	PCA REALTY LLC		82 WEST MAIN STREET	NORTHBOROUGH	MA	01532
STREET	89 WEST MAIN ST LLC		89 WEST MAIN STREET	NORTHBOROUGH	MA	01532
STREET	MA GROUP REAL ESTATE LLC		300 ELIOT STREET Ste 10	ASHLAND	MA	01721
STREET	VOYATZIS JOANNA C & JOHN D	VOYATZIS NICHOLAS D	2 AGAWAM STREET	WORCESTER	MA	01603
GHT DRIVE	DANE DANIELS	DANE JENNIFER K	2 WHEELWRIGHT DRIVE	NORTHBOROUGH	MA	01532
GHT DRIVE	CHASTANET LORI S	CHASTANET PAUL	5 WHEELWRIGHT DRIVE	NORTHBOROUGH	MA	01532
GHT DRIVE	COVINO DAVID	COVINO CARLENE A	6 WHEELWRIGHT DRIVE	NORTHBOROUGH	MA	01532



2008 00136734

Bk: 43628 Pg: 291

Page: 1 of 2 12/29/2008 12:52 PM WD

JAMES E. TASHJIAN, ESQ.
TASHJIAN, SIMSARIAN & WICKSTROM
370 MAIN STREET
WORCESTER, MA 01608

QUITCLAIM DEED

I, David Pierce, of 143 Lyman Road, Berlin, Worcester County, Massachusetts, for consideration paid and in full consideration of less than \$100.00 grant to John Pierce, of 65 West Main Street, Northborough, Massachusetts, 01532, with QUITCLAIM COVENANTS the land in Northborough, Worcester County, Massachusetts, on West Main Street, which parcel is more fully described in deed of William B. Walker to Earle F. Pierce and Regina E. Pierce dated August 13, 1954 recorded with the Worcester District Registry of Deeds, Book 3612, Page 304, and being the second parcel in said deed, being bounded and described as follows:

A certain parcel of land situated westerly of the first tract described on the southerly side of Main Street (State Highway) in said Northborough and being shown on "Plan of Land in Northboro, Mass. owned by William B. Walker, Scale: 1 In.= 20 Ft. July 29, 1954, George D. White, Marlboro, Mass. Surveyor." said plan being recorded with the Worcester District Registry of Deeds, Plan Book 200, Plan 87.

Beginning at the northeasterly corner of the granted premises on the southerly side of said Main Street at an iron pipe marking the northwest corner of the first described parcel; thence South 8° 31' 57" East by aforementioned parcel 152.94 feet; thence South 78° 07' 23" West 118.41 feet; thence South 11° 36' 17" East 23 feet, the last three courses all being by land shown on said Plan as being of William B. Walker; thence South 87° 49' 23" West 29.70 feet; thence North 7° 09' 37" West 183.25 feet, the last two courses being by land of Henry J. and Nellie F. Pierce, as shown on said plan; thence North 83° 29' 25" East by said Main Street 142.10 feet to the point of beginning. Containing 23,540 square feet, more or less.

Said premises are the same as conveyed to me by deed of said Trustees, dated August 1, 2007 recorded with said Registry, Book 41623, Page 184. See also Agreement and Declaration of Trust Establishing the Pierce Family Trust, dated November 6, 1999, recorded with said Registry, Book 22331, Page 201, and Article FIVE therein.

61-65 West Main St., Northboro

(2)

01

Witness my hand and seal this 29th day of December, 2008.



David Pierce

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

December 29, 2008

On this 29th day of December, 2008, personally appeared before me the above named David Pierce, proved to me on the basis of satisfactory evidence being Massachusetts operator's license the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as his free act and deed.



Notary Public

My commission expires:



JAMES E. TASHJIAN
NOTARY PUBLIC

Commonwealth of Massachusetts
My Commission Expires Sept. 24, 2015

ATTEST: WORC. Anthony J. Vigliotti, Register

Please return to:
Law Offices of William R. Bloom
32 Milk Street
Westborough, MA 01581



Bk: 41823 Pg: 199
Page: 1 of 3 08/08/2007 02:41 PM

QUITCLAIM DEED

We, VIRGINIA ^{Pierce}MCCOMBE of East Longmeadow, Massachusetts, PHYLLIS MORCONE of Westborough, Massachusetts, and JOHN ^{S.}PIERCE of Northborough, Massachusetts, Trustees of THE PIERCE FAMILY TRUST u/d/t dated November 6, 1999 and recorded in the Worcester District Registry of Deeds on February 22, 2000 in Book 22331, Page 201,

For consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars,

^{S.} 65 West Main St.
Grant to JOHN PIERCE of Northborough, Massachusetts,

With QUITCLAIM COVENANTS

The land with the buildings thereon situated at 65 West Main Street ^{in Northborough, MA} and bounded and described, which parcel of land is more fully described on record with the Worcester County Registry of Deeds in Book 3922, Pages 205 and 206.

Being the same premises conveyed to The Pierce Family Trust by deed dated November 6, 1999 and recorded with the Worcester County Registry of Deeds in Book 22331, Page 218.


Witness our hands and seals this 1st day of August, 2007.

Virginia Pierce McCombe
VIRGINIA MCCOMBE, Trustee of
The Pierce Family Trust
* wsa Virginia Pierce McCombe

Phyllis Morcone
PHYLLIS MORCONE, Trustee of
The Pierce Family Trust

65 West Main Street, Northborough, MA

(3) [initials]

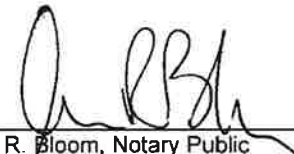

JOHN PIERCE, Trustee of
The Pierce Family Trust
*wsa John S. Pierce

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared VIRGINIA McCOMBE, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

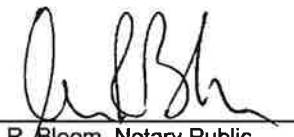
*wsa Virginia Pierce McCombe


William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared PHYLLIS MORCONE, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

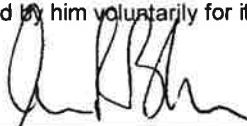

William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared JOHN PIERCE*, proved to me through satisfactory evidence of identification, being photo identification of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

*wsa John S. Pierce



William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

ATTEST: WORC. Anthony J. Vigilotti, Register

Please return to:
Law Offices of William R. Bloom
32 Milk Street
Westborough, MA 01581



2007 00105505
Bk: 41823 Pg: 199
Page: 1 of 3 08/08/2007 02:41 PM

QUITCLAIM DEED

We, VIRGINIA ^{Pierce}MCCOMBE of East Longmeadow, Massachusetts, PHYLLIS MORCONE of Westborough, Massachusetts, and JOHN ^PPIERCE of Northborough, Massachusetts, Trustees of THE PIERCE FAMILY TRUST u/d/t dated November 6, 1999 and recorded in the Worcester District Registry of Deeds on February 22, 2000 in Book 22331, Page 201,

For consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars,

^{S.} 65 West Main St.
Grant to JOHN PIERCE of Northborough, Massachusetts,

With QUITCLAIM COVENANTS

The land with the buildings thereon situated at 65 West Main Street ^{in Northborough, MA} and bounded and described, which parcel of land is more fully described on record with the Worcester County Registry of Deeds in Book 3922, Pages 205 and 206.

Being the same premises conveyed to The Pierce Family Trust by deed dated November 6, 1999 and recorded with the Worcester County Registry of Deeds in Book 22331, Page 218.


Witness our hands and seals this 1st day of August, 2007.

Virginia Pierce McCombe
VIRGINIA MCCOMBE, Trustee of
The Pierce Family Trust
* wsa Virginia Pierce McCombe

Phyllis Morcone
PHYLLIS MORCONE, Trustee of
The Pierce Family Trust

65 West Main Street, Northborough, MA

(3) 17



JOHN PIERCE, Trustee of
The Pierce Family Trust
*wsa John S. Pierce

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared VIRGINIA McCOMBE, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

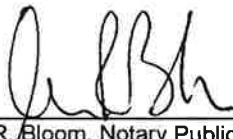
*wsa Virginia Pierce McCombe


William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared PHYLLIS MORCONE, proved to me through satisfactory evidence of identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.

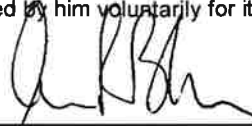

William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 1st day of August, 2007, before me, the undersigned notary public, personally appeared JOHN PIERCE,* proved to me through satisfactory evidence of identification, being photo identification of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

*wsa John S. Pierce



William R. Bloom, Notary Public
My Commission Expires: September 15, 2011

ATTEST: WORC. Anthony J. Vigliotti, Register