

Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

General Application Form

(Please answer all the following – use additional pages as necessary)

APPLICATION INFORMATION

This Application is for (please check one):

☒ Special Permit ☐ Variance ☐ Appeal from a decision of the Building Inspector/Zoning Officer

Sections of the Zoning Bylaw Applicable to Application:

174-9 - modification of 2005 Special Permit due to use of shared driveway to serve M.G.L. c. 40B comprehensive permit project on southern parcel in Residence A zone.

PROPERTY INFORMATION

Address: 120 Turnpike Road, Southborough	Map/Lot: 37-120-4
Zoning District: Residence A; Highway Business	Book/Page: vesting deed at Book 63088, Page 248
Total Land Area: 20.48 ac	Lot Frontage: 125 feet pursuant to 2005 variance
Present Use: Office	
Proposed Use: Office; c. 40B multi-family housing	
Check all applicable: <input type="checkbox"/> 100' Wetland Buffer Zone <input type="checkbox"/> 200' Riverfront Area <input type="checkbox"/> Disturbing more than 1 acre <input type="checkbox"/> Flood Plain	

BUILDING COMMISSIONER REVIEW (OPTIONAL)

To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.

This application has been deemed complete by the Southborough Building Commissioner.

Signature of Building Commissioner:

Date:

Zoning Board of Appeals

General Application

Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

PROPERTY OWNER/APPLICANT INFORMATION

The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicant Name: FD 120 Turnpike, LLC

Address: 118 Turnpike Rd., Ste. 300, Southborough, MA, 01772

Phone: 508-281-5600

E-Mail: bcharville@ferrisdevelopment.com

Signature:

Date: 10/30/23

Applicant is: ☒ Owner ☐ Agent/Attorney ☐ Other (please explain):

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☐ Owner ☐ Agent/Attorney ☐ Other (please explain):

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

APPLICANT REPRESENTATIVES

Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):

Name	Role (e.g. attorney, architect, etc)	Address	Telephone Number
Louis N. Levine, Esq.	Attorney	268 Main St., Acton, MA, 01720	978-263-7777
Brian R. Charville, Esq.	Applicant / Attorney	118 Turnpike Rd., Southboro	508-281-5600
David M. Ferris	Applicant	118 Turnpike Rd., Southboro	508-281-5600
James Tetreault	Civil Engineer	118 Turnpike Rd., Southboro	508-485-0137

**NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.*

Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

Checklist of Required Materials

Information to be submitted with Application

- ☒ **Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- ☒ **Completed General Application Form & Checklist**
- ☒ **Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- ☒ **Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- ☒ **Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- ☒ **Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- ☒ **Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- ☒ **Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- ☒ **Certified list of abutters:** as obtained from the Assessor's office
- ☒ **Electronic files:** to be submitted via ViewPoint, the online permitting software
- ☐ **OPTIONAL:** Letters of support

Prepare the required documents as follows:

- ☐ **Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
- ☐ **Zoning Board of Appeals Packet** – submit on ViewPoint
 - Application fee (Checks made payable to the Town of Southborough)
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
 - One (1) legal ad form



FERRIS DEVELOPMENT GROUP

October 31, 2023

VIA VIEWPOINT

Mr. David Williams, Chair
Southborough Zoning Board of Appeals
9 Cordaville Road
Southborough, MA 01772

Re: 120 Turnpike Road
Special Permit modification of 2005 Special Permit

Dear Chair Williams and Board Members,

I represent FD 120 Turnpike, LLC, and write on its behalf to provide this Narrative regarding the enclosed Application for Special Permit filed today. Ferris Development Group, LLC is a commercial real estate owner and operator working in MetroWest with a strong presence on the Route 9 corridor. The firms' principal, David Ferris, is a Southborough resident who currently owns and operates 118, 120, 250 and 352 Turnpike Road.

The Board of Appeals issued a Notice of Decision dated August 15, 2005, in which the Board granted a Special Permit allowing (i) office uses in excess of 50,000 square feet, and (ii) more than one principal building on a single lot. As you know, today FD 120 Turnpike, LLC filed with your Board and the Town Clerk an Application for Comprehensive Permit in which FD 120 seeks permission to construct a 60-unit apartment building on a portion of the property.

At the suggestion of Town Counsel, the applicant submits this Application for Special Permit to modify the 2005 Special Permit. Modification is necessary because an existing driveway that now serves the two existing buildings on the property will, pursuant to the comprehensive permit, be used by both the existing buildings *and* the new multi-family building. We agree with Town Counsel that it is important that your Board be made aware of the shared use of the driveway (pursuant to a future access easement), approve it and modify the prior Special Permit to conform to the new shared use.

Please do not hesitate to contact me if you have any follow-up questions regarding this matter.

Yours sincerely,

Brian R. Charville, Esq.
Chief Operating Officer & General Counsel

Encs. – Application and supporting materials

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 95119
Document Type	: DEED
Recorded Date	: August 24, 2020
Recorded Time	: 12:13:08 PM
Recorded Book and Page	: 63088 / 248
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1253984
Recording Fee (including excise)	: \$16,001.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/24/2020 12:13 PM
Ctrl# 212853 09021 Doc# 00095119
Fee: \$15,846.00 Cons: \$3,475,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

RECORD AND RETURN TO:

~ Recording Information Area ~

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT, CURO SOUTHBOROUGH, LLC, a Delaware limited liability company ("Grantor") with a mailing address of 515 Madison Ave., Suite 30A, New York, NY, 10022, for and in consideration of the sum of Three Million Four Hundred Seventy Five Thousand and 00/100 Dollars (\$3,475,000.00) paid to Grantor by FD 120 Turnpike, LLC, a Massachusetts limited liability company with an address of 325 Donald Lynch Blvd., Suite 205, Marlborough, MA 01752 ("Grantee"), hereby GRANTS unto Grantee, with **QUITCLAIM COVENANTS**, that certain real property situated in Worcester county, Massachusetts, known as 118-120 Turnpike Road, Southborough, Massachusetts, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property").

Together with and subject to all leases (including ground leases), leasehold mortgages, easements, rights, reservations and restrictions of record, insofar as the same are in force and applicable, however not intending to revive any of the same hereby.

Subject to liens for real estate taxes for the current fiscal year which are not yet due and payable.

Meaning and intending to convey the same property conveyed to Grantor by deed dated as of December 4, 2013, recorded with the Worcester Registry of Deeds in Book 51817, Page 226.

The Grantor is not taxed as a corporation for federal income tax purposes for the current year.

(Signature Page Follows)

IN WITNESS WHEREOF, this instrument has been executed as of the 21st day of August 2020.

CURO SOUTHBOROUGH, LLC

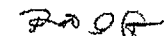
by: 

Steven B. Cox, Manager

STATE OF FLORIDA

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2020, by Steven B. Cox, Manager of Curo Southborough, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced NY PL as identification.


Notary Public

Printed Name: David J Persten

My Commission Expires: May 9, 2024



DAVID J. PERSTEN
Commission # GG 962219
Expires May 9, 2024
Bonded Thru Budget Notary Services

[seal]

EXHIBIT A

A certain parcel of land, with the buildings and improvements thereon, located in Southborough, Worcester County, Massachusetts, being shown as Lot 4 on plan of land entitled "Plan of Land in Southborough, Mass." prepared for Corcoran-Darman Trust, Scale 1": 100', dated January 24, 1984, as revised March 6, 1984, March 12, 1984 and March 14, 1984, prepared by Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, and recorded with the Worcester District Registry of Deeds in Book 517, Plan 120, being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Turnpike Road (Route 9) in the Town of Southborough, Massachusetts at the northwesterly corner of the described premises at land now or formerly of Marion Mauro and Joan Montvitt; thence

SOUTHEASTERLY along a curve to the left along the southerly sideline of Turnpike Road a length of one hundred twenty-five and seventy-three hundredths (125.73) feet to a point; thence

S 63° 45' 44" E a distance of fifty-eight and nineteen hundredths (58.19) feet to a point; thence

N 79° 19' 01" E a distance of one hundred seventy-seven (177.00) feet to a point; thence

S 44° 39' 14" E a distance of two hundred seventy-seven and eighty-nine hundredths (277.89) feet to a point; thence

S 87° 40' 20" E a distance of ninety-nine and fifty-seven hundredths (99.57) feet to a point; thence

S 86° 50' 55" E a distance of one hundred five and seventeen hundredths (105.17) feet to a point, thence

N 71° 34' 17" E a distance of three hundred sixty-three and ninety-one hundredths (363.91) feet to a point; thence

S 17° 00' 18" E distance of two hundred ninety-seven and ninety hundredths (297.90) feet to a drill hole; thence

S 01° 40' 26" W a distance of thirty and eighty-eight hundredths (30.88) feet to a drill hole; thence

S 01° 06' 20" W a distance of one hundred eighty-two and eighteen hundredths (182.18) feet to a drill hole; thence

S 28° 09' 16" W a distance of thirty-eight and eight hundredths (38.08) feet to a point; thence

S 37° 28' 00" W a distance of fifty-five and forty-seven hundredths (55.47) feet to a drill hole; thence

S 12° 10' 59" W a distance of eleven and twelve hundredths (11.12) feet to a point, thence

S 30° 52' 04" W a distance of forty-seven and nineteen hundredths (47.19) feet to a drill hole; thence

S 37° 33' 49" W a distance of eighteen and nineteen hundredths (18.19) feet to a drill hole; thence

S 32° 16' 11" W a distance of three hundred fifty-five and eighty-nine hundredths (355.89) feet to a drill hole; thence

S 32° 15' 35" W a distance of one hundred forty-four and ninety-four hundredths (144.94) feet to a drill hole; thence

S 32° 32' 04" W a distance of one hundred forty-eight and eight hundredths (148.08) feet to a drill hole; thence

S 31° 28' 41" W a distance of two hundred seventy-five (275.00) feet to a point; thence

N 15° 56' 41" W a distance of eight hundred twenty-two and twenty hundredths (822.20) feet to a point; thence

N 25° 38' 22" W a distance of four hundred thirty-two and eighty-four hundredths (432.84) feet to a point; thence

S 77° 35' 58" W a distance of two hundred eighty-nine (289.00) feet to a point; thence

N 12° 24' 02" W a distance of one hundred forty-seven and ninety-nine hundredths (147.99) feet to a point; thence

N 77° 35' 58" E a distance of two hundred fifty-two and twenty-two hundredths (252.22) feet to a point; thence

N 18° 15' 24" W a distance of one hundred thirty-three and thirty-eight hundredths (133.38) feet to a point of curvature; thence

NORTHWESTERLY and curving to the left along the arc of a curve having a radius of seventy (70) feet a distance of ninety-six and ninety-two hundredths (96.92) feet to the point of beginning, or as otherwise bounded and described.

NOTE: As used herein the term "recorded" shall mean "recorded with the Worcester District Registry of Deeds."

Together with the benefit of the following rights and easements, in common with others entitled thereto:

1. Terms and provisions of Agreement dated May 5, 1965 by and between Gordon S. Baker, et al, and Ray B. Davis, et al, recorded in Book 4691, Page 488.

2. Rights and easements set forth in a deed dated May 23, 1984, recorded in Book 8203, Page 331; as affected by Release of Temporary Easement dated September 1, 2000, recorded in Book 23524, Page 48.

Subject to the following leasehold interest:

3. A certain Ground Lease by and between Corcoran-Darman Southborough Associates Limited Partnership, a Massachusetts limited partnership, as master landlord, and Andover Business Park, Inc., as master tenant, dated November 25, 1991, notice of which was recorded in the Worcester County Registry of Deeds (the "Registry") in Book 13874, Page 21; as affected by the assignment of master tenant's interest to 118 Turnpike Limited Partnership, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated November 13, 1998, recorded with the Registry in Book 20685, Page 37; as further affected by assignment of master tenant's interest to Taurus Business Center Limited, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated December 3, 2002 and recorded with the Registry

in Book 28308, Page 67; as further affected by assignment of master tenant's interest to Turnpike Equity Partners LLC, pursuant to a certain Assignment and Assumption of Ground Lease dated December 3, 2004 and recorded with the Registry in Book 35236, Page 330; as further affected by the assignment of master landlord's interest pursuant to that certain Assignment and Assumption of Ground Lease dated December 4, 2013 by The Realty Associates Fund VI, L.P. to Curo Southborough, LLC, recorded with the Registry in Book 51817, Page 235; as further affected by the assignment of master tenant's interest pursuant to that certain Assignment and Assumption of Ground Lease dated February 12, 2014 by Wells Fargo Bank, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C3 to Curo 118 Turnpike Southborough, LLC, and recorded in the Registry in Book 52030, Page 218, and as amended by that certain First Amendment to Ground Lease dated September 23, 2016 (collectively, and as may be further amended, restated or modified, the "Ground Lease").





118 TURNPIKE RD. 120 TURNPIKE RD.
Early Development Group Expanded Development
Early Site Plan Early Site Plan
Master Plan Master Plan
Master Plan Master Plan
Master Plan Master Plan



nirvanahealth











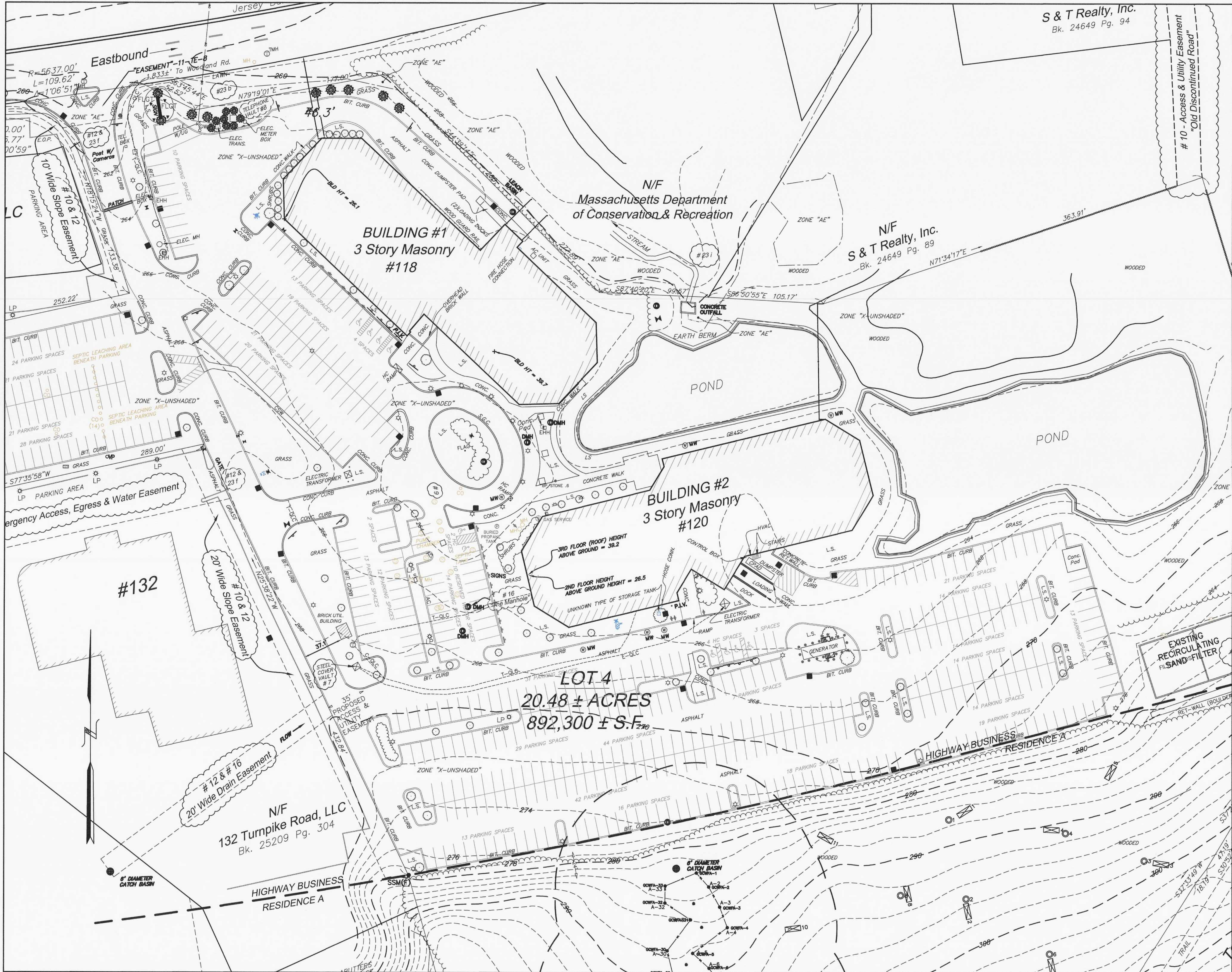












KEY

- EXISTING 2' ELEVATION CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST

NOTES:

- THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 63088 PAGE 248. THAT DEED REFERENCES THE PLAN RECORDED AT PLAN BOOK 517 PLAN 120 FOR PROPERTY BOUNDARIES. THIS SITE IS SHOWN AS LOT 120 PARCEL 4 ON SOUTHBOROUGH ASSESSOR'S MAP 37.
- OVERALL SITE AREA IS 20.48 ACRES AND THE PROPERTY IS LOCATED IN BOTH THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS.
- THE SUBJECT OF THIS SITE PLAN IS THE CREATION OF SEPARATE LOT AT THE SOUTH END OF THIS PROPERTY WITH THE NEW BOUNDARY BEING THE ZONING DISTRICT BOUNDARY AND THE CONSTRUCTION OF AN APARTMENT BUILDING WITH APPURTENANT PARKING AND UTILITIES ON THAT NEW LOT.
- THERE WILL BE NO CHANGE TO THE EXISTING SEPTIC SYSTEM OR OTHER INFRASTRUCTURE ON THE PROPERTY.
- THE WETLAND RESOURCE AREA SHOWN SOUTH OF THE EXISTING PARKING AREA WAS DELINEATED BY GODDARD CONSULTING, LLC.

SESSY BRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND DESIGNER

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-485-0137 jamest@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
DATE:	OCTOBER 25, 2023	DWG. NO.	120TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	

SCALE: 1 INCH = 40 FEET

0 20 40 80 120
FEET

0 20 40
METERS

SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E1





KEY

- EXISTING 2' ELEVATION CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- OHW
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST

NOTES:

- 1) THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 63088 PAGE 248. THAT DEED REFERENCES THE PLAN RECORDED AT PLAN BOOK 517 PLAN 120 FOR PROPERTY BOUNDARIES. THIS SITE IS SHOWN AS LOT 120 PARCEL 4 ON SOUTHBOROUGH ASSESSOR'S MAP 37.
- 2) OVERALL SITE AREA IS 20.48 ACRES AND THE PROPERTY IS LOCATED IN BOTH THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS.
- 3) THE SUBJECT OF THIS SITE PLAN IS THE CREATION OF SEPARATE LOT AT THE SOUTH END OF THIS PROPERTY WITH THE NEW BOUNDARY BEING THE ZONING DISTRICT BOUNDARY AND THE CONSTRUCTION OF AN APARTMENT BUILDING WITH APPURTENANT PARKING AND UTILITIES ON THAT NEW LOT.
- 4) THERE WILL BE NO CHANGE TO THE EXISTING SEPTIC SYSTEM OR OTHER INFRASTRUCTURE ON THE PROPERTY.
- 5) THE WETLAND RESOURCE AREA SHOWN SOUTH OF THE EXISTING PARKING AREA WAS DELINEATED BY GODDARD CONSULTING, LLC.



**AZIMUTH LAND DESIGN, LLC**
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

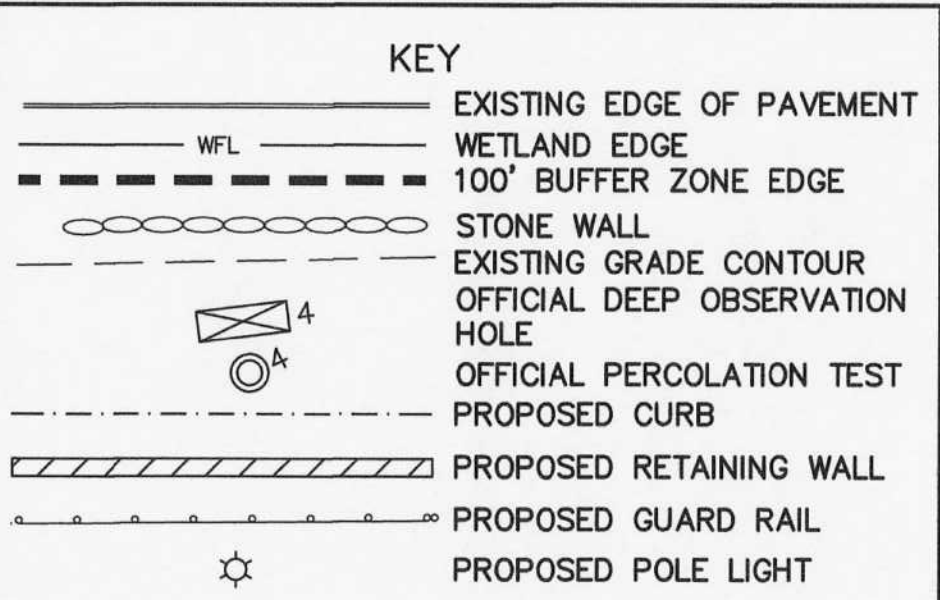
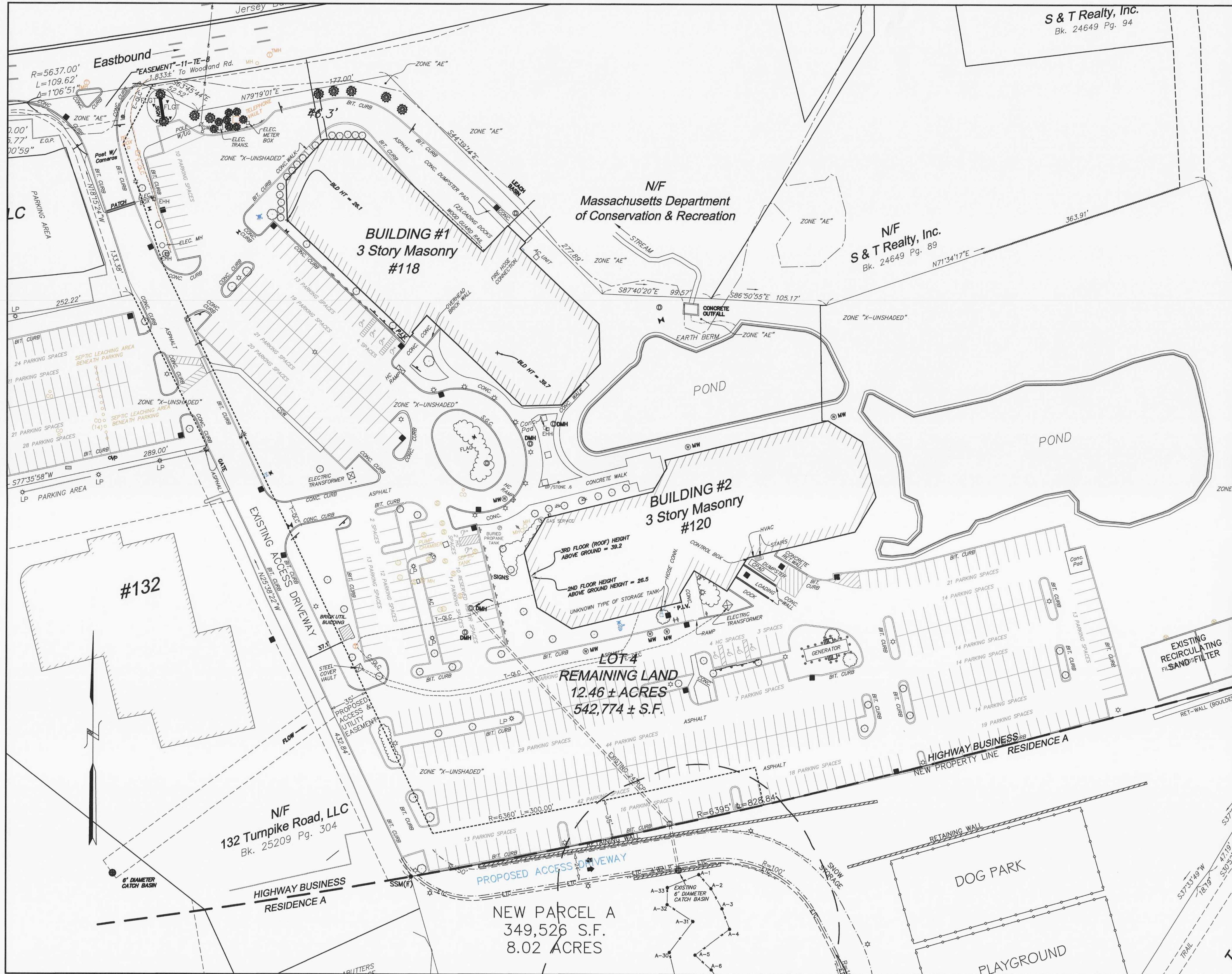
CLT. NO.	JOB NO.
504	290-504
DATE:	DWG NO.
OCTOBER 25, 2023	120TURNPIKECURRENT
REVISIONS	
DATE:	DESCRIPTION

SCALE: 1 INCH = 40 FEET

FEET 0 20 40 80 120

METERS 0 20 40

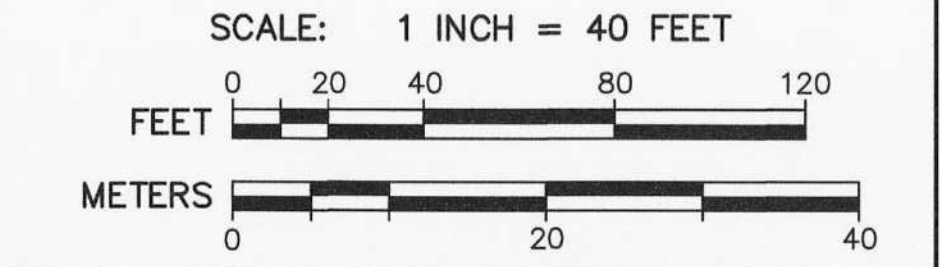
SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
EXISTING CONDITIONS PLAN E2



- NOTES:
- 1) THE NEW PROPERTY BOUNDARY WILL BE CREATED IN THE EXACT LOCATION OF THE ZONING DISTRICT BOUNDARY. THE PROPOSED APARTMENT BUILDING AND ASSOCIATED DEVELOPMENT WILL BE ON THE 349,526 S.F. OR 8.02 ACRE PARCEL SOUTH OF THAT ZONING AND PROPERTY BOUNDARY LINE. IT WILL TAKE UP ALL THE LAND ZONED RESIDENCE A.
 - 2) THE REMAINING LAND NORTH OF THAT LINE WILL BE ALL THE LAND ZONED HIGHWAY BUSINESS AND WILL HAVE AN AREA OF 542,774 S.F. OR 12.46 ACRES.
 - 3) THE NEW PARCEL WILL GAIN ACCESS TO ROUTE 9 VIA A PROPOSED 35 FOOT WIDE ACCESS AND UTILITY EASEMENT.

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
DATE:	OCTOBER 25, 2023	DWG NO.	120TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	



SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
SITE LAYOUT PLAN S1



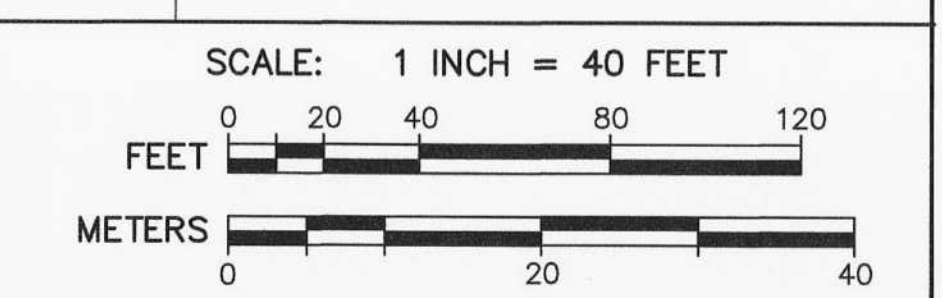
KEY

- EXISTING EDGE OF PAVEMENT
- WFL
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING GRADE CONTOUR
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED GUARD RAIL
- PROPOSED POLE LIGHT

- NOTES:**
- 1) THE NEW PROPERTY BOUNDARY WILL BE CREATED IN THE EXACT LOCATION OF THE ZONING DISTRICT BOUNDARY. THE PROPOSED APARTMENT BUILDING AND ASSOCIATED DEVELOPMENT WILL BE ON THE 349,526 S.F. OR 8.02 ACRE PARCEL SOUTH OF THAT ZONING AND PROPERTY BOUNDARY LINE. IT WILL TAKE UP ALL THE LAND ZONED RESIDENCE A.
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 - 3) THE NEW PARCEL WILL GAIN ACCESS TO ROUTE 9 VIA A PROPOSED 35 FOOT WIDE ACCESS AND UTILITY EASEMENT.

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CLT. NO.	504	JOB NO.	290-504
DATE:	OCTOBER 25, 2023	DWG NO.	120TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		



SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
SITE LAYOUT PLAN S2



**Town of Southborough
Board of Assessors
Abutters List**

Date: 10/24/2023
Address: 120 TURNPIKE ROAD
Parcel ID: 37-0120-004-0
Distance: 300 feet
Zoning Board of Appeals

Property Location	Owner of Record	Deed Information
BREAKNECK HILL ROAD 29-0000-028-A	SOUTHBOROUGH TOWN OF CONSERVATION LAND 17 COMMON STREET SOUTHBOROUGH, MA 01772	6996-313
134 TURNPIKE ROAD 29-0000-047-0	134 TURNPIKE LLC C/O CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA 01772	39340-85
BREAKNECK HILL ROAD 29-0000-058-0	THE INHABITANTS OF THE TOWN OF SOUTHBOROUGH 17 COMMON STREET SOUTHBOROUGH, MA 01772	40821-230
21 WOODLAND ROAD 30-0000-005-0	ESTELLA, EDWARD D AND LORRAINE M 21 WOODLAND ROAD SOUTHBOROUGH, MA 01772	C9892/D36186
136 TURNPIKE ROAD 37-0000-001-0	136 TURNPIKE ROAD LLC 259 TURNPIKE ROAD SUITE 100 SOUTHBOROUGH, MA 01772	25209-304
WHITE BAGLEY ROAD 37-0000-006-0	DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114	

CERTIFIED COPY



**Town of Southborough
Board of Assessors
Abutters List**

Date: 10/24/2023
Address: 120 TURNPIKE ROAD
Parcel ID: 37-0120-004-0
Distance: 300 feet
Zoning Board of Appeals

Property Location	Owner of Record	Deed Information
132 TURNPIKE ROAD 37-0000-028-0	132 TURNPIKE ROAD LLC 259 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	25209-304
118 TURNPIKE ROAD 37-0118-004-0	FERRIS DAVID M AND ANA I SALCEDA-FERRIS 325 DONALD LYNCH BLVD STE 205 MARLBOROUGH, MA 01752	66478-239
BOSTON TURNPIKE 38-0000-016-0	DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114	
104 TURNPIKE ROAD 38-0000-017-0	S AND T REALTY INC 50 CAPE CODDER ROAD FALMOUTH, MA 02540	24649-89
112 TURNPIKE ROAD 38-0000-020-0	SOUTHBOROUGH TOWN OF PUMP HOUSE 1930 17 COMMON STREET SOUTHBOROUGH, MA 01772	2546-161
TURNPIKE ROAD 38-0000-021-0	DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114	

CERTIFIED COPY



Town of Southborough
Board of Assessors
Abutters List

Date: 10/24/2023
Address: 120 TURNPIKE ROAD
Parcel ID: 37-0120-004-0
Distance: 300 feet
Zoning Board of Appeals

This list contains the certified list of owners on record with the Town of Southborough. The Record Owner is the property owner as of July 1st.

Authorized Signature

CERTIFIED COPY

Parcel ID: 37-0120-004-0
FD 120 TURNPIKE LLC
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

Parcel ID: 29-0000-028-A
SOUTHBOROUGH TOWN OF
CONSERVATION LAND
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel ID: 29-0000-047-0
134 TURNPIKE LLC
C/O CAPITAL GROUP
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA 01772

Parcel ID: 29-0000-058-0
THE INHABITANTS OF THE
SOUTHBOROUGH
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel ID: 30-0000-005-0
ESTELLA, EDWARD D AND
21 WOODLAND ROAD
SOUTHBOROUGH, MA 01772

Parcel ID: 37-0000-001-0
136 TURNPIKE ROAD LLC
259 TURNPIKE ROAD
SUITE 100
SOUTHBOROUGH, MA 01772

Parcel ID: 37-0000-006-0
DEPT OF CONSERVATION AND
DIVISION OF WATER SUPPLY
251 CAUSEWAY STREET
OFFICE OF WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel ID: 37-0000-028-0
132 TURNPIKE ROAD LLC
259 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

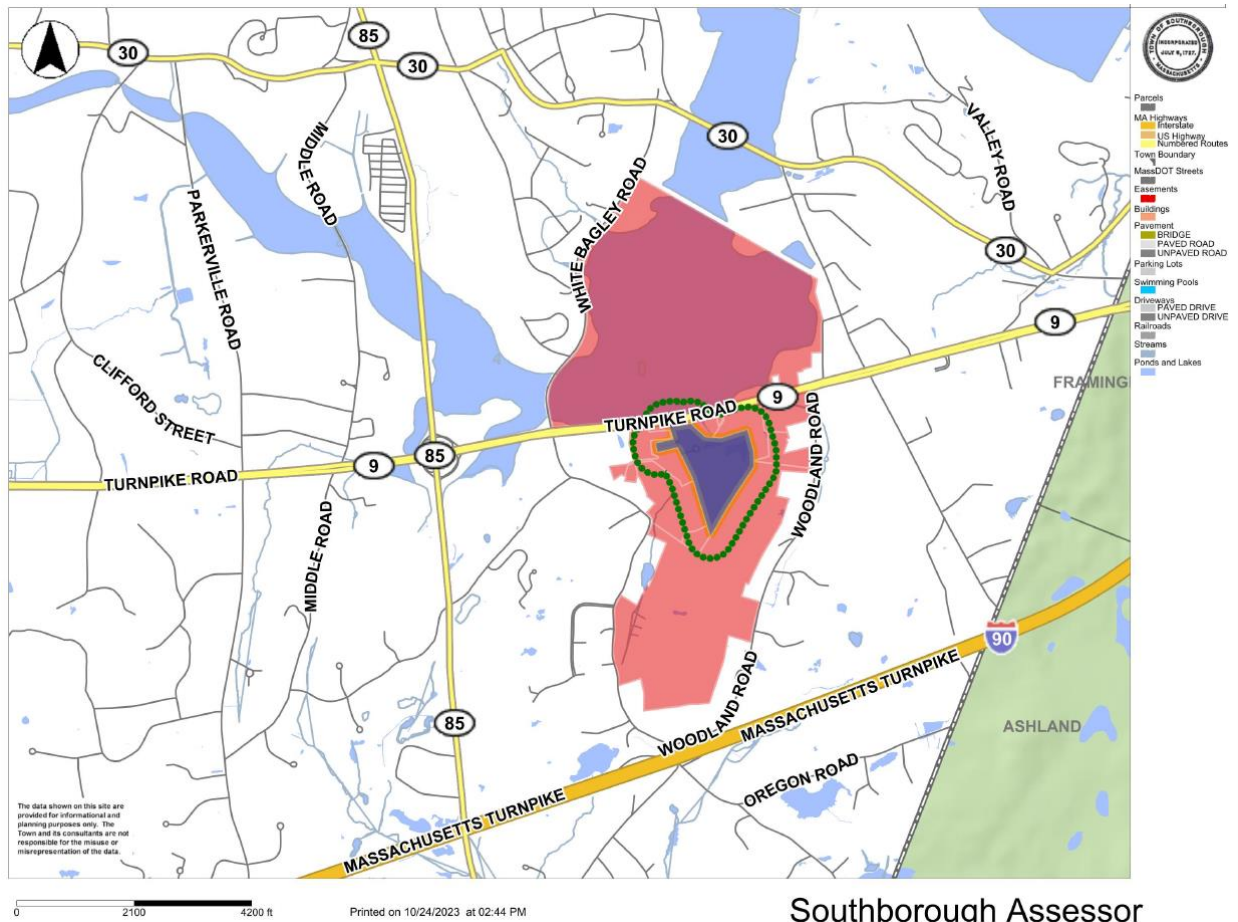
Parcel ID: 37-0118-004-0
FERRIS DAVID M AND
ANA I SALCEDA-FERRIS
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

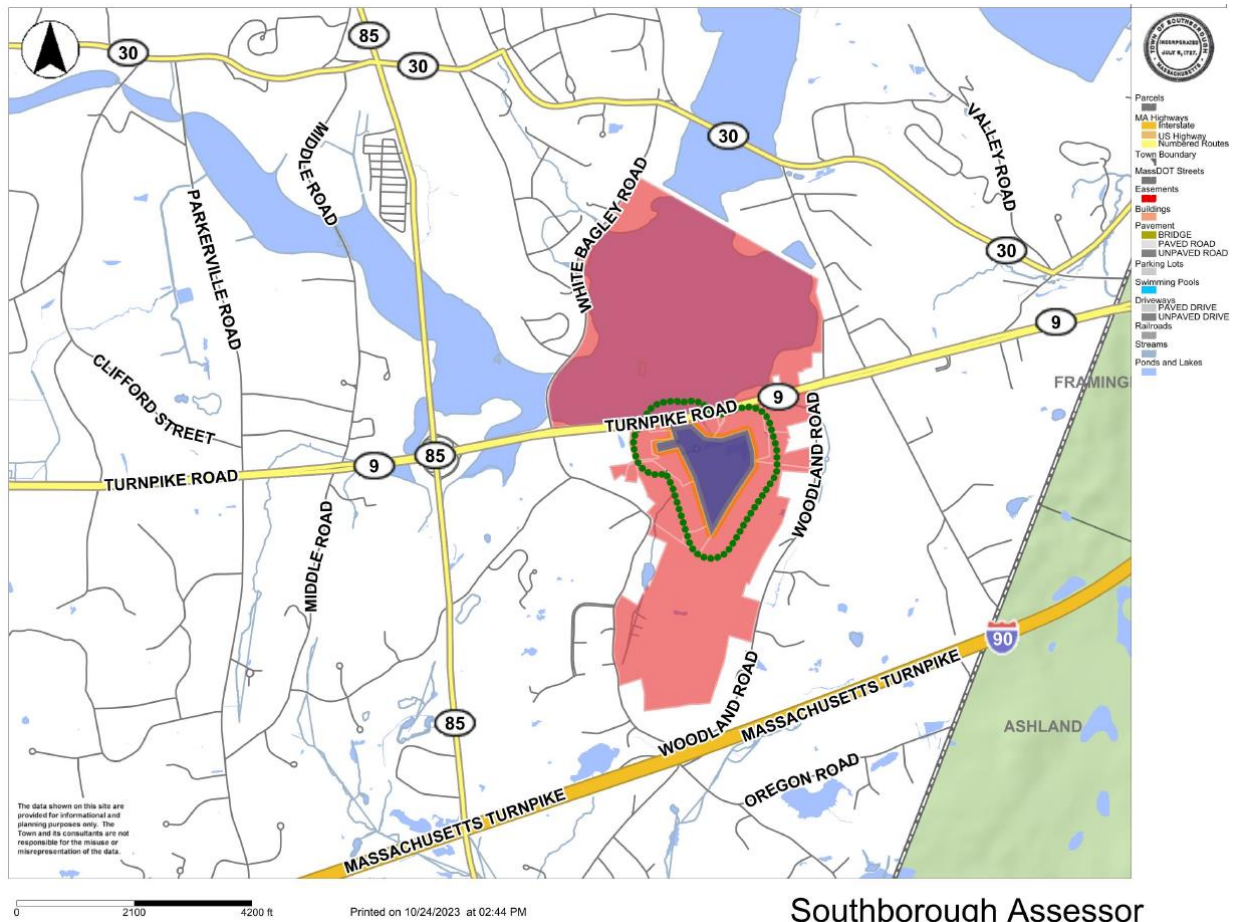
Parcel ID: 38-0000-016-0
DEPT OF CONSERVATION AND
DIVISION OF WATER SUPPLY
251 CAUSEWAY STREET
OFFICE OF WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel ID: 38-0000-017-0
S AND T REALTY INC
50 CAPE CODDER ROAD
FALMOUTH, MA 02540

Parcel ID: 38-0000-020-0
SOUTHBOROUGH TOWN OF
PUMP HOUSE 1930
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel ID: 38-0000-021-0
DEPT OF CONSERVATION AND
DIVISION OF WATER SUPPLY
251 CAUSEWAY STREET
OFFICE OF WATERSHED MANAGEMENT
BOSTON, MA 02114





COMMUNITY ADVOCATE NEWSPAPER

Legal Ad Billing Agreement

Cindy Merchant, Advertising Sales Consultant

508.736.4332

DATE: 10/31/23

The Application that I am submitting is to the:

☒ Zoning Board of Appeals

☐ Historical Commission

Legal notices will be submitted by the Building/Zoning Department staff to the Community Advocate for publication. I hereby acknowledge **responsibility for payment** of the required legal notice(s). I will be contacted directly by Community Advocate representative for payment.



Signature

Brian R. Charville

Printed Name

FD 120 Turnpike, LLC

Company Name (if applicable)

118 Turnpike Rd., Ste. 300

Address

Southborough, MA 01772

City / State / Zip

508-281-5610

Phone Number

bcharville@ferrisdevelopment.com

Email Address

NOTE: Without this form, we are unable to submit the legal notice to the Community Advocate. A delay in the publication of the legal notice may cause a delay in the public hearing.