

TOWN OF SOUTHBOROUGH

RECEIVED
SOUTHBOROUGH TOWN CLERK

2026 JAN -7 P 3: 32
SS



PLANNING BOARD

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710, ext. 3028 · FAX (508) 983-7752 · kquinn@southboroughma.com

January 7, 2026

James Hegarty
Town Clerk
Town of Southborough
17 Common Street
Southborough, MA 01772

PUBLIC HEARING NOTICE

**Major Site Plan Approval
352 Turnpike Rd.**

The Southborough Planning Board shall hold a public hearing on **Monday, January 26, 2026, at 7:00 PM** in the McAuliffe Hearing Room, 17 Common Street, Southborough, MA, and via Zoom, to consider the application of **Disability Assistance & Vocational Education, Inc.** for the property located at **352 Turnpike Rd.** for **Major Site Plan Approval per Town Code §174-10.**

This hearing is regarding the **change of use** of 17,430 sf of existing office space on the third floor into specialized educational facility and an accessory use of multifamily housing with 17 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units, intended as ancillary housing for program participants in the Industrial Park District.

A copy of the application and plans may be viewed at the Planning Office at the Southborough Town House during normal business hours or on the Planning Board Agenda Center <https://www.southboroughma.gov/AgendaCenter/Planning-Board-29>.

Any person wishing to be heard on the proposed plan should appear at the time and place designated, or join virtually via Zoom at the following link:
<https://www.southboroughma.gov/674/Virtual-Meetings>

Meme Luttrell, Chair
Southborough Planning Board

Please run on Monday, January 12, 2026, and January 19, 2026

Please Bill: FD 250 Turnpike ,LLC
118 Turnpike Rd, Suite 200
Southborough, MA 01772
GBahnan@FerrisDevelopment.com
508-281-5600



DISABILITY ASSISTANCE & VOCATIONAL EDUCATION

December 26, 2025

VIA HAND DELIVERY – Planning Department

Meme Luttrell, Chairperson
Southborough Planning Board
Town House
17 Common Street
Southborough, MA 01772

Re: Site Plan Approval – Disability Assistance & Vocational Education, Inc.

Dear Chair Luttrell and Members of the Board,

Disability Assistance & Vocational Education, Inc. (the “Applicant”) submits to you an application for Major Site Plan Approval at 352 Turnpike Road. Please find the following enclosed.

1. Planning Board Application for Major Site Plan Approval
2. Deed – 352 Turnpike Road
3. Business Entity Summary – Ferris Development 352 Turnpike Road, LLC
4. Articles of Organization – Disability Assistance & Vocational Education, Inc. (w/ Signatory Authorization)
5. Narrative, dated December 26, 2025
6. Certified Abutter’s List
7. Architectural Drawing – Proposed Third Floor Plan (Disability Assistance & Vocational Education, LLC), dated May 14, 2025
8. Site Plan of Land for Disability Assistance & Vocational Education, Inc., dated December 26, 2025

Please do not hesitate to contact me with any questions or comments. Thank you for your attention to this matter.

Sincerely,

George T. Bahnan
Assistant General Counsel



TOWN OF SOUTHBOROUGH
Planning Board
Application for
Major Site Plan Approval

I hereby apply for approval of a Site Plan Entitled: Site Plan of Land for Disability Assistance & Vocational Education, Inc., dated December 26, 2025

Plans Prepared by: James Tetreault, P.E.

Address of Engineer: 118 Turnpike Rd., Ste. 300, Southborough, MA 01772

Telephone #: (508) 399-9993

Cell #: _____

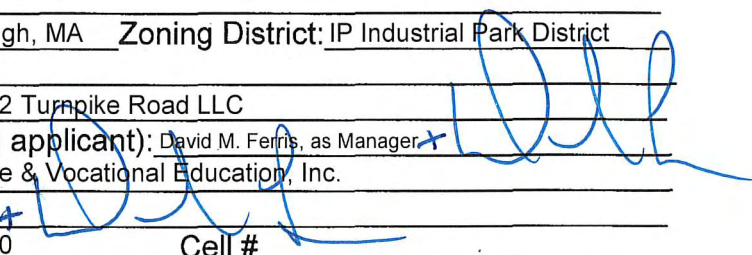
Email Address: james@expeditedengineers.com

Description of Project: Applicant proposes to change the use of 17,430 sq ft of the 3rd floor at 352 Turnpike Road from office use to a private school use, with an accessory use of multifamily housing.

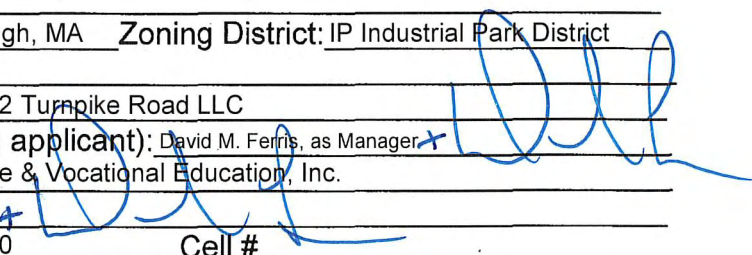
Property Location: 352 Turnpike Rd., Southborough, MA Zoning District: IP Industrial Park District

Lot Number: 25-0000-003-0

Name of Record Owner: Ferris Development 352 Turnpike Road LLC

Signature of Record Owner (if different from applicant): David M. Ferris, as Manager 

Applicant's Name (printed): Disability Assistance & Vocational Education, Inc.

Applicant's Signature: David M. Ferris, as President 

Applicant's Telephone Number: (508) 281-5600

Cell # _____

Applicant's Email Address: david@ferrisdevelopment.com; gbahn@ferrisdevelopment.com

(Please attach list of certified abutters which is obtained from the Assessor's office. Abutters are property owners within 300 feet of a site or property of contiguous ownership on either side, in back of, and directly across the street.)

Date of Hearing: _____

Time of Hearing: _____

Distribution List (by Planning Office):

Board of Health

Fire Department

Town Clerk

Planning Board Members

Consulting Engineers

Board of Selectmen

Conservation Commission

Department of Public Works

Building Inspector

Police Department

Any material (in addition to that included with the Application Form) that will be referred to by the Applicant (or the Applicant's representatives) at any public hearing or public meeting must be submitted to the Planning Department at least **7** days prior to such hearing or meeting to ensure adequate and proper review by the Board and accessibility to the public. Any material submitted later than this deadline may, at the Board's discretion, constitute a constructive request by the Applicant for a continuation of the hearing if, in the opinion of the Board, the Board, Town staff, or the public have not had adequate time to appropriately consider such material. ***Applicants should note that this additional material includes amended plans, renderings, visual displays, models, etc., that may have been prepared after the Application Form was filed and are expected to be used by the Applicant during a public hearing presentation.***

Accepted September 21, 2015



2012 00002442

Bk: 48380 Pg: 347

Page: 1 of 4 01/09/2012 11:34 AM WD

MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 01/09/2012 11:34 AM

Ctrl# 108117 13277 Doc# 00002442

Fee: \$17,100.00 Cons: \$3,750,000.00

Upon recording, return to:
 First American Title Insurance Company
 1826 N Loop 1604 W, Suite 125
 San Antonio, Texas 78248
 Attn: Carol Perry

QUITCLAIM DEED

3 THIS INDENTURE, by GCCFC 2006-GG7 TURNPIKE STREET, LLC, a
 5 Massachusetts limited liability company ("Grantor"), whose address is c/o LNR Partners, LLC,
 2 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, for consideration of THREE
 MILLION SEVENTY HUNDRED FIFTY THOUSAND AND NO/100 U.S. DOLLARS
 T (~~\$3,075,000.00~~) paid, grants to FERRIS DEVELOPMENT 352 TURNPIKE ROAD, LLC, a
 U Massachusetts Limited liability company, whose address is 16 Hillside Avenue, Southborough, MA
 R 01722, with quitclaim covenants, the land described on the attached **Exhibit A**. Being the same
 N premises conveyed to Grantor by Foreclosure Deed from Meritage-Southborough Holdings LLC
 P dated December 8, 2010, and recorded with the Worcester County Registry of Deeds at Book
 I 46821, Page 366.

K GRANTOR is not treated as a corporation for federal income tax purposes.
 E

R WITNESS our execution as of the 5th day of January, 2012
 O

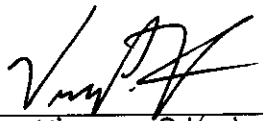
A *\$3,750,000.00
 D,

GCCFC 2006-GG7 TURNPIKE STREET, LLC,
 a Massachusetts limited liability company

S
O
U
T
H
B
O
R
O
U
G
H,
M
A

By: LNR Massachusetts Partners, LLC, a Massachusetts limited liability
 company, successor by statutory conversion to LNR Massachusetts
 Partners, Inc., a Massachusetts corporation, its manager

By: 
 Name: Steven D. Ferreira
 Title: Vice President


By: 
 Name: Vincent P. Kallagher
 Title: Treasurer

STATE OF FLORIDA)
) SS.
 COUNTY OF MIAMI-DADE)

On this 4th day of January, 2012 before me personally appeared Steven D. Ferreira, who, being by me duly sworn, did say that he is the Vice President of LNR Massachusetts Partners, LLC, a Massachusetts limited liability company, successor by statutory conversion to LNR Massachusetts Partners, Inc., a Massachusetts corporation, and acknowledged such instrument to be his free act and deed on behalf of said corporation as manager of **GCCFC 2006-GG7 TURNPIKE STREET, LLC**, a Massachusetts limited liability company. He is personally known to me or presented a Florida driver's license as identification.

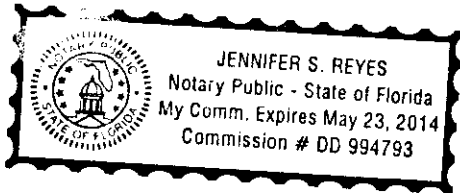
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(SEAL)



 Notary Public
 My Commission Expires:
May 23, 2014

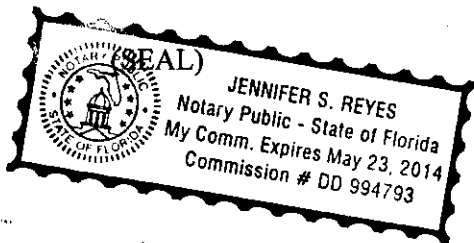
[NOTARY PAGE TO FOLLOW]



STATE OF FLORIDA)
) SS.:
 COUNTY OF MIAMI- DADE)

On this 4th day of January, 2012 before me personally appeared Vincent P. Callahan, being by me duly sworn, did say that he is the Treasurer of LNR Massachusetts Partners, LLC, a Massachusetts limited liability company, successor by statutory conversion to LNR Massachusetts Partners, Inc., a Massachusetts corporation, and acknowledged such instrument to be his free act and deed on behalf of said corporation as manager of **GCCFC 2006-GG7 TURNPIKE STREET, LLC**, a Massachusetts limited liability company. He is personally known to me or presented a Florida driver's license as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
 Notary Public
 My Commission Expires: May 23, 2014

EXHIBIT A

LEGAL DESCRIPTION

The land with the improvements thereon in Southborough, Worcester County, Massachusetts, known and numbered as 352 Turnpike Road, **being Lot 3**, on a plan entitled "Plan of Land in Southborough, Mass., Property of Florence A. Fitzgerald" prepared by Drake Associates, Inc. dated December 2, 1983 and recorded with the Worcester District Registry of Deeds as Plan Book 547, Plan 77.

Business Entity Summary

ID Number: 001067677

[Request certificate](#)

[New search](#)

Summary for: FERRIS DEVELOPMENT 352 TURNPIKE ROAD, LLC

The exact name of the Domestic Limited Liability Company (LLC): FERRIS DEVELOPMENT 352 TURNPIKE ROAD, LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001067677		
Date of Organization in Massachusetts: 12-21-2011		Date of Revival:
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 118 TURNPIKE RD. STE. 300		
City or town, State, Zip code, Country: SOUTHBOROUGH, MA 01772 USA		
The name and address of the Resident Agent:		
Name: BRIAN R. CHARVILLE, ESQ.		
Address: 118 TURNPIKE RD. STE. 300		
City or town, State, Zip code, Country: SOUTHBOROUGH, MA 01772 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	DAVID M. FERRIS	118 TURNPIKE RD., STE. 300 SOUTHBOROUGH, MA 01772 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	BRIAN R. CHARVILLE	118 TURNPIKE RD., STE. 300 SOUTHBOROUGH, MA 01772 USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address
REAL PROPERTY	DAVID M. FERRIS	118 TURNPIKE RD., STE. 300 SOUTHBOROUGH, MA 01772 USA
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
View filings for this business entity:		
<div>ALL FILINGS Annual Report Annual Report - Professional Articles of Entity Conversion Certificate of Amendment Certificate of Consolidation</div>		
View filings		
Comments or notes associated with this business entity:		
<div></div>		

[New search](#)

The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Articles of Organization

(General Laws, Chapter 180)

Filing Fee: \$35.00

Identification Number: 001928989 (number will be assigned)

ARTICLE I

The exact name of the corporation is:

DISABILITY ASSISTANCE & VOCATIONAL EDUCATION, INC.

ARTICLE II

The purpose of the corporation is to engage in the following business activities:

SAID CORPORATION IS ORGANIZED EXCLUSIVELY FOR CHARITABLE, RELIGIOUS, EDUCATIONAL, AND SCIENTIFIC PURPOSES, INCLUDING, FOR SUCH PURPOSES, THE MAKING OF DISTRIBUTIONS TO ORGANIZATIONS THAT QUALIFY AS EXEMPT ORGANIZATIONS UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE. THE PURPOSE OF THE CORPORATION IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH CORPORATIONS MAY BE ORGANIZED UNDER THE GENERAL CORPORATION LAW OF MASSACHUSETTS. THIS CORPORATION SHALL BE A NONPROFIT CORPORATION.

ARTICLE III

A corporation may have one or more classes of members. If it does, the designation of such classes, the manner of election or appointments, the duration of membership and the qualifications and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

ARTICLE IV

Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

(If there are no provisions state "NONE")

NO PART OF THE NET EARNINGS OF THE CORPORATION SHALL INURE TO THE BENEFIT OF, OR BE DISTRIBUTABLE TO ITS MEMBERS, TRUSTEES, OFFICERS, OR OTHER PRIVATE PERSONS, EXCEPT THAT THE CORPORATION SHALL BE AUTHORIZED AND EMPOWERED TO PAY REASONABLE COMPENSATION FOR SERVICES RENDERED AND TO MAKE PAYMENTS AND DISTRIBUTIONS IN FURTHERANCE OF THE PURPOSES SET FORTH. NO SUBSTANTIAL PART OF THE ACTIVITIES OF THE CORPORATION SHALL BE THE CARRYING ON OF PROPAGANDA, OR OTHERWISE ATTEMPTING TO INFLUENCE LEGISLATION, AND THE CORPORATION SHALL NOT PARTICIPATE IN, OR INTERVENE IN (INCLUDING THE PUBLISHING OR DISTRIBUTION OF STATEMENTS) ANY POLITICAL CAMPAIGN ON BEHALF OF OR IN OPPOSITION TO ANY CANDIDATE FOR PUBLIC OFFICE. NOTWITHSTANDING ANY OTHER PROVISION OF THESE ARTICLES, THE CORPORATION SHALL NOT CARRY ON ANY OTHER ACTIVITIES NOT PERMITTED TO BE CARRIED ON (A) BY A CORPORATION EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR (B) BY A CORPORATION, CONTRIBUTIONS TO WHICH ARE DEDUCTIBLE UNDER SECTION 170(C)(2) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE. UPON THE DISSOLUTION OF THE CORPORATION, ASSETS SHALL BE DISTRIBUTED FOR ONE OR MORE EXEMPT PURPOSES WITHIN THE MEANING OF SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR SHALL BE DISTRIBUTED TO THE FEDERAL GOVERNMENT, OR TO A STATE OR LOCAL GOVERNMENT, FOR A PUBLIC PURPOSE. ANY SUCH ASSETS NOT SO DISPOSED OF SHALL BE DISPOSED OF BY A COURT OF COMPETENT JURISDICTION OF THE COUNTY IN WHICH THE PRINCIPAL OFFICE OF THE CORPORATION IS THEN LOCATED, EXCLUSIVELY FOR SUCH PURPOSES OR TO SUCH ORGANIZATION OR ORGANIZATIONS, AS SAID COURT SHALL DETERMINE, WHICH ARE ORGANIZED AND OPERATED EXCLUSIVELY FOR SUCH PURPOSES.

Notes: The preceding four (4) articles are considered to be permanent and may only be changed by filing appropriate Articles of Amendment.

ARTICLE V

The by-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out on the following page, have been duly elected.

ARTICLE VI

The effective date of organization of the corporation shall be the date approved and filed by the Secretary of the Commonwealth. If a later effective date is desired, specify such date which shall not be more than thirty (30) days after the date of filing.

Later Effective Date (mm/dd/yyyy):

Time (HH:MM)

ARTICLE VII

The information contained in Article VII is not a permanent part of the Articles of Organization.

a. The street address (post office boxes are not acceptable) of the principal office of the corporation in Massachusetts is:

Number and street: 118 TURNPIKE ROAD

Address 2: STE 300

City or town: SOUTHBOROUGH

State: MA

Zip code: 01772

b. The name, residential street address and post office address of each director and officer of the corporation is as follows:

Title	Individual Name	Address	Term expires
-------	-----------------	---------	--------------

PRESIDENT	DAVID M. FERRIS	118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA 118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA
TREASURER	BRIAN R. CHARVILLE	118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA 118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA
CLERK	DAVID M. FERRIS	118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA 118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA
DIRECTOR	GEORGE T. BAHNAN	118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA 118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA
DIRECTOR	RYAN A. O'TOOLE	118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA 118 TURNPIKE ROAD, STE 300 SOUTHBOROUGH, MA 01772 USA

c. The fiscal year (i.e., tax year) of the business entity shall end on the last day of the month of:
December 31

d. The name and business address of the resident agent, if any, of the business entity is:

Agent name: BRIAN R. CHARVILLE

Number and street: 118 TURNPIKE ROAD

Address 2: STE 300

City or town: SOUTHBOROUGH State: MA Zip code: 01772

I/We, the below signed incorporator(s), do hereby certify under the pains and penalties of perjury that I/we have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named officers have not been similarly convicted. If so convicted, explain:

DAVID M. HAHN

IN WITNESS WHEREOF AND UNDER THE PAINS AND PENALTIES OF PERJURY, I/we, whose signature(s) appear below as incorporator(s) and whose name(s) and business or residential address(es) beneath each signature do hereby associate with the intention of forming this business entity under the provisions of General Law, Chapter 180 and do hereby sign these Articles of Organization as incorporator(s) this 20 Day Of November, 2025. (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)

DAVID M. HAHN

DISABILITY ASSISTANCE & VOCATIONAL EDUCATION, LLC

118 Turnpike Rd, Ste 300
Southborough, MA, 01772

November 20, 2025

Corporations Division
Secretary of the Commonwealth
of Massachusetts
One Ashburton Place
Boston, MA 02108

RE: Permission to Use of Name

Ladies and Gentlemen:

Disability Assistance & Vocational Education, LLC hereby consents to the qualification to do business in the Commonwealth of Massachusetts of a nonprofit corporation entity under the name "Disability Assistance & Vocational Education, Inc." and to the use by such nonprofit corporation of such name in the conduct of its business.

Disability Assistance & Vocational Education, LLC

By: 

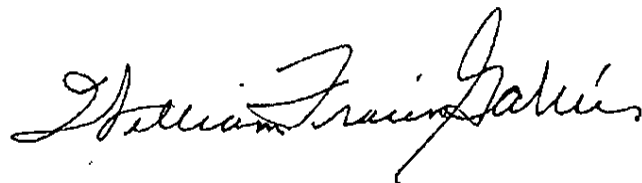
Name: David M. Ferris

Its: Manager

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 20, 2025 01:45 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

DISABILITY ASSISTANCE & VOCATIONAL EDUCATION, INC.
BOARD OF DIRECTORS RESOLUTION

Date Adopted: December 26, 2025

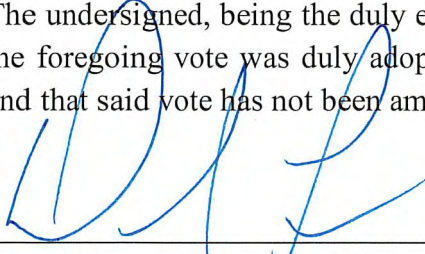
VOTE: Authorization to Execute and Submit Municipal Land-Use Applications (Acting Singly)

Upon motion duly made and seconded, the Board of Directors of Disability Assistance & Vocational Education, Inc. (the "Corporation") hereby authorizes and directs David M. Ferris, President (the "Authorized Officer"), acting singly, to prepare, execute, acknowledge (if required), verify, and submit on behalf of the Corporation any and all municipal land-use filings related to the Corporation's real property located at 352 Turnpike Road, Southborough, Massachusetts 01772 (the "Property"), including without limitation site plan applications, special permit applications, variance applications, zoning/land-use appeals, subdivision/ANR plans, permits, licenses, certificates, waivers, consents, and related owner authorization forms, together with any plans, exhibits, affidavits/certifications, and supporting materials.

The Authorized Officer is further authorized to communicate with and appear before any municipal board, commission, department, or staff in connection therewith, to execute amendments and supplemental submissions, and to sign and deliver such additional instruments and take such further actions as the Authorized Officer deems necessary or advisable to carry out the intent of this vote.

CERTIFICATION

The undersigned, being the duly elected Secretary/Clerk of the Corporation, hereby certifies that the foregoing vote was duly adopted by the Board of Directors on the date first written above, and that said vote has not been amended or rescinded and remains in full force and effect.



David M. Ferris, Secretary/Clerk

Date: December 26, 2025



DISABILITY ASSISTANCE & VOCATIONAL EDUCATION

December 26, 2025

VIA HAND DELIVERY – Planning Department

Meme Luttrell, Chairperson
Southborough Planning Board
Town House
17 Common Street
Southborough, MA 01772

Re: Narrative – Disability Assistance & Vocational Education, Inc.

Dear Chair Luttrell and Members of the Planning Board,

I represent Disability Assistance & Vocational Education, Inc. (the “Applicant”) and provide this narrative in support of its Major Site Plan Application for the proposed use of property located at 352 Turnpike Road in Southborough, Massachusetts (the “Property”). The Applicant is a Massachusetts corporation, currently seeking a 501(c)(3) designation, organized with the mission of advancing opportunities for individuals with disabilities and those seeking to develop trade skills through a combination of disability assistance, vocational education, and supportive housing services. The organization’s programs are designed to help participants achieve greater independence, self-sufficiency, and long-term employability through structured training, counseling, and life skills development.

As part of this application, the Applicant proposes to convert approximately 17,430 square feet of existing office space on the third floor of the Property into a specialized educational facility dedicated to serving disabled individuals and persons pursuing careers in the skilled trades. The facility will be designed to accommodate classrooms, training areas, counseling offices, and supportive service spaces that promote educational advancement and personal growth. The proposed school will focus on life coaching, job readiness, and reentry into the workforce, while also providing ancillary housing support for participants who may require temporary or transitional accommodation as part of their individualized programs. The Applicant proposes no exterior work.

BACKGROUND

As part of this application, the Applicant wishes to provide background regarding the inspiration and mission behind this initiative, which are closely tied to the personal history of David Ferris (“Mr. Ferris”), founder of the Ferris Family Foundation and President of the Applicant.

Mr. Ferris is a lifelong Southborough resident who attended Neary, Trotter, and Algonquin Regional High School. He was diagnosed with dyslexia at a young age, at a time when learning

disabilities were far less understood and less supported within the public school system. His experiences navigating traditional educational pathways—together with the challenges faced by close family members, including an aunt and uncle with significant disabilities—have shaped his longstanding commitment to assisting individuals with learning and functional impairments, many of which are not readily apparent to the broader community.

For many years, Mr. Ferris has advanced this mission through the Ferris Family Foundation, which focuses on supporting young people with learning differences and related disabilities. The proposed nonprofit program—Disability Assistance & Vocational Education, Inc. (“DAVE Living”)—is a natural extension of that work. It has been developed to provide individuals with disabilities, learning challenges, or life-circumstance-based barriers a pathway toward independence, workforce participation, and long-term self-sufficiency.

The Applicant seeks to address a significant gap that exists for individuals who do not thrive in traditional academic or job-training settings. Many disabilities—particularly cognitive, learning-based, processing-related, or social-emotional—are not outwardly visible. As a result, many people who struggle quietly receive limited support, direction, and access to realistic vocational pathways. The proposed program is specifically structured to serve this population through a welcoming, gender-inclusive, skills-focused environment.

ZONING

The Property is situated within the Industrial Park (“IP”) Zoning District of the Town of Southborough. While the IP District does not expressly permit the Applicant’s proposed educational use, either by right or by special permit, the proposed project is protected under the provisions of the so-called Dover Amendment, codified at G.L. c. 40A, § 3. The Dover Amendment is a longstanding Massachusetts statute that serves to absolve religious, educational, and agricultural institutions from unduly restrictive local zoning regulations that would otherwise inhibit the exercise of their core purposes. In essence, it ensures that municipalities may not prohibit or unreasonably regulate land uses that are religious or educational in nature, even where such uses are not otherwise allowed within a given zoning district.

Massachusetts courts have consistently interpreted the term “education” within the meaning of the Dover Amendment in a broad and inclusive manner. As articulated by the Supreme Judicial Court, “education” is not confined to traditional academic instruction or conventional classroom settings. Rather, it encompasses “the process of developing and training the powers and capabilities of human beings” and “preparing persons for activity and usefulness in life.” *McLean Hospital Corp. v. Town of Lincoln*, 483 Mass. 215, 220 (2019) (quoting *Mount Hermon Boys’ School v. Gill*, 145 Mass. 139, 146 (1887), and *Fitchburg Housing Authority v. Board of Zoning Appeals of Fitchburg*, 380 Mass. 869, 875 (1980)). The courts have reaffirmed that educational uses extend beyond traditional schools to include programs that foster mental, physical, and vocational development in a structured and purposeful environment. *See also Regis College v. Weston*, 462 Mass. 280, 285 (2012).

The Applicant's proposed use aligns directly with these well-established principles. The Applicant's mission to provide disability assistance and vocational training through structured instruction, counseling, and life-skills development constitutes a bona fide educational activity as contemplated by the Dover Amendment. The proposed facility will not merely offer occupational training, but will also cultivate participants' cognitive, social, and functional abilities in a manner designed to enhance their independence and participation in society. Accordingly, the Applicant's use falls squarely within the educational protections afforded by G.L. c. 40A, § 3, and must therefore be permitted notwithstanding the underlying zoning restrictions of the IP Zoning District.

SITE PLAN REVIEW

Pursuant to Southborough Zoning Bylaw § 174-10.A(3), any change in use or the reactivation of a facility that has not been in active use for a period of two years requires site plan review by the Planning Board. In this instance, the Applicant is proposing a change in use from a general office use to a private educational facility—a transition that, under the plain language of the Bylaw, triggers the site plan review process. Accordingly, the Applicant submits this Major Site Plan Application to facilitate the Board's review of the proposed conversion and associated improvements.

However, because the proposed use is a Dover Amendment-protected educational use, the Planning Board's authority during the site plan review process is necessarily limited. G.L. c. 40A, § 3, expressly restricts local boards from applying zoning or site plan criteria in a manner that would substantially inhibit or nullify the proposed educational use. Rather, the Board's review must be confined to the imposition of "reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements." G.L. c. 40A, § 3, second paragraph. These limited areas of review are intended to ensure that municipal oversight focuses on legitimate planning and public safety concerns without infringing upon the Applicant's protected educational mission.

In this case, the proposed use will occupy existing space within a fully constructed and previously approved building. As such, most dimensional considerations—such as building height, massing, lot area, yard setbacks, open space, and building coverage—have already been established, in compliance with the Southborough Zoning Bylaw, and are not subject to modification under this application. The physical footprint of the structure and its relationship to the site will remain unchanged. Consequently, there is no need for the Planning Board to revisit those elements as part of its review.

The appropriate scope of the Board's review, therefore, is limited to ensuring that the proposed educational use is adequately supported by existing site infrastructure and that any operational impacts are reasonably mitigated. Specifically, the Board may evaluate whether the Property provides sufficient parking capacity to accommodate staff, students, and visitors, as well as whether the septic system and related utilities are adequate to support the change in use. Beyond these considerations, no further design or dimensional review is warranted or permissible under the Dover Amendment framework.

PARKING

The Property contains a total of 327 existing parking spaces, which have historically supported a mix of office and warehouse uses on the site. This existing supply of parking is more than adequate to accommodate both the existing and proposed uses, even when applying the most intensive parking standard contained within the Southborough Zoning Bylaw.

The following analysis provides a breakdown of existing and proposed uses, their respective floor areas, and the number of parking spaces required under § 174-12.E of the Southborough Zoning Bylaw. This comparative assessment demonstrates that the site remains fully compliant with all applicable parking requirements following the proposed change in use.

Existing Uses

Office Use: The Property will maintain approximately 43,020 square feet of office space. Pursuant to § 174-12.E(13) of the Zoning Bylaw, office uses are required to provide 3.5 parking spaces per 1,000 square feet of floor area.

- Required parking: $43,020 \text{ sq. ft.} \div 1,000 \times 3.5 = 151 \text{ spaces}$

Warehouse Use: The Property also contains approximately 10,268 square feet of warehouse space. Under § 174-12.E(10), warehouse uses are required to provide 1 parking space per 1,500 square feet of floor area.

- Required parking: $10,268 \text{ sq. ft.} \div 1,500 = 7 \text{ spaces}$

Total existing use requirement: 158 spaces

Proposed Use

In addition to the existing office and warehouse uses, the Applicant proposes to repurpose approximately 17,430 square feet of existing third-floor office space for an educational and residential use consistent with its mission under the Dover Amendment. Because the Zoning Bylaw does not explicitly list a parking requirement for a specialized educational facility of this nature, the Applicant has analyzed parking demand under three applicable use categories for the Planning Board's consideration: (1) dwellings, (2) schools and colleges, and (3) other nonresidential uses.

1. Dwellings:

The proposed project includes 17 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units, intended as ancillary housing for program participants. Pursuant to § 174-12.E(1), the Bylaw requires two spaces per dwelling unit containing one or two bedrooms, and three spaces per dwelling unit containing three or more bedrooms.

- $(17 \times 2) + (4 \times 2) + (2 \times 3) = 48$ required spaces

2. Schools and Colleges:

At any given time, the Applicant anticipates serving 31 students with 9 teachers and staff members. Under § 174-12.E(4), the parking requirement for schools and colleges is 1 space per two students beyond secondary education, and not fewer than one space per teacher or staff member.

- $(31 \div 2) + 9 = 25$ required spaces

3. All Other Nonresidential Uses:

If the Board elects to apply the general standard for nonresidential uses, the proposed 17,430 square feet of space would require 3.5 parking spaces per 1,000 square feet, pursuant to § 174-12.E(13).

- $17,430 \text{ sq. ft.} \div 1,000 \times 3.5 = 62$ required spaces

Summary of Parking Demand

Use Category	Floor Area / Units	Applicable Standard	Spaces Required
Office	43,020 sq. ft.	3.5 / 1,000 sq. ft.	151
Warehouse	10,268 sq. ft.	1 / 1,500 sq. ft.	7
All Other Nonresidential	17,430 sq. ft.	3.5 / 1,000 sq. ft.	62
Total	70,718 sq. ft.		220

When applying the most intensive parking standard, the site would require no more than 220 parking spaces to remain compliant with the Bylaw. Given the existing supply of 327 spaces, the Property exceeds the highest calculated demand by a margin of 107 parking spaces, or roughly 30% more than required.

This surplus ensures that the site can easily accommodate faculty, students, staff, residents, and visitors without impacting on-site circulation or neighboring properties. Moreover, the Applicant anticipates that the actual parking demand will be substantially lower than the theoretical maximum, given that many program participants will reside on-site, will not commute daily, and may rely on transportation provided by the organization.

Accordingly, the Applicant respectfully submits that the existing parking supply is more than adequate to serve all proposed uses and that no modification to the parking layout or capacity is necessary to support the Dover-protected educational use.

SEPTIC

The Property is currently served by an on-site subsurface sewage disposal system with a design capacity of 4,800 gallons per day (gpd), as approved under Title 5 of the Massachusetts Environmental Code (310 CMR 15.000). The system has historically supported a combination of office and warehouse uses and is proposed to continue serving those uses alongside the Applicant's newly proposed Dover-protected educational use.

To evaluate compliance with Title 5 and to ensure the adequacy of the existing system, the Applicant has prepared a detailed assessment of the current and projected wastewater generation based on the Massachusetts Department of Environmental Protection (MassDEP) Design Flow Guidelines contained in 310 CMR 15.203. The following analysis provides a breakdown of all existing and proposed uses within the building and the corresponding design flow calculations.

Existing Uses and Flow Calculations

The building will contain approximately 34,847 square feet of office space, not including common area space, distributed among several tenants. Pursuant to 310 CMR 15.203, Table 1, the design flow for "office buildings" is 75 gallons per day per 1,000 square feet of floor area. Therefore:

- $34.847 \times 75 \text{ gpd} = 2,613.53 \text{ gpd}$

Additionally, the Property includes a warehouse space, utilized by approximately nine (9) employees. Under Title 5, "factory or warehouse buildings without cafeteria" are assigned a design flow of 15 gpd per employee. Accordingly:

- $9 \text{ employees} \times 15 \text{ gpd} = 135 \text{ gpd}$

The subtotal for all existing and ongoing uses is therefore:

- $2,613.53 \text{ gpd (office)} + 135 \text{ gpd (warehouse)} = 2,748.53 \text{ gpd}$

Proposed Educational and Residential Uses

The Applicant proposes to convert a portion of the third floor, totaling approximately 17,430 square feet, into a specialized educational facility providing life-skills instruction, vocational training, and residential accommodations for individuals with disabilities. The educational component includes up to 31 beds to support students who will reside on-site as part of a structured, full-time program.

For the purposes of Title 5 compliance, this component is most appropriately categorized under "Boarding Schools and Colleges" in accordance with 310 CMR 15.203(4), which specifies a design flow of 65 gallons per person per day. Accordingly, the anticipated design flow for the proposed educational/residential use is as follows:

- $31 \text{ residents} \times 65 \text{ gpd} = 2,015 \text{ gpd}$

Total Flow and System Compliance

Combining the existing and proposed uses results in the following total design flow:

Use Type	Flow (gpd)
Office (34,847 sq. ft.)	2613.53
Warehouse (9 employees)	135
Educational/Residential (31 residents)	2,015
Total	4,763.53 gpd

The total projected flow of 4,763.53 gallons per day is within the system's design capacity of 4,800 gallons per day, leaving a small but sufficient margin for compliance.

Based on the above calculations, the existing on-site septic system has adequate capacity to accommodate the combined wastewater generation from the existing office and warehouse tenants and the proposed educational and residential use. The Applicant does not propose any structural modifications to the existing septic system, as the projected total daily flow remains within its approved capacity.

Furthermore, the anticipated wastewater characteristics associated with the proposed educational use are comparable to, or less intensive than, standard residential or institutional uses of similar scale. The Applicant will continue to ensure proper system maintenance, inspections, and compliance with all Title 5 requirements to preserve the long-term performance of the system.

Accordingly, no increase in flow beyond the approved design limit is anticipated, and the proposed use will not adversely affect the functionality or compliance status of the existing septic infrastructure serving the Property.

CONCLUSION

In summary, the Applicant's proposed conversion of existing office space at the Property into a specialized educational and residential facility represents a thoughtful and mission-driven adaptive reuse of an existing building within the IP Zoning District. The project fulfills the Applicant's nonprofit purpose of providing disability assistance, vocational education, and supportive housing to individuals seeking to gain independence and practical skills for long-term self-sufficiency. As a bona fide educational use under the **Dover Amendment (G.L. c. 40A, § 3)**, the proposed project is entitled to protection from local zoning prohibitions that would otherwise restrict or unreasonably burden such uses.

The proposed change in use does not alter the footprint, massing, or exterior characteristics of the existing building and will operate fully within the established site infrastructure. Comprehensive review of parking, wastewater, and other site utilities confirms that the Property is adequately equipped to support the proposed use without the need for expansion or structural

modification. The existing **327 parking spaces** far exceed the **220 spaces** required under the most intensive parking standard, and the **4,800-gallon-per-day septic system** has sufficient capacity to accommodate the combined flows from all existing and proposed uses.

The Applicant respectfully submits that the proposed project not only complies with the reasonable parameters of local site plan review but also advances a valuable public purpose consistent with the spirit and intent of the Dover Amendment and the Town's broader commitment to inclusivity and education. The Applicant therefore requests that the Planning Board approve its Major Site Plan Application.

Sincerely,



George T. Bahnan, Esq.
Assistant General Counsel



300 feet Abutters List Report - Planning Board

Board of Assessors

17 Common Street Southborough, MA 01772

December 29, 2025

Subject Property:

Parcel Number: 25-0000-003-0
Property Address: 352 TURNPIKE ROAD

Mailing Address: FERRIS DEV 352 TURNPIKE ROAD LLC
118 TURNPIKE RD, Unit STE 300
SOUTHBOROUGH, MA 01772-2130

Abutters:

Parcel Number: 17-0000-001-0
Property Address: 32 COSLIN DRIVE

Mailing Address: ATLANTIC - COSLIN REALTY LLC C/O
ATLANTIC MANAGEMENT
CORPORATION
205 NEWBURY ST, Unit FI 4
FRAMINGHAM, MA 01701-4581

Parcel Number: 17-0000-002-0
Property Address: COSLIN/CRYSTAL POND

Mailing Address: EMC CORPORATION ATTN FACILITIES
DEPT
228 SOUTH STREET
HOPKINTON, MA 01748

Parcel Number: 24-0000-001-A
Property Address: 374 TURNPIKE ROAD

Mailing Address: EMC CORPORATION ATTN FACILITIES
DEPT
228 SOUTH STREET
HOPKINTON, MA 01748

Parcel Number: 24-0000-004-0
Property Address: 365 TURNPIKE ROAD

Mailing Address: OBSIDIAN ML 6 LLC
165 FLANDERS RD
WESTBOROUGH, MA 01581-1032

Parcel Number: 24-0000-004-B
Property Address: 367 TURNPIKE ROAD

Mailing Address: SHREE RAM HOSPITALITY LLC
C/O PATELL DEEP
367 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 25-0000-001-0
Property Address: 344 TURNPIKE ROAD

Mailing Address: HTK SOUTHBOROUGH REALTY LLC
344 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 25-0000-003-0
Property Address: 352 TURNPIKE ROAD

Mailing Address: FERRIS DEV 352 TURNPIKE ROAD LLC
118 TURNPIKE RD, Unit STE 300
SOUTHBOROUGH, MA 01772-2130

Parcel Number: 25-0000-004-0
Property Address: 1200 MADISON PLACE

Mailing Address: CUSCUS LLC
TWO MAIN STREET, STE 200
STONEHAM, MA 02180

Parcel Number: 25-0000-004-A
Property Address: 21 COSLIN DRIVE

Mailing Address: ATLANTIC-COSLIN REALTY II TRUST
C/O ATLANTIC MANAGEMENT CORP
205 NEWBURY ST, Unit FI 4
FRAMINGHAM, MA 01701-4581

Parcel Number: 25-0000-005-0
Property Address: FLAGG ROAD

Mailing Address: PARK CENTRAL LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772



300 feet Abutters List Report - Planning Board

Board of Assessors

17 Common Street Southborough, MA 01772

December 29, 2025

Parcel Number: 25-0000-011-0
Property Address: 361 TURNPIKE ROAD

Mailing Address: METROLUBE REALTY LLC
132 TURNPIKE RD, Unit STE 220
SOUTHBOROUGH, MA 01772-2129

Parcel Number: 25-0000-012-0
Property Address: 359 TURNPIKE ROAD

Mailing Address: WALTON PROPERTIES INC C/O
BARTOLINI
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 25-0000-013-0
Property Address: 355 TURNPIKE ROAD

Mailing Address: WATSON, JAMES A TRUSTEE 132
MIDDLESEX REALTY TRUST
132 MIDDLESEX STREET
MILLIS, MA 02054

Parcel Number: 25-0000-013-A
Property Address: 349 TURNPIKE ROAD

Mailing Address: T AND L PROPERTIES LLC
6 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 25-0000-014-0
Property Address: 9 CRYSTAL POND ROAD

Mailing Address: CCP SOUTHBOROUGH PAPER INC C/O
CARDINAL CAPITAL PARTNERS
3131 TURTLE CREEK BLVD, 11TH FLR
DALLAS, TX 75219

This list contains the certified list of owners on record with the Town of Southborough.
The mailing address is for the property owner as of July 1st.


Authorized Signature

PLEASE NOTE: The abutters list contains property in Westborough; you must contact their Assessor's office to request an abutters list in addition to this certified list.

CERTIFIED COPY



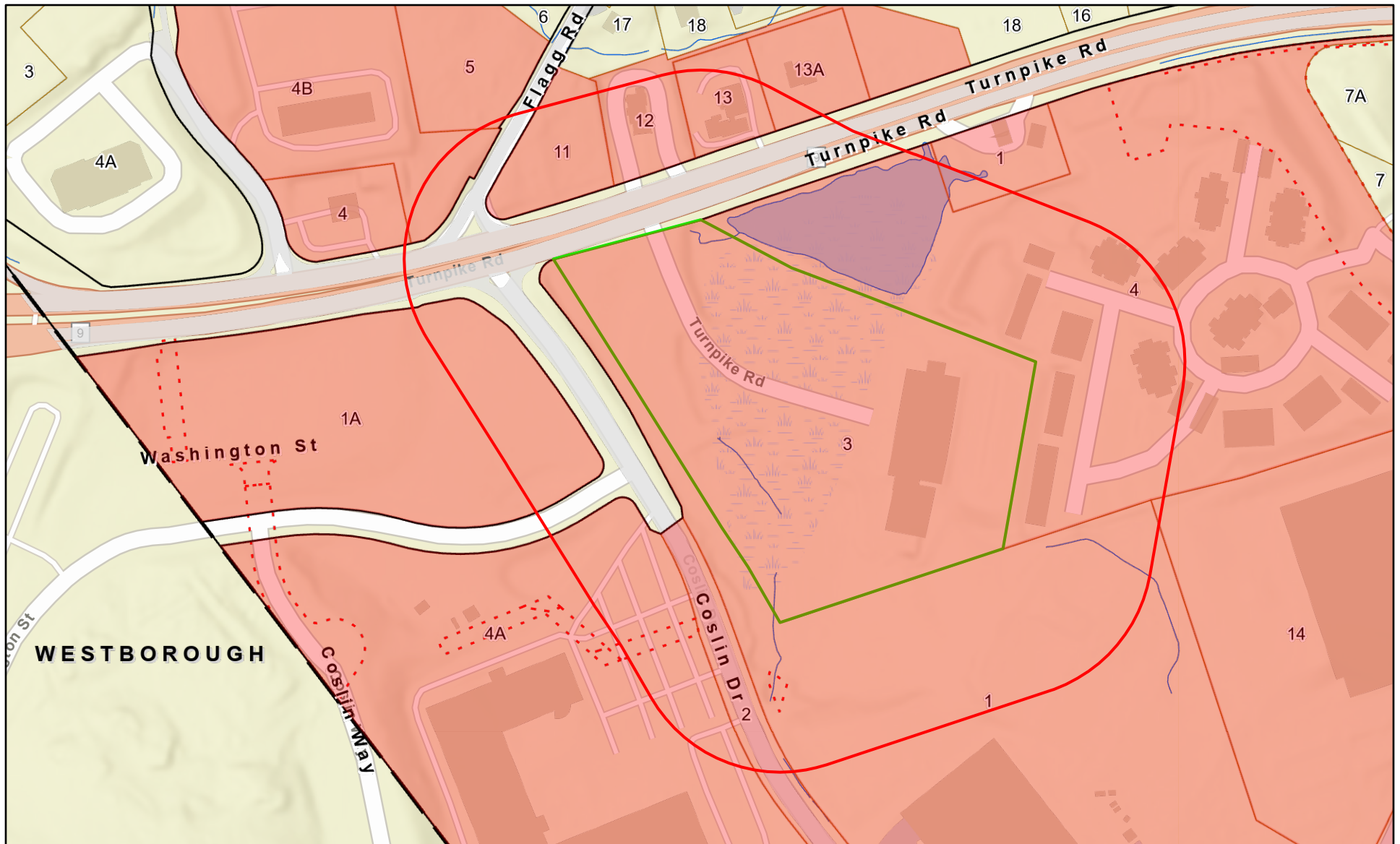
Southborough, MA

1 inch = 279 Feet



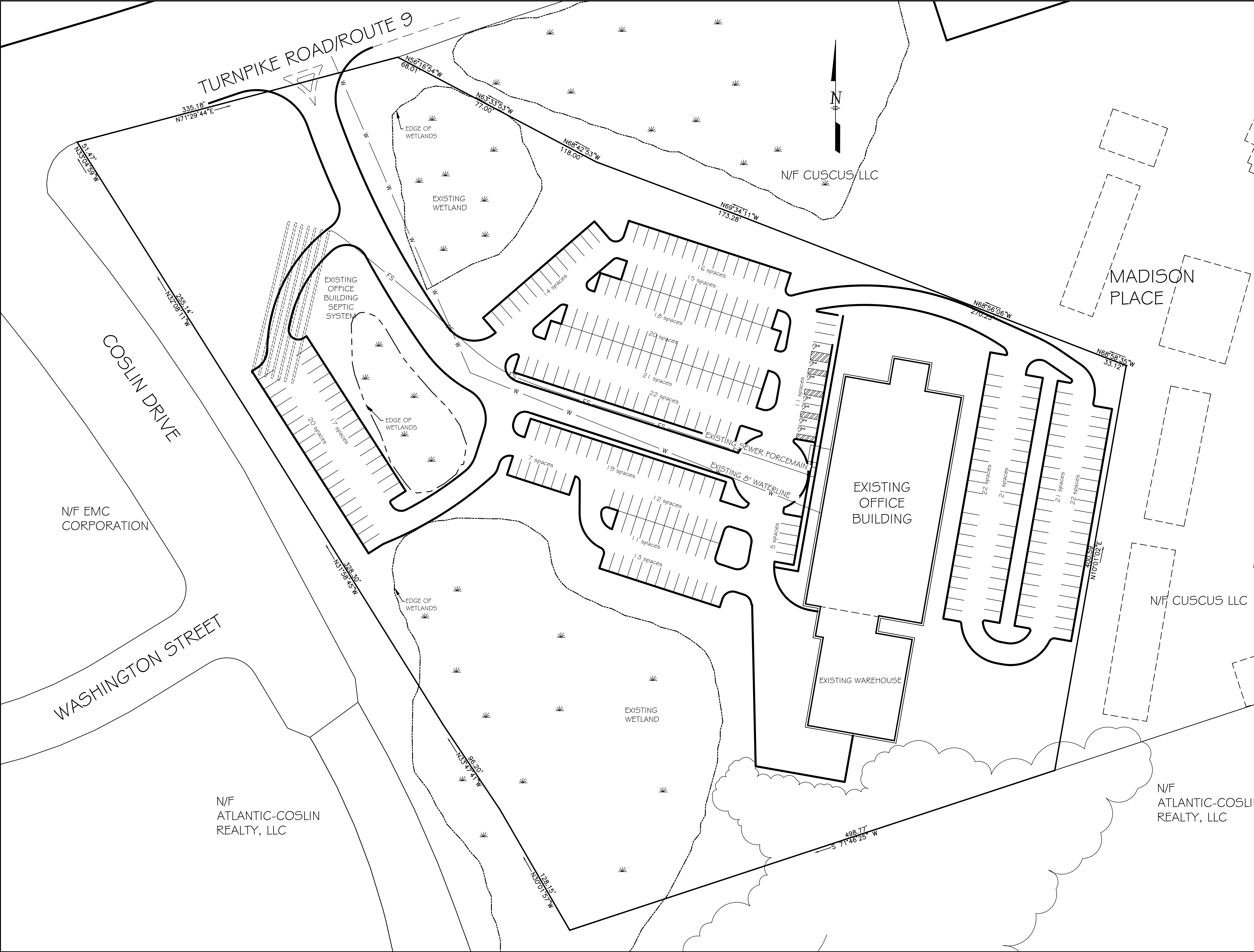
December 29, 2025

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

A-1



PARKING CALCULATION:

- 1) PROPOSED OFFICE USE WILL BE 43,020 SQ.FT. WITH REQUIRED PARKING OF 3.5 SPACES PER 1,000 SQ.FT. OR 151 SPACES REQUIRED.
- PROPOSED WAREHOUSE USE WILL BE 10,268 SQ.FT. WITH REQUIRED PARKING OF 1 SPACE PER 1,500 SQ.FT. OR 7 SPACES REQUIRED.
- ALL OTHER NONRESIDENTIAL (DAVE LIVING) PROPOSED USE WILL BE 17,430 SQ.FT. WITH REQUIRED PARKING OF 3.5 SPACES PER 1,000 SQ.FT. OR 62 SPACES REQUIRED.
- 2) TOTAL PARKING REQUIRED IS 151 + 7 + 62 = 220 SPACES. TOTAL PARKING PROVIDED IS 327 PARKING SPACES.

GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS PARCEL.
- 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) THE PROJECT SITE IS SHOWN AS PARCEL 3 ON ASSESSOR MAP 25.
- 4) THE BASE PLAN INFORMATION IS COMPRISED OF RECORD PLANS AND GIS DATA.

ZONING SUMMARY:

ASSESSORS DATA: MBL 25-0-003		
DISTRICT: INDUSTRIAL PARK		
DIMENSIONAL REQUIREMENTS:		
MIN. LOT AREA:	REQUIRED: 43,560 S.F.	PROVIDED: 484,383 S.F.
MIN. FRONTAGE:	200'	508'
MIN. FRONT YARD:	75 FT.	75 FT.
MIN. SIDE YARD:	50 FT.	65 FT.
MIN. REAR YARD:	50 FT.	145 FT.
BUILDING HEIGHT:	3 STORIES	3 STORIES

COMMONWEALTH OF MASSACHUSETTS

JAMES L. TETREAULT

CIVIL

No. 38548

PROFESSIONAL ENGINEER

EXPEDITED ENGINEERS, LLC

Professional Engineers & Erosion Control Specialists

118 Turnpike Road, 300, Southborough, MA 01772

Telephone (508) 399-9993 james@expeditedengineers.com

CLT. NO.	500	JOB NO.	290-005
DATE:	DECEMBER 26, 2025	DWG NO.	352TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	

SCALE: 1 INCH = 40 FEET

0 20 40 80 120

FEET

SITE PLAN OF LAND

FOR DISABILITY ASSISTANCE & VOCATIONAL EDUCATION, INC.

AT 352 TURNPIKE ROAD

IN

SOUTHBOROUGH, MASS.

APPLICANT:

DISABILITY ASSISTANCE & VOCATIONAL EDUCATION, INC.

118 TURNPIKE ROAD, SUITE 300

SOUTHBOROUGH, MA 01772