

## Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

### General Application Form

*(Please answer all the following – use additional pages as necessary)*


<b>APPLICATION INFORMATION</b>	
This Application is for (please check one):	
<input checked="" type="radio"/> Special Permit <input type="radio"/> Variance <input type="radio"/> Appeal from a decision of the Building Inspector/Zoning Officer	
Sections of the Zoning Bylaw Applicable to Application:	
174-8.C.(2) - two buildings and two uses (new use by-right) on one lot	
<b>PROPERTY INFORMATION</b>	
Address: 250 Turnpike Road	Map/Lot: 27-2A
Zoning District: Industrial; Residence A	Book/Page: 67212/69
Total Land Area: 4.294 acres	Lot Frontage: 502 feet
Present Use: Self-storage by special permit	
Proposed Use: Self-storage and contractors' yard building	
<i>Check all applicable:</i>	
<input checked="" type="checkbox"/> 100' Wetland Buffer Zone	<input type="checkbox"/> 200' Riverfront Area
<input type="checkbox"/> Disturbing more than 1 acre	<input type="checkbox"/> Flood Plain

<b>BUILDING COMMISSIONER REVIEW (OPTIONAL)</b>	
To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.	
This application has been deemed complete by the Southborough Building Commissioner.	
Signature of Building Commissioner:	Date:

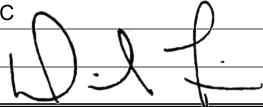
**Zoning Board of Appeals**  
**General Application**  
**Special Permit, Variance, & Appeal**

Town Clerk Filing Date

Hearing Date

<b>PROPERTY OWNER/APPLICANT INFORMATION</b>	
The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.	
<b>Applicant Name:</b> Ferris Development Group, LLC	
<b>Address:</b> 118 Turnpike Rd., Ste. 300, Southborough, MA, 01772	
<b>Phone:</b> 508-281-5600	<b>E-Mail:</b> bcharville@ferrisdevelopment.com
<b>Signature:</b> 	<b>Date:</b> 10/26/23
<b>Applicant is:</b> <input type="radio"/> Owner <input checked="" type="radio"/> Agent/Attorney <input type="radio"/> Other (please explain):	

<b>Applicant Name:</b>	
<b>Address:</b>	
<b>Phone:</b>	<b>E-Mail:</b>
<b>Signature:</b>	<b>Date:</b>
<b>Applicant is:</b> <input type="radio"/> Owner <input type="radio"/> Agent/Attorney <input type="radio"/> Other (please explain):	

<b>Property Owner Name (if different from applicant):</b>	
<b>Address:</b> FD 250 Turnpike, LLC	
<b>Phone:</b> 508-281-5600	<b>E-Mail:</b> david@ferrisdevelopment.com
<b>Signature:</b> 	<b>Date:</b> 10/26/23

<b>Property Owner Name (if different from applicant):</b>	
<b>Address:</b>	
<b>Phone:</b>	<b>E-Mail:</b>
<b>Signature:</b>	<b>Date:</b>

<b>APPLICANT REPRESENTATIVES</b>			
Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):			
Name	Role (e.g. attorney, architect, etc)	Address	Telephone Number
Brian R. Charville	Attorney	(see above)	508-281-5610
David M. Ferris	Owner's Manager	(see above)	508-281-5600
James Tetreault	Engineer	118 Turnpike Rd., Ste. 200	508-485-0137
John A. "Jay" Ferrera Jr., AIA	Architect	2 Fern Ln., Sterling, MA, 01564	978-407-8848

*\*NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.*

# Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

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Hearing Date

## Checklist of Required Materials

*Information to be submitted with Application*

- Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- Completed General Application Form & Checklist**
- Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- Certified list of abutters:** as obtained from the Assessor's office
- Electronic files:** to be submitted via ViewPoint, the online permitting software
- OPTIONAL:** Letters of support

### Prepare the required documents as follows:

- Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
  - One (1) copy application form & checklist
  - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
  - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
- Zoning Board of Appeals Packet** – submit on ViewPoint
  - Application fee (Checks made payable to the Town of Southborough)
  - One (1) copy application form & checklist
  - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
  - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
  - One (1) legal ad form



October 26, 2023

**VIA VIEWPOINT**

Mr. David Williams, Chair  
Southborough Zoning Board of Appeals  
9 Cordaville Road  
Southborough, MA 01772

Re: 250 Turnpike Road  
Special Permit for Two Uses & Two Buildings on one Lot

Dear Chair Williams and Board Members,

I represent FD 250 Turnpike, LLC, and write on its behalf to provide this Narrative regarding the Application for Special Permit filed today. Ferris Development Group, LLC is a commercial real estate owner and operator working in MetroWest with a strong presence on the Route 9 corridor. The firm's principal, David Ferris, is a Southborough resident who currently owns and operates 118, 120, 250 and 352 Turnpike Road.

We were last before your Board on an Application for Special Permit in summer 2022 to allow self-storage to occur at 250 Turnpike Road. Following that we obtained Major Site Plan Approval from the Planning Board, and I am pleased to report that the self-storage facility is set to open imminently – you will recall that that work renovated the entire of a preexisting building.

Building on the self-storage use, we now submit an Application for Special Permit to allow a second use and a second building on the property. Specifically we request your permission to allow a **contractors' yard** use inside one (1) new building. This use is by-right in the Industrial zone in which the building (60' x 240') that we propose would be located. We have been working with the Conservation Commission on a pending Notice of Intent to construct the building, and we plan to file shortly with the Planning Board for Site Plan Review in order to complete permitting of the new building.

Again, the Special Permit we now seek would simply allow a second building and the second use – a contractors' yard building coexisting with a self-storage building. Section 174-8.C.(2) of the Southborough Zoning Bylaw says that you “**may, by special permit, allow several different uses if otherwise permitted in the district or several buildings on the same lot if such uses or buildings are deemed to be compatible, meet the requirements of § 174-9 and result in improved circulation and land use patterns.**” As you will see from reviewing our plans, the two uses are compatible (indeed the 10 units inside the new building are intended to expand storage offerings beyond those inside the preexisting building) and there is plenty of room for this new building with relatively light traffic stemming from it.

**Permitting**

Located in the ID (Industrial District), a Special Permit is required for the proposed use and building pursuant to § 174-8.C.(2) of the Bylaw. Additionally, a Major Site Plan Approval is

necessary pursuant to § 174-10.A.(2) of the Bylaw (essentially modifying the Major Site Plan that the Planning Board approved just last December), and we will be applying to that Board for the same. The Major Site Plan Approval is required (pursuant to § 174-10.B.(2)) due to this project including a new development totaling more than 2,000 square feet. The project is exempt from needing an LID Special Permit because this is a project that will disturb less than one acre. The project is before the Conservation Commission for approval and we anticipate the Commission's hearing closing on October 26, 2023, or November 16, 2023.

### **Project Highlights**

By adding a 14,400 square foot contractors' yard building, FD 250 Turnpike seeks to address a clear market need – midsize, accessible spaces for tradespeople and contractors. The building will be divided into 10 bays of equal size (1,440 sq. ft.), and each bay will have a roll-up door and a walk-in door. New utility connections will be made to preexisting mains. The preexisting septic system will continue to serve the new building just as it serves the old – indeed a portion of the septic field will be decommissioned and the new building built atop it (we have met with Dennis Costello of the Board of Health and gained his approval for our approach). There are no changes proposed to the existing drainage system; we will ensure that all of the flow from the new building's roof is infiltrated by new infiltration systems that we will build, improving upon the existing parking lot paving in the new building's footprint which provides no infiltration at the moment. Parking and loading requirements for the contractors' yard use are met by existing conditions, which easily accommodate the 1 parking space per 1,500 sq. ft. of gross floor area (10 spaces) required pursuant to § 174-12.E.(10).

### **Special Permit Requirements for Two Uses on a Lot - § 174-8.C.(2)**

We emphasize that allowing this Special Permit will keep “like with like” – that is, one type of storage (self) with another (contractors'). In addition, the requested approval is not in conflict with public health, safety, convenience, and welfare. The new use – contractors' yard – is by-right in this very zone and clearly it would not be substantially detrimental or offensive to the neighborhood or destructive of property values therein. Additionally, the benefits of the proposed use to the Town outweigh any adverse effects for the Town or the general vicinity, particularly when considering the following criteria:

- **Location.** This site is located near uses which are similar to the proposed use or by uses likely to benefit from, rather than be damaged by, the proposed use. Immediately to the west is Eagle Leasing, which has storage containers on site shielded by privacy fencing. Immediately to the east is a single residence on the corner of Parkerville Road, also located in the Industrial zone and screened by very mature vegetation. The applicant is committed to working directly with that abutter to ensure they feel they continue to have adequate privacy through the addition of privacy fencing and new local species plantings if desired. The site is able to accommodate the proposed use without substantial environmental damage from wetland loss, habitat disturbance or damage to valuable trees or other natural assets as we are reusing the existing conditions (a parking lot) and not otherwise disturbing the site.
- **Activity Type and Mix.** Storage is a much-needed service in any community, and as a non-residential site specifically geared toward contractors and tradespeople (although open to any paying tenant) we believe this use will contribute to the diversity of amenities available locally and be a benefit to the Town and surrounding communities.

- Visual Consequences. There will be limited visual consequences resulting from this proposal, as the site already exists and the new building would be narrowly visible from Route 9. Last year's Major Site Plan Approval required fencing to the south and east of the preexisting parking lot, and the applicant intends to modify that fencing in order to provide a visual buffer with respect to viewing the new building from the south or east. Most of the proposed construction would be narrowly visible from public ways. The preexisting parking lot area is well set back from Route 9 as it stands, is well screened by existing vegetation, is mostly not readily visible from public ways, and will have the added benefit of privacy fencing.

- Access. We anticipate the second use will result in a net decrease of the amount of traffic to this location as compared to the current approved use. The applicant's commissioned traffic study indicates that the new building – *combined with the 55,000 sq. ft. self-storage center* – will generate only 105 daily trips. This contrasts with the average of 536 daily trips expected from the previous office use of the property. The second use should have little to no impact on existing traffic patterns on Route 9 due to the nature of contractors' yards / storage bays being a low-frequency use. Additionally, the site currently benefits from a desirable existing layout which will minimize any impact to traffic patterns, specifically there is an extended driveway ramp beginning on the Eagle Leasing parcel which provides a buffer against Route 9 traffic and leads directly to an acceleration/deceleration lane which begins at the western edge of the subject property and continues to Parkerville Road. This combination of adjacent driveway ramp and third lane effectively creates a minimally used buffer which runs the entire length of the property and will make for easy vehicle entry and departure. Additionally, we are propose to remove the security gate near the mouth of our east parking lot which will eliminate any concern of vehicles queuing on Route 9. All pedestrian and vehicular movement to, from and within the site will be safe and convenient and arranged so as not to disturb abutting properties.

- Development Rate. As a by-right commercial use the contractors' yard building will not result in any increased demand on the Town to provide off-site services, including schools, water or local road capacity.

For all of the above stated reasons, we believe that this proposed second building and second use is in harmony with the intent of the Bylaw, will be an added benefit for the community, and will continue to restore commerce to this portion of Route 9.

Please do not hesitate to contact me if you have any follow-up questions regarding this matter.

Yours sincerely,



Brian R. Charville, Esq.

Chief Operating Officer & General Counsel

# Worcester South District Registry of Deeds Electronically Recorded Document

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

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## Recording Information

Document Number	: 24850
Document Type	: DEED
Recorded Date	: March 04, 2022
Recorded Time	: 10:00:55 AM
Recorded Book and Page	: 67212 / 69
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1427068
Recording Fee (including excise)	: \$16,229.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 03/04/2022 10:00 AM  
 Ctrl# 235161 28892 Doc# 00024850  
 Fee: \$16,074.00 Cons: \$3,525,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

**Recording Requested By,  
And After Recording  
Please Return to:**

**Brian R. Charville  
Ferris Development Group, LLC  
118 Turnpike Road, Ste 300  
Southborough, MA, 01772**

*\$ three million five  
hundred twenty five  
thousand and 00/100*

**QUITCLAIM DEED**

**BLDG Mass/Lex LLC**, a Delaware limited liability company having a place of business at % BLDG Management Co., Inc., 417 Fifth Avenue, 4th Floor, New York, New York 10016 ("Grantor") for consideration paid of ~~\$3,525,000.00~~ *\$3,525,000.00* Dollars grants to **FD 250 Turnpike, LLC** a Massachusetts limited liability company, having an office at 325 Donald Lynch Blvd., Ste. 205, Marlborough, Massachusetts, 01752 ("Grantee") with Quitclaim Covenants, the land, together with the improvements thereon, in Southborough, Worcester Country, Massachusetts, commonly known and numbered as 250 Turnpike Road, being more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference.


Subject to and with the benefit of all easements, agreements, restrictions, covenants and other matters of record, in so far as the same are in force and applicable.

Grantor is not taxed as a corporation for federal income tax purposes.

For Grantor's title, see deed dated November 30, 2007 and recorded with the Worcester County Registry of Deeds at Book 42198, Page 350 .

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as a sealed instrument as of the  1  day of March, 2022.

**BLDG MASS/LEX LLC,**  
a Delaware limited liability company

By:   
Name: Lloyd Goldman  
Title: Authorized Signatory

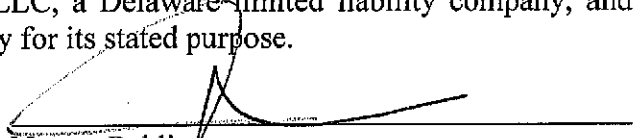
Address of Property: 250 Turnpike Road, Southborough, Massachusetts



STATE OF NEW YORK

County of New York, ss

On this 1 day of March, 2022, before me, the undersigned notary public, personally appeared Lloyd Goldman, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, as an authorized signatory of BLDG Mass/Lex LLC, a Delaware-limited liability company, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public

(AFFIX SEAL)

Notary name printed: Jeannine Cacace

My commission expires: 2/24/2023

**JEANNINE CACACE**  
Notary Public, State of New York  
No. 01CA6087741  
Qualified in Richmond County  
Commission Expires Feb. 24, 2023

**EXHIBIT A**

The land and buildings thereon located in Southborough, Worcester County, Massachusetts, described as follows:

A certain parcel of land with the buildings thereon, situated on the southerly side of the Boston and Worcester Turnpikes and the westerly side of Parkerville Road in the Town of Southborough, Worcester County, Commonwealth of Massachusetts, said parcel being described as follows:

Beginning at the Northwesterly corner of the premises at the Boston & Worcester Turnpike;

Thence N 85°24'45" E, by Boston & Worcester Turnpike, on two courses, measuring 316.00 feet and 189.91 feet to land now or formerly of Margaret Fyrberg;

Thence turning and running S 02°38'06" E, by said Fyrberg land, 124.71 feet;

Thence turning and running N 85°26'22" E, by said Fyrberg land, 178.12 feet to Parkerville Road;

Thence turning and running S 01°02'16" E, by said Parkerville Road, 125.00 feet;

Thence S 00°20'25" E by said Parkerville Road, 200.01 feet to land now or formerly of Thomas F. and Florence Kittridge;

Thence turning and running S 89°11'07" W by said Kittridge land, 290.40 to a point;

Thence turning and running S 00°48'53" E by said Kittridge land and by land now or formerly of David H. Davidson and William P. and Jean Marie Gandteau, 448.61 feet to a point;

Thence turning and running N 78°59'55" W by land now or formerly of John W. and Beth A. Wittcoff Pendergast and Michael S. and Lynne L. Bellotti and John A. and Marguerite T. Bartolini, 375.40 feet to a point;

Thence turning and running N 00°26'35" W by said Bartolini land, 207.29 feet to a point;

Thence turning and running N 81°03'30" by land now or formerly of said John A. and Marguerite T. Bartolini 34.87 feet to a point;

Thence turning and running N 01°50'45" W by land now or formerly of Alvin and Morton Eagle, 107.07 feet;

Thence N 00°03'40" W by said Eagle land, 456.27 feet to the point of beginning.

Being the same premises shown on a plan entitled "Plan of Land, Boston and Worcester Turnpike, Southborough, Mass. Owned by Timothy K. Kanna, Prepared for A.J. Lane Const. Co." dated May 31, 1984, drawn by E. J. Flynn Engineers, Inc. and recorded with the Worcester County Registry of Deeds in Plan Book 521, Plan No. 90.









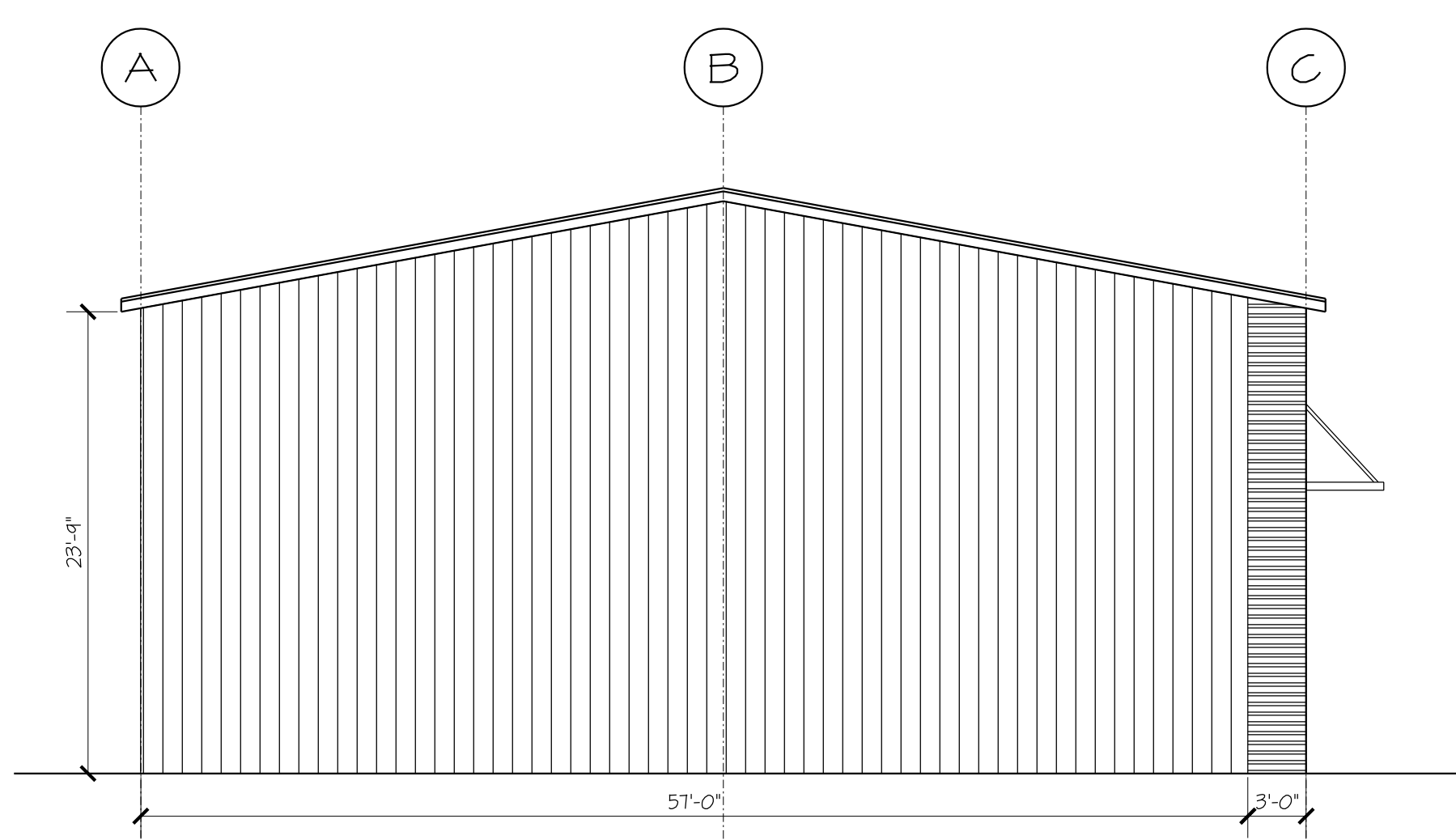




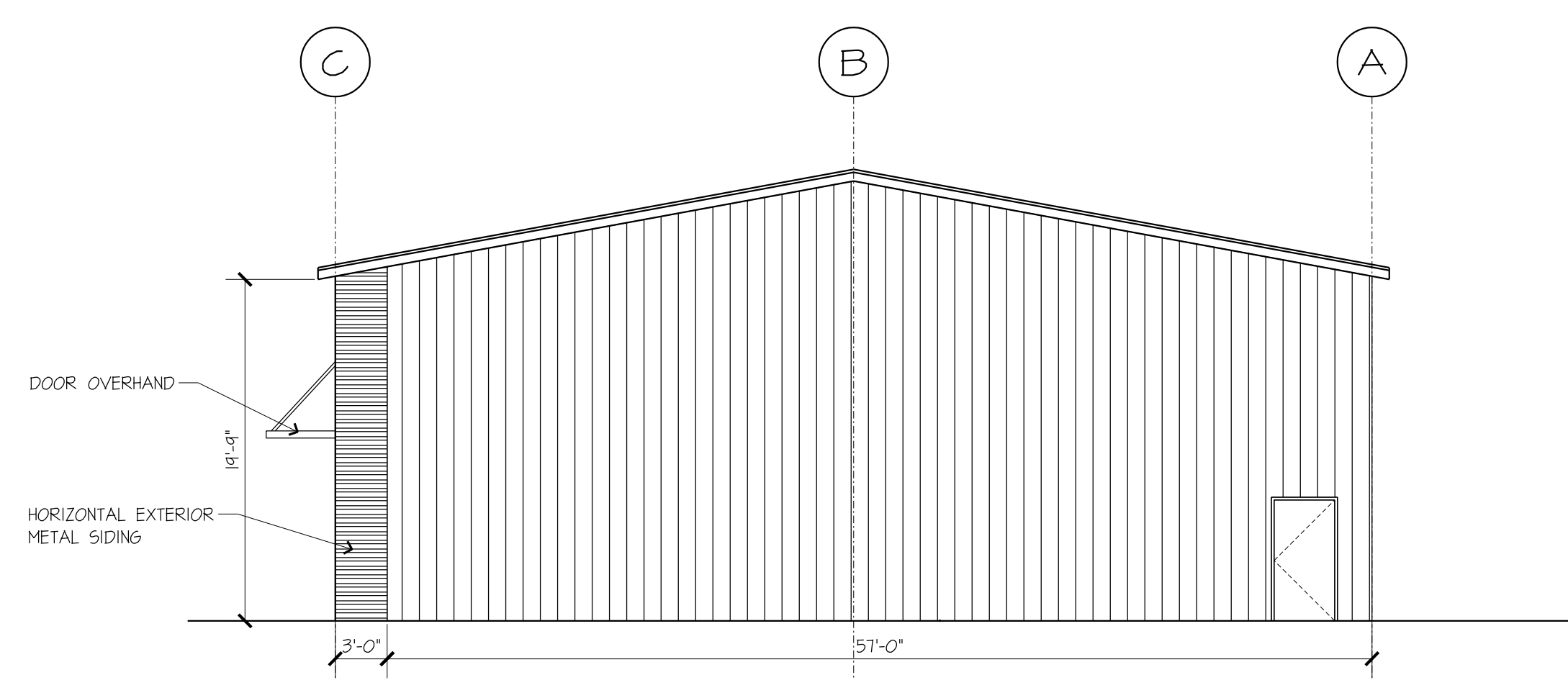








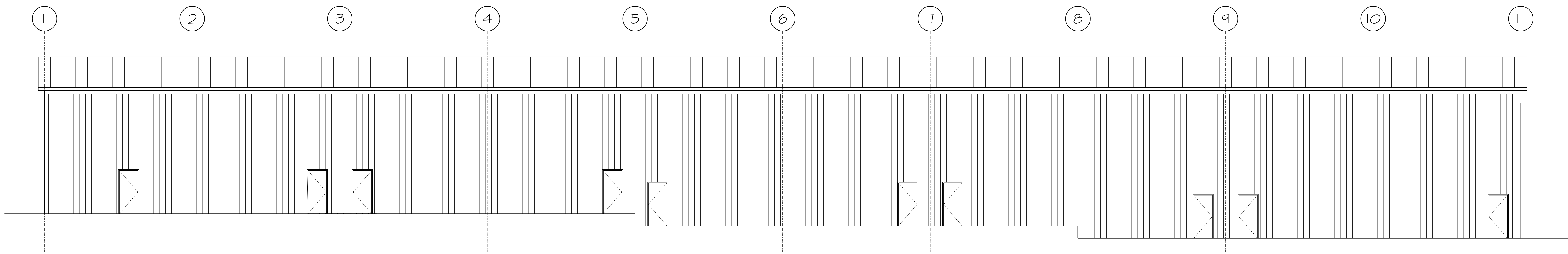
**3** LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**4** RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**2** FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



**1** REAR ELEVATION  
SCALE: 1/8" = 1'-0"

<b>PROGRESS PRINT</b>		Job No.:	23110
FOR PROGRESS REVIEW AND ESTIMATING PURPOSES ONLY		FILE:	
		DRAWN:	
		SCALE:	1/8" = 1'-0"
		DATE:	08/25/2023
		SHEET IDENTIFICATION:	
		<b>A-301</b>	
NO.	DATE	DESCRIPTION	



# SITE PLAN OF LAND AT 250 TURNPIKE ROAD

IN  
SOUTHBOROUGH, MASSACHUSETTS

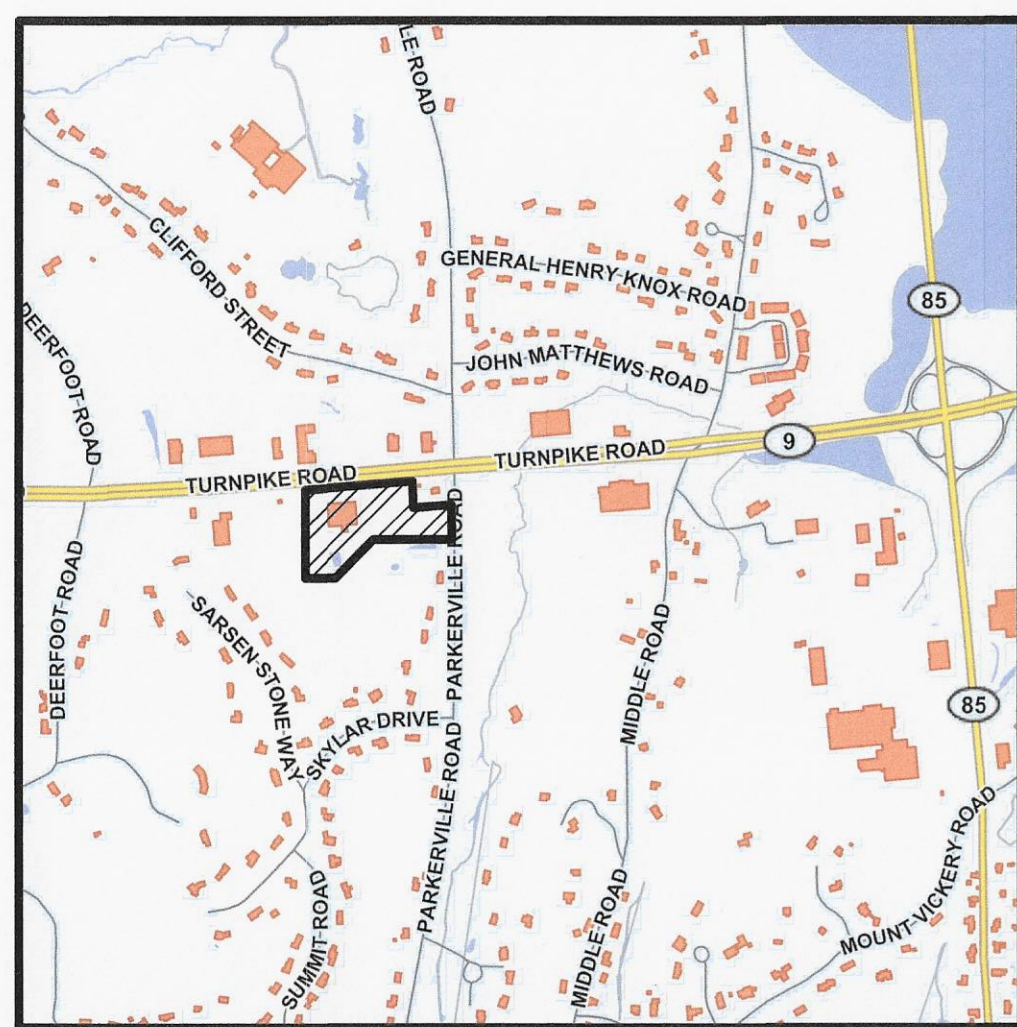
TOWN OF SOUTHBOROUGH  
PLANNING BOARD ENDORSEMENT  
DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OWNER & APPLICANT:  
FD 250 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 502  
JOB NUMBER: 245-502  
DRAWING : 250TURNPIKECURRENT.dwg

PREPARED BY  
AZIMUTH LAND DESIGN, LLC  
118 TURNPIKE ROAD, SUITE 200  
SOUTHBOROUGH, MASSACHUSETTS 01772  
TELEPHONE (508) 485-0137  
EMAIL: james@azimuthlanddesign.co

DATE:  
JULY 8, 2022  
REVISED AUGUST 31, 2022  
REVISED OCTOBER 31, 2022  
REVISED NOVEMBER 14, 2022  
REVISED DECEMBER 2, 2022  
REVISED DECEMBER 8, 2022  
REVISED DECEMBER 13, 2022  
REVISED DECEMBER 16, 2022  
REVISED JULY 16, 2023  
REVISED AUGUST 18, 2023  
REVISED AUGUST 31, 2023  
REVISED OCTOBER 16, 2023  
REVISED OCTOBER 31, 2023



LOCUS MAP  
1" = 1,000'

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
EXISTING CONDITIONS PLAN	E1
SITE LAYOUT PLAN	S2
GRADING PLAN	G3
DETAIL PLANS	D4 - D5
LANDSCAPE PLAN(UNCHANGED)	L6



*James I. Leporelly*  
10/31/2023

PLAN BOOK 521 PLAN 90



N/F  
DEAN REALTY  
INVESTMENT, LLC  
54183/296

N/F  
PARKHAUS 241, LLC  
66866/340

(ROUTE 9)  
(1930 STATE LAYOUT)  
(PUBLICLY DEDICATED - 120' WIDE)

# WORCESTER TURNPIKE



**KEY**

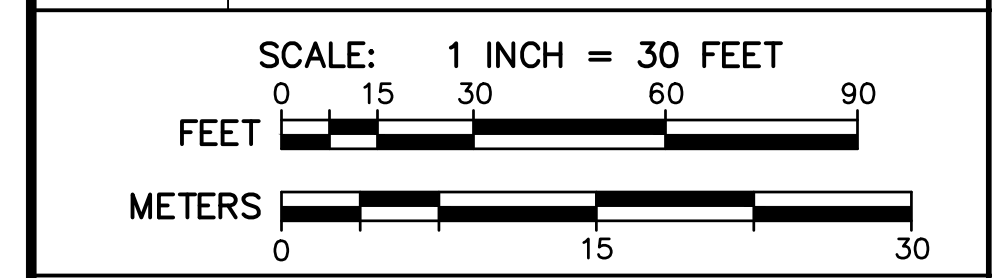
- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- EXISTING OAK TREE
- EXISTING HICKORY TREE
- EXISTING TREE (TYPE UNSPECIFIED)

- NOTES:**
- THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 67212 PAGE 69. THIS SITE IS SHOWN AS PARCEL 2-A ON SOUTHBOROUGH ASSESSOR'S MAP 27.
  - THE SUBJECT OF THIS SITE PLAN IS THE PROPOSED CONSTRUCTION OF A CONTRACTOR'S YARD BUILDING ON LOT A.
  - PROPERTY BOUNDARIES SHOWN ARE THE WORK PRODUCT OF CONTROL POINT ASSOCIATES, INC. AND ARE SHOWN ON THE LAND PLAN RECORDED AT PLAN BOOK 971 PLAN 88 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.

TOWN OF SOUTHBOROUGH  
PLANNING BOARD ENDORSEMENT  
DATE: \_\_\_\_\_  
\_\_\_\_\_

**AZIMUTH LAND DESIGN, LLC**  
Professional Engineers & Erosion Control Specialists  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	JULY 16, 2023	DWG. NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		
8/18/23	NO CHANGES TO THIS SHEET		
8/31/23	TOWN REVIEW		
10/16/23	TOWN REVIEW		
10/31/23	CLARIFY BOUNDARIES		



**SITE PLAN OF LAND**  
AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
FD 250 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772  
EXISTING CONDITIONS PLAN E1

N/F  
DEAN REALTY  
INVESTMENT, LLC  
54183/296

N/F  
PARKHAUS 241, LLC  
66866/340

(ROUTE 9)  
(1930 STATE LAYOUT)  
(PUBLICLY DEDICATED - 120' WIDE)

# TURNPIKE ROAD

# PARKERVILLE ROAD

**KEY**

- 320 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OHW OVERHEAD WIRES
- WEL WEL WEL WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- EXISTING OAK TREE
- PROPOSED CDS STORMWATER FILTRATION UNIT
- PROPOSED 6 FOOT HIGH CHAIN LINK W. SLATS PRIVACY/SCREENING FENCE

**NOTES:**

- THE EXISTING INTERIOR LANDSCAPED ISLANDS WITHIN THE LOWER PARKING AREA WILL ALL BE REMOVED EXCEPT THE ONE CLOSET TO RT. 9 WHICH WILL BE RESHAPED. THEY TOTAL 1,614 SQ.FT. THE NEW LANDSCAPED AREAS, WEST OF UNIT A, EAST OF UNIT F, WEST OF THE ABUTTER FYRBERG AND THE REVISED ISLAND CLOSEST TO ROUTE 9 WILL, AMONG THEM, HAVE A TOTAL AREA OF 3,540 SQ.FT. THUS RESULTING IN AN OVERALL DECREASE OF IMPERVIOUS SURFACE AREA.
- ALL THREE EXISTING LIGHT POLES SOUTH OF THE PARKING AREA WILL BE REMOVED AS WILL THE POLE EAST OF THE PARKING AREA. WALL-PACK LIGHTS WILL BE INSTALLED ON THE FRONTS OF ALL 10 UNITS. THE EXISTING LIGHT POLE IN THE MIDDLE OF THE PAVEMENT 64 FEET NORTH OF UNIT B WILL REMAIN AND THE POLE WEST OF THE ABUTTER FYRBERG WILL BE RELOCATED.

TOWN OF SOUTHBOROUGH  
PLANNING BOARD ENDORSEMENT  
DATE:

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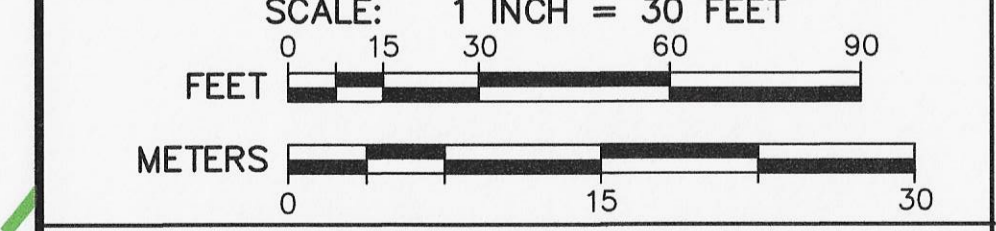


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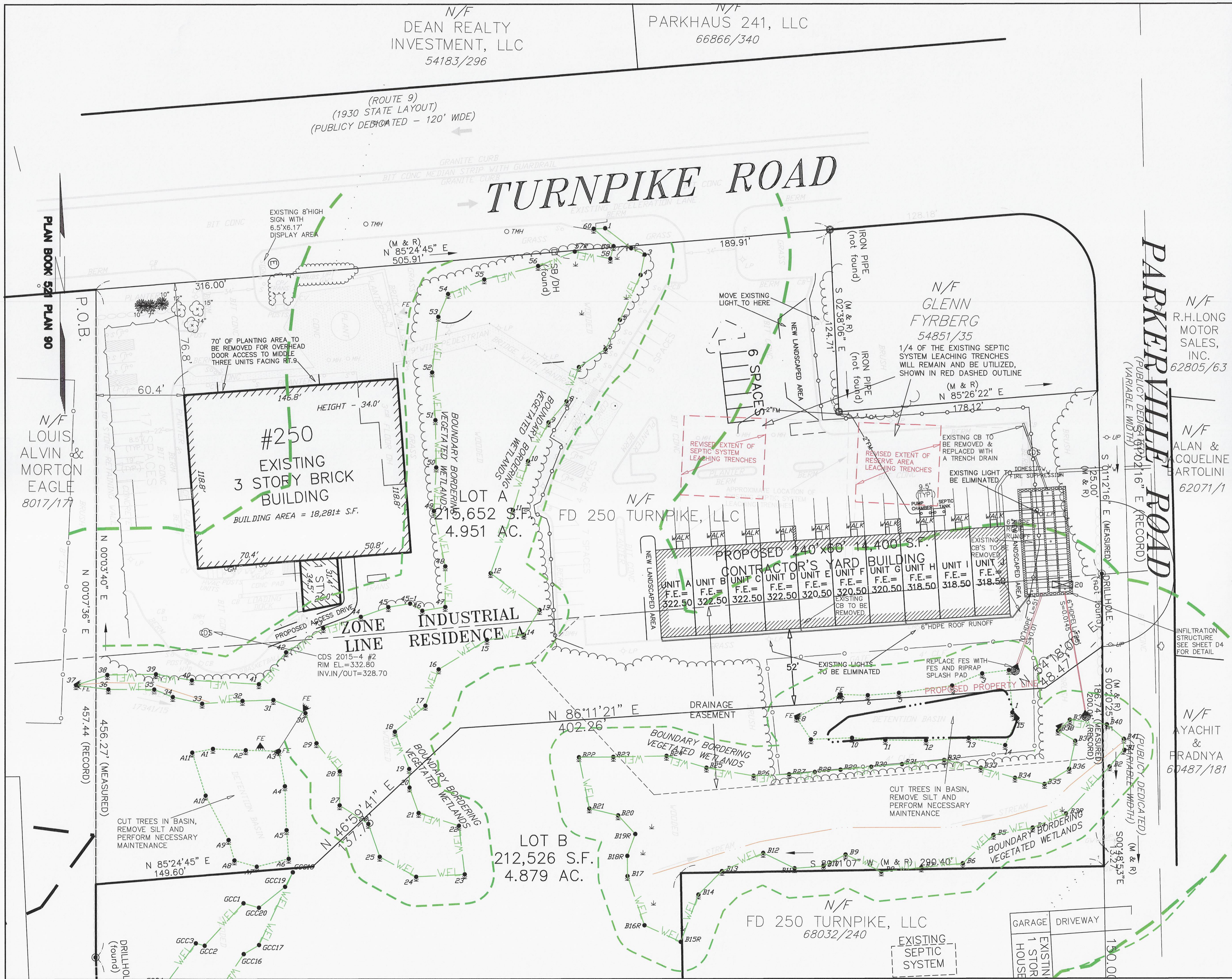


**AZIMUTH LAND DESIGN, LLC**  
Professional Engineers & Erosion Control Specialists  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	JULY 16, 2023	DWG NO.	250TURNPIKECURRENT
DATE:	REVISIONS DESCRIPTION		
8/18/23	REVISED DRAINAGE		
8/31/23	TOWN REVIEW		
10/16/23	TOWN REVIEW		
10/31/23	CLARIFY BOUNDARIES		



**SITE PLAN OF LAND**  
AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
FD 250 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772  
SITE LAYOUT PLAN S2



PLAN BOOK 521 PLAN 90

N/F LOUIS, ALVIN & MORTON EAGLE 8017/177

N/F R.H.LONG MOTOR SALES, INC. 62805/63

N/F ALAN & CQUELINE ARTOLINI 62071/1

N/F YACHTIT & PRADNYA 60487/181

N/F  
DEAN REALTY  
INVESTMENT, LLC  
54183/296

N/F  
PARKHAUS 241, LLC  
66866/340

(ROUTE 9)  
(1930 STATE LAYOUT)  
(PUBLICLY DEDICATED - 120' WIDE)

# TURNPIKE ROAD

PLAN BOOK 521 PLAN 90

N/F  
LOUIS ALVIN &  
MORTON EAGLE  
8017/179

#250  
EXISTING  
3 STORY BRICK  
BUILDING  
BUILDING AREA = 18,281± S.F.

LOT A  
215,652 S.F.  
4.951 AC.  
FD 250 TURNPIKE, LLC

PROPOSED 140'x60' 14,400 S.F.  
CONTRACTOR'S YARD BUILDING  
UNIT A F.E.= 322.50  
UNIT B F.E.= 322.50  
UNIT C F.E.= 322.50  
UNIT D F.E.= 322.50  
UNIT E F.E.= 320.50  
UNIT F F.E.= 320.50  
UNIT G F.E.= 318.50  
UNIT H F.E.= 318.50  
UNIT I F.E.= 318.50  
UNIT J F.E.= 318.50

LOT B  
212,526 S.F.  
4.879 AC.

N/F  
FD 250 TURNPIKE, LLC  
68032/240

N/F  
GLENN FYRBERG  
54851/35

N/F  
R.H.LONG  
MOTOR SALES,  
INC.  
62805/63

N/F  
ALAN &  
CQUELINE  
ARTOLINI  
62071/1

N/F  
AYACHIT  
&  
FRADNYA  
60487/181

KEY

	2' CONTOUR
	10' CONTOUR
	EXISTING EDGE OF PAVEMENT
	UTILITY POLE
	OVERHEAD WIRES
	WETLAND EDGE
	100' BUFFER ZONE EDGE
	STONE WALL
	EXISTING TREE LINE
	OFFICIAL DEEP OBSERVATION HOLE
	OFFICIAL PERCOLATION TEST
	EXISTING OAK TREE
	PROPOSED CDS STORMWATER FILTRATION UNIT
	PROPOSED EROSION CONTROL BARRIER
	PROPOSED 6 FOOT HIGH CHAIN LINK W. SLATS PRIVACY/SCREENING FENCE

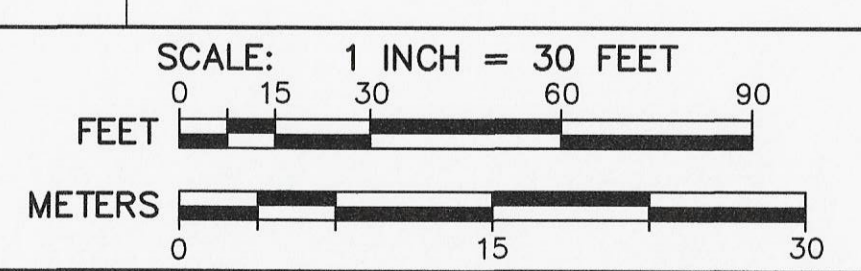
- NOTES:
- 1) THE EXISTING INTERIOR LANDSCAPED ISLANDS WITHIN THE LOWER PARKING AREA WILL ALL BE REMOVED EXCEPT THE ONE CLOSET TO RT. 9 WHICH WILL BE RESHAPED. THEY TOTAL 1,614 SQ.FT. THE NEW LANDSCAPED AREAS, WEST OF UNIT A, EAST OF UNIT F, WEST OF THE ABUTTER FYRBERG AND THE REVISED ISLAND CLOSEST TO ROUTE 9 WILL, AMONG THEM, HAVE A TOTAL AREA OF 3,540 SQ.FT. THIS RESULTING IN AN OVERALL DECREASE OF IMPERVIOUS SURFACE AREA.
  - 2) ALL THREE EXISTING LIGHT POLES SOUTH OF THE LOWER PARKING AREA WILL BE REMOVED AS WILL THE POLE EAST OF THAT PARKING AREA. WALL-PACK LIGHTS WILL BE INSTALLED ON THE FRONTS OF ALL 10 UNITS. THE EXISTING LIGHT POLE IN THE MIDDLE OF THE PAVEMENT 64 FEET NORTH OF UNIT B WILL REMAIN AND THE POLE WEST OF THE ABUTTER FYRBERG WILL BE RELOCATED.

TOWN OF SOUTHBOROUGH  
PLANNING BOARD ENDORSEMENT  
DATE:

**AZIMUTH LAND DESIGN, LLC**  
Professional Engineers & Erosion Control Specialists  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	JULY 16, 2023	DWG NO.	250TURNPIKECURRENT

DATE:	REVISIONS DESCRIPTION
8/18/23	REVISED DRAINAGE
8/31/23	TOWN REVIEW
10/16/23	TOWN REVIEW
10/31/23	CLARIFY BOUNDARIES



**SITE PLAN OF LAND**  
AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
FD 250 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772

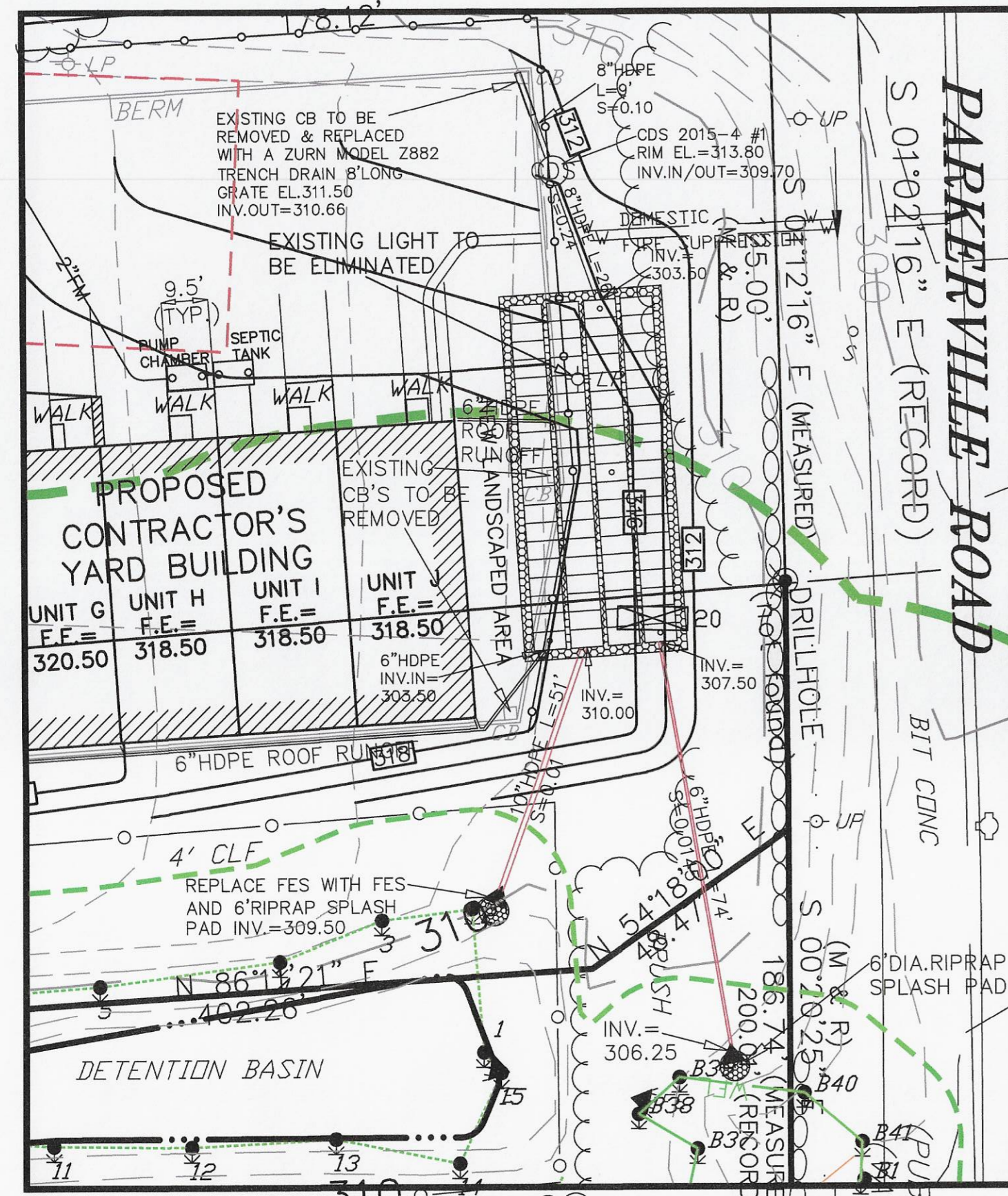


**DETENTION BASIN MAINTENANCE PLAN:**

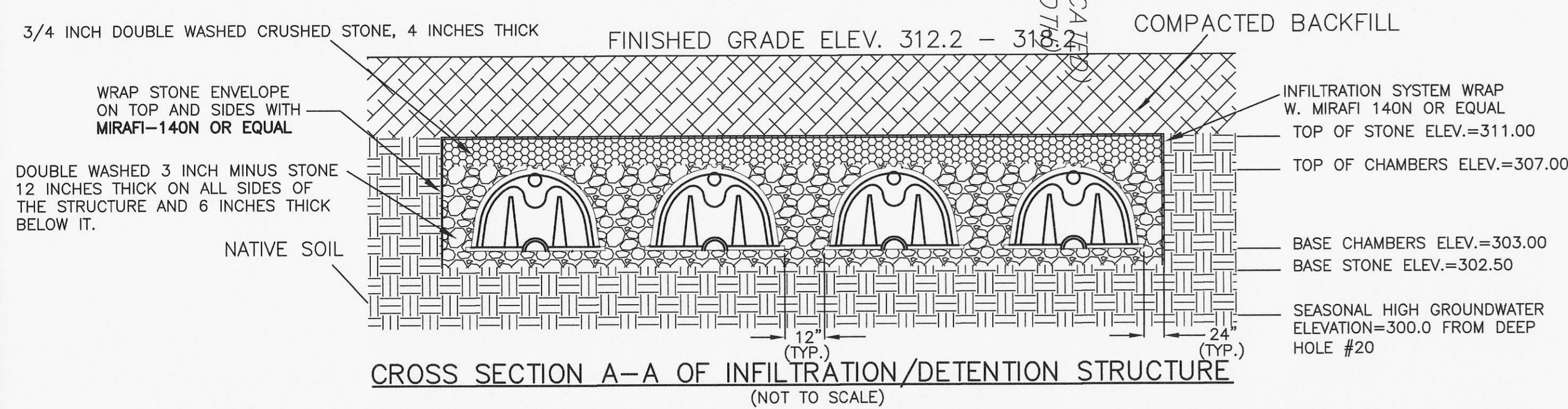
- 1) AS MUCH AS POSSIBLE, WORK WILL BE DONE BY HAND. IF AN EXCAVATOR IS TO BE USED, WOOD CHIPS OR STUMP GRINDINGS WILL BE PUT DOWN OVER ITS PATH THROUGH WOODS TO EITHER BASIN.
- 2) WORK WILL NOT TAKE PLACE BETWEEN MARCH 1 AND JUNE 1, TO AVOID DISPLACING WOOD FROGS IN THE MORE WESTERLY BASIN. IF AN EXCAVATOR IS USED, TO REPLACE A DAMAGED PIPE, A SITE ENTRANCE MAT WILL BE INSTALLED OFF THE EDGE OF PAVEMENT. THE WORK WILL BE EXECUTED IN THE FOLLOWING SEQUENCE:
  - A. TREES WITHIN BOTH BASINS AND ON THEIR DIKS SHALL ALL BE CUT BY HAND OR CHAINSAW BUT NO STUMPS SHALL BE REMOVED. CUT TREES SHALL BE REMOVED IN AS LEAST DISRUPTIVE A FASHION AS POSSIBLE.
  - B. ANY DEPOSITS OF SILT > 1 INCH DEPTH BLOCKING THE INLET OR OUTLET PIPES SHALL BE REMOVED, BY HAND, IF POSSIBLE, USING SHOVELS AND WHEELBARROWS.
  - C. LOAM SHALL BE PLACED OVER ANY AREAS WHERE SILT IS REMOVED AND THESE AREAS SHALL BE SEEDDED WITH NEW ENGLAND PLANTS INC.'S EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES AT THE RATE OF 1 LB PER EACH 1,250 SQ.FT.
  - D. ANY BLOCKAGES SHALL BE REMOVED FROM OBSTRUCTED PIPES. IF A PIPE IS CRUSHED AND HAS TO BE REPLACED, THE SOUTHBOROUGH CONSERVATION COMMISSION AGENT WILL BE INFORMED BEFORE THAT WORK BEGINS.

**GENERAL NOTES:**

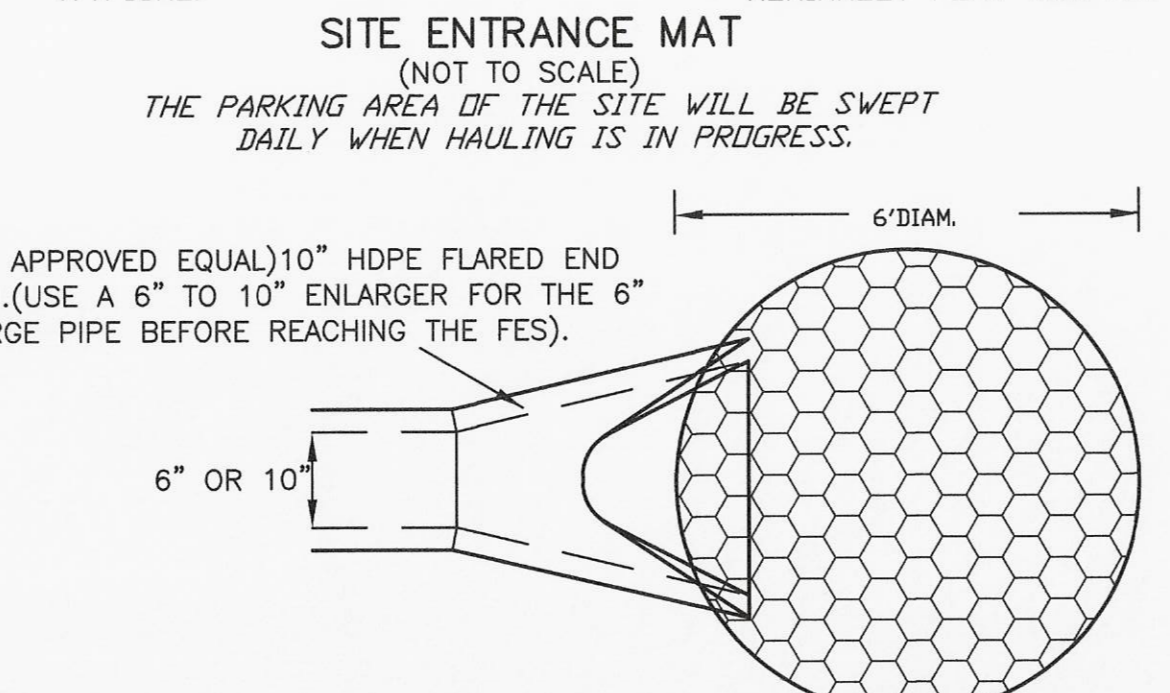
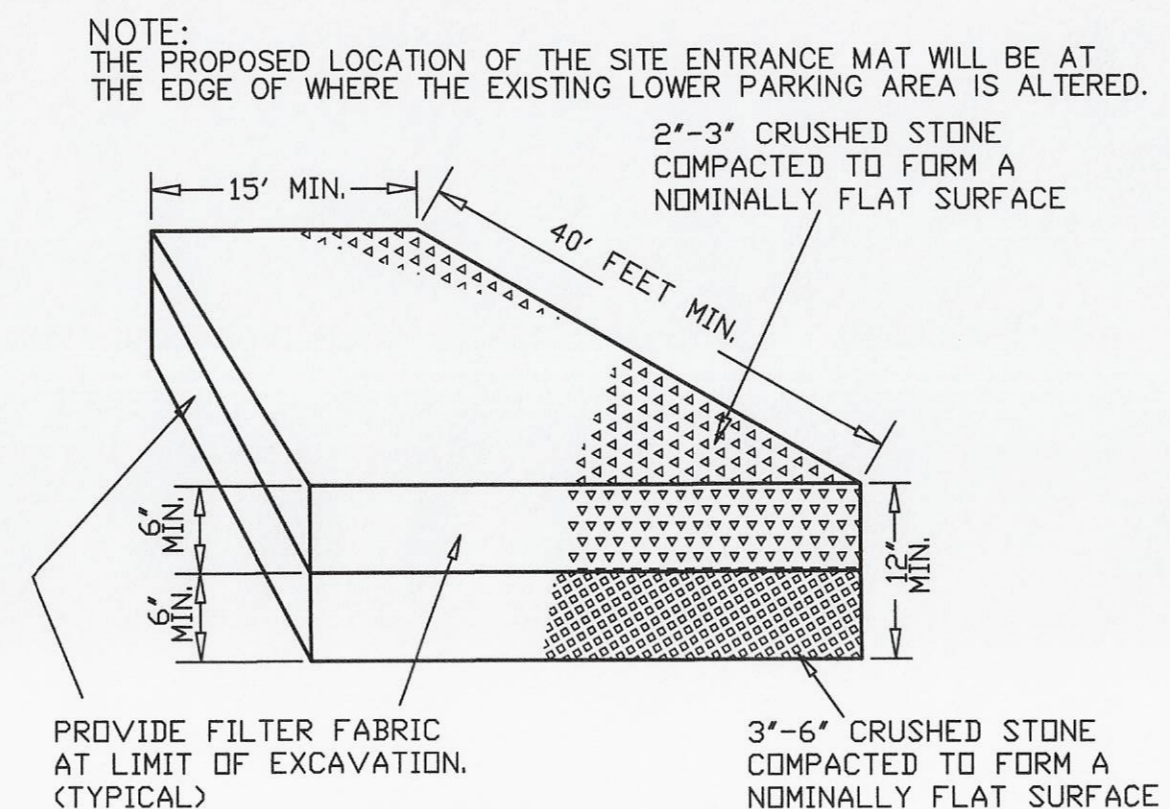
- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS SITE.
- 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) TOTAL SITE ALTERATION IS EXPECTED TO BE 0.9 ACRES.
- 5) THE SITE'S EXISTING SEPTIC SYSTEM WILL CONTINUE TO BE USED AS WILL THE SITE'S CONNECTION TO THE MUNICIPAL WATER SYSTEM.
- 6) DEPTH TO SEASONAL HIGH GROUNDWATER WAS TYPICALLY 40" AT DH'S 13-19. AT DH 20, IT WAS AT LEAST 126 INCHES BUT THAT WAS WITH 60 INCHES OF FILL PRESENT.
- 6) ADJACENT PROPERTIES ARE SERVED BY TOWN WATER NOT PRIVATE WELLS THE TOWN WATER IS PURCHASED FROM THE MWRA NOT DERIVED FROM PUMPED WELLS.
- 7) THE EXISTING BUILDING HAS A SERVICE CONNECTION TO THE WATER LINE IN BOSTON TURNPIKE. THE EXACT LOCATION OF THAT SERVICE LINE IS UNCERTAIN.
- 8) NOT INCLUDING STONE IMPORTED TO SURROUND THE CHAMBERS IN THE INFILTRATION SYSTEM, THE NET BALANCE OF MATERIAL ON SITE IS A NEED TO IMPORT JUST 40 CUBIC YARDS OF ORDINARY BORROW.



**PLAN VIEW OF INFILTRATION STRUCTURE**  
(SCALE: 1" = 20')

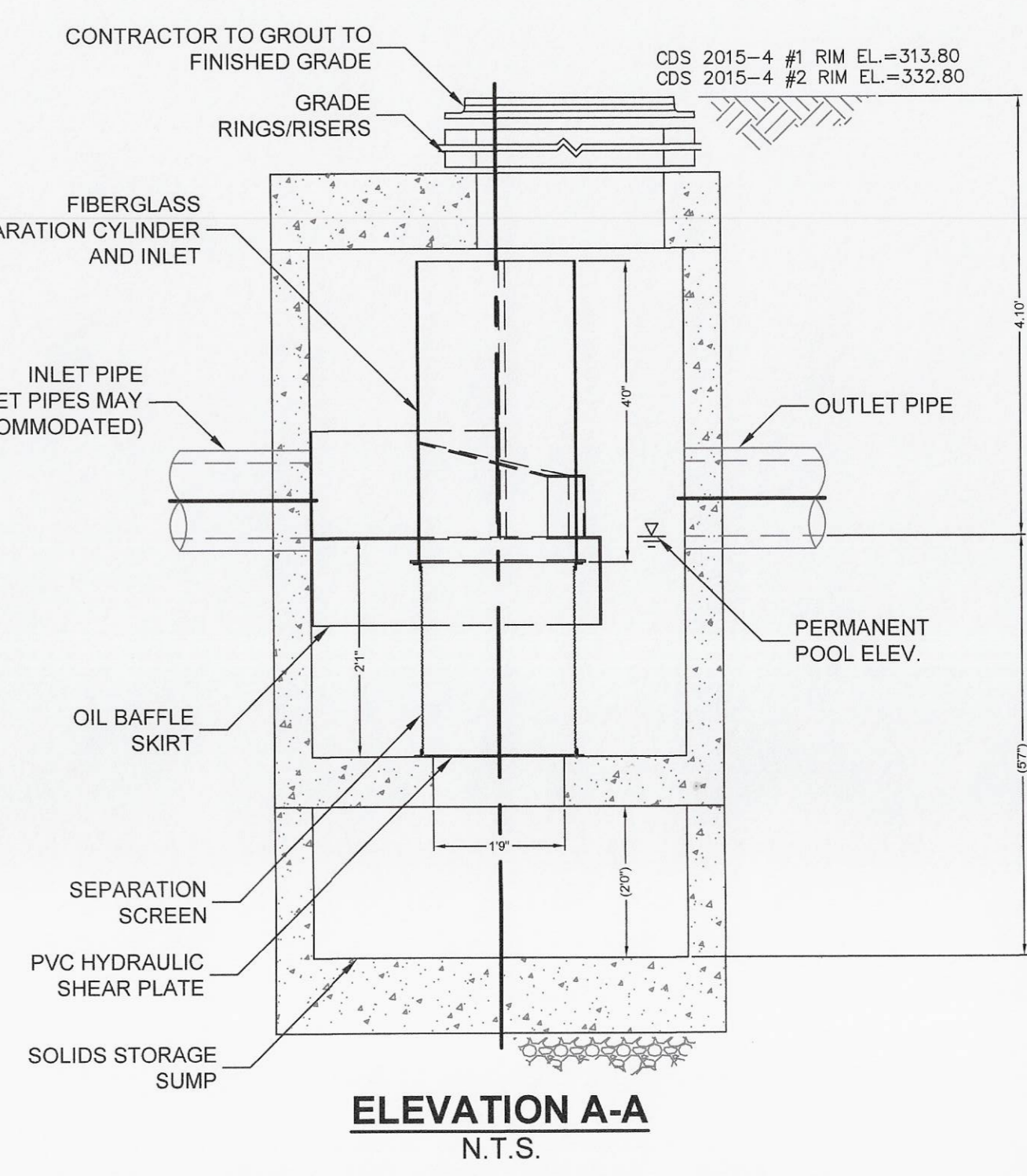
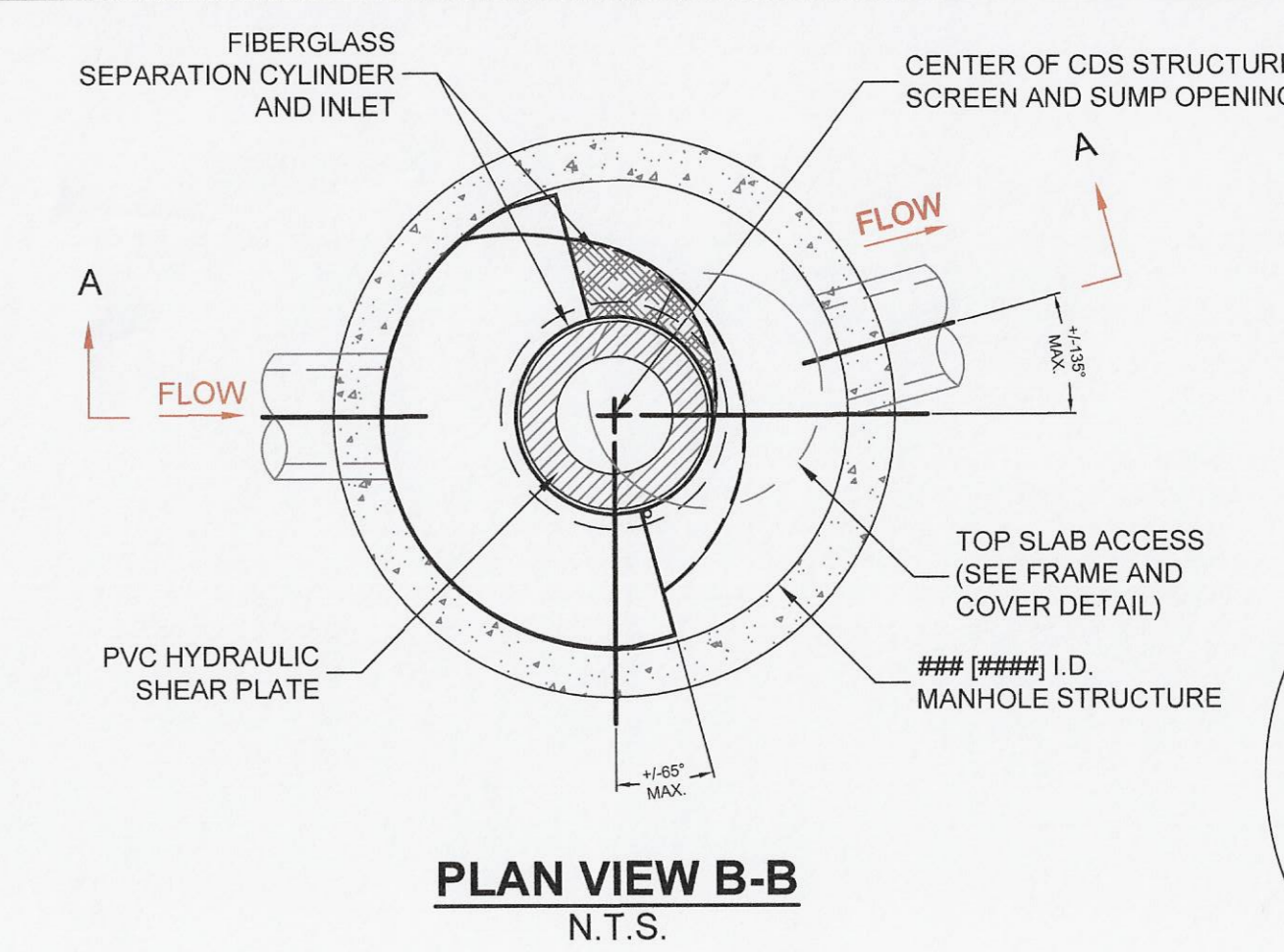


- 1) THE DETENTION/INFILTRATION STRUCTURE SHALL CONSIST OF 76 CULTEC R902HD CHAMBERS (OR APPROVED EQUAL) INSTALLED IN 4 ROWS OF 19 CHAMBERS, ALL WITHIN AN EXCAVATED FOOTPRINT HAVING AN AREA OF 2,433 SQUARE FEET (33'WIDE X 73.73'LONG). THE STONE ENVELOPE WITHIN WHICH THE CHAMBERS WILL BE INSTALLED WILL BE 8.5 FEET DEEP. THE CHAMBERS WILL BE INSTALLED WITH 12 INCHES BETWEEN ROWS AND WILL HAVE AT LEAST 24 INCHES OF CRUSHED STONE BETWEEN THEM AND THE SIDES OF THE INFILTRATION AREA.
- 2) THERE SHALL BE FOUR FEET OF DOUBLE WASHED CRUSHED STONE OVER THE CHAMBERS AND 6 INCHES BELOW THEM. IF UNSUITABLE MATERIALS SUCH AS FILL, MULCH, TOPSOIL(A HORIZON SOILS) OR SUBSOIL(B HORIZON SOILS) ARE DISCOVERED BELOW THE PROPOSED BASE STONE ELEVATION IN THE AREA OF THE SYSTEM, THAT UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH MORE DOUBLE WASHED CRUSHED STONE.
- 3) STANDARD CULTEC INSPECTION PORTS SHALL BE INSTALLED AT THE CHAMBERS WHERE STORMWATER IS DISCHARGED INTO THE INFILTRATION STRUCTURE, WHERE IT IS DISCHARGED FROM THE STRUCTURE AND IN THE MIDDLE OF THE SYSTEM IN THE LOCATIONS SHOWN.
- 4) THE 6" AND 10" HDPE OUTLET PIPES SHALL BOTH BE FITTED WITH AGRI-DRAIN CAPS.
- 5) DEEP OBSERVATION HOLE #20 WAS EXCAVATED AND OBSERVED ON JULY 20, 2023. FROM A SURFACE ELEVATION OF 310.5, SEASONAL HIGH GROUNDWATER WAS INDICATED AT A DEPTH OF GREATER THAN 126 INCHES BY THE LACK OF MOTTLING AND ABSENCE OF WEEPING GROUNDWATER. SO, FOR THE PURPOSE OF THE DESIGN OF THE INFILTRATION SYSTEM, SEASONAL HIGH GROUNDWATER IS CONSIDERED TO BE AT ELEVATION 300.0. THE SOILS OBSERVED HAD A LOAMY SAND TEXTURE IN THE C HORIZON.

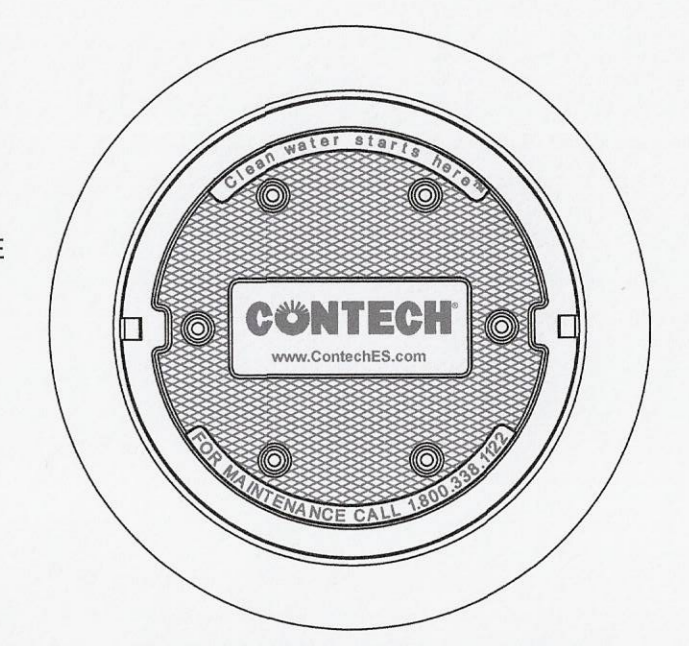
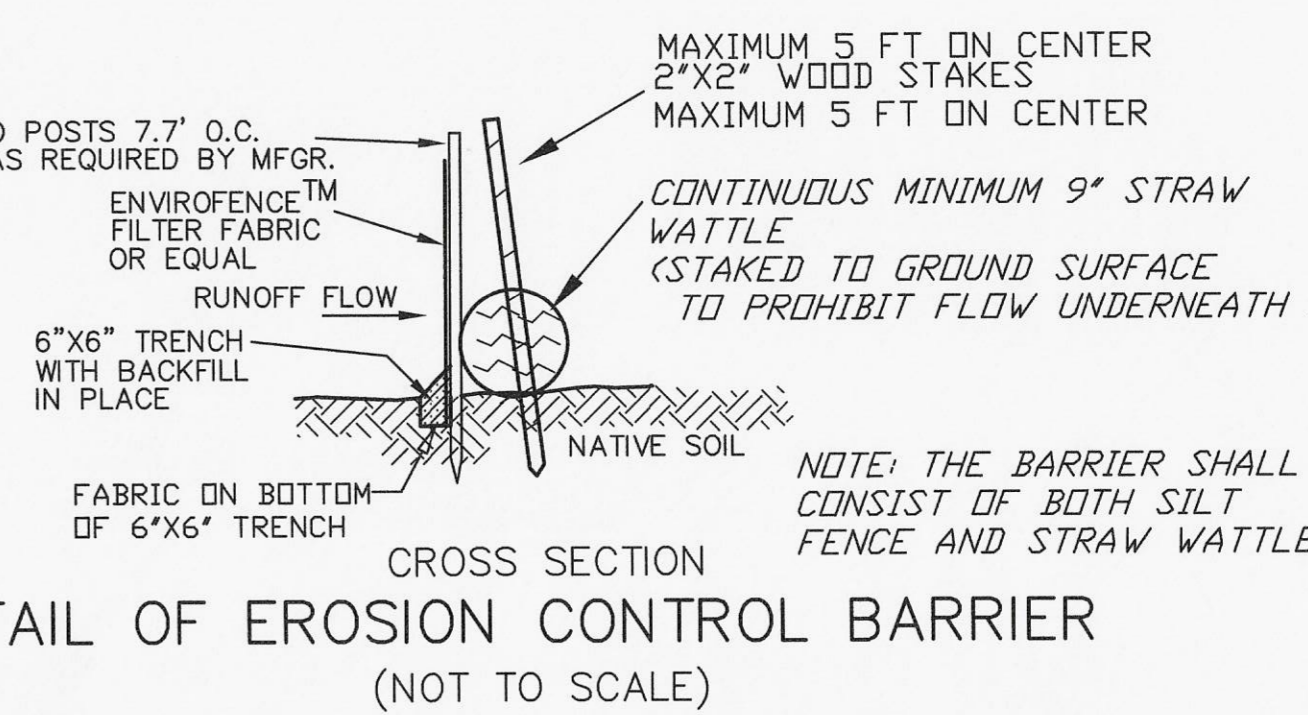
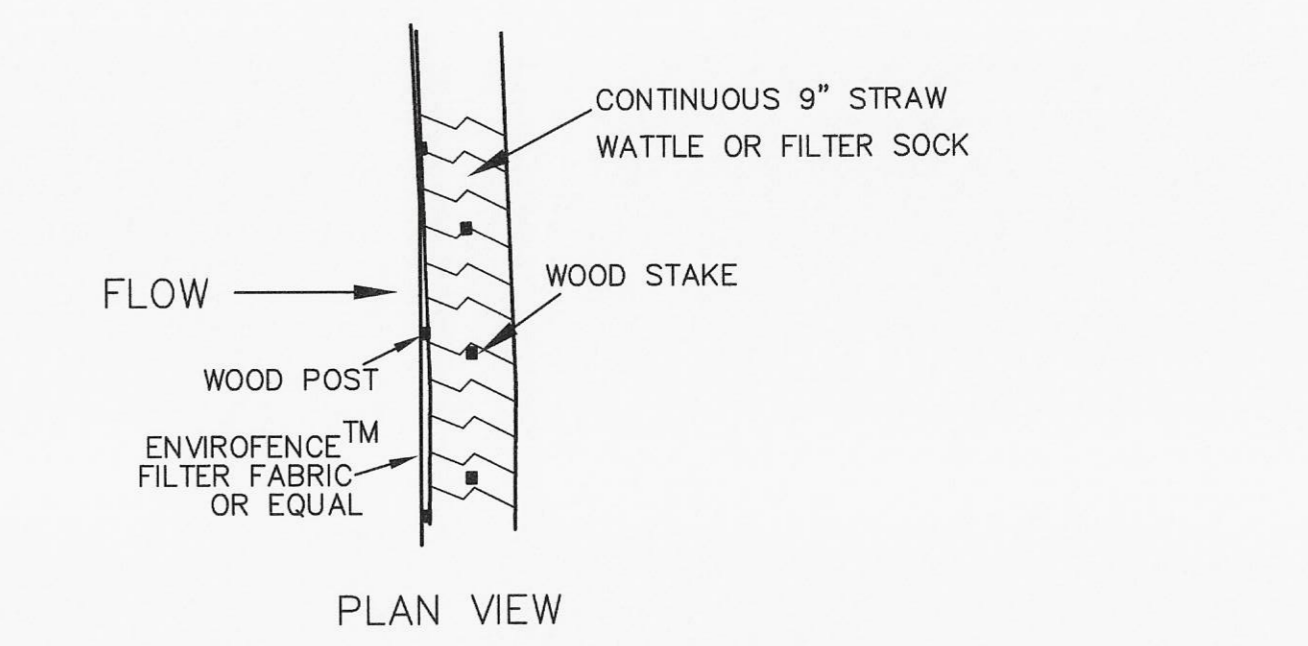


**SEPTIC SYSTEM CAPACITY**

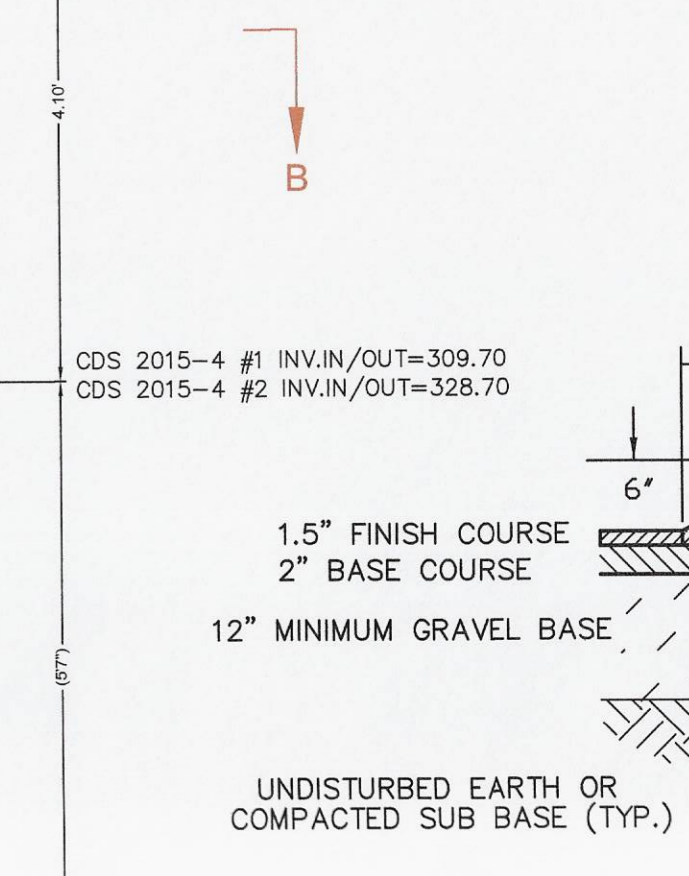
THE EXISTING SEPTIC SYSTEM, WITH 17 TRENCHES 85 FEET LONG, WAS DESIGNED TO HAVE A CAPACITY OF 3,616 GPD. PROPOSED SEPTIC FLOW GENERATION FOR THE SELF-STORAGE FACILITY WILL BE 15 GPD FOR ONE EMPLOYEE ON SITE IN A WAREHOUSE FACILITY W. NO CAFETERIA. FOR THE CONTRACTOR'S YARD BUILDING, ESTIMATE 20% OF SPACE AS OFFICE USE, THAT'S 2,800 S.F. WHICH WILL GENERATE 75 GPD/1000 S.F. OR 210 GPD. IF WE GENEROUSLY ASSUME EACH UNIT WILL AVERAGE ONE EMPLOYEE IN THE WAREHOUSE SPACE THAT'S ANOTHER 10X15=150 GPD. THE NET TOTAL FOR THE SITE IS 15+210+150=375 GPD OR 1/10 WHAT THE EXISTING SYSTEM IS DESIGNED TO RECEIVE. WE WILL USE 1/4 OF THE EXISTING SYSTEM'S TRENCH AREA.



**CONTECH CDS MODEL 2015-4 STORMWATER FILTRATION UNIT**  
(NOT TO SCALE)



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.



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Telephone (508)-485-0137 jamest@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	JULY 16, 2023	DWG NO.	250TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	
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10/16/23		TOWN REVIEW	
10/31/23		CLARIFY BOUNDARIES	

SCALE: AS NOTED

**SITE PLAN OF LAND**  
AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
**FD 250 TURNPIKE, LLC**  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772

**POLLUTION PREVENTION PLAN  
FOR  
250 TURNPIKE ROAD, SOUTHBOROUGH, MA**

**PROJECT DESCRIPTION**

This is a proposal to redevelop a portion of this site, as a contractor's yard building used primarily for storage but with the possibility of some office space use.

Construction will take place in a single phase and is expected to last from late summer of 2023 into the fall of 2024. Total site alteration will be approximately 41,500 S.F. or 0.9 acres.

**Construction Process**

Before construction begins, erosion control barriers consisting of silt fencing attached to posts and backed by staked straw wattles will be placed at the limit of work as shown on the Grading and Drainage Plan, Sheet G3.

The first step of the construction process will be the cutting of any trees within the limits of proposed development. After this has been accomplished in the denarcated areas, clearing and grubbing will take place and loam will be stockpiled (preferably in the location of the proposed CDS unit).

The time of construction requiring the most attention and care occurs between the stripping of natural overburden and the stabilization of construction areas. Cut and fill areas create additional risk by increasing the possibility of stormwater runoff causing erosion.

The contractor will, to the extent possible, leave natural cover untouched at the edges of the property. The contractor will limit to the shortest time possible the time that areas are exposed. Landscaping will be completed as early as weather and building construction allow. During the times between clearing and landscaping, soils will be stabilized with a combination of stump grindings, wood chips, hay/straw mulch, temporary grass seeding and other measures as necessary to prevent any significant erosion of soils.

Soil stockpile shall be surrounded by staked silt fence placed at least 5 foot off the toe of slope of the stockpile.

In conjunction with the site grading process, a number of sedimentation control procedures will be followed. The object of the procedures is to prevent the erosion of soils and the transport of sediments to adjacent properties or to wetland resource areas on and off site.

**Stabilization**

Temporary and permanent stabilization of disturbed surfaces is the most reliable method of preventing the erosion and transport of site soils. Toward that end, the areas that are disturbed will be provided temporary stabilization within two weeks after the last disturbance when:

- Work is not complete in that area.
- Work will remain incomplete for a period of three weeks or more, and
- The planting season has not been reached in areas which will be re-vegetated.

Permanent stabilization will take place when:

- Work is complete in that area and
- The planting season has been reached and areas can be revegetated.

**Best Management Practices Employed**

To guard against the transport of soils offsite several Best Management Practices (BMP's) may be employed. erosion control barriers, sediment sumps, temporary settling basins, straw bale check dikes, swales, a site entrance mat, flocculants in both crystal and block forms, and organic media for capture of silt below flocculants may be used on this site as appropriate. All of these measures are temporary. The site's permanent protection against erosion and the deposition of sediment off site at resource areas is the permanent stabilization of formerly exposed surfaces with pavement, lawn and other landscaping.

**Soils**

According to the Web Soil Survey report of this site, the soils underlying this site consist primarily of Woodbridge series soils categorized as hydrologic soil group C soils and Canton series soils categorized as hydrologic soil group B soils.

**Resource Areas**

There multiple bordering vegetated wetlands on site, one associated with an intermittent stream flowing to Route 9, another associated with an intermittent stream flowing to Parkerville Road.

**SITE PLAN DEVELOPMENT**

As part of the Site Plans submitted to the Town of Southborough, Azimuth Land Design, LLC has prepared this erosion and sediment control plan calling for permanent and temporary erosion control measures. The site has no existing drainage system connection to the system in the State Highway layout and none is proposed.

**PHASING**

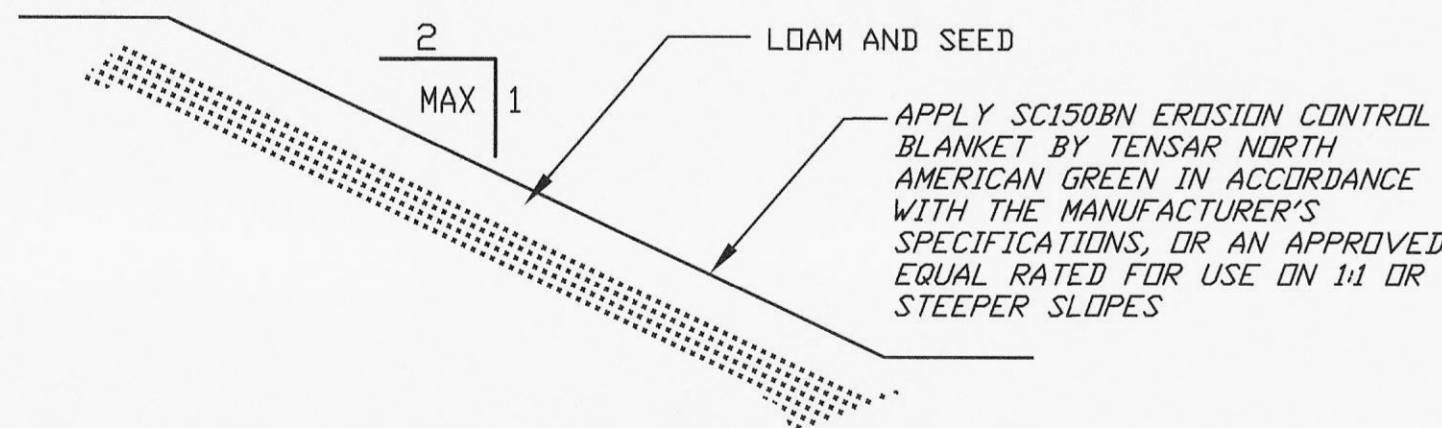
Construction of the project will take place in one phase. Total site alteration will be approximately 0.9 acres.

**POLLUTION PREVENTION SITE PLAN**

Various Best Management Practices (BMP's) are described herein and/or shown on the Grading Plan or the Detail Sheets and will be used to prevent or to mitigate erosion and pollution.

**INSPECTION AND MAINTENANCE OF EROSION CONTROLS**

1. At all times, siltation fabric fencing, straw wattles and stakes sufficient to construct an erosion control barrier a minimum 25 feet long will be stockpiled on the site in order to repair established barriers which may have been damaged or breached.
2. The Developer will designate as Inspector a person or entity other than the site supervisor. The Inspector must be accessible seven days a week and be responsible for inspecting and coordinating the maintenance and repair of all erosion control systems on the site.
3. An inspection of all erosion control measures shall be conducted by the Inspector at least once each week until the completion of construction of the subdivision. The Contractor shall inspect all erosion control systems daily and shall notify the Inspector of any breaches or failures. In case of any noted breach or failure, the Contractor shall immediately make appropriate repairs.
4. The Inspector shall inspect all erosion control systems on the site before, during and after any storm event reaching one of the following thresholds:
  - a. Any storm in which rain is predicted to last for 12 consecutive hours or more.
  - b. Any storm for which a flash flood watch or warning is issued.
  - c. Any single storm predicted to have a cumulative rainfall greater than 1/2 inch.
  - d. Any storm event not meeting the previous three thresholds but which would mark the third consecutive day of measurable rainfall.
5. The Inspector shall inspect erosion control measures at times of significant increase in runoff due to rapid thawing when the risk of failure of those measures is significant.
6. In such instances as remedial action is necessary, the Inspector shall cause to be repaired within seven days, any and all significant deficiencies in erosion control measures.
7. The Southborough Conservation Commission shall be notified of any significant failure of erosion control measures and shall be notified of any release of pollutants.



**3:1 TO 2:1 SLOPE VEGETATIVE TREATMENT**  
(NOT TO SCALE)

**OTHER LOT AREA DIMENSIONS**

PROPOSED LOT A WILL HAVE AN AREA OF 215,319 S.F. PROPOSED LOT B WILL HAVE AN AREA OF 212,859 S.F. LOT A WILL CONTAIN 36,602 S.F. OF WETLAND RESOURCE AREAS(17.0%). LOT B WILL CONTAIN 32,607 S.F. OF WETLAND RESOURCE AREAS(15.3%). THERE ARE NO FEMA RECOGNIZED FLOOD ZONES ON EITHER LOT.

LOT A NOW HAS 103,005 S.F. IMPERVIOUS COVER(47.9%), 16,114 S.F. OPEN SPACE(7.5%) AND 96,200 S.F. UNDISTURBED OPEN SPACE COVER(44.7%). LOT A WILL HAVE 102,104 S.F. IMPERVIOUS COVER(47.4%), 15,290 S.F. OPEN SPACE(7.1%) AND 97,925 S.F. UNDISTURBED OPEN SPACE COVER(45.5%).

LOT B HAS NOW AND WILL HAVE 4,129 S.F. OPEN SPACE(1.9%) AND 208,730 S.F. UNDISTURBED OPEN SPACE COVER(98.1%).

**EROSION CONTROL DEVICES OR PROCESSES**

**1. Erosion Control Barrier**

The erosion control barrier will consist of an approved siltation fabric fencing installed on posts according to the manufacturer's instructions and backed by staked straw wattles. The barriers will be placed between work areas and wetland resource areas in a manner that prevents the passage of soil materials under, around or over it. Sediment will be removed from against the barrier when the accumulated sediment has reached one half of the original installed height of the barrier.

**2. Straw Wattle Diversion Dike**

Straw wattles will be placed in other locations on the site in order to further prevent the flow of sediment from the site or reduce the velocity of runoff crossing open land or running off stockpile or fill areas. Straw bale diversion dikes will also be placed within developing fills to reduce surface runoff velocities and to shift the path of the water flow. The locations where straw bale diversion dikes are installed will be determined in the field at the Inspector's discretion.

**3. Slope Stabilization**

Slopes or surfaces that are created due to excavation or filling along the edge of the parking areas will be temporarily stabilized with one or more of the following:

- Straw mulch with tackifier
- Soft wood and hard wood chips or stump grindings.
- Permanent stabilization of slopes and surfaces will employ one or more of the following:
  - 6 inches of loam and grass
  - Sod
  - Riprap
  - Erosion control blankets such as Tensar North American Green CI25BN or approved equal and vegetation
  - Mulch and landscaping plantings
  - A combination of grasses, riprap and/or plants and shrubbery
- In any areas that will, unexpectedly, be steeper than 2:1, after construction, the slope will be stabilized by the placement of heavy riprap or by the installation of erosion control matting specifically rated by the manufacturer for use on a 1:1 slope. The riprap slope will be formed by placing heavy stone on a one foot thick layer of gravel that is covered by an approved filter fabric.

**4. Diversion Swale**

Runoff diversion swales may be provided in order to intercept sheet and concentrated flows above the existing culvert under Main Street. The swales will direct runoff to sediment sumps or temporary settling basins. The swales will be approximately 5 feet wide and one foot deep. Straw bale diversion dikes may be installed on the downhill side of the swales to assist in containing the water flow.

**5. Sediment Sumps**

Sediment sumps are excavated depressions of 10 foot diameter and 2 foot depth. The sumps will collect runoff from unfinished parking areas and slopes and will allow sediment to settle out before flow continues to an erosion control barrier. Sediment sumps will be cleaned whenever the accumulated sediment has reached one half of the original depth of the sump.

**6. Temporary Settling Basins**

Temporary settling basins (TSB's) are larger excavations made at locations that will receive significant stormwater runoff flow. They are used to capture and detain stormwater in the construction phase to settle out some eroded material and to lessen the rate of flow of stormwater from construction phase work areas. Temporary settling basins are larger than sediment sumps and shall have silt fence or straw bale dikes at their entrance and exit to control flow. They shall be sized according to the DEP Stormwater management standards which requires that they have sufficient capacity to hold 1 inch of runoff from the watershed contributing flow to them. For example, a TSB receiving flow from 1 acre of land should have a volume capacity of at least 3,630 square feet. TSB's should have flocculant blocks and jute mesh matting at their outlet. TSB's should be cleaned out whenever the accumulated sediment has reached more than 6 inches deep. No TSB shall be located where the proposed infiltration structure is to be located.

**7. Flocculants**

If the capture of flows in sediment sumps and temporary settling basins does not sufficiently reduce the turbidity of runoff before it leaves the site, flocculant blocks shall be installed at the outlet of any sediment sump, TSB or swale discharge flow to the site's drainage system. Immediately downstream of the flocculant blocks, a suitable organic media such as jute mesh matting shall be installed over stone for runoff that has contacted the flocculant blocks to flow. This will allow capture of silts. In addition, crystal flocculants may be used to reduce turbidity of captured runoff in sediment sumps and temporary settling basins.

**8. Dust control**

Water shall be applied over exposed soil areas if dust becomes a perceptible problem. Watering may be by truck or other method.

**SEQUENCE OF INSTALLATION AND CONSTRUCTION**

The following is a sequence for the construction of the project. The actual schedule may vary somewhat from that stated if site or weather conditions require.

An example of a logical change to the schedule would be deviating from the sequence below to allow the laying of berms prior to a freeze in order to better control the site drainage.

1. The Developer will hold a preconstruction meeting with representatives of the Town of Southborough in order to review permits, procedures and construction methods.
2. The Developer will hold a preconstruction meeting with the Engineer, Contractor's employees and the Inspector in order to review permits, procedures and construction methods.
3. Establish a site entrance mat at the edge of pavement being overturned for the contractor's yard construction.
4. Cut trees as necessary for the proposed development but no further. Chip wood and then clear and grub where trees were cut. Perform maintenance work in the two existing detention basins.
5. Stockpile and compact excavated loam in an area surrounded by staked straw wattles or siltation fencing. We suggest the area at the east end of the parking area, where the CDS stormwater filtration unit is to be installed. Place the straw wattles or fencing at least five feet from the base of the loam pile.
6. Begin earthwork to create the new grading south and east of the proposed contractor's yard building. Create sediment traps or temporary settling basins as necessary to capture runoff during the construction phase and prevent pollutants from leaving the site. Also remove top and subsoil and place gravel base for the new access drive to the basement level door at the back of the existing building.
7. begin construction of the contractor's yard building and also install the proposed infiltration structure, cds stormwater filtration unit and then piping that will convey stormwater from downspouts to the infiltration structure. Prepare new pavement subgrade in the regraded parking and driving surface areas. Remove landscaping on the north side of the existing building for driving access to new overhead doors.
8. Continue construction work inside the contractor's yard building and install utility connections including for the septic system.
9. Install the septic tank, pump chamber and force main line to the trenches for the septic system. Then do all site paving, north and south of the existing building and north of the contractor's yard building.
10. Install proposed landscaping and permanently stabilize exposed slopes with 6 inches of loam and grass, other vegetation and landscaping using North American Green SC150BN erosion control blankets on slopes from 2:1 to 3:1.
11. Finish interior construction of the proposed contractor's yard building and install any signage.
12. Remove accumulated sediment and temporary erosion control measures after all slopes have been permanently stabilized and the risk of erosion has passed.
13. Prepare and submit an as-built survey of the work to the Town of Southborough.

**ZONING COMPLIANCE TABLE**

THE SITE LIES ENTIRELY WITHIN THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS. THE CONTRACTOR'S YARD BUILDING WILL BE LOCATED WITHIN THE HIGHWAY BUSINESS ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE HIGHWAY BUSINESS ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

DIMENSION	REQUIREMENT	PROPOSED LOT A
MIN. LOT AREA	43,560 S.F.	215,652 S.F.
MIN. FRONTAGE	200'	505.91'
MIN. FRONT YARD	50'	76.8'(EXISTING BUILDING)
MIN. SIDE YARD	50'	52'
MIN. REAR YARD	50'	111'(EXISTING BUILDING)
MAX. BUILDING HEIGHT	3 STORIES 45'	3 STORIES(EXISTING BUILDING), 2 STORIES PROPOSED 40'(EXISTING BUILDING, 32' PROPOSED)
MAX. FLOOR AREA RATIO	0.60	0.32

**TRAFFIC GENERATION**

THE ITE TRIP GENERATION CODE CLOSEST TO THE PROPOSED USE IS NO. 151 "MINI-WAREHOUSE". FOR THIS CODE, DAILY TRAFFIC GENERATION IS EXPECTED TO BE JUST 1.51 TRIPS PER DAY PER 1,000 SQUARE FEET OF GROSS FLOOR AREA. SO THAT MAKES 22 VEHICLE TRIPS PER DAY. THIS IS AN INCONSEQUENTIAL TRAFFIC GENERATION COMPARED TO THE VOLUME ON ROUTE 9 THE SITE'S ONLY ACCESS POINT. FOR THIS REASON, THE APPLICANT WILL ASK THAT THE PLANNING BOARD NOT REQUIRE THE PREPARATION OF A TRAFFIC REPORT FOR THIS DEVELOPMENT.

**DIG SAFE:**

EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY CONTROL POINT ASSOCIATES, ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. AZIMUTH LAND DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 or 1-888-DIG-SAFE.

**PARKING CALCULATION**

SECTION 174-12.E(12) CALLS FOR A WAREHOUSE USE TO BE PROVIDED WITH ONE SPACE FOR EVERY 1,500 SQUARE FEET OF GROSS FLOOR AREA.

SO, THE 14,400 SQ.FT. BUILDING REQUIRES 9.6 PARKING SPACES. EACH OF THE 10 CELLS WILL HAVE ONE LINED PARKING SPACE(AND ANOTHER UNACKNOWLEDGED AVAILABLE SPACE IN FRONT OF THE OVERHEAD DOOR). IN ADDITION, THERE WILL BE 6 MORE SPACES JUST TO THE NORTH ON THE EXISTING PAVEMENT.

SO, 10 SPACES ARE REQUIRED AND 16 ARE PROVIDED.

**AZIMUTH LAND DESIGN, LLC**  
Professional Engineers & Erosion Control Specialists  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	JULY 16, 2023	DWG NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		
8/18/23	REVISED DRAINAGE		
8/31/23	TOWN REVIEW		
10/16/23	TOWN REVIEW		
10/31/23	CLARIFY BOUNDARIES		

SCALE: AS NOTED

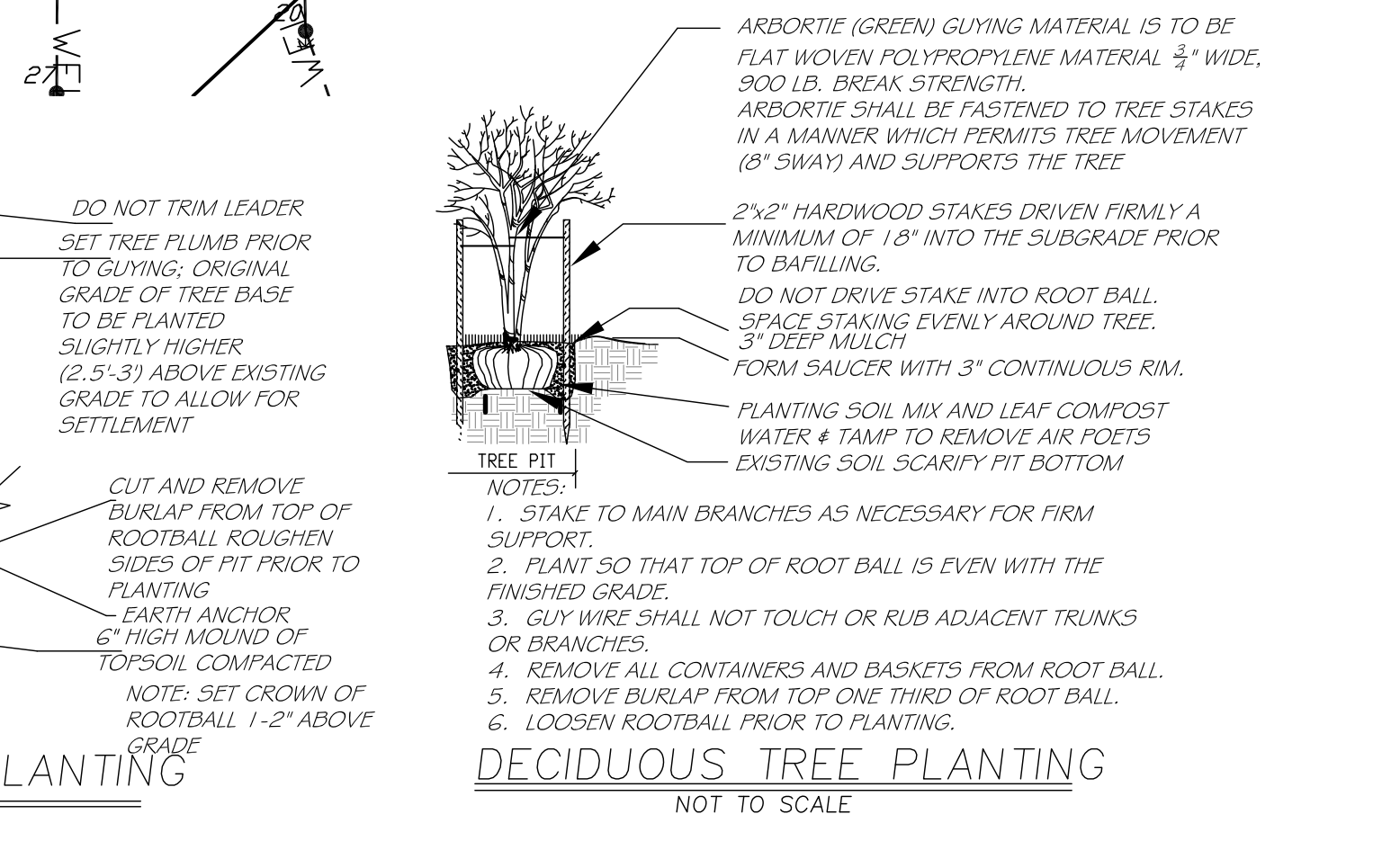
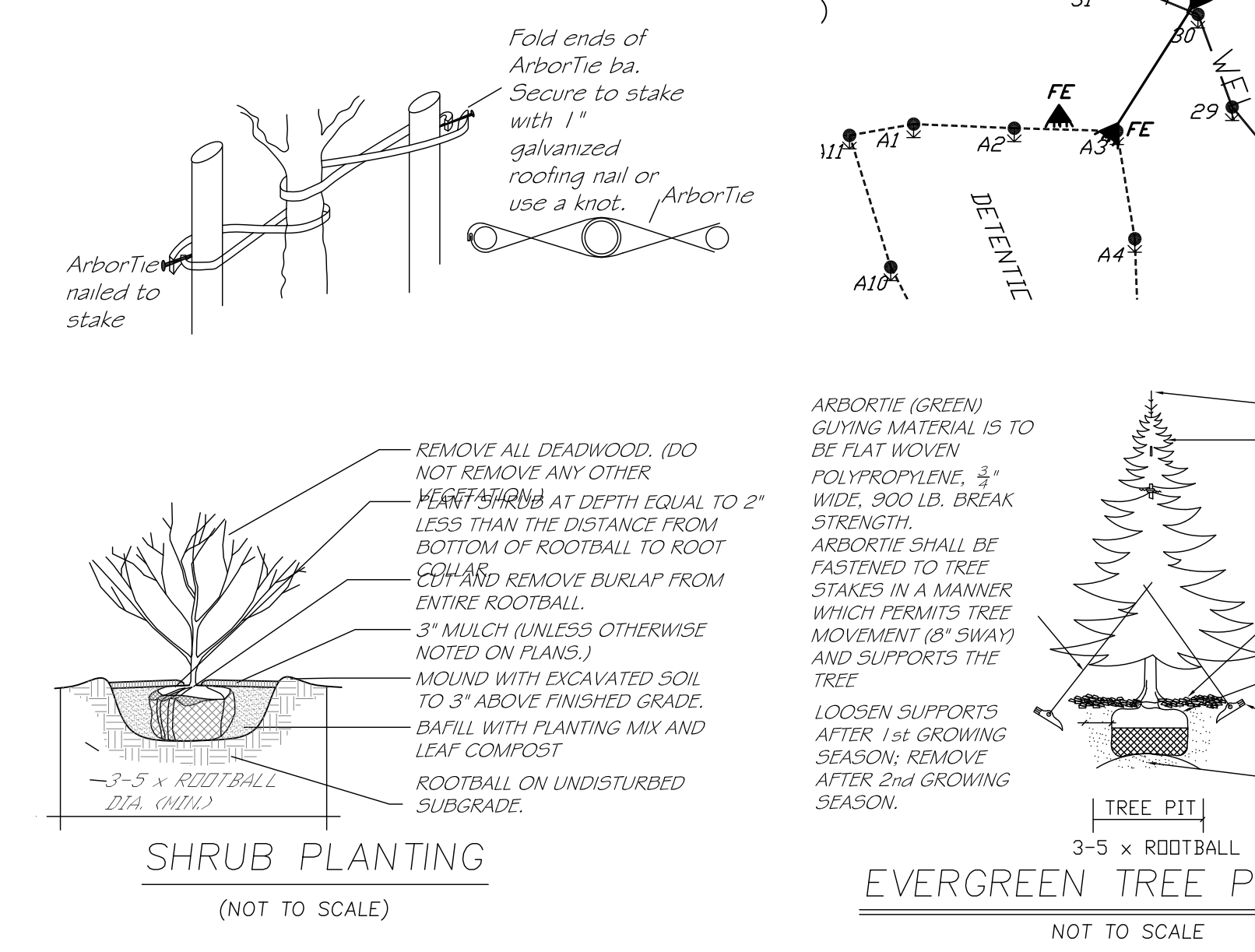
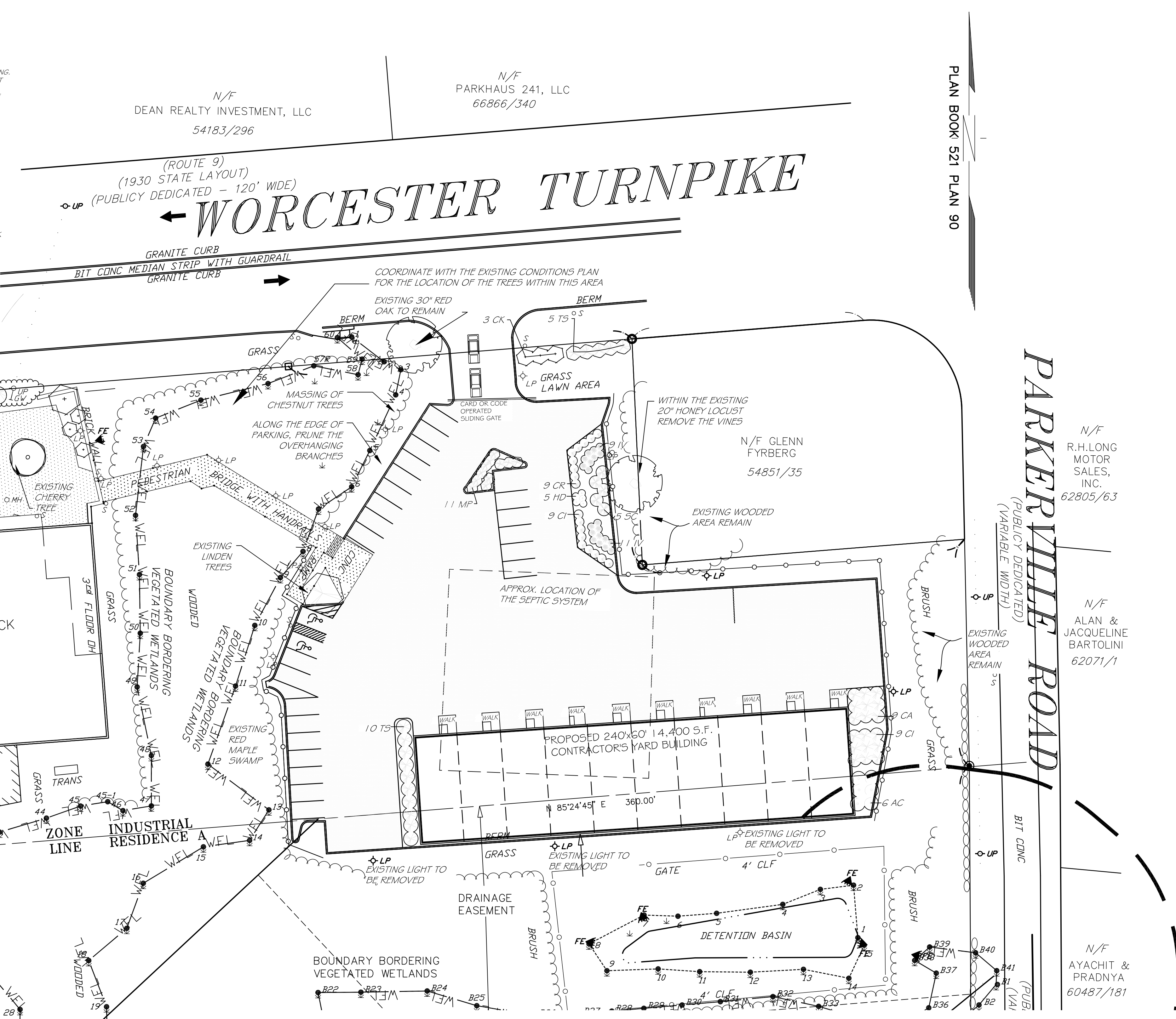
**SITE PLAN OF LAND**

AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:  
**FD 250 TURNPIKE, LLC**  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772

DETAIL PLAN D5

- LANDSCAPING NOTES**
- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
  - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
  - DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  - ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  - ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
  - THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
  - ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
  - WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
  - PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND TOWN PLANNER.
  - ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOADED AND STEEPED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
  - PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH FLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
  - PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
  - THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL, TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
  - WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
  - ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
  - LANDSCAPE BEDS SHALL BE DEEP FILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
  - ANY UNFORESEEN TREE AND VEGETATION REMOVAL SHALL BE IN COORDINATION WITH THE PROJECT LANDSCAPE ARCHITECT AND THE TOWN.



**Planting Schedule**

Qty	Key	Common Name	Botanical Name	Size	Remarks
<b>TREES</b>					
6	AC	Serviceberry	<i>Amelanchier canadensis</i>	8' Ht.	multistem B&B
3	CK	Flowering Dogwood	<i>Cornus florida</i>	3" Cal.	B&B
15	TS	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' Ht.	B&B
<b>SHRUBS</b>					
19	CA	Summersweet Clethra	<i>Clethra Alnifolia</i>	#7 Pot	Container Grown
9	CI	Silky Dogwood	<i>Cornus amomum</i>	36" Ht.	B&B
9	CR	Gray Dogwood	<i>Cornus racemosa</i>	36" Ht.	B&B
5	HD	Bushy St. John's Wort	<i>Hypericum densiflorum</i>	36" Ht.	B&B
20	IV	Winterberry	<i>Ilex verticillata</i>	36" Ht.	B&B
10	JV	Eastern Red Cedar	<i>Juniperus virginiana</i>	60" Ht.	B&B
9	PO	Common Ninebark	<i>Physocarpus opulifolius</i>	36" Ht.	B&B
5	SC	Elderberry	<i>Sambucus canadensis</i>	36" Ht.	B&B

- KEY**
- 2' CONTOUR
  - 10' CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - UTILITY POLE
  - OVERHEAD WIRES
  - WEL WEL WEL
  - WETLAND EDGE
  - 100' BUFFER ZONE EDGE
  - STONE WALL
  - EXISTING TREE LINE
  - OFFICIAL DEEP OBSERVATION HOLE
  - OFFICIAL PERCOLATION TEST
  - EXISTING OAK TREE
  - EXISTING HICKORY TREE
  - PROPOSED 6 FOOT HIGH PRIVACY/SCREENING FENCE

TOWN OF SOUTHBOROUGH  
PLANNING BOARD ENDORSEMENT

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

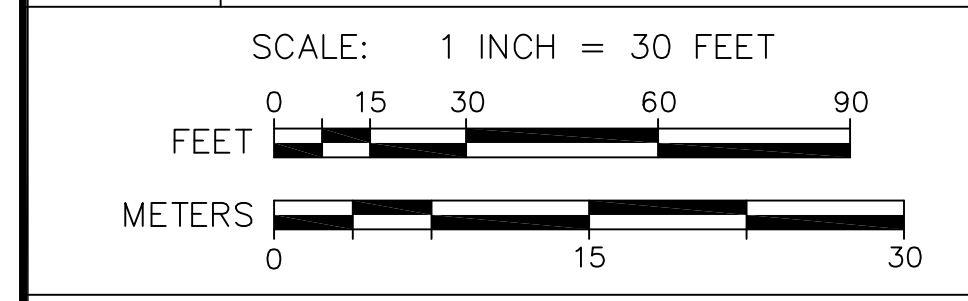
**AZIMUTH LAND DESIGN, LLC**  
Professional Engineers & Erosion Control Specialists  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 james@azimuthlanddesign.co

Professional Engineer Seal: JAMES J. JAMES, No. 12345, State of Massachusetts, Exp. 12/31/23

CLT. NO. 502 JOB NO. 245-502

DATE: APRIL 19, 2023 DWG NO. 250TURNPIKECURRENT

REVISIONS	
DATE:	DESCRIPTION



**SITE PLAN OF LAND**  
AT 250 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
FD 250 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772  
LANDSCAPE PLAN L6



Town of Southborough  
Board of Assessors  
Abutters List

Date: 10/26/2023  
Address: 0 Parkerville Road  
Parcel ID: 27-0000-0046-0  
Distance: 300 feet  
Zoning Board of Appeals

Property Location	Owner of Record	Deed Information
125 PARKERVILLE ROAD 27-0000-002-0	FD 250 TURNPIKE ROAD LLC 118 TURNPIKE ROAD STE 300 SOUTHBOROUGH, MA 01772	
250 TURNPIKE ROAD 27-0000-02-A	FD 250 TURNPIKE ROAD 325 DONALD LYNCH BLVD STE 205 MARLBOROUGH, MA 01752	
242 TURNPIKE ROAD 27-0000-003-0	FYRBERG GLENN F 242 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
258 TURNPIKE ROAD 27-0000-004-0	EAGLE LOUIS AND MORTON AND DA MARK TRS EAGLE REALTY NOMINEE 258 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
131 PARKERVILLE ROAD 27-0000-016-A	PALMER JOHN 131 PARKERVILLE ROAD SOUTHBOROUGH, MA 01772	
133 PARKERVILLE ROAD 27-0000-016-B	HOJLO JEFFREY F AND SUSAN F 133 PARKERVILLE ROAD SOUTHBOROUGH, MA 01772	
1 SKYLAR DRIVE 27-0000-016-C	ADELSON RACHEL P TRS RACHEL P ADELSON REV TRUST 1 SKYLAR DRIVE SOUTHBOROUGH, MA 01772	

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**Town of Southborough  
Board of Assessors  
Abutters List**

**Date: 10/26/2023  
Address: 0 Parkerville Road  
Parcel ID: 27-0000-046-0  
Distance: 300 feet  
Zoning Board of Appeals**

<b>Property Location</b>	<b>Owner of Record</b>	<b>Deed Information</b>
129 PARKERVILLE ROAD 27-0000-017-0	HARVEY FREDERICK J 129 PARKERVILLE ROAD SOUTHBOROUGH, MA 01772	
3 SKYLAR DRIVE 27-0000-018-0	WITTCOFF BETH A 3 SKYLAR DRIVE SOUTHBOROUGH, MA 01772	
5 SKYLAR DRIVE 27-0000-019-0	FALLON AMANDA M AND DANIEL F 5 SKYLAR DRIVE SOUTHBOROUGH, MA 01772	
7 SKYLAR DRIVE 27-0000-020-0	JAMES W AND HARLEY G MUNSELL TRS SEVEN SKYLAR DRIVE REALTY TRUST 7 SKYLAR DRIVE SOUTHBOROUGH, MA 01772	
9 SARSEN STONE WAY 27-0000-034-0	MAHONEY BRIAN T AND STEPHANIE D CONNORS 9 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
7 SARSEN STONE WAY 27-0000-035-0	SEHGAL MANAV 7 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	

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**Town of Southborough  
Board of Assessors  
Abutters List**

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Address: 0 Parkerville Road  
Parcel ID: 27-0000-046-0  
Distance: 300 feet  
Zoning Board of Appeals**

<b>Property Location</b>	<b>Owner of Record</b>	<b>Deed Information</b>
5 SARSENSTONE WAY 27-0000-036-0	GILMAN ALEX S AND JULIE 5 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
3 SARSENSTONE WAY 27-0000-037-0	MA JONATHAN AND ALLISON 3 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
1 SARSEN STONE WAY 27-0000-038-0	BETELAK RYAN AND CAITLIN 1 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
218 TURNPIKE ROAD 28-0000-009-0	RH LONG MOTOR SALES INC 218 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
8 LEEDS WAY 28-0000-031-0	SHARRON DEREK R AND LAUREN M TRS 8 LEEDS WAY REALTY TRUST 8 LEEDS WAY SOUTHBOROUGH, MA 01772	
9 LEEDS WAY 28-0000-032-0	PAUL SOHAM AND PAYEL GUHA THAKURTA 9 LEEDS WAY SOUTHBOROUGH, MA 01772	
10 LEEDS WAY 28-0000-033-0	AYACHIT MIHIR AND PRADNYA PATIL 10 LEEDS WAY SOUTHBOROUGH, MA 01772	

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Town of Southborough  
Board of Assessors  
Abutters List

Date: 10/26/2023  
Address: 0 Parkerville Road  
Parcel ID: 27-0000-046-0  
Distance: 300 feet  
Zoning Board of Appeals

Property Location	Owner of Record	Deed Information
11 LEEDS WAY 28-0000-034-0	BARTOLINI ALAN AND JACQUELINE 11 LEEDS WAY SOUTHBOROUGH, MA 01772	

This list contains the certified list of owners on record with the Town of Southborough. The Record Owner is the property owner as of July 1<sup>st</sup>.

  
Authorized Signature

CERTIFIED COPY



**Town of Southborough  
Board of Assessors  
Abutters List**

**Date: 10/26/2023  
Address: 250 Turnpike Road  
Parcel ID: 27-0000-002-A  
Distance: 300 feet  
Zoning Board of Appeals**

<b>Property Location</b>	<b>Owner of Record</b>	<b>Deed Information</b>
125 PARKERVILLE ROAD 27-0000-002-0	FD 250 TURNPIKE ROAD LLC 118 TURNPIKE ROAD STE 300 SOUTHBOROUGH, MA 01772	
242 TURNPIKE ROAD 27-0000-003-0	FYRBERG GLENN F 242 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
258 TURNPIKE ROAD 27-0000-004-0	EAGLE LOUIS AND MORTON AND DA MARK TRS EAGLE REALTY NOMINEE 258 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
255 TURNPIKE ROAD 27-0000-006-0	PICARDI, WILLIAM TRS UNICONN REALTY TRUST 255 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
245 TURNPIKE ROAD 27-0000-008-0	PARKHAUS 241 LLC 180 CANAL STREET STE 301 BOSTON, MA 02114	
241 TURNPIKE ROAD 27-0000-009-0	PARKHAUS 241 LLC 180 CANAL STREET STE 301 BOSTON, MA 02114	
225 TURNPIKE ROAD 27-0000-010-0	LINCOLN VENTURES INC C/O GEORGE K TONNA 2 FOSTER STREET WORCESTER, MA 01608	

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**Town of Southborough  
Board of Assessors  
Abutters List**

**Date: 10/26/2023  
Address: 250 Turnpike Road  
Parcel ID: 027-0000-002-A  
Distance: 300 feet  
Zoning Board of Appeals**

<b>Property Location</b>	<b>Owner of Record</b>	<b>Deed Information</b>
251 TURNPIKE ROAD 27-0000-013-0	DEAN REALTY INVESTMENT LLC C/O RAD EXOTICS 50 CENTRAL STREET HUDSON, MA 01772	
TURNPIKE ROAD 27-0000-014-0	DEAN REALTY INVESTMENT LLC C/O RAD EXOTICS 50 CENTRAL STREET HUDSON, MA 01772	
129 PARKERVILLE ROAD 27-0000-017-0	HARVEY, FREDERICK J 129 PARKERVILLE ROAD SOUTHBOROUGH, MA 01772	
9 SARSEN STONE WAY 27-0000-034-0	MAHONEY BRIAN T AND STEPHANIE D CONNORS 9 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
7 SARSEN STONE WAY 27-0000-035-0	SEHGAL MANAV 7 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
5 SARSEN STONE WAY 27-0000-036-0	GILMAN ALEX AND JULIE 5 SARSENSTONE WAY SOUTHBOROUGH, MA 01772	

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**Town of Southborough  
Board of Assessors  
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**Date: 10/26/2023  
Address: 250 Turnpike Road  
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Distance: 300 feet  
Zoning Board of Appeals**

<b>Property Location</b>	<b>Owner of Record</b>	<b>Deed Information</b>
3 SARSENSTONE WAY 27-0000-037-0	MA JONATHAN AND ALLISON 3 SARSEN STONE WAY SOUTHBOROUGH, MA 01772	
257 TURNPIKE ROAD 027-0000-041-0	DEERFOOT LLC 259 TURNPIKE ROAD STE 100 SOUTHBOROUGH, MA 01772	
0 PARKERVILLE ROAD 27-0000-046-0	FD 250 TURNPIKE ROAD LLC 325 DONALD LYNCH BLVD STE 205 MARLBOROUGH, MA 01752	
218 TURNPIKE ROAD 28-0000-009-0	RH LONG MOTOR SALES INC 218 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	
9 LEEDS WAY 28-0000-032-0	PAUL SOHAM AND PAYEL GUHA THAKURTA 9 LEEDS WAY SOUTHBOROUGH, MA 01772	
10 LEEDS WAY 28-0000-033-0	AYACHIT MIHIR AND PRADNYA PATIL 10 LEEDS WAY SOUTHBOROUGH, MA 01772	
11 LEEDS WAY 28-0000-034-0	BARTOLINI ALAN AND JACQUELINE 11 LEEDS WAY SOUTHBOROUGH, MA 01772	

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Authorized Signature

CERTIFIED COPY

COMMUNITY ADVOCATE NEWSPAPER

Legal Ad Billing Agreement

Cindy Merchant, Advertising Sales Consultant

508.736.4332

DATE: 10/25/2023

The Application that I am submitting is to the:

Zoning Board of Appeals

Historical Commission

Legal notices will be submitted by the Building/Zoning Department staff to the Community Advocate for publication. I hereby acknowledge **responsibility for payment** of the required legal notice(s). I will be contacted directly by Community Advocate representative for payment.



Signature

Brian R. Charville, Esq.

Printed Name

Ferris Development Group, LLC

Company Name (if applicable)

118 Turnpike Rd., Ste. 300

Address

Southborough, MA 01772

City / State / Zip

508-281-5610

Phone Number

bcharville@ferrisdevelopment.com

Email Address

**NOTE: Without this form, we are unable to submit the legal notice to the Community Advocate. A delay in the publication of the legal notice may cause a delay in the public hearing.**