



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

For Board Use Only:

Case No. 21-03

Filing Date: 3/26/21

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 90 West Main Street

GIS Map # 62 Parcel # 59

Zoning District(s): DB Groundwater Protection Overlay District(s): 2 & 3

2. Name of Petitioner(s): MA Group Real Estate, LLC

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

Address: 300 Elliot Street, Suite 10, Ashland, MA

Telephone #: (800) 734-1660 Email: info@makesignconstructionco.com

3. Name of Presenter(s): Connorstone Engineering, Inc.

Address: 10 Southwest Cutoff, Northborough

Telephone #: (508) 393-9727 Email: vc@csei.net

4. Name of Owner(s) of Property: MA Group Real Estate, LLC

Address: 300 Elliot Street, Suite 10, Ashland, MA

Telephone #: (800) 734-1660 Email: info@makesignconstructionco.com

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

Date

Marcelo Meneses
Please Print Name

RECEIVED
NORTHBOROUGH TOWN CLERK
2021 MAR 26 AM 10:25

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:**

Proposed Vertical Mixed Use building within Downtown Business Zone and Groundwater Overlay District.

- 1.) The use is allowed in the DB Zone, and triggers Site Plan Approval under 7-03-050.A(2).
- 2.) Special Permit is required for work within the Groundwater Overlay District under Sections 7-07-010.D(3)(c)[3], 7-07-010.D(3)(c)[6], and 7-07-010.D(3)(b)[2].

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

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

Special Permit

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

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

The proposed use (Vertical Mixed Use) is allowed by right the underlying Downtown Business zoning district. This use is consistent with neighboring uses of multifamily dwellings and commercial/business use

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

The proposed use and scale of the building is consistent with abutting and nearby uses. The site provides adequate land area, sight distances, and utility services for the proposed building.

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

The proposed residential use is consistent with the abutting or nearby uses, and is consistent with the pre-existing two-family residential use. Groundwater recharge has been provided in excess of the minimum required to protect the interests of the overlay district.

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

The proposed site driveway will be located at the existing curb cut, and the location has adequate sight distance in both directions. The existing sidewalks along the property frontage will be maintained for pedestrian travel.

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

The plans provide adequate parking and site access for emergency vehicles. Town water and sewer is available in West Main Street, and soil testing has been performed to verify the suitability for site drainage.

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

The applicant will comply with the decision and special conditions issued under the Special Permit.

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.

The site does not contain any unique natural environmental features, historic buildings, or endangered species habitat that may be impacted by the development. The areas closest to the wetland resources would be improved by the project by removing the existing structures and pavement. Groundwater resources have been protected through the used of drywells.

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

Required site plans and documentation has been attached herewith.

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)

Required site plans and documentation has been attached herewith.

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.

None Known

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

Signed this 2nd day of March, 2021

COMMONWEALTH OF MASSACHUSETTS

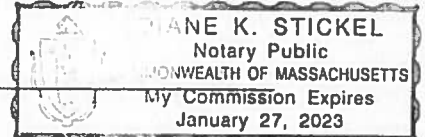
WORCESTER, ss

Date: 03/02/2021

Then personally appeared the above-named, Marcel N. Mendes, and made oath and said that the foregoing statements and representations contained in the application herein and attachments hereto are true and accurate to the best of her/his knowledge, information and belief, before me, P.1

Diane K. Stickel
Notary Public

My commission expires: _____



OFFICE OF THE TOWN CLERK

Date: _____

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

Town Clerk

FEE CALCULATION

ZBA Application \$150

plus

Site Plan Review = \$500

plus

\$0.05 per Sq. ft.

Building foot print = 3,440 Sq. ft.

2,440 Sq. ft. x \$0.05 = \$122.00

Total = \$772

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

MA Group Real Estate LLC
300 Eliot Street - Suite 10
Ashland, MA 01721
(800) 734 1660

Brookline Bank
448 Washington Street
Wellesley, MA 02481

No. 20133

Date 3/1/2021

Pay To The
Order Of Town of Northborough

\$ **772.00

Seven Hundred Seventy-Two and 00/100

Dollars



Memo: 90 W Main Zoning Application

[Handwritten signature]



NORTHBOROUGH

Town of Northborough
Office of the Board of Assessors

FEB 19 2021

63 Main Street, Massachusetts 01532-1994
Mon, Wed, Thurs 8-4 / Tuesday 8-7 / Friday 7-12
508-393-5005 phone, 508-393-6996 fax

BOARD OF ASSESSORS

Certified Abutters List Request Please allow 10 business days.

DATE OF REQUEST 2/10/21
REQUESTING COMPANY Coastal Engineering
CONTACT PERSON Brylee M. F.
PHONE (508) 393-9727
EMAIL newmfc@csenet.net
PROPERTY ADDRESS(es) 90 West Main Street
MAP/PARCEL(s) Map 62 Parcel 59
OWNER(s) William Randall
OWNER MAILING ADDRESS(es) H Overlook Dr. Millbury, MA.

please email complete list.

Ty!

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 Selectman: 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 41 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
1 set
3 sets
3 sets
2 sets
1 set
1 set
?
1 set

FEE

- \$15
\$15
\$15
\$15
\$15
\$15
\$15
\$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 2/23/2021

William Peten, Assessor Assistant
Julie Brownlee Megan Hennessy for the Board of Assessors

ibrownlee@town.northborough.ma.us ; mhennessy@town.northborough.ma.us

90 West Main Street - 300 ft Abutters
February 23, 2021

ID	ss	Numb	Street Name	Unit	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
054.0-0044-0000.0	49		CHURCH STREET		MARBLE WILLIAM E	HORAH ANELISE	49 CHURCH STREET	NORTHBOROUGH	MA	01532
063.0-0014-0000.0	3		LIBERTY DRIVE		KANNALLY THOMAS H	KANNALLY PAMELA J	3 LIBERTY DRIVE	NORTHBOROUGH	MA	01532
054.0-0045-0000.0	1		PLEASANT STREET		NARRIS ADAM THOMAS	HARRINGTON ANN CHARON	1 PLEASANT STREET	NORTHBOROUGH	MA	01532
055.0-0084-0000.0	25		PLEASANT STREET		DEMINGS LISA	NOSEVITCH ALEXANDER	25 PLEASANT STREET	NORTHBOROUGH	MA	01532
055.0-0088-0001.0	39		PLEASANT STREET	A01	SPINDOLA VALSINEIA G	SPINDOLA PAULO P	41 MOHICAN PATH	MARLBOROUGH	MA	01752
055.0-0088-0004.0	39		PLEASANT STREET	A02	NGUYEN CHANH L		25 PICCADILLY WAY	WESTBOROUGH	MA	01581
055.0-0088-0007.0	39		PLEASANT STREET	A03	CEDERBERG ANDREW A	CEDERBERG KATHERINE L	44 COUNTRYSIDE ROAD	NORTH GRAFTON	MA	01536-1633
055.0-0088-0010.0	39		PLEASANT STREET	A04	MASSAD GERALDINE A		153 FLORAL STREET	SHREWSBURY	MA	01545
055.0-0088-0013.0	39		PLEASANT STREET	A05	MASSAD PHILIP D		11 MEADOW LANE	CHARLTON	MA	01507-1535
055.0-0088-0016.0	39		PLEASANT STREET	A06	GUERIN DAVID W		39 PLEASANT STREET A-06	NORTHBOROUGH	MA	01532
055.0-0088-0019.0	39		PLEASANT STREET	A07	CRONIN WILLIAM		849 BOSTON POST ROAD UNIT 5-G	MARLBOROUGH	MA	01752
055.0-0088-0022.0	39		PLEASANT STREET	A08	YEE HENRY C		39 PLEASANT STREET A-08	NORTHBOROUGH	MA	01532
055.0-0088-0025.0	39		PLEASANT STREET	A09	MADADI MEHRANDOKHT		155 PLANTATION STREET	WORCESTER	MA	01604
055.0-0088-0028.0	39		PLEASANT STREET	A10	FURTADO FABRICIO S	FURTADO ANA PAULA M	132 DAVIS STREET	NORTHBOROUGH	MA	01532
055.0-0088-0031.0	39		PLEASANT STREET	A11	NIKOLOV NIKOLA K	ATANASOVA EKATERINA D	39 PLEASANT STREET A-11	NORTHBOROUGH	MA	01532
055.0-0088-0034.0	39		PLEASANT STREET	A12	PIERCE HEIDI		39 PLEASANT STREET A-12	NORTHBOROUGH	MA	01532
055.0-0088-0036.0	39		PLEASANT STREET	A14	DEOLIVEIRA KELLEN G		145 WORCESTER STREET	WEST BOYLSTON	MA	01583
055.0-0088-0038.0	39		PLEASANT STREET	A15	JAMES BROOKE E		39 PLEASANT STREET A-15	NORTHBOROUGH	MA	01532
055.0-0088-0040.0	39		PLEASANT STREET	A16	VENKATARAMANAN KRISHNAMOORTHY		168 DARTMOUTH STREET	MARLBOROUGH	MA	01752
055.0-0088-0042.0	39		PLEASANT STREET	A17	OHEARN-ZITON KATHRYN M		42 WOODS LANE	LANCASTER	MA	01523
055.0-0088-0044.0	39		PLEASANT STREET	A18	BEAUDETTE DEBORAH A		39 PLEASANT STREET A-18	NORTHBOROUGH	MA	01532
055.0-0088-0046.0	39		PLEASANT STREET	A19	KUKLOK PAUL R		39 PLEASANT STREET Unit A19	NORTHBOROUGH	MA	01532
055.0-0088-0048.0	39		PLEASANT STREET	A20	MOORE SCHYLER		39 PLEASANT STREET A-20	NORTHBOROUGH	MA	01532
055.0-0088-0050.0	39		PLEASANT STREET	A21	STACKHOUSE CHRISTOPHER C		39 PLEASANT STREET Unit A21	NORTHBOROUGH	MA	01532
055.0-0088-0052.0	39		PLEASANT STREET	A22	WANG SHINQUAN		27 EDMUNDS WAY	NORTHBOROUGH	MA	01532
055.0-0088-0054.0	39		PLEASANT STREET	A23	DEOLIVEIRA KELLEN G	DEOLIVEIRA GABRIEL DOMINGUES	39 PLEASANT STREET Unit A23	NORTHBOROUGH	MA	01532
055.0-0088-0056.0	39		PLEASANT STREET	A24	MEROTTA SUSAN M		51 ERNEST AVENUE FL 2	WORCESTER	MA	01604-2300
055.0-0088-0002.0	39		PLEASANT STREET	B01	UTKA SARAH ANN		39 PLEASANT STREET B-01	NORTHBOROUGH	MA	01532
055.0-0088-0005.0	39		PLEASANT STREET	B02	BEAUREGARD SARA J		39 PLEASANT STREET Unit B2	NORTHBOROUGH	MA	01532
055.0-0088-0008.0	39		PLEASANT STREET	B03	39 PLEASANT STREET LLC		23 SAWIN STREET	NORTHBOROUGH	MA	01752
055.0-0088-0011.0	39		PLEASANT STREET	B04	COOPER HOWARD S		39 PLEASANT STREET B-04	MARLBOROUGH	MA	01532
055.0-0088-0014.0	39		PLEASANT STREET	B05	PAYNE DERRICK W		7 BRANDYWINE ROAD	WEST BOYLSTON	MA	01583
055.0-0088-0017.0	39		PLEASANT STREET	B06	SHOUKRY NORMA		39 PLEASANT STREET B-06	NORTHBOROUGH	MA	01532
055.0-0088-0020.0	39		PLEASANT STREET	B07	GREENE STEVEN	GREENE LISA	25 WATERVILLE LANE	SHREWSBURY	MA	01545
055.0-0088-0023.0	39		PLEASANT STREET	B08	MCSWEENEY KEVIN J	MCSWEENEY CYNTHIA L	8 WASHINGTON STREET	NEWBURYPORT	MA	01950
055.0-0088-0026.0	39		PLEASANT STREET	B09	SAVAGE KATHI L	CUOCO JOHN B	48 LONGFELLOW ROAD	NORTHBOROUGH	MA	01532
055.0-0088-0029.0	39		PLEASANT STREET	B10	DODGE PHILLIP E	DODGE DEBORAH A	39 PLEASANT STREET B-10	NORTHBOROUGH	MA	01532
055.0-0088-0032.0	39		PLEASANT STREET	B11	CHIANG RIT	MENG CHIANNA	65 LAKE AVE #1006	WORCESTER	MA	01604
055.0-0088-0035.0	39		PLEASANT STREET	B12	DEMAV CHRISTOPHER F	HALKO JOSEPH P	2 COLD HARBOR DRIVE	NORTHBOROUGH	MA	01532
055.0-0088-0037.0	39		PLEASANT STREET	B14	PHAM KEVIN		36 WESTVIEW AVE	SHREWSBURY	MA	01545
055.0-0088-0039.0	39		PLEASANT STREET	B15	CHEN ZHAO	SZETO SHUK FAN	17 ROCKLAWN ROAD	WESTBOROUGH	MA	01581
055.0-0088-0041.0	39		PLEASANT STREET	B16	BHATT PRAKASH		19945 AUGUSTA VILLAGE PLACE #444	ASHBURN	VA	20147-4128
055.0-0088-0043.0	39		PLEASANT STREET	B17	DASILVA GILKA S		39 PLEASANT STREET B-17	NORTHBOROUGH	MA	01532
055.0-0088-0045.0	39		PLEASANT STREET	B18	HALL CHONG HUI		39 PLEASANT STREET Unit B18	NORTHBOROUGH	MA	01532
055.0-0088-0047.0	39		PLEASANT STREET	B19	SPINELLA MARC A		39 PLEASANT STREET Unit B19	NORTHBOROUGH	MA	01532
055.0-0088-0049.0	39		PLEASANT STREET	B20	SPINECKE GAIL S		39 PLEASANT STREET B-20	NORTHBOROUGH	MA	01532
055.0-0088-0051.0	39		PLEASANT STREET	B21	GOLDMAN ALLISON		39 PLEASANT STREET B-21	NORTHBOROUGH	MA	01532
055.0-0088-0053.0	39		PLEASANT STREET	B22	BONICA CHRISTOPHER		19 LAKEVIEW DRIVE	WEARE	NH	03281
055.0-0088-0055.0	39		PLEASANT STREET	B23	SANDERS EDWARD J		39 PLEASANT STREET B-23	NORTHBOROUGH	MA	01532
055.0-0088-0057.0	39		PLEASANT STREET	B24	PAYNE DAVID	SAIA LISA	39 PLEASANT STREET B-24	NORTHBOROUGH	MA	01532
055.0-0088-0003.0	39		PLEASANT STREET	C01	WAHID JAWED	WAHID IFFAT	125 PROSPECT STREET	FRAMINGHAM	MA	01701

[illegible]



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: 90 West Main Street Northborough, MA 01532

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

Current Use: Two Family Residential Structure

Proposed Use: Proposed Vertical Mixed Use Building within the Downtown Business District, and within the Groundwater 3 Overlay District.

vertical
MIXED USE - 7-05-020F(2)(d)
Proposed Building to include a business use on the ground floor and three residential units on the upper floors. The business use would include a Home Building/Remodeling Design Center and Showroom.

Applicant Name: Vito Colonna (for MA Group Real Estate LLC) Phone Number: 508-393-9727

Email Address: vc@csei.net

Map & Parcel Number: 62/59 For Official Use Only
Property Zoning District: DB Flood/Wetlands ✓✓
Groundwater Protection Overlay District: Area 1 Area 2 X Area 3 X N/A
Lot Area Required 40K Have 50094 Street Frontage Required Have
Setbacks Required Have Bylaw Citation for Proposed Use:

Comments: Allowed Per 7-05-030 TABLE 1, PART B.

OK • 7-06-030A 100% of Required LOT AREA SHALL BE UPLAND, NOT RESERVE AREA.

OK • MUST MEET 7-06-030J(1)(a) SUPPLEMENTAL AREA REQUIREMENTS.

• 7-07-010D(3)(b)(2) multi fam - min 40K FT² SPECIAL PERMIT (ZBA) 6W2

• 7-03-050A(2) - SPECIAL / S. PERMIT w/ SITE PLAN APPROVAL (ZBA)

FAVORABLE DETERMINATION - GROUNDWATER ADVISORY COMMITTEE

• 7-07-010D(3)(c)(6) multi fam, 6W3 (FWS)

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

Signature: [Signature]

Robert J. Frederico

Inspector of Buildings/Zoning Enforcement Officer

Date: 3/12/2021

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