



**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 21 Patten Drive Zoning District A-3 Map# 5 Parcel# 80

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: [Signature] Date: 1/29/20

Owner's name:(print) Thomas Coder Address 2 Atwood Street, Southborough

State MA Zip 01772 Phone# 508-929-1678 E-mail bfalk@mirickoconnell.com
Atty. Brian R. Falk

Applicant name: Thomas Coder Address 2 Atwood Street, Southborough

Company/organization _____

State MA Zip 01772 Phone# 508-929-1678 E-mail bfalk@mirickoconnell.com
Atty. Brian R. Falk

Representative Name: Attorney Brian R. Falk Company Mirick, O'Connell, DeMallie & Lougee, LLP
Address 100 Front Street, Worcester

State MA Zip 01608 Phone# 508-929-1678 E-mail bfalk@mirickoconnell.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)

See attached Memorandum.

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)

Section 650-12.B; Section 650-58.B(3)

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 attached Memorandum.

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)
 Total 15 copies

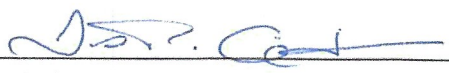

The application packet which shall contain sufficient information to illustrate and defend the applicant's case and as a minimum shall consist of the following:

- 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:  Date: 1/28/20
Print name: Thomas Coder and/or
Representative's signature:  Date: 1/28/20
Print name: Attorney Brian R. Falk

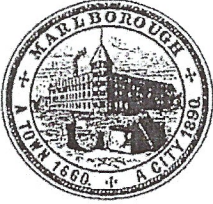
Official Use Only:

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

Thomas Coder

Signature of Applicant:

Date

1/28/20

Attorney on behalf of Applicant, if applicable:

Date

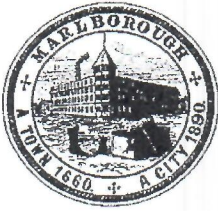
1/28/20

Attorney Brian R. Falk

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

Tax Collector

Date



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

Thomas Coder

Signature of Applicant:

Date

Attorney on behalf of Applicant, if applicable:

Date

Attorney Brian R. Falk

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

Tax Collector

Eileen Bristol

Date

1/29/21

21 Patten Drive



City of Marlborough

BUILDING DEPARTMENT

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

JEFFREY COOKE, C.B.O.
BUILDING COMMISSIONER

PATRICK DAHLGREN
ASSISTANT BUILDING
COMMISSIONER

WILLIAM PAYNTON
LOCAL BUILDING INSPECTOR

LAURENT LEMIEUX
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

NOTICE OF ORDER

VIOLATION OF SPECIAL PERMIT

Certified Mail #7001 0320 0006 1624 9588 and USPS First Class Mail

January 12, 2021

To: Thomas Coder
3 Atwood Street
Southborough, MA 01772

21 Patten Drive
Marlborough, MA 01752

RE 21 Patten Drive, Marlborough, MA

Mr. Coder:

According to the Assessors records and South Middlesex County Registry of Deeds, Bk/Pg. 71802/461 you are the owner of the above referenced property.

You received a Special Permit (SP) on June 19, 2019 for demolition and reconstruction of a Single-Family Dwelling located at 21 Patten Drive, Marlborough, MA Parcel ID #5-80, located in the Residence A-3 zoning district (A3). The SP was recorded with the South Middlesex Registry of Deeds on July 15, 2019, 2019 00099784, Bk: 72922 Pg: 142

A demolition permit #BP-2019-001755 was issued on October 22, 2019 to remove the existing SFD structure. Thereafter a permit to reconstruct an SFD, permit #BP-2019-001756 was issued on October 30, 2019

The reconstruction of the SFD was subject to three conditions of the Special Permit issued by the City Council, the SPGA.

Condition #1 Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and **shall be built according to the Site Plan and Architectural Drawings as may be subject to minor modifications with approval of the Building Commissioner.**

After a careful review of the AS-BUILT SITE PLAN dated December 28, 2020 compiled by Connorstone Engineering, Inc., I find the following violations of the Special Permit:

- The structure is larger than approved, on all four sides.
 - Front building setback approved at 21.0 feet actual 20.9 feet
 - Left building setback approved at 9.5 feetactual 9.3 feet
 - Right building setback approved at 9.5 feetactual 9.3 feet
 - Rear building setback approved at 22.0 feetactual 21.9 feet

- The structure is higher than approved by the SP.
Building height approved 229.8 feetactual 231.09 feet
- Lot coverage increased beyond approved by the SP.
Lot coverage approved 34.5 (30% max allowed) Increase to 38.9%
- Concrete pavers were installed for approximately 10 feet of the City's right of way
650-49B (4) Paving materials (a) Within street. All driveways openings shall be paved with a minimum of three inches of bituminous concrete between the traveled way and the side line of the street.
- Driveway width expanded without prior approval.
650-49 B. (1) Road opening/curb cut permit required (a) in part..... "shall first obtain site plan approval followed by a road opening/curb cut permit from the City Department of Public Works."

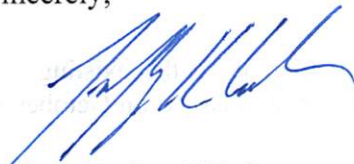
As Building Commissioner, I received no prior requests from you for any modification to what was approved in the SP.

You are hereby ordered to abate these violations immediately. A certificate of Occupancy (CO) will not be issued until such time that the building is compliance with the approved Special Permit. Please contact this office to set up a time schedule that is mutually agreeable to abate the above violation(s).

If you are aggrieved by this order, you have the right to appeal this decision to the Marlborough Zoning Board of Appeals as per section 650-58.

The code in its entirety may be found at www.ecode360.com/MA1056

Sincerely,



Jeffrey Cooke, C.B.O.
Building Commissioner
Zoning Enforcement Officer

Certified mail Mr. Coder request pick up at City Hall
First Class USPS 3 Atwood, Southborough & 21 Patten Drive, Marlborough

CC
Files
City Council

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

February 4, 2021

Zoning Board of Appeals
City Hall
Marlborough, MA 01752

Re: Special Permit Application – 21 Patten Drive (Thomas Coder)

Dear Board Members:

On behalf of my client Thomas Coder, I respectfully submit an application to amend a special permit authorizing the alteration, reconstruction, extension, or structural change to a lawful preexisting nonconforming single-family dwelling for 21 Patten Drive, in accordance with Section 650-12.B and Section 650-58.B(3)(b) of the Marlborough Zoning Ordinance.

Before the ZBA obtained jurisdiction for these special permits, the City Council issued a special permit dated June 17, 2019, recorded at the Middlesex South District Registry of Deeds in Book 72922, Page 142, authorizing the reconstruction of a preexisting nonconforming single family dwelling at 21 Patten Drive (enclosed with this application). The existing special permit required in Condition #1:

Construction in Accordance with Applicable Laws: Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and *shall be built according to the Site Plan and Architectural Drawings as may be subject to minor modification with approval of the Building Commissioner.* (Emphasis added).

The new house is now complete with a buyer eager to move in. The house, however, deviates slightly from the plans approved as part of the existing special permit. Deviations from the plans approved by the City Council are described in the as-built site plan submitted with this application and in the denial letter from the Building Commissioner dated January 12, 2021. The Building Commissioner determined that these deviations from the approved plans do not qualify as “minor modifications”, as may be allowed under the existing special permit.

Based upon the facts presented, we believe the ZBA may find that the home, as built, is not more detrimental to the neighborhood than the former preexisting nonconforming structure, and is therefore eligible for a special permit amending the existing special permit. We are therefore seeking a decision of the ZBA to amend Condition #1 of the existing special permit as follows:

MIRICK O'CONNELL

Zoning Board of Appeals
February 4, 2021
Page 2

Construction in Accordance with Applicable Laws: Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Site Plan and Architectural Drawings, **modified as shown and described on the plan of land entitled “As-Built Site Plan of 21 Patten Drive in Marlborough, MA” prepared by Connorstone Engineering, Inc. and dated January 21, 2020 (attached as “Attachment A-1”, and** as may be subject to minor modification with approval of the Building Commissioner. (New text in bold).

The Board’s criteria for granting a special permit authorizing the alteration, reconstruction, extension, or structural change to a lawful preexisting nonconforming single-family dwelling is set forth in Section 650-58.B(3)(b), as follows:

The Board may grant a special permit to allow such alteration, reconstruction, extension or structural change; provided, however, that the Board determines, by a finding under MGL c. 40A, § 6, that *the proposed alteration, reconstruction, extension or structural change shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use...* (Emphasis added).

The new home replaced an older residential structure on the same undersized lot. While the new home extends a few feet beyond the required rear and side yard setbacks, it complies with the Zoning Ordinance with respect to the front yard setback and building height. Overall, the new home is a significant improvement over the prior structure, and was built in keeping with other homes in the neighborhood. Given the new home’s significant improvement in value and aesthetics, its deviations from the Zoning Ordinance’s dimensional controls are not substantially more detrimental to the neighborhood than the prior structure.

We look forward to the public hearing before the Board, and thank you for your time and attention to this matter.

Sincerely,

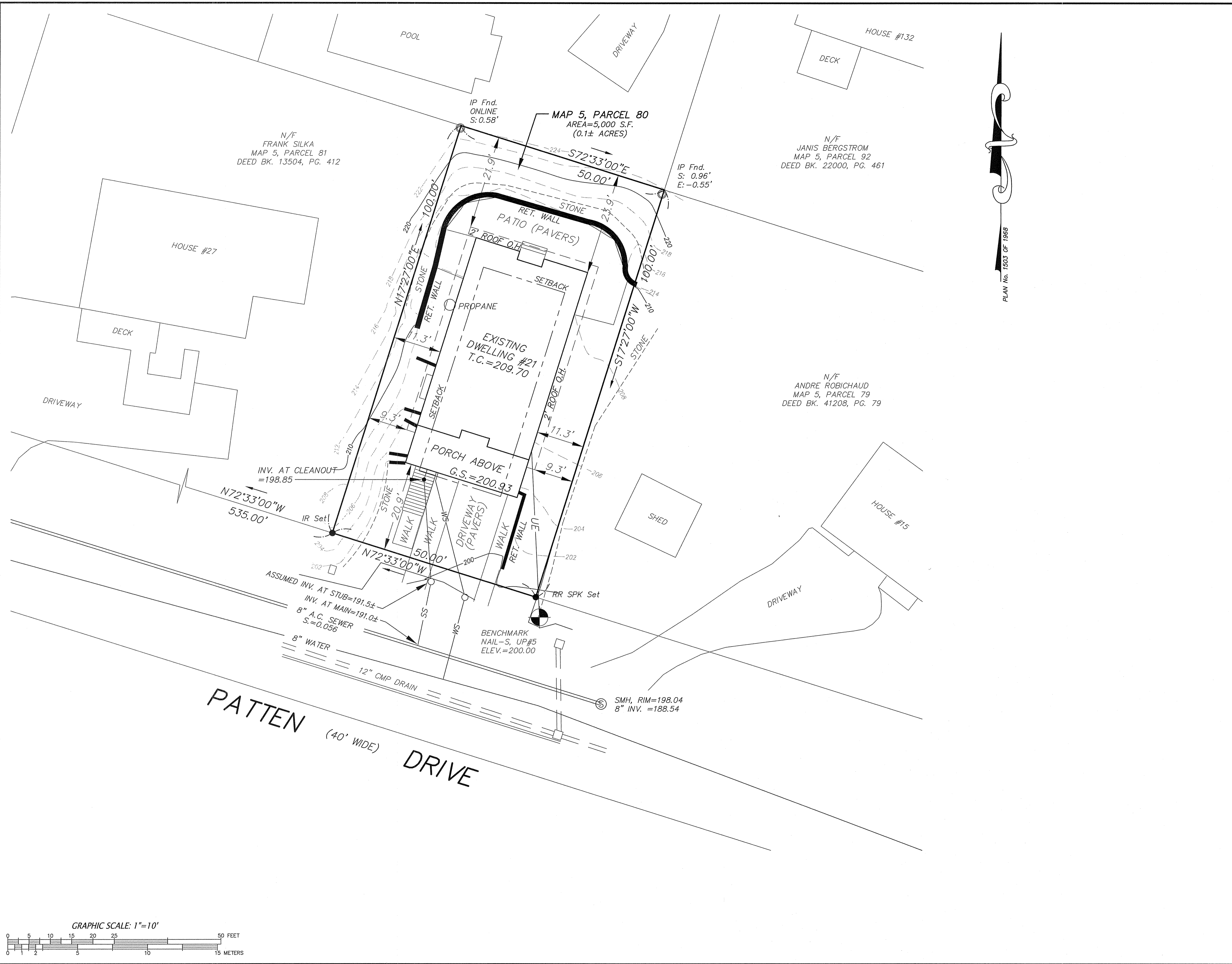


Brian R. Falk

BRF/ljk

cc: Client

Encl.



- GENERAL NOTES:**
- EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING, INC. ON 8/1/2017. ELEVATIONS REFER TO AN ASSUMED DATUM. SEE BENCHMARK, NAIL SET IN UTILITY POLE #5. ABUTTING LOT INFORMATION: HOUSES, DRIVEWAYS, ETC. TAKEN FROM CITY OF MARLBOROUGH GIS DATA. PROPERTY LINES ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD.
 - AS-BUILT INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED ON DECEMBER 22, 2020.
 - THE PARCEL IS SHOWN ON ASSESSORS MAP 5, PARCEL 80.
 - THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MARLBOROUGH, PANEL 481 OF 656, MAP NUMBER 25017C0481F, DATED JULY 7, 2014.

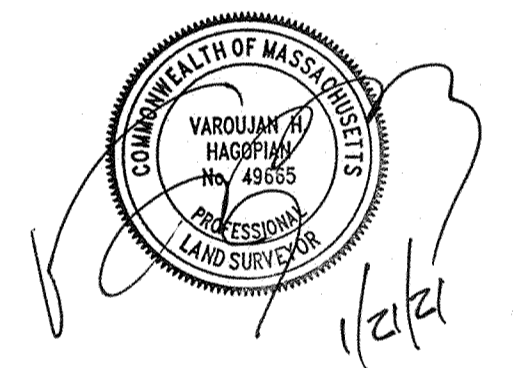
ZONED: RESIDENCE A3 - AS-BUILT DWELLING

	REQUIRED	PROPOSED HOUSE*	AS-BUILT HOUSE*
AREA	12,500 sf	5,000 sf	5,000 sf
FRONTAGE	100 feet	50 feet	50 feet
FRONT	20 feet	21.0'	20.9'
SIDE	15 feet	11.5' (VARIANCE)	11.3'
REAR	30 feet	24.0' (VARIANCE)	23.9'
ACCESSORY	5 feet	N/A	N/A

ORIGINAL IMPERVIOUS LOT COVERAGE = 1,211 S.F.± (24.2%)
 PROPOSED IMPERVIOUS LOT COVERAGE = 1,723 S.F.± (34.5%); 30% MAX (VARIANCE REQ.)
 AS-BUILT IMPERVIOUS LOT COVERAGE = 1,748 S.F.± (34.9%)
 (INCLUDES STRUCTURE AND PARKING PER ZONING)
 *BUILDING PER ZONING DEFINITION

RIDGE HEIGHT, ORIGINAL DWELLING = 225.2'
 RIDGE HEIGHT, PROPOSED DWELLING = 225.8'
 PROPOSED HEIGHT BASED UPON SPECIAL PERMIT DECISION. THE OWNER SHALL CONFIRM BUILDING AND FOUNDATION HEIGHTS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 RIDGE HEIGHT, AS-BUILT DWELLING = 231.09'

PROPERTY IS SUBJECT TO A SPECIAL PERMIT FROM CITY COUNCIL RECORDED IN THE WORCESTER REGISTRY OF DEEDS BOOK 72922, PAGE 142.

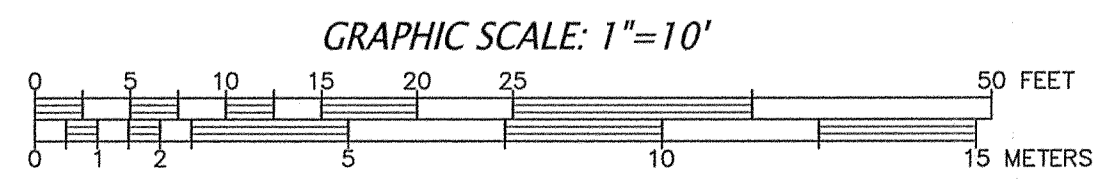


PREPARED FOR:
 THOMAS CODER
 21 PATTEN DRIVE
 MARLBOROUGH, MA 01752

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

AS-BUILT SITE PLAN
 OF
 21 PATTEN DRIVE
 IN
 MARLBOROUGH, MA

REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: REM
DATE: JAN. 21, 2021	
SCALE: 1"=10'	SHEET 1 OF 1.



PLAN No. 1503 OF 1868

17-N



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

ORDERED:

DECISION FOR SPECIAL PERMIT IN CITY COUNCIL

NOTICE OF DECISION GRANT OF SPECIAL PERMIT

Special Permit Application of:

Thomas Coder *See reference 71802-461*
3 Atwood Street
Southborough, MA 01772
Order No. 19-1007612C



2019 00099784

Bk: 72922 Pg: 142 Doc: DECIS
Page: 1 of 17 07/15/2019 11:13 AM

Locus:

21 Patten Drive
Assessors Map 5, Parcel 80

DECISION

The City Council of the City of Marlborough hereby **GRANTS** Thomas Coder, having a mailing address of 3 Atwood Street, Southborough, MA 01772, authorization to demolish the existing one-story single-family dwelling and construct a new two-story single-family dwelling on a new poured concrete foundation footprint based on the Procedural Findings and Findings of Facts and Conditions attached hereto as provided in the DECISION.

Decision date: June 17, 2019.

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the 19th of June, 2019.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 11th day of July, 2019.

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST

City Clerk

*Thomas Paul Coder
3 Atwood St.
Southborough Mass
01772*



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

PAGE 1

ORDERED:

DECISION FOR SPECIAL PERMIT

THOMAS CODER
21 Patten Drive, Marlborough, MA

CITY OF MARLBOROUGH
CITY COUNCIL ORDER NO. 19-1007612C

DECISION ON AN APPLICATION FOR SPECIAL PERMIT

The City Council of the City of Marlborough hereby **GRANTS** the application for a Special Permit to Thomas P. Coder of 21 Patten Drive, Marlborough MA 01752, as provided in this Decision and subject to the following Findings of Fact and Conditions:

PROCEDURAL FINDINGS

1. Thomas Coder, with an address of 21 Patten Drive, Marlborough, MA 01752, is the owner of real property located at 21 Patten Drive, Marlborough, MA 01752 (the "Applicant").
2. The Applicant is the owner of said real property which is described in a deed recorded with the Middlesex South District Registry of Deeds at Book 71802, Page 461, and identified on the City of Marlborough Assessor's Maps as Map 5, Parcel 80 (the "Site").
3. The Applicant, on or about March 11, 2019 filed with the City Clerk of the City of Marlborough an Application to City Council for Issuance of Special Permit (the "Application") under Section 12, Paragraph B. of Chapter 650 (Zoning) of the Code of the City of Marlborough to demolish the existing one story single-family dwelling located on the Site and to construct a new two story single-family dwelling on a new poured concrete foundation footprint (the "Project").
4. The Application consisted of an original and two copies of the following: (a) Application to the City Council for Issuance of Special Permit, (b) Special Permit-Summary Impact Statement, (c) Filing Fee check in the amount of \$300.00, (d) Plan Delivery Certification, (e) Tax Payment Certification, (f) Abutters List, (g) Existing and Preliminary Site Plans, (h) Architectural Drawings, (i) Certificate of Completeness of Application, and (j) Zoning Denial Letter (dated March 4th, 2019), (collectively the "Documents"), which Documents are incorporated herein and become a part of this Decision. Eleven sets of documents were delivered to the City Council and one set each to the Police Chief, the Fire Chief, the City Planner (Building Commissioner), the City Engineer, and the Conservation Officer, all in accordance with Section 59 of Chapter 650 of the Zoning Code of the City of Marlborough.



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

PAGE 2

ORDERED:

5. In accordance with the Rules and Regulations of the City Council and Massachusetts General Laws Chapter 40A, Sections 9 and 11, the City Council established a date for a public hearing on the Application, caused to be advertised notice of said hearing and the date thereof in the Marlborough Enterprise. All necessary abutters, as certified by the Office of the Marlborough Assessors, were provided notice as required by law.
6. The Marlborough City Council held a public hearing on the Application on April 29th, 2019 in accordance with the published notice (the "Public Hearing"). The time for the City Council to take final action on the Application is July 29th, 2019.
7. The Applicant presented testimony at the Public Hearing detailing the Project, its impact upon the neighborhood, and such issues as the City Council and members of the public deemed appropriate. Members of the public had the opportunity to testify at the Public Hearing. Subjects of concern were the deteriorated condition of the existing single-family dwelling, the proposed new two-story single-family dwelling, on a new concrete foundation.
8. The Site, located in the A-3 zoning district, has side setback of 11.5' to the foundation and 9.5' to the roof. With a rear setback reduced to 22 feet and is comprised of approximately 1,767 SF of land. Chapter 650-41 of the Zoning Code of the City of Marlborough requires 15' side setback and a lot size of 5,000 SF.
9. The Building Commissioner has determined that the existing single-story single-family dwelling is a legal pre-existing nonconforming structure with respect to lot size and setbacks, and that the proposed two-story single-family dwelling would increase or intensify the nonconformities of said structure. The proposed single-family dwelling would conform to requirements of the City of Marlborough Zoning Code in all respects except for the side yard, back yard setback requirements. Thus, the proposed reconstruction of the dwelling with an additional second floor within setback area intensifies the pre-existing legally non-conformity structure and requires a special permit from the City Council. The Zoning Denial Letter of the Building Commissioner, dated March 4th, 2019, is attached hereto as "**Attachment A.**"
10. The existing site plan submitted with the Application (as thereafter revised to its current attached version, if applicable) is entitled, "ZBA Petition Plan, 21 Patten Drive, Marlborough MA; Prepared for Thomas Coder" by Connorstone Engineering, 10 Southwest Cutoff, Suite 7, Northborough, MA 01532, graphic scale 1" = 20', dated March 7, 2019, attached hereto as "**Attachment B.**"



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

PAGE 3

ORDERED:

11. The architectural drawings submitted with the Application are entitled "Coder Residence, 21 Patten Drive, Marlborough, MA," by Silver Street Architects. Daniel Wezniak, AIA, dated February 5, 2019 (the "Architectural Drawings" A-0, A-1, A-2, A-3, A-4, A-5) and are attached hereto as "Attachment C".

BASED ON THE ABOVE, THE MARLBOROUGH CITY COUNCIL MAKES THE FOLLOWING FINDING OF FACT AND TAKES THE FOLLOWING ACTIONS:

- A. The City Council finds that it may grant a Special Permit subject to such terms and conditions as it deems necessary and reasonable to protect the citizens of the City of Marlborough (also referenced herein as the "City").
- B. The City Council finds the Application for the Special Permit does not derogate from the intent or purpose of the Zoning Ordinance of the City of Marlborough.
- C. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- D. The City Council makes these findings subject to the completion and adherence by the Applicant, his successors and/or assigns to the conditions more fully set forth herein.
- E. The City Council finds that the expansion or alteration of the existing legally nonconforming one story single-family structure, by demolition thereof and construction of the proposed new two story single-family dwelling, is not substantially more detrimental to the neighborhood than the existing non-conforming structure, that it is an appropriate use, and that is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein.
- F. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit to build a single-family dwelling as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, his successors and/or assigns:
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Site Plan and Architectural Drawings as may be subject to minor modifications with approval of the Building Commissioner.



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

PAGE 4

ORDERED:

2. No additional decks. No deck(s) shall be constructed or permitted beyond what is expressly shown on the Plan in Attachment B.
3. Recording of Special Permit. In accordance with the provisions of Massachusetts General Laws c. 40A, Section 11, the Applicant at his expense shall record this Special Permit in the Middlesex South District Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing the Special Permit has elapsed with no appeal having been filed, and before the Applicant shall apply to the Building Commissioner for a building permit concerning the proposed expansion. Applicant shall provide a copy of the recorded Special Permit to the City Council's office, to the Building Department and to the City Solicitor's office.



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019
PAGE 5

ORDERED:

ATTACHMENT A



City of Marlborough
BUILDING DEPARTMENT

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

JEFFREY COOKE, C.B.O.
BUILDING COMMISSIONER

PATRICK DAHLGREN
 ASSISTANT BUILDING
 COMMISSIONER

WILLIAM PAYNTON
 LOCAL BUILDING INSPECTOR

RICHARD DESIMONE
 PLUMBING & GAS INSPECTOR

JOHN CAIN
 WIRING INSPECTOR

ZONING DENIAL

March 4, 2019

To: Thomas P. Coder
 3 Atwood Street
 Southborough, MA 01772

RE: 21 Patten Drive, Marlborough, MA

Mr. Coder:

Your application to demolish the existing single story SFD and construct a two story SFD at 21 Patten Drive, Marlborough, MA Parcel ID #5-80, located in the Residence A-3 zoning district (A-3) is denied as it does not comply with Chapter 650-41 of City Code of Marlborough. The "Table of Lot Area, Yards, and Height of Structures" state that your use requires 100' of frontage and 12,500 SF of area. Your existing lot contains 50' frontage and 5,000 SF of area. As a pre-existing, non-conforming lot, the construction of a new larger SFD that increases the non-conformity requires a "Special Permit" (SP) issued by the Marlborough City Council.

I have determined that the proposed structure is increasing intensifying the non-conformity.

- The existing structure is approximately 733 square feet (SF) of area the proposed is approximately 1767 SF.
- In the required yard setback area, the building increases in height from 1 story to 2 stories.

Please note that the supplied proposed plot plan is incorrect regarding the proposed structure. The plot plan appears to be based on the proposed basement size of 27' wide x 55' deep, while the plans show a proposed structure of 31' x 57', 1767 lot coverage (2' eaves overhang). The plot plan submitted shows a proposed side setback of 11.5 feet when in actuality, the side setbacks will be 9.5 feet, with a rear setback reduced to 22 feet. You will need to provide a plot plan that accurately reflects what is proposed.

Your use requested requires a Zoning relief issued by the Marlborough City Council.

You have the right to continue to the Marlborough City Council (SPGA) for a Special Permit as stated in the City Code section 650-12B or you have the right to appeal this decision to the Zoning Board of Appeals as per section 650-58.

An appeal from this denial for a SP may be taken to the Marlborough City Council by filling a Notice of Appeal with the City Clerk within 30 days of the date of this denial letter. Further information should be obtained from the Marlborough City Council.

The code in its entirety may be found at www.ecode360.com/MA1056

Sincerely,

Jeffrey Cooke, C.B.O., Building Commissioner, Zoning Enforcement Officer



IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019
PAGE 6

ORDERED:

ATTACHMENT B

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED DWELLING SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE CITY OF MARLBOROUGH ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MARLBOROUGH, PANEL 481 OF 656, MAP NUMBER 25017C0481F, DATED JULY 7, 2014.

ZONED: RESIDENCE A3 - PROPOSED DWELLING

	REQUIRED	EXISTING HOUSE	PROPOSED HOUSE*
AREA	12,900 sf	8,000 sf	8,000 sf
FRONTAGE	100 feet	50 feet	50 feet
DEPTH	20 feet	28.0'	28.0'
SIDE	15 feet	8.5'	11.5' (VARIANCE)
REAR	30 feet	40.1'	24.0' (VARIANCE)
ACCESSORY	3 feet	N/A	N/A

EXISTING IMPERVIOUS LOT COVERAGE = 1,211 S.F.± (9.2%)
 PROPOSED IMPERVIOUS LOT COVERAGE = 1,723 S.F.± (13.3%) (36.5% MAX (VARIANCE REQ.))

*BUILDING PER ZONING DEFINITION

ADJUTING LOT INFORMATION: HOUSES, DRIVEWAYS, ETC. TAKEN FROM CITY OF MARLBOROUGH GIS DATA.

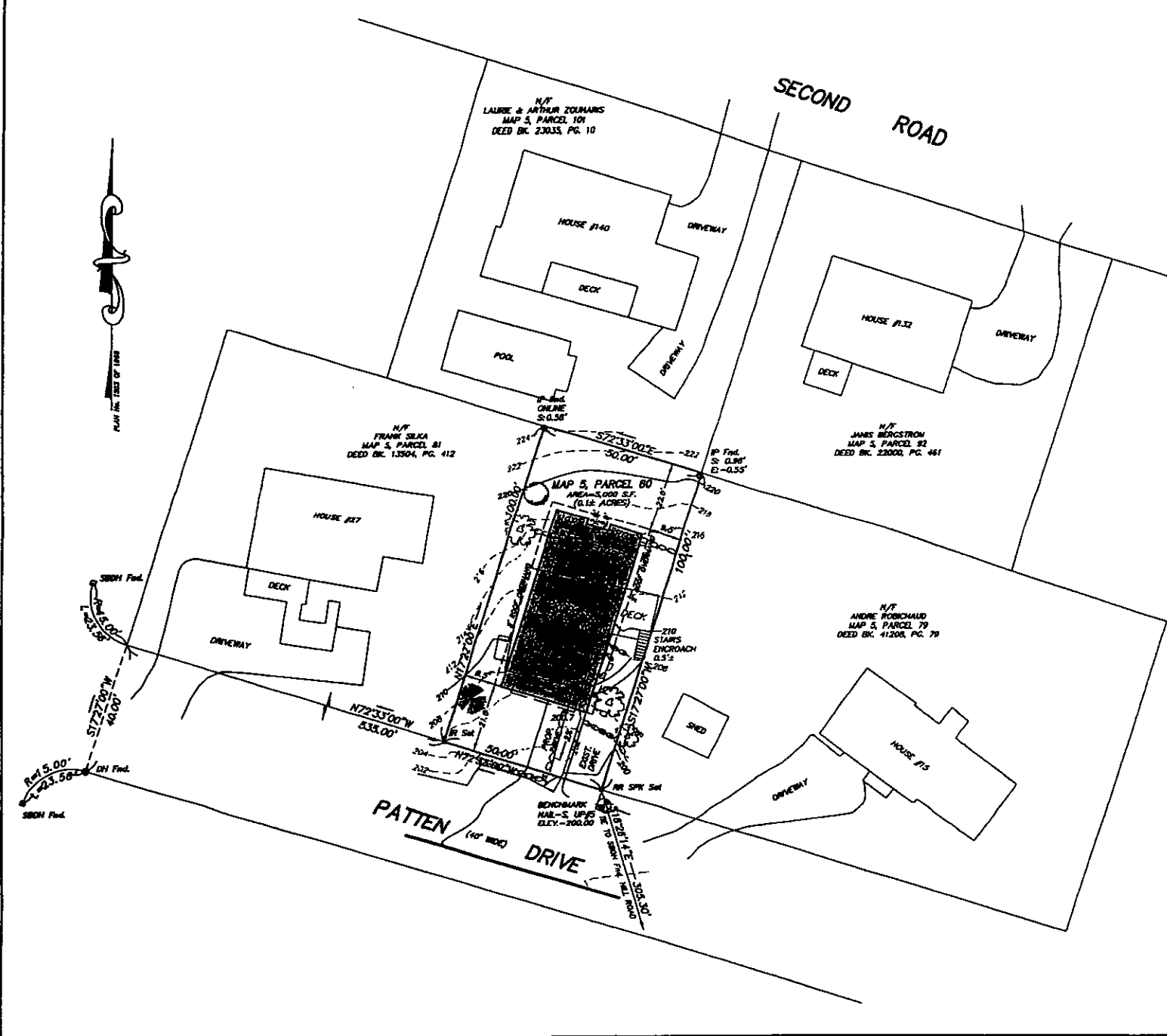
RIDGE HEIGHT, EXISTING DWELLING = 225.1'
 RIDGE HEIGHT, PROPOSED DWELLING = 228.8'



PREPARED FOR:
 THOMAS CODER
 21 PATTEN DRIVE
 MARLBOROUGH, MA 01752

REVISED: MARCH 7, 2019
 REVISED: FEBRUARY 11, 2019
 REVISED: AUGUST 1, 2018
 DATE: AUGUST 2, 2017 SCALE: 1"=20'

ZBA PETITION PLAN
 21 PATTEN DRIVE
 MARLBOROUGH, MA
 CONNORSTONE ENGINEERING
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532





IN CITY COUNCIL

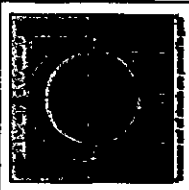
Marlborough, Mass.,

JUNE 17, 2019

PAGE 7

ORDERED:

ATTACHMENT C



DANIEL J. PRIDEMAK, AIA
 800 West Main Street, Building A,
 Northborough, Massachusetts 01561
 Tel: 508-853-1111
 Fax: 508-853-1112

GENERAL NOTES

REVISIONS

1			
2			
3			
4			

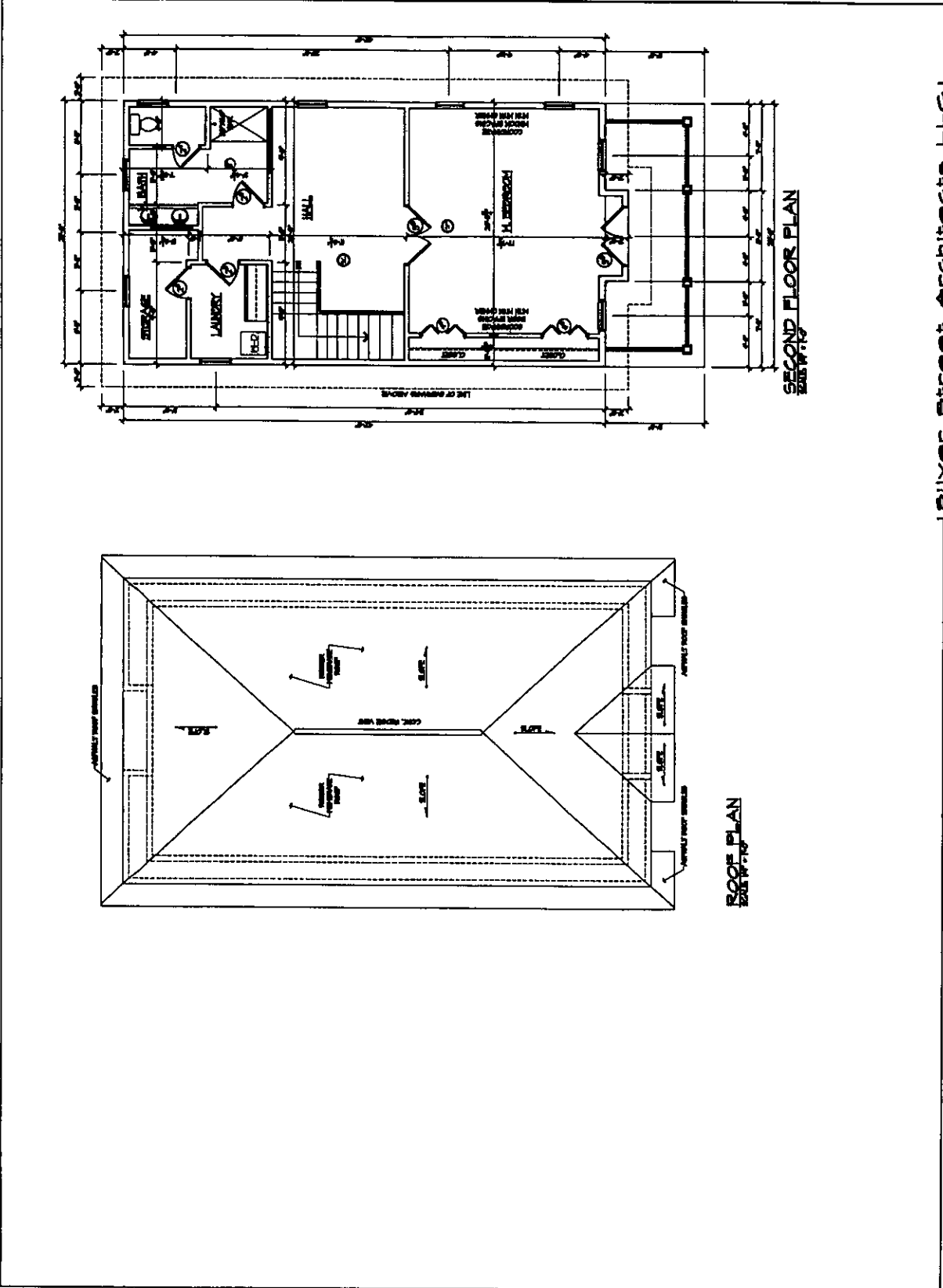
1			
2			
3			
4			

**FLOOR PLANS
 CROSS SECTION**

CODER RESIDENCE

**3 PINEY DRIVE
 NORTHBOROUGH, MA**

A.I.T.



ROOF PLAN

SECOND FLOOR PLAN

Silver Street Architects LLC



DANIEL J. PIZDAK, AIA
 200 West York Street, Suite 100
 Harrisburg, Pennsylvania 17102
 Tel: 717-633-1111
 Fax: 717-633-1112
 Email: dpizdak@silverstreet.com

GENERAL NOTES

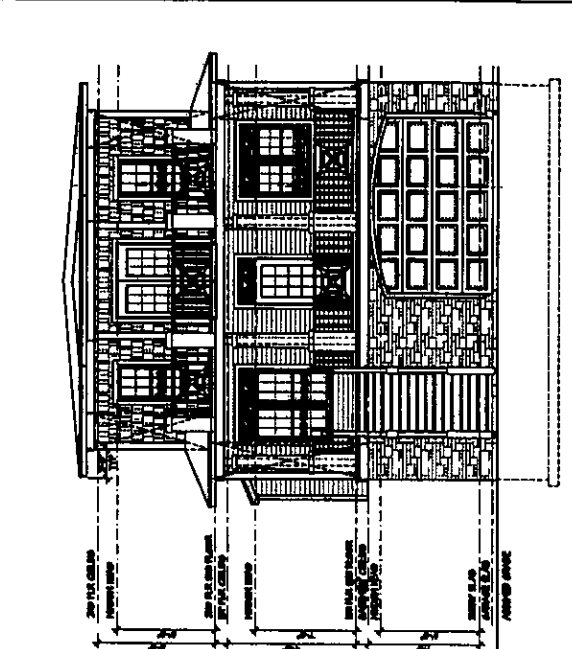
DESCRIPTION

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3	FOUNDATION	4	FOUNDATION
5	FOUNDATION	6	FOUNDATION
7	FOUNDATION	8	FOUNDATION

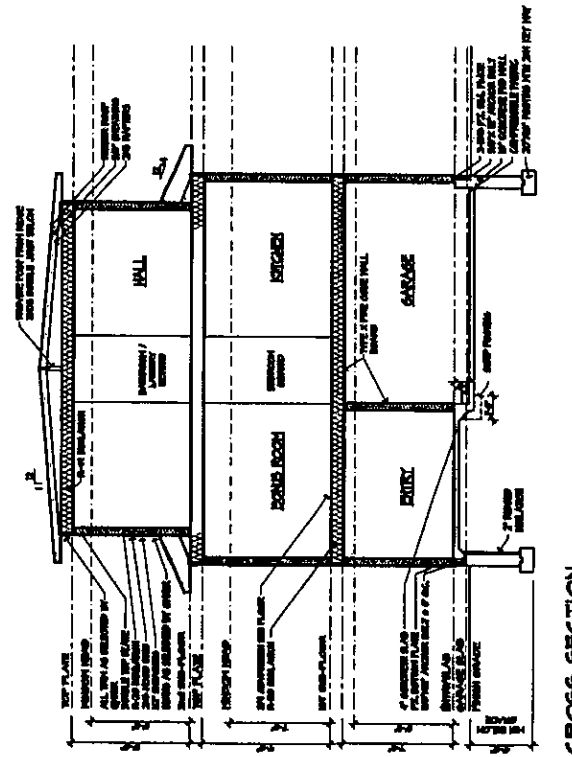
PROJECT & SHEET ELEVATIONS

OWNER
 COPPER RESIDENCE
 200 WEST YORK STREET
 HARRISBURG, PA

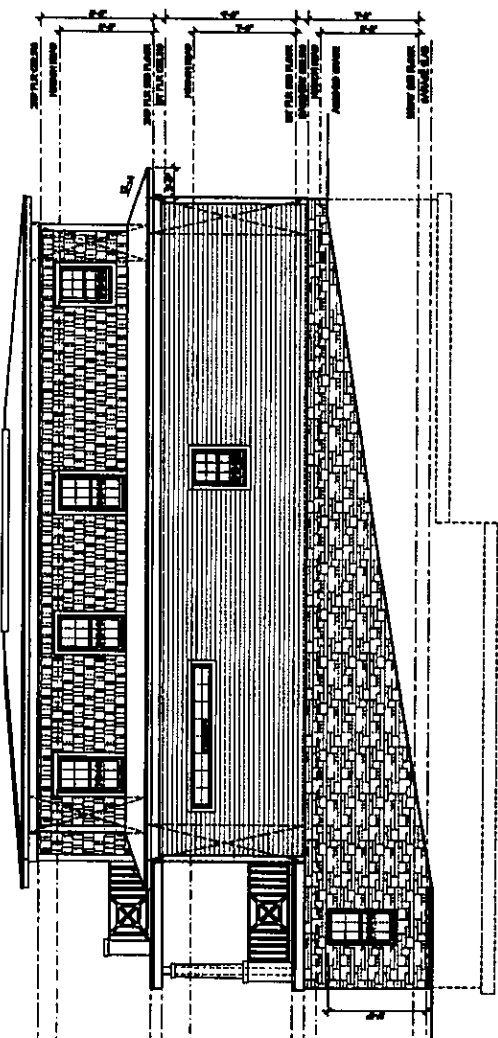
DATE
 11/19/19
SCALE
 AS SHOWN
PROJECT
 A1.2



FRONT ELEVATION
 2019.11.19



CROSS SECTION
 2019.11.19



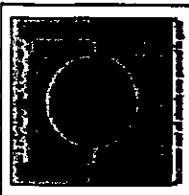
RIGHT SIDE ELEVATION
 2019.11.19

WINDOW SCHEDULE

PROJECT NAME	CODE	NO. OF UNITS	UNITS	UNITS	UNITS	UNITS	UNITS
1	1	20	20	20	20	20	20
2	2	20	20	20	20	20	20
3	3	20	20	20	20	20	20
4	4	20	20	20	20	20	20
5	5	20	20	20	20	20	20
6	6	20	20	20	20	20	20
7	7	20	20	20	20	20	20
8	8	20	20	20	20	20	20
9	9	20	20	20	20	20	20
10	10	20	20	20	20	20	20

1. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
 2. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
 3. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
 4. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
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 8. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
 9. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.
 10. WINDOW SCHEDULE IS BASED ON THE ASSUMPTION THAT ALL WINDOWS ARE TO BE INSTALLED IN THE EXTERIOR WALLS OF THE HOUSE.

Silver Street Architects LLC



DANIEL J. FREDRICK, AIA
 1000 West Main Street, Building A
 Harrisburg, Pennsylvania 17102
 Tel: 717-633-1111
 Fax: 717-633-1112
 www.djfredrick.com

GENERAL NOTES



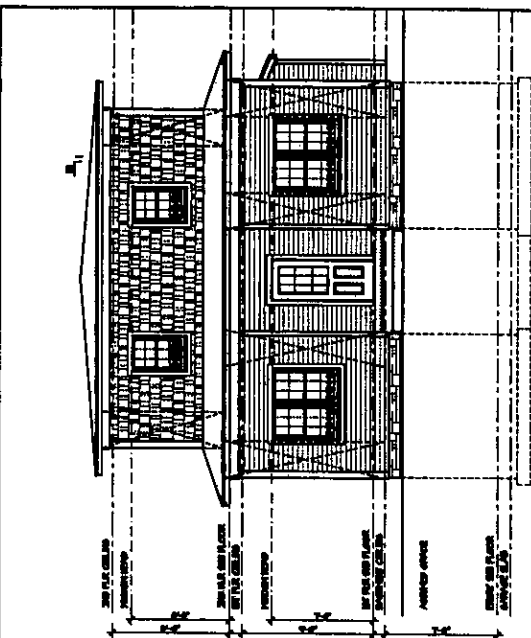
1		
2		
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REAR & LEFT SIDE ELEVATIONS

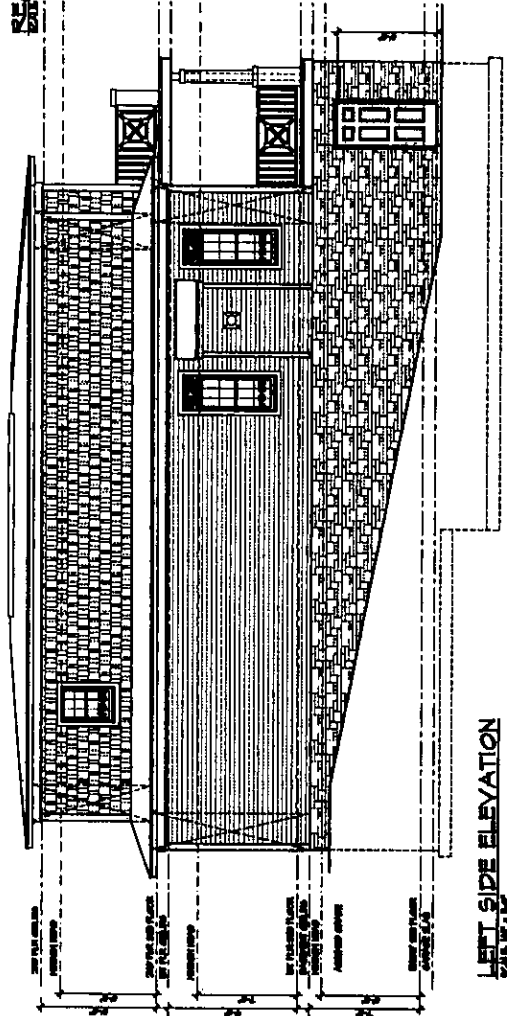
COOPER RESIDENCE

3 PINEY GROVE
 HARRISBURG, PA

DATE: 11/10/10
 DRAWN BY: DJF
 SCALE: 1/8" = 1'-0"



SEARS ELEVATION



LEFT SIDE ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

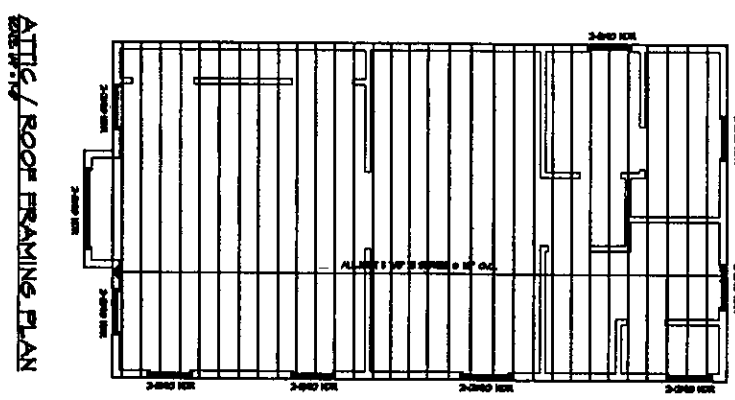
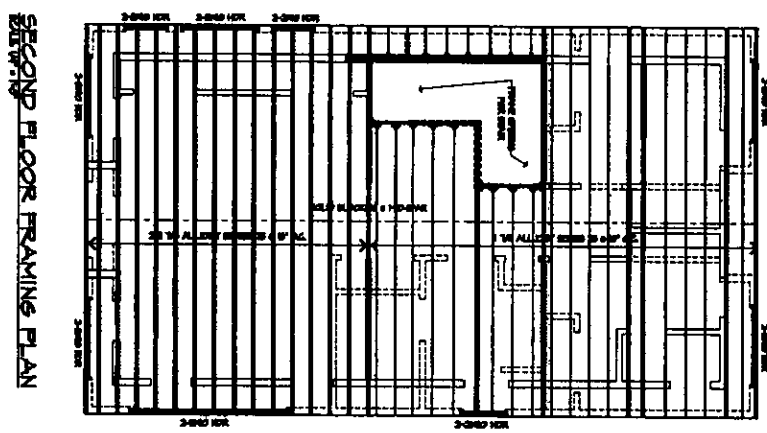
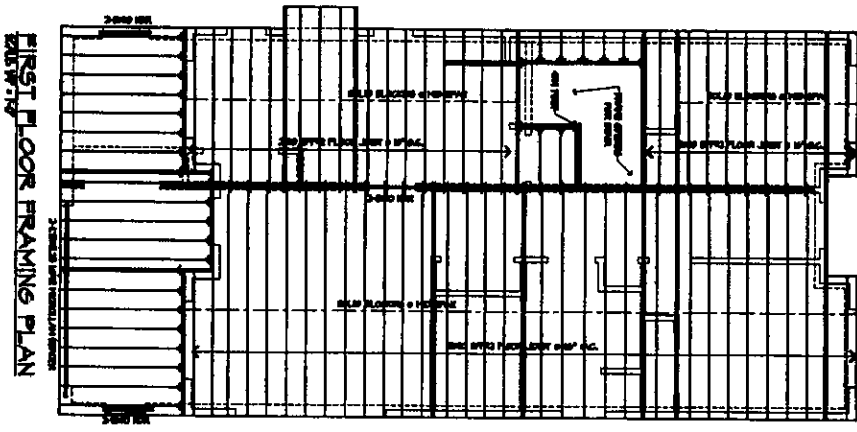
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

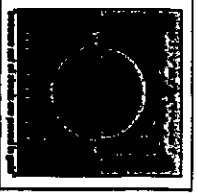
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AS APPLICABLE TO THIS PROJECT.

Silver Street Architects LLC



Silver Street Architects LLC



CHARLES J. PERAZICH, AIA
 500 New York Street, Suite 110
 Berkeley, CA 94702
 License No. 100000000000000000

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

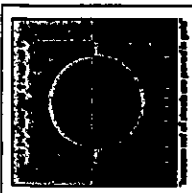
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NO.	DESCRIPTION	DATE
1	Issue for Permit	10/15/2023
2	Issue for Construction	10/20/2023
3	Issue for Final Approval	11/05/2023

PERMITS
 PERMITS
 PERMITS

COOPER RESIDENCE
 2100 14TH AVE
 SAN FRANCISCO, CA

PROJECT NO. A11.4
 DATE: 10/15/23



DANIEL J. MEDNIAK AIA
 505 First Main Street, Building A
 Northampton, Massachusetts 01060
 Tel: 413-253-1111
 Fax: 413-253-1112
 www.danieljmedniak.com

GENERAL NOTES

REVISIONS

1			
2			
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DATE	DESCRIPTION

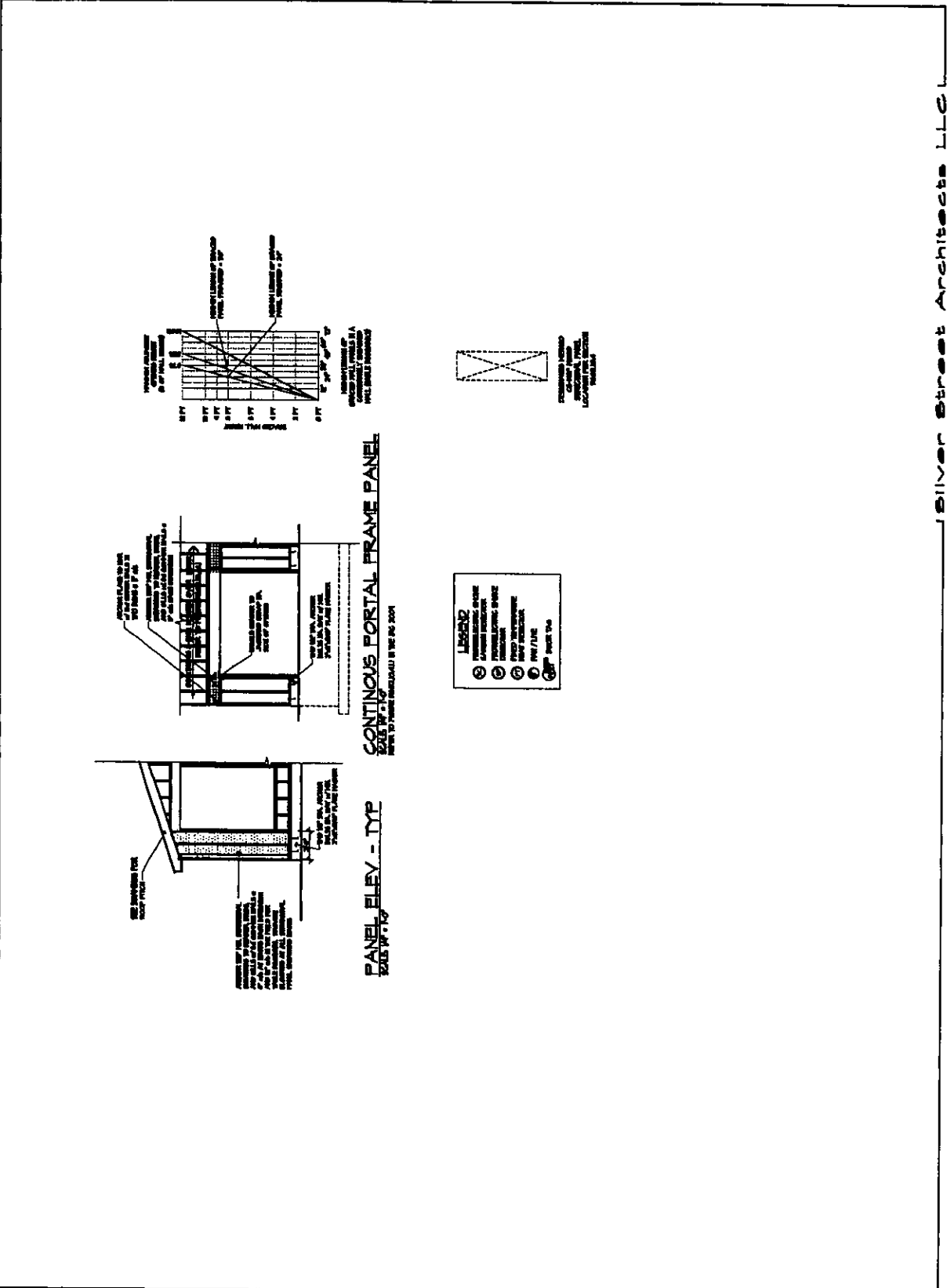
DETAILS

OWNER
 COOPER RESIDENCE

PROJECT
 51 HUNTER DRIVE
 NORTHAMPTON, MA

DATE
 10/14/10

SCALE
 A1.5



Silver Street Architects LLC



IN CITY COUNCIL

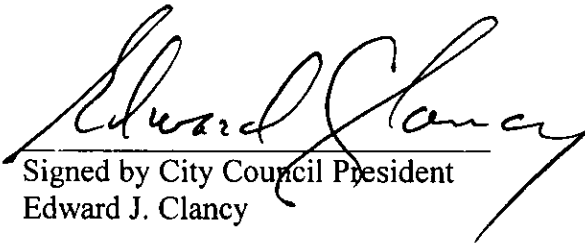
Marlborough, Mass., JUNE 17, 2019
PAGE 8

ORDERED:

Yea: 10 – Nay: 0 – Abstain: 1

Yea: Doucette, Dumais, Tunnera, Irish, Clancy, Landers, Juair, Oram, Ossing & Robey.

Abstain: Delano


Signed by City Council President
Edward J. Clancy

ADOPTED
In City Council
19-1007612C

ABUTTERS 21 PATTEN DR (5-80) 400 FT

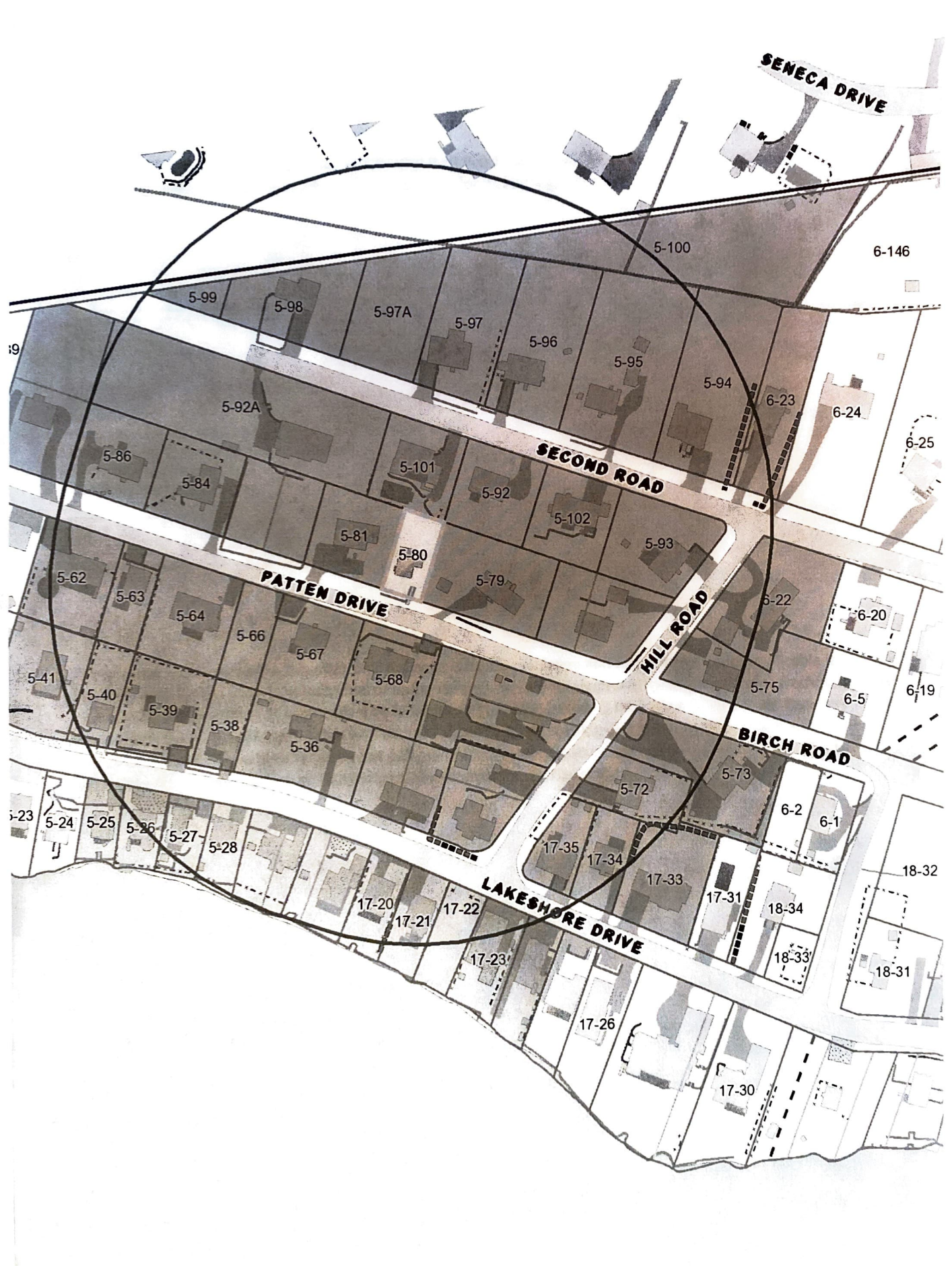
Parcel Number	GIS Number	Carma Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address	Owner City	Owner State	Owner Zip
17-19	M_195765_902 248	17-19	73 LAKESHORE DR	GAUCHER NANCY B		ATTN VICTORIA GAUCHER	73 LAKESHORE DR	MARLBOROUGH H	MA	01752
17-20	M_195783_902 240	17-20	75 LAKESHORE DR	SHARON HEATHER		75 LAKESHORE DR		MARLBOROUGH H	MA	01752
17-21	M_195797_902 234	17-21	79 LAKESHORE DR	MATTA LALITA TR		79 LAKESHORE DR		MARLBOROUGH H	MA	01752
17-22	M_195811_902 228	17-22	LAKESHORE DR	FORT MEADOW ASSOCIATION		C/O MIKE SEGAL RD	17 DANIELS RD	MARLBOROUGH H	MA	01752
17-23	M_195825_902 221	17-23	95 LAKESHORE DR	SHARON PETER L		136 ANDREWS RD		MARLBOROUGH H	MA	01752
17-24	M_195839_902 213	17-24	97 LAKESHORE DR	ALLEN HEATHER A		97 LAKESHORE DR		MARLBOROUGH H	MA	01752
17-33	M_195891_902 248	17-33	100 LAKESHORE DR	KURANDA MATTHEW G		100 LAKESHORE DR		MARLBOROUGH H	MA	01752
17-34	M_195868_902 255	17-34	98 LAKESHORE DR	HAMILTON SCOTT C		98 LAKESHORE DR		MARLBOROUGH H	MA	01752
17-35	M_195852_902 260	17-35	96 LAKESHORE DR	PAYAO JASON		96 LAKESHORE DR		MARLBOROUGH H	MA	01752
5-100	M_195907_902 474	5-100	SECOND RD	UNKNOWN OWNER		UNKNOWN				
5-101	M_195799_902 366	5-101	140 SECOND RD	ZOUHARIS ARTHUR		140 SECOND RD		MARLBOROUGH H	MA	01752
5-102	M_195857_902 377	5-102	124 SECOND RD	ALLEN DAVID		124 SECOND RD		MARLBOROUGH H	MA	01752
5-25	M_195682_902 270	5-25	47 LAKESHORE DR	LAGE FERNANDA G		16 MARLBORO ST		HUDSON H	MA	01749
5-26	M_195697_902 268	5-26	51 LAKESHORE DR	DAIGLE DEIDRE		51 LAKESHORE DR		MARLBOROUGH H	MA	01752
5-27	M_195713_902 265	5-27	55 LAKESHORE DR	WILLIAMS NANCY M LI EST		55 LAKESHORE DR		MARLBOROUGH H	MA	01752
5-28	M_195727_902 261	5-28	57 LAKESHORE DR	STOCK SUSAN		57 LAKESHORE DR		MARLBOROUGH H	MA	01752
5-29	M_195744_902 256	5-29	65 LAKESHORE DR	KELLEY RICHARD H TR		65 LAKESHORE DR		MARLBOROUGH H	MA	01752
5-31	M_195823_902 278	5-31	2 HILL RD	AGHADAIL NIMA		2 HILL RD		MARLBOROUGH H	MA	01752
5-33	M_195793_902 284	5-33	76 LAKESHORE DR	TRUDEAU DENNIS G TR		76 LAKESHORE DR		MARLBOROUGH H	MA	01752

MARLBOROUGH ASSESSORS

Anthony C. Dimaggio
William K. Silverstein
Don May

5-36	M_195757_902 296	5-36	64 LAKESHORE DR	GARCEAU DAVID A	64 LAKESHORE DR	MARLBOROUGH MA H	01752
5-38	M_195727_902 304	5-38	56 LAKESHORE DR	PALMER BRIAN D	294 PLEASANT ST	MARLBOROUGH MA H	01752
5-39	M_195705_902 310	5-39	50 LAKESHORE DR	ZISLIN LEONID	50 LAKESHORE DR	MARLBOROUGH MA H	01752
5-40	M_195682_902 315	5-40	44 LAKESHORE DR	SEGARRA LISA	44 LAKESHORE DR	MARLBOROUGH MA H	01752
5-41	M_195661_902 321	5-41	38 LAKESHORE DR	GOLGATA- SYCHANTHA COLLETTE M	14 HILL RD	MARLBOROUGH MA H	01752
5-62	M_195672_902 357	5-62	54 PATTEN DR	ROBINSON TYRELLE	54 PATTEN DR	MARLBOROUGH MA H	01752
5-63	M_195693_902 350	5-63	48 PATTEN DR	HILL RYAN J	48 PATTEN DR	MARLBOROUGH MA H	01752
5-64	M_195715_902 343	5-64	42 PATTEN DR	PENA MARC A	42 PATTEN DR	MARLBOROUGH MA H	01752
5-66	M_195737_902 336	5-66	PATTEN DR	PENA MARC A	42 PATTEN DR	MARLBOROUGH MA H	01752
5-67	M_195759_902 329	5-67	36 PATTEN DR	WILLIAMS WAYNE OLIVER	36 PATTEN DR	MARLBOROUGH MA H	01752
5-68	M_195788_902 320	5-68	22 PATTEN DR	CHACON ABIUD	22 PATTEN DR	MARLBOROUGH MA H	01752
5-70	M_195830_902 309	5-70	14 HILL RD	CARDER JORDAN	14 HILL RD	MARLBOROUGH MA H	01752
5-72	M_195880_902 280	5-72	11 HILL RD	CARROLL MICHAEL P	11 HILL RD	MARLBOROUGH MA H	01752
5-73	M_195919_902 279	5-73	17 HILL RD	OLIVEIRA MARCELLO F	17 HILL RD	MARLBOROUGH MA H	01752
5-75	M_195921_902 318	5-75	25 HILL RD	25 HILL ROAD LLC	1 BUSH RD	HUDSON MA H	01749
5-77	M_195867_902 343	5-77	5 PATTEN DR	MCAYOY ANDREW	5 PATTEN DR	MARLBOROUGH MA H	01752
5-79	M_195826_902 355	5-79	15 PATTEN DR	ROBICHAUD ANDRE J	15 PATTEN DR	MARLBOROUGH MA H	01752
5-81	M_195775_902 372	5-81	27 PATTEN DR	SILKA FRANK W	27 PATTEN DR	MARLBOROUGH MA H	01752
5-83	M_195746_902 381	5-83	39 PATTEN DR	PARK CHARLES L JR	150 SECOND RD	MARLBOROUGH MA H	01752
5-84	M_195717_902 390	5-84	43 PATTEN DR	SUTER DAVID R	43 PATTEN DR	MARLBOROUGH MA H	01752
5-86	M_195688_902 400	5-86	53 PATTEN DR	BUONOMO ERIN	53 PATTEN DR	MARLBOROUGH MA H	01752

5-88	M_195665_902 423	5-88	61 PATTEN DR	LAUDARES ANNA PAULA	61 PATTEN DR	MARLBOROUGH MA	01752
5-92	M_195828_902 387	5-92	132 SECOND RD	BERGSTROM JANIS A TR	132 SECOND RD	MARLBOROUGH MA	01752
5-92A	M_195762_902 408	5-92A	150 SECOND RD	PARK CHARLES L JR	150 SECOND RD	MARLBOROUGH MA	01752
5-93	M_195889_902 368	5-93	36 HILL RD	THEBADO KRIS	36 HILL RD	MARLBOROUGH MA	01752
5-94	M_195911_902 425	5-94	111 SECOND RD	RENAUD MAURICE P	111 SECOND RD	MARLBOROUGH MA	01752
5-95	M_195878_902 433	5-95	117 SECOND RD	ELYSEE JACKSON	117 SECOND RD	MARLBOROUGH MA	01752
5-96	M_195846_902 440	5-96	125 SECOND RD	GIANCOLA FRANCIS W	125 SECOND RD	MARLBOROUGH MA	01752
5-97	M_195819_902 447	5-97	137 SECOND RD	GOLDMAN PAUL D	137 SECOND RD	MARLBOROUGH MA	01752
5-97A	M_195791_902 451	5-97A	147 SECOND RD	PARK MARJORIE A	157 SECOND RD	MARLBOROUGH MA	01752
5-98	M_195756_902 453	5-98	157 SECOND RD	PARK MARJORIE A	157 SECOND RD	MARLBOROUGH MA	01752
5-99	M_195719_902 456	5-99	SECOND RD	PARK MARJORIE A	157 SECOND RD	MARLBOROUGH MA	01752
6-22	M_195932_902 348	6-22	37 HILL RD	ASTLE SARAH	37 HILL RD	MARLBOROUGH MA	01752
6-23	M_195934_902 419	6-23	105 SECOND RD	BELLIDO MARCELO	105 SECOND RD	MARLBOROUGH MA	01752



SENECA DRIVE

5-100

6-146

5-99

5-98

5-97A

5-97

5-96

5-95

5-94

5-92A

5-86

5-84

5-101

5-92

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5-81

5-80

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5-64

5-66

5-67

5-68

5-41

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5-39

5-38

5-36

6-22

6-20

6-5

6-19

BIRCH ROAD

HILL ROAD

PATTEN DRIVE

SECOND ROAD

LAKESHORE DRIVE

5-72

5-73

6-2

6-1

18-32

5-23

5-24

5-25

5-26

5-27

5-28

17-35

17-34

17-33

17-31

18-34

18-33

18-31

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17-26

17-30