



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors
& Land Development Consultants

March 20, 2024

Northbridge Planning Board
Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588
Rebecca Rushford, Chairman

Re: Application for Site Plan Review, 163-173 Border Street, Northbridge, Massachusetts
(the "Property")

Dear Madame Chairman:

On behalf of Gadoury Homes, LLC, we are pleased to submit an application and supporting materials for Site Plan Review pursuant to Section 173-49.1 of the Northbridge Zoning Bylaw. The Property is shown as Parcel 83 on Northbridge Assessor's Map 6A, and is also shown as "Lot 49" on a Plan of Land dated August 10, 1950 and recorded with Worcester District Registry of Deeds in Plan Book 169, Plan 37 (the "Recorded Plan").

An original and eleven (11) copies (where applicable) of the following are enclosed:

1. Cover Letter with Project Narrative;
2. Application for Site Plan Review;
3. Site Plan;
4. Certified List of Abutters;
5. Variance issued by Northbridge Zoning Board of Appeals on January 26, 2024;
6. Northbridge Assessor's Map 6A;
7. Recorded Plan; and
8. Application Fee in the amount of \$490.00 payable to the Town of Northbridge.

Sincerely,
Allen Engineering & Associates, Inc.

W. Robert Knapik

Project Narrative

A. Introduction

Gadoury Homes, LLC (the “Applicant”) seeks to convert the existing multi-family building (the “Building”) situated at 163-173 Border Street, Northbridge, Massachusetts (the “Property”) from six units to twelve units of residential housing. The Property, the Building, and other pertinent features are shown on a plan of land entitled “Site Plan of 163-173 Border Street, Northbridge, Massachusetts” dated March 18, 2024 (the “Site Plan”) prepared by Allen Engineering & Associates, Inc. The Property comprises approximately 25,608 square feet of land and is bordered to the north, south, and east by other similar residential uses, and to the west by undeveloped land.

B. Zoning District and Dimensional Regulations

According to the Northbridge Zoning Map, the Property is situated within the Residential Five (R-5) Zoning District. According to Section 173.12 (Table of Use Regulations) of the Northbridge Zoning Bylaw (the “Bylaw”), multifamily dwellings are permitted in the R-5 Zoning District. According to Section 173.19 (Table of Area Regulations) of the Bylaw, the relevant dimensional requirements for multifamily dwellings within the R-5 Zoning District are as follows:

Minimum Lot Area	Minimum	Minimum	Minimum	Minimum
(square feet)	Lot Frontage	Front Yard	Side Yard	Rear Yard
2,000 plus 2,000/unit	50 feet	10 feet	10 feet	15 feet

As shown on the Site Plan, the Property and the Building conform to the minimum dimensional requirements of the Bylaw for six units of residential housing (2,000 square feet plus 2,000 x 6 Units = 14,000 square feet). The Applicant proposes to add six units of residential housing to the Building, without modifying the exterior of the Building, for a total of twelve units of residential housing.

C. Procedural History

A Variance from the Bylaw is required to add six units of residential housing to the Building because the Property lacks the required minimum area for twelve units of residential housing (2,000 square feet plus 2,000 x 12 Units = 26,000 square feet). Because the area of the Property is 25,608 square feet, the Property lacks 392 square feet of area (26,000 minus 25,608). By Decision dated January 26, 2024, the Northbridge Zoning Board of Appeals granted a Variance¹ of 392 square feet, allowing the Applicant to

¹ The Variance is recorded with the Registry in Deed Book 70166, Page 9.

convert the Building from six units of residential housing to twelve units of residential housing. As shown on the Site Plan, the Building meets or exceeds each of the setback requirements and is situated on the Property in a location consistent with each of the dwellings in the Border Street neighborhood. The scale and style of the Building is entirely consistent with the other multifamily dwellings in the Border Street neighborhood.

D. Site Plan Review

Section 173-49.1.B(1) (Site Plan Review by the Planning Board) of the Bylaw provides that the following “types of structures and uses” are subject to Site Plan Review by the Planning Board:

- a) Any new structure or group of structures under the same ownership on the same lot or contiguous lots with at least 6,000 square feet of gross floor area or requiring the provision of 10 or more parking spaces under §173-27, Off-Street parking, loading and landscaping standards.
- b) Any improvements, alteration or change in use which either results in an increase of 6,000 square feet of gross floor area or requires an addition of 10 or more parking spaces to the amount required by §173-27 prior to such improvement, alteration or change in use.
- c) Any new structure, group of structures, improvement, alteration or change in use, as defined above, which either results in the increase of 4,000 square feet of gross floor area or requires the provision of seven or more parking spaces, when any portion of the lot or parcel of land on which said structure or use is located lies within 200 feet of a residential district.

Section 173-27 (Off-street parking, loading and landscaping standards) of the Bylaw requires 2 parking spaces per residential dwelling unit. Accordingly, a total of 24 parking spaces are required to serve twelve units of residential housing. In connection with the grant of the Variance, the Northbridge Zoning Board of Appeals required that the Applicant demonstrate that the Property can accommodate not less than 24 parking spaces. As shown on the Site Plan, the Property can accommodate 24 parking spaces. Although the Applicant proposes no exterior changes to the Property, because the conversion of the use of the Property from six units of residential housing to twelve units of residential housing will require an additional 12 parking spaces, the proposed use of the Property is subject to Site Plan Review. Because the Applicant proposes no changes to the exterior of the Building, and because of the scale and the nature of the project, the Applicant requests that the Planning Board waive any requirement of Section 173-49.1.E (Submission requirements) of the Bylaw not shown on the Site Plan.
