



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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

For Board Use Only:
Case No. _____
Filing Date: _____

APPLICATION FOR HEARING

(This form to be filed with Town Clerk)

Request is for: (check all that apply)

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

Property Information

1. Location of Property:

Street Address 200 Bartlett Street, Northborough, MA 01532
GIS Map # 66 Parcel # 7
Zoning District(s): I Groundwater Protection Overlay District(s): 1, 3

2. Name of Petitioner(s):

R. J. Devereaux Corp., c/o Paula Devereaux
Owner/ Tenant/ Agreed Purchaser/ Other (circle one)
Address: Pierce Atwood LLP, 100 Summer Street, Boston, MA 02110
Telephone #: (617) 488-8186 Email: pdevereaux@pierceatwood.com

3. Name of Presenter(s):

Dario DiMare,
Address: Dario Designs Inc., 318 Main Street, Suite 210, Northborough, MA 01532
Telephone #: (508) 877-4444 Email: dario@dariodesigns.com

4. Name of Owner(s) of Property:

Bartlett Street Realty Trust
Address: c/o Jason Ducey, 290 Durfee Street, Southbridge, MA 01550
Telephone #: (_____) _____ Email: _____

5. Property Owner's Knowledge and Consent

I (we) have knowledge of, and consent to, the application for the project as presented.
Jason W. Ducey 8/16/21
Signature of Property Owner Date
JASON DUCEY
Please Print Name

Project Information

1. Explain what you want to do or construct and state which provision(s) of the Zoning Bylaw requires you to obtain a Variance and/or Special Permit in order to do it:
See Attached Narrative provided due to the limited room on this form.

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

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

Special Permit

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

7. The proposal could not reasonably be altered to reduce adverse impacts on the natural environment, to be compatible with historic development patterns of the town, or to preserve historically significant buildings.

N/A

B. Special Permit with Site Plan Review/Approval - 7-03-050A(2) & 7-09-020

1. Attach a copy of the site plan which includes contents as required per 7-03-050 D and 7-09-020

N/A

C. Special Permit under Chapter 7-07-010 of the Zoning Bylaw (Groundwater Protection Overlay District)

1. Attach a copy of all plans and documents as required under 7-07-010 D(4)(a)

N/A

D. Appeal

1. State the specifics of the appeal.

N/A

E. If you have any knowledge of a prior application, petition or appeal concerning the subject property, describe the case and the dates thereof and attach a copy of any decision issued in connection with the above.

See attached variance for use of the property as an automotive repair business, ZBA Case 07-10, filed with the Town Clerk on September 11, 2007, recorded with the Worcester County Registry of Deeds in Book 42447, Page 321. See also attached Special Permit, ZBA Case No. 08-04, filed with the Town Clerk on February 27, 2008, recorded with said Registry of Deeds in Book 42802, Page 358.

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

Signed this 24th day of AUGUST, 2021

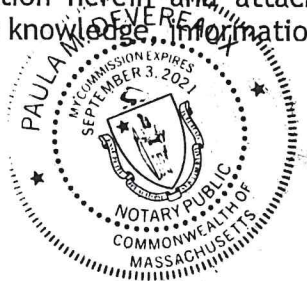
[Signature] Supervisor

COMMONWEALTH OF MASSACHUSETTS

ESSEX
WORCESTER, ss

Date: August 24, 2021

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



[Signature]
Notary Public

My commission expires: 9-3-21

OFFICE OF THE TOWN CLERK

Date: _____

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

Town Clerk