

NATICK, MASSACHUSETTS

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

HEARING APPLICATION

PLANNING BOARD

Supplemental Form Required: Forms B / C → Site Plan Reviews / Special Permits

ZONING BOARD OF APPEALS

Supplemental Form Required: Form A → Variances / Section 6 Findings

Fee Paid: \$ 200.00

Case #: _____

PROPERTY INFORMATION:

Address: 28 STRAWBERRY HILL RD Map: 45 Lot: 66

Record Title stands in the name of: MARC NICOLAZZO REVOCABLE TRUST

Property Deed recorded in: Book: 60810 & Page: 300

Check what relief/permits being sought:

- ANR Plan Special Permit → Forms B/C Variance → Form A
 Preliminary Subdivision Sp. Permit: Signage Other (please describe): _____
 Definitive Subdivision Sp. Permit: APD _____
 Site Plan Review → Forms B/C Section 6 Finding → Form A _____

PETITIONER INFORMATION (Include name, address, phone number, email address)

Applicant: MARC NICOLAZZO Email: MARCNICOLAZZO@GMAIL.COM
BARBARA NICOLAZZO Phone: 617-543-2228
 Owner: MARC NICOLAZZO Email: MARCNICOLAZZO@GMAIL.COM
BARBARA NICOLAZZO Phone: 617-543-2228
 Agent/ Attorney: ALEX MULLAHEY Email: _____
 Phone: 508-651-0866
 Engineer/ Surveyor: NEW ENGLAND LAND SURVEY Email: AMULLAHEY@SOUTHNATICK
 Phone: 508-987-0025 LAW.COM

OTHER TOWN APPROVALS: Submit your application and plans to the listed Town Departments for their signatures indicating receipt of your proposal.

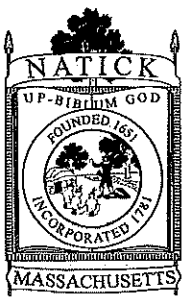
- Department of Public Works: Bruce Clark Received Comments
 (Located at 75 West St, Natick, MA 01760 – submit one hardcopy to this office).
- Board of Health: Michael Borden Received Comments
 (Located at Town Hall, Second Floor – submit one hardcopy to this office).
- Treasurer/Collector: Quentin Lee Received Comments
 (Located at Town Hall, First Floor) OWES WATERSEWER DISTRICT BILLING
- Conservation Commission: _____ Received Comments
 (Located at Town Hall, Second Floor)

I have submitted THREE (3) copies of the following to the Community Development office (check all that apply):

- Application Checklist Plans Plot/Site Plan List of Abutters (1 copy only)
 11x17 Color Rendering of Sign(s) Electronic/ PDF Copy of All Documents

I hereby request a hearing before the Special Permit Granting Authority:

Applicant's Signature: Alex Mullahey AS ATTORNEY FOR APPLICANT Date: 4-1-22
 Owner's Signature: _____ Date: _____



NATICK, MASSACHUSETTS

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

FORM B: SITE PLAN/SPECIAL PERMIT CHECKLIST

Location of Subject Property: 28 STRAWBERRY HILL Zone: RSC
 Is the lot situated in a Historic District? NO; On a Scenic Road? NO

SITE INFORMATION:

Please fill out all boxes that apply. Incomplete submittals will not be accepted.

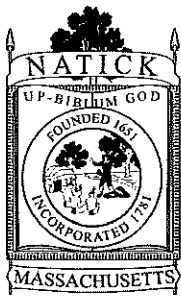
A: All projects, NR: Non-residential projects

		Required	Existing	Proposed
Lot Area	A	20,000	21,213	21,213
Lot Frontage	A	120	75ft	75ft
Lot Depth	A	125	35.3	35.3
Front Yard Setback	A	30	75	75
Side Yard Setback	A	12	17.1	17.1
Side Yard Setback	A	12	23.3	23.3
Rear Yard Setback	A	25	149.70	149.70
Building Coverage	A	20%	< 20%	< 20%
Building Height	A	35ft	< 35ft	< 35ft
Building Floor Area (Gross)	A	N/A	1076	1076
Use of Property	A	RES HOME OC	RES	RES HOME OC
Parking Spaces	A	NA	NA	NA
Wetlands Area ("0" if none)	A	NA		
Floor Area Ratio (FAR)	NR			
Landscape Surface Ratio (LSR)	NR			
Landscape Buffer	NR			
Pervious Surface Area	NR			
Impervious Surface Area	NR			

Reasons for Hearing: AT HOME BUSINESS OF A DOG SITTING/BOARDING COMPANY

CUSTOM HOME OCCUPATION / DOG KENNEL

Description of Project: AT HOME BUSINESS OF A DOG SITTING/BOARDING COMPANY



NATICK, MASSACHUSETTS

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

FORM B: SITE PLAN/SPECIAL PERMIT CHECKLIST

PLAN SUBMITTALS: The following plans, reports and information must be submitted with this form in order for your application to be deemed complete. Provide justification for any requested waivers.

PLAN/DRAWING:	Attached	Not Attached	Waiver Requested (reason)
Locus Plan			
Building Elevations			
Traffic Impact Assessment			
Drainage Assessment			
Signage			

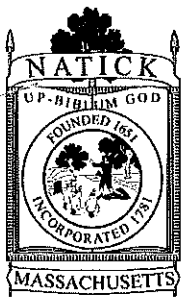
SUMMARY OF FISCAL IMPACTS: (Non-residential projects only):

Current assessed value of site: \$ 655,000.00
Estimated value of improvements: \$ N/A
Current total local tax revenue from site: \$ ~~8737.70~~ \$8737.70
Estimated post-development local tax revenue: \$ 8737.70
Estimated # of jobs created: *during construction*: _____; *post construction*: 1

The Special Permit Granting Authority is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on this application and any attached plans/documents is a true and accurate representation of facts pertinent to the subject parcel of land.

Applicant's Signature: [Signature] AS ATTORNEY FOR APPLICANT Date: 4-1-22

Owner's Signature: _____ Date: _____



NATICK, MASSACHUSETTS

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

FORM C: SITE PLAN REQUIREMENTS CHECKLIST

Location of Subject Property: 28 STRAWBERRY HILL Zone: RSC

Is the lot situated in a Historic District? No; On a Scenic Road? No

Site Plan Authority: PLANNING BOARD ZONING BOARD OF APPEALS Case Number: _____

PROPOSED ACTION(S): Δ of Use, Minimal Changes Minor Alterations Major Site Construction

SITE PLAN CONTENTS: Provide all of the following data from your application in the associated Site Plan(s).

Check everything included in your Site Plan(s):

1	A location plan showing all of the land in the parcel together with any adjacent or contiguous parcels in the same ownership (@ 1"=500' or 1"=1000')
2	Name of the development, north arrow, and date
3	Boundary lines of development and names of adjoining owners
4	Existing and proposed topography in two-foot contours
5	Location & dimensions (including height) of all existing and proposed buildings and structures
6	Provisions for water supply, storm water drainage, sanitary sewage disposal, and other utilities
7	Provisions for off-street parking and vehicular traffic, including entrances, exits, and driveways
8	Sidewalks and other facilities necessary for safe pedestrian movement within the parcel and to adjacent parcels
9	Location and specification of all landscaping
10	Location of all significant existing natural features (streams, watercourses, wetlands, rock outcrops, wooded areas, and trees over 12" in diameter)
11	Architectural drawings for all proposed new or substantially altered buildings and structures
12	Other plans and information as may be requested by the Planning Board or additional municipal agencies

SITE PLAN REVIEW STANDARDS: Check all that you have provided in your application

Preservation of Landscape	Other:
Landscaping in Commercial Areas	Other:
Relation of Buildings to Environment	Other:
Open Space	Other:
Circulation	Plans shall be at least 11" x 17" and a maximum of 24" x 36", divided with a match line if necessary. No plan shall have a scale less than 1 inch = 40 feet.
Surface Water Drainage	

The Special Permit Granting Authority is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on this application and any attached plans/documents is a true and accurate representation of facts pertinent to the subject parcel of land.

Applicant's Signature: [Signature] AS ATTORNEY FOR APPLICANT Date: 4-1-22

Owner's Signature: _____ Date: _____

NEW ENGLAND LAND SURVEY
Professional Land Surveying

CERTIFIED PLOT PLAN

20FS140

710 MAIN STREET
N.Oxford, MA 01537
PHONE: (508) 987-0025
FAX: (508) 438-6604

NAME MARC NICOLAZZO
LOCATION 28 STRAWBERRY HILL ROAD
NATICK, MA

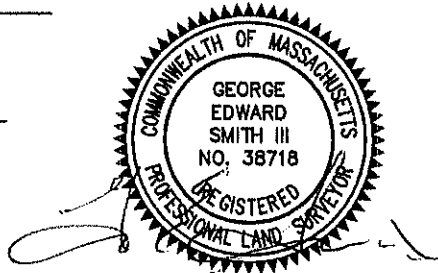
REGISTRY: SOUTH MIDDLESEX

SCALE 1" = 50' DATE DECEMBER 02, 2020

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

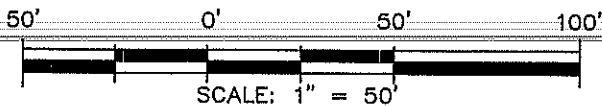
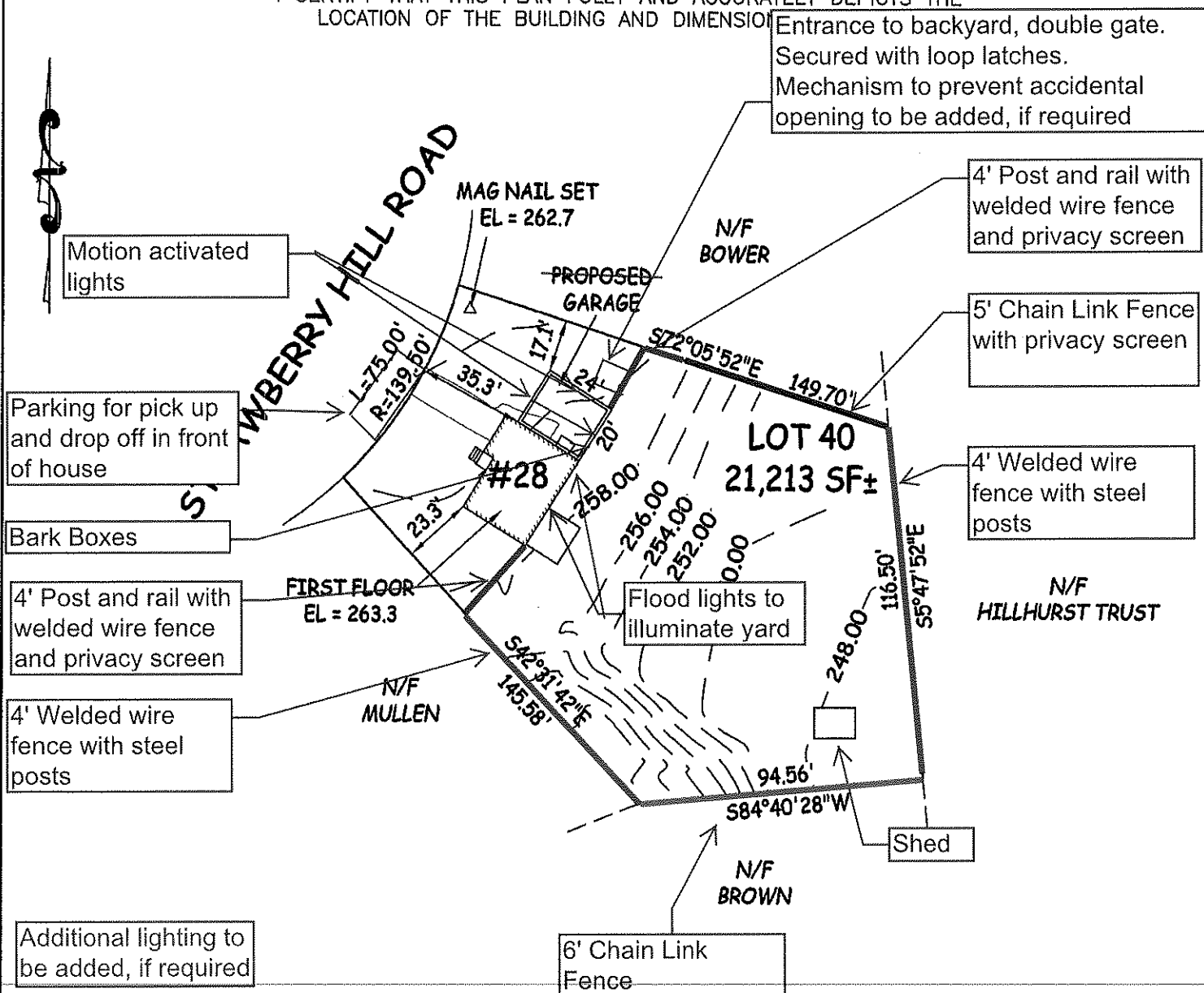
25017C0537E OTD: 06/04/2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



DEED REFERENCE: 60810/300
PLAN REFERENCE: 1086 OF 1950
ZONE: RSC
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 12'
MINIMUM REAR SETBACK: 25'
MINIMUM FRONTAGE: 120'
MINIMUM LOT SIZE: 20,000 SF

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS



DRAWN BY: MJC
CHECKED BY: GES