

NEALON, NEALON & CLICK

85 Main Street, Suite 101
Hopkinton, MA 01748
Tel: (508) 433-6221
Direct: (774) 249-0744
Email: dclick@nealonlaw.com

March 27, 2023

*Zoning Board of Appeals
c/o Priscilla Ryder
140 Main Street
Marlborough, MA 01752*

**Re: 13-15 Mechanic Street – Parcel ID #69-378
ZBA-1496**

Dear Ms. Ryder,

Enclosed for eight copies of the following documents in relation to the above-referenced appeal and request for finding:

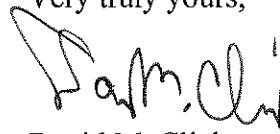
1. Municipal Tax Verification dated March 8, 2023;
2. Zoning Determination Letter dated February 9, 2023;
3. Certified Plot Plan for 13-15 Mechanic Street, Marlborough;
4. Site Plans for 13-15 Mechanic Street, Marlborough;
5. Architectural Plans dated December 22, 2022; and
6. Certified Abutters List dated March 8, 2023.

As background, this submission involves a permit application filed by the appellant and property owner, Marco Realty Trust, requesting to install new overhead doors, new bathroom and three automotive repair lifts at the property within the existing structure with no further modification or alteration to the structure footprint. Applicant is now seeking relief from the Zoning Denial of Building Commissioner dated February 9, 2023 based upon commissioner's misclassification of the property use as Consumer Service Establishment whereas such use is not clearly defined and further appealing building commissioner's determination that the "new improvement project use" is "in a manner substantially different from the previous use or to a substantially greater extent".

The actual historic use of the property is classified as "Auto Shop/Repair", a pre-existing, non-conforming use as identified by the City of Marlborough Assessors Office and is further consistent with the classified use of current owner for Auto Repair and not a use substantially different or deviating from the previous owner's use. The relevant sections of the City Ordinance are City Code Section 650-5 Definitions; word usage and Section 650-12B. Non-conforming Uses.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact me at the email address or number above.

Very truly yours,

A handwritten signature in black ink, appearing to read "D.M. Click". The signature is written in a cursive style with a large initial "D" and a distinct "C".

David M. Click

Enclosures

Document No. 1 Tax Verification



City of Marlborough
140 Main Street
Marlborough, MA 01752

Zoning Board of Appeals
Variance/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:

MARCO Realty TRUST / RICHARD MARIANO Trustee

Owner Name/Officer Name of LLC or Corporation

RICHARD MARIANO

Signature of Applicant:

Date

3-8-2023

Attorney on behalf of Applicant, if applicable:

Date

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

Tax Collector

Date

3/8/2023

Document No. 2 Zoning Determination Letter



City of Marlborough
BUILDING DEPARTMENT
140 MAIN STREET
MARLBOROUGH, MA 01752
TEL. (508) 460-3776 FACSIMILE (508) 460-3736
BUILDING_DEPT@MARLBOROUGH-MA.GOV

TIN HTWAY
BUILDING COMMISSIONER

WILLIAM PAYNTON
ASST. BLDG COMMISSIONER

LAURENT "LARRY" LEMIEUX
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

ETHAN LIPPITT
BUILDING INSPECTOR

MICHAEL LEEDS
BUILDING INSPECTOR

ZONING DENIAL

February 9, 2023

Rick Marino, Owner
13-15 Mechanic Street
Marlborough, MA 01752

**RE: 13-15 MECHANIC STREET PARCEL ID #69-378
PROPOSED IMPROVEMENTS OF EXISTING STRUCTURE
BUILDING PERMIT #CBP-23-4**

Mr. Marino,

This office has reviewed your permit application, CBP-23-4, to install new overhead doors, new bathroom, and automotive repair lifts. The new proposed use has been determined to fall under the Place of repair for cars, boats, trucks and farm equipment, Business Use category. The former glass sales and repair which included minor automotive glass repair has been determined to fall under Consumer Services Establishment, Business Use which is allowed by right. Therefore, the new improvement project Use has been determined to be in a manner substantially different from the previous use or to a substantially greater extent.

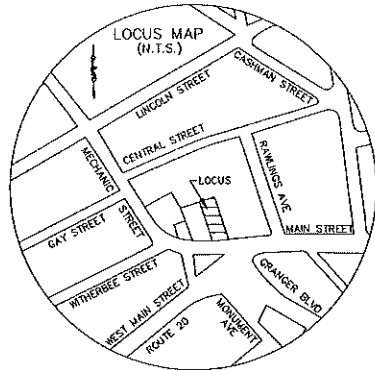
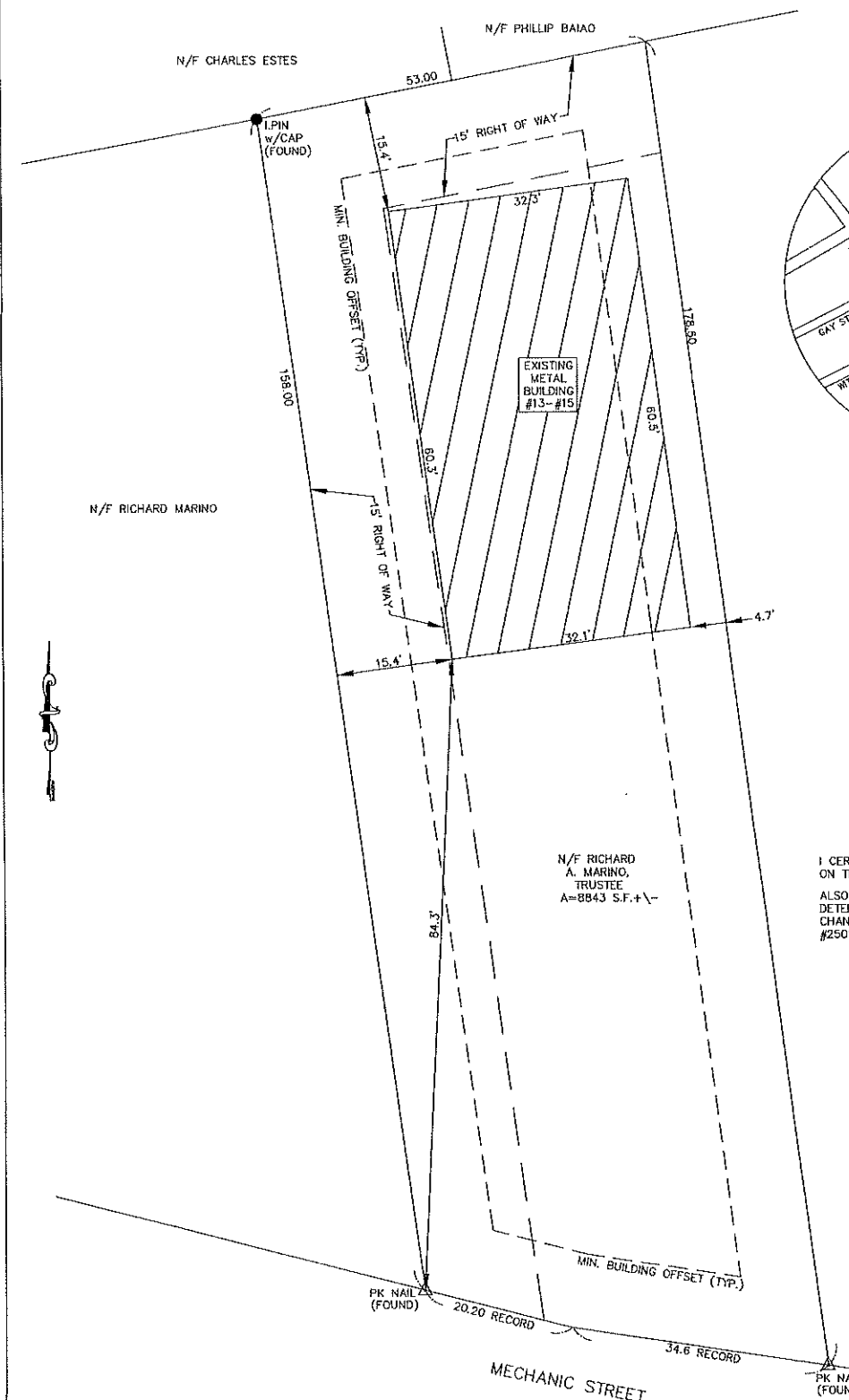
This office offers the following comments:

- 1) The property is located in Zoning District (MV). The former use of the property was allowed by right. The new proposed use automotive repair under the "Place of repair for cars, boats, trucks and farm equipment, Business Use category" is not permitted per Chapter 650, Article 17, Table of Use Regulations of the City Code of Marlborough.
- 2) Per Section 650-12B, Nonconforming Uses, a finding and/or special permit from the Marlborough City Council may be required. Additionally, a formal Site Plan Review with detailed site plan drawings may be required with the special permit.

You have a right to appeal this denial as stated in the City Code Section 650-58. An appeal

Document No. 3 Certified Plot Plan

OFFSETS FROM THE EXISTING STRUCTURE ARE NOT TO BE USED TO ESTABLISH LOT LINES OR CORNERS



N/F RICHARD MARINO

N/F RICHARD A. MARINO, TRUSTEE
A=8843 S.F.+/-

N/F CHRISTOS PANAGIOTOPOULOS

I CERTIFY THAT THE EXISTING BUILDING IS LOCATED ON THE LOT AS SHOWN
ALSO THAT THE LOT FALLS WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (SEE COMMUNITY PANEL #25017C0481F EFFECTIVE 7/7/2014)



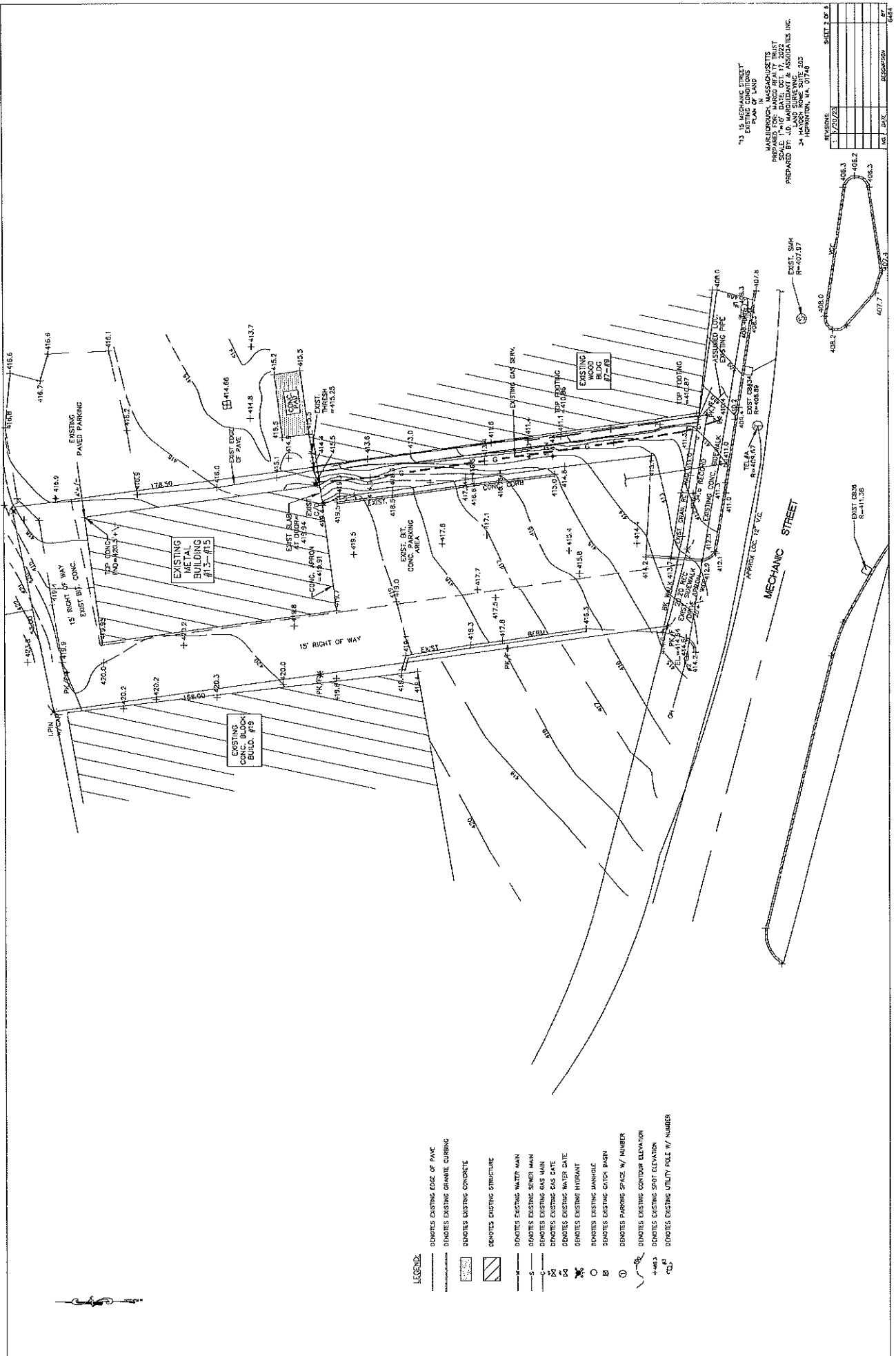
Joseph D. Marquedant

- NOTES:
- 1) SEE PLAN #596 OF 1944
 - 2) SEE DEED BOOK 80599 PAGE 102
 - 3) THIS PLAN REFERS TO MARLBOROUGH ZONE DISTRICT "MV" WITH 5,000 S.F. LOT AREA, 25' FRONTAGE, 10' FRONT, 10' SIDE, AND 10' REAR YARD SETBACKS
 - 4) THIS PLAN REFERS TO MARLBOROUGH ASSESSOR PLATE 69 PARCEL 378

CERTIFIED PLOT PLAN
IN
MARLBOROUGH, MASSACHUSETTS
PREPARED FOR: MARCO REALTY TRUST
SCALE: 1"=10' DATE: MARCH 8, 2023
PREPARED BY: J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
34 HAYDEN ROWE STREET, SUITE 203
HOPKINTON, MA. 01748
508 435-4145

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Document No. 4 Site Plans of
13-15 Mechanic Street



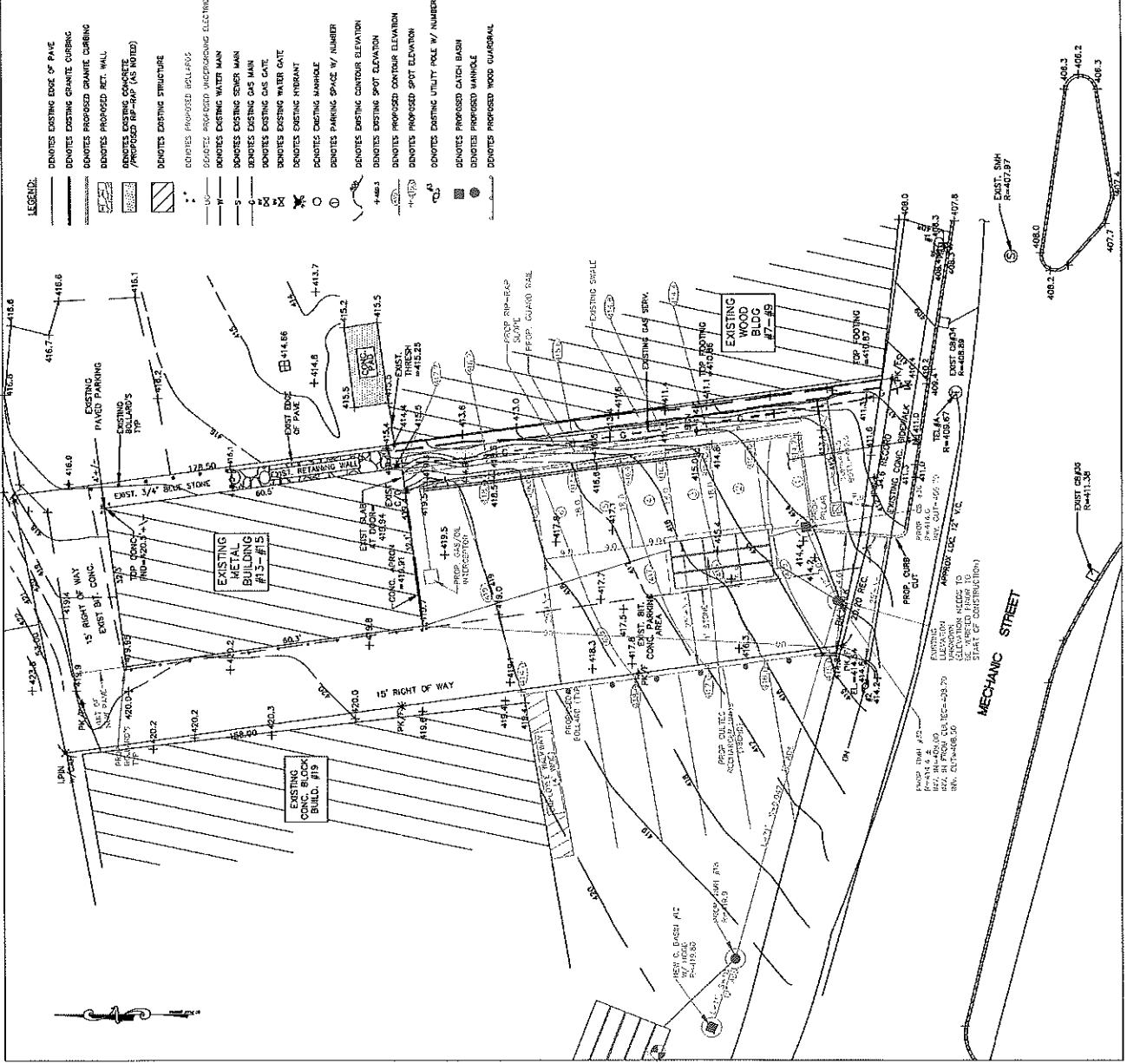
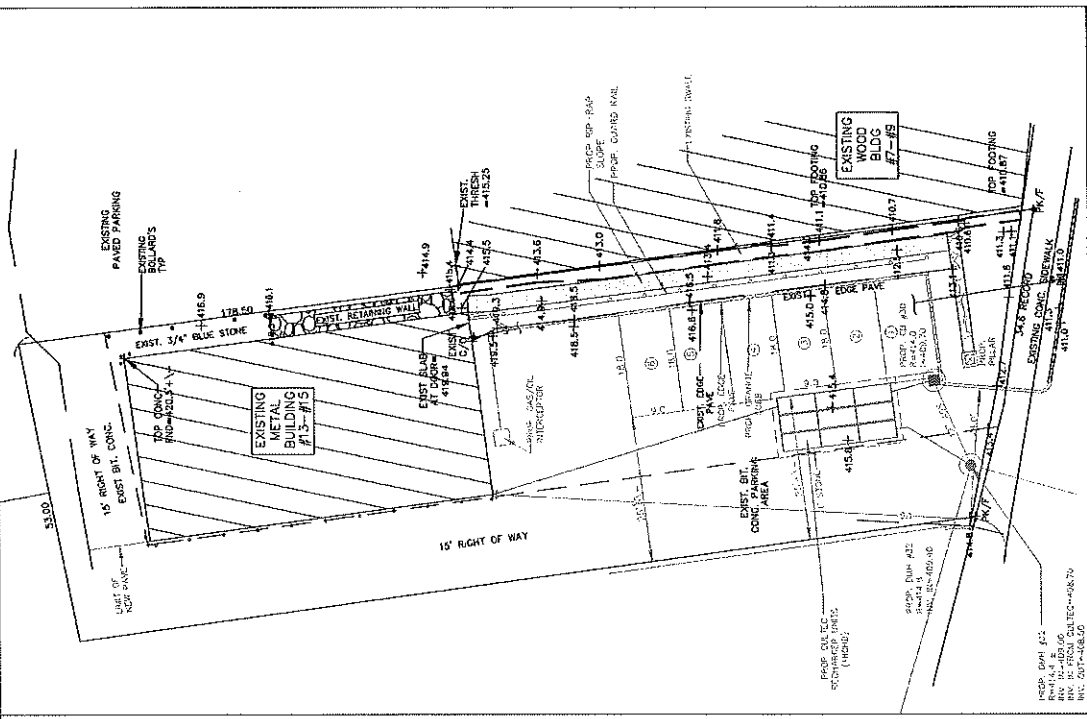
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 - DENOTES EXISTING UTILITY POLE W/ NUMBER

13 BIRCHMOUNT DRIVE
 CAMBRIDGE, MASSACHUSETTS
 PLAN OF LAND
 PREPARED FOR: HENRIE REALTY TRUST
 PREPARED BY: J.D. WARDLEMAN & ASSOCIATES INC.
 24 HAZEN ROSS DRIVE, 203
 HOPKINTON, MA 01748

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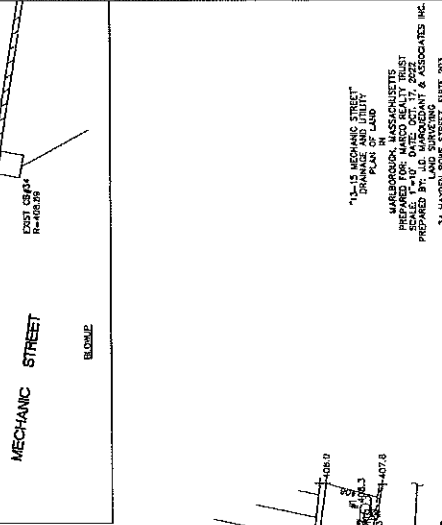
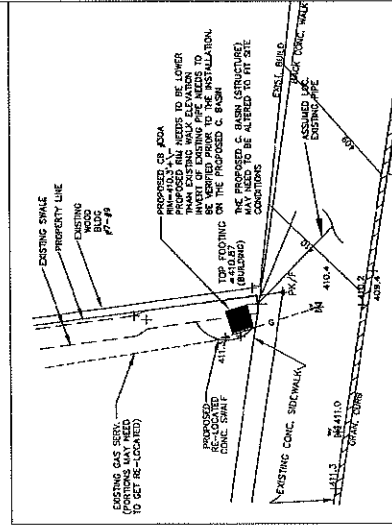
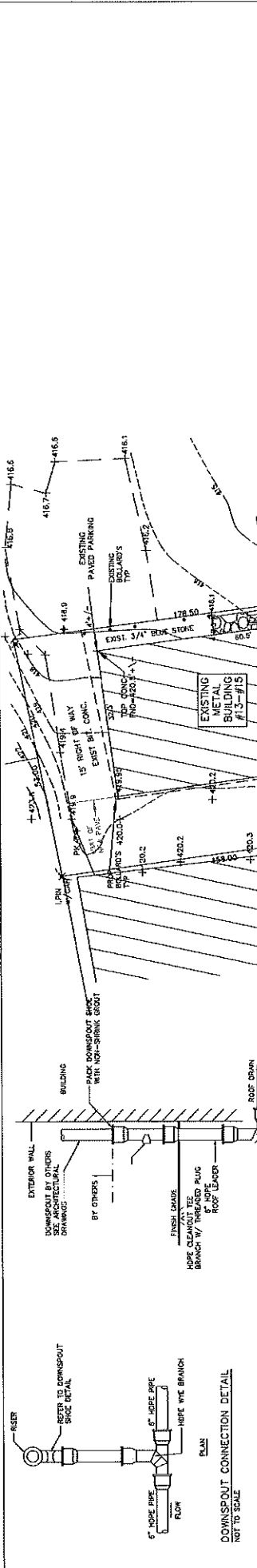
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 - DENOTES PROPOSED MANHOLE
 - DENOTES PROPOSED WOOD GUARDRAIL



11-18 MECHANIC STREET
 PROJECT PLAN OF LANDS
 PREPARED FOR: DAVIS REALTY, 2021
 PREPARED BY: J.D. ANDERSON & ASSOCIATES INC.
 34 HAVON ROAD SUITE 200
 ANDERSON, MA 01468

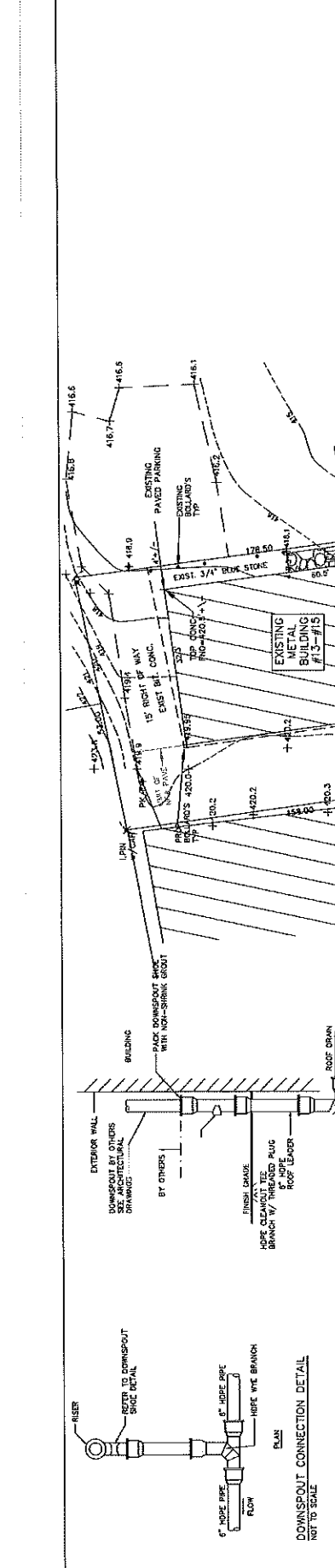
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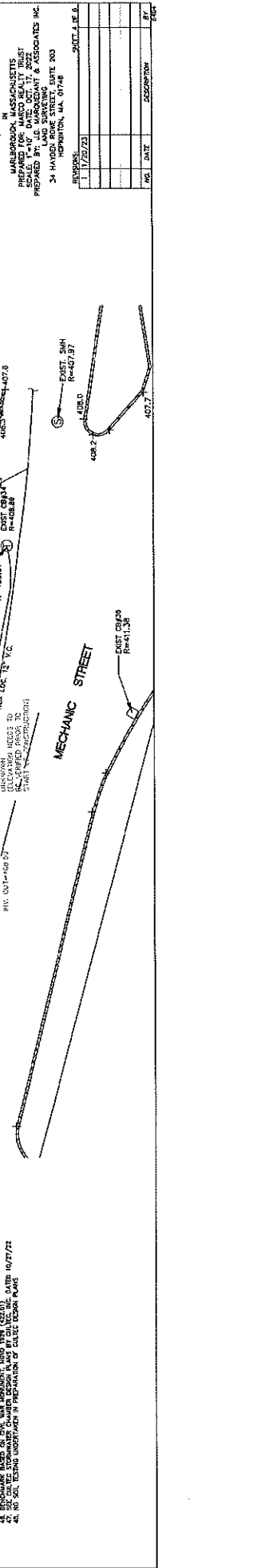


15-15 MECHANICAL AND UTILITY PLAN OF LAND
 WILBERBROOK, MASSACHUSETTS
 PREPARED BY J.C. MARQUADANT & ASSOCIATES, INC.
 34 HAYDEN BOULEVARD, SUITE 303
 HOPKINGTON, MA 01748

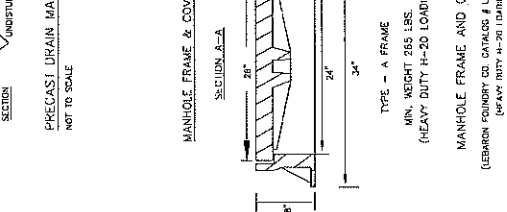
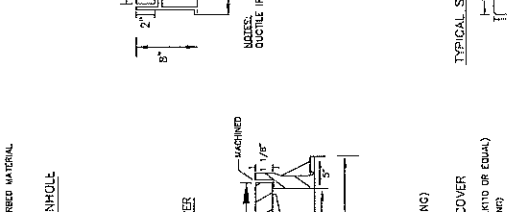
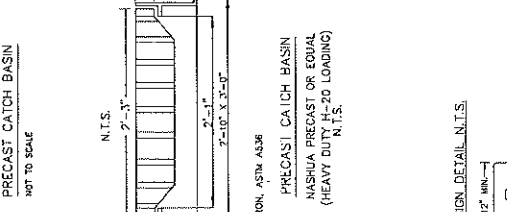
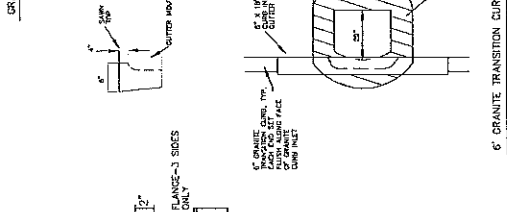
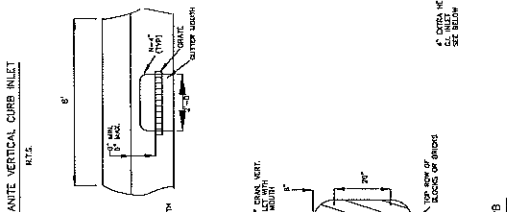
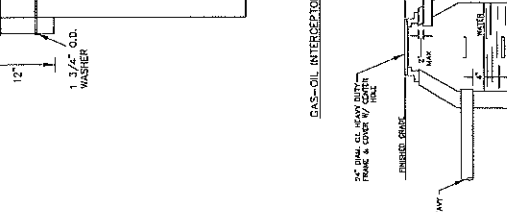
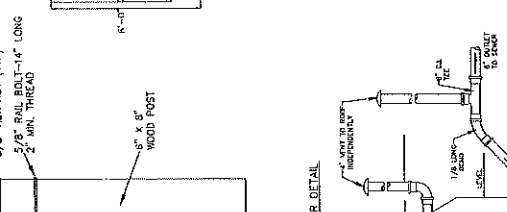
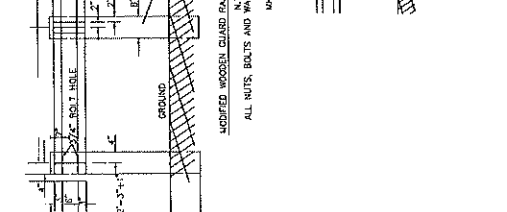
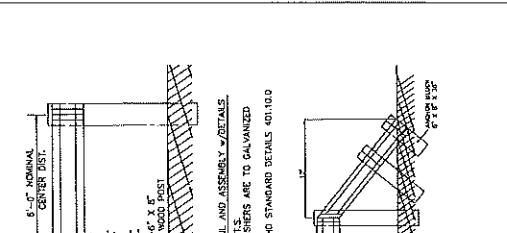
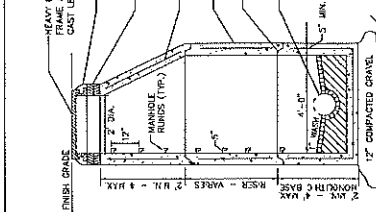
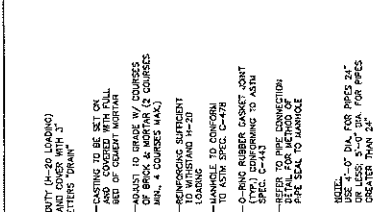
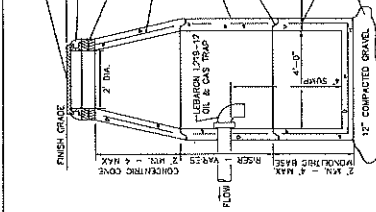
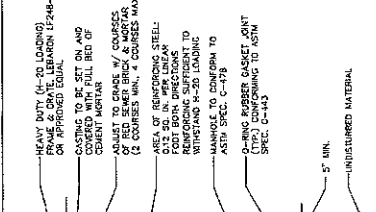
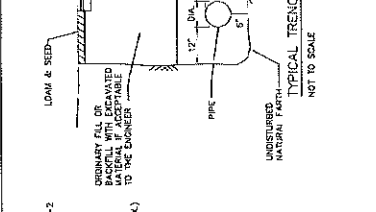
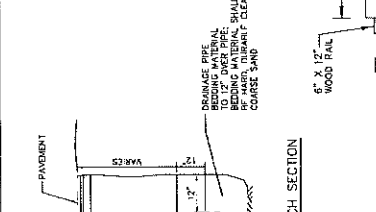
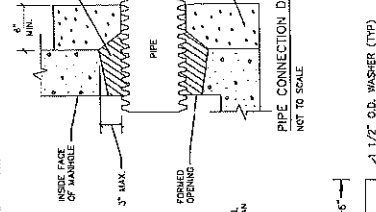
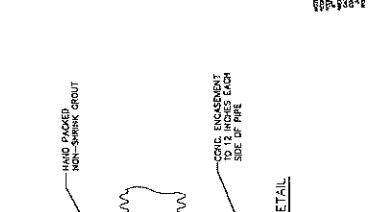
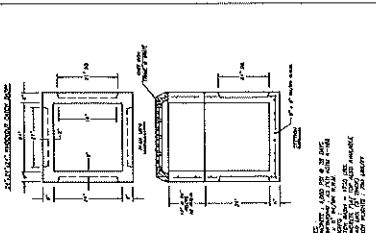
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- NOT TO SCALE
1. ALL ELEVATIONS REFER TO MEAN SEA LEVEL, NEGATIVE DEPRESSIONS SHALL BE SHOWN AS (+) OR (-).
 2. ALL PROPOSED CHANGES SHALL BE SHOWN AS (P) OR (X).
 3. ALL CHANGES SHALL BE DONE IN SUCH A MANNER AS TO PREVENT ANY ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS.
 4. IN APPROVING THIS PLAN, THE CITY OF WILBERBROOK SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED CHANGES.
 5. ALL CHANGES TO THE EXISTING PLAN SHALL BE APPROVED BY THE CITY OF WILBERBROOK.
 6. THE PROPOSED CHANGES SHALL BE CONSIDERED AS NOT TO SCALE.
 7. ALL CHANGES SHALL BE IN ACCORDANCE WITH THE CITY OF WILBERBROOK ZONING ORDINANCES AND THE MASSACHUSETTS STATE PLANNING BOARD REGULATIONS.
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MECHANIC STREET
 ELM STREET
 EAST GRASS R-408.99
 EAST GRASS R-408.87
 EAST GRASS R-408.77



| REVISIONS | | DATE | BY |
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| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

"13-15 MECHANIC STREET"
PLAN
N.T.S.
DETAIL SHEET

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.
34 HAVEN HOLLOW STREET, SUITE 203
HAVERHILL, MA. 01830

| REVISIONS | | DATE | BY |
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| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.
34 HAVEN HOLLOW STREET, SUITE 203
HAVERHILL, MA. 01830

| REVISIONS | | DATE | BY |
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| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.
34 HAVEN HOLLOW STREET, SUITE 203
HAVERHILL, MA. 01830

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PREPARED BY: ED. AND SURVING & ASSOCIATES INC.
34 HAVEN HOLLOW STREET, SUITE 203
HAVERHILL, MA. 01830

REVISIONS

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.

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| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.

| REVISIONS | | DATE | BY |
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| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.

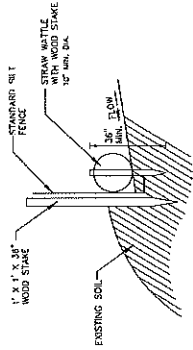
| REVISIONS | | DATE | BY |
|-----------|-------|------------|---------------|
| 1 | ISSUE | 11/17/2013 | SCOTT A. S.F. |

PREPARED BY: ED. AND SURVING & ASSOCIATES INC.

DEWATERING NOTES:

- IF NECESSARY, DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE COLLECTED VIA HOSE TO AN UPLAND AREA A MINIMUM 25' FROM THE EXCAVATION.
- ANY WATER PUMPED AS PART OF DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO A SMALL, UNDESIGNED DRAINAGE BASIN WITH A STRAW BALE COVERS OR SOMERITATION BAGS. WATER IS NOT TO BE DISCHARGED TO THE SURFACE OF THE EXISTING GROUND OR TO ANY EXISTING DRAINAGE SYSTEM.
- THE CONSTRUCTED DEPRESSION SHALL NOT ALLOW SOILS TO ERODE OR MIGRATE AS THE RESULT OF DEWATERING ACTIVITIES. THE DEPRESSION SHALL BE MAINTAINED TO ORIGINAL ELEVATIONS. ANY DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED OF MULCH AND THE AREA INSPECTED MONTHLY TO INSURE PROPER VEGETATION GROWTH.

SILT FENCE - EROSION CONTROL



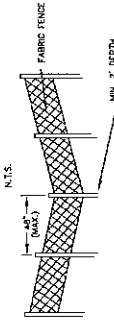
USE 1' OVERLAP ON WATTLES

ANCHORING DETAIL

CONSTRUCTION NOTES FOR SILT FENCE

- 1) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.
- 2) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.
- 3) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.
- 4) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.
- 5) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.
- 6) SEMENT CONTROL CEMENTS TO BE FASTENED SECURELY TO UPLAND SOIL OF FENCE.

SILTATION FENCE

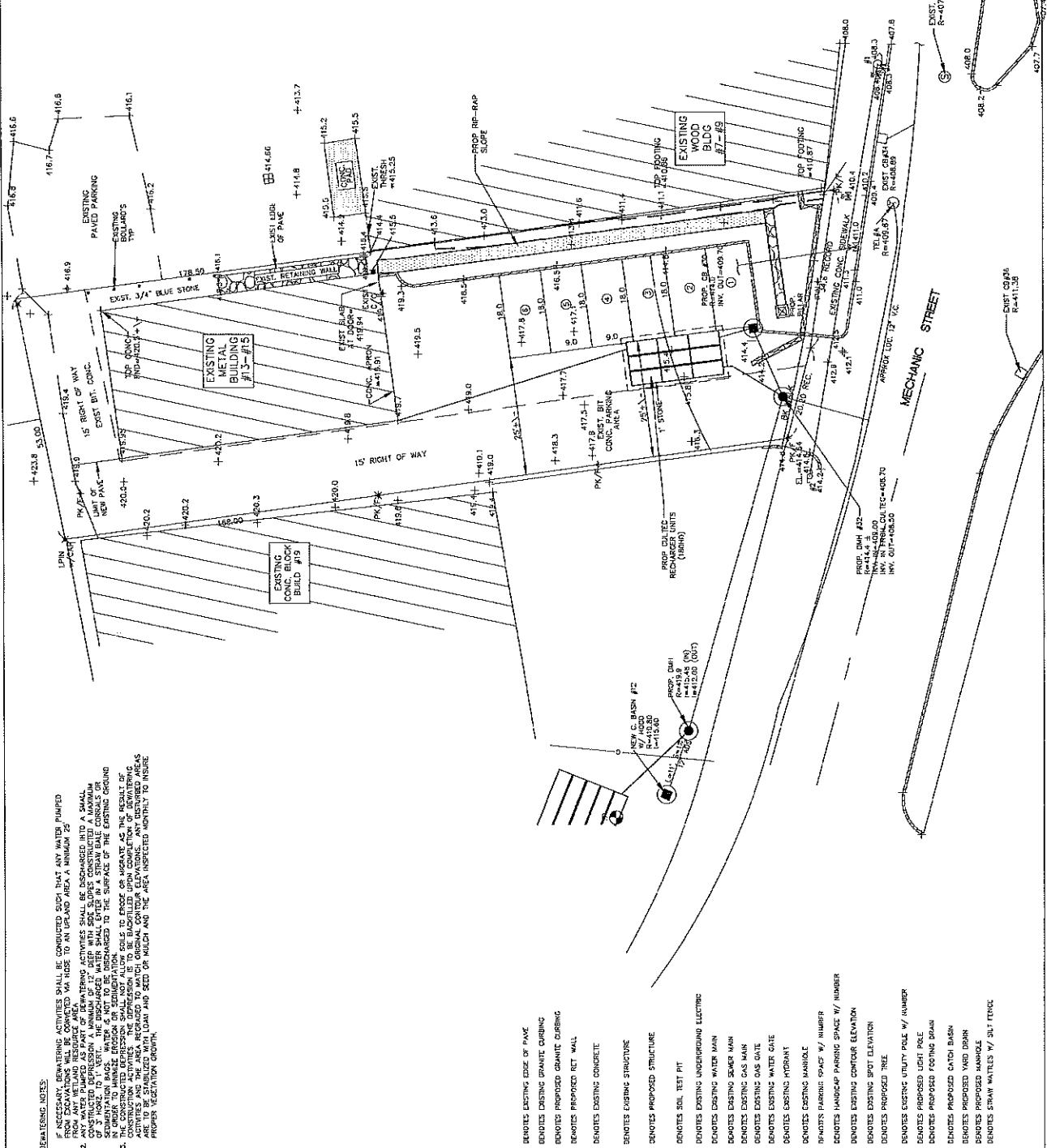


- OTHER NOTES:**
- 1) ALL PROPOSED CATCH BASINS WILL INCORPORATE SILT CATCH BASIN. OWNER IS RESPONSIBLE FOR PROTECTION, CLEANING AND REPAIRS.
 - 2) FABRIC, SPUNNET, GEOTEXTILE, OR RP-RAP AS REQUIRED TO PREVENT EROSION.
 - 3) ALL PROPOSED TEMPORARY AND DISCARDED TEMPORARY EROSION CONTROL MATERIAL SHALL BE REMOVED PROPERLY TO AN APPROVED LOCATION.
 - 4) TEMPORARY EROSION CONTROL MATERIAL SHALL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
 - 5) AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MATERIAL, THE CONTRACTOR SHALL REPAIR OR RECONSTRUCT TO ORIGINAL OR BETTERED CONDITIONS AS REQUIRED BY THE LOCAL JURISDICTION.
 - 6) DAMAGED OR DEGRADED ITEMS SHALL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
 - 7) THE CONTRACTOR'S SITE SUPERVISOR WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE AND REPAIRS.
 - 8) MONTHLY EROSION CONTROL DEVICES MAY BE REQUIRED.

13-15 MECHANIC STREET
EROSION CONTROL
PLAN IN CONJ.

PREPARED FOR: MARGO HEANT TRUST
SCALE: 1"=10' DATE: OCT. 17, 2022
PREPARED BY: J. LAND SURVEYING & ASSOCIATES INC.
34 HUNTINGTON AVENUE
HUNTINGTON, MA 01764

| NO. | DATE | DESCRIPTION |
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| 1 | 10/17/22 | SHEET 4 OF 6 |



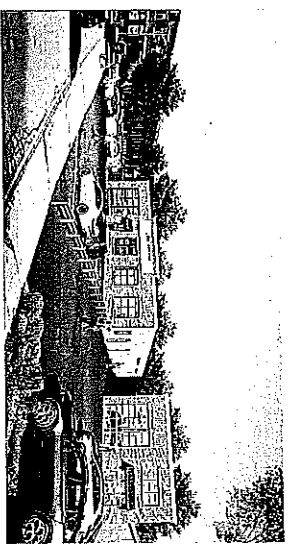
LEGEND:

- DENOTES EXISTING EDGE OF PAVE
- DENOTES EXISTING GRANITE CURBING
- DENOTES PROPOSED GRANITE CURBING
- DENOTES PREPARED RET. WALL
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING STRUCTURE
- DENOTES PROPOSED STRUCTURE
- DENOTES SOIL TEST PIT
- DENOTES EXISTING UNDERGROUND ELECTRIC
- DENOTES EXISTING WATER MAIN
- DENOTES EXISTING SEWER MAIN
- DENOTES EXISTING GAS MAIN
- DENOTES EXISTING GAS GATE
- DENOTES EXISTING WATER GATE
- DENOTES EXISTING HYDRANT
- DENOTES EXISTING MANHOLE
- DENOTES EXISTING TRAP W/ NUMBER
- DENOTES HANDICAP PARKING SPACE W/ NUMBER
- DENOTES EXISTING CONTROL ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED TREE
- DENOTES EXISTING UTILITY POLE W/ NUMBER
- DENOTES PROPOSED LIGHT POLE
- DENOTES PROPOSED FOOTING BEAM
- DENOTES PROPOSED CATCH BASIN
- DENOTES PROPOSED VARD DRAIN
- DENOTES PROPOSED HANNOLE
- DENOTES STRAW WATTLES W/ SILT FENCE

Document No. 5 Architectural Plans

PROJECT:
Renovations to:
PROFESSIONAL AUTOMOTIVE
13 MECHANIC STREET SHOP

LOCATION:
13 Mechanic Street
Marlborough Ma
ISSUED FOR PERMIT:
22 DECEMBER 2022

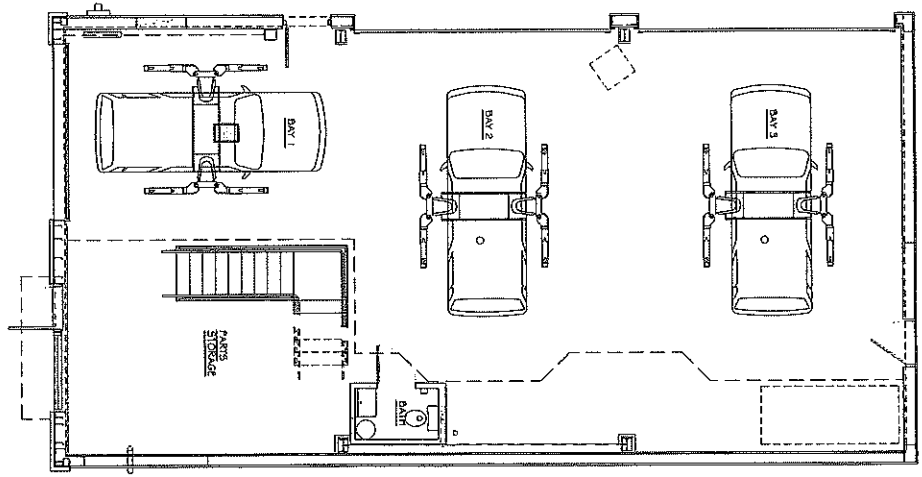


ARCHITECT
CONTEXT STUDIOS LLC
 01. INCORPORATED IN MASSACHUSETTS
 145 STATE STREET
 MARLBOROUGH MA 01501
 WWW.CONTEXTSTUDIOS.COM

DRAWING LIST:

- A-0 COVER SHEET / PROJECT DESCRIPTION / LIST OF DRAWINGS
- AK-1 DEMOLITION SCOPE - PLANS AND SECTIONS
- AK-2 DEMOLITION SCOPE - ELEVATIONS
- A-1 FLOOR PLANS
- A-2 ELEVATIONS
- A-3 SECTIONS / SCHEDULES
- S-1 STRUCTURAL
- S-2 STRUCTURAL

| 13 Mechanic Street Renovations | |
|---|--|
| <p>7500 SQ. FT. (10000 SQ. FT. MAXIMUM) COMMERCIAL REPAIR AND RENOVATION. 13 MECHANIC STREET, MARLBOROUGH, MA 01501. PROJECT NO. CS-2022-002. PROJECT START DATE: 09/2022. PROJECT COMPLETION DATE: 03/2023.</p> <p>1. PROJECT LOCATION: 13 MECHANIC STREET, MARLBOROUGH, MA 01501.</p> <p>2. PROJECT TYPE: COMMERCIAL REPAIR AND RENOVATION.</p> <p>3. PROJECT DESCRIPTION: 7500 SQ. FT. (10000 SQ. FT. MAXIMUM) COMMERCIAL REPAIR AND RENOVATION. 13 MECHANIC STREET, MARLBOROUGH, MA 01501.</p> <p>4. PROJECT OWNER: PROFESSIONAL AUTOMOTIVE.</p> <p>5. PROJECT ARCHITECT: CONTEXT STUDIOS LLC.</p> <p>6. PROJECT ENGINEER: CONTEXT STUDIOS LLC.</p> <p>7. PROJECT PERMITTING AGENCY: MARLBOROUGH PERMITTING DEPARTMENT.</p> <p>8. PROJECT PERMIT NUMBER: 2022-002.</p> <p>9. PROJECT PERMIT DATE: 09/2022.</p> <p>10. PROJECT PERMIT EXPIRES: 03/2023.</p> <p>11. PROJECT PERMIT STATUS: ISSUED FOR PERMIT.</p> | <p>CODE REVIEW ANALYSIS:</p> <p>REVISIONS:</p> <p>NO. DATE DESCRIPTION BY</p> <p>1 10/2022 Initial Design</p> <p>2 11/2022 Final Design</p> <p>3 12/2022 Final Design</p> <p>4 01/2023 Final Design</p> |



1 Proposed Floor Plan
 SCALE: 1/8" = 1'-0"

Renovations to:
 Professional Automotive -
 13 Mechanic Street Shop
 13 Mechanic Street
 Marlborough Ma

Architect / Civil Engineer / Landscape Architect
CONTEXT STUDIOS LLC
 145 STATE STREET
 MARLBOROUGH MA 01501
 TEL: 508.253.8577
 WWW.CONTEXTSTUDIOS.COM

TITLE
COVER SHEET / PROJECT DESCRIPTION / LIST OF DRAWINGS

NO. DATE DESCRIPTION BY

1 10/2022 Initial Design

2 11/2022 Final Design

3 12/2022 Final Design

4 01/2023 Final Design

SCALE
 AS NOTED

DATE
 21 DECEMBER 2022

DRAWN
 SHEET

CHECKED
 A-0

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Project No: CS-2022-002

Revision: 4

Date: 01/2023

Scale: As Noted

Sheet: A-0

Total Sheets: 10

Project: 13 Mechanic Street Renovations

Location: Marlborough, MA

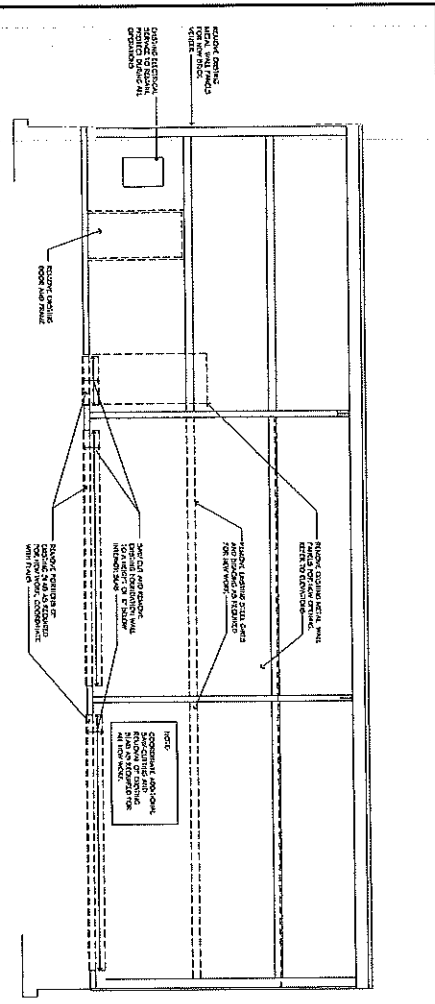
Client: Professional Automotive

Permit: 2022-002

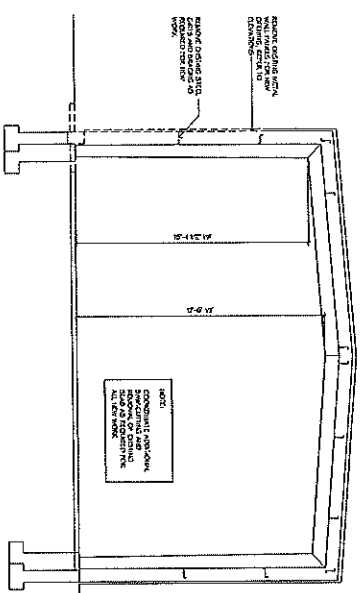
Issue Date: 01/2023

Issue By: Context Studios LLC

Issue For: Permit

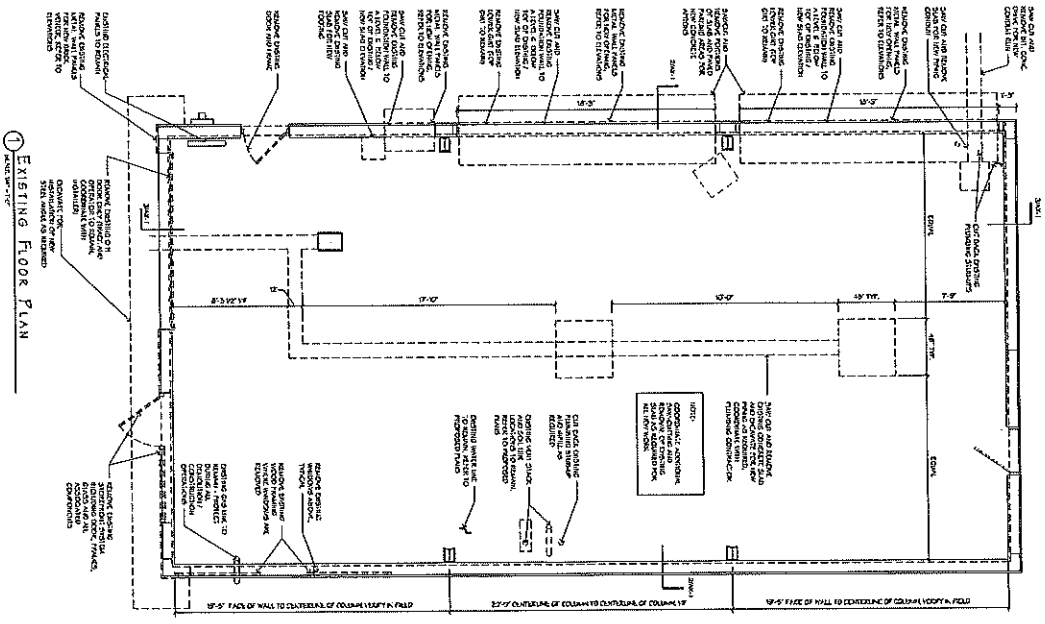


EXISTING LONGITUDINAL SECTION



EXISTING TRANSVERSE SECTION

- GENERAL DEMOLITION NOTES:**
1. DEMOLITION IS TO BE COMPLETED AS INDICATED BY THE DEMOLITION SYMBOLS AND NOTES. DEMOLITION IS TO BE COMPLETED IN THE ORDER INDICATED BY THE DEMOLITION SYMBOLS AND NOTES. DEMOLITION IS TO BE COMPLETED IN THE ORDER INDICATED BY THE DEMOLITION SYMBOLS AND NOTES.
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- DEMOLITION LEGEND:**
- REMOVE
 - CONSTRUCTION TO BE
 - EXISTING
 - EXISTING ROOF AND FLOOR
 - EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO REMAIN



EXISTING FLOOR PLAN

Renovations
to:
Professional Automotive - 13 Mechanic St Shop
Manchester, NH

Context Studios
Architectural, Construction Management
Manchester, NH 03102
Tel: 603.882.5511
www.contextstudios.com

| NO. | DATE | DESCRIPTION | BY |
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TITLE
DEMOLITION
SCOPE - PLAN
AND SECTIONS

SCALE
AS NOTED
DATE
7/28/2015
DRAWN
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BY
AX-1

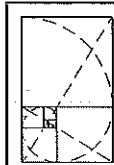
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Renovations to:

Professional Automotive - 13 Mechanic St Shop

13 Mochanic Street Marlborough, Ma

Architect / Consultant: **CONTEXT**
CONTEXT CONSULTANTS
750 WASHINGTON STREET
MARLBOROUGH, MA 01501
Tel: 508-548-4000



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
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TITLE
DEMOLITION SCOPE - ELEVATIONS

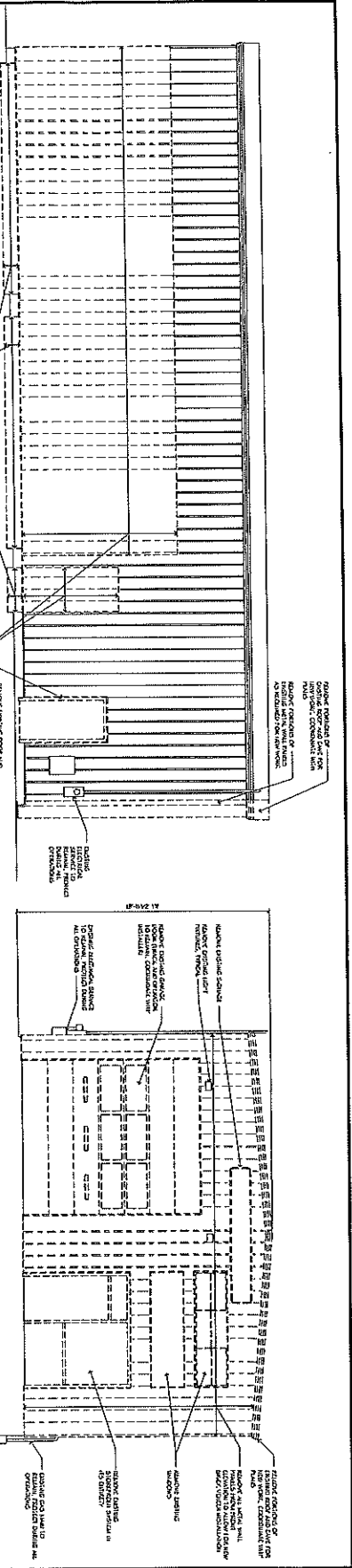
Scope of Demolition

Demolition of the existing building and site improvements...
1. All existing exterior walls, windows, doors, and roof structure to be demolished, including the existing roof deck and structural steel members.
2. All existing interior walls, floors, and ceiling to be demolished.
3. All existing mechanical, electrical, and plumbing systems to be removed.
4. All existing site improvements, including parking lot, sidewalks, and landscaping, to be removed.

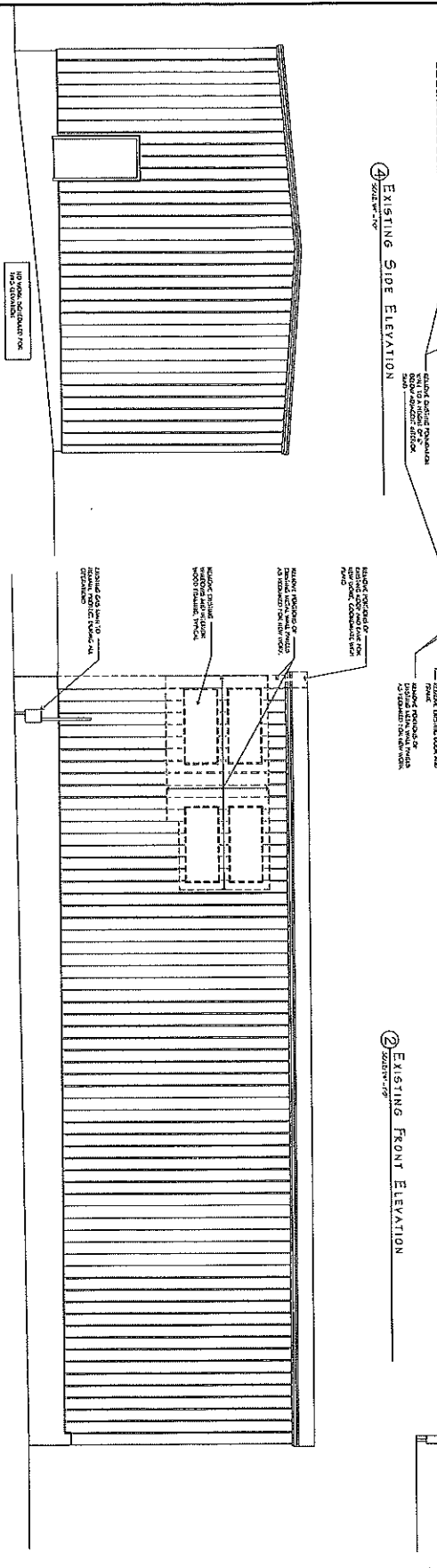
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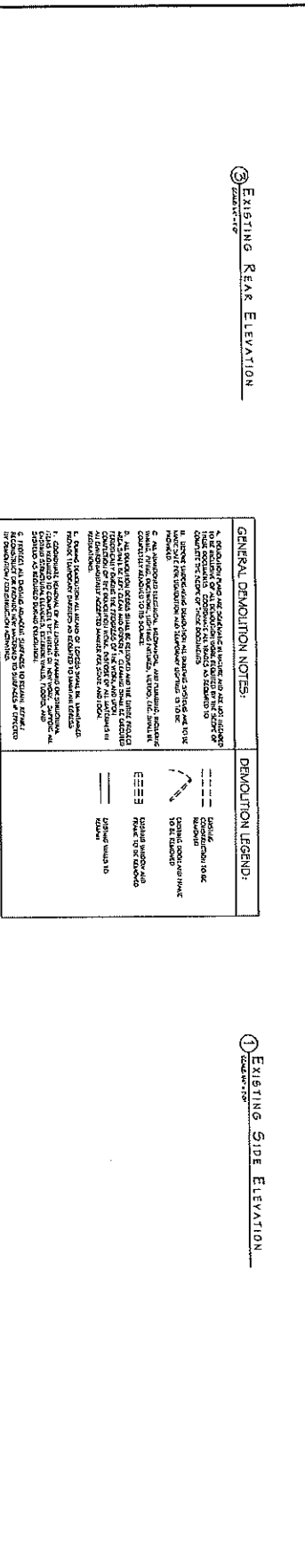
SCALE: As Shown
DATE: February 2012
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CHECKED: [Name]
SHEET: AX-2
of 81



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



3 EXISTING SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 EXISTING REAR ELEVATION
SCALE 1/8" = 1'-0"

| GENERAL DEMOLITION NOTES: | DEMOLITION LEGEND: |
|--|--------------------|
| <p>1. DEMOLITION OF THE EXISTING BUILDING AND SITE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE DEMOLITION PLAN AND THIS CONTRACT. DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT AND SHALL BE COMPLETED IN ACCORDANCE WITH THE DEMOLITION PLAN AND THIS CONTRACT.</p> <p>2. ALL EXISTING EXTERIOR WALLS, WINDOWS, DOORS, AND ROOF STRUCTURE SHALL BE DEMOLISHED, INCLUDING THE EXISTING ROOF DECK AND STRUCTURAL STEEL MEMBERS.</p> <p>3. ALL EXISTING INTERIOR WALLS, FLOORS, AND CEILING SHALL BE DEMOLISHED.</p> <p>4. ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE REMOVED.</p> <p>5. ALL EXISTING SITE IMPROVEMENTS, INCLUDING PARKING LOT, SIDEWALKS, AND LANDSCAPING, SHALL BE REMOVED.</p> | <p></p> |

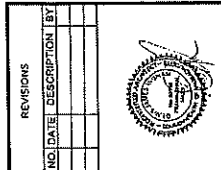
Renovations to:

**Professional Automotive -
13 Mechanic St
St Shop**

**13 Mechanic Street
Warborough, MA**

**CONTEXT
STUDIOS!**

Architectural/Construction Management
Framingham, MA 01702
Tel: 508-520-3379
www.contextstudios.com



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

TITLE
PROPOSED PLANS

Scope of Documents:
These documents are prepared for the design and construction of the proposed renovation of the existing Professional Automotive building. The design and construction shall be in accordance with the applicable building codes and all applicable laws and regulations. The design shall be in accordance with the applicable building codes and all applicable laws and regulations. The design shall be in accordance with the applicable building codes and all applicable laws and regulations.

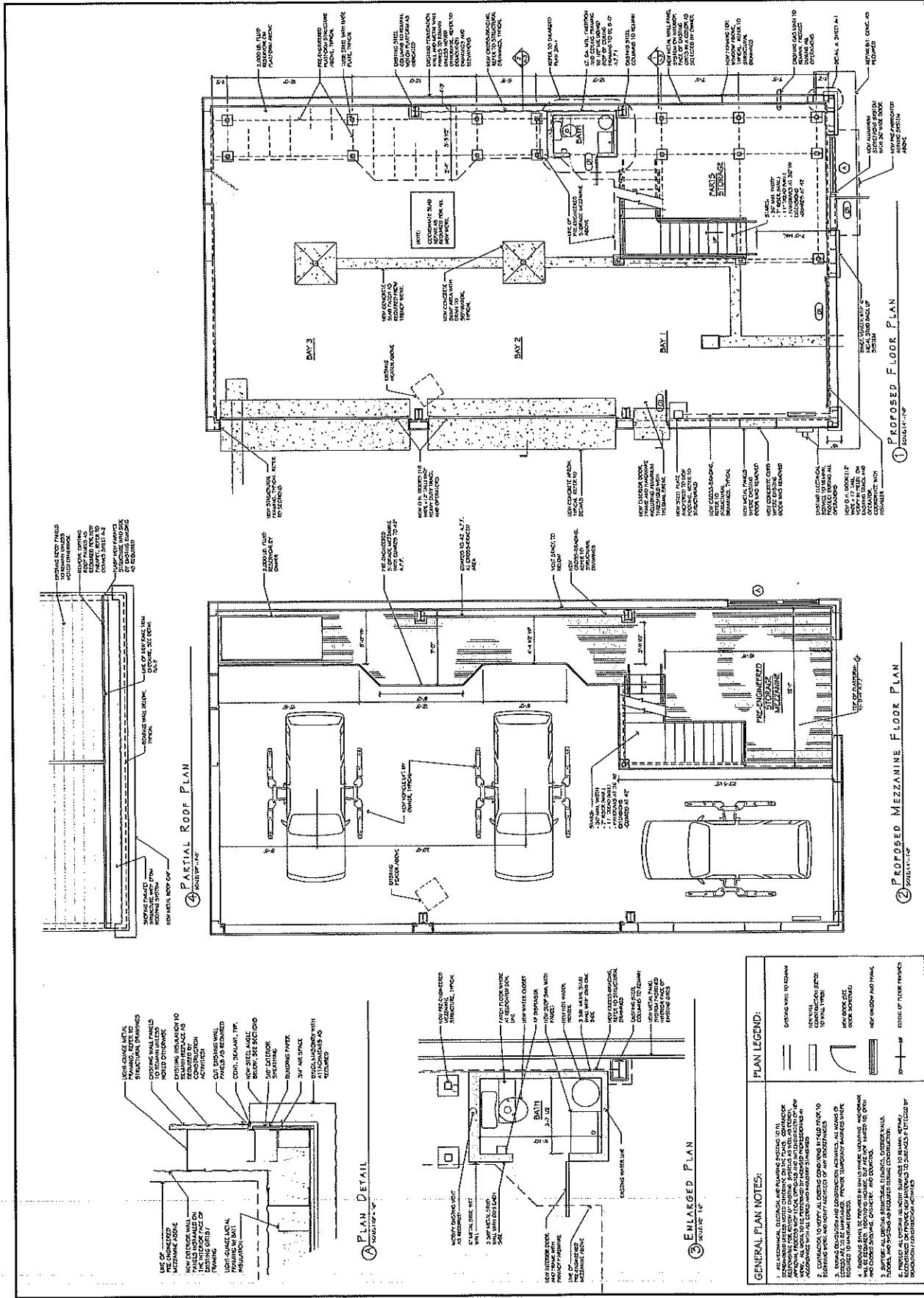
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SCALE
AS NOTED

DATE
25 DECEMBER 2022

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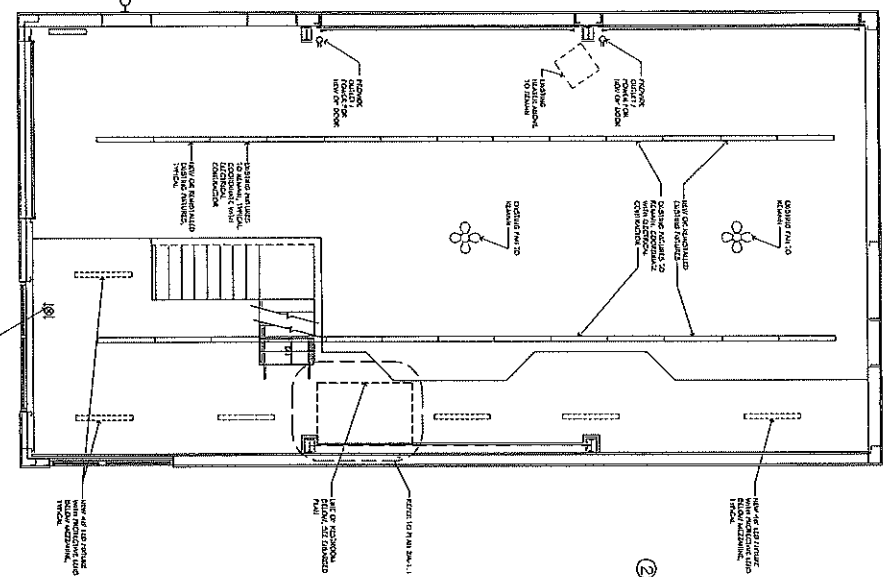


REFLECTED CEILING PLAN NOTES

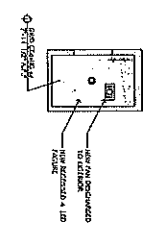
1. ALL WORKMANSHIP, MATERIALS, METHODS & VOLTAGE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF BOSTON ELECTRICAL CODE.
 2. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF BOSTON ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
 3. PROVIDE ALL SHIELDING AND PROTECTIVE DEVICES AS REQUIRED.
 4. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- GENERAL ELECTRICAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING WORK.
 2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY (DPS) REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY (DPS) BEFORE COMMENCING WORK.

ELECTRICAL LEGEND:

- 1. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 2. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 3. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
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- 16. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 17. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 18. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 19. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.
- 20. LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOSTON ELECTRICAL CODE.



REFLECTED CEILING PLAN (AT RESTROOM)



REFLECTED CEILING PLAN

Renovations
for
Professional Automotive - 13 Mechanic St Shop

13 Mechanic Street
Manchester, Ma

Architect / Fabricator: **CONTEXT STUDIOS!**
Plymouth, MA 01960
Tel: 508.451.1111
www.contextstudios.com

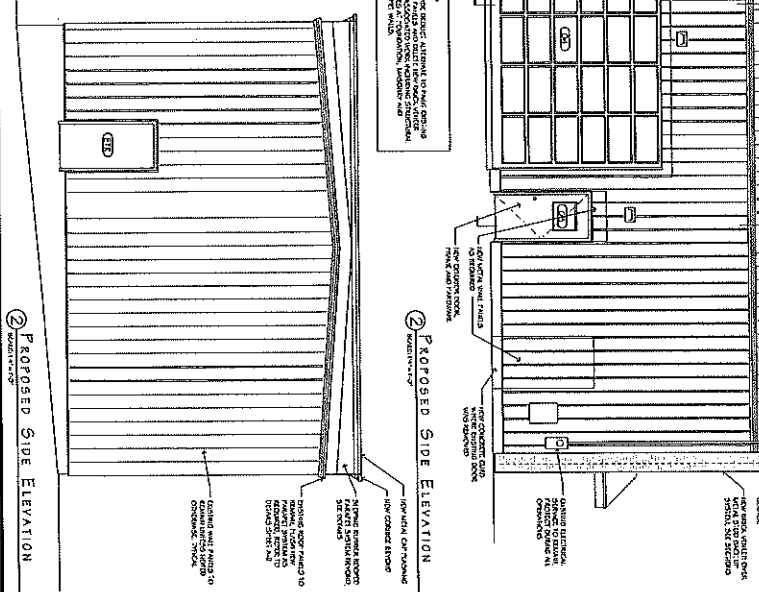
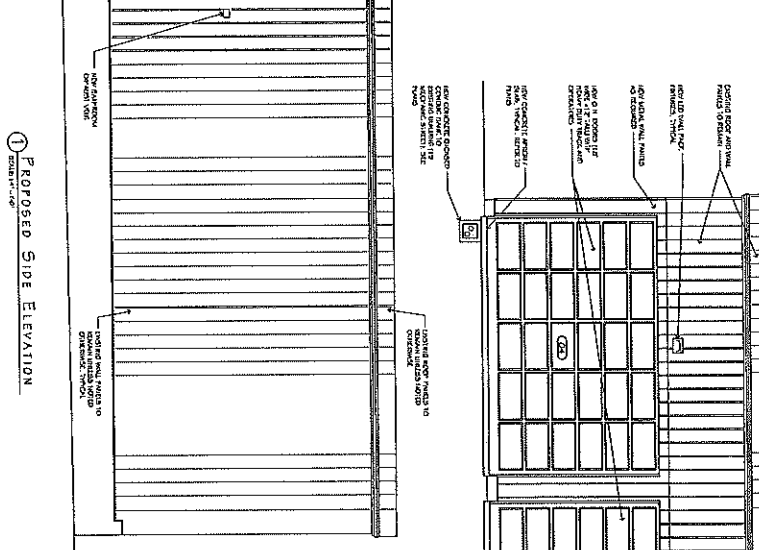
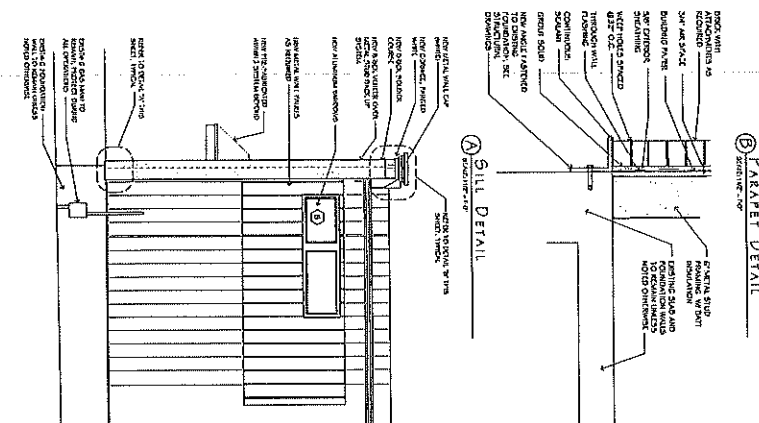
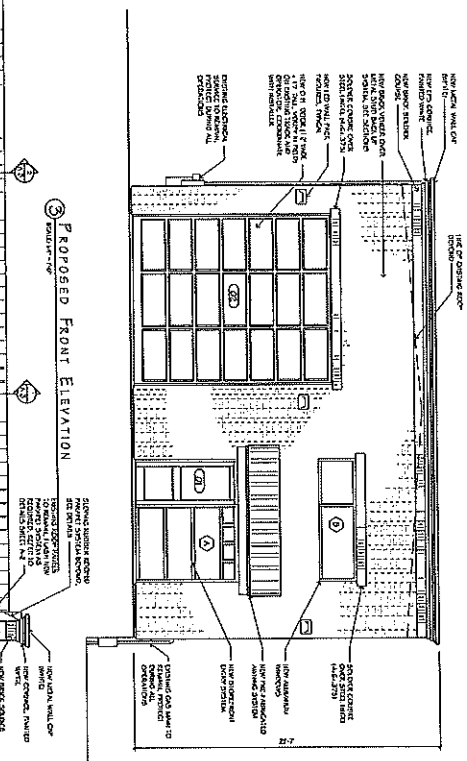
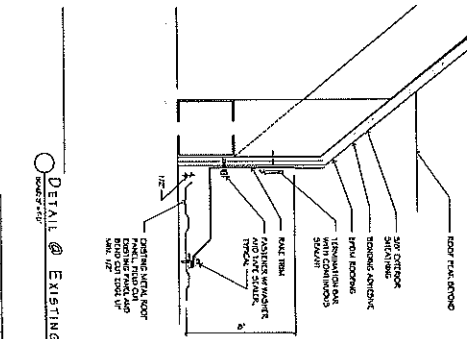
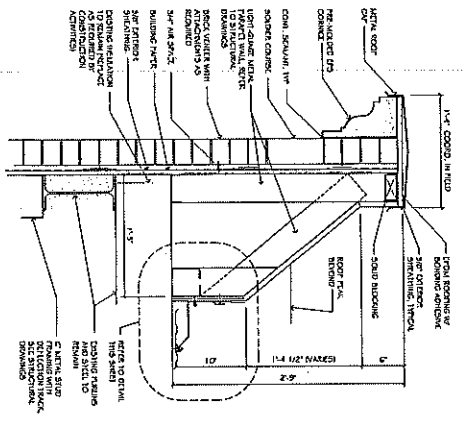
REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |

TITLE
REFLECTED
CEILING PLANS

SCOPE OF PROJECT:
Professional Automotive - 13 Mechanic St Shop
Renovations for Professional Automotive - 13 Mechanic St Shop

DATE: 2020.04.13
DRAWN: SHEET
CHECKED: **A-1.1**



Renovations to:

Professional Automotive - 13 Mechanic St Shop

13 Mechanic Street Marlborough Ma

Professional Context Studios Inc. 13 Mechanic Street Marlborough MA 01501



REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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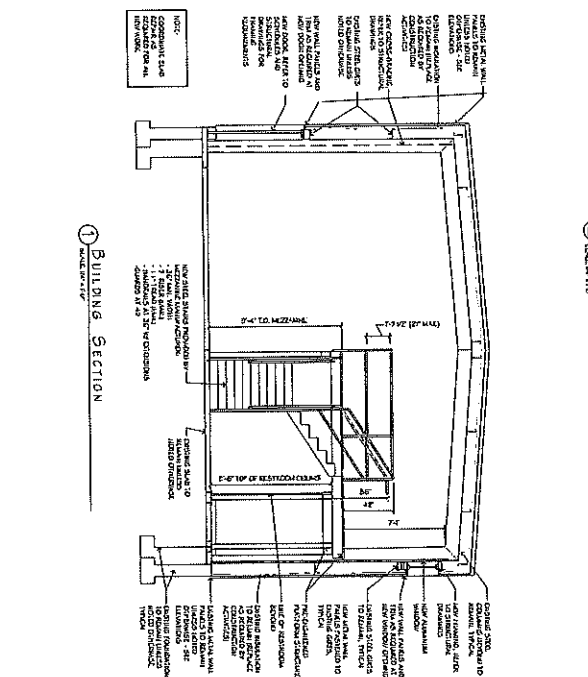
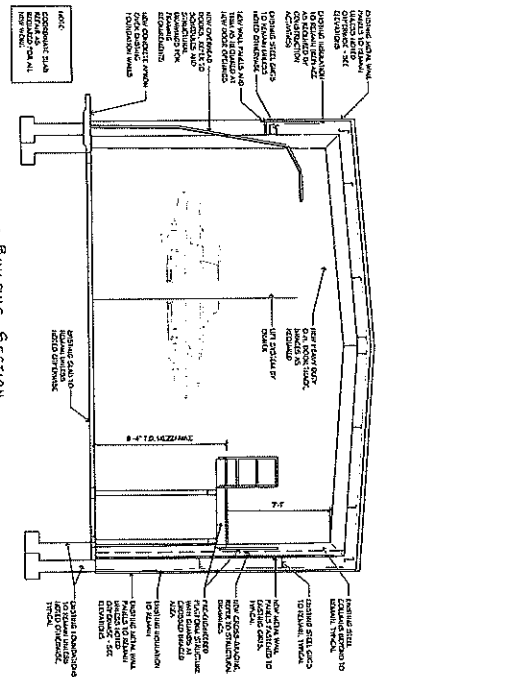
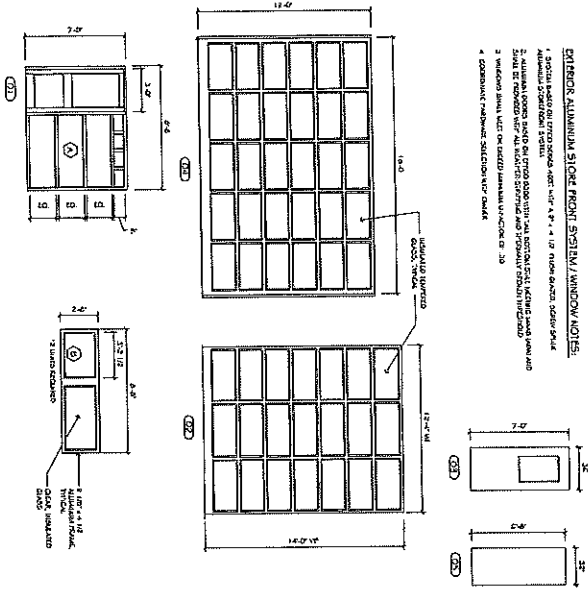


TITLE PROPOSED ELEVATIONS

Scope of Requirements: Design to provide a set of architectural drawings for the renovation of the building at 13 Mechanic Street, Marlborough, MA. The drawings shall include: 1. Proposed Front Elevation 2. Proposed Side Elevation 3. Parapet Detail 4. Sill Detail 5. Detail of Existing Roof 6. Detail of New Roof

SCALE: AS SHOWN
 DATE: 7/20/2018
 DRAWN BY: DSK
 CHECKED BY: DSK
 SHEET: A-2

| DOOR SCHEDULE | | | | Notes |
|---------------|----------------------|---------------|-------------------|-------------|
| Item | Manufacturer / Model | Door Size | Frame | Finish |
| 100 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 101 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 102 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 103 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 104 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 105 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 106 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 107 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 108 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 109 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |
| 110 | ALUMINUM DOOR | 3'-0" x 7'-0" | ALUMINUM - 1" RIB | POWDER COAT |



13 Mechanic Street
Marbleborough Site

Professional
Automotive -
13 Mechanic
St Shop

Renovations
to:

CONTEST
Architectural Design and Construction
1000 W. 10th Street, Suite 100
Portland, OR 97201
Tel: 503.227.1111
Fax: 503.227.1112

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |

SCOPE OF DOCUMENTS / SECTIONS / SCHEDULES

Drawings shall be provided for construction of the building as shown on these drawings. The drawings are to be used in conjunction with the specifications and contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for coordinating all trades and subcontractors. The contractor shall be responsible for maintaining the site and ensuring the safety of all workers. The contractor shall be responsible for protecting the existing structures and utilities. The contractor shall be responsible for restoring the site to its original condition. The contractor shall be responsible for providing all materials and labor. The contractor shall be responsible for completing the project within the specified time frame and budget. The contractor shall be responsible for providing all necessary documentation and records. The contractor shall be responsible for maintaining the site until the project is completed. The contractor shall be responsible for providing all necessary services and support. The contractor shall be responsible for providing all necessary information and data. The contractor shall be responsible for providing all necessary assistance and help. The contractor shall be responsible for providing all necessary support and aid. The contractor shall be responsible for providing all necessary services and support. The contractor shall be responsible for providing all necessary information and data. The contractor shall be responsible for providing all necessary assistance and help. The contractor shall be responsible for providing all necessary support and aid.

SCALE

DATE: 27 DECEMBER 2013

DRAWN: SHEET

CHECKED: A-3

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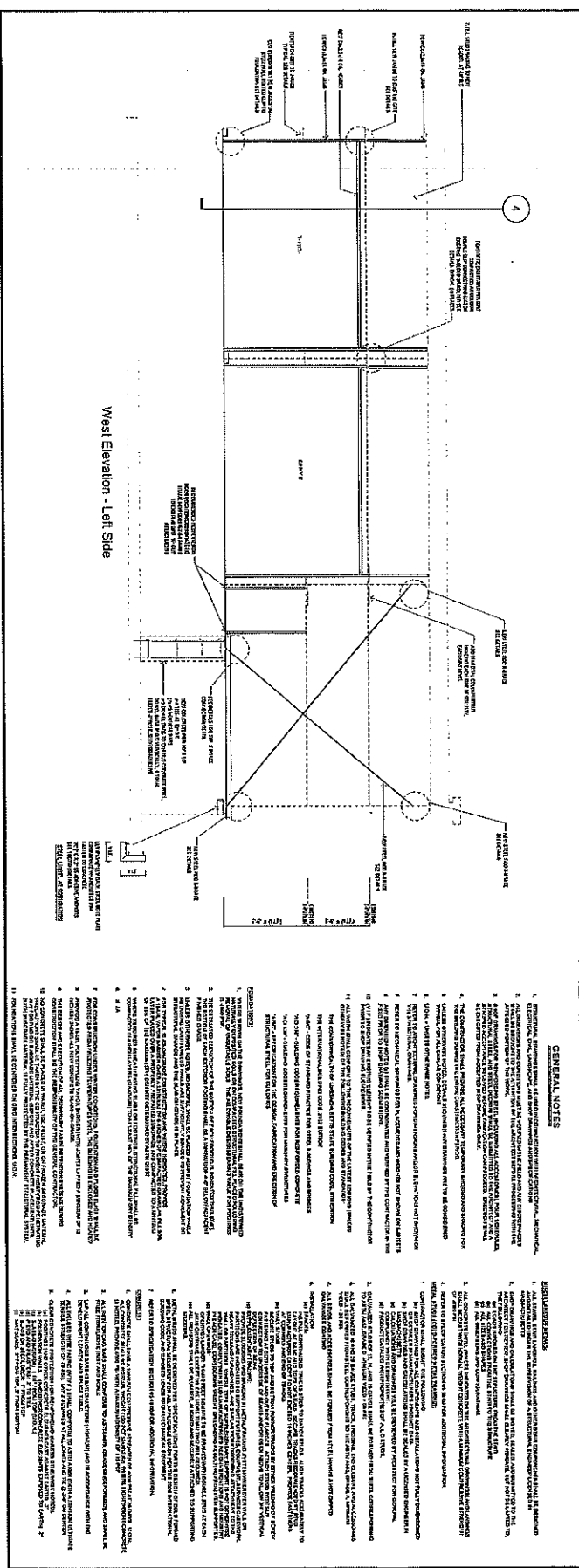
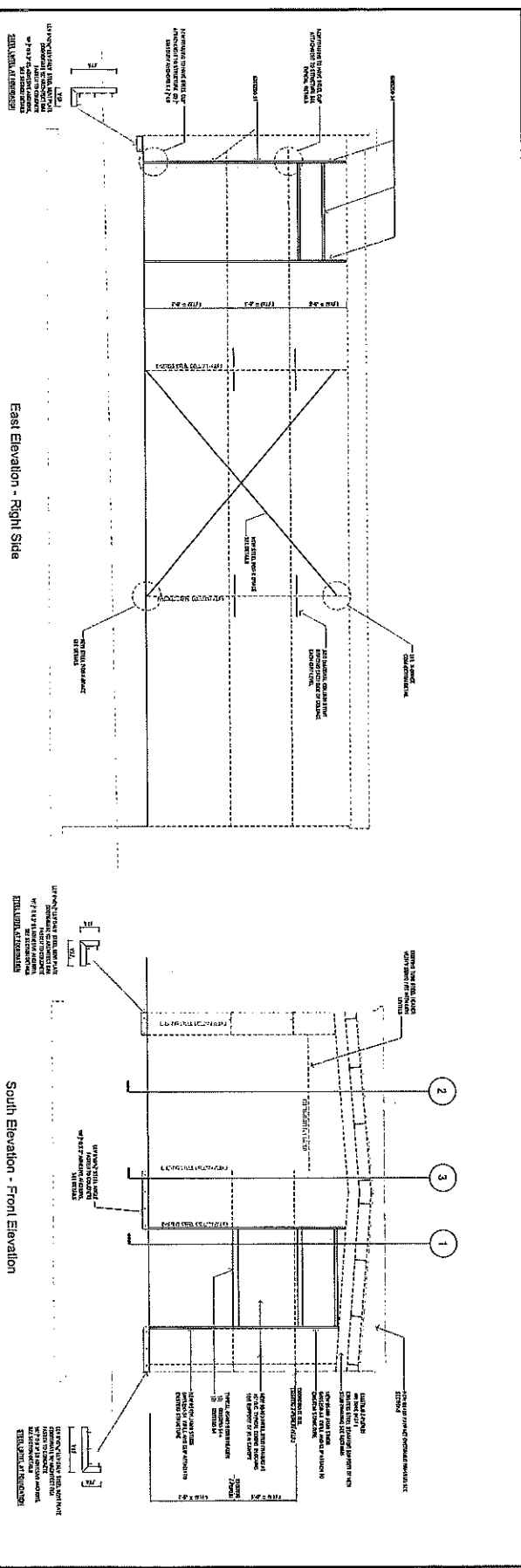


www.hortoner.com
 18 Corporate Way, Marlborough MA 01501
 Tel: 508.251.1100 Fax: 508.251.1101
 Special Equipment & Computer Customers

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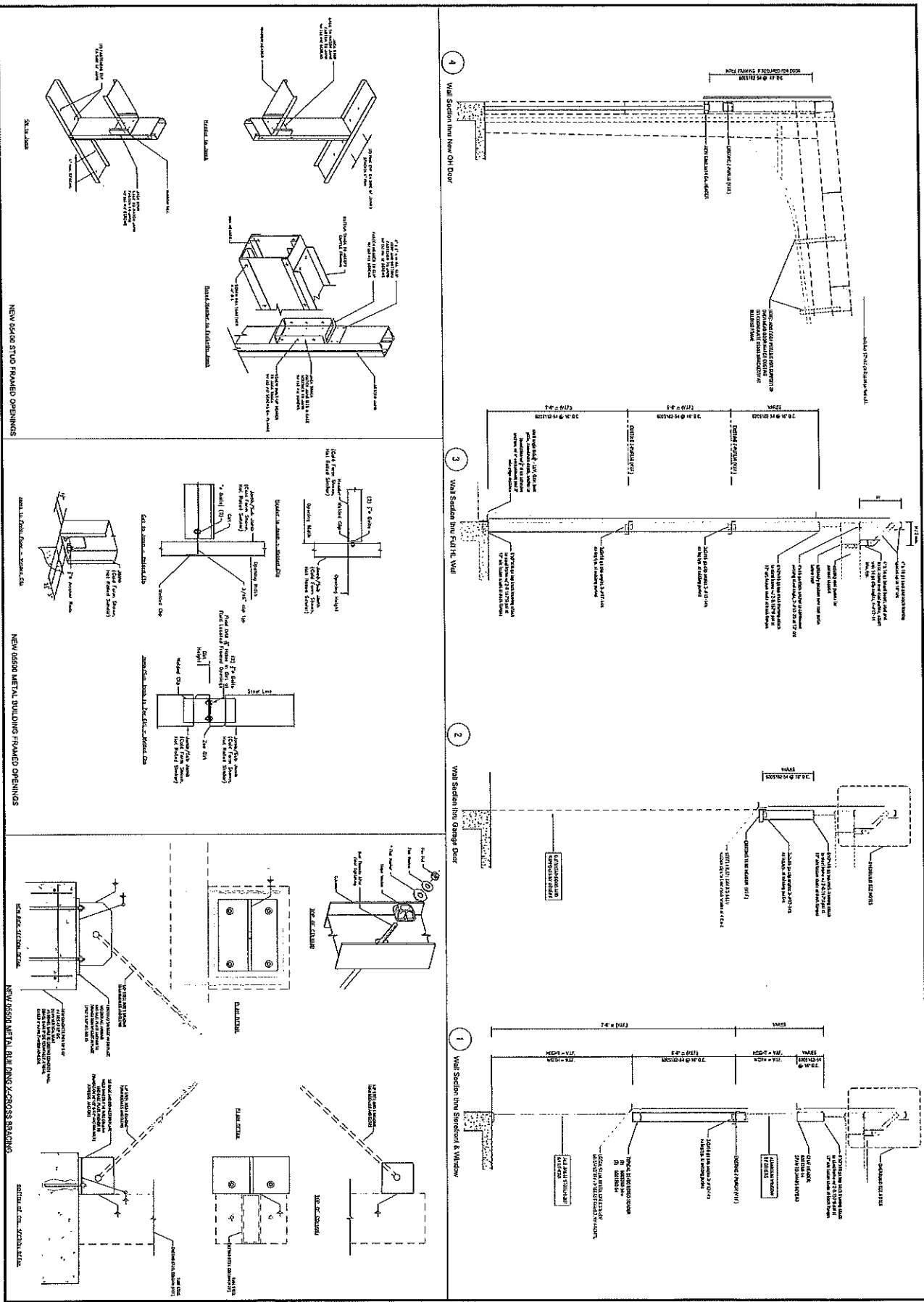


SCALE
 AS SHOWN
 DATE
 February 22, 2012
 SHEET
S-1



GENERAL NOTES

1. FOUNDATION: FOUNDATION SHALL BE CONCRETE ON TYPICAL COMPACTED FILL. ALL FOUNDATION SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER. ALL FOUNDATION SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FOUNDATION SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FOUNDATION SHALL BE FINISHED WITH 1" OF CONCRETE.
2. ROOFING: ROOFING SHALL BE ASPH/FLT ON 2" X 4" RAFTERS. ALL ROOFING SHALL BE FINISHED WITH 1" OF CONCRETE. ALL ROOFING SHALL BE FINISHED WITH 1" OF CONCRETE. ALL ROOFING SHALL BE FINISHED WITH 1" OF CONCRETE.
3. WALLS: WALLS SHALL BE 8" CMU WITH 1" OF CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1" OF CONCRETE.
4. FLOORS: FLOORS SHALL BE 4" CONCRETE ON 2" X 4" JOISTS. ALL FLOORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FLOORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FLOORS SHALL BE FINISHED WITH 1" OF CONCRETE.
5. CEILING: CEILING SHALL BE 5/8" GYP BOARD ON 2" X 4" JOISTS. ALL CEILING SHALL BE FINISHED WITH 1" OF CONCRETE. ALL CEILING SHALL BE FINISHED WITH 1" OF CONCRETE. ALL CEILING SHALL BE FINISHED WITH 1" OF CONCRETE.
6. WINDOWS: WINDOWS SHALL BE 1/2" ALUMINUM DOUBLE GLAZED UNITS. ALL WINDOWS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL WINDOWS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL WINDOWS SHALL BE FINISHED WITH 1" OF CONCRETE.
7. DOORS: DOORS SHALL BE 1/2" ALUMINUM DOUBLE GLAZED UNITS. ALL DOORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL DOORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL DOORS SHALL BE FINISHED WITH 1" OF CONCRETE.
8. FINISHES: FINISHES SHALL BE AS SHOWN. ALL FINISHES SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FINISHES SHALL BE FINISHED WITH 1" OF CONCRETE. ALL FINISHES SHALL BE FINISHED WITH 1" OF CONCRETE.
9. PAINT: PAINT SHALL BE AS SHOWN. ALL PAINT SHALL BE FINISHED WITH 1" OF CONCRETE. ALL PAINT SHALL BE FINISHED WITH 1" OF CONCRETE. ALL PAINT SHALL BE FINISHED WITH 1" OF CONCRETE.
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13. HVAC: HVAC SHALL BE AS SHOWN. ALL HVAC SHALL BE FINISHED WITH 1" OF CONCRETE. ALL HVAC SHALL BE FINISHED WITH 1" OF CONCRETE. ALL HVAC SHALL BE FINISHED WITH 1" OF CONCRETE.
14. INTERIORS: INTERIORS SHALL BE AS SHOWN. ALL INTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL INTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL INTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE.
15. EXTERIORS: EXTERIORS SHALL BE AS SHOWN. ALL EXTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL EXTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE. ALL EXTERIORS SHALL BE FINISHED WITH 1" OF CONCRETE.
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|--|--|---|
| Professional Automotive 13 Mechanic Street Marlborough MA | | WESTERN ENGINEERING CONSULTANTS, INC. Structural Engineers & Consultants www.westerneng.com 100 State Street, Suite 200 Marlborough, MA 01501 Tel: 781-552-0001 Fax: 781-552-0001 |
| SCALE AS NOTED DATE December 23, 2022 SHEET S-2 | | |

Document No. 6 Certified Abutters



**City of Marlborough
Zoning Board of Appeals**

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3768 Facsimile (508) 460-3747

ZBA Case # 1496- 2023
Location: 13-15 Mechanic St.
Applicant: Richard A. Marino Trustee

Notice of Public Hearing
Appeal

Notice is hereby given that the Marlborough Zoning Board of Appeals will hold a public meeting on May 2, 2023 at 7:00 PM in Marlborough City Hall, 140 Main St. – 3rd floor Memorial Hall.

Petition: To appeal the zoning denial of the building commissioner including his misclassification of the previous use as Consumer Services Establishment where such use is not clearly defined and further appealing building commissioner's determination that the "new improvement project use" is "in a manner substantially different from the previous use or to a substantially greater extent".
City Code section 650-5 Definitions: word usage and 650-12B. Nonconforming Uses.

For further assistance, please contact the Board at 508-460-3768. All interested persons are invited.

Applicant or representative must be present
Ralph Loftin
Chairman



City of Marlborough
 Office of the Assessors
 140 Main Street
 Marlborough, Massachusetts 01752
 TDD (508) 460-3610
 Phone: (508) 460-3779

ABUTTERS LIST MAP

(69-378) 13-15 MECHANIC ST: ZONING-300 FT

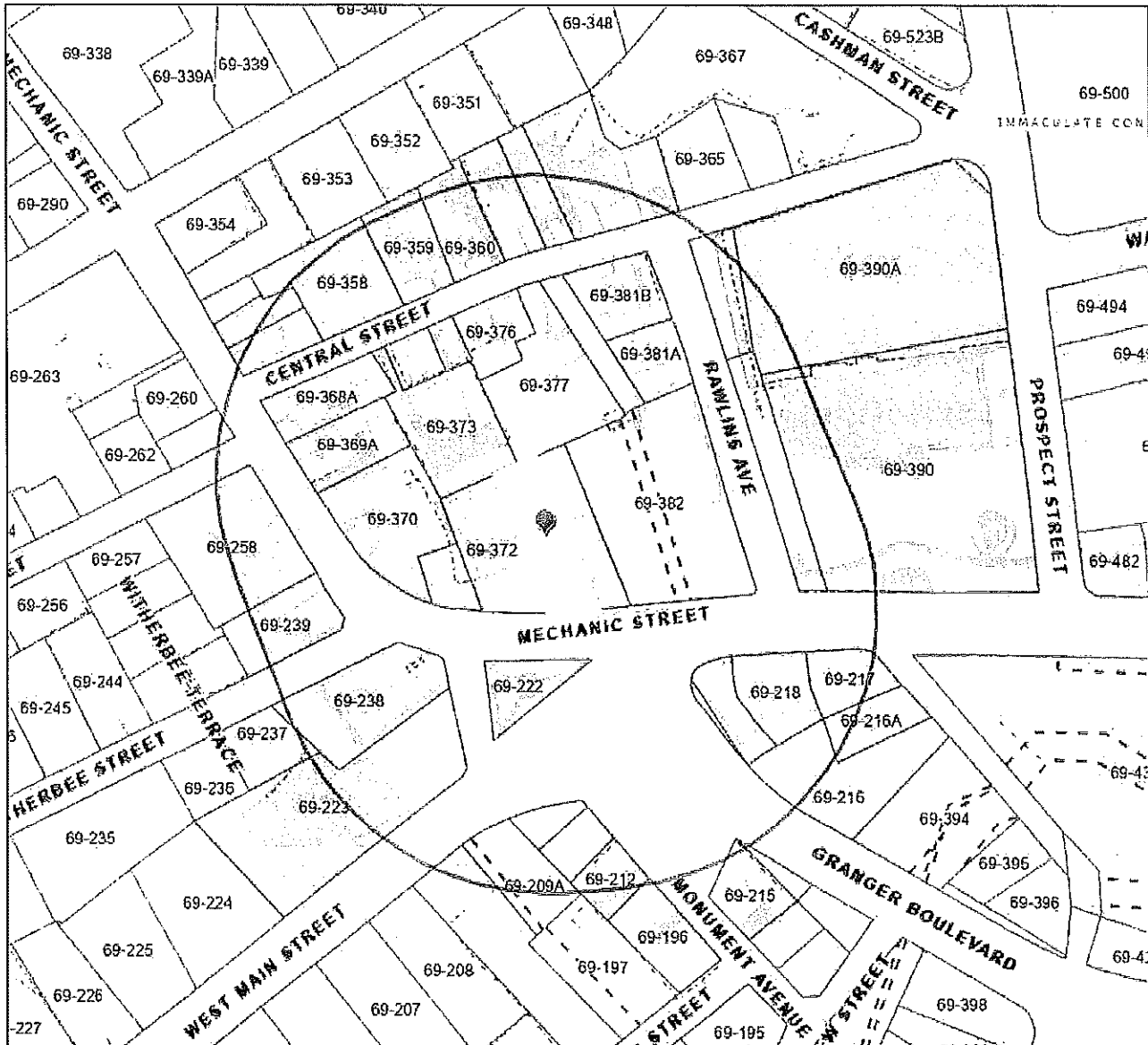




City of Marlborough
Office of the Assessors
140 Main Street
Marlborough, Massachusetts 01752
TDD (508) 460-3610
Phone: (508) 460-3779

ABUTTERS LIST MAP

(69-378) 13-15 MECHANIC ST: ZONING-300 FT



22 RAWLINS LLC
129 AMERICA BLVD
ASHLAND, MA 01721

CITY OF MARLBOROUGH
140 MAIN ST
MARLBOROUGH, MA 01752

GERSH RENEE E TR
MONUMENT AVE REALTY TRUST
450 GREEN ST
NORTHBORO, MA 01532

55 RK MECHANIC STREET LLC
55 MECHANIC ST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
PUBLIC LIBRARY
140 MAIN ST
MARLBOROUGH, MA 01752

GRIFFIN PAUL V JR TR
UNION REALTY TRUST
276 MAIN ST
MARLBOROUGH, MA 01752

7-9 MECHANIC ST REALTY LL
576 BOSTON POST RD EAST
MARLBOROUGH, MA 01752

CITY OF MARLBOROUGH
WALKER BUILDING
140 MAIN ST
MARLBOROUGH, MA 01752

HIGGINS JEFFREY
5323 SIESTA COVE DR
SARASOTA, FL 34242

ALLEN CAROL M
33 CENTRAL ST
MARLBOROUGH, MA 01752

COHAN JOHN
MARIE COHAN
37 CENTRAL ST
MARLBOROUGH, MA 01752

MARINO RICHARD A
19 MECHANIC ST
MARLBOROUGH, MA 01752

BAIAO PHILLIP
42 CENTRAL ST
MARLBOROUGH, MA 01752

COMMONWEALTH OF
MASSACHUS
10 PARK PLAZA STE 4160
BOSTON, MA 02116

MARINO RICHARD TR
MARINO FIRST REALTY TRUST
19 MECHANIC ST
MARLBOROUGH, MA 01752

BAPTIST CHURCH
22 MECHANIC ST
MARLBOROUGH, MA 01752

DUMAIS GERALD L
DONNA E DUMAIS
6 HIGH ST
MARLBOROUGH, MA 01752

MASCIARELLI CAMILLO A TR
SUSAN M MASCIARELLI TR
415 BERLIN ROAD
MARLBOROUGH, MA 01752

BB MINI MALL TR
BB MINI MALL TRUST
162 CLOVER HILL ST
MARLBOROUGH, MA 01752

ESTES CHARLES III TR
CONNIE M ESTES TR
250 STOW RD
MARLBOROUGH, MA 01752

MORCOS MAGED TR
280 MAIN STREET REALTY TR
280 MAIN ST
MARLBOROUGH, MA 01752

BIBI ANDREA E TR
AFLVB REALTY TRUST
P O BOX 5
MARLBOROUGH, MA 01752

ESTES CHARLES L III TR
CONNIE M ESTES TR
250 STOW RD
MARLBOROUGH, MA 01752

MSQ PROPERTY LLC
40 MECHANIC ST STE 220
MARLBOROUGH, MA 01752

BIBI LOUIS TR
MINI MALL TRUST
162 CLOVER HILL ST
MARLBOROUGH, MA 01752

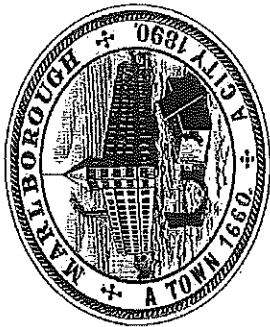
FLORES CARLOS LI EST
77 TOWER ST
HUDSON, MA 01749

NGUYEN THAI N TR
ANNA REALTY TRUST
143 DARTMOUTH ST
MARLBOROUGH, MA 01752

CALLAHAN ANTHONY C
131 CHESTNUT ST
MARLBOROUGH, MA 01752

GADBOIS CHARLES E TR
TWO COMMERCIAL REALTY TRU
PO BOX 5967
MARLBOROUGH, MA 01752

PALLIES JOHN
10 TAYLOR RD
STOW, MA 01775



City of Marlborough
 Office of the Assessors
 140 Main Street
 Marlborough, Massachusetts 01752
 TDD (508) 460-3610
 Phone: (508) 460-3779

CERTIFIED ABUTTERS LIST
 (69-378) 13-15 MECHANIC ST: ZONING-300 FT

| PARCEL # | GIS NUMBER | CAMA # | PROPERTY ADDRESS | OWNER NAME | CO-OWNER | OWNER ADDRESS | O_CITY | O_STATE | O_ZIP | USE_CODE |
|----------|-----------------|---------|------------------|--|------------------------------|------------------------|-------------|---------|-------|----------|
| 69-196 | M_195621_899464 | 69-196 | 13 MONUMENT AVE | ZECHER BRITTA | | 77 MAYFLOWER RD | NEEDHAM | MA | 02492 | 1040 |
| 69-198 | M_195555_899478 | 69-198 | 32 WEST MAIN ST | BIBI ANDREA E TR | AFLVB REALTY TRUST | P O BOX 5 | MARLBOROUGH | MA | 01752 | 1110 |
| 69-209A | M_195574_899485 | 69-209A | WEST MAIN ST | COMMONWEALTH OF MASSACHUSETTS | | 10 PARK PLAZA STE 4160 | BOSTON | MA | 02116 | 9200 |
| 69-211 | M_195592_899494 | 69-211 | 9 MONUMENT AVE | GERSH RENEE E TR | MONUMENT AVE REALTY TRUST | 450 GREEN ST | NORTHBORO | MA | 01532 | 3400 |
| 69-212 | M_195603_899483 | 69-212 | 11 MONUMENT AVE | FLORES CARLOS LI EST | | 77 TOWER ST | HUDSON | MA | 01749 | 1050 |
| 69-215 | M_195649_899479 | 69-215 | 20 MONUMENT AVE | VUONG LIEN | | 20 MONUMENT AVE | MARLBOROUGH | MA | 01752 | 1050 |
| 69-216 | M_195681_899510 | 69-216 | WINDSOR ST | CITY OF MARLBOROUGH | | 140 MAIN ST | MARLBOROUGH | MA | 01752 | 9300 |
| 69-216A | M_195689_899535 | 69-216A | WINDSOR ST | BIBI LOUIS TR | MINI MALL TRUST | 162 CLOVER HILL ST | MARLBOROUGH | MA | 01752 | 3370 |
| 69-217 | M_195681_899549 | 69-217 | 264 MAIN ST | BB MINI MALL TR | BB MINI MALL TRUST | 162 CLOVER HILL ST | MARLBOROUGH | MA | 01752 | 3370 |
| 69-218 | M_195658_899544 | 69-218 | 270 MAIN ST | GRIFFIN PAUL V JR TR | UNION REALTY TRUST | 162 CLOVER HILL ST | MARLBOROUGH | MA | 01752 | 3370 |
| 69-218A | M_195643_899539 | 69-218A | 280 MAIN ST | MORCOS WAGED TR | 280 MAIN STREET REALTY TRUST | 276 MAIN ST | MARLBOROUGH | MA | 01752 | 3325 |
| 69-223 | M_195488_899496 | 69-223 | 35 WEST MAIN ST | CITY OF MARLBOROUGH | | 280 MAIN ST | MARLBOROUGH | MA | 01752 | 3326 |
| 69-237 | M_195489_899526 | 69-237 | WITHERBEE ST | CITY OF MARLBOROUGH | PUBLIC LIBRARY | 140 MAIN ST | MARLBOROUGH | MA | 01752 | 9311 |
| 69-238 | M_195522_899541 | 69-238 | 22 MECHANIC ST | BAPTIST CHURCH | | 140 MAIN ST | MARLBOROUGH | MA | 01752 | 9300 |
| 69-239 | M_195495_899566 | 69-239 | 32 MECHANIC ST | PENTECOSTAL CHURCH OF GOD INTER MOVEMENT | ASSEMBLY OF GOD | 22 MECHANIC ST | MARLBOROUGH | MA | 01752 | 9602 |
| 69-258 | M_195478_899592 | 69-258 | 40 MECHANIC ST | MSQ PROPERTY LLC | | 32 MECHANIC ST | MARLBOROUGH | MA | 01752 | 9602 |
| 69-259 | M_195466_899626 | 69-259 | MECHANIC ST | MSQ PROPERTY LLC | | 40 MECHANIC ST STE 220 | MARLBOROUGH | MA | 01752 | 3400 |
| 69-357A | M_195487_899666 | 69-357A | 55 MECHANIC ST | 55 RK MECHANIC STREET LLC | | 40 MECHANIC ST STE 220 | MARLBOROUGH | MA | 01752 | 3920 |
| 69-357B | M_195493_899658 | 69-357B | 53 MECHANIC ST | PALLIES JOHN | | 55 MECHANIC ST | MARLBOROUGH | MA | 01752 | 3250 |
| 69-358 | M_195513_899678 | 69-358 | 53 CENTRAL ST | VALARIOTTI DOMENIC J | | 10 TAYLOR RD | STOW | MA | 01775 | 1050 |
| 69-359 | M_195537_899689 | 69-359 | 49-51 CENTRAL ST | NGUYEN THAI N TR | ANNA REALTY TRUST | 103 PRESTON ST | MARLBOROUGH | MA | 01752 | 3320 |
| 69-360 | M_195554_899697 | 69-360 | 45 CENTRAL ST | ESTES CHARLES L III TR | CONNIE M ESTES TR | 143 DARTMOUTH ST | MARLBOROUGH | MA | 01752 | 1090 |
| 69-361 | M_195568_899704 | 69-361 | 39 CENTRAL ST | VELASCO CARLOS A | NIDIA DEL CARMEN-ARDILA | 250 STOW RD | MARLBOROUGH | MA | 01752 | 1040 |
| | | | | | | 39 CENTRAL ST | MARLBOROUGH | MA | 01752 | 1010 |