



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

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:

Section 174-9; Section 174.8.5(C)(10)

Applicant seeks to modify Notice of Decision of an Application for a Special Permit dated August 21, 2019, to remove language relating to a land donation.

PROPERTY INFORMATION

Address: 120 Turnpike Road, Southborough, MA	Map/Lot: 37-120-4
Zoning District: Residence A; Highway Business	Book/Page: Bk 63088, Pg 248
Total Land Area: 20.48 Acres	Lot Frontage: 125 Ft Pursuant to 2005 Variance

Present Use: Office

Proposed Use: Office; MGL Ch. 40B Multi-Family Housing

Check all applicable:

100' Wetland Buffer Zone 200' Riverfront Area
 Disturbing more than 1 acre 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:

March 12, 2024



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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: gbahnan@ferrisdevelopment.com; bcharville@ferrisdevelopment.com

Signature:

Date: 3/1/24

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
David M. Ferris, Manager	Applicant	118 Turnpike Rd, Ste 300, Southborough, MA	508-281-5600
Brian R. Charville, Esq.	Applicant / Attorney	118 Turnpike Rd, Ste 300, Southborough, MA	508-281-5600
George T. Bahnan, Esq.	Applicant / Attorney	118 Turnpike Rd, Ste 300, Southborough, MA	508-281-5600
James Tetreault, P.E.	Civil Engineer	118 Turnpike Rd, Ste 200, Southborough, MA	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

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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")
- 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, LLC

March 1, 2024

VIA VIEWPOINT

David C. Williams, Chairperson
Southborough Zoning Board of Appeals
9 Cordaville Rd.
Southborough, MA 01772

Re: 120 Turnpike Road – Application for Modification to a Notice of Decision of an Application for a Special Permit

Dear Chair Williams and Members of the Board,

Please allow this letter to serve as a narrative to FD 120 Turnpike, LLC's (the "Applicant") application for modification to a *Notice of Decision of an Application for a Special Permit* (**Exhibit A**) granted to CURO Southborough, LLC ("CURO") on August 21, 2019 (the "Special Permit"). In 2019, the Southborough Zoning Board of Appeals issued the Special Permit, which allowed for the addition of a very large parking garage to serve the office buildings at 120 Turnpike Rd. In exchange for the approval, CURO offered to donate 6.2 acres of land located at 120 Turnpike Rd. to the Conservation Commission. CURO never moved forward with construction of the garage and never donated the land to the Conservation Commission. And the Southborough Select Board never accepted the donation as required by M.G.L. c. 40, § 8C.

On August 24, 2020, the Applicant purchased the property at 120 Turnpike Rd from CURO. On June 23, 2023, the Applicant filed their Comprehensive Permit Site Approval Application with MassHousing to build a 60-unit apartment building, of which 15 units would be affordable rate units. The Applicant received a positive Project Eligibility Letter on October 16, 2023.

On November 1, 2023, the Applicant filed their comprehensive permit application with the Town of Southborough. On January 17, 2024, Attorney Jay Talerman, counsel for the Town of Southborough, emailed the Applicant, through its attorneys, stating that after doing research, he found the land-donation condition to be "very consequential in that the condition is a binding requirement that cannot be waived by 40B because it was a condition of approval governing the non-40B locus. In order to move forward, you would need to get this condition waived through an amendment of the two Planning Board decisions. Because the Zoning Board cannot issue an approval with this condition in place..." In an effort to resolve the land-donation issue and to provide the Town of Southborough with much needed affordable housing, the Applicant submits this application for modification at the suggestion of Town Counsel. This application for modification seeks to remove language from the Special Permit regarding the land donation. The Applicant will not construct a parking garage, nor does it contend that it has the right to do so, pursuant to the Special Permit.

The Applicant respectfully requests that you modify the Decision by removing the following language:

- Paragraph 10, in its entirety, under the heading **Findings** from the August 21, 2019 *Notice of Decision of an Application for a Special Permit*.

Similar applications for modification are currently with the Planning Board. With respect to those applications, the Applicant seeks to remove language relating to the land donation from a *Decision of Major Site Plan Approval* dated August 26, 2019, and *Decision of Special Permit Approval for Lower Impact Development* dated August 26, 2019.

In removing the aforementioned language from the Special Permit, the Town will relinquish any title interest it may have in the southern 6.2-acre portion of the lot at 120 Turnpike Road. Included in the applications for modification with the Planning Board are potential considerations that the Applicant can offer to the benefit of the Town. The Planning Board is to review these items and highlight those that they would find most beneficial to the Town. Listed below are the considerations.

1. Attached to this letter as **Exhibit B** is a *Plan of Land Location: #6-#12 Brigham Street* dated April 4, 2023 (the “Plan”). The Applicant is in a position to purchase Lot 7R referenced in the Plan and gift it to the Town for conservation purposes. Lot 7R abuts a water line and would make a wonderful addition to the open space in Southborough. Please note that although this parcel is available now, the Applicant cannot guarantee its availability if not purchased within a reasonable time;
2. The Applicant is open to conveying an easement to the Conservation Commission, which would allow the public to use up to four (4) designated parking spots on the 40B site at 120 Turnpike for the purposes of parking to access the abutting conservation land;
3. The Applicant is willing to connect the 40B lot with existing trails in the Breakneck Hill Conservation Area;
4. The Applicant is willing to install more significant green buffers to screen the Conservation Land from views of the new 40B building;
5. The Applicant is willing to install ADA-accessible pathways and raised garden beds at the Community Garden located at Breakneck Hill;
6. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of environmental cleanup;
7. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of developing plans to identify and designate appropriate protection for the Town’s groundwater and surface water areas;

8. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of having an inventory and assessment done for forest resilience related to climate change;
9. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of trail maintenance and cleanup.

After the Planning Board has identified what items it finds would serve the Town best in exchange for modification of the 2019 Decisions, the Applicant is to review those items and give final approval. This letter shall not operate as a waiver of any right or remedy FD 120 Turnpike, LLC has under any applicable law, rule or regulation. FD 120 Turnpike, LLC reserves all of its rights to proceed to enforce its rights and remedies at any time.

Sincerely,

George T. Bahnan, Esq.

George T. Bahnan, Esq.

Cc: Andrew R. Dennington, II, Chair of the Southborough Select Board (via email)
Kathryn M. Cook, Vice Chair of the Southborough Select Board (via email)
Meme Luttrell, Chair of the Southborough Planning Board (via email)



2019 00122038

Bk: 61412 Pg: 276

Page: 1 of 3 11/14/2019 09:59 AM WD

Town of Southborough
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772



9 CORDAVILLE ROAD
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 508-485-0717 ext. 1

RECEIVED
 TOWN CLERK'S OFFICE

2019 SEP -4 A 11:05

SOUTHBOROUGH, MA

James F. Hegarty
 Town Clerk
 Town House
 17 Common Street
 Southborough, Massachusetts 01772

August 21, 2019

Notice of Decision of an Application for a Special Permit

Property Address: 118-120 Turnpike Road; Recorded Worcester Registry of Deeds Book 51817, Page 226

Appellants: CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022

Application Filed: June 14, 2019

Public Hearing: August 21, 2019 at 7:15 P.M.
 McAuliffe Hearing Room,
 17 Common Street
 Southborough, MA 01772

Sitting as a Board: Craig Nicholson, Chair
 David Williams, Clerk
 Deborah DeMuria
 Paul Drepanos

For the Appellants: Mr. Steven Cox, CURO Southborough, LLC, Applicant
 515 Madison Avenue, Suite 30A
 New York, NY 10022

Mr. Vito Colonna, Connorstone Engineering, Inc.
 10 Southwest Cutoff
 Northborough, MA 01532

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on June 14, 2019.
2. The application for the Special Permit is to allow the construction of a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

3. Relief was requested under Section 174.8.5 (C) (10).
4. The record owner of the subject property is CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday, August 7, 2019 and Wednesday, August 14, 2019.
6. Public Hearing opened on August 21, 2019 and closed the same evening.

Plans/Documents:

1. Letter from Laurie Livoli, Southborough Building Commissioner/Zoning Enforcement Officer to Mr. Steven Cox dated July 25, 2019.
2. Certified Copy of Abutters List from the Town of Southborough.
3. Letter from Steven Cox, Manager, CURO Southborough, LLC to Craig Nicholson, Chair, Southborough Zoning Board of Appeals re: Request for Special Permit for Parking Structure, 118-120 Turnpike Road, Southborough, MA, dated June 5, 2019.
4. Full size set of project plans for 118-120 Turnpike Road, Southborough, MA.
5. Ten 11"X17" copies of project plans for 118-120 Turnpike Road, Southborough, MA.
6. Photographs of site at 118-120 Turnpike Road, Southborough, MA.
7. Previous Special Permit granted to The Realty Associates Fund VI, L.P. 118-120 Turnpike Road dated August 15, 2005.

Findings:

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Highway Business and Residential A Zoning Districts.
3. The applicant is proposing to construct a private parking garage to contain approximately 500 spaces.
4. The proposed structure will not be more substantially detrimental to the neighborhood as it meets the specific requirements of Zoning Section 174-9, which allows a Special Permit from the Zoning Board of Appeals, provided the following information, "That the proposed use and its characteristics are found to be in harmony with the intent and purpose of zoning; are not in conflict with public health, safety, convenience and welfare; and are not detrimental or offensive to the neighborhood or destructive of property values."
5. The proposed garage will sit on 125 of the current 551 parking spaces and will add three levels of 125 spaces each creating a net addition of 375 parking spaces.
6. The applicant is proposing to add 69 additional trees to minimize the visibility of the parking area and screen the view from abutters.
7. Providing adequate water and drainage for this location will not pose special public problems as there is an existing drainage swale that is eight feet in diameter and a drainage structure along

the back of the property the applicant will continue to maintain without impacting abutting conservation land.

8. The applicant has met all storm water and design standards including the Conservation Commission bylaws.
9. The addition of the proposed structure will not increase existing traffic by more than 10% at any point due to the nature and hours of the office building the garage is accommodating.
10. CURO Southborough, LLC will be gifting 6.2 acres of land to the Southborough Conservation Commission. After the donation, the lot at 118-120 Turnpike Road will be a total of 14.2 acres.

Decision and Vote of the Board:

At its meeting on August 21, 2019, the Zoning Board of Appeals voted (4-0-1) to grant the Special Permit pursuant to Section 174.8.5 (C) (10) to allow Mr. Steven Cox of CURO Southborough, LCC to construct a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted (4-0-1) on a motion made by Mr. Drepanos and seconded by Mr. Williams, with members voting as follows to grant the requested Special Permit:

Craig Nicholson	Approve
David Williams	Approve
Deborah DeMuria	Approve
Paul Drepanos	Approve
Michael Robbins	Absent



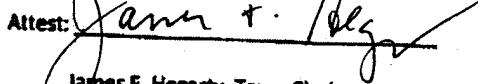
Craig Nicholson, Chair

Signing on behalf of the Zoning Board of Appeals

**** NOT VALID FOR RECORDING UNTIL CERTIFIED BY THE TOWN CLERK OF SOUTHBOROUGH****

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Law, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Southborough Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest:



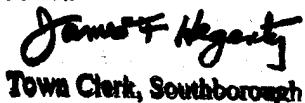
James F. Hegarty, Town Clerk
1776158 08500 001

Date:

9/25/19

A True Copy
118-120 Turnpike Road – Special Permit

Attest:


Town Clerk, Southborough

Page 3 of 3

ATTEST: WORC. Kathryn A. Toomey, Register

GENERAL NOTES:

1. PROPERTY LINES SHOWN ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.

2. WETLAND DELINEATION WAS PERFORMED BY THREE OAKS CONSULTING, LLC. ON MAY 15, 2018 AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.

4. APPLICANT AND OWNER: CURO SOUTHBOROUGH LLC, 515 MADISON AVE. NEW YORK, NY

5. A PORTION OF SITE IS LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF SOUTHBOROUGH, COMMUNITY PANEL NO. 25027C0667E, DATED JULY 16, 2014. NO WORK IS PROPOSED IN THE 100 YEAR FLOOD HAZARD AREA.

6. ZONING REQUIREMENTS: DISTRICT: RESIDENCE A
AREA = 43,560 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 50 feet
SIDE = 25 feet
REAR = 30 feet

DISTRICT: HIGHWAY BUSINESS
AREA = 43,560 sf
FRONTAGE = 200 feet
SETBACKS: FRONT = 75 feet on Route 9
SIDE = 50 feet
REAR = 50 feet

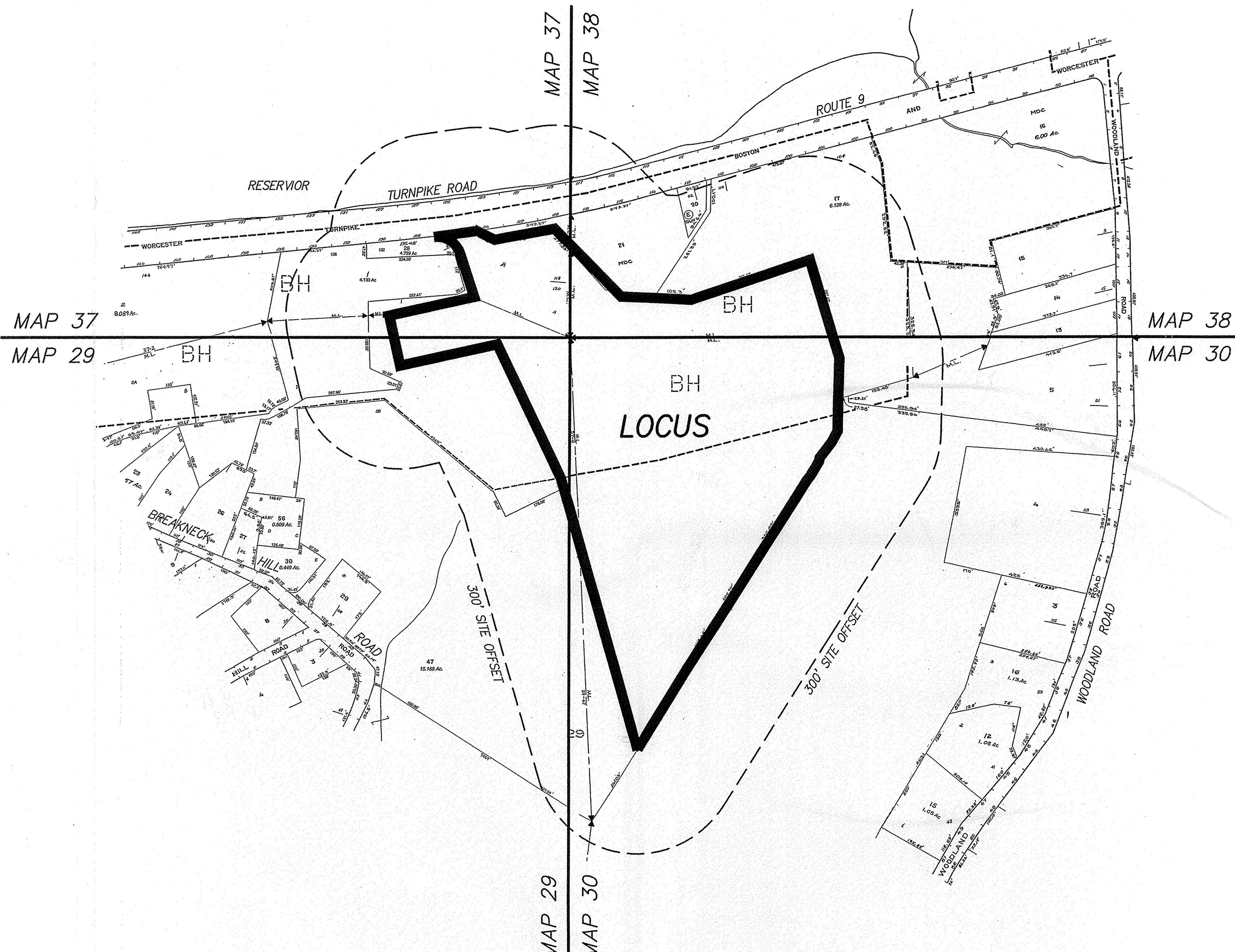
7. PROPOSED USE: PARKING GARAGE ACCESSORY TO COMMERCIAL/OFFICE BUILDING

8. REFERENCES: DEED BOOK 51817, PAGE 226
ASSESSORS MAP 37 PARCEL 118- & 120-4

LOT AREA TABULATION

TABULATION OF LOT AREAS
1. TOTAL AREA = 20.49± ACRES (892,670± S.F.)
2. TOTAL UPLAND AREA = 18.6± ACRES (810,520± S.F.)
3. TOTAL WETLAND AREA = 1.89± ACRES (9.2±) (82,150± S.F.)
4. EXISTING IMPERVIOUS ON-SITE = 7.02± ACRES (34,38±) (306,100± S.F.)
5. PROPOSED NEW IMPERVIOUS ON-SITE = 7.15± ACRES (34,9±) (312,915± S.F.)
6. TOTAL OPEN SPACE/PERVIOUS AREA = 13.3± ACRES (64.9±) (579,755± S.F.)
7. TOTAL UNDISTURBED AREA = 11.28± ACRES (491,627± S.F.)

SOUTHBOROUGH OFFICE PARK 118-120 TURNPIKE ROAD PARKING GARAGE PLAN



CONSTRUCTION NOTES:

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND APPROXIMATE LOCATIONS OF THE UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

2. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS SOUTHBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD 'STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES', WHICHEVER IS MORE STRINGENT.

3. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.

6. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

7. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.

8. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).

9. ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.

10. ALL AREAS NOT OCCUPIED BY BUILDINGS, PAVEMENT, MULCH, OR HARDSCAPES SHALL BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER. ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF SIX INCHES (6") OF LOAM, AND SHALL BE SEEDED WITH A DROUGHT TOLERANT GRASS MIX CONTAINING KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS AND FESCUE. THE GRASS MIX SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEED SHALL BE APPLIED BY HYDROSEEDING METHODS INCLUDING TACKIFER.

11. AT A MINIMUM, THE FOLLOWING INSPECTIONS SHALL BE REQUIRED BY THE CONSERVATION COMMISSION, OR ITS DESIGNEE:
a. INITIAL SITE INSPECTION, PRIOR TO APPROVAL OF ANY PLAN;
b. EROSION CONTROL INSPECTION, TO ENSURE EROSION CONTROL PRACTICES ARE IN ACCORDANCE WITH THE FILED PLAN, AND
c. STORMWATER MANAGEMENT SYSTEM INSPECTION: AN INSPECTION WILL BE MADE OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM, PRIOR TO BACKFILLING OF ANY UNDERGROUND DRAINAGE OR STORMWATER CONVEYANCE STRUCTURES.
d. FINAL INSPECTION TO CONFIRM AS-BUILT FEATURES.

ABUTTERS LIST	132 TURNPIKE ROAD	132 TURNPIKE ROAD LLC	25209-304
	259 TURNPIKE ROAD	SOUTHBOROUGH, MA 01772	
BOSTON TURNPIKE	38-0000-016-0	DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION	
		OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114	
104 TURNPIKE ROAD	38-0000-017-0	S AND T REALTY INC	24649-89
		50 CAPE CODDER ROAD FALMOUTH, MA 02540	
112 TURNPIKE ROAD	38-0000-020-0	SOUTHBOROUGH TOWN OF 17 COMMON STREET SOUTHBOROUGH, MA 01772	254-161
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	
BREAKNECK HILL ROAD	29-0000-028-A	SOUTHBOROUGH TOWN OF CONSERVATION LAND 17 COMMON STREET SOUTHBOROUGH, MA 01772	6996-313
134 TURNPIKE ROAD	28-0000-047-0	OIC CAPITAL GROUP PROPERTIES 251 CAUSEWAY STREET SOUTHBOROUGH, MA 01772	39340-85
BREAKNECK HILL ROAD	28-0000-058-0	THE INHABITANTS OF THE TOWN OF SOUTHBOROUGH MASS CORP 110 MAIN 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	37-0000-005-0	DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114	

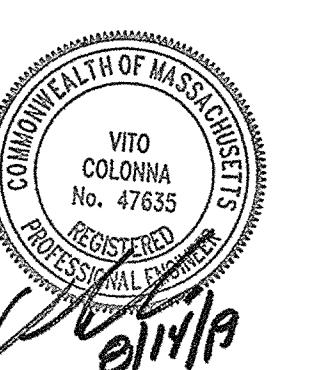
APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donald M...
Andy J...
Joe T...
Marcie D. Hoolahan
Eric...

DATE: 8/26/19

OWNER & APPLICANT:
CURO SOUTHBOROUGH, LLC
515 MADISON AVENUE
NEW YORK, NY

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

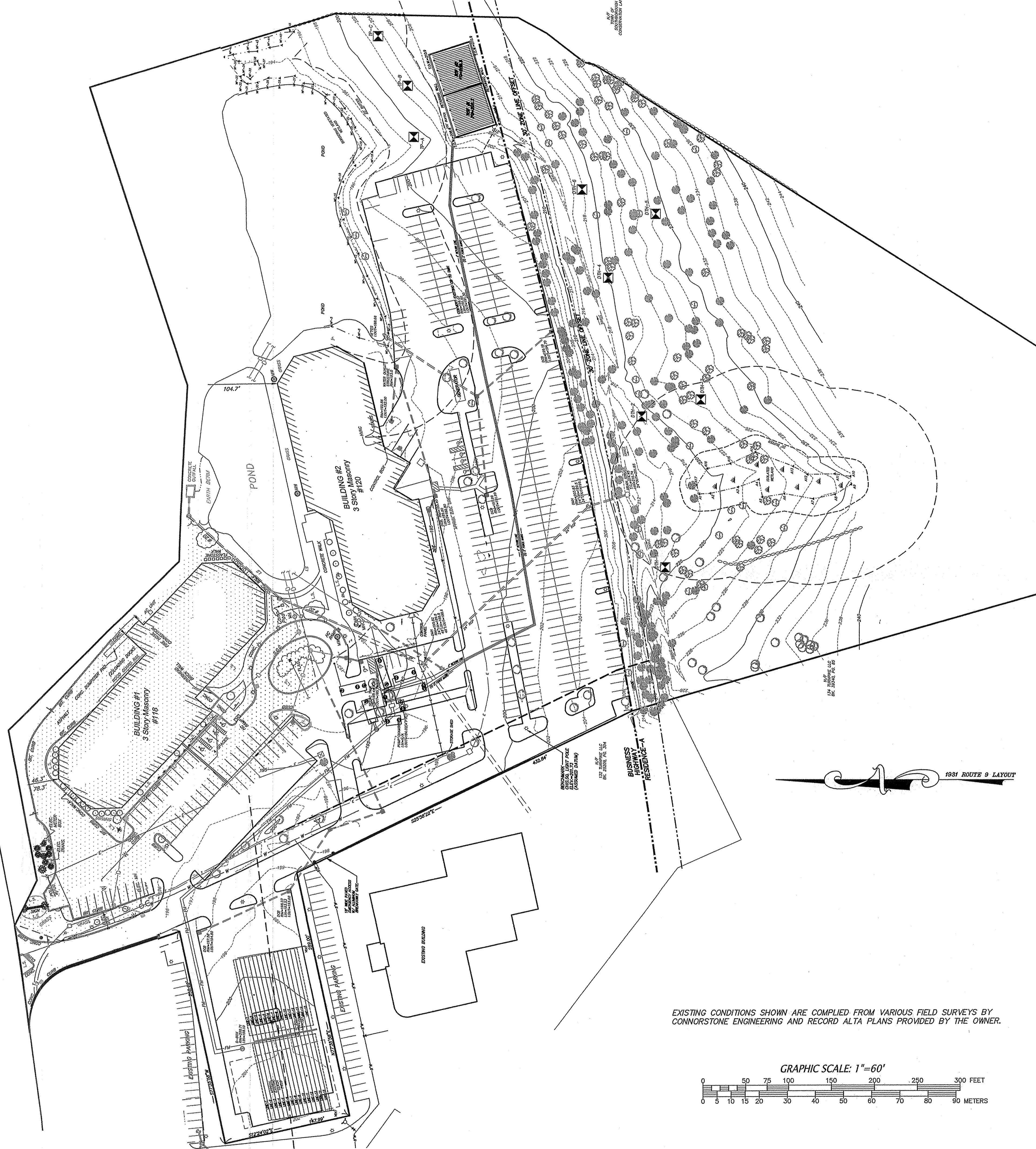


COVER SHEET / LOCUS
FOR
ACCESSORY PARKING GARAGE
IN
SOUTHBOROUGH, MA

SHEET INDEX
1 of 6 COVER SHEET / LOCUS
2 of 6 EXISTING CONDITIONS PLAN
3 of 6 PROPOSED SITE PLAN
4 of 6 PROPOSED PLAZA PLAN
5 of 6 PROPOSED EROSION CONTROL PLAN
6 of 6 CONSTRUCTION DETAILS
SL1 PHOTOMETRICS/LIGHTING PLAN
L1 & L2 LANDSCAPING PLANS

REVISIED: DESCRIPTION:
DRAWN BY: REM CHECK BY: VC
DATE: APRIL 12, 2019
SCALE: 1"=40' SHEET 1 OF 6

TURNPIKE ROAD (ROUTE 9)



SOIL LOGS

TEST DATE 8/15/2018
BY: VITO COLONNA,
CONNORSTONE ENGINEERING, INC.

TP-A
0-8" A SANDY LOAM 10YR 3/2
8-20" Bw SANDY LOAM 10YR5/6
20-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 16"
REFUSAL: NONE

TP-B
0-8" A SANDY LOAM 10YR 3/2
8-22" Bw SANDY LOAM 10YR5/6
22-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 18"
REFUSAL: NONE

TP-C
0-10" A SANDY LOAM 10YR 3/2
10-24" Bw SANDY LOAM 10YR5/6
24-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 20"
REFUSAL: NONE

TEST DATE 2/15/2018
BY: VITO COLONNA,
CONNORSTONE ENGINEERING, INC.

DTH-1
0-12" A SANDY LOAM 10YR 3/2
12-30" Bw SANDY LOAM 10YR5/6
30-96" C SANDY LOAM 2.5Y5/4
WATER: 72"
MOTTLES: 40"
REFUSAL: 96"

DTH-2
0-8" A SANDY LOAM 10YR 3/2
8-40" Bw SANDY LOAM 10YR5/6
40-68" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 48"
REFUSAL: 68"

DTH-3
0-10" A SANDY LOAM 10YR 3/2
10-36" Bw SANDY LOAM 10YR5/6
36-60" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 36"
REFUSAL: 60"

DTH-4
0-10" A SANDY LOAM 10YR 3/2
10-34" Bw SANDY LOAM 10YR5/6
34-64" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 34"
REFUSAL: 64"

DTH-5
0-8" A SANDY LOAM 10YR 3/2
8-34" Bw SANDY LOAM 10YR5/6
34-120" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 34"
REFUSAL: NONE"

DTH-6
0-12" A SANDY LOAM 10YR 3/2
12-28" Bw SANDY LOAM 10YR5/6
28-102" C SANDY LOAM 2.5Y5/4
WATER: 24"
MOTTLES: 18"
REFUSAL: NONE"

OWNER & APPLICANT:
CURO SOUTHBOROUGH, LLC
515 MADISON AVENUE
NEW YORK, NY

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



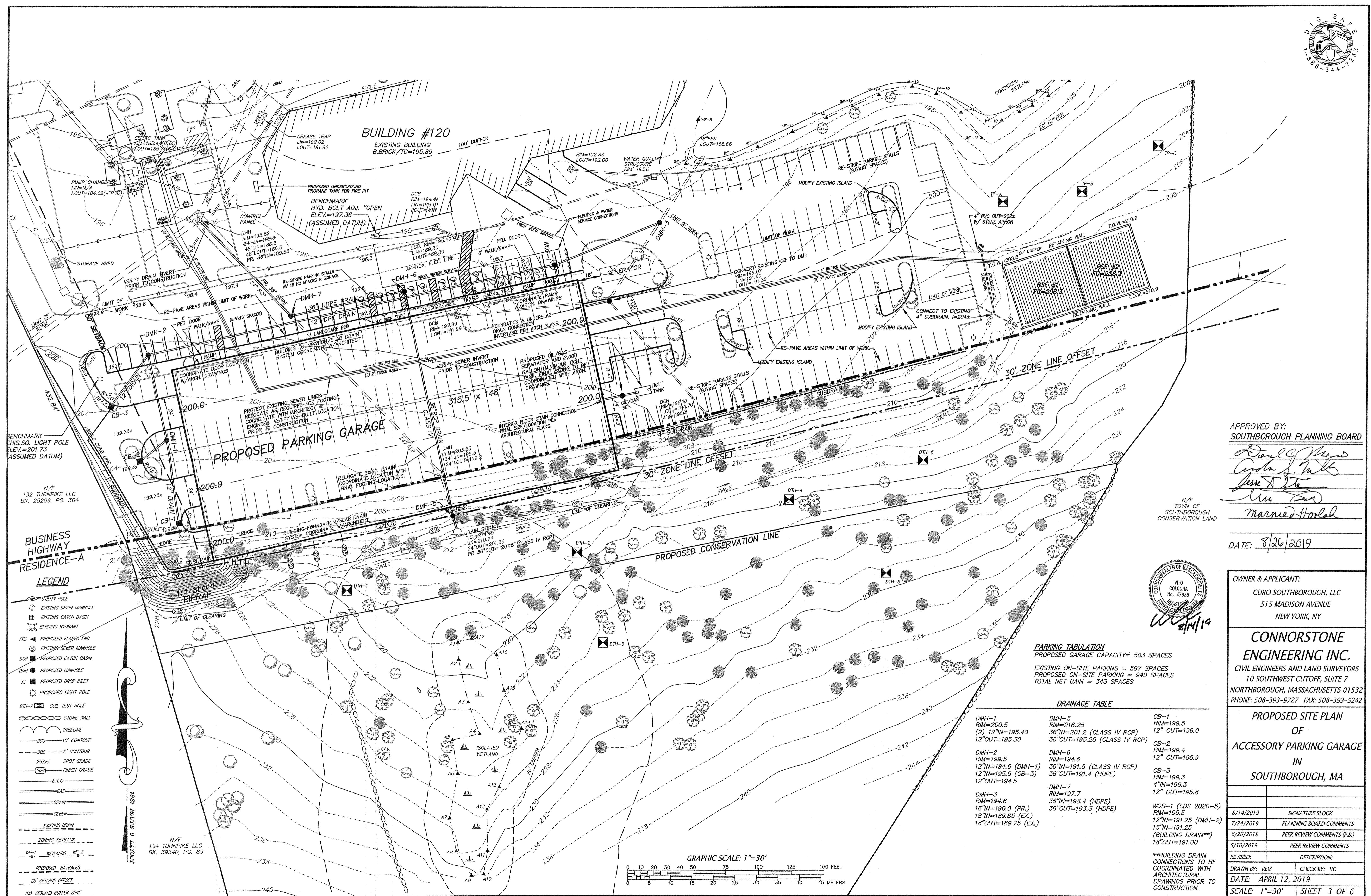
COMPILED EXISTING
CONDITIONS PLAN
FOR
ACCESSORY PARKING GARAGE
SOUTHBOROUGH, MA

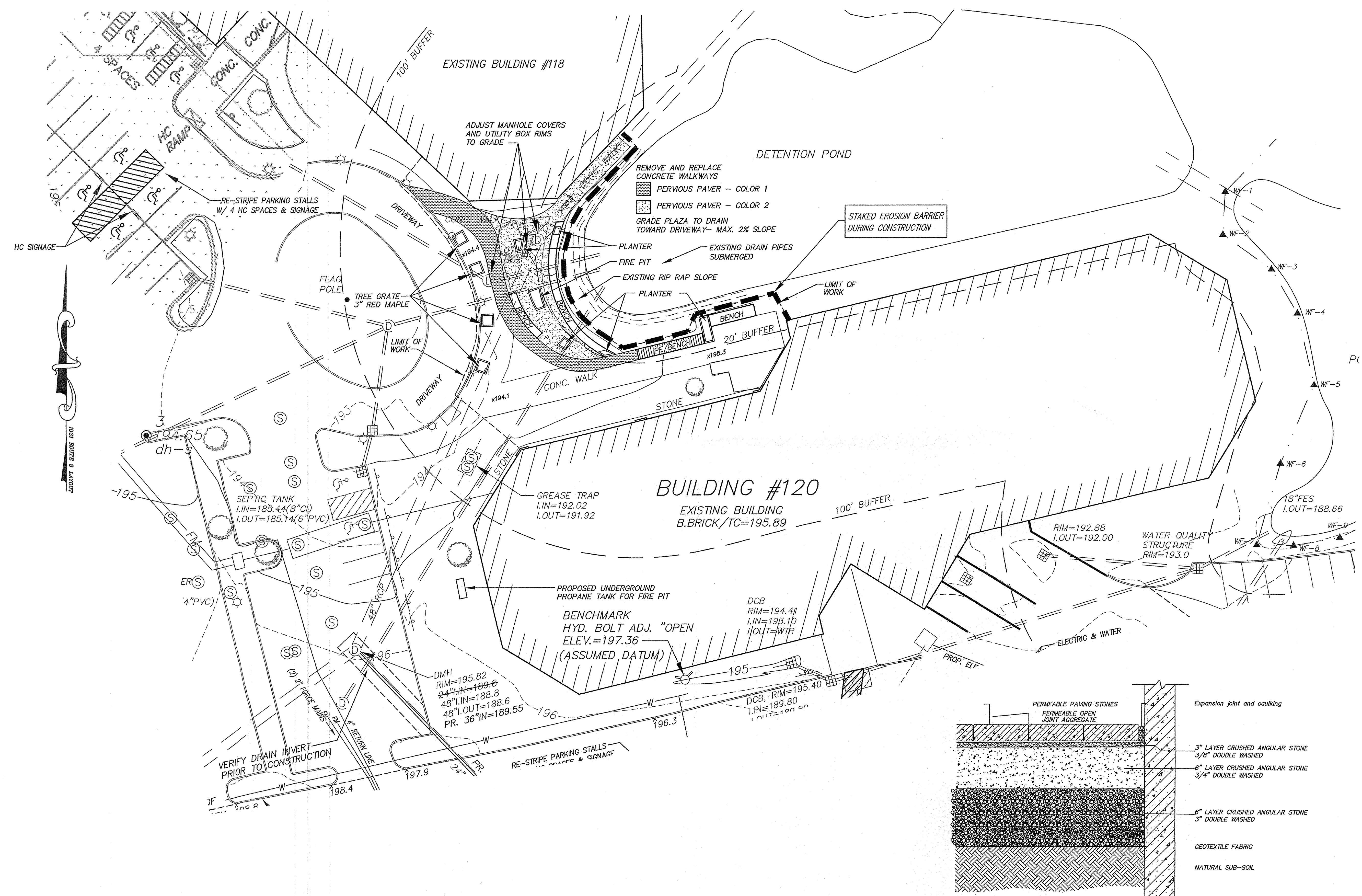
APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

*Donald C. Mann
Cynthia A. Hall
Mike A. Ste
John P. Smith
Marnie J. Hoolahan*

DATE: 8/20/2019

8/14/2019	SIGNATURE BLOCK
7/24/2019	PLANNING BOARD COMMENTS
6/26/2019	PEER REVIEW COMMENTS (P.B.)
5/16/2019	PEER REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 12, 2019	
SCALE: 1"=40'	SHEET 2 OF 6.





CONCRETE PAVER CROSSWALK SECTION FOR VEHICULAR TRAFFIC

NOTE:
FOR REFERENCE ONLY INSTALL PERMEABLE
PAVER PER MANUFACTURER'S SPECIFIC
RECOMMENDATIONS

GRAPHIC SCALE: 1"=20'

30 40 50 75 100 FEET

10 15 20 25 30 METERS

A circular notary seal for the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "NOTARY PUBLIC" at the bottom. The inner circle contains "VITO" on top, "COLONNA" in the middle, and "No. 47635" below it. Below the inner circle, the words "REGISTERED" and "PROFESSIONAL ENGINEER" are visible. A handwritten signature "Vito Colonna" is written across the bottom of the seal, and the date "8/14/17" is written in the bottom right corner.

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

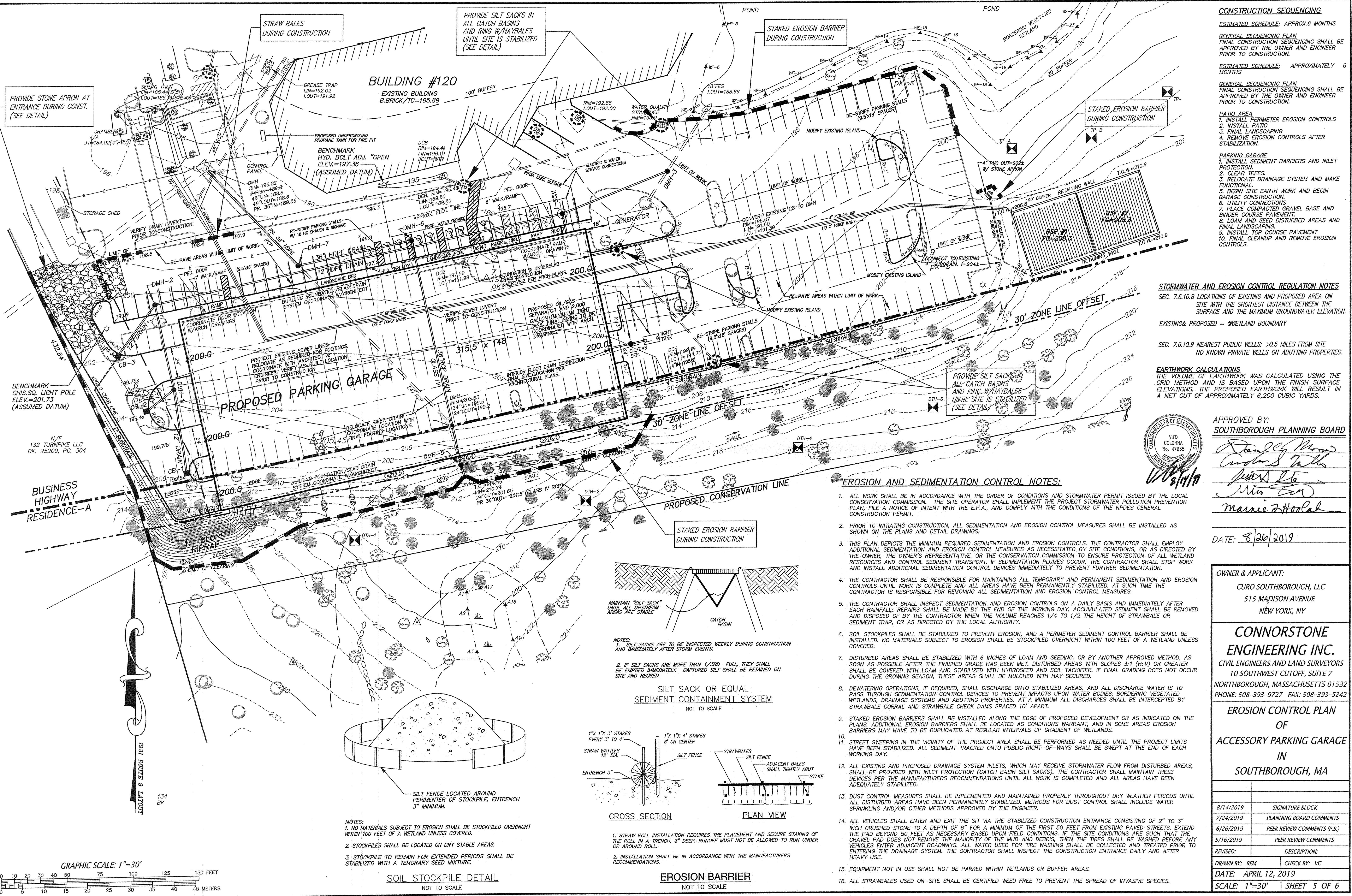
Donald R. Horne
Andrea S. Marshall
Jeff A. Stein
Mike Sied
Marianne T. Hirsch

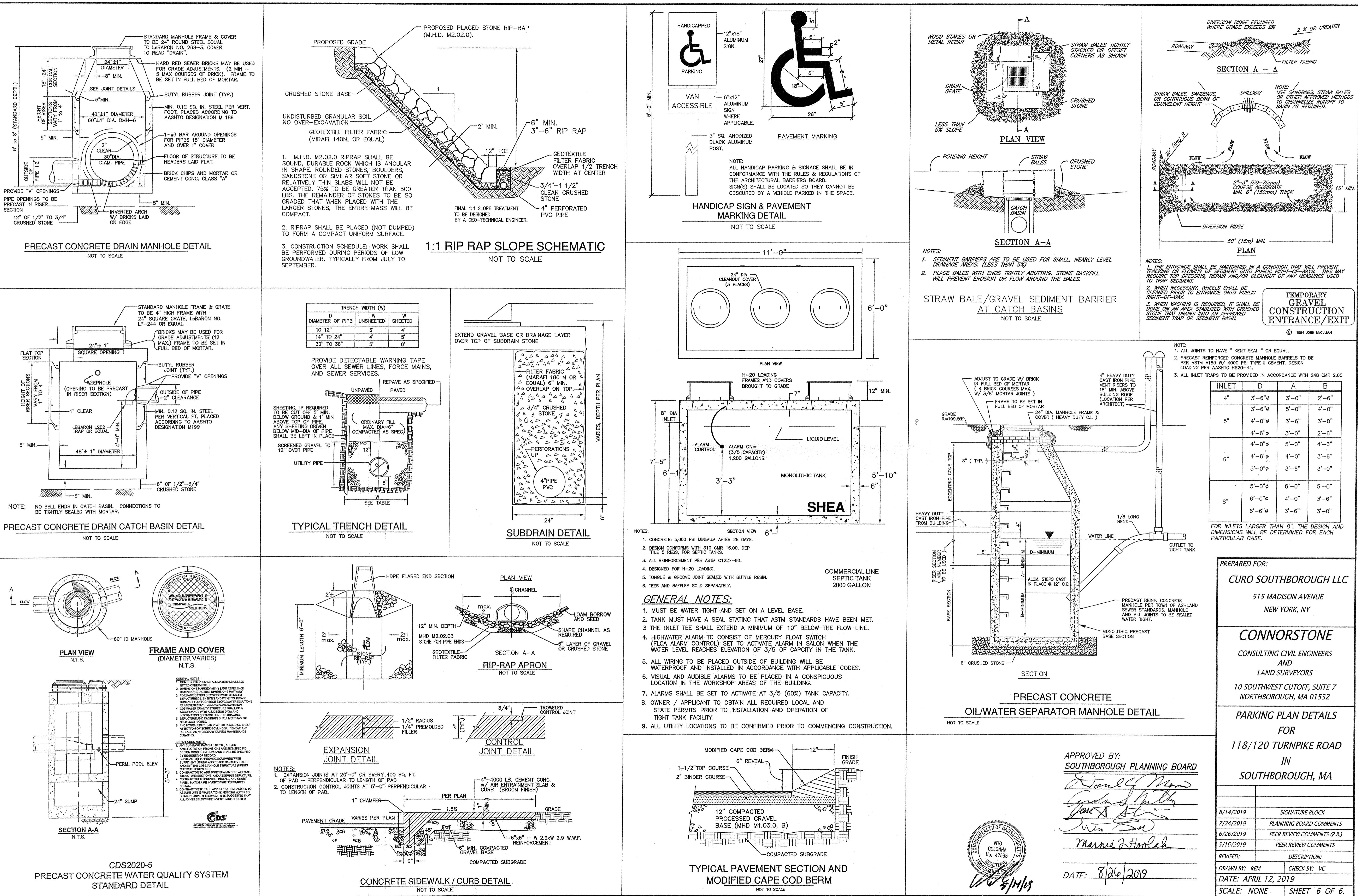
DATE: 8/26/2019

**CONNORSTONE
ENGINEERING INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-0727 FAX: 508-393-5242

**PROPOSED PLAZA PLAN
OF
ACCESSORY PARKING GARAGE
IN
SOUTHBOROUGH, MA**

8/14/2019	SIGNATURE BLOCK
7/24/2019	PLANNING BOARD COMMENTS
6/26/2019	PEER REVIEW COMMENTS (P.B.)
5/16/2019	PEER REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 12, 2019	
SCALE: 1"=20'	SHEET 4 OF 6





*Diana C. Morris
Carole Nutter
Jan A. St. L.
Lisa Sard
Marine H. Hark*

DATE: 8/26/2019

REVISIONS		
No.	Description	Date
5.		
4.		
3.		
2.		
1.		

Issue Date: 8/14/19

Project #: 19088

Drawn: AM

Checked: TJ

Approved: HD

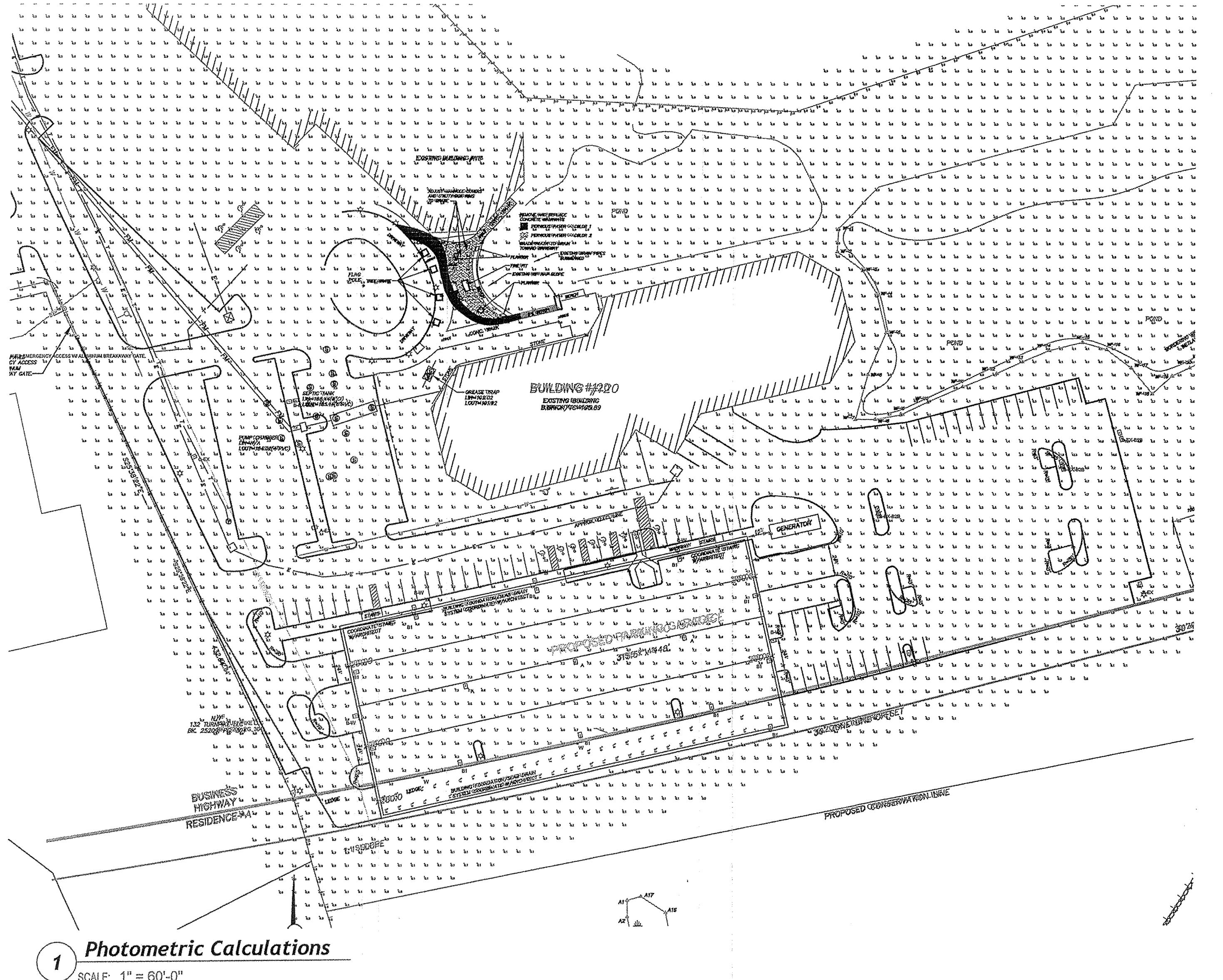
Scale: AS NOTED

DRAWING NAME

**PHOTOMETRIC
CALCULATIONS &
SCHEDULES**

DRAWING NUMBER

SL1



1 Photometric Calculations

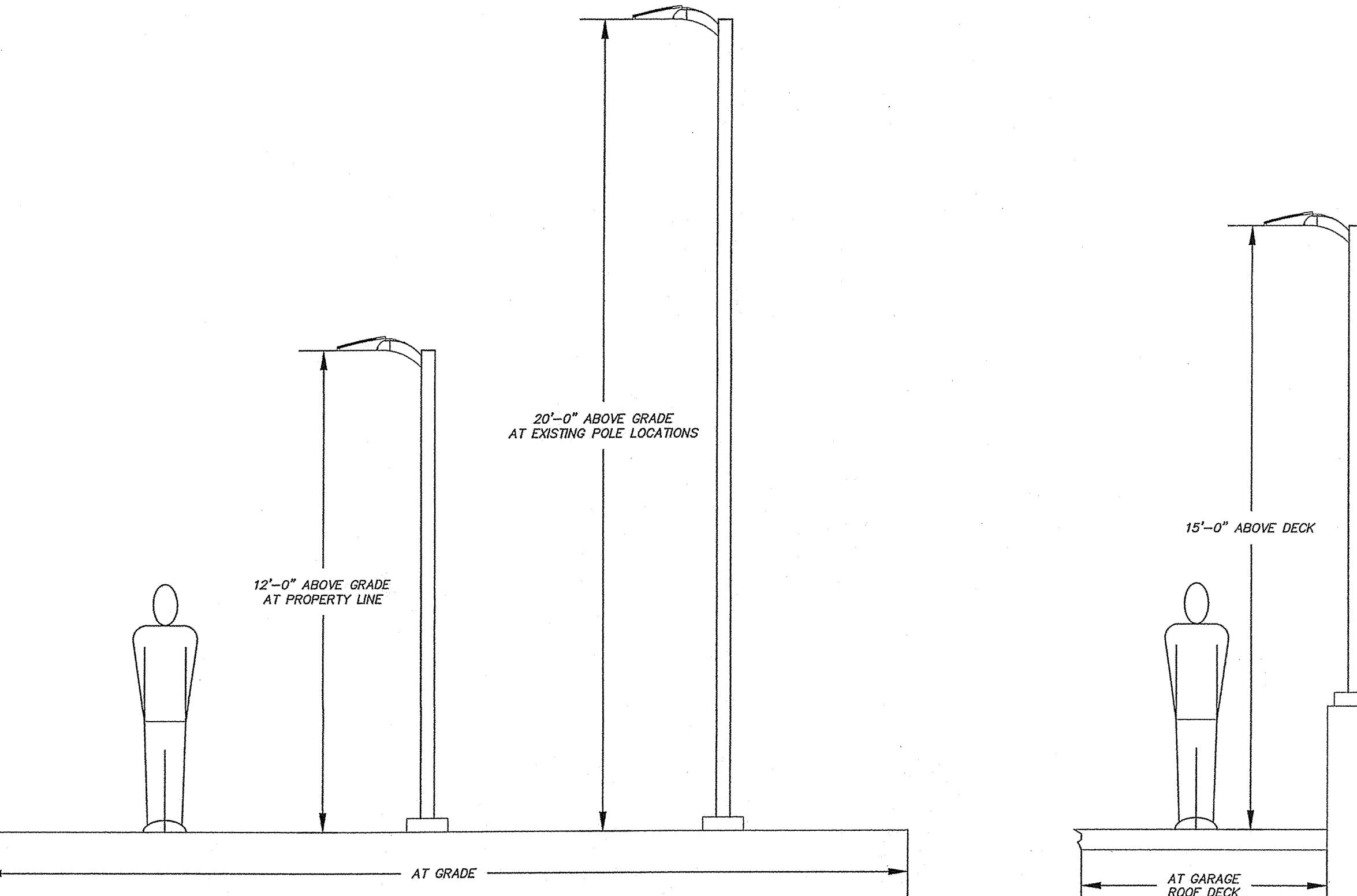
SCALE: 1" = 60'-0"

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
3	1	A	Visionaire # VMX-1-T5-80LC-5-4K-UNV	0.900	132	17984
1	1	A-EX	Visionaire # VMX-1-T5-80LC-5-4K-UNV	0.900	132	17984
2	1	B-EX	Visionaire # VMX-1-T3-80LC-5-4K-UNV	0.900	132	17354
4	4	B-EX-B2B	Visionaire # VMX-1-T3-80LC-5-4K-UNV	0.900	132	17354
5	1	B-W	Visionaire # VMX-1-T3-80LC-3-4K-UNV	0.900	52	7624
11	1	B1	Visionaire # VMX-1-T3-80LC-5-4K-UNV-CLS	0.900	131	11184
1	1	C-EX	Visionaire # VMX-1-T2-48LC-3-4K-UNV	0.900	52	7273
2	2	W	Visionaire # VSC-1-T2-32LC-5-4K-UNV	0.900	52	6313

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
Roof Ramp_Plana	Illuminance	Fc	1.46	5.8	0.2	7.30	28.00
Rooftop Parking_Top_1	Illuminance	Fc	3.45	10.0	0.5	6.90	20.00
Rooftop Transition_Top_1	Illuminance	Fc	6.77	8.5	4.3	1.57	1.98
Site Calc Points	Illuminance	Fc	0.38	16.5	0.0	N.A.	N.A.

2 FIXTURE ELEVATION

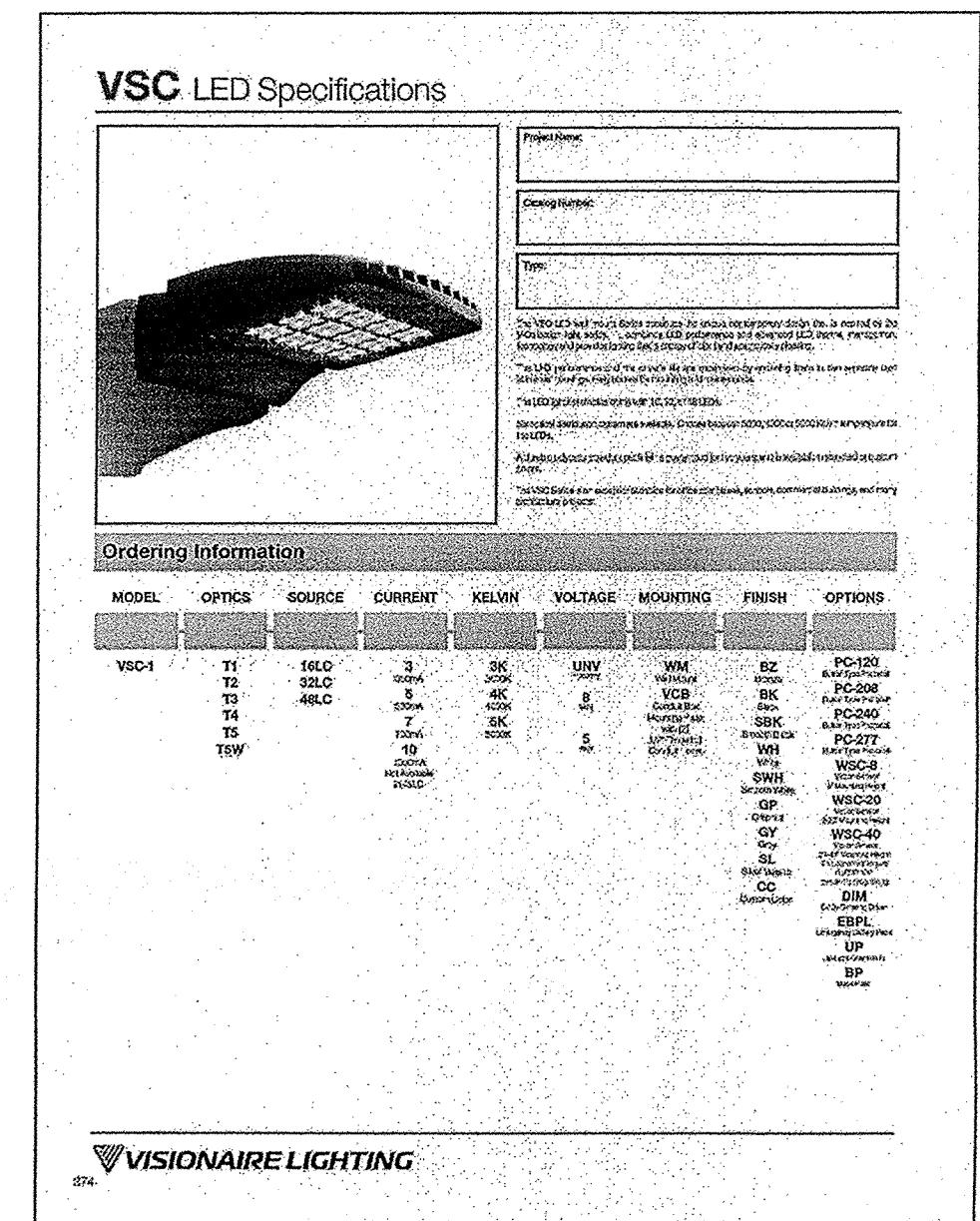
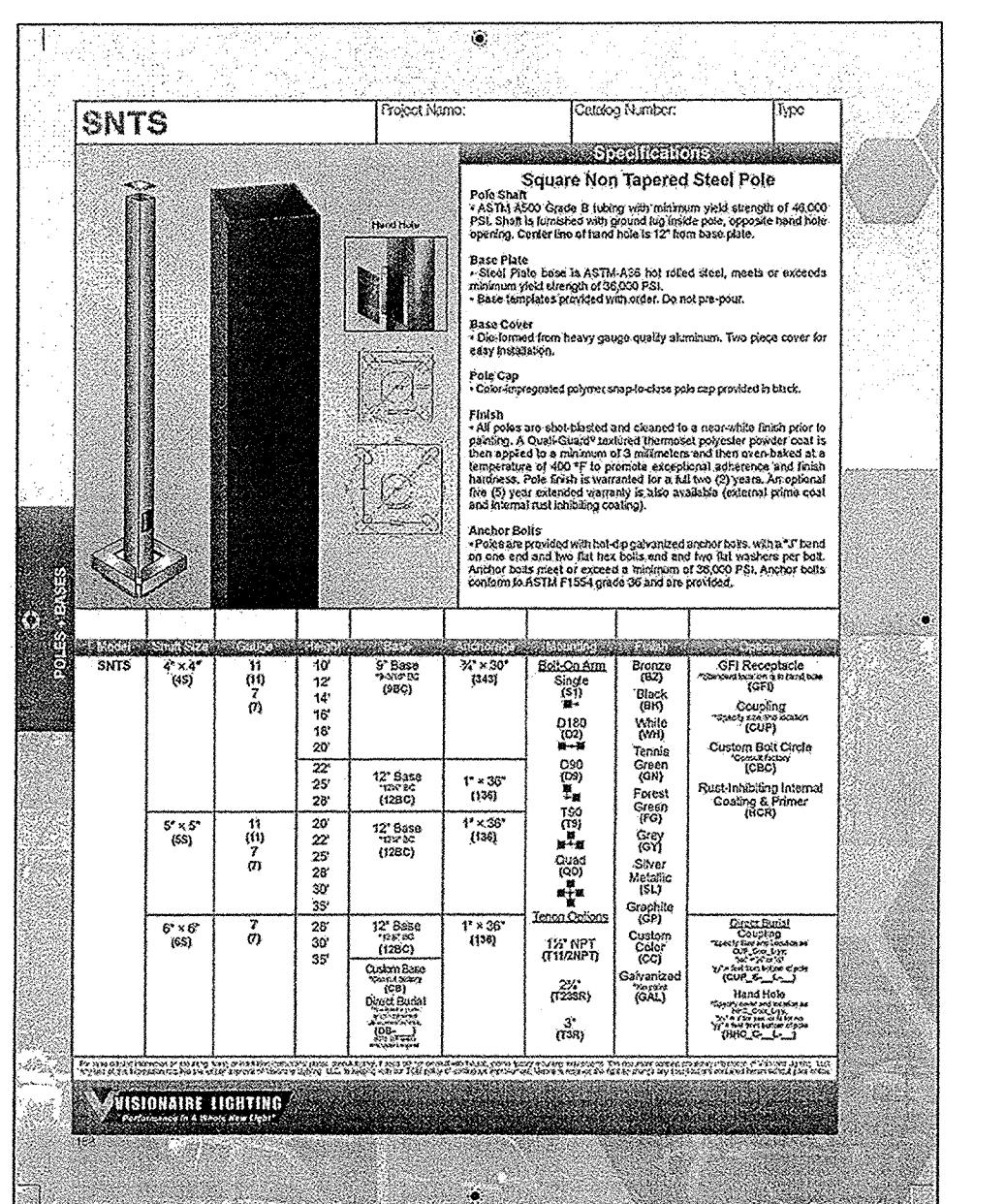
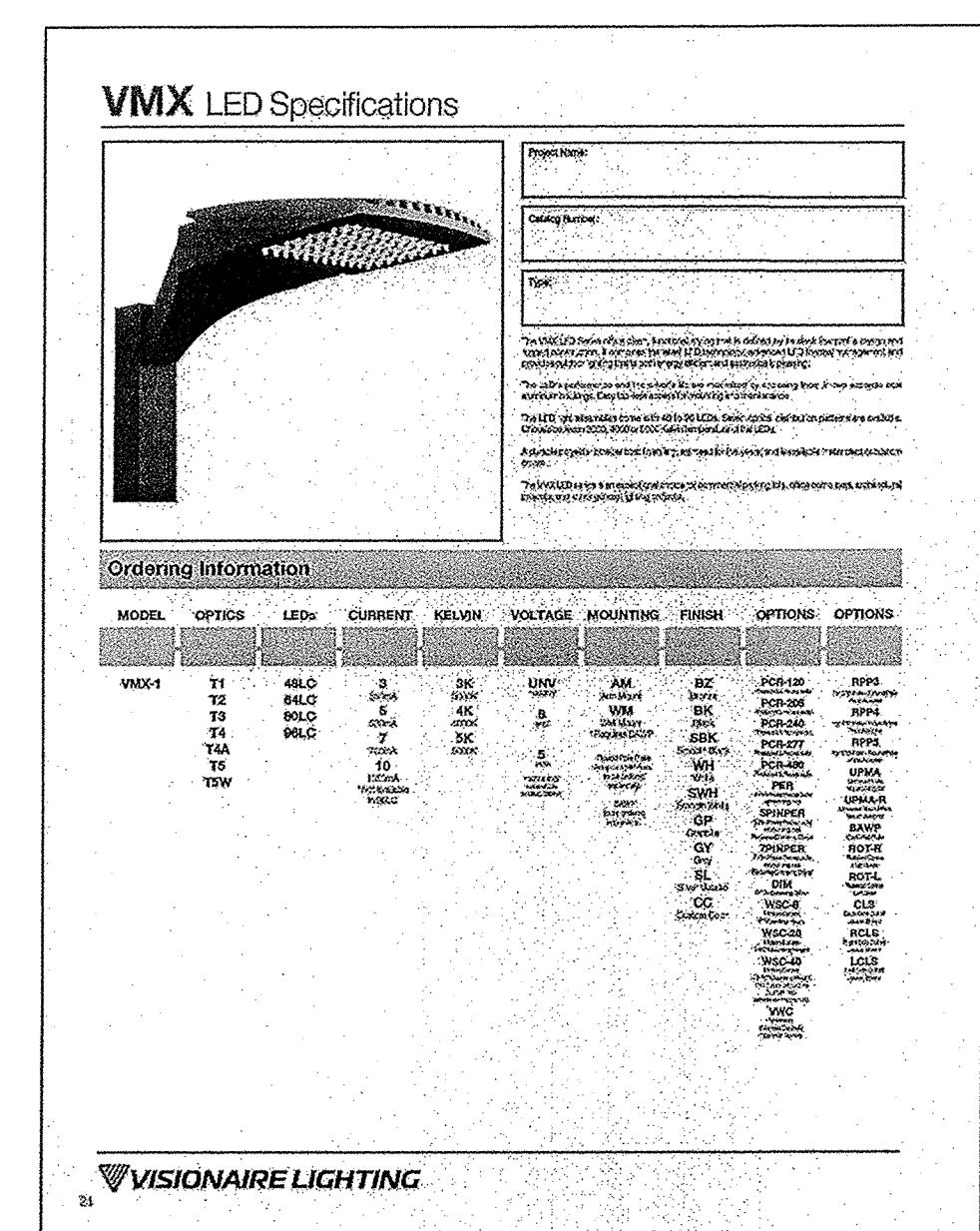
SCALE: 3/8"=1'-0"

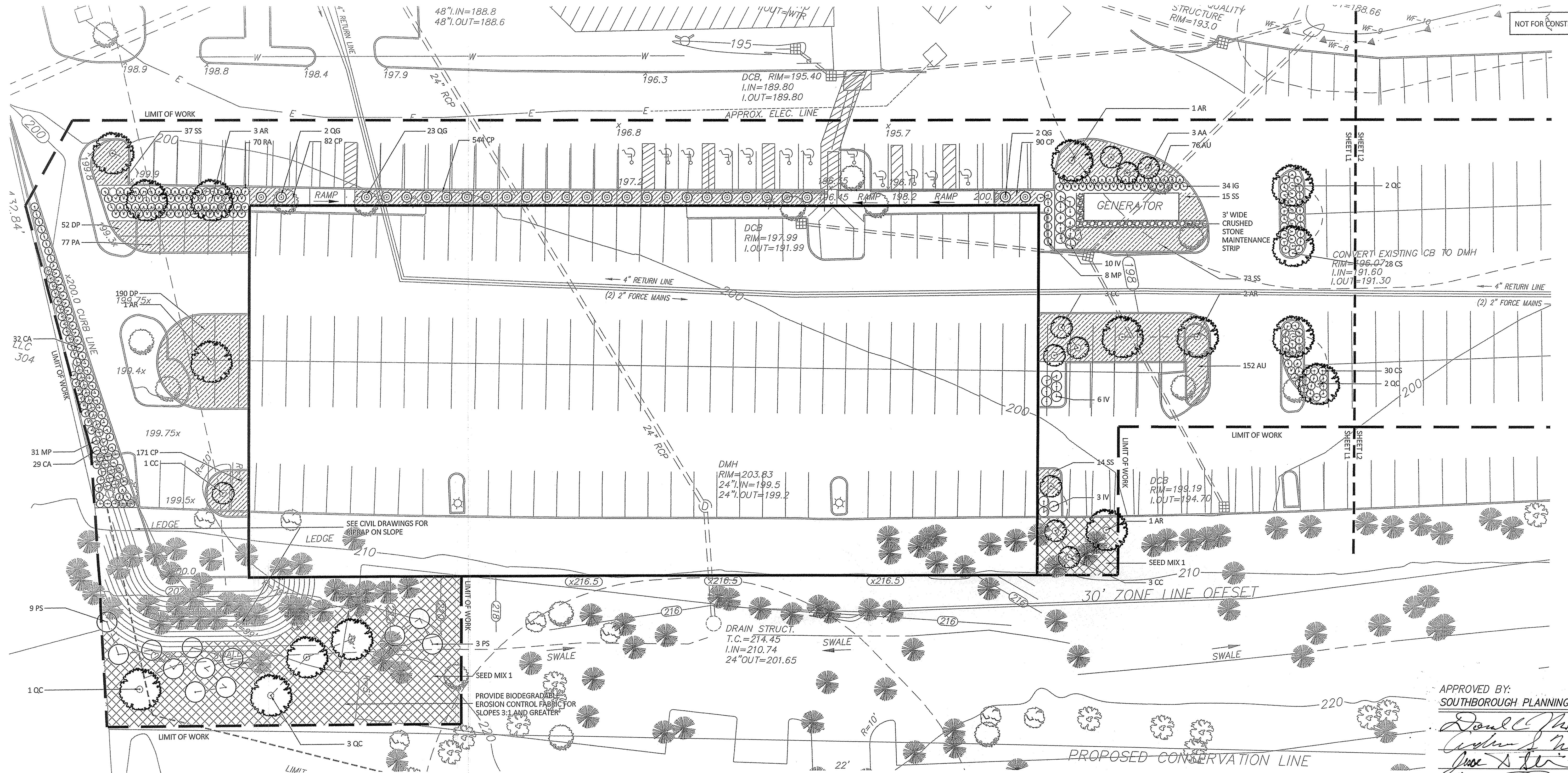


ABBREVIATIONS:
AVG= Average
AVG/MIN= Average to Minimum Ratio
AFF= Above Finished Floor
LLF= Light Loss Factor
LPD= Lighting Power Density
MAX/MIN= Maximum to Minimum Ratio
MH= Mounting Height
NTS = Not to Scale
SF = Square foot
W = Watts

NOTES:

- CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
- Fixture mounting heights for garage are 15'. Mounting heights for existing is 20'. Mounting heights for wall mount are 12' on short side, 20' on long side of garage.
- CALCULATION POINTS TAKEN AT GRADE.





1 PLANTING PLAN

SCALE: 1"=20'-0"

GROUND LEVEL PLANT SCHEDULE

SYMBOL	QTY.	LATIN
--------	------	-------

SCALE: 1" = 20'-0"

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donald Howard
John J. Wild
Jose A. Serrano
Mike S. S.
Marie D. Hock

DATE: 8/26/2019

GROUND LEVEL PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AA	3	AMELANCHIER ARBOREA	SERVICEBERRY	8'-10' HT.	B&B, MULTI-STEM, SPECIMEN
AR	8	ACER RUBRUM	RED MAPLE	3-3.5" CAL.	B&B, 6' CLEAR BRANCHING
QG	27	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR OAK	12'-14' HT.	B&B, BRANCH TO GROUND, SPECIMEN
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	8'-10' HT.	B&B, MULTI-STEM, SPECIMEN
QC	12	QUERCUS COCCINEA	SCARLET OAK	3-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PS	12	PINUS STROBOS	EASTERN WHITE PINE	8' - 10' TALL	B&B, 10' SPACING
SHRUBS AND GROUNDCOVER					
RA	70	RHUS AROMATICA	FRAGRANT SUMAC	5 GAL	36" O.C.
CS	58	COMPTONIA PEGREGRINA	SWEET FERN	3 GAL	36" O.C.
MP	72	MYRICA PENNSYLVANICA	BAYBERRY	3 GAL	36" O.C.
IG	34	ILEX GLABRA	INKBERRY	5 GAL	36" O.C.
IV	19	ILEX VERTICILLATA	WINTERBERRY	3 GAL	48" O.C.
AU	228	ARCTOSTAPHYLOS UVA - URSI	COMMON BEARBERRY	1 GAL	36" O.C.
CA	51	CLETHRA ALNIFOLIA	SWEET PEPPEROBUSH	3 GAL	36" O.C.
PERENNIALS AND ORNAMENTAL GRASSES					
SS	173	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	30" O.C.
CP	887	CAREX PENNSYLVANICA	SEDGE	1 GAL	15" O.C.
DP	242	DENNSTAEDIA PUNCTILOBULA	HAY SCENTED FERN	1 QT	30" O.C.
PA	77	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 QT	24" O.C.
SEED MIX 1					
NEW ENGLAND WETLAND PLANTS	NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DRY SITES		35 LB/ACRE CONFIRM WITH PROVIDER	SEE SPEC SHEET	
413-548-8000					

PLANTING

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN PLANNER.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS. SIZE FOR CALIPER

11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE FOOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS. SIZE FOR CALIFORNIA

12. PROVIDE A SUBSURFACE FOOTBALL ANCHOR BY 1 EA/H. US EARTH ANCHORS, SIZE FOR CROWN

GENERAL IRRIGATION NOTES:

- THE DESIGN/BUILD IRRIGATION SUB-CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM FOR THE IRRIGATION AREAS SHOWN ON THE PLAN, WHICH INCLUDES NEW AND EXISTING TRANSPLANTED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING ON A DIAGRAM.
- IRRIGATION TO BE COORDINATED WITH GENERAL CONTRACTOR TO LOCATE THE NECESSARY PVC SLEEVING TO COMPLETE IRRIGATION PROGRAM.
- IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
- TREES SHOULD BE ON A SEPARATE ZONE.
- ALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVER SHALL BE DRIP IRRIGATED. CONTRACTOR SHALL BE AWARE THAT THE IRRIGATION SYSTEM SHALL BE ROUTED TO THE PYLON SIGN PLANTER AND PLANTERS AT THE BUILDING.
- ALL LAWN AREAS SHALL BE SPRAY HEAD IRRIGATED. THE HEADS SHALL BE LOCATED FOR HEAD TO HEAD COVERAGE WITH ABSOLUTELY NO OVER SPRAY ONTO THE PAVEMENT.
- INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
- THE CONTRACTOR SHALL BE EXTREMELY CAREFUL DURING THE INSTALLATION PROCESS NOT TO DISTURB NEW OR EXISTING PLANT MATERIALS. THE CONTRACTOR IS TO COORDINATE HIS WORK WITH OTHER SUB-CONTRACTORS.
- THE IRRIGATION CONTRACTOR SHALL CONFORM TO ANY LOCAL CODES OR ORDINANCES THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- D. WATER SUPPLY AND CONTROLLER: COORDINATE CONNECTION TO WATER SUPPLY WITH GENERAL CONTRACTOR. COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR.
- 1. MEP CONTRACTOR TO PROVIDE BACK FLOW PREVENTION.
- 2. THE IRRIGATION CONTRACTOR SHALL TEST WATER SOURCE FOR WATER QUALITY INCLUDING MINERALS THAT MAY CAUSE STAINING OF CONCRETE AND PAVING SURFACES.
- 3. INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.

PLANTING PLAN

DRAWN	
CHECKED	
SCALE	
AS NOTED	
DATE	
04/12/19	
SHEET 1 OF 2	

The diagram illustrates a tree planting site. At the top, a large evergreen tree is shown with its branches. Below it, a rectangular planting area is depicted. The planting area is filled with a cross-hatched pattern representing planting soil mixture. The base of the tree is surrounded by a temporary earth saucer. The surrounding ground is shown with a stippled pattern. The diagram includes several text labels with leader lines:

- NEVER CUT LEADER
- STAKE TREES AS REQUESTED BY LANDSCAPE ARCHITECT.
- MAINTAIN ORIGINAL GRADE OF ROOT FLARE AFTER TRANSPLANTATION EXISTED AT THE NURSERY
- KEEP MULCH FROM DIRECT CONTACT WITH TRUNK
- REMOVE ROPE AND ROLL BACK BULAP $\frac{1}{2}$ PRIOR TO BACKFILL
- 3" BARK MULCH
- TEMPORARY EARTH SAUCER
- PLANTING SOIL MIXTURE
- COMPACTED SUBGRADE

At the bottom of the planting area, the word "EQUAL" is repeated three times, indicating the width of the planting bed.

A technical line drawing illustrating the proper method for planting a large tree. The tree is shown with its root system exposed, and the ground is depicted as a temporary earth saucer. The diagram includes labels for various components and instructions for the planting process. Key features include a 'TEMPORARY EARTH SAUCER' at the top, a 'PLANTING SOIL MIXTURE' layer, and an 'UNDISTURBED SUBGRADE' layer. The tree's root flare is marked, and the planting area is divided into three equal sections, each 2' MIN wide. The diagram also shows '3" BARK MULCH' and 'EQUAL' dimensions for the planting area.

MAINTAIN ORIGINAL GRADE OF ROOT FLARE AFTER TRANSPLANTING AS EXISTED AT THE NURSERY

KEEP MULCH FROM DIRECT CONTACT WITH TRUNK

REMOVE ROPE AND ROLL BACK BULAP $\frac{1}{3}$ PRIOR TO BACKFILL; PROVIDE SUBSURFACE ANCHOR BY "PLATIPUS" OR APPROVED EQ.

3" BARK MULCH

TEMPORARY EARTH SAUCER

PLANTING SOIL MIXTURE

UNDISTURBED SUBGRADE

EQUAL

EQUAL

EQUAL

2' MIN

2' MIN

GROUND LEVEL PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AA	3	AMELANCHIER ARBOREA	SERVICEBERRY	8'-10' HT.	B&B, MULTI-STEM, SPECIMEN
AR	8	ACER RUBRUM	RED MAPLE	3-3.5" CAL.	B&B, 6' CLEAR BRANCHING
QG	27	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR OAK	12'-14' HT.	B&B, BRANCH TO GROUND, SPECIMEN
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	8-10' HT.	B&B, MULTI-STEM, SPECIMEN
QC	12	QUERCUS COCCINEA	SCARLET OAK	3-3.5" CAL.	B&B, 6' CLEAR BRANCHING
PS	12	PINUS STROBUS	EASTERN WHITE PINE	8' - 10' TALL	B&B, 10' SPACING
SHRUBS AND GROUNDCOVER					
RA	70	RHUS AROMATICA	FRAGRANT SUMAC	5 GAL	36" O.C.
CS	58	COMPTONIA PEREGRINA	SWEET FERN	3 GAL	36" O.C.
MP	72	MYRICA PENNSYLVANICA	BAYBERRY	3 GAL	36" O.C.
IG	34	ILEX GLABRA	INKBERRY	5 GAL	36" O.C.
IV	19	ILEX VERTICILLATA	WINTERBERRY	3 GAL	48" O.C.
AU	228	ARCTOSTAPHYLOS UVA - URSI	COMMON BEARBERRY	1 GAL	36" O.C.
CA	51	CLETHRA ALNIFOLIA	SWEET PEPPERMINT	3 GAL	36" O.C.
PERENNIALS AND ORNAMENTAL GRASSES					
SS	173	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	30" O.C.
CP	887	CAREX PENNSYLVANICA	SEDGE	1 GAL	15" O.C.
DP	242	DENNSTAEDIA PUNCTILOBULA	HAY SCENTED FERN	1 QT	30" O.C.
PA	77	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 QT	24" O.C.
SEED MIX 1					
NEW ENGLAND WETLAND PLANTS	413-548-8000	NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DRY SITES	35 LB/ACRE CONFIRM WITH PROVIDER	SEE SPEC SHEET	

1 EVERGREEN TREE PLANTING

1
SCALE: N.T.S.

3 DECIDUOUS TREE PLANTING

SCALE: 1

This technical diagram illustrates a cross-section of a wastewater treatment facility, likely a clarifier or sedimentation tank. The structure is supported by a series of vertical columns and beams. Key features include:

- Top Left:** A tank labeled "GENERATOR" with a "RIM = 193.0" dimension. A "LIMIT OF WORK" line is marked below the tank.
- Top Center:** A section labeled "CONVERT EXISTING CB TO DMH" with dimensions: RIM = 196.07, I.IN = 191.60, I.OUT = 191.30. It includes labels "WF-10", "WF-9", "WF-8", and "WF-7".
- Top Right:** A tank with a "23 MP" and "2 QC" rating, labeled "LIMIT OF WORK".
- Middle:** A "4" RETURN LINE" is shown connecting various tanks. A "LIMIT OF WORK" line is present.
- Bottom Left:** A tank labeled "DCB" with dimensions: RIM = 199.19, I.OUT = 194.70. A "LIMIT OF WORK" line is marked.
- Bottom Center:** A "LIMIT OF WORK" line is marked, with "SHEET L2" and "SHEET L1" labels.
- Bottom Right:** A tank labeled "10 MP", "49 SS", and "2 QC". A "CONE" is shown at the bottom. A "LIMIT OF WORK" line is marked.
- Bottom Left Labels:** "204", "208", and "212".
- Bottom Right Labels:** "R = 3'", "R = 15'", "24'", "204", "R = 5'", and "R = 15'".
- Bottom Center Labels:** "ZONE LINE OFFSET" and "212".

2 PLANTING PLAN

SCALE: 1" = 2'

SCALE: 1" = 20'-0"



A scale bar diagram consisting of a horizontal line with a crossbar. The line is divided into segments by vertical tick marks. The segments are labeled below the line: 40', 20', 10', 5', and 0'. The first segment (40') and the last segment (0') are shaded with diagonal lines. The middle segments (20', 10', 5') are unshaded. The crossbar is also divided into segments corresponding to the 20', 10', 5', and 0' labels, with the 20' segment shaded.

4 SEED MIX 1 - NATIVE RESTORATION SEED MIX
SCALE: 1:16

4 SCALE: N.T.S.

VARIES
SEE PLANT LIST

MAINTAIN ORIGINAL GRADE OF
ROOT FLARE AFTER
TRANSPLANTING AS EXISTED AT
THE NURSERY

3" BARK MULCH

TEMPORARY EARTH SAUCER

ROLL BACK BURLAP $\frac{1}{3}$
PRIOR TO BACKFILL

PLANTING SOIL BACKFILL

COMPACTED SUBGRADE

DEPTH OF
ROOTBALL,
18" MIN.

6"

5 SHRUB PLANTING
SCALE: N.T.S.

The diagram illustrates a landscape plan with a grid of planting points. A horizontal line with arrows at both ends spans the width of the grid. Below the grid, a cross-section shows a planting bed. The bed is 12" min. thick and contains 'PLANTING SOIL'. Above the soil, there is a layer of 'BARK MULCH' with a thickness of 2" min. The top of the mulch layer is level with the planting points. The diagram also shows a 'SCARIFY SURFACE OF SUBGRADE' layer at the bottom. Three small plants are shown growing in the mulch layer.

PLANT SPACING NOTED IN PLANT SCHEDULE

12" MIN.

2" MIN.

BARK MULCH. INSTALL BEFORE PLANTING

PLANTING SOIL

SCARIFY SURFACE OF SUBGRADE

6 GROUNDCOVER PLANTING

6 SCALE: N.T.S.

120 TURNPIKE ROAD
SOUTHBOROUGH, MA

WDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

732 EAST BROADWAY #3
BOSTON, MA 02127
t. 203.592.4788
www.m-d-l-a.com

PLANTING PLAN

DRAWN	
CHECKED	
SCALE	
AS NOTED	
DATE	

4446210

SHEET 2 OF 2

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

Property address: 118-120 Turnpike, Southborough, Massachusetts

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), 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.

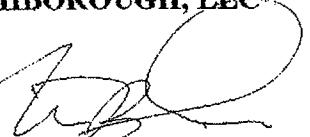
Subject to liens for real estate taxes for the current fiscal year which are not yet due and payable.

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 21st day of August 2020.

CURO SOUTHBOROUGH, LLC

by: 

Steven B. Cox, Manager

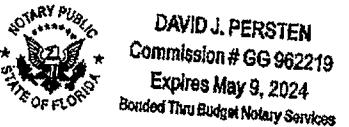
STATE OF FLORIDA

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 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").



300 foot Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2024

Subject Properties:

Parcel Number: 37-0118-004-0
Property Address: 118 TURNPIKE ROAD

Mailing Address: FERRIS DAVID M AND ANA I SALCEDA-FERRIS
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

Parcel Number: 37-0118-004-0
Property Address: 120 TURNPIKE ROAD

Mailing Address: FD 120 TURNPIKE LLC
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

Abutters:

Parcel Number: 29-0000-028-A
Property Address: BREAKNECK HILL ROAD

Mailing Address: SOUTHBOROUGH TOWN OF CONSERVATION LAND
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-047-0
Property Address: 134 TURNPIKE ROAD

Mailing Address: 134 TURNPIKE LLC C/O CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-058-0
Property Address: BREAKNECK HILL ROAD

Mailing Address: THE INHABITANTS OF THE TOWN OF SOUTHBOROUGH
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 30-0000-005-0
Property Address: 21 WOODLAND ROAD

Mailing Address: ESTELLA, EDWARD D AND LORRAINE M
21 WOODLAND ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 37-0000-001-0
Property Address: 136 TURNPIKE ROAD

Mailing Address: 136 TURNPIKE ROAD LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 37-0000-006-0
Property Address: WHITE BAGLEY ROAD

Mailing Address: DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel Number: 37-0000-028-0
Property Address: 132 TURNPIKE ROAD

Mailing Address: 132 TURNPIKE ROAD LLC
259 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 38-0000-016-0
Property Address: BOSTON TURN PIKE

Mailing Address: DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT
BOSTON, MA 02114



300 foot Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2024

Parcel Number: 38-0000-017-0
Property Address: 104 TURNPIKE ROAD

Mailing Address: S AND T REALTY INC
50 CAPE CODDER ROAD
FALMOUTH, MA 02540

Parcel Number: 38-0000-020-0
Property Address: 112 TURNPIKE ROAD

Mailing Address: SOUTHBOROUGH TOWN OF PUMP
HOUSE 1930
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 38-0000-021-0
Property Address: TURNPIKE ROAD

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114

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



Barbara J. Spera
Authorized Signature

COMMUNITY ADVOCATE NEWSPAPER

Legal Ad Billing Agreement

Cindy Merchant, Advertising Sales Consultant

508.736.4332

DATE: 2/28/24

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.