

LOCATION OF UTILITIES SHOWN ARE BASED ON FIELD SURVEY AND COMPILATION OF EXISTING PLAN DATA. ALL UTILITIES ARE TO BE MARKED OUT ON THE GROUND BY THE VARIOUS UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. NO GUARANTY AS TO THEIR ACCURACY IS WARRANTED OR IMPLIED BY THIS PLAN.



**PRELIMINARY ONLY**

**MAPLE STREET**  
(1888 COUNTY LAYOUT - 50' WIDE RIGHT OF WAY)

ELEVATIONS INTERPOLATED FROM USGS NAD83 DATUM

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS  
BOOK 69574 / PAGE 342

PLAN REFERENCE: PLAN 313 OF 1989  
PLAN 2098 OF 1952  
PLAN 453 OF 1969  
PLAN 780 OF 1988

**EXISTING CONDITIONS PLAN**

IN  
**MARLBOROUGH, MASS**  
30 MAPLE STREET  
DATE: AUGUST 29, 2017 SCALE: 1"=10'  
ASSESSORS MAP 70 / PARCEL 453

OWNED BY:  
PIGS AND COCONUTS, LLC  
15 FAWN RIDGE ROAD  
ASHLAND, MASS 01721

PREPARED FOR:  
TWIN PINES LANDSCAPING INC.  
30 SOUTHVILLE ROAD  
SOUTHBOROUGH, MA 01772

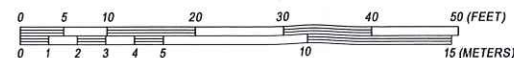


LOT AREA  
17,068 S.F.

**ZONE DISTRICT: RESIDENCE C (RC)**

MIN. LOT AREA = 10,000 SQUARE FEET	EXISTING LOT AREA = 17,000+ SQUARE FEET
MIN. LOT FRONTAGE = 90 FEET	EXISTING LOT FRONTAGE = 76.58 FEET
MIN. FRONT SETBACK = 20 FEET	EXISTING FRONT SETBACK = 15.1 FEET
MIN. SIDE SETBACK = 10 FEET	EXISTING SIDE SETBACK = 1.9 FEET
MIN. REAR SETBACK = 25 FEET	MIN. REAR SETBACK = 53.8 FEET
MAXIMUM LOT COVERAGE = 30%	EXISTING BUILDING FOOTPRINT COVERAGE = 2,922 S.F.
	EXISTING PAVEMENT/PARKING COVERAGE = 3,498 S.F.
	TOTAL COVERAGE = 6,420 S.F.
	EXISTING LOT COVERAGE = 37%

GRAPHIC SCALE: 1"=10'



DATE:	AUGUST 29, 2017
SCALE:	1"=10'
FIELD SURVEY BY:	JAS/BWG
CALC'D BY:	JAS
DRAWN BY:	JAS
CHECKED BY:	EJP
REVISIONS:	

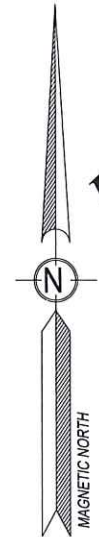
**SAVELLO & ASSOCIATES**  
LAND SURVEYORS / WETLAND CONSULTANTS  
32 PEARL STREET  
MARLBOROUGH, MASSACHUSETTS  
TEL. (508) 481-8205

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**PRELIMINARY ONLY**



**MAPLE STREET**  
(1888 COUNTY LAYOUT - 50' WIDE RIGHT OF WAY)

ELEVATIONS DATUM INTERPOLATED FROM USGS NAD83

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**PARKING SKETCH PLAN**  
IN  
**MARLBOROUGH, MASS**

30 MAPLE STREET

DATE: AUGUST 1, 2019 SCALE: 1"=10'  
ASSESSORS MAP 70 / PARCEL 453

**PARKING SCHEME #1**

FOR CONCEPTUAL PURPOSES ONLY TO SHOW AREAS FOR PARKING.  
NOT TO BE CONSIDERED AN ENGINEERED DESIGN PLAN.



**ZONE DISTRICT: RESIDENCE C (RC)**

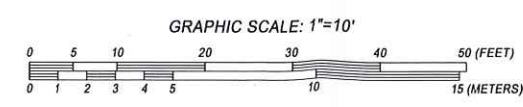
MIN. LOT AREA = 10,000 SQUARE FEET	EXISTING LOT AREA = 17,068 SQUARE FEET
MIN. LOT FRONTAGE = 90 FEET	EXISTING LOT FRONTAGE = 76.58 FEET
MIN. FRONT SETBACK = 20 FEET	EXISTING FRONT SETBACK = 15.1 FEET
MIN. SIDE SETBACK = 10 FEET	EXISTING SIDE SETBACK = 1.9 FEET
MIN. REAR SETBACK = 25 FEET	MIN. REAR SETBACK = 53.8 FEET
MAXIMUM LOT COVERAGE = 30%	EXISTING BUILDING FOOTPRINT COVERAGE = 2,922 S.F.
	EXISTING PAVEMENT/PARKING COVERAGE = 3,488 S.F.
	TOTAL COVERAGE = 6,420 S.F.
	EXISTING LOT COVERAGE = 37%

**PARKING PLAN 1**

PROPOSED 13 PARKING SPACES

PROPOSED BUILDING FOOTPRINT COVERAGE = 2,468 S.F.  
PROPOSED PAVEMENT/PARKING COVERAGE = 5,888 S.F.  
PROPOSED TOTAL COVERAGE = 8,356 S.F.

PROPOSED LOT COVERAGE = 48.9%



DATE:	AUGUST 1, 2019
SCALE:	1"=10'
FIELD SURVEY BY:	
CALC'D BY:	
DRAWN BY:	JAS
CHECKED BY:	TDP
REVISIONS:	

**SAVELLO & ASSOCIATES**  
LAND SURVEYORS / WETLAND CONSULTANTS

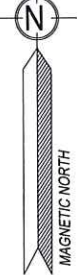
32 PEARL STREET  
MARLBOROUGH, MASSACHUSETTS  
TEL. (508) 481-8205

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**PRELIMINARY ONLY**



**MAPLE STREET**  
(1888 COUNTY LAYOUT - 50' WIDE RIGHT OF WAY)

ELEVATIONS DATUM INTERPOLATED FROM USGS NAD83

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**PARKING SKETCH PLAN**

IN  
**MARLBOROUGH, MASS**

30 MAPLE STREET

DATE: **AUGUST 1, 2019** SCALE: **1"=10'**  
ASSESSORS MAP 70 / PARCEL 453

**PARKING SCHEME #2**

FOR CONCEPTUAL PURPOSES ONLY TO SHOW AREAS FOR PARKING.  
NOT TO BE CONSIDERED AN ENGINEERED DESIGN PLAN.

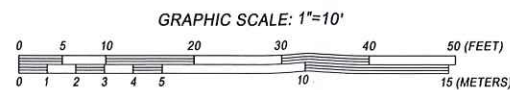


**ZONE DISTRICT: RESIDENCE C (RC)**

MIN. LOT AREA = 10,000 SQUARE FEET	EXISTING LOT AREA = 17,068 SQUARE FEET
MIN. LOT FRONTAGE = 90 FEET	EXISTING LOT FRONTAGE = 76.58 FEET
MIN. FRONT SETBACK = 20 FEET	EXISTING FRONT SETBACK = 15.1 FEET
MIN. SIDE SETBACK = 10 FEET	EXISTING SIDE SETBACK = 1.9 FEET
MIN. REAR SETBACK = 25 FEET	MIN. REAR SETBACK = 53.8 FEET
MAXIMUM LOT COVERAGE = 30%	EXISTING BUILDING FOOTPRINT COVERAGE = 2,922 S.F.
	EXISTING PAVEMENT/PARKING COVERAGE = 3,498 S.F.
	TOTAL COVERAGE = 6,420 S.F.
	EXISTING LOT COVERAGE = 37%

**PARKING PLAN 2**

PROPOSED 4 PARKING SPACES  
PROPOSED BUILDING FOOTPRINT COVERAGE = 2,468 S.F.  
PROPOSED PAVEMENT/PARKING COVERAGE = 2,652 S.F.  
PROPOSED TOTAL COVERAGE = 5,120 S.F.  
PROPOSED LOT COVERAGE = 30.0%

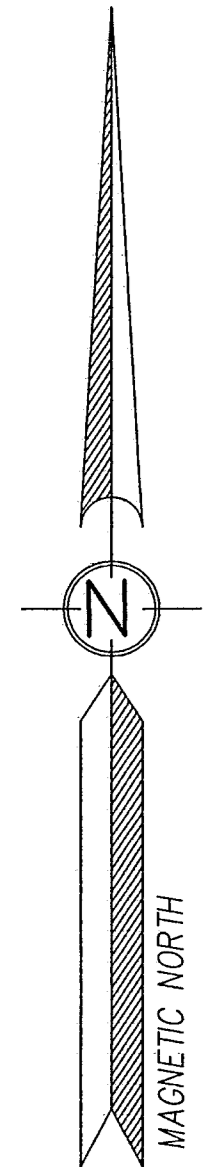


DATE:	AUGUST 1, 2019
SCALE:	1"=10'
FIELD SURVEY BY:	
CALC'D BY:	
DRAWN BY:	JAS
CHECKED BY:	TDP
REVISIONS:	

**SAVELLO & ASSOCIATES**  
LAND SURVEYORS / WETLAND CONSULTANTS  
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ELEVATIONS DATUM INTERPOLATED FROM USGS NAD83

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS  
BOOK 69574 / PAGE 342

PLAN REFERENCE: PLAN 313 OF 1989  
PLAN 2098 OF 1952  
PLAN 453 OF 1969  
PLAN 780 OF 1988

# PARKING SKETCH PLAN IN MARLBOROUGH, MASS

30 MAPLE STREET

DATE: AUGUST 1, 2019 SCALE: 1"=10'  
ASSESSORS MAP 70 / PARCEL 453

## PARKING SCHEME #1

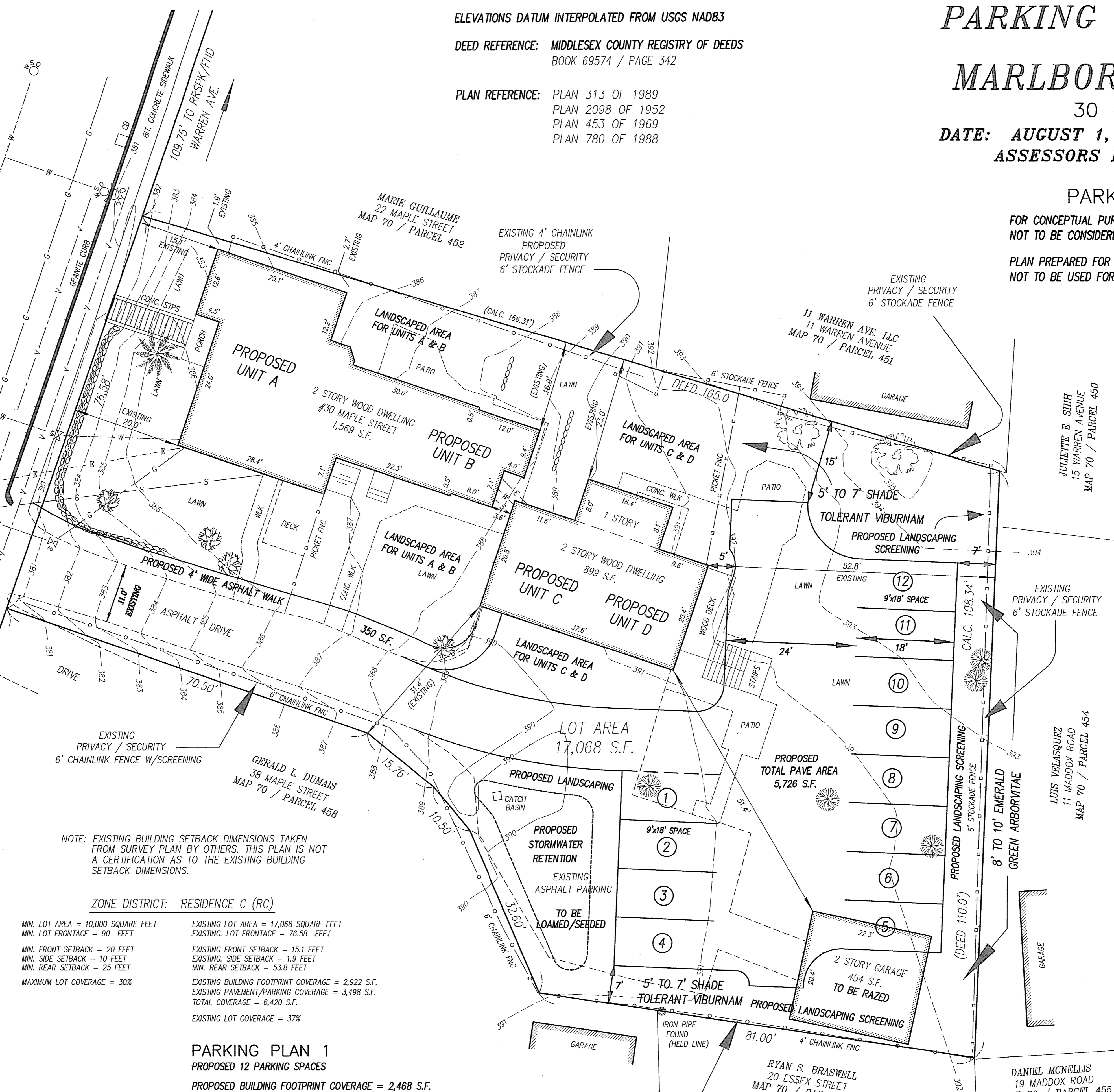
FOR CONCEPTUAL PURPOSES ONLY TO SHOW AREAS FOR PARKING.  
NOT TO BE CONSIDERED AN ENGINEERED DESIGN PLAN.

PLAN PREPARED FOR REQUIRED ZONING VARIANCES ONLY.  
NOT TO BE USED FOR ANY OTHER PURPOSE.

FEBRUARY 2020 REVISIONS:

- 1) LABEL PROPOSED UNIT NUMBERS.
- 2) SHOW PROPOSED LANDSCAPED AREAS FOR UNITS.
- 3) REDUCE PROPOSED PARKING SPACES TO 12 SPACES FROM 13.
- 4) SHOW EXISTING BUILDING SETBACKS.
- 5) SHOW PROPOSED PLANTINGS FOR SCREENING AREAS.
- 6) SHOW EXISTING AND PROPOSED FENCES FOR SCREENING.
- 7) SHOW PROPOSED WALK FROM UNITS TO ROADWAY.
- 8) CALCULATE NEW PROPOSED LOT COVERAGE.
- 9) SHOW WIDTH OF EXISTING DRIVEWAY.

**MAPLE STREET**  
(1888 COUNTY LAYOUT - 50' WIDE RIGHT OF WAY)



NOTE: EXISTING BUILDING SETBACK DIMENSIONS TAKEN FROM SURVEY PLAN BY OTHERS. THIS PLAN IS NOT A CERTIFICATION AS TO THE EXISTING BUILDING SETBACK DIMENSIONS.

ZONE DISTRICT: RESIDENCE C (RC)

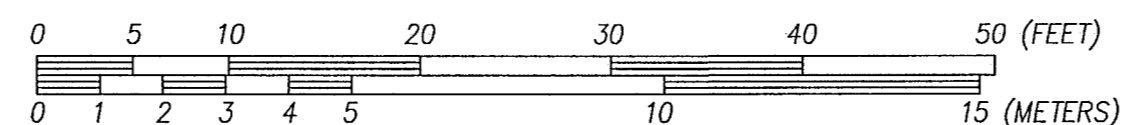
MIN. LOT AREA = 10,000 SQUARE FEET	EXISTING LOT AREA = 17,068 SQUARE FEET
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MIN. SIDE SETBACK = 10 FEET	EXISTING SIDE SETBACK = 1.9 FEET
MIN. REAR SETBACK = 25 FEET	MIN. REAR SETBACK = 53.8 FEET
EXISTING BUILDING FOOTPRINT COVERAGE = 2,922 S.F.	EXISTING PAVEMENT/PARKING COVERAGE = 3,498 S.F.
MAXIMUM LOT COVERAGE = 30%	TOTAL COVERAGE = 6,420 S.F.
	EXISTING LOT COVERAGE = 37%

**PARKING PLAN 1**  
PROPOSED 12 PARKING SPACES

PROPOSED BUILDING FOOTPRINT COVERAGE = 2,468 S.F.  
PROPOSED PAVEMENT/PARKING COVERAGE = 5,726 S.F.  
PROPOSED TOTAL COVERAGE = 8,194 S.F.

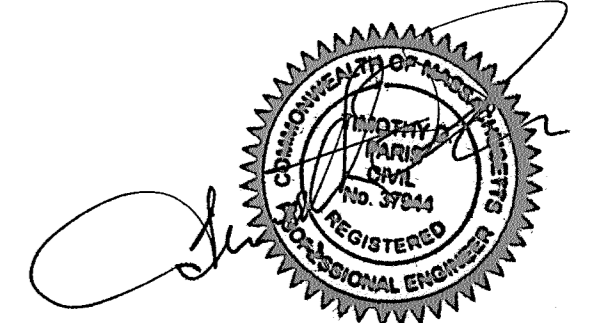
PROPOSED LOT COVERAGE = 48.0%

GRAPHIC SCALE: 1"=10'



DATE:	AUGUST 16, 2019
SCALE:	1"=10'
FIELD SURVEY BY:	
CALC'D BY:	
DRAWN BY:	JAS
CHECKED BY:	TDP
REVISIONS:	FEBRUARY 26, 2020

**SAVELLO & ASSOCIATES**  
LAND SURVEYORS & WETLAND CONSULTANTS  
32 PEARL STREET  
MARLBOROUGH, MASSACHUSETTS  
TEL. (508) 481-8205



**Pamela Wilderman**

*30 Maple St*

**From:** Pamela Wilderman  
**Sent:** Wednesday, January 8, 2020 1:58 PM  
**To:** Jeffrey Cooke; Patrick Dahlgren (pdahlgren@marlborough-ma.gov); William Paynton (wpaynton@marlborough-ma.gov)  
**Cc:** Ethan Lippitt; Justin Gale  
**Subject:** 22 Hildreth Street

As a result of last evenings ZBA hearing with the owners of 30 Maple Street regarding their requests for relief to allow the conversion of a legal two family to a five family we had a brief discussion with Attorney Doug Rowe regarding the construction at 22 Hildreth Street for the same individuals.

JAH Holdings, LLC (James A. Hopkins) purchased the property at 22 Hildreth Street in May of 2018 from Richard Archambault (with Richard holding a 220K mortgage) just ahead of the City filing a complaint for receivership against the property. Mr. Hopkins, who shows at the sole individual with JAH Holdings is also an unnamed associates of Pigs and Coconuts LLC (owners of 30 Maple Street).

A review of our records show the following:

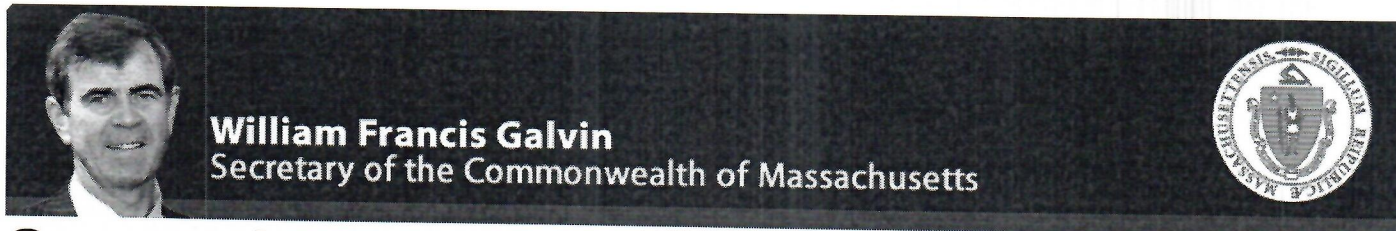
- Building Permit BP-2018-000316 for the general repairs of interior and exterior of a three unit building was issued on April 10, 2018. The contractor is Shawn Fitzgibbons of Twin Pines Landscaping. Twin Pines is owned by James Hopkins and was involuntarily dissolved by the Secretary of State's office in June of 2012. No inspections have ever been requested or completed.
- Plumbing Permit PP-2018-000235 for the replacement and/or repair of 16 fixtures was approved on April 5, 2018. No inspections were ever called for or completed.
- Electrical Permit EP-2018-000305 for the remodel and repairs of existing three family home was issued on April 5, 2018 showing Mr. Fitzgibbons as the contractor. No inspections were ever called for or completed.
- Building Permit BP-2018-000468 for renovations of existing three family building; install front and back stairs, deck and egresses, also install news bathrooms and laundry rooms. Permit was issued on May 29, 2018. A footings and forms inspection was completed and passed on July 18, 2018 and January 4, 2019. There have been no further inspections either called for or completed.

This property was in the receivership process because of its condition and it appears that no further action has been taken. I would like permission to send them correspondence next week advising that their permits are no longer valid and have an inspection of the property.

Pamela A. Wilderman  
Code Enforcement Officer  
City of Marlborough  
140 Main Street  
Marlborough, MA 01752  
508 460-3776 X30201  
pwilderman@marlborough-ma.gov

*This is an  
E-mail from  
Pam Wilderman  
after our meeting  
on Jan. 7, 2020*

*✓  
SJA*



# Corporations Division

## Business Entity Summary

**ID Number: 001281006**

[Request certificate](#)

[New search](#)

**Summary for: PIGS & COCONUTS LLC**

<b>The exact name of the Domestic Limited Liability Company (LLC):</b> PIGS & COCONUTS LLC		
<b>Entity type:</b> Domestic Limited Liability Company (LLC)		
<b>Identification Number:</b> 001281006		
<b>Date of Organization in Massachusetts:</b> 07-05-2017		
<b>Last date certain:</b>		
<b>The location or address where the records are maintained</b> (A PO box is not a valid location or address):  Address: 14 FAWN RIDGE ROAD City or town, State, Zip code, ASHLAND, MA 01721 USA Country:		
<b>The name and address of the Resident Agent:</b>  Name: KRISPEN L. HOPKINS Address: 14 FAWN RIDGE ROAD City or town, State, Zip code, ASHLAND, MA 01721 USA Country:		
<b>The name and business address of each Manager:</b>		
<b>Title</b>	<b>Individual name</b>	<b>Address</b>
MANAGER	KRISPEN L. HOPKINS	14 FAWN RIDGE ROAD ASHLAND, MA 01721 USA
MANAGER	STERLING FITZGIBBONS	65 SOUTH STREET WESTBOROUGH, MA 01581 USA
<b>In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:</b>		
<b>Title</b>	<b>Individual name</b>	<b>Address</b>
SOC SIGNATORY	STERLING FITZGIBBONS	65 SOUTH STREET WESTBOROUGH, MA 01581 USA
SOC SIGNATORY	KRISPEN L. HOPKINS	14 FAWN RIDGE ROAD ASHLAND, MA 01721 USA

574

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
REAL PROPERTY	KRISPEN L. HOPKINS	14 FAWN RIDGE ROAD ASHLAND, MA 01721 USA
REAL PROPERTY	STERLING FITZGIBBONS	65 SOUTH STREET WESTBOROUGH, MA 01581 USA

**Consent**    
 **Confidential Data**    
 **Merger Allowed**    
 **Manufacturing**

**View filings for this business entity:**

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Consolidation

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)

**Property Card: 30 MAPLE ST**  
 City of Marlborough, MA



Parcel Information	
<b>Parcel ID:</b> M_196479_899492 <b>Vision ID:</b> 8065 <b>Owner:</b> PIGS & COCONUTS LLC <b>Co-Owner:</b> <b>Mailing Address:</b> PO BOX 400  ASHLAND, MA 01721	<b>Map:</b> 70 <b>Lot:</b> 453 <b>Use Description:</b> Multi Houses <b>Zone:</b> RC <b>Land Area in Acres:</b> 0.39
Sale History	Assessed Value
<b>Book/Page:</b> 69574/ 341 <b>Sale Date:</b> 7/10/2017 <b>Sale Price:</b> \$280,000	<b>Land:</b> \$98,800 <b>Buildings:</b> \$235,300 <b>Extra Bldg Features:</b> \$3,300 <b>Outbuildings:</b> \$3,700 <b>Total:</b> \$341,100

Building Details: Building # 1		
<b>Model:</b> Residential <b>Living Area:</b> 2572 <b>Appr. Year Built:</b> 1798 <b>Style:</b> Conventional <b>Stories:</b> 2 <b>Occupancy:</b> 2 <b>No. Total Rooms:</b> 8 <b>No. Bedrooms:</b> 03 <b>No. Baths:</b> 2 <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> Plastered <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asphalt <b>Roof Structure:</b> Gable or Hip <b>Heat Type:</b> Steam <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None	

Building Details: Building # 2		
<b>Model:</b> Residential <b>Living Area:</b> 1480 <b>Appr. Year Built:</b> 1960 <b>Style:</b> Conventional <b>Stories:</b> 2 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 5 <b>No. Bedrooms:</b> 02 <b>No. Baths:</b> 1 <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> Drywall <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Clapboard <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asphalt <b>Roof Structure:</b> Gable or Hip <b>Heat Type:</b> Electric <b>Heat Fuel:</b> Electric <b>A/C Type:</b> None	



www.cai-tech.com

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# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: Zoning Board of Appeals  
Date: June 9, 2020 (Tuesday)  
Time: 7:00 PM  
Location: Will be conducted via remote participation

Agenda Items to be addressed:

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***Participation will be via Virtual Means Only - Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Zoning Board of Appeals will be conducted via remote participation. The public may participate in this meeting via Remote Participation: A link to the website for the meeting will be provided on the City's website on the City public meeting Calendar and on the Zoning Board of Appeals website at least 48 hours prior to the meeting. To access the City web site go to: <https://www.marlborough-ma.gov/> and choose calendar and click on the June 9th meeting date.***

- **Public Hearing**

ZBA Case # 1462-2019

Location: 30 Maple Street

Applicant: Philip C. Jack, Esq. of Wise & Jack, LLC (representing Pigs & Coconuts, LLC)

Petition: Pigs & Coconuts, LLC seeking a variance or variances, or an administrative appeal of the Zoning Denial letter issued by the Building Commissioner dated Sept. 24, 2019, relative to a request to use the existing structures at 30 Maple St. Marlborough, MA (Assessor Map 70, Parcel 453).  
Zoning District: Residence C, as a five-unit multifamily. Applicant seeks to appeal, to the extent relief is not granted by variance, on the basis of either a pre-existing, non-conformity or not applicable.

- Other Business: Ratify two Time Limit Extension Agreements (Susan Brown signed for Paul Giunta March 25, 2020 and April 27, 2020 - Covid 19) Board will formally vote to accept these agreements— 30 Maple St.
- Adjournment

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

## Susan Brown

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**From:** Luis Velasquez <lvelasquezpath@gmail.com>  
**Sent:** Wednesday, June 3, 2020 8:52 PM  
**To:** Susan Brown  
**Cc:** Linda Velasquez  
**Subject:** Re: Zoning Board of Appeals - 30 Maple St. - will continue to June 9th, 2020 - Virtually

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Susan, I have many concerns with the revised plan for 30 Maple St.

As mentioned in past meetings my back yard directly abuts 30 Maple street's property. With this plan, it looks like my back yard will be directly abutting a 7 car parking area coming up right up to the fence dividing our properties with car noise, and headlights in/out. There are no trees or landscaping in front of the 7 car parking- goes right in front of the fence. There is no space and appears very tight. Does this parking plan meet the city codes? We do not support an approval of this parking plan as stated on the plan.

What would be the plan for extra parking for visitors, overnight parking - there is no overnight parking in the street in the winter and no space in the current plan?

Looks like the proposed lot coverage would be 48%, does this meet code?  
We do not support this lot coverage plan.

Does this plan allow for adequate open area and accessways not taken up by buildings or parking, does this meet code requirements? We do not support an approval this building expansion.

Other concerns to be considered by allowing an increase in capacity in 30 Maple street will be: additional noise pollution with so many tenants, car emissions, loitering, trash removal. This house will overwhelm the entire street with these issues.

What are the compelling substantial hardships presented by the owners for the board to overlook all of the neighbors concerns and approve all the zoning and building regulations?

Especially when there are at least 5 abutters who are immediately impacted are in vehement disagreement with any expansion plans.

We have been lived in this home for 20 years, we purchased a one family home with a serene family friendly backyard. My neighbors as well. This proposed expansion and additional noise and occupancy will change the neighborhood and will definitely depreciate the value of our homes.

30 Maple street is a 2 family home and should remain as such to preserve the integrity of our neighborhood.

Sincerely  
Luis & Mariela Velasquez

On Jun 3, 2020, at 5:42 PM, Joe Trainor <joe.trainor@comcast.net> wrote:

## Susan Brown

---

**From:** Joe Trainor <joe.trainor@comcast.net>  
**Sent:** Wednesday, June 3, 2020 5:42 PM  
**To:** Susan Brown  
**Cc:** lvelasquezpath@gmail.com; tfoley7394@gmail.com; Bisson Mr  
**Subject:** Re: Zoning Board of Appeals - 30 Maple St. - will continue to June 9th, 2020 - Virtually

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Susan,  
May I ask for their complete set of submitted plans as pdf? This is just a parking concept.

Also, is there a zoning/building dept violations list as there was with the previous plan?  
It seems to be on cursory review that not many of the listed violations were addressed; perhaps some mention for screening is noted, but that does not come close to the zoning/building concerns (# of spaces, lot coverage, etc).

If it is not privy to you at this time, is there someone at those departments that we can track that down with?  
Happy to do the legwork, either in person or remotely.

Thanks very much for your help!  
Best,  
Joe Trainor

On Jun 3, 2020, at 3:44 PM, Susan Brown <[sbrown@marlborough-ma.gov](mailto:sbrown@marlborough-ma.gov)> wrote:

**From:** Susan Brown  
**Sent:** Wednesday, June 3, 2020 3:38 PM  
**To:** Bisson Mr <[ojbisson@verizon.net](mailto:ojbisson@verizon.net)>  
**Subject:** RE: Zoning Board of Appeals - 30 Maple St. - will continue to June 9th, 2020 - Virtually

Certainly....I will be posting the items/plans to be discussed on the city web calendar as part of my agenda packet. I am attaching the revised plan to you and the other abutters that were mentioned in my below e-mail. Feel free to e-mail or call

Attached is the "revised" plan. The agenda packet can be viewed on the city's web calendar by the end of the day Thursday. Susan

Susan Brown - Administrative Assistant  
Conservation Commission, Zoning Board of Appeals, Site Plan Review Committee  
Marlborough City Hall  
140 Main St.  
Marlborough, MA 01752  
Tel. 508-460-3768  
[Sbrown@marlborough-ma.gov](mailto:Sbrown@marlborough-ma.gov)

Susan Brown

30 Maple St.

**From:** Joe Trainor <joe.trainor@comcast.net>  
**Sent:** Thursday, June 4, 2020 8:50 AM  
**To:** Susan Brown  
**Cc:** tfoley7394@gmail.com; Bisson Mr; Luis Velasquez  
**Subject:** Virtual meeting vs in person?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Susan,

I'm wondering if there is a way to postpone the hearing until we can actually have the meeting in person, distanced/masked of course, and to have time to properly review their plans. There were postponements sent short notice previously, so I'm hoping that is the case. My thought is that a telephonic hearing will not allow all parties to be as engaged and have full understanding. I'm cc'ing the other abutters as they may have similar or different thoughts to provide.

My concern is that we may not be able to have our collective thoughts heard, or deal with last minute changes if brought by the applicant, but also that we have not been able to review the revised plans. This is significant because from what has been sent so far, there are very few substantive changes it seems. We would like to respectfully query the ZBA with regards to the violations that still exist on the newest set of plans. On the short review I could do if the parking plan proposed, it seems they are not even close to being within keeping with the spirit of the zoning ordinance or the neighborhood, instead of working within the ZO for their plan.

We'd like the opportunity to review their plans, as well as the violations list in regards to these current plans against the ZO.

Thanks very much for your time, and again if you'd prefer to direct me to someone on the zoning board or other for the info, I'd be happy to do whatever is best.

Thanks,  
Joe

## Susan Brown

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**From:** Linda <lindacoln@aol.com>  
**Sent:** Thursday, June 4, 2020 9:42 AM  
**To:** Luis Velasquez  
**Cc:** Susan Brown  
**Subject:** Re: Zoning Board of Appeals - 30 Maple St. - will continue to June 9th, 2020 - Virtually

**Follow Up Flag:** Follow up  
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Susan- one more question we'd like clarification on.

What is the distance between the back deck entrance of house D and the parking spaces? Again seems very tight and potentially unsafe with backing in and out.

Thank you again  
Luis and Mariela Velasquez

On Jun 3, 2020, at 8:51 PM, Luis Velasquez <lvelasquezpath@gmail.com> wrote:

Good afternoon Susan, I have many concerns with the revised plan for 30 Maple St.

As mentioned in past meetings my back yard directly abuts 30 Maple street's property. With this plan, it looks like my back yard will be directly abutting a 7 car parking area coming up right up to the fence dividing our properties with car noise, and headlights in/out. There are no trees or landscaping in front of the 7 car parking- goes right in front of the fence. There is no space and appears very tight. Does this parking plan meet the city codes? We do not support an approval of this parking plan as stated on the plan.

What would be the plan for extra parking for visitors, overnight parking - there is no overnight parking in the street in the winter and no space in the current plan?

Looks like the proposed lot coverage would be 48%, does this meet code?  
We do not support this lot coverage plan.

Does this plan allow for adequate open area and accessways not taken up by buildings or parking, does this meet code requirements? We do not support an approval this building expansion.

Other concerns to be considered by allowing an increase in capacity in 30 Maple street will be: additional noise pollution with so many tenants, car emissions, loitering, trash removal. This house will overwhelm the entire street with these issues.

What are the compelling substantial hardships presented by the owners for the board to overlook all of the neighbors concerns and approve all the zoning and building regulations?

Susan Brown

30 Maple St.

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Joe