



# LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

November 17, 2021

Marlborough City Hall  
140 Main Street  
Marlborough, MA 01752

Attention: Susan Brown, ZBA Board Secretary  
Subject: Submission of application for Special Permit  
Reference: Alberto Salutari, 224 Union Street, Marlborough, MA

Dear Susan:

On behalf of our client, Alberto Salutari, we hereby submit his application for a Special Permit to allow him to build a second floor on his existing house, to convert his existing house to a two-family house. The existing home and lot meet all the zoning bylaws. The proposed addition would not protrude out beyond the existing house footprint, except for the proposed stairs on the back of the house. Please see the enclosed home addition architect's plans.

Also, please find the following items enclosed:

- A copy of Form A Application
- A copy of Form # 1 Check List
- A copy of form # 2 Tax Certification
- Certified List of Abutters
- A copy of the Denial Letter from the building inspector
- A copy of the proposed addition plans
- A copy of our Certified Plot Plan
- An application fee check of \$300
- A copy of a MA Oliver map showing existing uses of the neighborhood
- A picture of the existing house
- Pictures of the proposed two-family home, inside and out
- Proposed floor plans

Regarding the Special Permit application, and the effect it may have on the abutters, we offer the following:

1. Please see the enclosed MA Oliver map which shows all abutters, the owners name, and the number of units on the lot. There are several multi-family properties in this neighborhood now. For example, 104 Hudson Street, which is diagonally across Hudson Street from 224 Union Street, has an existing four to eight family building. 65 Freemont Street, which is behind 224 Union Street, has an existing nine-unit building. 204 Union Street, which is one lot removed from 224 Union Street, has two houses on the same lot. 77 Hudson Street, which is behind 224 Union Street, currently is two-family.

214 Worcester Street  
North Grafton, MA 01536  
Tel: 508-839-9526  
Fax: 508-839-9528

167 Hartford Avenue  
Bellingham, MA 02019  
Tel: 508-966-4130  
Fax: 508-966-5054

1115 Main Street  
Hanson, MA 02341  
Tel: 781-294-4144  
Fax: 781-293-4111

2. Please see the enclosed pictures of the existing and proposed completed two story home. The pictures show a very nice home which will not reduce the property values of the homes in the neighborhood.
3. We are proposing a two-family residential use, which is consistent with the zoning bylaws and the intended use for this property. The property is zoned Residence A-3.
4. The property behind the home is owned by the City of Marlborough. It used to be a section of Tayntor Street.
5. This is a corner lot, on the corner of Union Street and Hudson Street.

Please review and approve this request. Please contact me if you have any questions or desire any additional information.

Sincerely,  
Land Planning Incorporated

A handwritten signature in black ink that reads "Norman Hill, P.E." with a stylized, cursive script.

Norman G. Hill, P.E.



**CITY OF MARLBOROUGH  
ZONING BOARD OF APPEALS**

**Application for Special Permit**

**Pre-existing ~~Non~~Conforming Single and Two Family Structures**

**Official Use :**

Date Received : \_\_\_\_\_ City Clerk's # \_\_\_\_\_ ZBA Case # \_\_\_\_\_

**Information :**

Property Address 224 Union Street Zoning District \_\_\_\_\_ Map# 56 Parcel# 181

Applicant is:  Owner  Tenant  Prospective Purchaser  Other \_\_\_\_\_

I am the owner of the property and I have knowledge of, and consent to, this application.

→ Owner's signature: Alberto Salatori Date: 11-10-21

Owner's name:(print) Alberto Salatori Address 224 Union Street

State MA Zip 0152 Phone# \_\_\_\_\_ E-mail \_\_\_\_\_

Applicant name: \_\_\_\_\_ Address \_\_\_\_\_

Company/organization \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Phone# \_\_\_\_\_ E-mail \_\_\_\_\_

Representative Name: Norman Hill Company Land Planning Inc.

Address 214 Worcester Street, N. Andover

State MA Zip 01536 Phone# 508-899-9526 E-mail nhill@landplanninginc.com

a. Describe below what is being requested, such as what is the proposed action, relief, or construction on the property. (use back if needed)

We are seeking a Special Permit to allow the conversion of a detached single family to a two family.

b. Provide below all sections of the Zoning Ordinance (Chapter 650, Article(s), Section(s), Paragraph(s), Subsection(s) which are pertinent to the Special Permit. (use back if needed)

c. State why the proposed alteration, reconstruction, extension or structural change shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. (use back if needed)

See the enclosed plans for the proposed second story.

**Application Packet:**

The applicant shall file the following number of sets of the application packet at the offices set forth below: See Form 1.

Number of Sets

- 1 Office of City Clerk
- 1 Office of City Council
- 1 City Engineer
- 1 Building Department
- 1 Police Dept.
- 1 Fire Dept.
- 1 Conservation Officer (if wetlands are affected)
- 8 Office of Zoning Board of Appeals

(Provide one set (complete application and plans) electronically – [sbrown@marlborough-ma.gov](mailto:sbrown@marlborough-ma.gov))

Total 15 copies

The application packet which shall contain sufficient information to illustrate and defend the applicant's case and as a minimum shall consist of the following:

- Complete Special Permit Application Form.
- Abutters List certified by the Assessor's Office (400 ft.)
- Copy of denial letter from City Official
- Certified Plot Plan prepared and stamped by a Massachusetts Registered Professional Land Surveyor.  
A mortgage plan is **NOT** a certified plot plan. The certified plot plan shall include:
  - Plan Size 8 1/2" x 11" or 11" x 17"
  - Plans drawn to accurate scale with north arrow
  - Owner names and street addresses of directly abutting lots
  - Name of streets and zoning districts.
  - Bearing and distances of subject property
  - Dimensions and property line setbacks of all structures on subject property
  - Location of driveways, parking areas and other impervious surfaces on subject property
  - Location of walls, curbing, major landscaping, fences on subject property
  - Location of easements, wetlands and floodplains on subject property, if applicable
  - Dimensions and property line setbacks of all proposed work
  - Lot Coverage (area covered by all impervious surfaces) existing and proposed
  - Location and property line setbacks of structures, fences, driveways etc. on abutting lots that are within fifteen (15) feet of subject property lines
- Site plans of subject property showing topography and drainage structures, if regrading of the site or rerouting of runoff is proposed or if property is in Floodplain and Wetland Protection District.
- Architectural plans of new or modified building structure, if applicable

**Filing Fee :** Base fee of \$300.00 or otherwise stated by the Building Department (check made out to the City of Marlborough)

**Hearing Request :**

I hereby request a hearing before the Zoning Board of Appeals regarding this application packet and I am aware that two (2) legal ads will be placed in the MetroWest Daily News or the Marlborough Enterprise Weekly newspaper which will be billed directly to me or my representative. I am further aware that I am responsible for sending copies of the Notice of Hearing to all the abutters on the certified list at least 14 days prior to the hearing date and that I will submit the receipts confirming this mailing to the zoning office 5 days prior to the hearing. Finally, I am aware that I am required to record the boards certified decision and the certified plot plan with the Registry of Deeds, at my expense, in order for it to take effect.

Applicant's signature: Alberto Salatore Date: 11-10-21  
Print name: Alberto Salatore and/or  
Representative's signature: Norman Hill, PE Date: 11-10-21  
Print name: Norman G Hill, P.E.

**Official Use Only:**

Received from applicant, the sum of \$ \_\_\_\_\_ Check # \_\_\_\_\_

Signature of the agent of the Zoning Board of Appeals:

Date: \_\_\_\_\_

Susan Brown - Board Secretary  
Department - Zoning Board of Appeals  
140 Main Street  
Marlborough, MA 01752  
Tel# 508-460-3768 E-mail: sbrown@marlborough-ma.gov

The date and signature of the agent of the Zoning Board of Appeals will serve as certification as to when the **COMPLETE** application packet accompanied by the proper filing fee were filed with this office.



City of Marlborough  
140 Main Street  
Marlborough, MA 01752

Zoning Board of Appeals  
Special Permit

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name:

\_\_\_\_\_  
\_\_\_\_\_

Owner Name/Officer Name of LLC or Corporation

Alberto Salatori of 224 Union Street, Marlboro

\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant:

Date

Alberto Salatori 11-10-21

Attorney on behalf of Applicant, if applicable:

Date 11-9-21

Norman Hill, P.E. of Land Planning Inc.

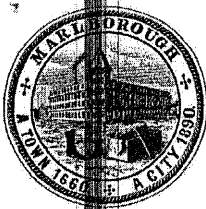
The Special Permit package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector

Date

[Signature] 11-10-2021

representative



*City of Marlborough*  
**BUILDING DEPARTMENT**

140 Main Street  
Marlborough, Massachusetts 01752  
Tel. (508) 460-3776 Facsimile (508) 460-3736  
building\_dept@marlborough-ma.gov

**TIN HTWAY**  
BUILDING COMMISSIONER

**LAURENT LEMIEUX**  
PLUMBING & GAS INSPECTOR

**JOHN CAIN**  
WIRING INSPECTOR

**WILLIAM PAYNTON**  
BUILDING INSPECTOR

**ETHAN LIPPITT**  
BUILDING INSPECTOR

## ZONING DENIAL

September 28, 2021

Owner  
Alberto Salutari  
224 Union Street  
Marlborough, MA 01752

Building Permit # BP-2021-001469

**RE: 224 UNION STREET PARCEL ID #56-181  
PROPOSED ADDITION AND CONVERSION FROM A SINGLE FAMILY  
RESIDENCE TO A TWO-FAMILY RESIDENCE**

Mr. Salutari,

Based upon the information provided on your permit application and architectural plans prepared by Randolph J. Santana, dated 8/28/2021, to change the use from a single-family residence to a two-family residence at property listed above, located in Zoning District (A-3) does not comply with Chapter 650, Article 17, Table of Uses, Chapter 650, Article 18A(2) Conditions for Uses and Chapter 650, Article 41, "Table of Lot Area, Yards and Height of Structures", of the City Code of Marlborough. This office offers the following comments:

1. A certified plot plan was not provided at the time of submission so compliance with Chapter 650, Article 41, "Table of Lot Area, Yards and Height of Structures" could not be determined.
2. The conversion of a single-family home to a two-family home requires a Special Permit in Zoning District (A-3).
3. Conversion of a single-family house to a two-family house. Conversion of a single-family house existing at the time of the passage of the original Zoning Ordinance in 1956 to accommodate two families, provided that:

- a) The house contains at least 1,800 square feet of gross floor area, not including basement rooms or open attic space.
- b) The lot contains at least 15,000 square feet in Rural Residence Districts and 10,000 square feet in Residence A-1, Residence A-2 and Residence A-3 Districts.
- c) The appearance and character of a single-family house is preserved.
- d) Stairways, unless on the rear of the building, shall be located within the walls of the building and, on corner lots, shall be within the walls of the building.

Based upon the information provided on your permit application and architectural plans prepared by Randolph J. Santana, dated 8/28/2021, and City of Marlborough Assessors records, a variance is required for the fact that the original structure was constructed in 1959, after the passage of the original Zoning Ordinance of 1956 and the second means of egress stair located on the rear of the building is not located within the walls of the building since this a corner lot.

Your proposed renovation will require relief from Zoning Board of Appeals in the form of a Variance and/or Special Permit approval issued by the Board of Appeals. Architectural plans and a certified plot plan will be required with your application to the ZBA, with setbacks and existing and proposed lot coverage indicated on the plan.

You have the right to appeal this determination to the Zoning Board of Appeals as stated in the City Code section 650-57.

An appeal from this denial may be taken to the Zoning Board of Appeals by filing a Notice of Appeal with the Zoning Board of Appeals within 30 days of the date of this denial letter. Further information should be obtained from the Board of Appeals secretary, Susan Brown at 508-460-3768.

The code in its entirety may be found at [www.ecode360.com/MA1056](http://www.ecode360.com/MA1056)

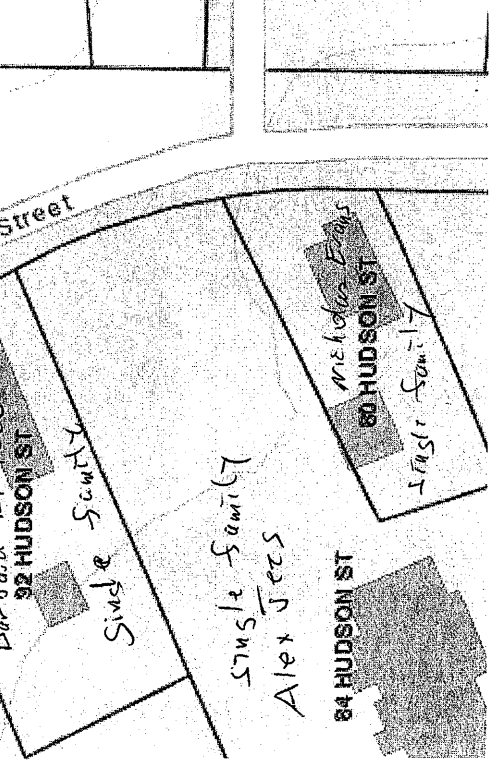
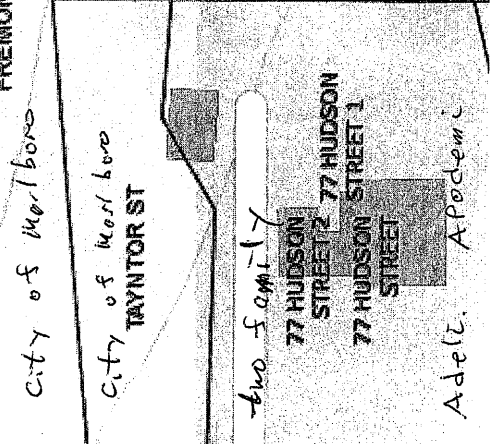
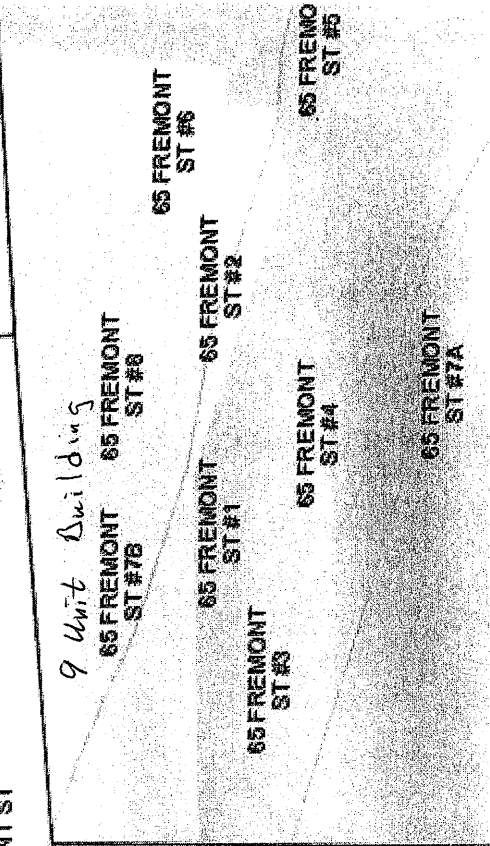
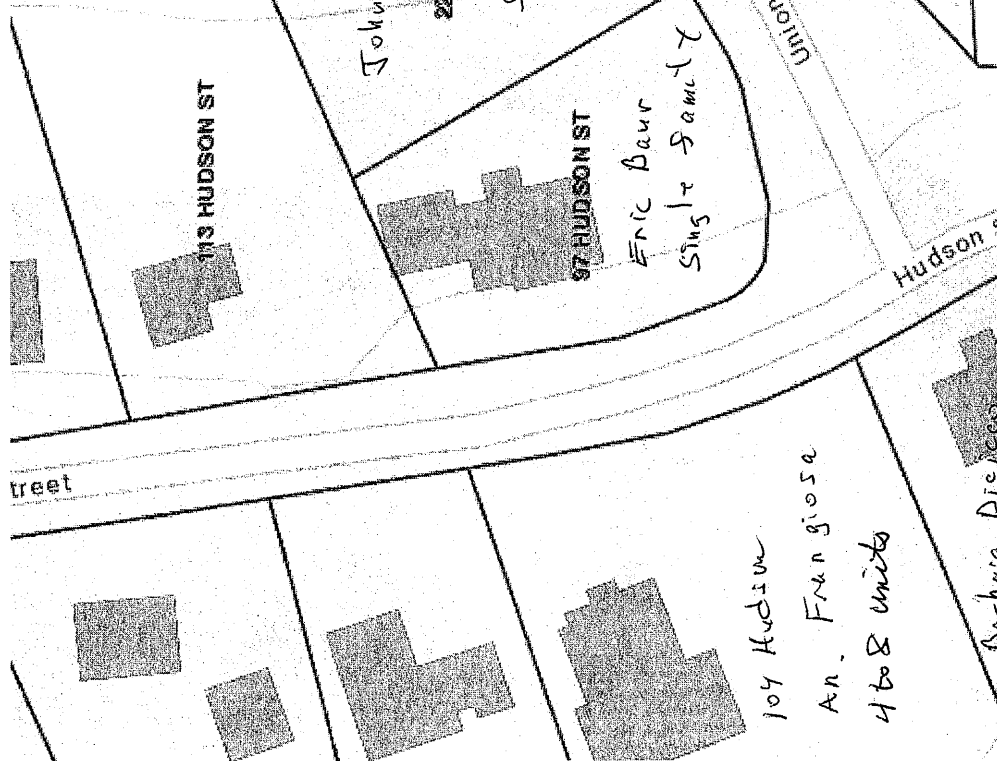
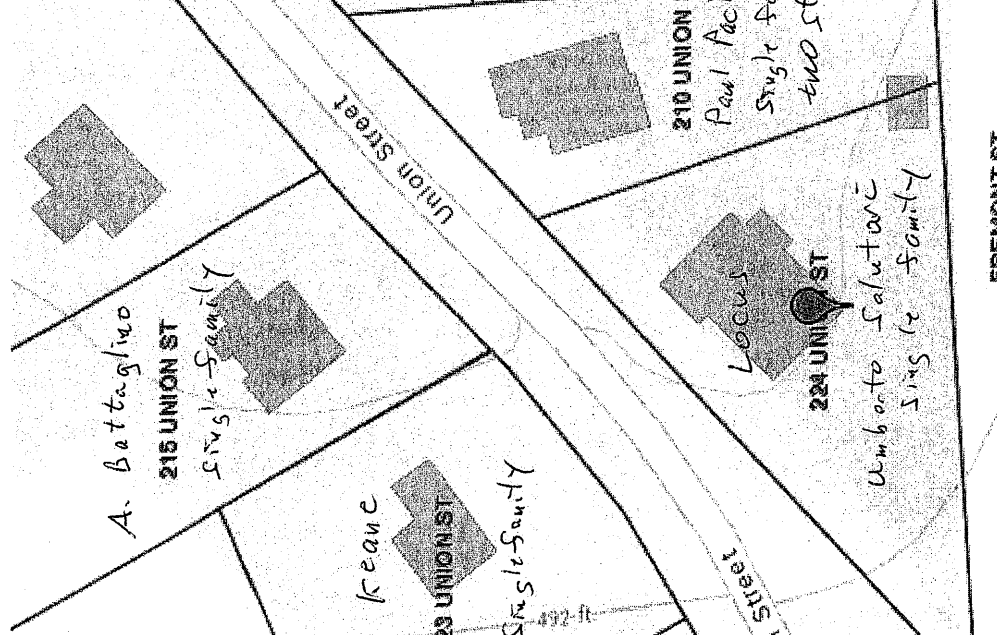
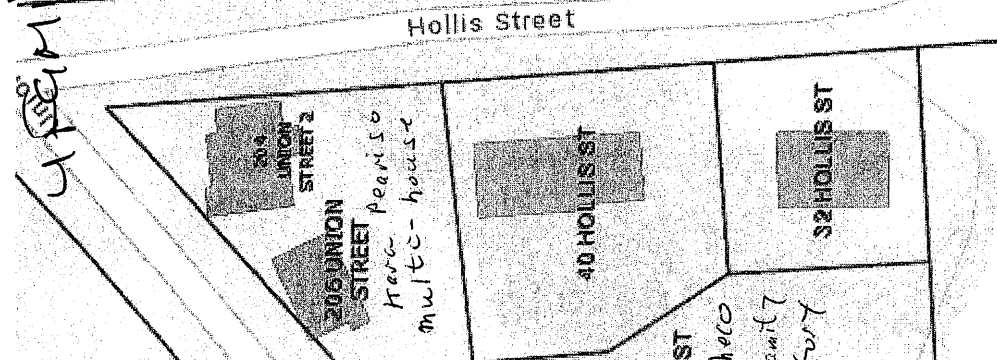
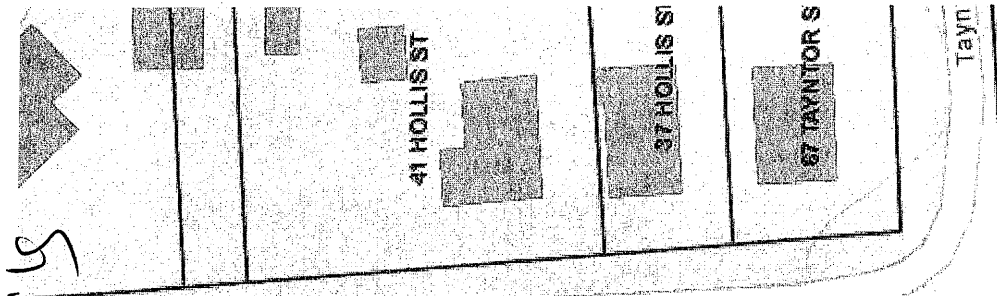
Sincerely,



**William Paynton**  
**Local Building Inspector**  
**City of Marlborough, MA**  
**(508)460-3776**  
[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)  
[www.Marlborough-MA.gov](http://www.Marlborough-MA.gov)



65 FREMONT ST



A. Battagliaro  
215 UNION ST  
Single Family

John Keane  
223 UNION ST  
Single Family

Eric Baur  
97 HUDSON ST  
Single Family

Lucas  
224 UNION ST  
Umberto Salutaric  
Single Family

104 Hudson  
An. Fran giosa  
4to 8 units

Barbara Diezies  
82 HUDSON ST  
Single Family

Single Family  
Alex Jees

Michela Esposito  
80 HUDSON ST  
Single Family

9 Unit Building  
65 FREMONT ST #7B  
65 FREMONT ST #8

65 FREMONT ST #1  
65 FREMONT ST #3  
65 FREMONT ST #4  
65 FREMONT ST #7A

City of Marlboro  
City of Marlboro  
TAYNTOR ST

two family  
77 HUDSON STREET 2  
77 HUDSON STREET 1  
Adelc. Apodemi

# 224 Union St Marlborough, MA 01752

## GENERAL NOTES

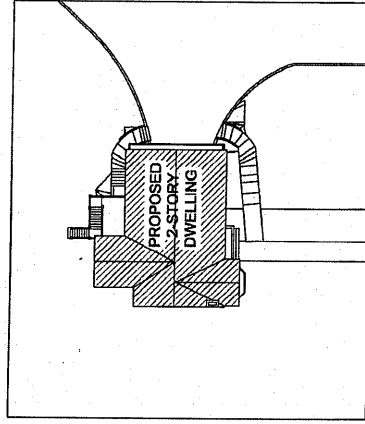
- 1- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- 2- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEASUREMENTS, METHODS, TECHNIQUES, AND PROCEDURES.
- 3- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION AND SHALL PROVIDE ALL NECESSARY SAFETY MEASURES TO ENSURE THE SAFETY OF ALL PERSONNEL ON THE JOB.
- 4- ALL DIMENSIONS AND SITE CONDITIONS SHALL BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE OWNER OR DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- 5- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE.
- 6- ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
- 7- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, OR MODIFICATIONS FROM THE CONSTRUCTION DOCUMENT, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR DESIGNER ANY DISCREPANCIES OR CONFLICTS THAT MAY OCCUR BEFORE PROCEEDING WITH THE WORK.
- 8- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHALL CONFORM TO SIMILAR WORK ON THE PROJECT PRIOR TO STARTING CONSTRUCTION.
- 9- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- 10- CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS RESIDENTIAL CODE (8015) WITH THE EXCEPTION OF THE MASS 780 CMRS (03) 2015 BECAUSE OF THE AMENDMENT TO THE INTERNATIONAL AMENDMENT TO THE INTERNATIONAL CODE WITH THE CITY OF METHUEN ORDINANCES.

## PROJECT SCOPE OF WORK

- 1- PROPOSED NEW HOUSE
- 2- PROPOSED NEW FAMILY DWELLING
- 2.1- NEW WOOD FLOORS
- 2.2- INSTALL NEW BATHROOM & FIXTURES
- 2.3- NEW BEDROOMS
- 2.4- INSTALL NEW WINDOWS
- 2.5- INSTALL NEW WOOD DOORS
- 3- ROOF: NEW ROOF TO BE INSTALLED



1 EXISTING PHOTO  
A0.1



LOCATION MAP



224 Union St  
Marlborough, MA 01752  
Building

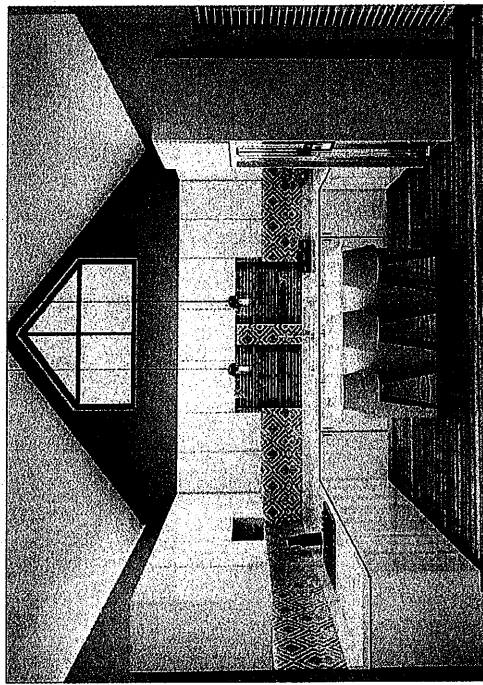
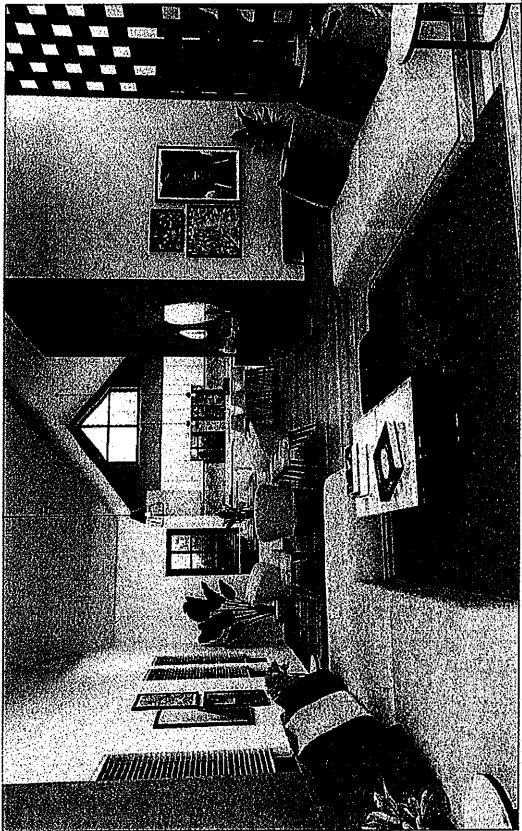
ADDRESS  
224 Union St  
Marlborough, MA 01752

PROJECT  
PROPOSED SECOND FLOOR PLAN

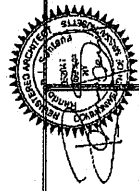
DATE	NO. OF SHEETS
SCALE	AS NOTED
DRAWN BY	PROJECT
CHECKED BY	

A0.1

<b>DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUEPRINTS - 3D RENDER - CONSULTING AND MORE</b>	<b>PROJECT:</b> PROPOSED NEW 2 FAMILY DWELLING	<b>REVISION:</b>	<b>DATE:</b>	<b>NET PLAN:</b>
58 PULASKI ST FEARNOT MA 01752 B OZZETTO & SONS	ADDRESS: 224 UNION STREET MARLBOROUGH, MA 01752 OWNER: ITALIAN ROOFING COMPANY PETCHIKOFF: ITALIAN ROOFING COMPANY	1- PROPOSED ROOF FLOOR SLABS 2- PROPOSED SECOND FLOOR PLAN		
	ARCHITECT: Pappalardo & Sons	DESIGNER:	SCALE:	DATE:



DATE: NOVEMBER 18, 1978  
 SCALE: AS SHOWN  
 SHEET: 0011  
 PROJECT: 0011



A0.1

NOT PLAN:  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CORR. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CORR. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CORR. \_\_\_\_\_

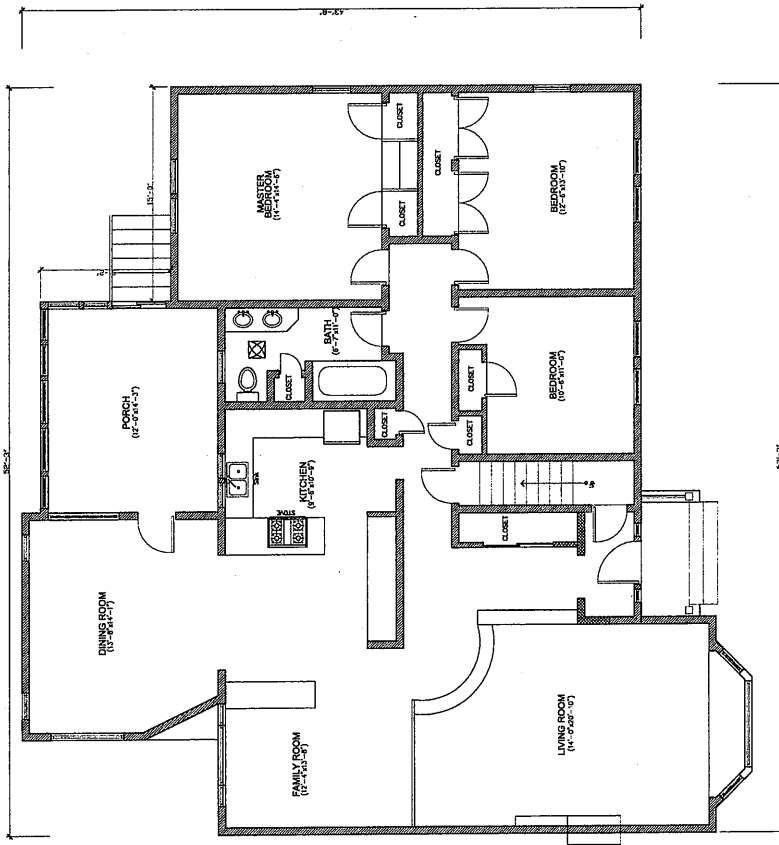
DRAWING TITLE:  
 1- PROPOSED FIRST FLOOR PLAN  
 2- PROPOSED SECOND FLOOR PLAN

PROJECT:  
 PROPOSED NEW FAMILY DWELLING  
 ADDRESS: 221 WINDY STREET, MARLBOROUGH, MA 01752  
 OWNER: ITALIAN ROOFING COMPANY  
 ARCHITECT: BOZZETTO A+E

CONSULTING SERVICES - CONSULTATION  
 MANAGEMENT - PERMITS - ALLEGATIONS - SO  
 FOUNDED - CONSULTING AND ARCHITECTURE  
 68 PULASKI ST. PRINCETON, MA  
 BOZZETTO A+E

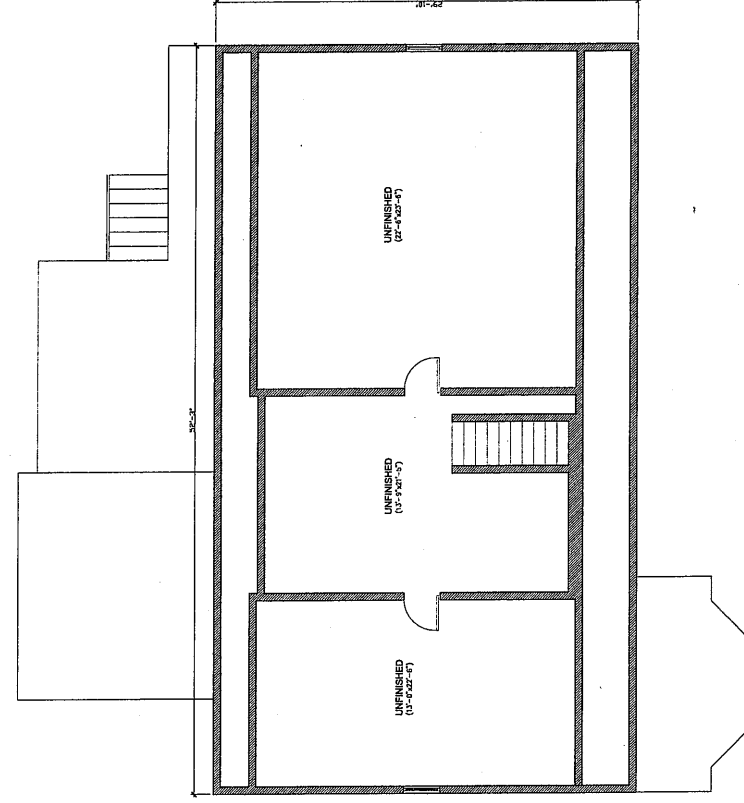


- LEGEND:**
- (SD) SMOKE DETECTOR
  - (CM) CARBON MONOXIDE DETECTOR
  - (C) COMBO MONOXIDE/CARBON
  - (H) HEAT DETECTOR
  - (X) DIMINISHED TO 50% BURNOR WITHIN 10' (70%)
  - (X) DIMINISHED TO 25% BURNOR WITHIN 10' (70%)



**NOTE:**  
ALL SMOKE AND CARBON MONOXIDE DETECTORS MUST BE HARD WIRED

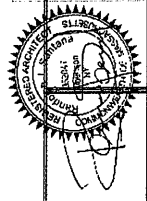
- LEGEND**
- (Hatched) EXISTING WALLS TO REMAIN INTACT
  - (Dotted) PROPOSED NEW BEARING WALL



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**EXISTING ATTIC FLOOR PLAN**  
SCALE: 1/8"=1'-0"

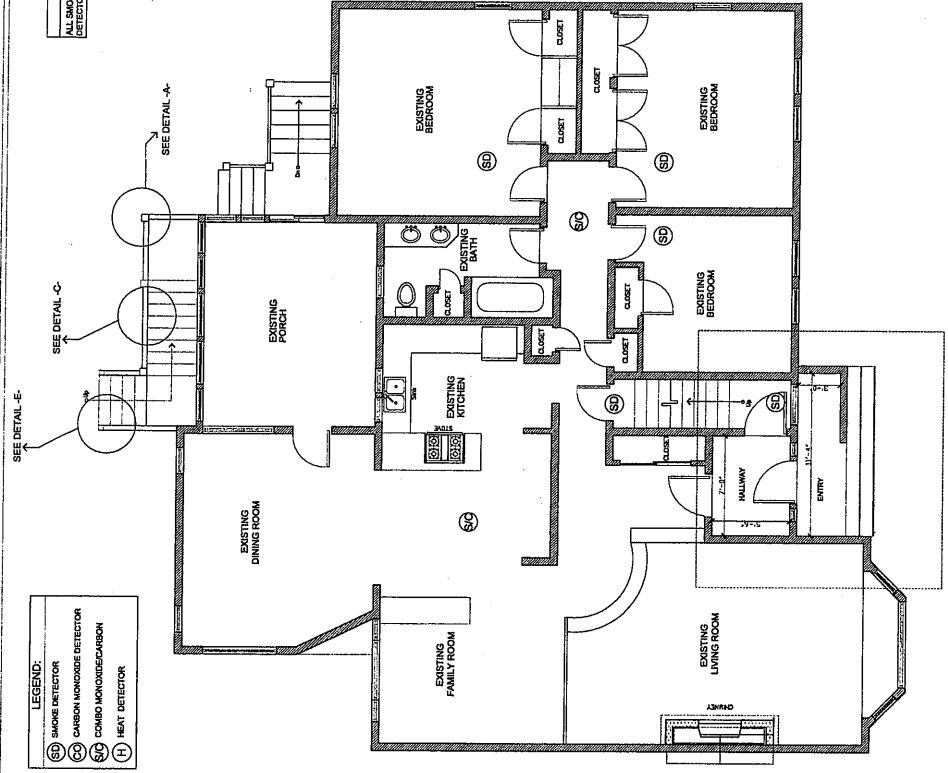
<b>BOZZETTO AE</b> BOZZETTO AE 58 PILGRIM ST PEABODY MA DRAWING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDERING - EXISTING AND MORE	PROJECT: PROPOSED NEW 2-FAMILY DWELLING 1- PROPOSED FIRST FLOOR PLAN 2- PROPOSED SECOND FLOOR PLAN	REVIEWER: DATE:	DATE: NOVEMBER 10, 2019 SCALE: AS NOTED SHEET: APP 9 PROJECT:
	ARCHITECTS: ARCHITECTS: Randolph Sturner DESIGNER: Francesco Sili	SET PLAN: DATE:	DATE:



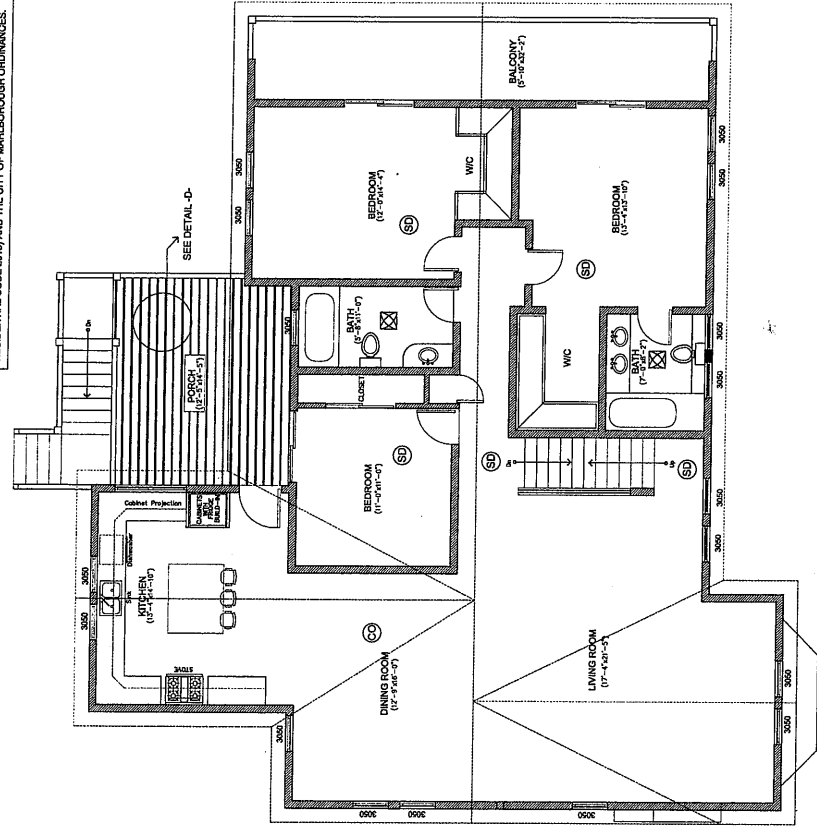
**NOTE:**  
 CONTRACTOR SHALL PERFORM ALL WORKS IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS REGULATION 809 CMR 51.00(1)(b) IRC AND THE COMMONWEALTH OF MASSACHUSETTS INTERNATIONAL RESIDENTIAL CODE (2019) AND THE CITY OF MALDENBOROUGH ORDINANCES.

**NOTE:**  
 ALL SMOKE AND CARBON MONOXIDE DETECTORS MUST BE HARD WIRED

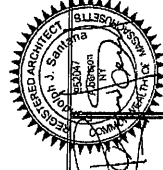
**LEGEND:**  
 (S) SMOKE DETECTOR  
 (C) CARBON MONOXIDE DETECTOR  
 (SC) COMBO MONOXIDE/CARBON  
 (H) HEAT DETECTOR



**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"

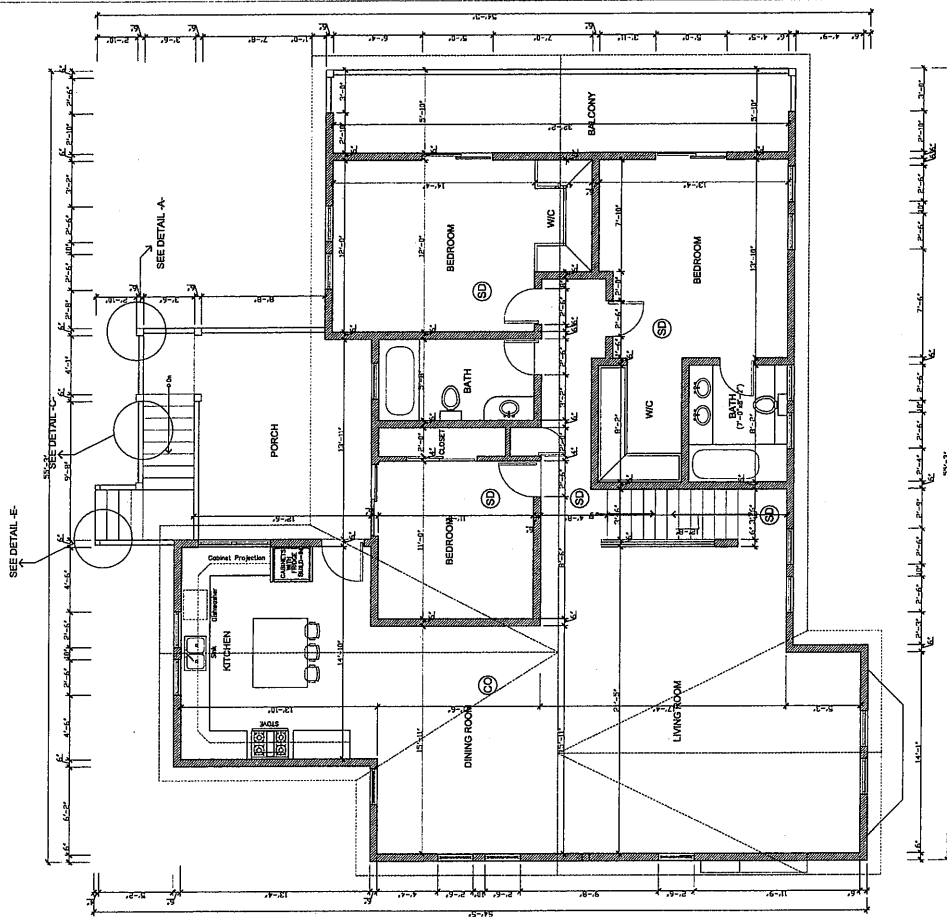


**PROPOSED SECOND FLOOR PLAN**  
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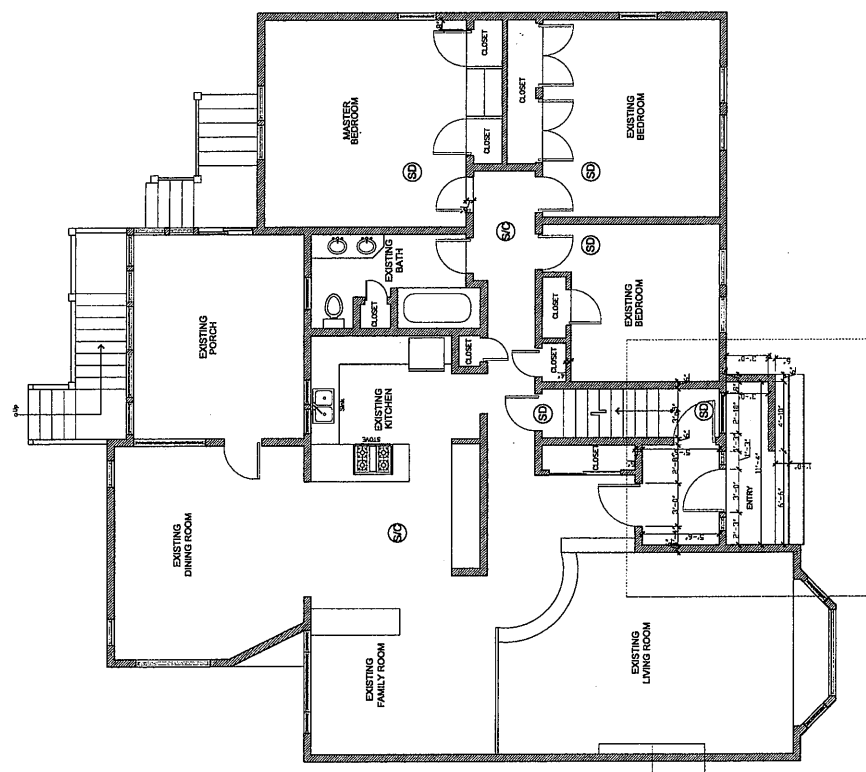


<b>B</b> DRAWING SERVICES - CONSTRUCTION NUMBER - EXPLODING AND MORE 68 PULASKI STREET BOZZETTO AVE	DATE: NOVEMBER 16, 2019	SCALE: AS NOTED	APP #	SET	<b>A0.1</b>
	REVISION:	DATE:	SCALE:	APP #	
PROJECT: PROPOSED NEW 3 FAMILY DWELLING	DATE:	SCALE:	APP #	SET	
OWNER: ITALIAN HOUSING COMPANY	DATE:	SCALE:	APP #	SET	
ADDRESS: 221 UNION STREET MALDENBOROUGH, MA 02128	DATE:	SCALE:	APP #	SET	
REVISION: 1- PROPOSED FIRST FLOOR PLAN 2- PROPOSED SECOND FLOOR PLAN	DATE:	SCALE:	APP #	SET	
ARCHITECT: Riccardo Spina	DATE:	SCALE:	APP #	SET	
REGISTERED: Riccardo Spina	DATE:	SCALE:	APP #	SET	
REGISTERED: Riccardo Spina	DATE:	SCALE:	APP #	SET	

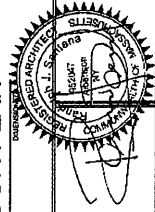
NOTE:



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



DATE	NOVEMBER 10, 2018
SCALE	AS NOTED
APP #	
SEAL	

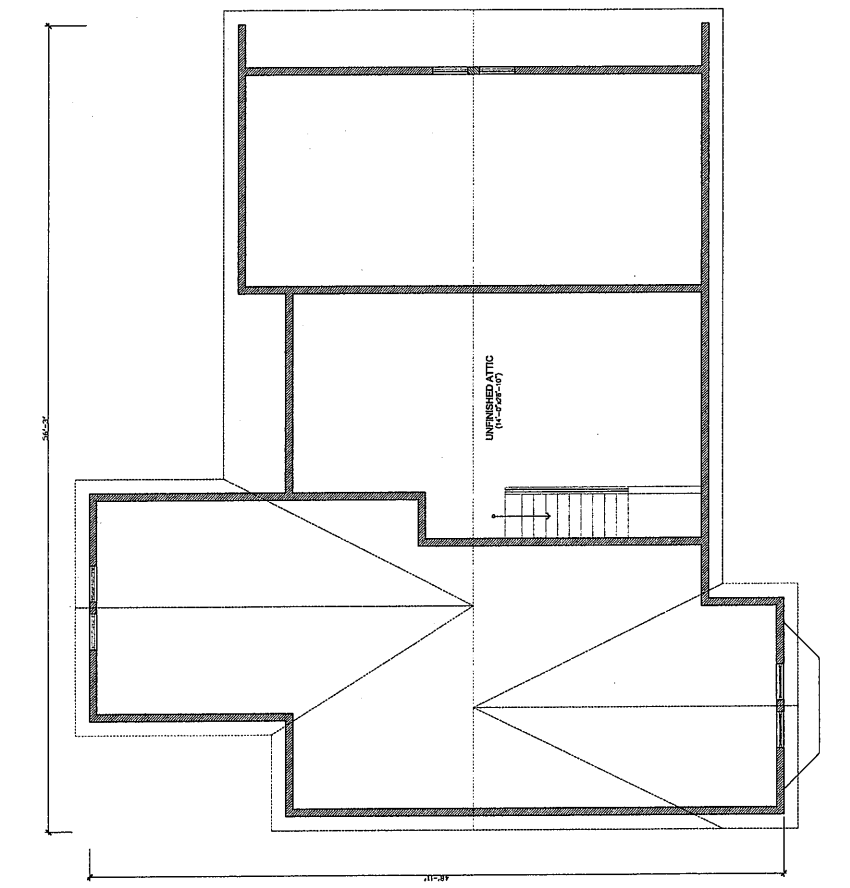
**A0.1**

DATE:	
REVISION:	
DATE:	
REVISION:	
DATE:	
REVISION:	

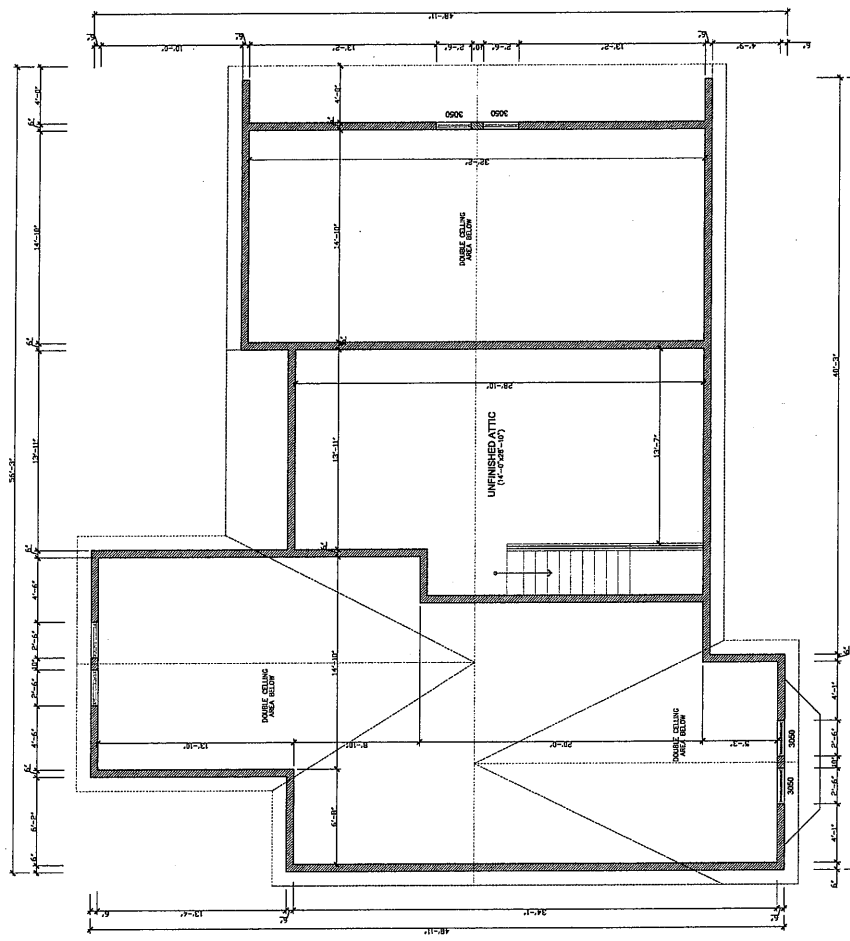
DRAWING TITLE:	1- PROPOSED FIRST FLOOR PLAN 2- PROPOSED SECOND FLOOR PLAN
PROJECT:	PROPOSED NEW FAMILY DWELLING
OWNER:	224 UNION STREET MALEBOROUGH, MA 01521
ARCHITECT:	BUZZETTO SERRA
REGISTERED:	Professional Engineer

CONTRACTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDERING - CONSULTING AND MORE.....
BUZZETTO SERRA
50 PALM ST PEABODY MA
BUZZETTO & SERRA

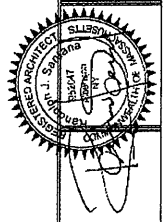




**PROPOSED ATTIC FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**PROPOSED ATTIC FLOOR PLAN**  
SCALE: 1/8"=1'-0"



DATE: NOVEMBER 10, 2019  
SCALE: AS NOTED  
APP #  
SHEET

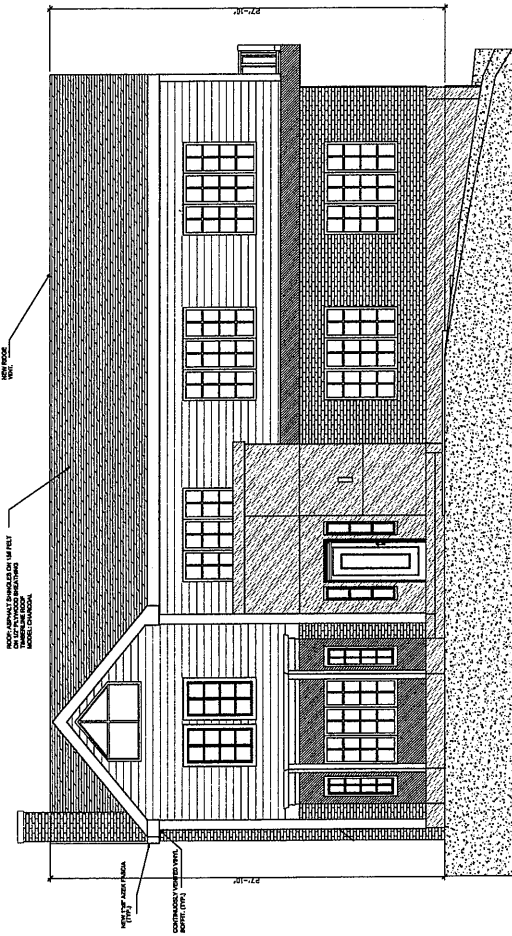
**A0.1**

REVISION:	DATE:	LOT:	BLK:	MAP:

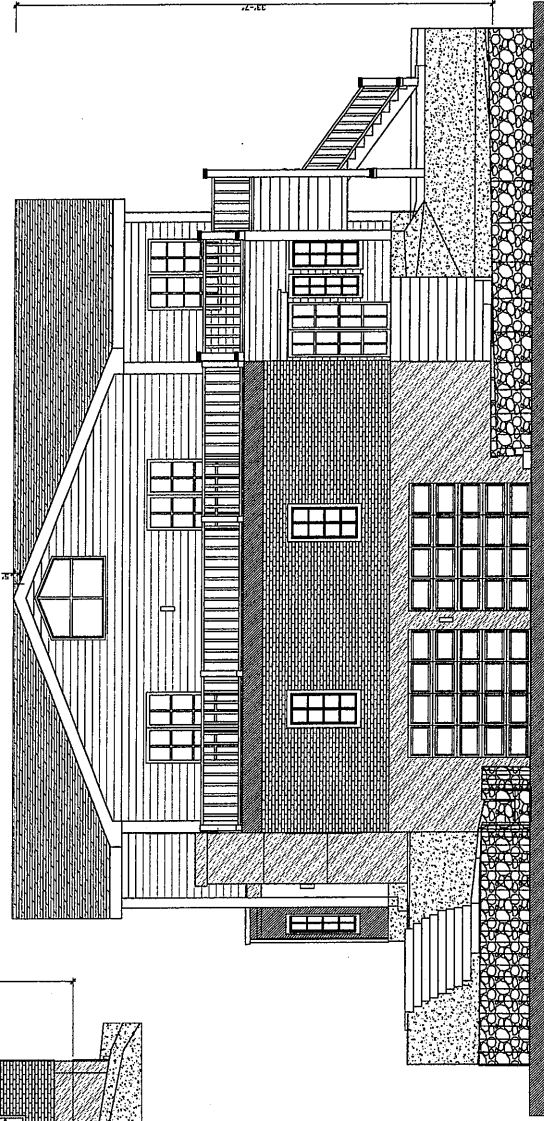
DRAWING TITLE:  
1. PROPOSED FIRST FLOOR PLAN  
2. PROPOSED SECOND FLOOR PLAN  
PROJECT: **Familjehjems Sällskapet** Frammånad 024

PROJECT:  
PROPOSED NEW FAMILY DWELLING  
OWNER: **ITALIAN ROOFING COMPANY**  
ADDRESS: **24 LINCOLN STREET MALEBOROUGH, MA 01525**

DRAFTING SERVICES - CONSTRUCTION DOCUMENTS - 30 SHEETS  
BOZZETTO & ASSOCIATES  
58 PULJARI STREET MALEBOROUGH, MA  
**BOZZETTO & ASSOCIATES**



**PROPOSED FRONT ELEVATION**  
SCALE 1/4"=1'-0"



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



DATE	NOVEMBER 18, 2019
SCALE	AS NOTED
APP	APP F
PROJECT	

**A0.1**

REVISION:	
DATE:	
ZONE:	
MAP:	
UNIT:	
SEC:	
BLK:	
LOT:	
LOT PLAN:	

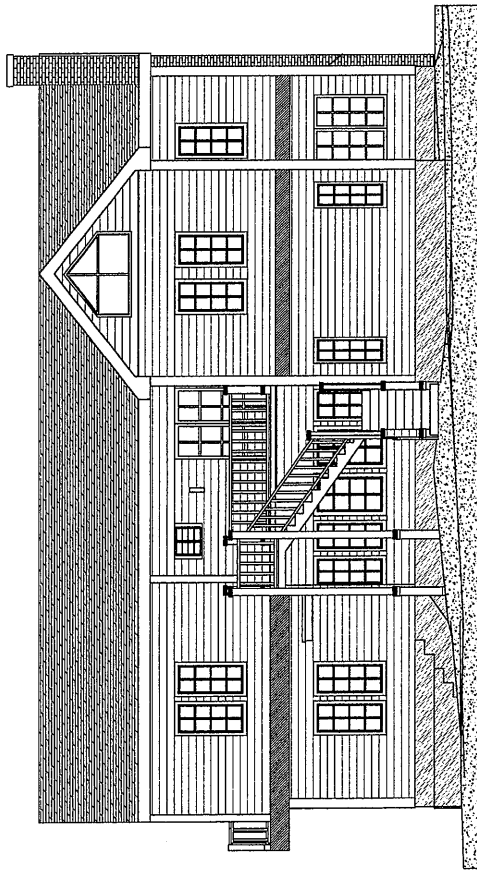
PROJECT TITLE:	PROPOSED NEW FAMILY DWELLING
REVISION:	1- PROPOSED FRONT ELEVATION 2- PROPOSED RIGHT SIDE ELEVATION
ARCHITECT:	BOZZETTO ARCHITECTS
DESIGNER:	FRANCESCO SUI

PROJECT:	PROPOSED NEW FAMILY DWELLING
ADDRESS:	25 UNION STREET MASSACHUSETTS MA 01912
OFFICE:	ITALIAN ARCHITECT COMPANY
PETITIONER:	ITALIAN ARCHITECT COMPANY

BOZZETTO ARCHITECTS	CONSTRUCTION PERMITS - 3D RENDERING - EXISTING AND MORE
68 PILGRIM ST PEACOCK MA 01912	
BOZZETTO ARCHITECTS	

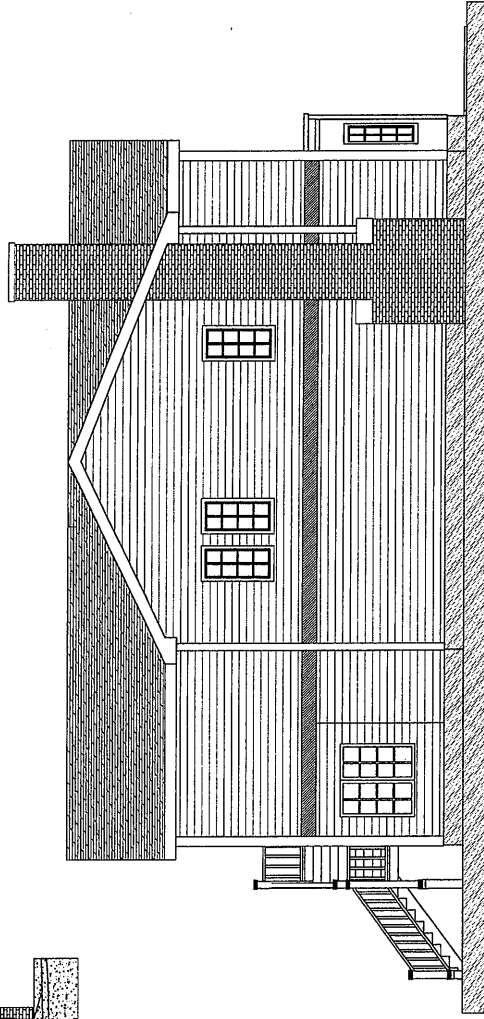






PROPOSED REAR SIDE ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



DATE: NOVEMBER 18, 2018  
 SCALE: AS NOTED  
 APP: 8  
 SHEET

A0.1

NOT PLAN:

DATE:

REVISION:

DRAWING TITLE:

PROJECT:

DRAWING SERVICES - CONSTRUCTION

MANAGEMENT - PERMITS - BLUE PRINTS - 3D

RENDER - 2D DRAWING AND MORE

BOZZETTO A+E

56 PALAZZO ST PEABODY MA

BOZZETTO A+E

OWNER: ITALIAN ROOFING COMPANY

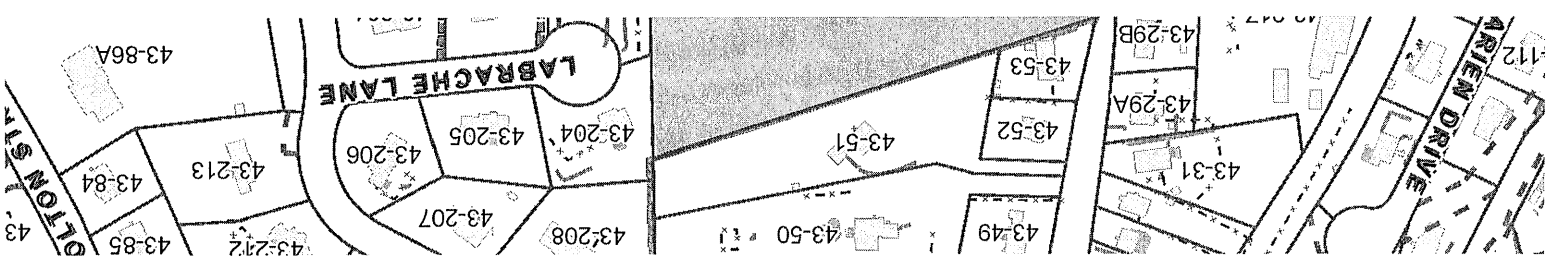
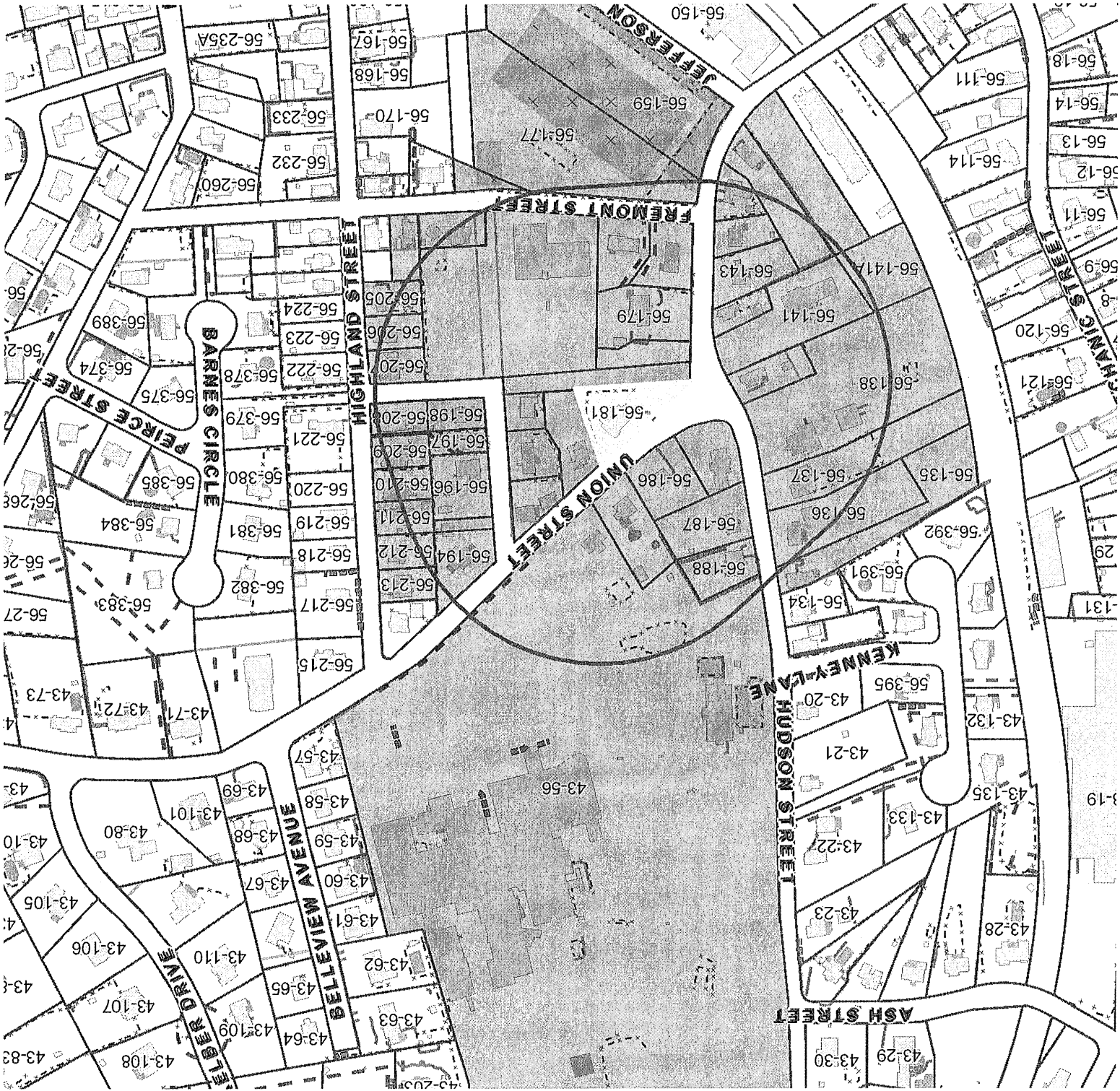
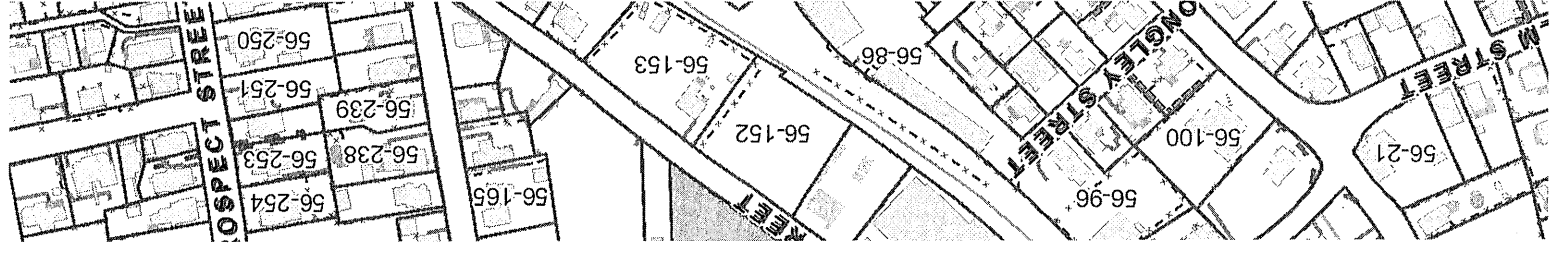
ADDRESS: 224 UNION STREET HARLBOROUGH, MA 01752

PROFESSE: Giuseppe Serrano

DESIGNER: Fernando Sef

1. PROPOSED FIRST FLOOR PLAN 0

2. PROPOSED SECOND FLOOR PLAN 0



ABUTTERS - 224 UNION ST, MARLBOROUGH, MA (56-181) - 400 FT

Parcel Number	GIS Number	Canal Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address	Owner Address	Owner City	Owner State	Owner Zip	Use Code
43-56	M_195431_900	43-56	157-209 UNION ST	MARLBORO HOSPITAL		C/O UMASS MEMORIAL	306 BELMONT ST	2	WORCESTER	MA	01604	9552
56-135	M_195226_900	56-135	120 HUDSON ST	AUGER DAVID		120 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-136	M_195250_900	56-136	118 HUDSON ST	RANDALL JENNIFER		118 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-137	M_195295_900	56-137	110 HUDSON ST	BRESCIA STACEY D		110 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-138	M_195305_900	56-138	104 HUDSON ST	FRANGIOSA ANGELO M		8 JENKS LN			MARLBOROUGH	MA	01752	1110
56-140	M_195320_900	56-140	92 HUDSON ST	DICICCO BARBARA TR		5 MERRILL DR			FRAMINGHAM	MA	01701	1010
56-141	M_195283_900	56-141	84 HUDSON ST	ALEX JEES		84 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-141A	M_195251_900	56-141A	HUDSON ST	CITY OF MARLBOROUGH		140 MAIN ST			MARLBOROUGH	MA	01752	9300
56-142	M_195339_900	56-142	80 HUDSON ST	FERNANDEZ JORGE		80 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-143	M_195333_900	56-143	74 HUDSON ST	PRIDGON ARRON SR		74 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-144	M_195338_900	56-144	68 HUDSON ST	NOYST JAMIES T JR TR		68 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-145	M_195343_900	56-145	60 HUDSON ST	SHUMSKI JOHN TR		31 WESTERN VIEW DR			MARLBOROUGH	MA	01752	1010
56-146	M_195299_900	56-146	52 HUDSON ST	PACIFIC PAUL		52 HUDSON ST			MARLBOROUGH	MA	01752	1010
56-147	M_195319_900	56-147	HUDSON ST	CITY OF MARLBOROUGH		140 MAIN ST			MARLBOROUGH	MA	01752	9300
56-159	M_195425_900	56-159	45-65 JEFFERSON ST	CITY OF MARLBOROUGH		140 MAIN ST			MARLBOROUGH	MA	01752	9300
56-176	M_195499_900	56-176	JEFFERSON ST	CITY OF MARLBOROUGH		140 MAIN ST			MARLBOROUGH	MA	01752	9300
56-177	M_195450_900	56-177	JEFFERSON ST	CITY OF MARLBOROUGH		140 MAIN ST			MARLBOROUGH	MA	01752	9300

*John H. Valade*

56-178	M_195457_900 190	56-178-65-1	65 FREMONT ST #1	65 FREMONT STREET REALTY CO LLC		65 FREMONT ST #1		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-2	65 FREMONT ST #2	CIAMPA- ALBANESE SUSAN A		65 FREMONT ST #2		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-3	65 FREMONT ST #3	65 FREMONT STREET REALTY CO LLC		65 FREMONT ST #3		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-4	65 FREMONT ST #4	MATTA ANIL TR		65 FREMONT ST #4		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-5	65 FREMONT ST #5	ROSENBAUM CHARLES		65 FREMONT ST #5		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-6	65 FREMONT ST #6	LEVINE OTTILIE		65 FREMONT ST #6		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-60	65-65 FREMONT ST								995
56-178	M_195457_900 190	56-178-65-7A	65 FREMONT ST #7A	MATTA LALITA		79 LAKESHORE DR		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-7B	65 FREMONT ST #7B	MATTA LALITA TR		65 FREMONT ST #7B		MARLBOROU MA	H	01752	3421
56-178	M_195457_900 190	56-178-65-8	65 FREMONT ST #8	WASCAVAGE BRIAN TR		42 LINCOLN ST		FRAMINGHAM MA	H	01702	3421
56-179	M_195399_900 204	56-179	77 HUDSON ST	APODEMI ADELINE M		77 HUDSON ST		MARLBOROU MA	H	01752	1040
56-179A	M_195412_900 165	56-179A	81 FREMONT ST	VALGIN JAMESON		120 MECHANIC ST		MARLBOROU MA	H	01752	1010
56-179B	M_195384_900 169	56-179B	71 HUDSON ST	GROGAN JOHN F		71 HUDSON ST		MARLBOROU MA	H	01752	1010
56-180	M_195398_900 228	56-180	TAYNTOR ST	MARLBOROU H MEDICAL REALTY ASSOCIATES		65 FREMONT ST		MARLBOROU MA	H	01752	3920
56-180D	M_195398_900 241	56-180D	FREMONT ST	MARLBOROU H MEDICAL REALTY ASSOCIATES		65 FREMONT ST		MARLBOROU MA	H	01752	3920
56-182	M_195465_900 289	56-182	40 HOLLIS ST	ASSENCOA MARKA		40 HOLLIS ST		MARLBOROU MA	H	01752	1010
56-182A	M_195442_900 278	56-182A	210 UNION ST	PACHECO PAUL C LI EST		210 UNION ST		MARLBOROU MA	H	01752	1010
56-183	M_195470_900 262	56-183	32 HOLLIS ST	FERNANDES LOUISE M		32 HOLLIS ST		MARLBOROU MA	H	01752	1010

56-184	M_195465_900 316	56-184	204 UNION ST	PEARISO KARA C	204 UNION ST	MARLBOROUGH MA	01752	1090
56-185	M_195386_900 289	56-185	97 HUDSON ST	BAUR ERIC C	97 HUDSON ST	MARLBOROUGH MA	01752	1010
56-186	M_195385_900 304	56-186	223 UNION ST	KEANE JOHN M JR TR	223 UNION ST	MARLBOROUGH MA	01752	1010
56-187	M_195359_900 330	56-187	113 HUDSON ST	GAUCHER ROGER A	113 HUDSON ST	MARLBOROUGH MA	01752	1010
56-188	M_195351_900 357	56-188	121 HUDSON ST	MATHESON BRENT L	121 HUDSON ST	MARLBOROUGH MA	01752	1010
56-191	M_195404_900 335	56-191	215 UNION ST	BATTAGLINO ADAM	215 UNION ST	MARLBOROUGH MA	01752	1010
56-194	M_195509_900 353	56-194	196 UNION ST	SANTELLA MICHAEL J	196 UNION ST	MARLBOROUGH MA	01752	1010
56-196	M_195509_900 307	56-196	41 HOLLIS ST	CHIASSON DANIEL V	41 HOLLIS ST	MARLBOROUGH MA	01752	1010
56-197	M_195513_900 280	56-197	37 HOLLIS ST	RIVERA ZOILLA LILLI	37 HOLLIS ST	MARLBOROUGH MA	01752	1010
56-198	M_195512_900 264	56-198	67 TAYNTOR ST	TOBIN KAREN M	67 TAYNTOR ST	MARLBOROUGH MA	01752	1010
56-202A	M_195543_900 163	56-202A	41 FREMONT ST	FERBER JEFFREY D	41 FREMONT ST	MARLBOROUGH MA	01752	1010
56-205	M_195550_900 193	56-205	102 HIGHLAND ST	BONIN PENELOPE F TR	102 HIGHLAND ST	MARLBOROUGH MA	01752	1010
56-206	M_195549_900 214	56-206	108 HIGHLAND ST	CALNAN ROBERT F	105 HARVARD ST # 5	WALTHAM MA	02453	1110
56-207	M_195548_900 234	56-207	112 HIGHLAND ST	MITRAKAS GREGORY TR	297 EAST MAIN ST	MARLBOROUGH MA	01752	1110
56-208	M_195546_900 266	56-208	122 HIGHLAND ST	LEBLANC GREGORY J	122 HIGHLAND ST	MARLBOROUGH MA	01752	1040
56-209	M_195545_900 286	56-209	128 HIGHLAND ST	ANDRADE AMELIA R	128 HIGHLAND ST	MARLBOROUGH MA	01752	1040
56-210	M_195544_900 306	56-210	134 HIGHLAND ST	GRAZIANI BRUNO	134 HIGHLAND ST	MARLBOROUGH MA	01752	1050
56-211	M_195543_900 326	56-211	136 HIGHLAND ST	RICE JAMES K JR TR	136 HIGHLAND ST	MARLBOROUGH MA	01752	1040
56-212	M_195542_900 347	56-212	144 HIGHLAND ST	MCCULLEY SHAWN P	144 HIGHLAND ST	MARLBOROUGH MA	01752	1040
56-213	M_195541_900 367	56-213	154 HIGHLAND ST	PAGLIA ROBERT R	17 TURNER RIDGE RD	MARLBOROUGH MA	01752	3420

36-201 19 FREMONT ST. TUDOR, TRAIL S. 49 FREMONT ST. MARLBOROUGH, MA 01752 1010