

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD JUN 22 2022 AM 10:30



Telephone (978) 297-3537

Zoning Board



109 Front Street
Winchendon, Massachusetts 01475-1758

Town of Winchendon
Zoning Board of Appeals
PUBLIC HEARING NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a Public Hearing on Wednesday, July 20, 2022 at 7:10pm to discuss the application for a Special Permit submitted by Pedro Soto-Cruz owner of 176 Metcalf St. identified as Assessors Map 7 Parcel 192 Winchendon, MA 01475. Special Permit request is to operate a Hydraulic Repair home based business. Said property is located in a R80-Rural Residential district. The hearing will be held in the Second Floor Auditorium at Town Hall - 109 Front St., Winchendon, MA 01475. All interested persons should plan to attend. Alternative translation and accommodation for disabled persons is available by advance request.

BY: Cynthia Carville, Chair
Winchendon Zoning Board of Appeals

July 6 & 13

Chk # 101

WINCHENDON TOWN CLERK
RCUD JUN 22 2022 AMB:49

DLL

Planning Decision Petition

Zoning Board of Appeals

- Special Permit(s)
- Variance
- Administrative Appeal
- Comprehensive Permit

Planning Board

- Site Plan Approval
- ANR endorsement
- Preliminary Subdivision Approval
- Definitive Subdivision Approval
- Special Permit(s)
- Low Impact Development Endorsement

Fee Rec'd

\$ 119.00

An additional fee will be due for advertising

Project Number

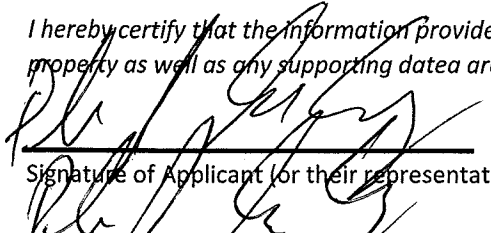
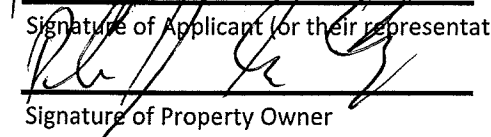
22-07

Submission Materials to be included with this Petition Form are outlined in the Town of Winchendon Zoning Bylaws and the Planning Board Regulations. This application shall not be deemed complete unless all required items are included or appropriate waivers have been requested.

Property Address 176 Metcalf St. Date 6-21-22
 Property Owner's Name Rodrigo J. Soto-Cruz
 Owner's Address 176 Metcalf St. Book Bk 52425, pg 366
 Petitioner's name Rodrigo J. Soto-Cruz + Michel Cozza Map 7-0-192
 Petitioner's Phone No. 978-8709994 Lot Size 1.62 Acres
 Petitioner's address Rodrigo J. Soto-Cruz Frontage 180.5 feet
 Zone R80

Project Summary & Decision Sought: Hydraulic Repair Home business in the garage @ 176 Metcalf St.

I hereby certify that the information provided in this application, and the accompanying drawing(s) of the property as well as any supporting data are accurate, true and correct to the best of my knowledge and belief.

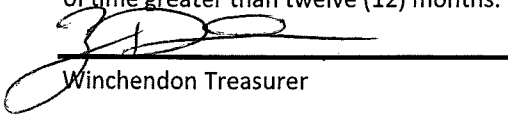

 Signature of Applicant (or their representative)

 Signature of Property Owner

6-21-22
 Date
6-21-22
 Date

Tax Certification (Treasurer has up to 10 days to complete this certification):

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayer, Section 21.1: "Any Board... shall deny application... for any person, corporation or business enterprise who has neglected to pay any local taxes, fees, assessments, betterments or any municipal charge."

I hereby certify that the applicant or the owner of record owes no debt to the Town of Winchendon for a period of time greater than twelve (12) months.


 Winchendon Treasurer

6/22/2022
 Date

Town of Winchendon
109 Front Street
Winchendon, MA 01475



Land Use
Conservation
Planning and Development

Mr. Pedro Soto-Cruz
Ms Michel Cocuzza Soto
176 Metcalf St
Winchendon, MA 01475

5/24/2022

RE: Hydraulic piston repair home business

Your request to do a small repair business at your residence located at 179 Metcalf St. identified as Map 7 Lot 192 of the assessor's database for Winchendon. This lot is located in the R80 zoning district. Article 5.2.1, use regulations are the guidelines for what is permitted within this area. Your plan for repair of oil pistons is not a use allowed within this area of the bylaw. I can't see that this use falls under home based businesses. Please reference Article 6.5 as noted under Article 5.2.1.

6.5 HOME BASED BUSINESS

6.5.1 Purpose. The purpose of this section is to allow residents of the Town of Winchendon to operate a home-based business as an accessory use in residence zones subject to the following conditions.

6.5.2 Use Regulations. Home based-businesses shall be allowed in Winchendon as an accessory use in residential zoning districts and the PD and C2 district provided the following use conditions in section 6.5.3 are met. Examples of a home based business include but are not limited to: professional offices, tax preparation, tutoring, real estate, insurance, and craft businesses.

6.5.3 Use Conditions

- A. No changes to the property may be made that will seriously deter its future use for completely residential purposes.**
- B. The principal operator of the business shall be a resident of the property.**
- C. Not more than 25% of the total floor area of the buildings may be used for the business.**
- D. The business does not create a nuisance to others in the area by reason of noise, odors, vibration, unsightly conditions, significantly increased traffic, improper disposal of wastes, or other reason.**
- E. Not more than two commercial vehicles whose gross vehicle weight does not exceed 10,000 pounds may be stored or parked out of doors on the property.**

With having no other guidance to assist you with your plans, I will have to deny your request to create a hydraulic piston repair business at your residence. If you are aggrieved by this decision you can appeal it to the Zoning Board of Appeals for the Town of Winchendon and seek relief from this enforcement.

Sincerely,

Geoffrey L. Newton
Building Commissioner & Zoning enforcement officer

Application for Administrative Appeal

Soto Hydraulic Repair
Pedro J. Soto-Cruz
Michel Cocuzza
176 Metcalf Street
Winchendon, MA 01475
June 18th, 2022

Nature of Appeal:

Pedro J. Soto – Cruz and Michel Cocuzza request a special permit to operate a hydraulic repair business at their residence, 176 Metcalf Street, currently zoned R80. Article 5 Use Regulations under 5.1 Basic Requirements SP = Use may be permitted by Special Permit of the Board of Appeals as provided in Section 13.6.3 B. And under Article 5.2.1 J, R80 Zoning Districts, Home Based Business are allowed. Article 5.2.2, CC Principle Use Categories, R80 Zoning Districts, Small engine repair for lawnmowers, motorcycles, etc. to be enclosed in a barn or garage and not include automobiles or auto body repair = SP. Additionally, Article 13.6.3.B Administration, Enforcement and Amendment, states Special Permits Section 5.2 of these bylaws provide for specific types of uses which are only permitted in specific districts upon the issuance of a special permit (SP). Special Permits may be issued only for uses which are in harmony with the general purpose and intent of these bylaws and shall be subject to the general or specific provision set forth therein, in addition to which the Board shall consider whether the future use is detrimental to adjacent uses or to the existing or planned future character of the neighborhood, whether the proposed will create undue traffic congestion or unduly impair pedestrian safety, whether the proposed use will overload any public water, drainage or sewer facility, or whether the proposed use will be offensive, dangerous or harmful to abutters or to the general public due to excessive noise, odor, vibration, dust, smoke or for any similar reason.

The nature of this business is the pickup and drop off service of hydraulic cylinders. Under article 5.2.1 use regulations and Article 6.5, we meet the qualifications of a home-based business with a special permit for the following reasons:

- A. No changes will be made to the property, this will be a garage-based business, therefore no structural changes are needed.
- B. The operators of Soto Hydraulic Repair are Pedro J. Soto-Cruz (owner/resident) and Michel Cocuzza (owner/resident) who both reside at 176 Metcalf Street, the proposed site for the business.
- C. The square footage of 176 Metcalf Street is 2,100 sq. ft. While the attached garage is 729 sq. ft. Total square footage of the house and garage is 2,929 sq. ft. Soto Hydraulic Repair will be utilizing 550 sq. ft. of the garage, which is less than 25% of the total square footage of 2,929 sq. ft. ($.25 \times 2,929 = 732$ sq. ft. and 550 sq. ft. < 732 sq. ft).
- D. Soto Hydraulic Repair will not create a nuisance to others. The machinery needed (lathe and a vertical mill), which will not be constantly in use, are quiet and they do not create a vibration. When you step out of the garage and close the door (which will be closed during operation) you cannot hear our Air Compressor which is louder than a lathe or vertical mill. Our closest

neighbor is more than 100 feet from our property, Pedro and I tested and proved this theory. There are no chemicals that will be used therefore, no odors will be produced in the operation of the hydraulic repair business. The business will be contained within the garage only, there will be no unsightly mess. There will be no increased traffic as we are offering a pick-up and drop-off service for cylinders only, NO HEAVY EQUIPMENT will be on or at our property. Most hydraulic cylinders are 2-4 inches in diameter and 2-6 feet in length and therefore can be transported easily. The waste oil from the cylinders will be collected in a 55-gallon steel drum that has an anti-spill barrel (see attached pictures). Once full, this barrel will be transported by me to a friend that utilizes waste oil for heating purposes.

E. There will be no commercial vehicles parked anywhere on our property.

Article 6.5.2 clearly states that “home-based businesses shall be allowed in Winchendon as an accessory use in residential zoning districts.... provided the following (stated above) uses in 6.5.3 conditions are met”

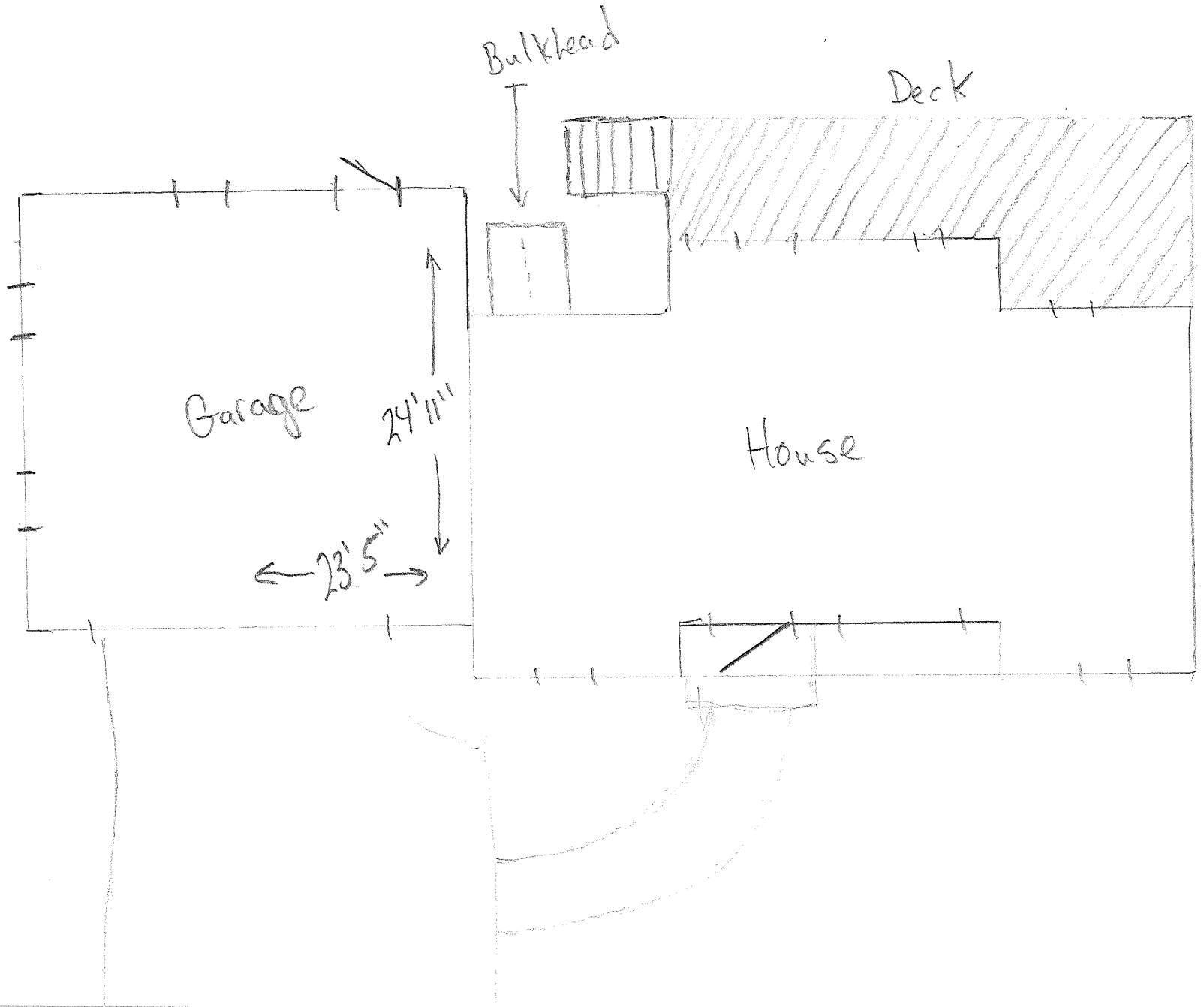
Additionally, Article 6.5 HOME BASED BUSINESSES – is to allow residents of the Town of Winchendon to operate a home-based business as an accessory use in residence zones subject to the following (above) conditions.

Furthermore, we meet the requirement of Article 13.6.3.B Administration, Enforcement and Amendment, states Special Permits Section 5.2 of these bylaws provide for specific types of uses which are only permitted in specific districts upon the issuance of a special permit (SP). The harmony with the general purpose and intent of these bylaws and shall be subject to the general or specific provision set forth therein will not be disturbed. The home business will NOT create undue traffic congestion or unduly impair pedestrian safety, whether the proposed use will NOT overload any public water, (No water usage is needed, we utilize a sandblaster for a parts cleaner) will not affect the drainage or sewer facility either, the proposed use will NOT be offensive, dangerous or harmful to abutters or to the general public due to excessive noise, odor, vibration, dust, smoke or for any similar reason in accordance with the above stated reasons.

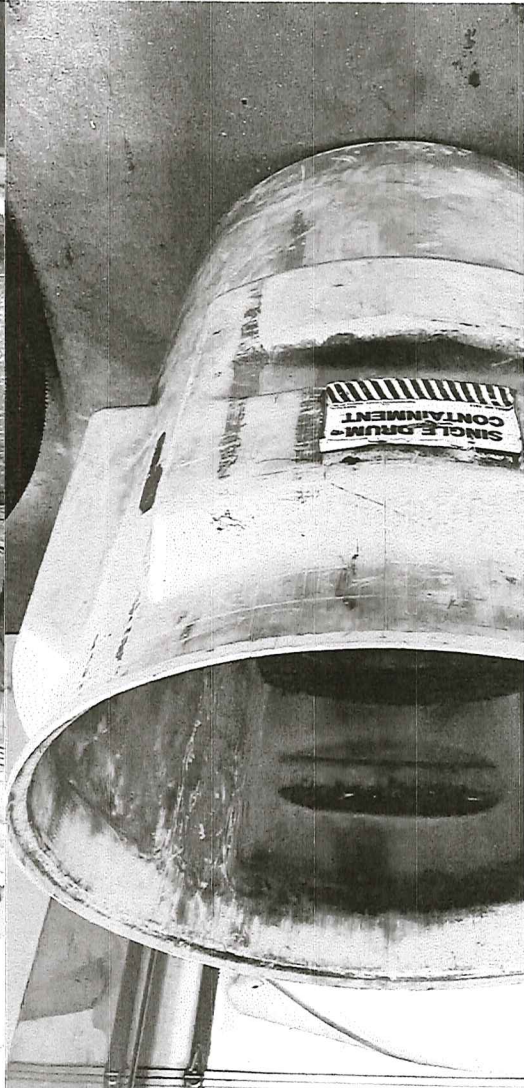
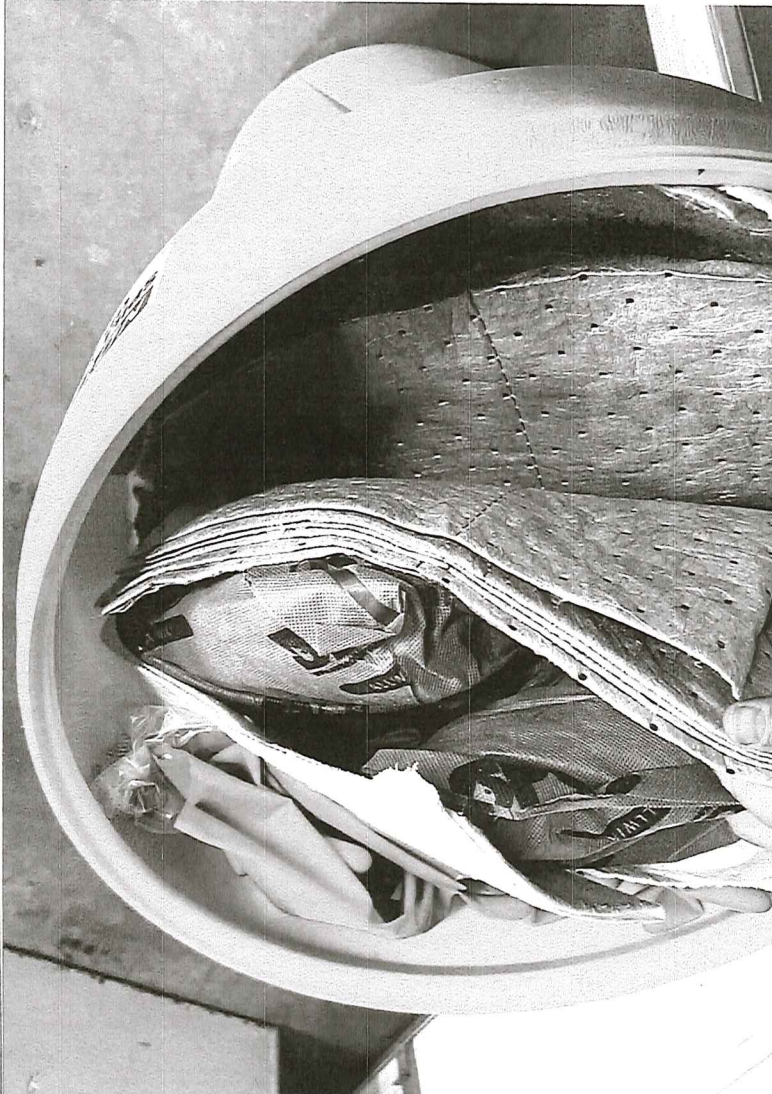
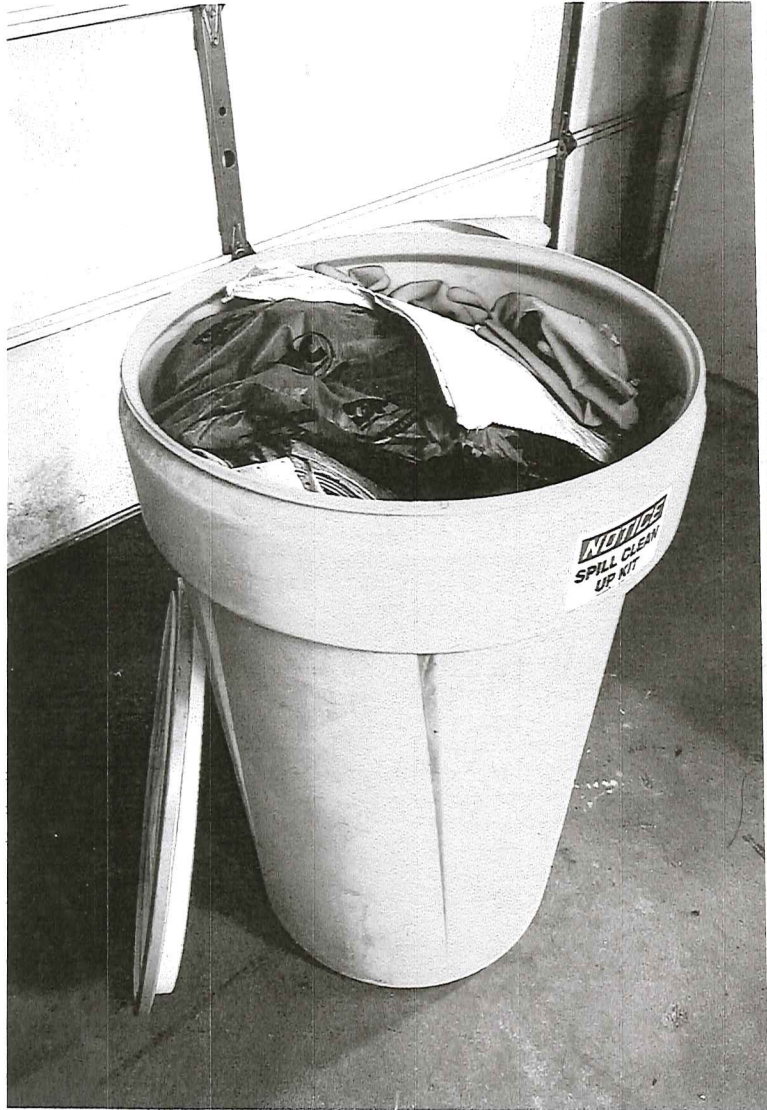
Nature of Relief:

For the above reasons we believe that we meet the requirements to operate a home -based business in the Town of Winchendon in respect of the Articles 5 Use Regulations under 5.1 Basic Requirements SP = Use may be permitted by Special Permit of the Board of Appeals as provided, Article 5.2.1 use regulations and Article 6.5, we meet the qualifications of a home-based business with a special permit, in Section 13.6.3 B. And under Article 5.2.1 J, R80 Zoning Districts, Home Based Business are allowed. Article 5.2.2, CC Principle Use Categories, R80 Zoning Districts, Small engine repair etc. Article 13.6.3.B Administration, Enforcement and Amendment, states Special Permits Section 5.2 of these bylaws provide for specific types of uses which are only permitted in specific districts upon the issuance of a special permit (SP). We ask the Zoning Board of Appeals to grant us a special permit to operate Soto Hydraulic Repair at 176 Metcalf Street, Winchendon within our garage, upon conclusion of the appeal hearing.

176 Metcalf St



Oil Spill emergency Kit



provided with benches, stone walls, and similar amenities, and shall be accessible to individuals in wheelchairs.

4. Loading areas and service facilities (dumpsters, storage areas, utility boxes, etc.) shall be placed to the rear of buildings in visually unobtrusive locations. Screening and landscaping shall prevent direct views of such areas from adjacent properties or from public ways. Screening shall be achieved through walls, fences, landscaped berms, evergreen plantings, or combinations thereof. Fences made of wood, stone, or brick are preferred; chain link or concrete materials are prohibited.
 5. HVAC units, telephone boxes, electrical transformers, etc. shall be screened through use of landscaping, berms, or fences and shall be as unobtrusive as possible. HVAC units may be located behind roof ridge lines so they are not visible from the front view of the building.
 6. When a proposed development abuts a Residential district, whether presently developed or not, landscaped buffers shall be employed to shield the residential property from view of the proposed development, and to minimize lighting and noise impacts. Such a buffer shall contain a screen of plantings not less than three feet (3') in width and six feet (6') in height at the time of planting, and shall thereafter be maintained by the owner or occupant so as to provide a dense screen year-round. At least fifty percent (50%) of the plants shall consist of evergreens. A solid wall or fence, not to exceed six feet (6') in height, complemented by suitable plantings may be substituted for such landscaped buffers.
10. Architectural Standards
1. The site plan application shall contain elevations of all proposed buildings, prepared and stamped by a registered professional architect.
 2. Exterior materials may include clapboard, wood shingles, stone, brick, or materials of comparable appearance. Applicants are encouraged to use green building technologies and materials, wherever possible, to limit environmental impacts.
 3. Buildings should contain variation in detail to provide visual interest and to avoid monotony. Use of pitched roofs, breaks in roof and wall lines, towers, cupolas and building ornamentation should be incorporated into building design. The Planning Board may authorize a flat roof that includes green-roof technology with plants suited for the local climate.
 4. Architecture based upon generic franchise design is prohibited. Rather, architects should rely upon models of regional building types to incorporate elements of historic design into the development.
 5. Except for industrial, warehousing, and similar uses, windowless buildings with standardized facade treatments are prohibited. No building shall have more than 100 linear feet of unbroken wall area.
 6. Architectural Focal Points. In any development with 10,000 square feet or more of retail use, the principal building on a lot shall have clearly defined, highly visible customer entrances featuring at least two (2) of the following: canopies or porticos; overhangs; recesses/projections; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; planters or wing walls that incorporate landscaped areas and/or places for sitting,

ARTICLE 5 USE REGULATIONS (Amended May 15, 2017)

5.1 BASIC REQUIREMENTS

In each zoning district, land, buildings and other structures may be used as a principal use but only as set forth in Section 5.2 and in accordance with the following:

Y (Yes) Use permitted as a matter of right

SP (Special Permit) Use may be permitted by Special Permit of the Board of Appeals as provided in Section 13.6.3 B

N (No) Use prohibited

All uses permitted as a matter of right or by Special Permit shall conform to all dimensional requirements and other pertinent rules of this bylaw. Any use not listed shall be construed to be prohibited.

5.1.2 ADDITIONAL REQUIREMENTS

Any proposed use may be subject to the Site Plan Review provision of this Bylaw per Article 12.

5.2 SCHEDULE OF USE REGULATIONS (Last amended May 15, 2017)

5.2.1 Principal Use Categories	Zoning Districts						
Residential Uses	R80	R40	R10	C1 Hwy	C2 Nbhd	I	PD

	Comm				Bus.		
A. Single family detached dwelling	Y	Y	Y	N	Y	N	Y
B. Two-family detached dwelling	SP	SP	Y	N	Y	N	Y
C. Conversion of a single family dwelling existing at the adoption of this bylaw to not more than four family use (Note 10)	SP	SP	SP	N	Y	N	SP
D. Buildings or lots containing dwellings in combination with retail stores or other permitted business use (Note 1)	N	N	SP	SP	Y	N	Y
E. Boarding House	SP	SP	SP	N	SP	N	SP
F. Multi-family dwellings, up to four units per lot	N	N	SP	N	SP	N	SP
G. Residential Development - detached/attached units (See Article 11) amended 5/23/11	Y	Y	Y	Y	Y	N	Y
H. Accessory dwelling unit (Note 11) (SEE 6.3 ACCESSORY USES)	SP	SP	SP	N	SP	N	Y
I. Mobile home park or court; sales of demonstration models allowed (Note 5)	SP	SP	SP	N	N	N	N
J. Home based business (SEE 6.5 HOME BUSINESS)	Y	Y	Y	Y	Y	N	Y

5.2.2 Principal Use Categories	Zoning Districts						
Commercial Uses	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD

A. Retail store or larger scale retail services larger than 15,001 sq. ft including sales room or market for sale of merchandise to the public	N	N	N	Y	Y	SP	Y
B. Small scale retail services that do not exceed 15,000 sq. ft.	SP	SP	SP	Y	Y	SP	Y
C. Convenience Store without gas station	SP	SP	SP	Y	Y	N	Y
D. Restaurant, tavern, café or similar establishment for serving food and/or beverages	N	N	SP	Y	Y	N	Y
E. Restaurant - take out, fast food, drive through, walk-up window	N	N	N	SP	SP	N	SP
F. Theater, movie theater, bowling alley or other indoor amusement or entertainment use	N	N	N	Y	Y	SP	SP
G. Commercial parking lot or parking garage	N	N	SP	Y	SP	SP	SP
H. Kennel structure, commercial or veterinary hospital	SP	SP	SP	SP	SP	SP	SP
I. Hotel, motel or similar lodging	N	N	SP	SP	SP	SP	SP
J. Bed & breakfast or similar lodging	SP	SP	SP	SP	SP	N	Y
K. Country Inn	SP	SP	SP	SP	SP	N	SP
L. Bank or financial institution	N	N	N	Y	Y	SP	Y
M. Real estate, insurance or professional office	N	N	N	Y	Y	N	Y
N. Professional medical office or clinic	N	N	N	Y	Y	N	Y

5.2.2 Principal Use Categories

Zoning Districts

Commercial Uses

R30

R40

R10

**C1
Hwy
Comm**

**C2
Nbhd
Bus.**

I

PD

O. Office Building

N

N

N

Y

Y

N

Y

P. Self-service storage facility	N	N	N	SP	SP	SP	N
Q. Big-box retail establishment	N	N	N	SP	N	N	N
R. Sales and/or service establishment for motor vehicles, Class I, II) recreational vehicles to include off road and marine, including storage of motor vehicles and recreational vehicles.(all types)(Note 12)	N	N	N	SP	SP	N	SP
S. Mobile home sales	N	N	N	SP	N	SP	N
T. Gas station and/or motor vehicle repair	N	N	N	SP	SP	SP	SP
U. Auto body shop and painting	N	N	N	SP	N	SP	N
V. Mixed-use (retail or office with residential above) (Note 8)	N	N	SP	SP	Y	N	Y
W. Adult uses	N	N	N	N	N	SP	N
X. Retail sales & service facility for boats and marine equipment	N	N	N	Y	SP	SP	N
Y. Undertaking or funeral establishment	N	N	SP	N	Y	N	N
Z. Retail sales and service of farm equipment	SP	N	N	Y	SP	SP	SP
AA. Mall or enclosed shopping plaza	N	N	N	SP	SP	SP	SP
BB. Carwash	N	N	N	Y	SP	N	SP
CC. Small engine repair for lawnmowers, motorcycles, etc. to be enclosed in a barn or garage and not to include automobiles or auto body repair	SP	SP	SP	SP	SP	N	N
DD. Land transportation passenger terminal facility	N	N	N	SP	SP	SP	SP
EE. Sales of Motor Vehicles as an accessory use to motor vehicle repair shop or auto body shop.	N	N	N	SP	SP	SP	SP
FF. Gallery	N	N	N	SP	SP	SP	SP

5.2.3 Principal Use Categories

Zoning Districts

Industrial Uses	R80	R40	R10	C1	C2	I	PD
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ARTICLE 13 ADMINISTRATION, ENFORCEMENT AND AMENDMENT

13.1 EFFECTIVE DATE

This zoning bylaw shall become effective upon adoption of the Town, subject to its approval by the Attorney General of Massachusetts and the publication and posting required by Massachusetts General Laws. All language of this bylaw which remains unchanged from previously adopted language shall be considered to have been adopted on the date of its initial adoption by the Town.

13.2 SEVERABILITY OF BYLAW

If any provision of this bylaw or boundary depicted on the zoning map is held invalid, the validity of the remaining bylaw provisions and boundary lines shall not be affected thereby. Each article may be updated separately by Town approval and be valid based on a date posted on the Article; the definitive version of the most up-to-date bylaw is available in the Town Clerk's office.

13.3 BYLAW INTERPRETATION

To the extent that any specific provisions of this bylaw shall conflict with any general provisions thereof, the specific provisions shall prevail.

13.4 ENFORCEMENT

This bylaw and the conditions and stipulations of permits and variances issued thereunder shall be enforced by a Building Commissioner, acting as Zoning Enforcement Officer in accordance with any or all action necessary to enforce full compliance, as prescribed by the bylaws of this Town and Massachusetts General Laws.

13.5 BUILDING PERMITS

In processing an application for a building permit, the Building Commissioner shall determine by direct reference to the Zoning Map, Soil Limitation Map and Flood Plain Hazard Boundary Maps the extent to which any constraints imposed by such maps within the zoning district in question are applicable, and shall adhere to and be guided by such constraints.

13.6 BOARD OF APPEALS

13.6.1 A Board of Appeals of five (5) members and three (3) associate members shall be appointed by the Board of Selectmen in accordance with the provisions of the General Laws of Massachusetts and the Winchendon Home Rule Charter. The Board of Appeals shall possess and exercise those powers granted by the Massachusetts General Laws and shall establish procedures consistent with the provisions of this bylaw.

13.6.2 All applications received by the Board of Appeals shall immediately be referred to the Planning Board for its comments. Comments by the Planning Board are not required, but should be considered by the Board of Appeals, if such are received.

13.6.3 The Board shall carry out the following specific powers and duties:

A. Appeals. To hear and decide appeals taken by any person aggrieved by reason of inability to secure a permit or enforcement action from the Building Commissioner pursuant to Massachusetts General Law and the bylaw of this Town.

B. Special Permits. Section 5.2 of these bylaws provide for specific types of uses which are only permitted in specific districts upon the issuance of a special permit ("SP"). Special Permits may be issued only for uses which are in harmony with the general purpose and intent of these bylaws and shall be subject to the general or specific provisions set forth therein, in addition to which the Board shall consider whether the future use is

detrimental to adjacent uses or to the existing or planned future character of the neighborhood, whether the proposed use will create undue traffic congestion or unduly impair pedestrian safety, whether the proposed use will overload any public water, drainage or sewer facility, or whether the proposed use will be offensive, dangerous or harmful to abutters or to the general public due to excessive noise, odor, vibration, dust, smoke or for any similar reason.

1. Special Permit Time Limitations. Special Permits shall lapse if not exercised within twenty-four (24) months from the date of filing with the Town Clerk. "Exercised" shall be defined as having obtained any necessary building or other permits and having begun the use of or construction. More particular requirements for the "exercise" of a special permit may be contained in specific sections of this zoning bylaw.

C. Variances. To hear and decide petitions for variances from the requirements of this bylaw, and to authorize such variances upon appeals, or upon petition in cases where a particular use is sought for which no permit is required, with respect to a particular parcel of land or to an existing building thereon.

1. Variances shall be granted only when:
 - a. owing to conditions specifically affecting such parcel or building but not affecting generally the zoning district in which located, a literal enforcement of the provisions of this bylaw would involve substantial hardship, financial or otherwise, to the applicant, and
 - b. desirable relief may be granted without substantially derogating from the intent and purpose of this bylaw, but not otherwise.

13.7 SCHEDULED DEVELOPMENT

(Amended May 13, 2002)

13.7.1 Purpose. The purpose of this section, "Scheduled Development", is to promote orderly growth in the Town of Winchendon, to phase growth so that it will not unduly strain the community's ability to provide basic public facilities and services to the town, to provide its boards and its agencies information, time and capacity to incorporate such growth into the Master Plan for the community, and to preserve and enhance existing community character and the value of property. (Amended May 13, 2002)

13.7.2 General. Beginning on January 1, 2003, building permits for not more than fifty (50) dwelling units shall be issued in each of the five (5) calendar years following said date, for the construction of new residential dwellings. Further no person or entity nor their successors in interest, nor any entity in which they hold a legal or beneficial ownership shall be issued more than six (6) of the total number of permits available in any one year. For the purpose of this section, an accessory apartment shall constitute a dwelling unit. (Amended May 13, 2002)

13.7.3 Procedures. Any building permits issued shall be issued with the following procedure:

- A. The Building Commissioner shall act on each permit in order of submittal. Any permit application that is incomplete or inaccurate shall be returned to the applicant within five (5) business days and shall require a new submittal.
- B. The Building Commissioner shall accept applications and issue permits one year at a time.
- C. The Building Commissioner shall mark each application with the time and date of submittal.
- D. Any building permits not issued in any calendar year shall not be available for issuance in any subsequent year.
- E. At the end of each calendar year in which this bylaw is in effect, the Building Commissioner shall retain all applications for which a building permit has not been issued. Upon being informed in writing by the applicant before the end of January of the succeeding calendar year that the applicant desires the application to remain in effect, the Building Commissioner shall treat said application in accordance with section 13.7.3(1) above. (Amended May 13, 2002)

13.7.4 Exemptions. The provisions of this section shall not apply to, nor limit in any way, the granting of building or occupancy permits required for enlargement, restoration, or reconstruction of dwellings existing on lots as of the date of

Assessment Field Card

Town of Winchendon, Massachusetts



Parcel Information



Address: 176 METCALF ST
Map-Lot: 7-0-192
Patriot Account #: 3413
Owner: SOTO-CRUZ, PEDRO J.
Co-Owner:
Mailing Address: 176 METCALF STREET

 WINCHENDON, MA 01475

Building Exterior Details

Building Type: SPLIT ENT
Year Built: 1990
Grade: C
Frame Type: WOOD
Living Units: 1
Building Condition: Good
Roof Cover: ASPHALT SH
Roof Type: GABLE
Exterior Wall Type: VINYL
Pool: False

General Information

Total Acres: 1.62
Land Use Code: 1010
Neighborhood Code: R3
Owner Occupied: Y
Condo Name:
Condo Unit:
Zone:
Utility Code 1: TYPI
Utility Code 2:
Utility Code 3:

Building Area

Gross Area: 2956 sqft
Finished Area: 1056 sqft
Basement Area: 1056 sqft
Garage Area: 0 sqft
Detached Garage: sqft
Basement Garage: 0 sqft

Ownership History

Sale Date: 6/13/2014
Sale Price: \$ 174900
Nal Description: CONVENIENCE
Grantor (Seller): SHEA CHRIS M
Book/Page: 38400-212

Building Interior

No. Total Rooms: 5
No. Bedrooms: 2
No. Full Baths: 2
No. Half Baths: 0
Bath Rating: AVER
No. Kitchens: 1
Kitchen Rating: AVER
Building Framing: WOOD
Interior Wall Type: DRYWALL
Fireplaces: 0
Solar Hot Water: False
Central Vac: False
Floor Type: CARPET
Heat Type: FORCED H/W
Heat Fuel: GAS
Percent A/C: 0

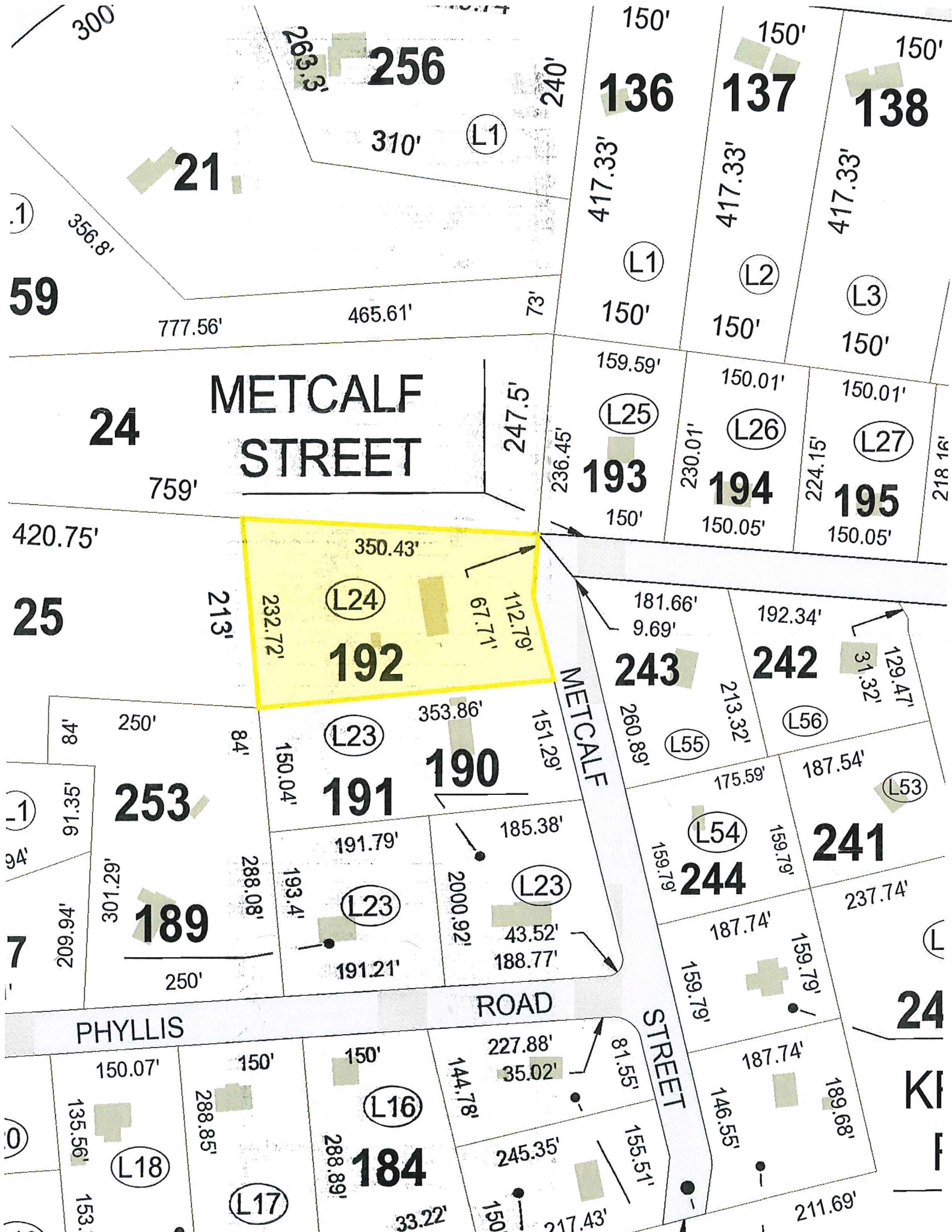
Assessed Value

Assessed Yard Value: \$ 2300
Assessed Land Value: \$ 54300
Assessed Bldg Value: \$200000
Total Assessed Value: \$256600

CAI Technologies

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



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METCALF STREET

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253

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191

L23

L54

7

PHYLLIS ROAD

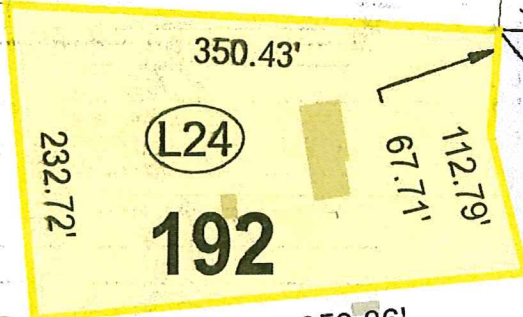
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STREET

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The Commonwealth of Massachusetts

Office of Public Safety and Inspections
Massachusetts State Building Code (780 CMR)

Building Permit Application for any Building other than a One- or Two-Family Dwelling

(This Section For Official Use Only)

Building Permit Number: _____ Date Applied: _____ Building Official: _____

SECTION 1: LOCATION

176 Metcalf St Wrentham 01475
No. and Street City/Town Zip Code Name of Building (if applicable)
176 Metcalf St Wrentham
Assessors Map # Block # and/or Lot #

SECTION 2: PROPOSED WORK

Edition of MA State Code used _____ If New Construction check here or check all that apply in the two rows below

Existing Building Repair Alteration Addition Demolition (Please fill out and submit Appendix 2)

Change of Use Change of Occupancy Other Specify: _____

Are building plans and/or construction documents being supplied as part of this permit application? Yes No

Is an Independent Structural Engineering Peer Review required? Yes No

Brief Description of Proposed Work: Hydraulic Repair / business

SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34)

Existing Use Group(s): Home Proposed Use Group(s): Hydraulic Repair business

SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)	2	2
Total Area (sq. ft.) and Total Height (ft.)	garage 1 floor 729	729

SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 A-2 Nightclub A-3 A-4 A-5 B: Business E: Educational
 F: Factory F-1 F-2 H: High Hazard H-1 H-2 H-3 H-4 H-5
 I: Institutional I-1 I-2 I-3 I-4 M: Mercantile R: Residential R-1 R-2 R-3 R-4
 S: Storage S-1 S-2 U: Utility Special Use and please describe below:

Special Use Description:

SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA IB IIA IIB IIIA IIIB IV VA VB

SECTION 7: SITE INFORMATION (refer to 780 CMR 105.3 for details on each item)

Water Supply: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	Flood Zone Information: Check if outside Flood Zone <input type="checkbox"/> or identify Zone: _____	Sewage Disposal: Indicate municipal <input type="checkbox"/> or on site system <input checked="" type="checkbox"/>	Trench Permit: A trench will not be required <input type="checkbox"/> or trench permit is enclosed <input type="checkbox"/>	Debris Removal: Licensed Disposal Site <input type="checkbox"/> or specify: _____
---	--	--	--	---

Railroad right-of-way:
Not Applicable
or Consent to Build enclosed

Hazards to Air Navigation:
Is Structure within airport approach area?
Yes or No

MA Historic Commission Review Process:
Is their review completed?
Yes No

SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: _____ Use Group(s): _____ Type of Construction: _____
Does the building contain an Sprinkler System?: _____ Special Stipulations: _____
Design Occupant Load per Floor and Assembly space: _____

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner
Pedro Soto-Cruz 176 Metcalf St Winchendon, MA 01475
 Name (Print) No. and Street City/Town State Zip

Property Owner Contact Information:
Owner Telephone No. (business) _____ Telephone No. (cell) 978-870-9994 e-mail address sotohydraulicrepair@gmail.com
 Title _____

If applicable, the property owner hereby authorizes:
Michel Cocuzza 176 Metcalf St Winchendon MA 01475
 Name Street Address City/Town State Zip

to apply for and act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 1)

If a building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here .

Otherwise provide construction control forms (see section 107 in the code) as required.

10.1 Registered Professional Responsible for Construction Control (the professional coordinating document submittals)

Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State Zip	Discipline Expiration Date

10.2 General Contractor

Company Name _____
 Name of Person Responsible for Construction _____ License No. and Type if Applicable _____
 Street Address _____ City/Town _____ State Zip _____
 Telephone No. (business) _____ Telephone No. (cell) _____ e-mail address _____

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Is a signed Affidavit submitted with this application? Yes No

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)	Total Construction Cost (from Item 6) = \$ _____
1. Building	\$ _____	Building Permit Fee = Total Construction Cost x _____ (Insert here appropriate municipal factor) = \$ _____. Note: Minimum fee = \$ _____ (contact municipality)
2. Electrical	\$ _____	
3. Plumbing	\$ _____	
4. Mechanical (HVAC)	\$ _____	
5. Mechanical (Other)	\$ _____	
6. Total Cost	\$ _____	Enclose check payable to _____ (contact municipality) and write check number here _____

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

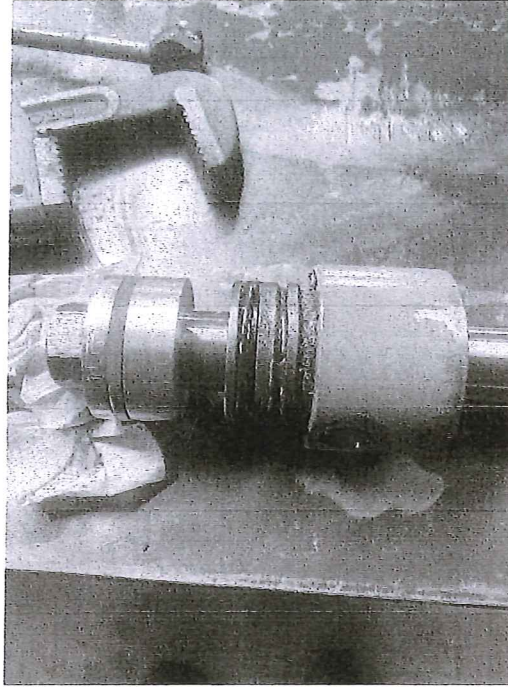
By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Pedro J. Soto-Cruz Owner 978-870-9994 6.2.22
 Please print and sign name Title Telephone No. Date
176 Metcalf St. Winchendon MA 01475 sotohydraulicrepair@gmail.com
 Street Address City/Town State Zip Email Address

Municipal Inspector to fill out this section upon application approval: _____ Name _____ Date _____

Owner has an appointment

5/19/22 @ 1PM
to discuss
your decision



Commercial
activity
R-80
Not a Home
Occupation
Not allowed
MM
4-28-22

Soto Hydraulic Repair LLC
176 Metcalf Street

Winchendon MA 01475

(978) 870-9994

sotohydraulicrepair@gmail.com

Business Plan

Prepared by:

Pedro Soto-Cruz, Michel Cocuzza

& Ray Belanger, NewVue Communities

April 15, 2022

5/17/22

Advised
resident of
sect 66's decision

Executive Summary

This plan provides detailed investor information and includes the basic strategic business plan information necessary for the launch, continued growth, and operation of Soto Hydraulic Repair LLC. Soto Hydraulic Repair LLC is being formed in Winchendon, Massachusetts, as a Massachusetts Limited Liability Company by Pedro Soto-Cruz and his wife, Michel Cocuzza. Soto Hydraulic Repair LLC is requesting a \$16,500 commercial loan to launch the business.

With over 20 years' experience in the industry, Pedro has an expert working knowledge of fabrication, welding, and hydraulic repair.

Services will include repairing hydraulic cylinders from any hydraulic equipment such as tractors, dump trucks, excavators, bobcats, cranes, packing machines, rubbish trucks, hydraulic presses, tow trucks, etc. anything powered by a hydraulic system.

The management team responsible for Soto Hydraulic Repair LLC's launch, continued development and firsthand management of the daily operations are Pedro Soto-Cruz and his wife, Michel Cocuzza.

Ways to minimize risk factors to Soto Hydraulic Repair LLC's success include:

1. Sufficient capital to properly launch the business.
2. Maintain a lower than projected overhead which increases the bottom-line profit. Pedro and Michel will ensure they deliver consistent superior service, as customer satisfaction is a high priority goal to growing the business.
3. Continue to build a sufficient customer base. An excellent location in north central Massachusetts and an aggressive marketing program will ensure the desired results.

1.1 Objectives

1. Direct market the service lines to potential clients throughout Massachusetts and beyond.
2. Provide clients with quality products and services while maintaining high profitability and developing products that address customer's wants and needs.

1.2 Mission

Soto Hydraulic Repair LLC promises to support a client's business to the best of their ability by providing services that meet the client's individual needs. They pledge to empower the client with knowledge and the tools needed to increase employee morale, productivity, sustainability, and profit margin. They want to help the company thrive.