



TOWN OF SOUTHBOROUGH  
MASSACHUSETTS 01772

9 CORDAVILLE ROAD  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
508-485-0717 ext. 1

# 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	
<i>Check all applicable:</i>	
<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:



Town of Southborough  
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
508-485-0717 ext. 1

# 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.*



Town of Southborough  
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD  
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508-485-0717 ext. 1

# Zoning Board of Appeals

## General Application

### Special Permit, Variance, & Appeal

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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

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### 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

Property address: 118-120 Turnpike, Southborough, Massachusetts

**RECORD AND RETURN TO:**

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~ 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), leaseshold 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 21<sup>st</sup> day of August 2020.

**CURO SOUTHBOROUGH, LLC**

by: 

Steven B. Cox, Manager

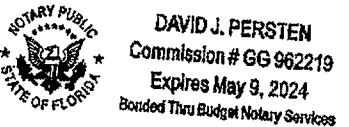
**STATE OF FLORIDA**

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 DL as identification.

Per J.P.  
Notary Public

Printed Name: David J Persten  
My Commission Expires: May 9, 2024



[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").







nirvanaHealth



118 TURNPIKE RD.  
Fidelity  
Group  
Employee  
Benefits  
Internal  
Resource  
Services  
Creative  
Planning

120 TURNPIKE RD.  
Fidelity  
Group  
Employee  
Benefits  
Internal  
Resource  
Services  
Planning  
Recovery  
Centers





RESERVED  
PARKING

118-120 Turnpike Rd

Wellesley Hills, MA 02481

AT OWNER'S DISCRETION

















## 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.



*Professional Engineers & Erosion Control Specialists*  
118 Turnpike Road, Suite 200, Southborough, MA 01772  
Telephone (508)-485-0137 [jamest@azimuthlanddesign.co](mailto:jamest@azimuthlanddesign.co)

LT. NO.	504	JOB NO.	290-504
DATE:	OCTOBER 25, 2023	DWG NO.	12071URNDIKECURRENT

OCTOBER 26, 2025	120 TURN RECURRENT
REVISIONS	
DATE:	DESCRIPTION

SCALE: 1 INCH = 40 FEET

FFEET

0 20 40 80 120

METERS

0 20 40

0 20 40

## SITE PLAN OF LAND

AT 120 TURNPIKE ROAD

## IN

## SOUTHBOROUGH, MASS.

**OWNER & APPLICANT:**

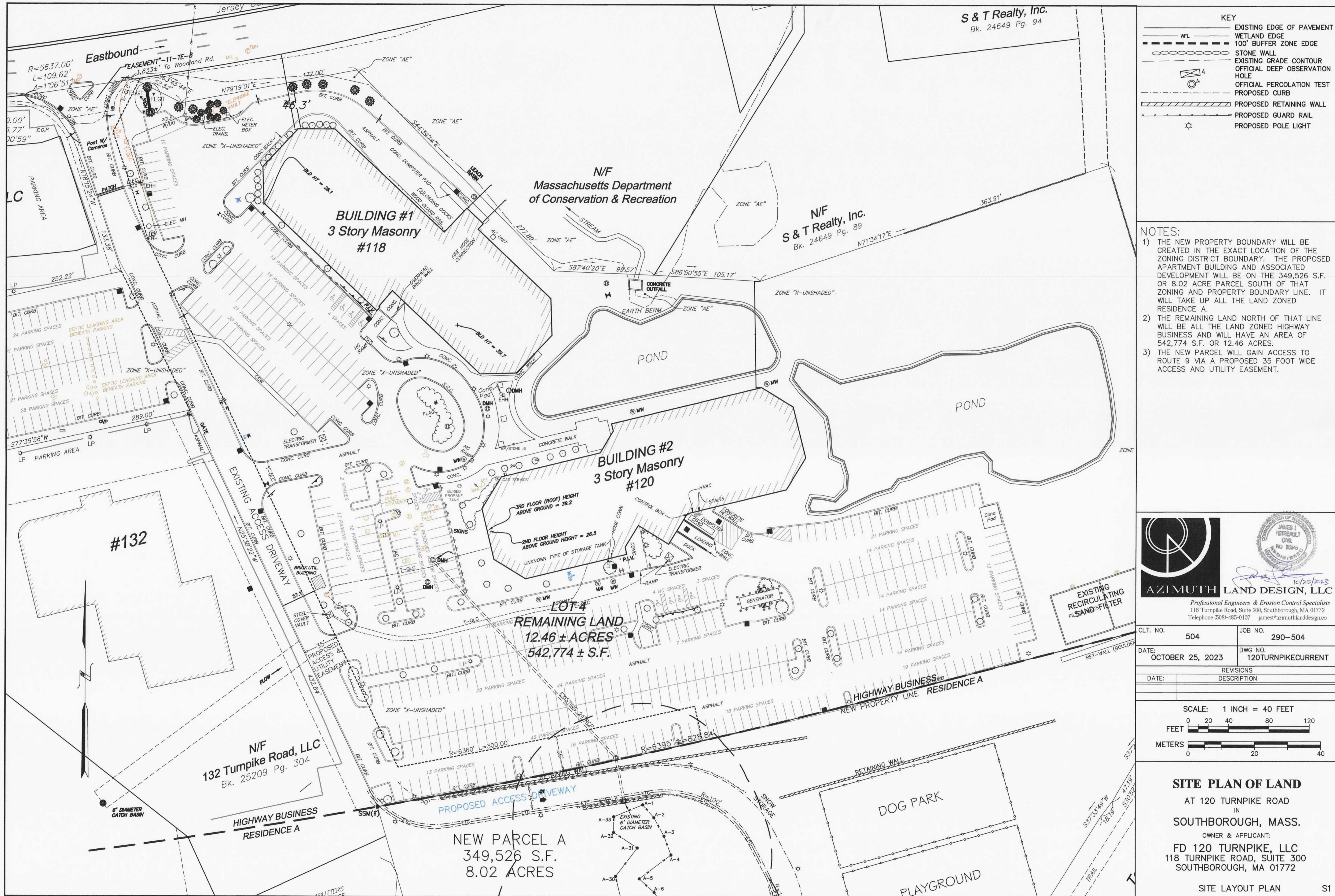
FD 120 TURNPIKE, LLC  
118 TURNPIKE ROAD, SUITE 300  
SOUTHBOROUGH, MA 01772

SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS PLAN E1

Digitized by srujanika@gmail.com





**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



**SITE PLAN OF LAND  
AT 120 TURNPIKE ROAD  
IN  
SOUTHBOROUGH, MASS.  
OWNER & APPLICANT:  
FD 120 TURNPIKE, LLC  
8 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**

Page 1 of 3



**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**

Page 2 of 3



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 1<sup>st</sup>.

Authorized Signature

CERTIFIED COPY

Page 3 of 3

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

Parcel ID: 29-0000-058-0  
THE INHABITANTS OF THE  
SOUTHBOROUGH  
17 COMMON STREET  
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: 38-0000-016-0  
DEPT OF CONSERVATION AND  
DIVISION OF WATER SUPPLY  
251 CAUSEWAY STREET  
OFFICE OF WATERSHED MANAGEMENT  
BOSTON, MA 02114

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

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

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

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

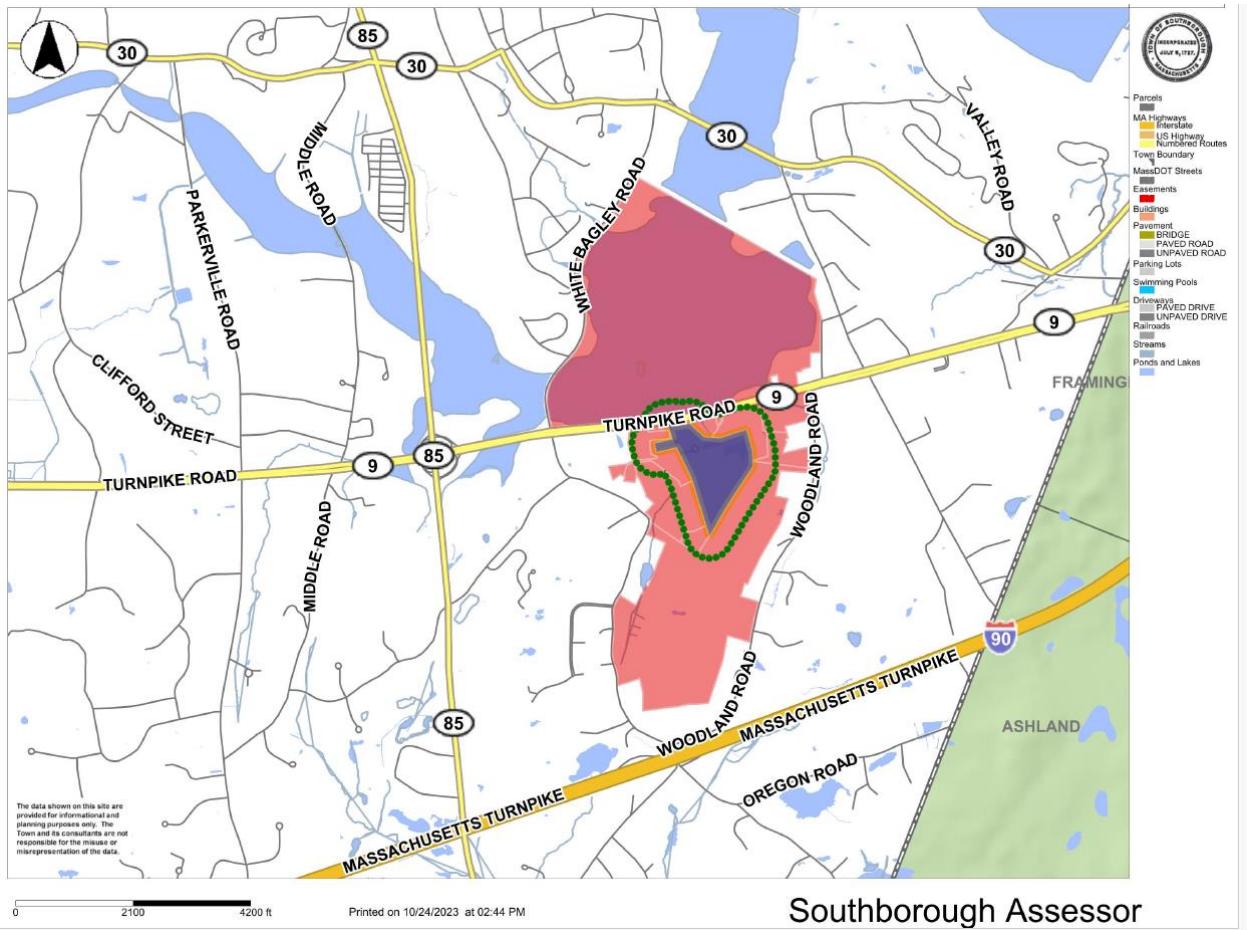
Parcel ID: 38-0000-017-0  
S AND T REALTY INC  
50 CAPE CODDER ROAD  
FALMOUTH, MA 02540

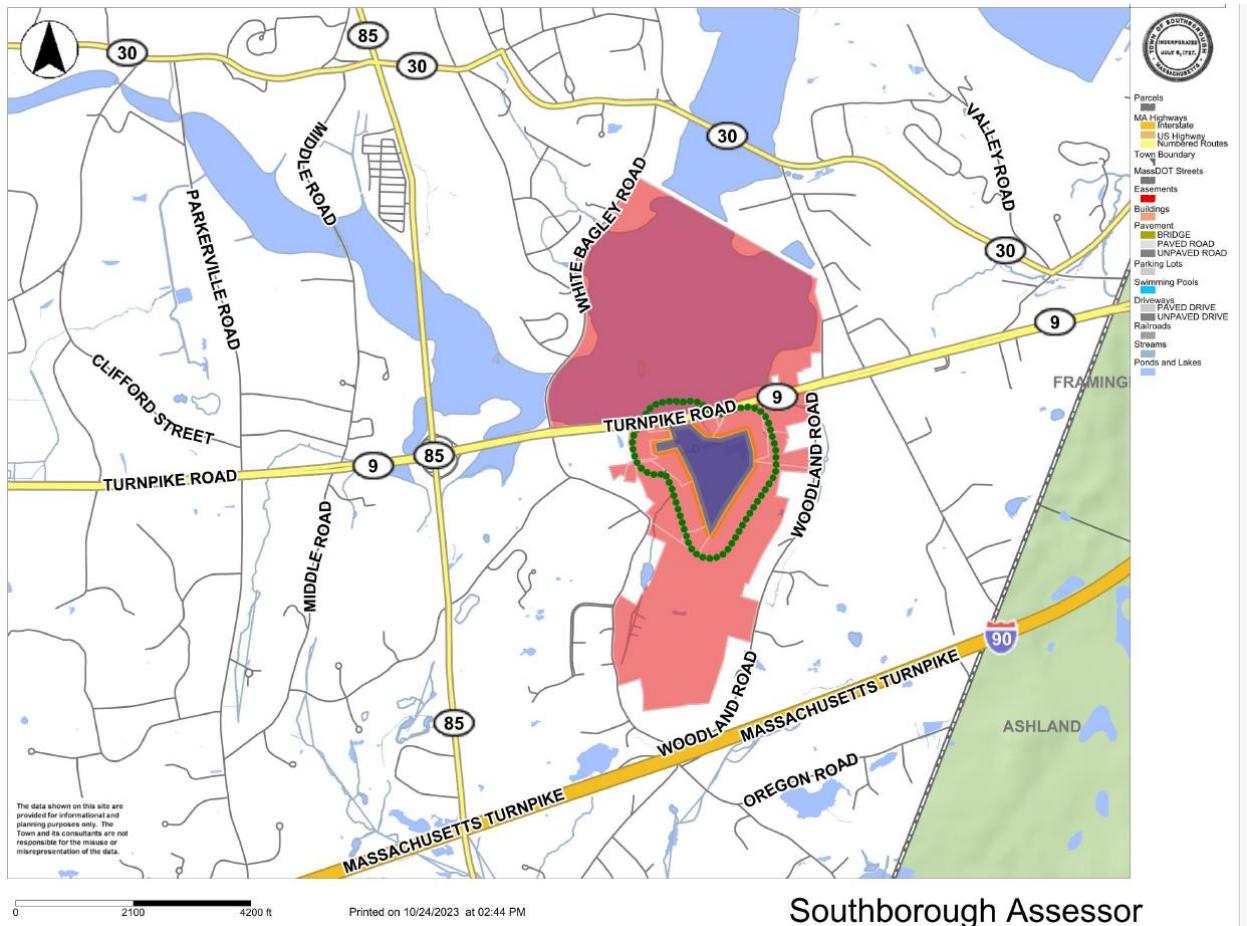
Parcel ID: 29-0000-047-0  
134 TURNPIKE LLC  
C/O CAPITAL GROUP  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA 01772

Parcel ID: 37-0000-001-0  
136 TURNPIKE ROAD LLC  
259 TURNPIKE ROAD  
SUITE 100  
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: 38-0000-020-0  
SOUTHBOROUGH TOWN OF  
PUMP HOUSE 1930  
17 COMMON STREET  
SOUTHBOROUGH, MA 01772





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

bcharville@ferrisdevelopment.com

Phone Number

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.**