

13 Church Street RFP Q&A
Town Responses
Posted January 27, 2022

1. What is the legally accepted lot line? page 30 shows two different lot lines for the western boundary line of the property-- the physical boundary line as marked by rods and surveyor articles which goes behind the pump house, and the plan book lot line which cuts through the pump house.

There is a discrepancy with the accepted lot line on the rear of the property between WCD Garage and the Town. Two separate surveys were completed, which contained a variance of approximately 2,000 square feet, on the rear lot line of the property. Attached to this Q&A document, there is a memo containing an analysis of the discrepancy from a development perspective, considering the zoning limitations on the property and how that effects the variance between the two lot lines.

It is the Town's intention to resolve the discrepancy between the lot lines prior to closing on this property. We recommend that any proposal for the property consider the more conservative developable land, which would include a reduction of 984 square feet, as reflected in the memo.

2. what is the actual acreage? acreage is noted as .37 acres on assessors map page 48, .425 acres on page 53, .43 acres on pg 39, and on page 55 it is listed as .43 acres up until 2015 and then .42 thereafter.

The .42 acres described in the RFP reflect on the Town's GIS map of the parcel. The two deeds that apply to the property note the square footage to be 16,533.8 or 0.38 acres. The exact acreage of the lot is going to depend on the final lot line determination.

3. What are YARD ITEMS listed on pg 55 in previous assessments?

At one time, there were multiple army surplus vehicles on the property when it was being used for storage by the Police Department. All the vehicles and trailers have been removed.

4. how is property assessed and how often? page 55 of previous assessments shows pattern of increases 8-14% every few years, and a great variation in assessment values. why was there a 34% jump from 2019 before it went up for public release, to 2020?

In Massachusetts, all properties are assessed each year. The value increase between FY19 and FY20 was chiefly due to a town-wide increase in land values, i.e. a market adjustment for the entire town, not for the property individually.

5. Are there any oil tanks or gas tanks on property?

To the town's knowledge, all underground fuel tanks have been removed from the property. This has been confirmed by the Massachusetts Department of Environmental Protection. Please review the 21E assessment contained in the RFP for further detail.

6. Is there lead on property?

The Town has not conducted a survey to test for lead on the property and makes no representations with respect to the existence of lead on the property.

7. Is there asbestos on property?

The Town has not conducted a survey to test for asbestos on the property and makes no representations with respect to the existence of asbestos on the property.

8. Who is responsible for maintaining access of easement for well pump house?

The Department of Public Works.

9. who owns the metal trailer/dumpster container located on the westerly side of the pump house?

The storage containers located west of the pump station are owned by WCD Garage.

10. how long has it been there?

Unknown.

11. the building itself is unsafe to enter, has significant deterioration and has been deemed unsalvageable, how is it assessed at \$96,200.00?

The State requires the town to report the values of building, yard items, and land separately; however, this reporting is a device used by State to review the fairness and equity of our statistical analysis. Every property has one total value that is not divisible into parts. Condemned buildings have value if their footprint allows grandfathering for new construction. To be clear, it is the opinion of the town, that the building is likely not salvageable from a development perspective when considering costs associated with redeveloping an existing building in poor condition. However, that does not preclude a developer from proposing a plan that includes the maintenance of some portion of the existing structure.

12. what members of the town staff will be reviewing the proposals?

Appropriate town staff will review the proposals as needed for referral to the Board of Selectmen.

13. once the proposal submittal date has passed, when might a reply or response to the proposal be expected?

Proposals are valid for 90 days per the RFP. We expect that some communication or reply will occur within 90 days of submittal, but certainly no longer.

14. the proposal indicated that the building was vacated in the mid 2000's -- is there an official date on record of that? what date/year would that be?

There is no vacate date on record.

15. what kind of use/storage was it being used for between 2000- and that time of vacancy?

Various town departments including public works, police, and fire utilized the building for overflow storage during the winter months to keep vehicles and apparatus out of the elements, as well as for general storage of various department equipment and materials.

16. was there any washing of trucks or vehicles on the property after 2000?

No, all washing of vehicles would have occurred at the Fire Station or at the DPW garage.

17. was there potential for any type of chemical or Hazardous materials being released on the property related to whatever type of use/storage there may be have been?

No analysis of hazardous waste has been conducted on the site and the town makes no representations as to the existence of hazardous waste on the site.

18. in the sample land development agreement on page 178 , it states that construction would begin within 90 days of acceptance , what kind of construction would this have to be? seeing as there would likely be permits, possibly a demolition delay, meetings with boards and approvals BEFORE construction could even begin, would this be a feasible time frame to expect to work within?

All sample agreements included in the RFP may be modified depending on the proposal and agreement between the town and the successful respondent.

19. could "construction" consist of just the start of the project until all approvals are met? for example putting up a temporary construction fence? i'm not sure any other construction would be permitted within 90 days of accepting the LDA...

Yes, again, all sample agreements included in the RFP may be modified depending on the proposal and agreement between the town and the respondent.

20. is there an option to extend/modify the 90 day start of construction condition that is given in the sample?.....with this property being listed in the towns historic inventory, i expect there would be a demo delay of at least 6 months, in which case the 0 days would be expired...

Yes, all sample agreements included in the RFP may be modified depending on the proposal and agreement between the town and the respondent.

21. have there been any discussions with garage abutter to the west regarding inconsistency in boundary line?

Yes, the Town and our surveyor are engaged in communication with the WCD owner and their surveyor and are working toward resolution of the shared property line.

22. has there been any verbal or written agreements with the abutter to the west related to the use of property that lies between the recorded physical boundary and the title or deed?

No, there is no agreement on the property line but there is a verbal understanding with the neighbor to work mutually toward a solution.



MEMORANDUM

Date: January 20, 2022
To: Scott D. Charpentier, P.E., Public Works Director
From: Fred Litchfield, P.E., Town Engineer
Copy: Becca Meekins, Assistant Town Administrator
Robert Frederico, Building Inspector/Zoning Enforcement Officer

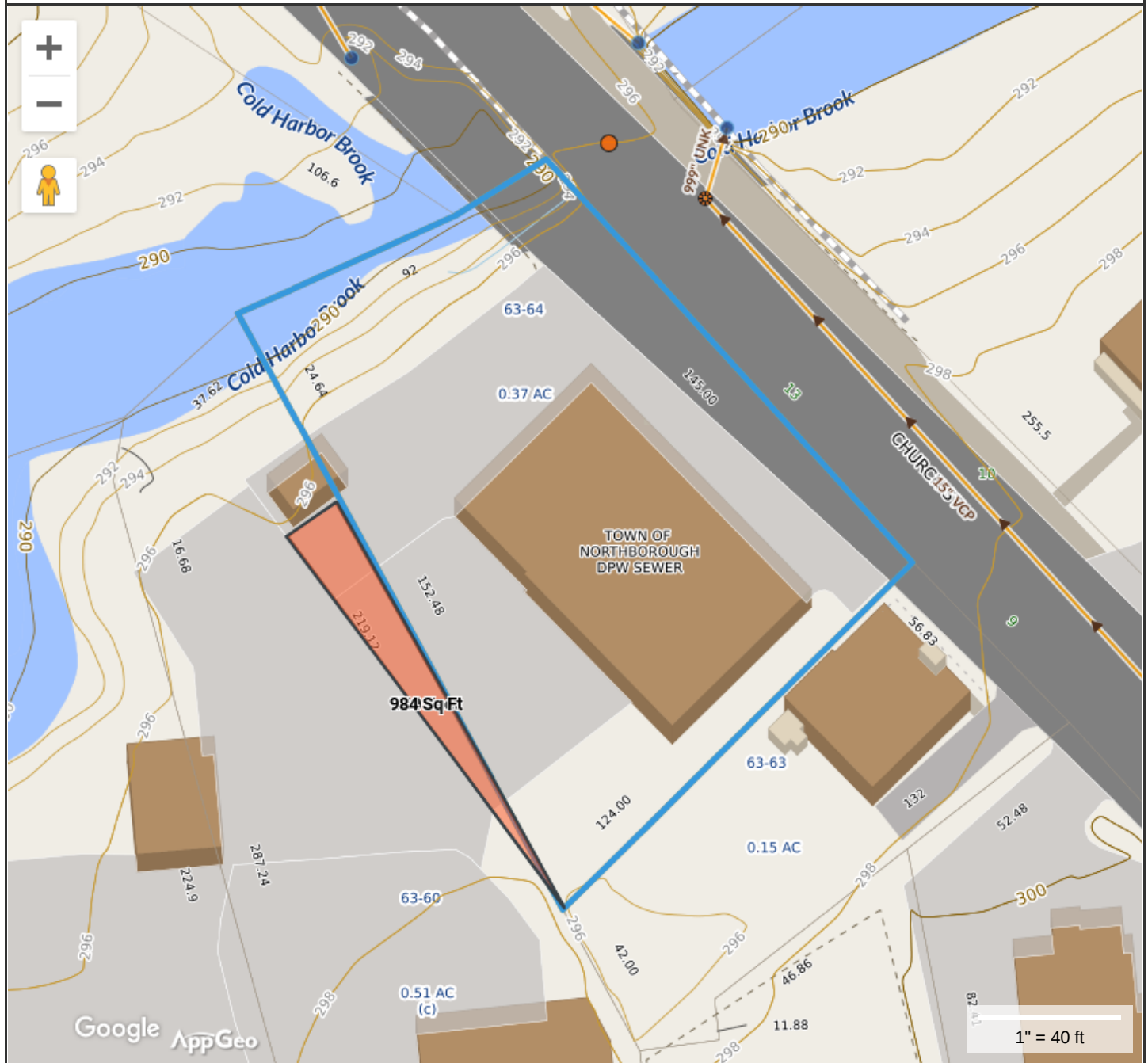
Subject: Zoning Evaluation 13 Church Street

I have reviewed the parcel of land known as 13 Church Street, which is shown on the Northborough Assessor’s map 63 parcel 64 with respect to the Zoning Bylaw. This parcel is located entirely within the Downtown Business District and Groundwater Overlay Area 2. The table below shows the existing and required zoning dimensions based upon the plan showing the least area:

	Required	Existing
Min Lot Area	4,000 sf	16,117 sf
Min Frontage	50 ft	157.08 ft
Min Front Yard Setback	6 ft	14 ft +/-
Max Front Yard Setback	20 ft	
Side Yard Setback	None	10 ft +/-
Rear Yard Setback	None	27 ft +/-

I understand there is a discrepancy in the location of the rear lot line, which includes approximately 2,100 sf. Due to the location of the 25 ft Access Easement for the Town owned Sewer Pump Station and the Conservation Commission’s setbacks of 25 ft no disturb area and 35 ft no structure limits attached to the wetland resource areas associated with Cold Harbor Brook the buildable portion of parcel may be reduced by approximately 984 sf as shown on the attached excerpt from the Town’s GIS maps.

13 Church Street



Property Information

Property ID 063.0-0064-0000.0
Location 13 CHURCH STREET
Owner TOWN OF NORTHBOROUGH



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan 28, 2020
Data updated Jan 28, 2020

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