



**Town of Southborough
Board of Health
9 Cordaville Road, Lower Level
Southborough, MA 01772-1662**

Phone: (508) 481-3013

Minutes of the Southborough Board of Health

Meeting Minutes

April 8, 2025 – Board of Health – Virtual Meeting – 11:00 am

Present:

Board Members, Chelsea Malinowski, Dr. Safdar Medina, Dr. Liz Zulick; Health Inspector, Dennis Costello; Business Administrator, Barbara Spiri

Also in Attendance: Peter Bemis, Engineering Design Consultants, Inc.

Opening:

The meeting of the Board of Health was called to order at 11:02 am by Ms. Malinowski.

Topic: Approval of the 3/11/25 Meeting Minutes

Action: Ms. Malinowski made a motion to accept the minutes from the 3/11/25 meeting. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

PUBLIC HEARING: 2 East Main Street Project – Peter Bemis

The Southborough Board of Health will hold a virtual public hearing on Tuesday, April 8, 2025, starting at 11:00 am. This meeting may be watched, or residents may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>. It will also be recorded and available on YouTube. The meeting will include a vote on the East Main Street Project (2 East Main Street). This notice will also be posted at the Southborough Town Hall. Written comments may be mailed prior to the vote to the Health Department, 9 Cordaville Road, Lower Level, Southborough, MA 01772. This legal notice is also posted through legals@wickedlocal.com.

Discussion: Mr. Bemis would like to install a septic system for an 8-bedroom unit multi-family building (with 1 affordable unit). The required system would be a GoodFlow Solutions Ameration Chamber System. He would like to increase the flow rate from 725 to 880 gal/day. The previous variance (based on the historical use of the system which was 990 at one point) granted by the Board of Health in 2018 is not sufficient for what he has planned. He is asking the board to consider granting him an additional variance to increase the daily flow to 880 gal/day.

Dennis Costello told the board they could base their approval on the historical use of the system. If they agree, it will not require a variance. The board needs to consider the

proposed system in 2018 was a Presby system when the variance was granted. The GoodFlow system is also a very good one.

Action: Ms. Malinowski moved to approve the increase in flow - which is based on historical information of prior use of 990 gal/day - to 880 gal/day utilizing the GoodFlow system. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Ms. Malinowski moved to conditionally approve the proposed septic plan (as presented) for 2 East Main Street (historical information in regard to the flow will be added to the final plan). Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Topic: Public Health Director's Return Date from Maternity Leave

Discussion: Ms. West will return to the office on April 14th.

Topic: Camp Update

Discussion: Chris Craig, Health Agent, emailed camps from the previous year. He specified what is needed for a license and when it should be in the Health Department office.

Topic: Town Meeting – April 7, 2025

Discussion: The budget for the Health Department has been approved. The spending level for the immunization revolving account was raised. This will allow the department for offer a wider range of immunizations.

Topic: Meeting Schedule

Wednesday, April 16, 2025 – 7:00 pm -9:00 pm - Public Forum for Neary Building Committee at Trottier School

Tuesday, May 6, 2025 – 11:00 am – BOH Meeting – Virtual

*Tuesday, June 10, 2025 – 12:00 pm - BOH Meeting – Virtual (*Meeting date changed to June 11th.)

Topic: Public Comment

Discussion: Public comments were not brought before the board.

Ms. Malinowski made a motion to adjourn the meeting at 11:50 am. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0.

Respectively submitted by Barbara Spiri, Business Administrator and edited by Chelsea Malinowski.

Documents:

2 East Main Street SAS Supporting Documents

March 25, 2025

Board of Health
Town Hall
Southborough, Massachusetts 01772

Reference: Soil Absorption System
2 East Main Street
Map 54 Parcels 43,44&45
Southborough, Massachusetts
EDC Job No.: 3650

Dear Board Members:

We are writing to request that the Board of Health update the approval of the Soil Absorption Plan for 2 East Main Street. The underlying conditions remain unchanged from the original permit approval issued on August 28, 2007 and the Southborough Conservation has recently approved the project for site construction that includes the soil absorption work with that permit now valid through July 2027. Also, as part of the permit update we wish to rely upon the Goodflow Solutions (formerly Cur-Tec LLC) Ameration Chamber System CTL 12 Units an IA Technology that MassDEP approved March 3, 2016. The Goodflow Solutions system will fit within the approximate leaching limits as previously approved by the Board and will observe improved effluent treatment as well increase the system setback to the wetlands with 69-feet previously provided and 70.5 now provided and intermittent stream channel with 83 & 80-feet previously provided and 85.5 and 81-feet now provided. The leaching system as drawn will also have the ability to treat a total of 880 gallons per day by expanding away from the nearest environmental receptors and reducing approximately 75 SF along these environmental receptors while providing improved effluent treatment.

During the intervening 7+ years that have passed since we last reviewed this property with the Board, we have been able to learn about several additional uses that took place at this property prior to and during the most recent gasoline service station activity. At the turn of the 20th century the corner of East Main and Newton Street was known as the Sealy Block that included a blacksmith shop, laundry with apartment(s) above that included an extensive network of storage buildings that extended along both East Main and Newton Streets (see attached photos). In the 1950's, the building to the left was used as Lyons Printing Press and a gasoline service station until a fire destroyed the print press building around 1959 and thereafter, the gasoline station expanded to add on a 3rd repair bay where Lyons Printing Press was located. The 3-bay gasoline service station also included an automobile sales lot along the Newton Street portion of the lot, as well as had a propane filling station and office space (see photos attached). These incarnations all would have yielded varying estimated septic loading rates that we believe would have easily provided for more septic loading than was originally estimated and then approved with the 2018 permit.

In addition, should an actual Soil Absorption Repair have gone forward for the 3-bay service station we are convinced that the Board would have required that the SAS treat

an effluent flow of 725 gallons which we can base upon the two currently operating 2-bay gasoline service stations operating at 145 Boston Road and 76 Worcester Road in Southborough where the soil absorption permits were issued for 600-gallons each both having only 2 service bays with similar gasoline service pumps arrangements while if they had an additional service repair bay then loading limits would have needed to be 725-gallons per day plus the additional 100-gallons for the auto sales, propane and another 75 gallons for the office use yielding an effluent loading rate of 900 gallons per day. The estimate of 900 gallons per day is also similar to what would have been estimated in the 1950's with the service station and Lyons Printing and slightly less than would have been estimated during the Sealy Block time period.

The Board may recall that in 2018 a Downtown Zoning District did not exist so at that time, we were looking to pursue permits for a mixed use residential and retail facility. At that time, we had secured a use variance for 4 extended stay units on the second floor with office-retail on the first floor which was in keeping with what had been publicly stated as being needed to enhance downtown Southborough. Rather than pursue a special permit for this variance approved use we elected to seek approval for an office build use which was allowed also by special permit. Unfortunately, that permit was denied by the Planning Board on September 30, 2019. The town meeting did thereafter create a Downtown District and adopted a mixed-use definition that we recently tried to advance to permit, however found the definition of mixed-use much too restrictive to make the project financially viable. We have successfully amended that permit application and are currently before the Planning Board with the application now modified as a straight Multifamily building, however with the effluent capped at 725 gallons per day (SAS Design Flow 746 gallons per day) it awkwardly fall between 6 and 7 bedrooms. In addition, as part of the multifamily use criteria 12.5% of a project must be set aside as affordable which equates to one affordable unit for every 8 units developed which then translates into 880 gallon per day of effluent. Most importantly the 880 gallons per day flow rate remains below all of the prior uses dating back to the early 1900's.

We believe that by now relying upon the Goodflow Solutions Ameration Chamber IA Technology that MassDEP has approved for systems up to 5,000 gallon per day we are making this property more resilient as well as affording a more superior effluent treatment system while improving the originally approved minimum setback limits. Also, the SAS will rely upon an impermeable barrier system that will further assure protection of the downgradient wetland and intermittent stream resource areas. The corner of Easement and Newton Street had been a bustle of activity for well over 100 years until the closure of the service station and unfortunately for the last few decades it's only been a handy staging area for nearby and adjacent roadway and utility construction projects to advance without disrupting other nearby homes and businesses. We are seeking an effluent loading rate that is consistent with historical uses that will now be limited to only domestic residential flow. Please review this information and should you require any additional information, do not hesitate to contact us.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter S. Bemis

Estimated Effluent Flows
2 East Main Street, Southborough, Massachusetts

1920's Sealy Block Blacksmith, Laundry & Apartment Uses

OFFICE	150 Gallons
FACTORY	300 Gallons
LAUNDRY	400 Gallons
APARTMENT	<u>330 Gallons</u>
Total	1,180 Gallons

1950's 2-Bay Service Station + Lyons Printing Press Uses

SERVICE STATION	600 Gallons
PRINTING PRESS/OFFICE	<u>300 Gallons</u>
Total	900 Gallons

1960's – 1990's 3-Bay Service Station + Auto/Propane Sales & Office Uses

SERVICE STATION	725 Gallons
AUTO SALES/PROPANE	100 Gallons
OFFICE	<u>75 Gallons</u>
Total	900 Gallons

2018 Proposed Mixed Use Residential, Office, Retail - Mixed Use Zoning as Adopted is Not Viable

4, 1-BEDROOM APARTMENTS	440 Gallons
OFFICE/RETAIL	<u>285 Gallons</u>
Total	725 Gallons

2025 Proposed Multifamily Dwelling - 12.5% Affordable Unit Requirement

8, 1-BEDROOM APARTMENTS	880 Gallons
Total	880 Gallons



Immediate Abutters List Report - Board of Health

Board of Assessors

17 Common Street Southborough, MA 01772

March 25, 2025

Subject Property:

Parcel Number: 54-0000-043-0
Property Address: 2 EAST MAIN STREET

Mailing Address: BEMIS PETER
PO BOX 290
SOUTHBOROUGH, MA 01772

Abutters:

Parcel Number: 54-0000-041-0
Property Address: 5 MAIN STREET

Mailing Address: OLD FIRE STATION LLC
P O BOX 83 5 MAIN STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 54-0000-042-0
Property Address: 1 MAIN STREET

Mailing Address: SHERIDAN, PHIL BUILDING
ASSOCIATION C/O KNIGHTS OF
COLUMBUS
1 MAIN STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 54-0000-046-0
Property Address: 6 NEWTON STREET

Mailing Address: WALTER JOHN
7 NEWTON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 54-0000-058-0
Property Address: 6 EAST MAIN STREET

Mailing Address: MARLBOROUGH SAVINGS BANK
7 MAIN STREET ATTN: ACCOUNTING
DEPT
AYER, MA 21432

Parcel Number: 54-0000-062-0
Property Address: 1 BOSTON ROAD

Mailing Address: CM LAMY LLC
5 EAST MAIN STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 54-0000-063-0
Property Address: 2 MAIN STREET

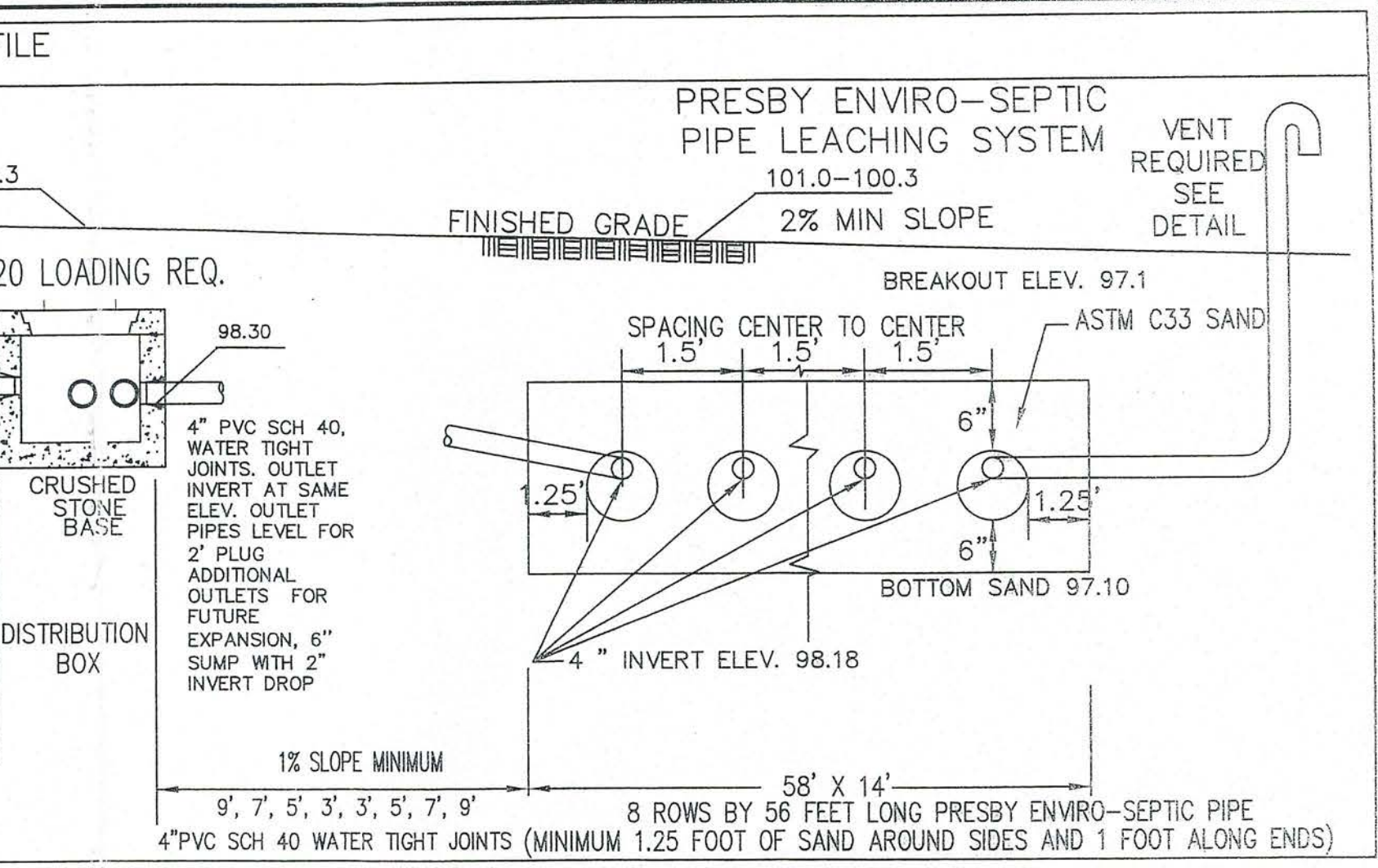
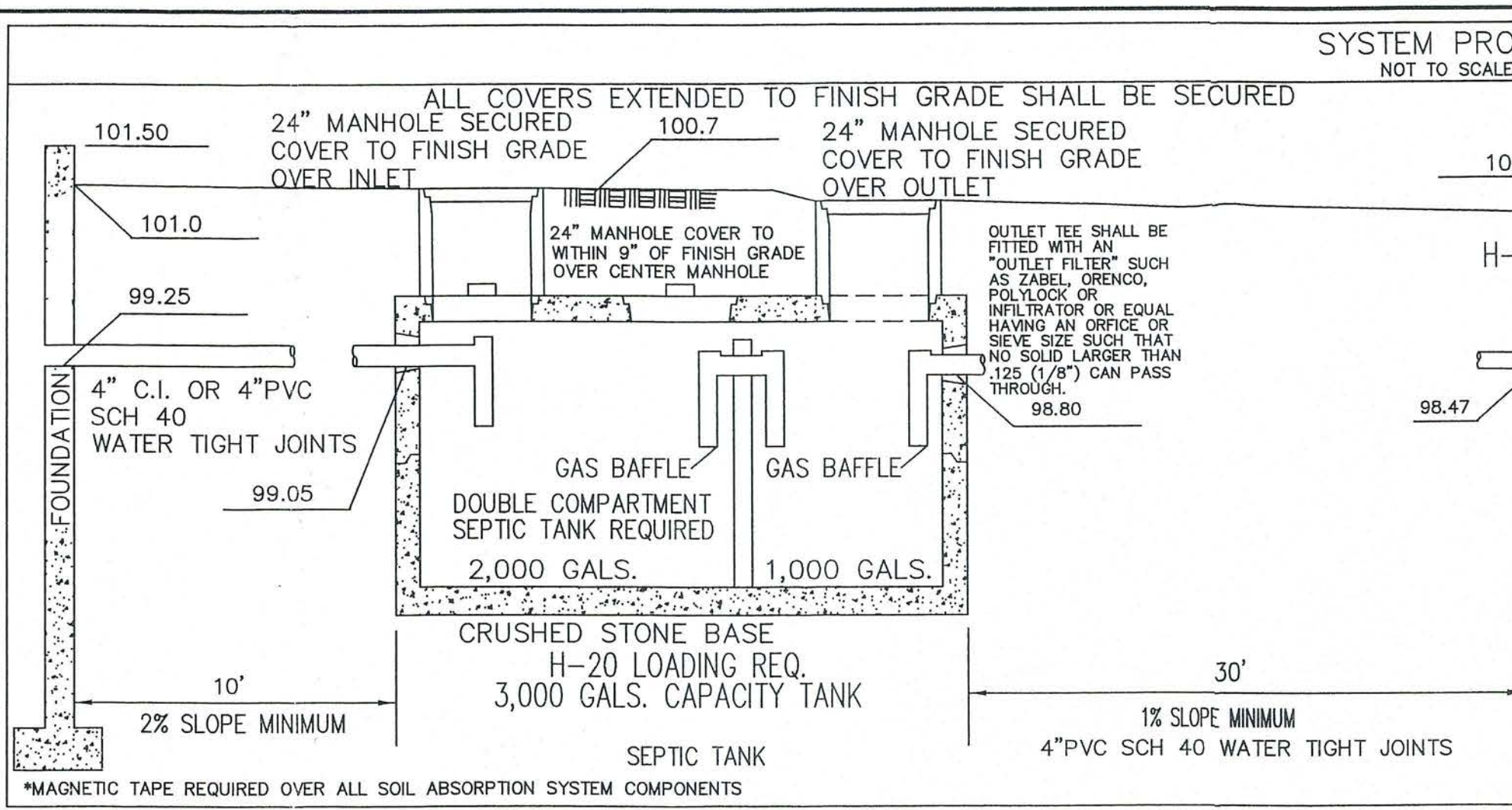
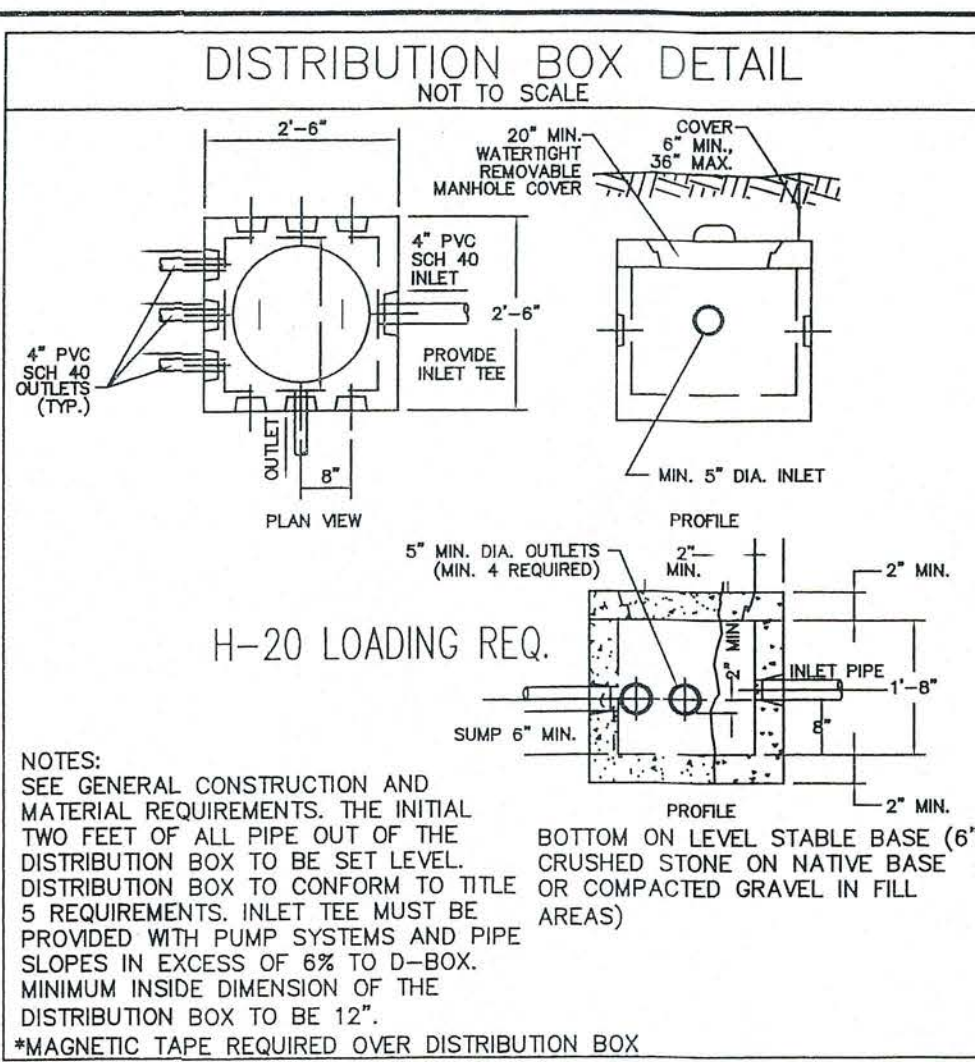
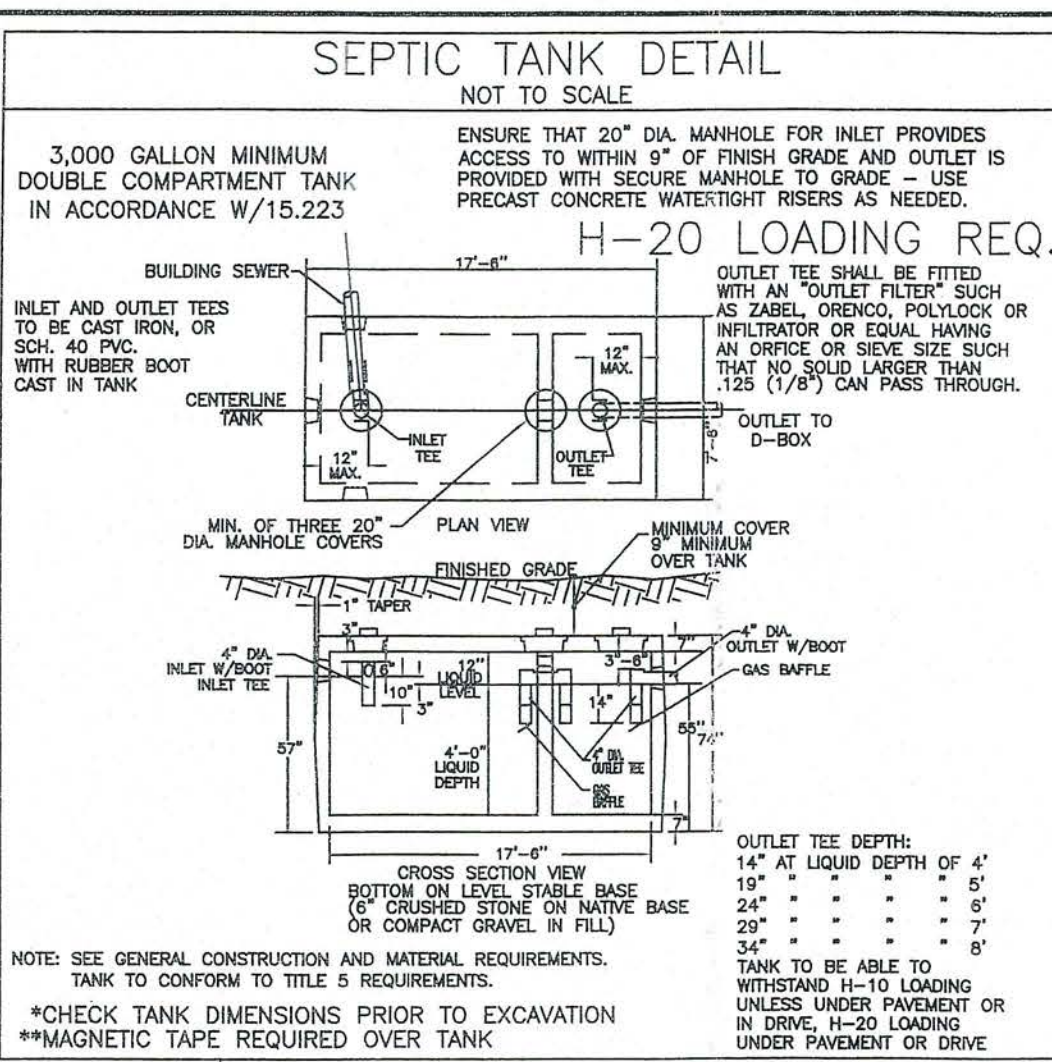
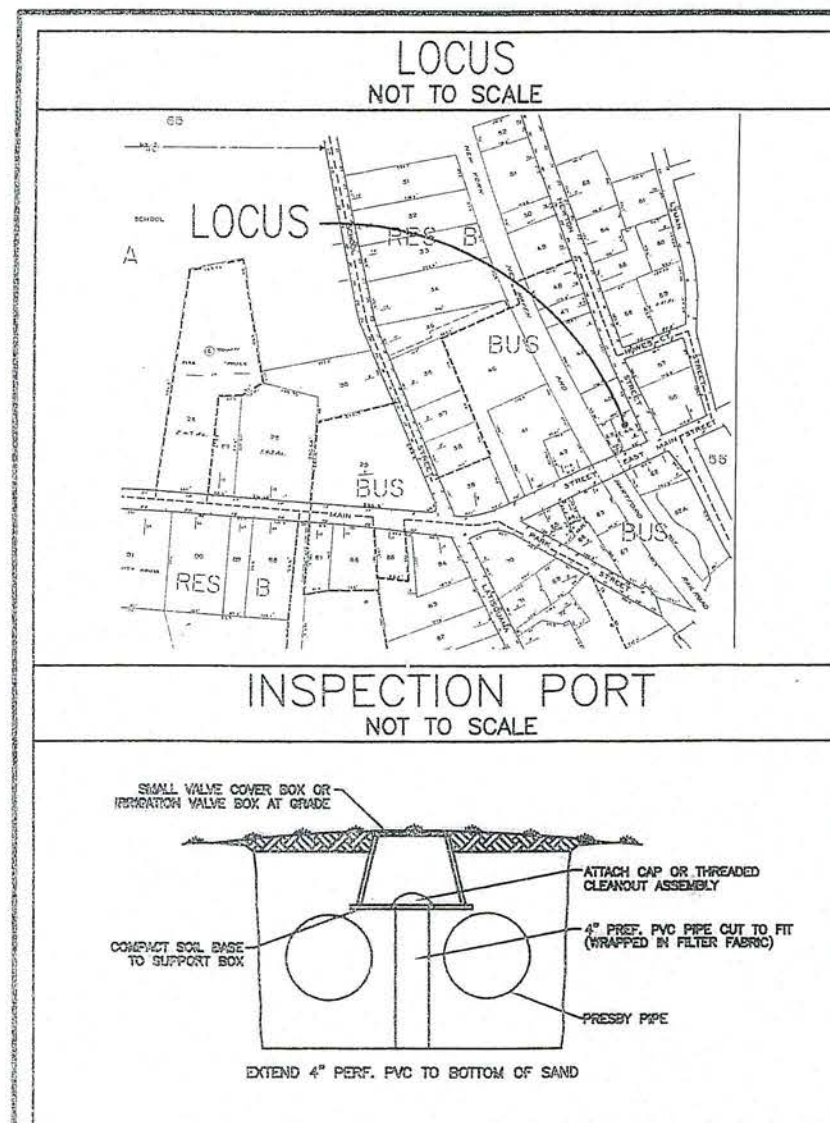
Mailing Address: MAURO, STEVEN W TRUSTEE MAURO
REALTY TRUST
2 MAIN STREET
SOUTHBOROUGH, MA 01772

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.


Authorized Signature

CERTIFIED COPY





SOIL TEST DATA

SOIL TESTS PERFORMED BY: PETER BEMIS, SOIL EVALUATOR ON June 10, 2004. PETER BEMIS PASSED THE SOIL EVALUATOR EXAMINATION APPROVED BY DEP IN NOVEMBER 1994 AND HAS CERTIFIED THAT HIS ANALYSIS WAS PERFORMED CONSISTENT WITH 310 CMR 15.017. SOIL TESTS WITNESSED BY PAUL PINSKI, SBOH.

DEPTH	TEST	RESULT
42"	FILL	99.3
60" B	SANDY LOAM 10YR6/4	94.3
74"	5YR5/6 MOTTLES	93.1
89"	STANDING WATER	91.9
108" C	SANDY LOAM 2.5YR5/3	90.3

74" ESTIMATED SEASONAL HIGH GROUNDWATER = 93.1 PERCOLATION TEST # 13 MPI @ 84"

- SPECIAL NOTES:
- SYSTEM DESIGN BASED UPON PRESBY PIPE LEACHING SYSTEM AS PER DEP CERTIFICATION FOR GENERAL USE PERMIT DATED MARCH 19, 2013, SUBSTITUTION OF ALTERNATIVE PRODUCTS IS NOT PERMITTED.
 - DESIGNER TO STAKE & FLAG SAS LOCATION. CONTRACTOR SHALL MAINTAIN LIMITS, UNTIL CERTIFICATE OF COMPLIANCE ISSUED AT INSTALLATION COMPLETION.
 - INSTALLER SHALL SUBMIT CERTIFICATION OF INSTALLATION AT SAS COMPLETION.

SCHEDULE OF ELEVATIONS

INVERT AT BUILDING	99.25
INVERT INTO SEPTIC TANK	99.05
INVERT OUT OF SEPTIC TANK	98.80
INVERT INTO PUMP CHAMBER	N/A
INVERT OUT OF PUMP CHAMBER	N/A
INVERT INTO DISTRIBUTION BOX	98.47
INVERT OUT OF DISTRIBUTION BOX	98.30
INVERT AT BEG. OF PRESBY PIPES	98.18 SEE DESIGN PROFILE ABOVE
INVERT AT END OF PRESBY PIPES	98.18 FLAT SEE DESIGN PROFILE
BOTTOM OF PRESBY BED	97.10 SEE DESIGN PROFILE
OBSERVED GROUNDWATER (MAX.)	MOTTLES @ 93.10

DESIGN CRITERIA

COMMERCIAL BUILDING	4 1 BEDROOM UNITS & 3,600 S.F. RETAIL
ESTIMATED SEWAGE FLOW	440+180=620 GPD W/ 746 GPD DESIGN FLOW
PERCOLATION RATE	13 MPI (DESIGN 15 MPI)
SYSTEM DIMENSIONS	8 ROWS 56' LONG (14.0' x 58.0' BED)
RESERVE SYSTEM DIMENSIONS	REPAIR NOT REQUIRED
TOTAL LEACHING AREA	812 SF. (746x107/100=798 SF. MIN. REQ.)

LEACHING AREA COMPUTATIONS

BED DESIGN W/ PRESBY SYSTEM REQUIRES 8 ROWS 56' LONG = 448 LF (SEE PRESBY DESIGN MANUAL TABLES) 448LFx100GPD/60LF=746.7 SYSTEM WILL TREAT 746.7 GALLONS OF EFFLUENT PER DAY**

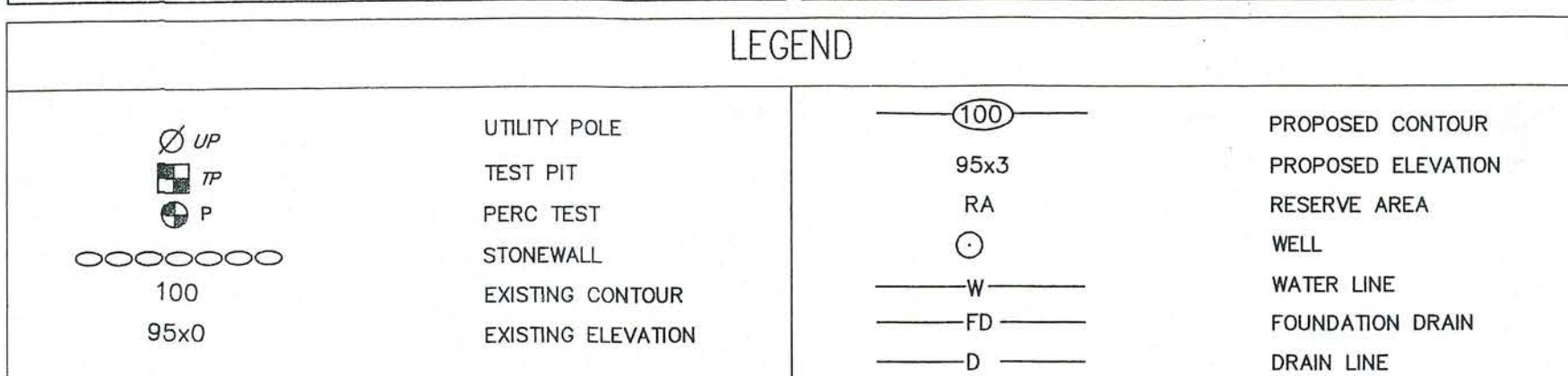
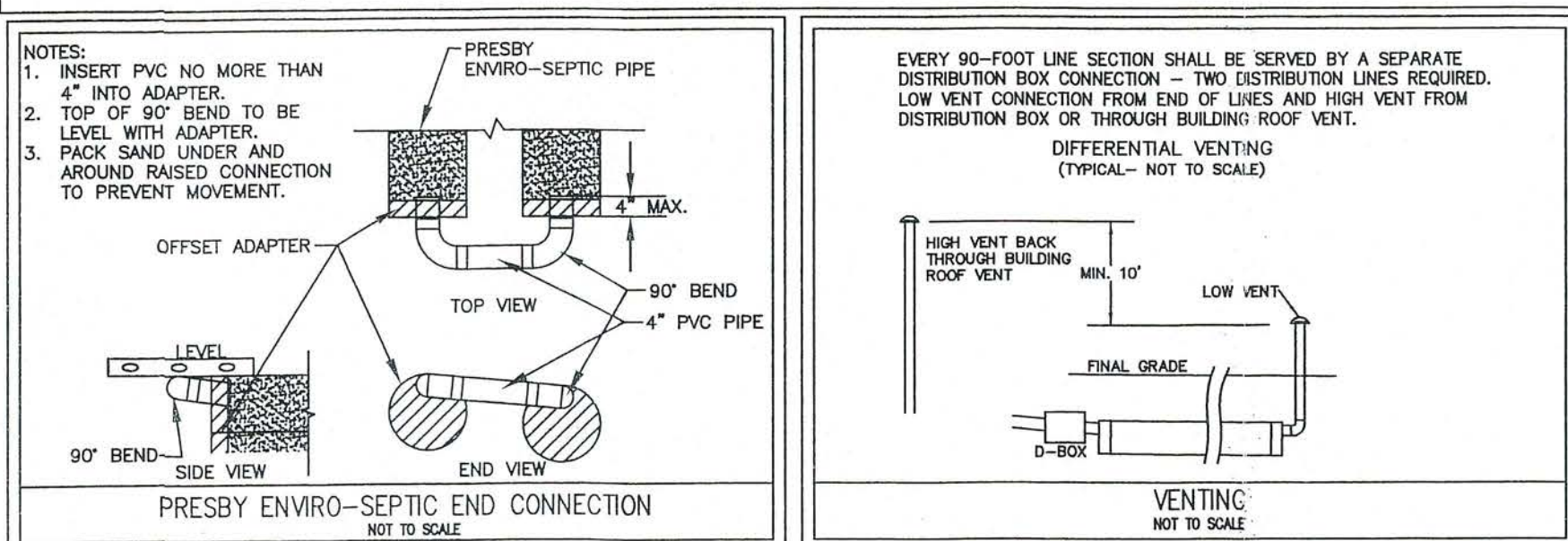
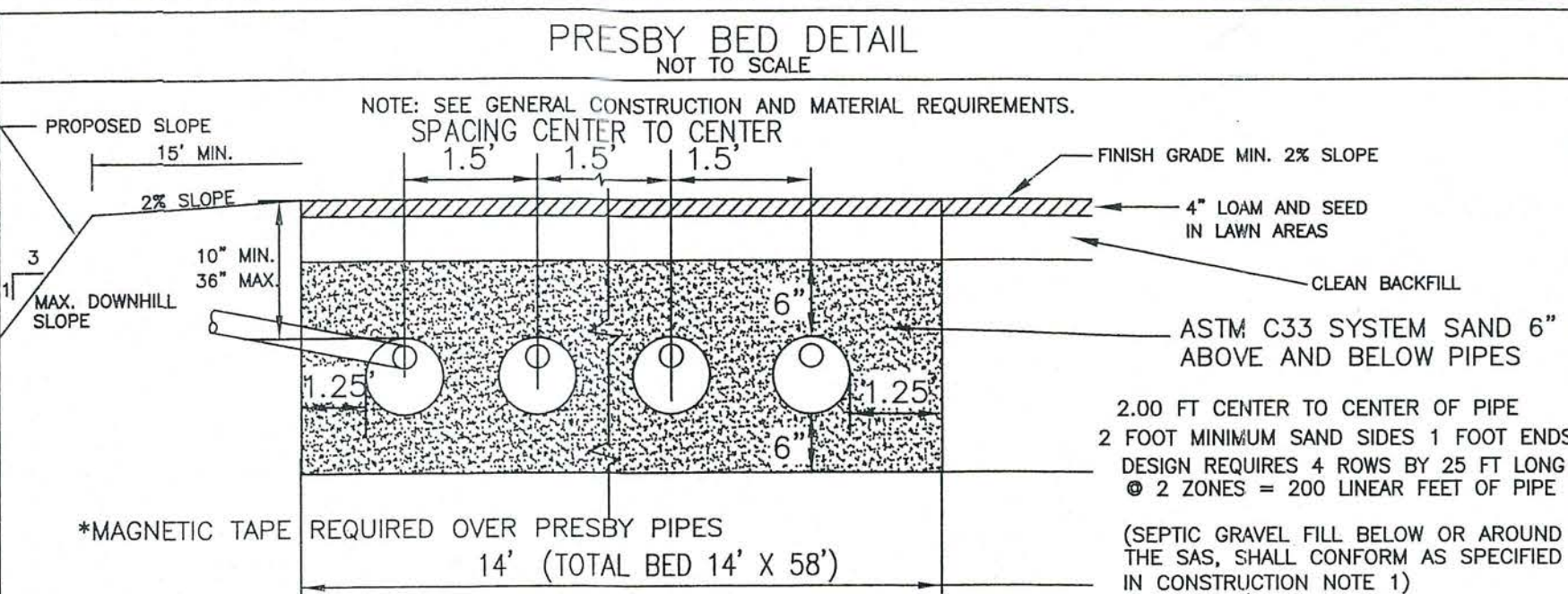
**TABLE A DESIGN MANUAL - DEP 3/19/2013 APPROVAL FOR GENERAL USE - PRESBY SYSTEM

- CONSTRUCTION NOTES
- LEACHING AREA FILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED SOIL MATERIAL. THE FILL SHALL BE COMPRISED OF CLEAN GRANULAR SAND, BE FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES, AND SHALL NOT CONTAIN REMEDIATION WASTE AS THAT TERM IS DEFINED IN 310 CMR 40.0000. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN TWO INCHES. A SIEVE ANALYSIS, USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON A #4 SIEVE. SIEVE ANALYSIS ALSO SHALL BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE, SUCH ANALYSES MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
#4	4.75 MM	100%
#50	0.30 MM	10%-100%
#100	0.15 MM	0%-20%
#200	0.075MM	0%-5%

A PLOT OF SIEVE ANALYSES OF A PORTION OF THE SAMPLE PASSING THE #4 SIEVE SHALL FALL ON OR BETWEEN THE LINES ON THE GRAPH AS DEPICTED IN 310 CMR 15.255(3).
 - NO PERSON SHALL DISCHARGE SEWAGE TO A NEW, UPGRADED OR EXPANDED SYSTEM WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE APPROVING AUTHORITY IN ACCORDANCE WITH 310 CMR 15.021(2) THROUGH (5). A REQUEST FOR CERTIFICATE OF COMPLIANCE SHALL BE ACCOMPANIED BY A CERTIFIED AS-BUILT OF THE SOIL ABSORPTION AS-BUILT APPURTENANCES PREPARED BY THE DESIGN FIRM.
 - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
 - THE SOIL ABSORPTION SYSTEM SHALL HAVE A MINIMUM OF ONE (1) INSPECTION PORT CONSISTING OF A PERFORATED FOUR (4) INCH PIPE PLACED VERTICALLY DOWN INTO THE STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. THE PIPE SHALL BE CAPPED WITH A THREADED CLEANOUT ASSEMBLY WITHIN A SMALL IRRIGATION OR VALVE BOX ACCESSIBLE TO WITHIN THREE (3) INCHES OF FINISH GRADE (SEE DETAIL).
 - THE SEPTIC TANK SHALL BE PUMPED WHEN THE TOP OF THE SLUDGE OR SOLIDS LAYER IS WITHIN 12" OR LESS OF THE BOTTOM OF THE OUTLET TEE OR THE TOP OF THE SCUM LAYER IS WITHIN TWO INCHES OF THE TOP OF THE OUTLET TEE OR THE BOTTOM OF THE SCUM LAYER IS WITHIN TWO INCHES OF THE BOTTOM OF THE OUTLET TEE. PUMPING FREQUENCY IS A FUNCTION OF USE, PUMPING IS REQUIRED AT LEAST ONCE EVERY THREE YEARS AND RECOMMENDED ON AN ANNUAL BASIS BY THIS DESIGN FIRM.

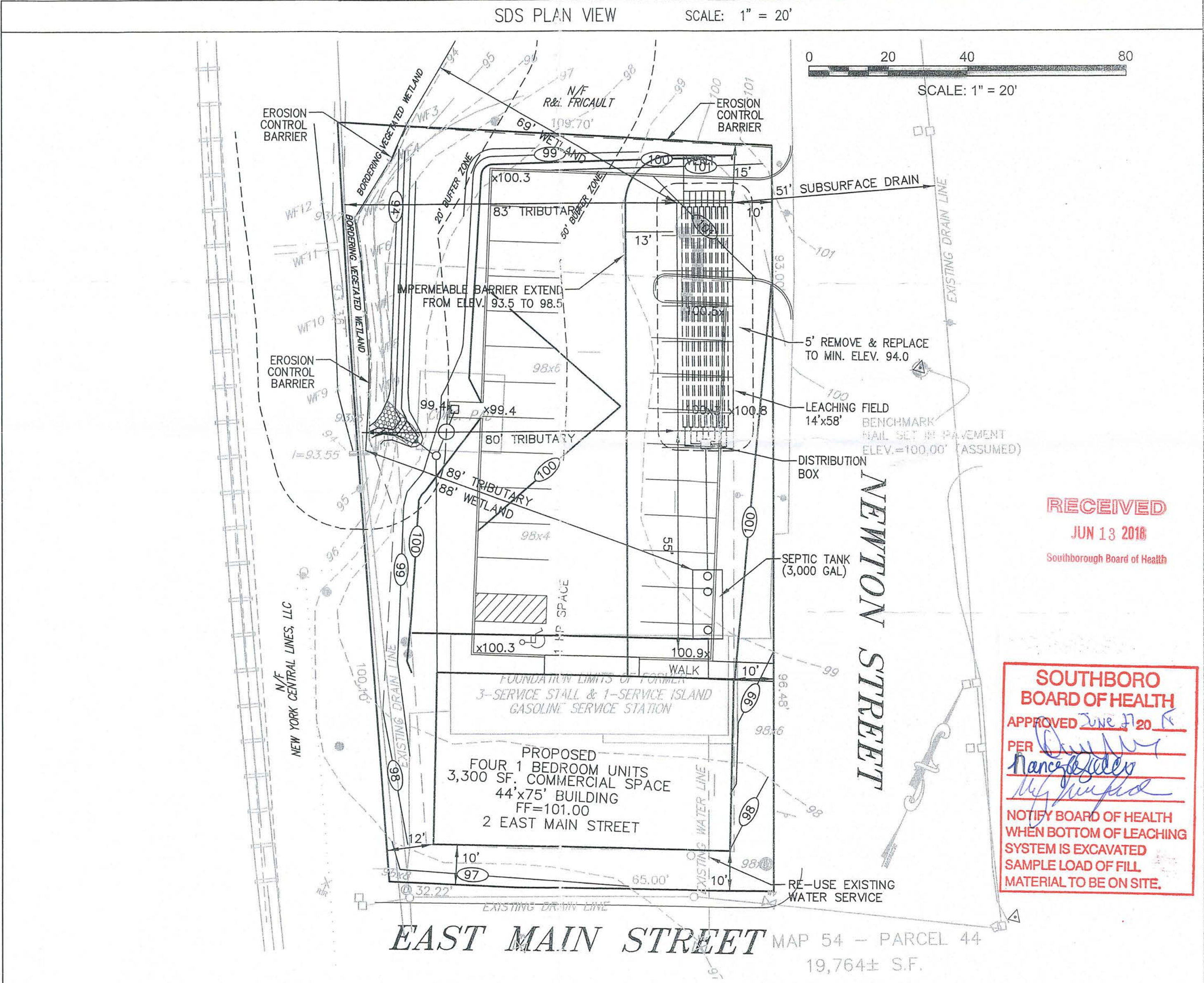
- PRESBY INSTALLATION NOTES:
- PRESBY ALTERNATIVE TECHNOLOGY INSTALLATION NOTES:
- SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC., 143 AIRPORT ROAD, WHITEFIELD, NH 03598 PHONE 1-800-473-5298 - WWW.PRESBYECO.COM
 - INSTALLER IS TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION AS REQUIRED BY STATE LAW.
 - DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
 - NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS ETC.. SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
 - MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4 OF THE LIQUID DEPTH INSIDE THE TANK.



ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
3	6/1/18	REVISED TO PRESBY SYSTEM	PSB	WML	WML
2	12/24/04	REISSUED FOR PERMITTING	PSB	JCB	JCB
1	11/30/04	REISSUED FOR PERMITTING	PSB	JCB	JCB
0	10/30/04	ISSUED FOR PERMITTING	PSB	JCB	JCB



- GENERAL NOTES
- ELEVATION REFER TO BENCHMARK: PK NAIL SET = 100.00 ASSUMED AS NOTED
 - ENGINEERING DESIGN CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR BEDROCK FOUND WITHIN EXCAVATIONS OR VARIATIONS IN THE SOIL OR EXISTING CONDITIONS REPORTED HEREIN.
 - A GARBAGE DISPOSAL UNIT SHALL NOT BE CONNECTED TO THIS SOIL ABSORPTION SYSTEM.
 - THIS PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF THE SOIL ABSORPTION SYSTEM ILLUSTRATED HEREON.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE REGULATION OF THE LOCAL BOARD OF HEALTH AND THE STATE ENVIRONMENTAL CODE TITLE 5.
 - ANY ALTERATION TO THE APPROVED SOIL ABSORPTION DESIGN MUST BE APPROVED BY THE DESIGN ENGINEER AND SUBMITTED TO THE LOCAL BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION
 - PRIOR TO BACKFILLING THE SOIL ABSORPTION SYSTEM, THE DESIGN ENGINEER SHALL BE NOTIFIED 72 HOURS IN ADVANCE FOR INSPECTION OF ALL MATERIALS AND METHODS TO INSURE COMPLIANCE WITH THIS DESIGN.
 - THIS SOIL ABSORPTION SYSTEM MUST BE INSPECTED AND CERTIFIED BY AN ENGINEER AND THE LOCAL BOARD OF HEALTH. A CERTIFICATE OF COMPLIANCE FROM THE ENGINEER WILL BE REQUIRED INDICATING THAT THE SYSTEM HAS BEEN LOCATED AND CONSTRUCTED IN COMPLIANCE WITH THE TERMS OF THE PERMIT PRIOR TO FINAL APPROVAL BY THE LOCAL BOARD OF HEALTH.
 - NO SOIL ABSORPTION SYSTEM SHALL BE LOCATED WITHIN 100' OF A DOMESTIC WELL.

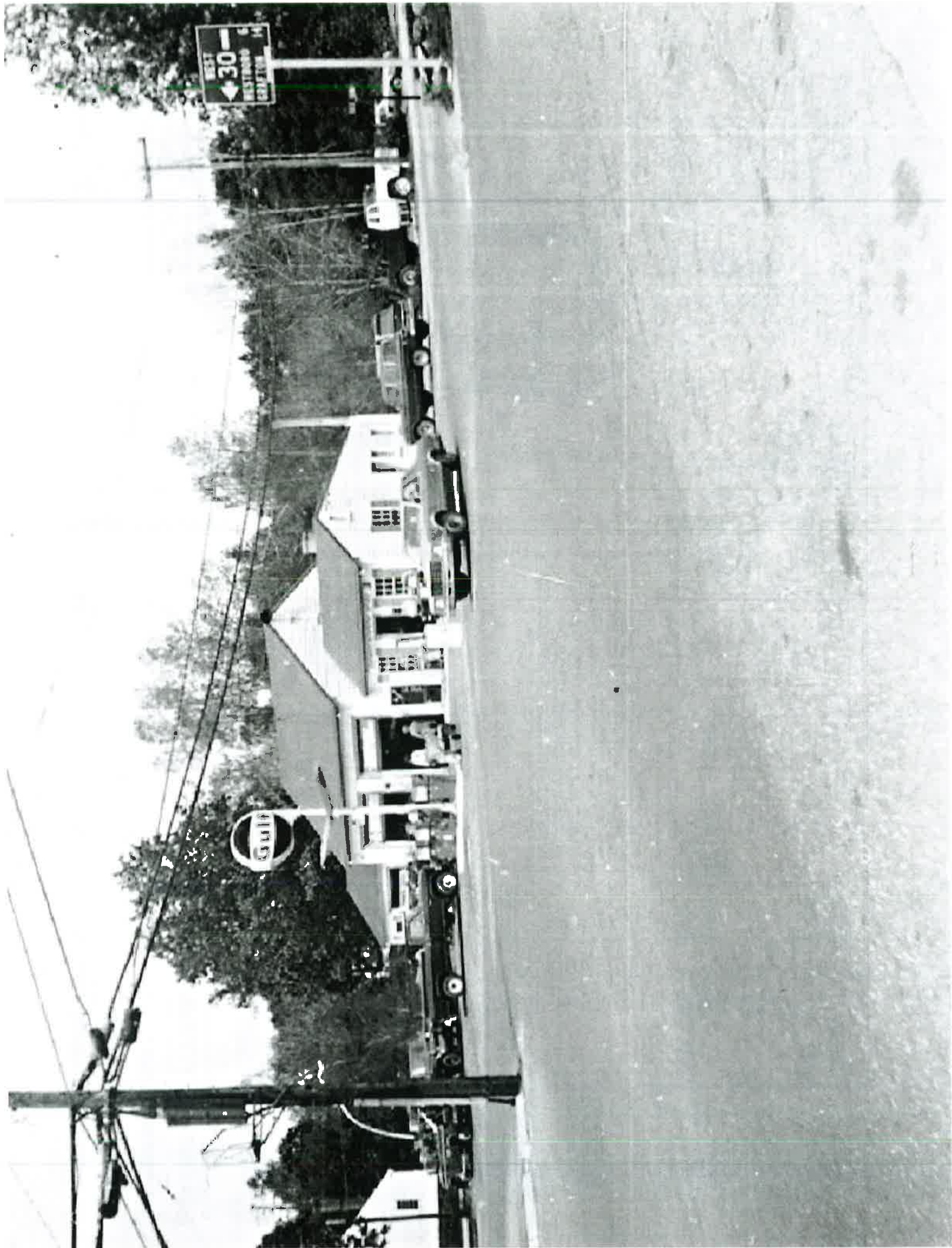
DRAWING TITLE: REPAIR SOIL ABSORPTION PLAN

PREPARED FOR: WATERSHED INVESTMENT CORPORATION P.O. BOX 270, SOUTHBOROUGH, MA

SCALE: AS SHOWN DATE: OCT. 30, 2004 SHEET: 1 OF 1

PROJECT TITLE: FORMER AUTO SERVICE STATION PROPERTY 2 EAST MAIN STREET SOUTHBOROUGH, MASSACHUSETTS (WORCESTER COUNTY)

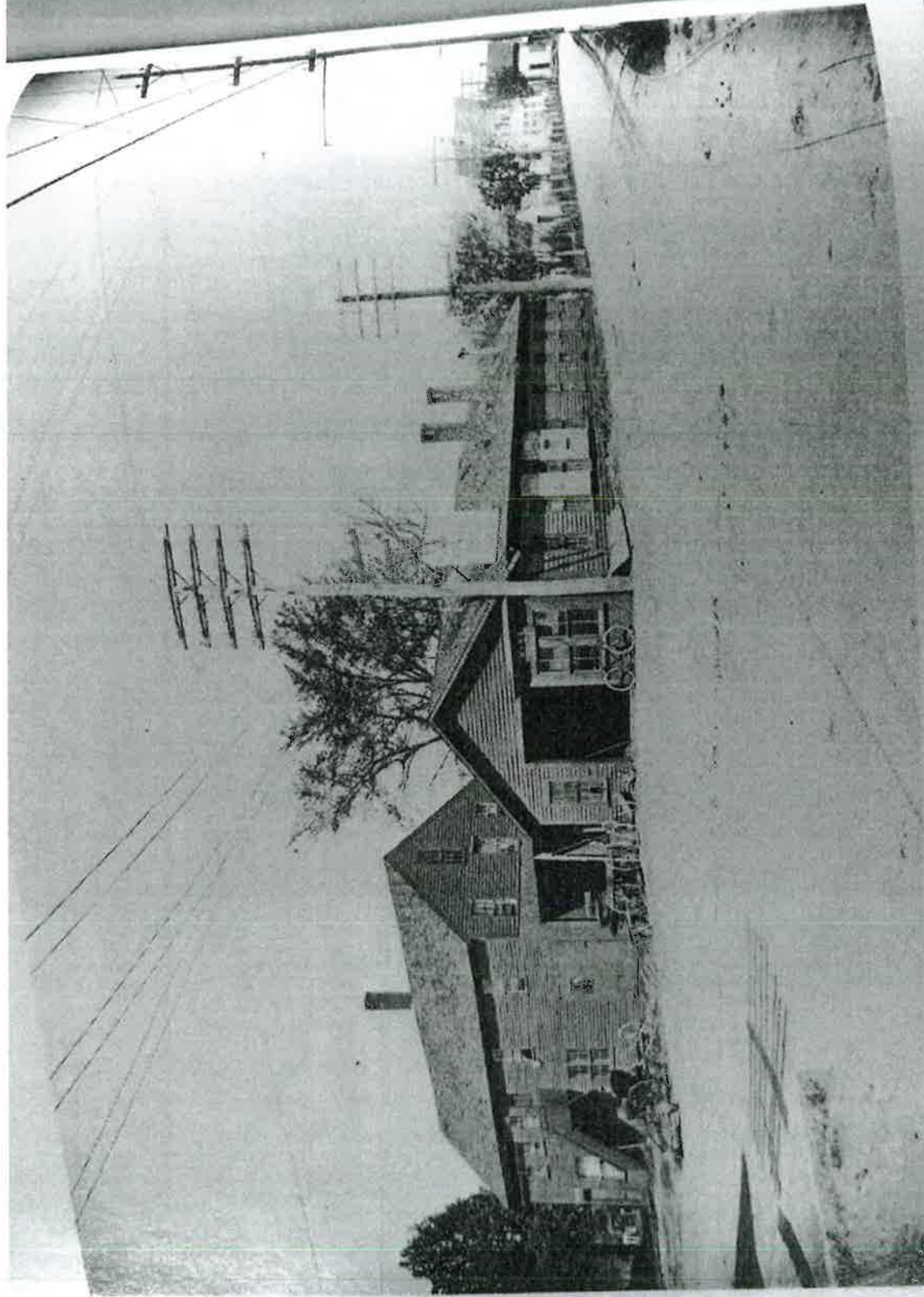
PREPARED BY: Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts ph:(508) 480-0225 fax:(800)832-5781





Southboro Mass

Morning scene

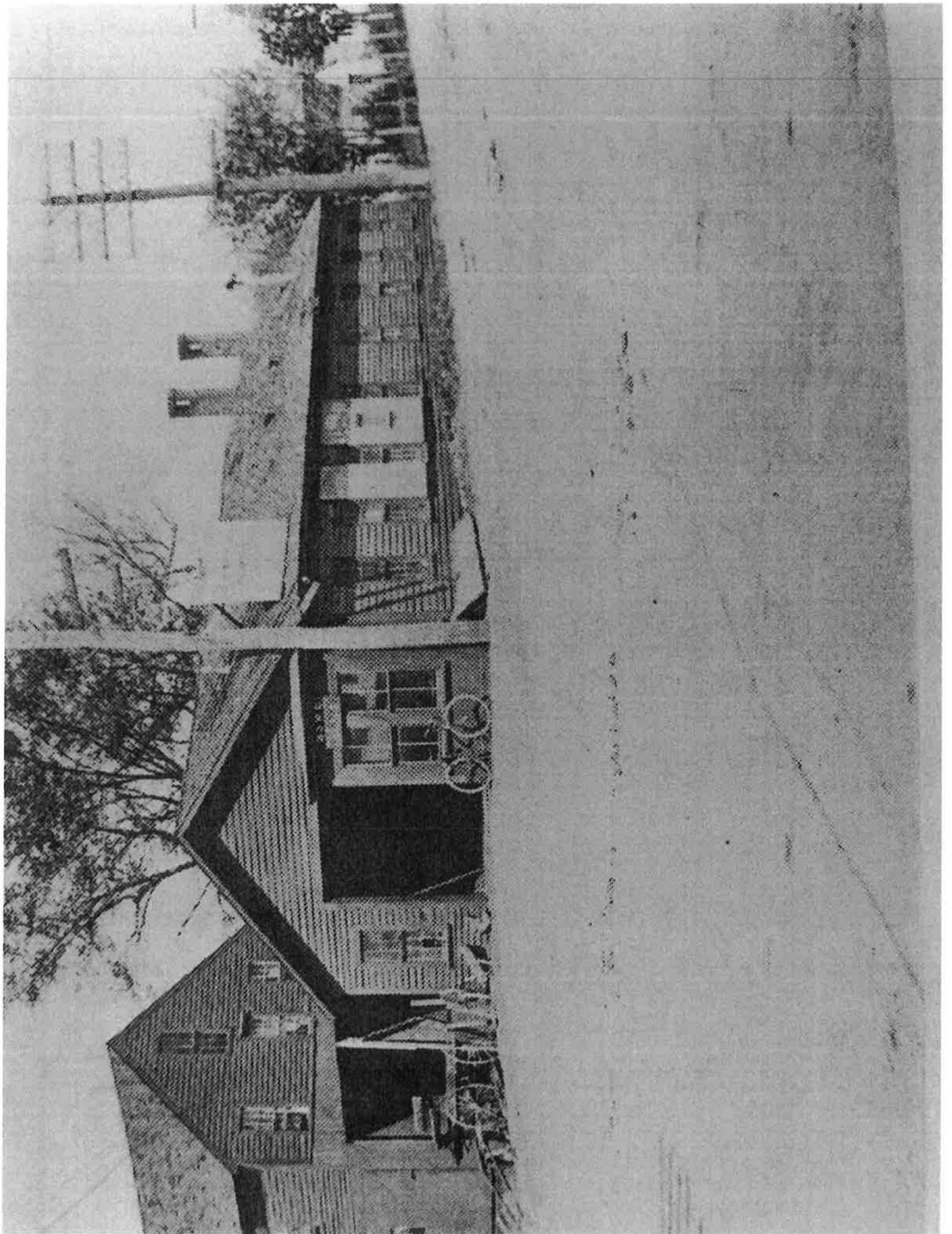


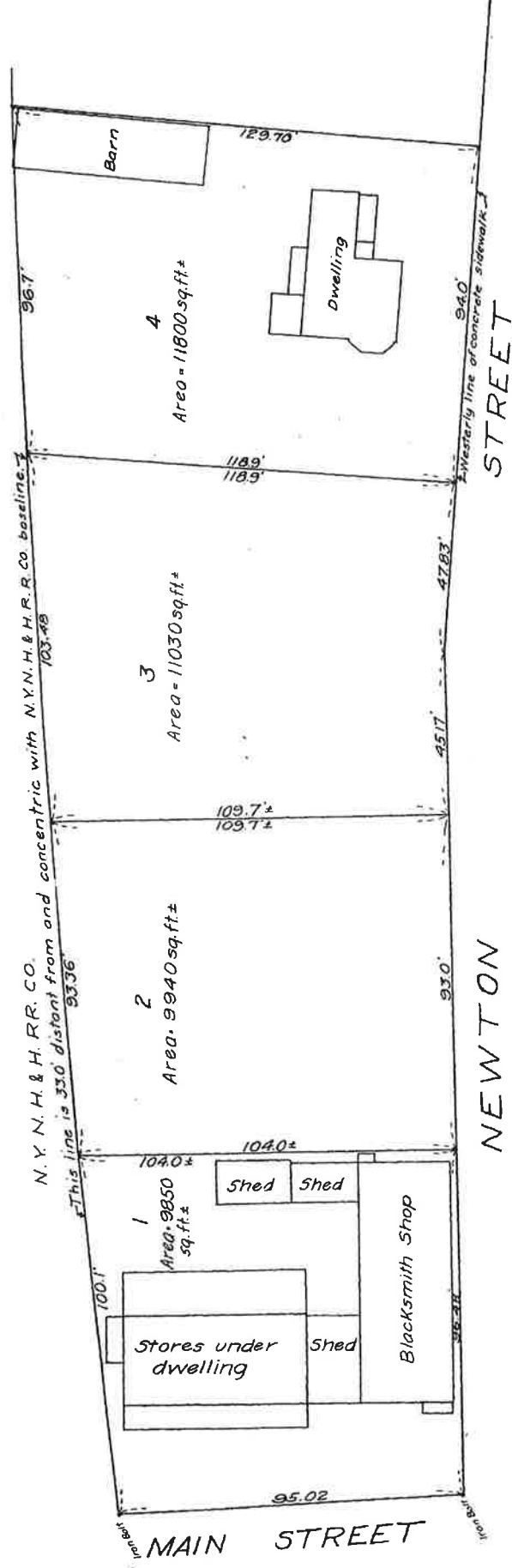
THE SEALEY BLOCK AND BLACKSMITH SHOP

When this photograph was taken, a laundry was located in part of the block. To the right is Newton Street with trolley tracks leading to Marlborough.

Richard Curran

DEER
Milk





WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA.
PLAN BOOK 419
Received, APRIL 23, 1927
Shed 1
TEST
[Signature]
Register

PLAN OF LAND
IN
SOUTHBOROUGH, MASS.
OWNED BY
ESTATE OF JOHN SEALEY
SCALE: 1"=20'
Nov. 30, 1926.
J. Francis Granger
CIVIL ENGINEER.

PROPERTY ASSESSMENT RECORD - TOWN OF SOUTHBOROUGH, MASS.

MAP# 54	LOT# 44	RECORD OF OWNERSHIP	PRICE	DATE	BOOK	PAGE
		Iodice, Fiori L. & Barbara		8/7/59	4047	1
		Siegers, Charles & Linda Bertrand, Trs				
		SUNDOWN REALTY TRUST	200,000	12/3/85	9105	177
		SOUTHSIDE REALTY CORPORATION	400,000	12/1/80	10059	356
		Ginsburg				
		Southborough Crossing	200,000	5/1/86	36748-23	
		Exo7 Comb				
		into 54/43				

Property Classification C .14 Ac.

SALES/RENTAL VERIFICATION

Sales Type: 1 land 2 bldg 3 land & bldg
 Rental: \$ per month \$ per year
 Source: 1 owner 2 spouse 3 tenant
 4 other 5 estimate 6 refusal

Bldg Permit Record	Est. Cost	Permit #	Date
	100	9122	3-2-87
	50		

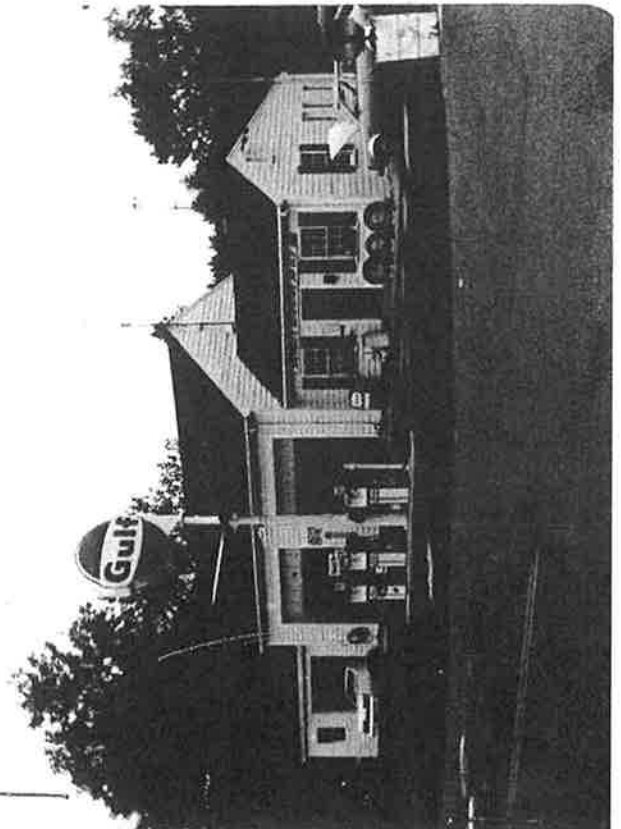
BUILDING DESCRIPTION

- 01 Ranch
- 02 Raised Ranch
- 03 Split Level
- 04 Cape Cod
- 05 Cottage
- 06 Colonial
- 07 Contemporary
- 08 Mansion
- 09 Old Style
- 10 Garrison
- 11 Duplex
- 12 Apartment
- 13 Business
- 14 Commercial
- 15 Industrial
- 16 Other

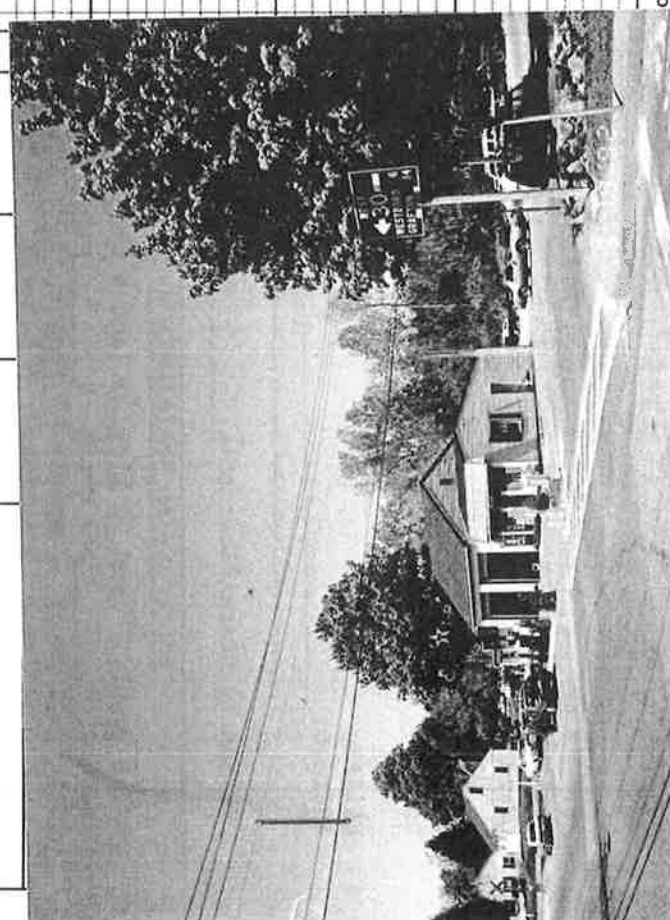
PREVIOUS DEED REF.

Book	Page	Date	Ref. #

JUN 16



PROPERTY ASSESSMENT RECORD - TOWN OF SOUTHBOROUGH, MASS.

[illegible]

Property Sketch and Dimensions

PROPERTY ASSESSMENT RECORD - TOWN OF SOUTHBOROUGH, MASS.

CURRENT OWNER:	MAP# 54	LOT# 43	RECORD OF OWNERSHIP	PRICE	DATE	BOOK	PAGE
Property Address:	East Main Street		Iodice, Fiore L. & Barbara Siegars, Charles & Linda Bertrando, Trs. SUNDOWN REALTY TRUST SOUTHSIDE REALTY CORPORATION 2 EAST MAIN ST. L.L.C.	200,000 400,000 181,000	2/11/64 12/3/85 12/17/86 12/98	4442	432
Mailing Address:	223 Fountain Street, Fram-						
Property Classification	C	390 .11 AC.					

SALES/RENTAL VERIFICATION

Sales Type: 1 land 2 bldg 3 land & bldg
 Rental: \$ per month \$ per year
 Source: 1 owner 2 spouse 3 tenant
 4 other 5 estimate 6 refusal

Bldg Permit Record	Est. Cost	Permit #	Date
Storage	1500	452	12/69
FY2000 Bldg Demo			

BUILDING DESCRIPTION

- 01 Ranch
- 02 Raised Ranch
- 03 Split Level
- 04 Cape Cod
- 05 Cottage
- 06 Colonial
- 07 Contemporary
- 08 Mansion
- 09 Old Style
- 10 Garrison
- 11 Duplex
- 12 Apartment
- 13 Business
- 14 Commercial
- 15 Industrial
- 16 Other

PREVIOUS DEED REF.

Book	Page	Date	Ref. #



Photographs

Describe, Sketch and Dimensions

BUILDING RECORD

OCCUPANCY										DESIGN									
STORES					WAREHOUSE					MODERN					RANCH TYPE				
OFFICES																			
GAS STATION																			
FOUNDATION										CONVENTIONAL									
CONCRETE										DESIGN FACTOR									
GRAVITY HOT AIR										GRADE FACTOR									
FORCED AIR										COMPUTATIONS									
HOT WATER OR STEAM										UNIT									
RADIANT HEATING										S.F.									
FLOOR FURNACE										AMOUNT									
UNIT HEATERS																			
ELECTRIC HEAT										ADD. & PCHS									
AIR CONDITIONING										WALL HT.									
NO HEATING																			
PLUMBING																			
STANDARD										BSMT. AREA									
BATH ROOM										HEATING									
TOILET ROOM										PLUMBING									
SINK OR LAV.										OTHER FEATURES									
WATER CLOSET										TOTAL									
STALL SHOWER										FACTOR									
URINAL										REPL. VALUE									
BAR SINK																			
NO PLUMBING																			
OTHER FEATURES																			
FINISHED BASEMENT																			
FINISHED ATTIC																			
UNFINISHED ATTIC																			
FIREPLACE																			
PART MASONRY WALLS																			
NUMBER OF ROOMS																			
TOTAL RMS.																			
BEDROOMS																			
KITCHEN																			
L & D COMB.																			
BATH ROOM																			
TOILET ROOM																			
PLAY ROOM																			
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