

MIDDLETON

C O R N E R

Amended Site Plan

Zoning Board of Appeals

December 18, 2025

APPROVED SITE PLAN



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2025
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Date: 2/3/25

Revisions:
Num. Date Description

PROPOSED AMENDMENT



**Reduce Parking
Relocate Drive Lane
Add Playground**

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Date: 12/11/25

Revisions:
Num. Date Description



Middleton Corner
18 Boston Street & 49 South Main Street, Middleton, Massachusetts
Prepared for: Villabridge Development LLC of Needham, MA

Drawn By: BNL Checked By: TSM

Site Master Plan

Scale: 1" = 20'-0"

Sheet: **MP**

Middleton Corner - Phase 2
18 Boston Street & 49 South Main Street, Middleton, Massachusetts
Prepared for: Villabridge Development LLC of Needham, MA

Drawn By: BNL Checked By: TSM

3

APPROVED SITE PLAN



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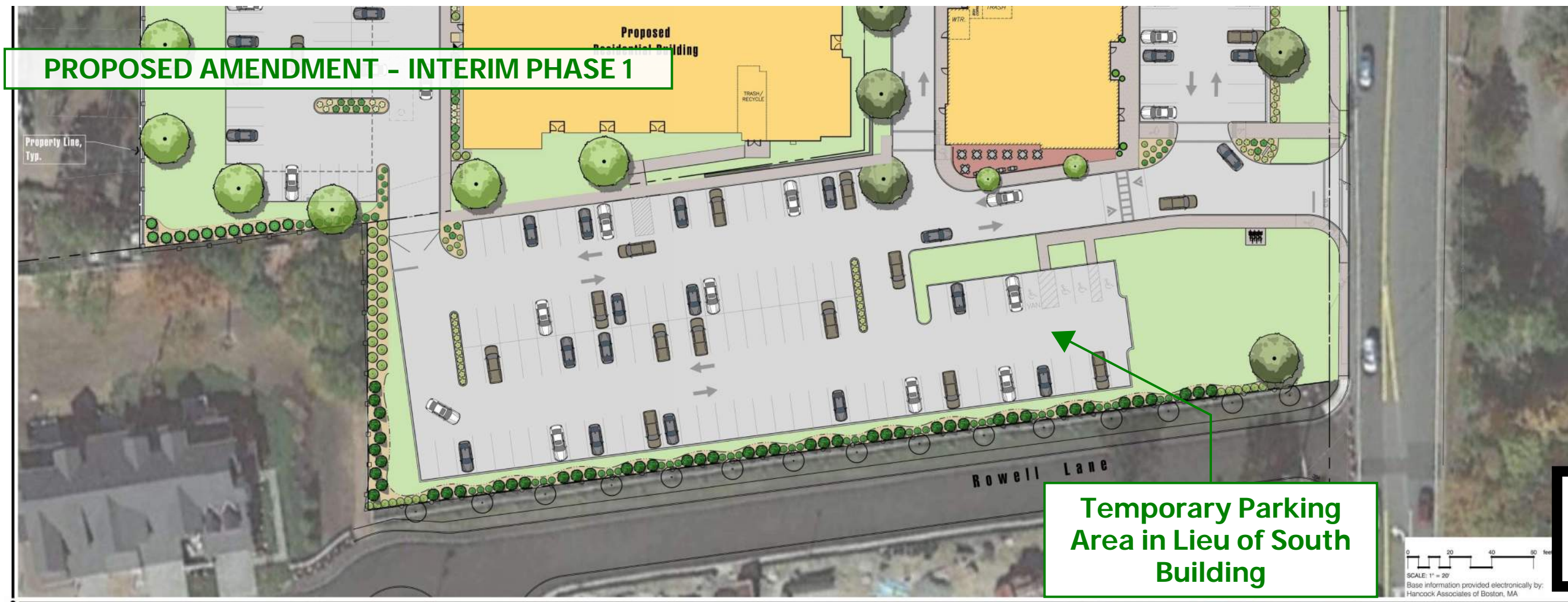
Drawn By: BNL Checked By: TEM

Site Master Plan

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Sheet: **MP**

PROPOSED AMENDMENT - INTERIM PHASE 1



10 Boston Street - Phase 1
Middleton, Massachusetts
Prepared for: Villabridge Development LLC of Needham, MA

Drawn By: BNL Checked By: TEM

Temporary Parking Area in Lieu of South Building

4





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10 Boston Street - Phase 1
Middleton, Massachusetts
Prepared for: Villenridge Development LLC of Needham, MA

Drawn By: EML Checked By: TEM

APPROVED ELEVATIONS

- EL03 FIBER CEMENT HORIZONTAL SIDING
- EL04 ASPHALT SHINGLE ROOFING
- EL05 ALUMINUM STOREFRONT
- EL06 FABRIC OR ASPHALT SHINGLE CANOPY
- EL07 PAINTED CMU
- EL08 STEEL POST
- EL09 TONGUE & GROOVE SOLID COMPOSITE PANELS WITH ALUM. FRAMING
- EL10 METAL DOOR



41 NORTH ELEVATION - SOUTH RETAIL
SCALE: 3/32" = 1'-0"



40 NORTH ELEVATION (BOSTON STREET) - NORTH RETAIL
SCALE: 3/32" = 1'-0"



31 SOUTH ELEVATION (ROWELL LANE) - SOUTH RETAIL
SCALE: 3/32" = 1'-0"



30 SOUTH ELEVATION - NORTH RETAIL
SCALE: 3/32" = 1'-0"



21 WEST ELEVATION - NORTH RETAIL
SCALE: 3/32" = 1'-0"

20 WEST ELEVATION - SOUTH RETAIL
SCALE: 3/32" = 1'-0"



11 EAST ELEVATION (SOUTH MAIN STREET) - SOUTH RETAIL
SCALE: 3/32" = 1'-0"

10 EAST ELEVATION (SOUTH MAIN STREET) - NORTH RETAIL
SCALE: 3/32" = 1'-0"

tat

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Consultant:

Revision:

1 - July 16, 2024

2 - January 28, 2025

Architect of Record:

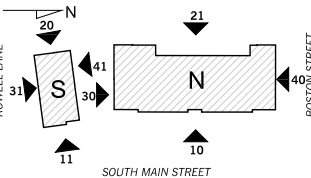


Drawn: J.Z

Checked: E.B.

Scale: AS NOTED

Key Plan:



Project Name:

Middleton Corner

Middleton, MA

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

24018

Issue Date:

February

Sheet Number:

A4.01

7

PROPOSED AMENDMENT

- EL03 FIBER CEMENT HORIZONTAL SIDING
- EL04 ASPHALT SHINGLE ROOFING
- EL05 ALUMINUM STOREFRONT
- EL06 FABRIC OR ASPHALT SHINGLE CANOPY
- EL07 PAINTED CMU
- EL08 STEEL POST
- EL09 TONGUE & GROOVE SOLID COMPOSITE PANELS WITH ALUM. FRAMING
- EL10 METAL DOOR



41 NORTH ELEVATION - SOUTH RETAIL - PHASE II
SCALE: 3/32" = 1'-0"



40 NORTH ELEVATION (BOSTON STREET) - NORTH RETAIL - PHASE I
SCALE: 3/32" = 1'-0"



31 SOUTH ELEVATION (ROWELL LANE) - SOUTH RETAIL - PHASE II
SCALE: 3/32" = 1'-0"



30 SOUTH ELEVATION - NORTH RETAIL - PHASE I
SCALE: 3/32" = 1'-0"



21 WEST ELEVATION - NORTH RETAIL - PHASE I
SCALE: 3/32" = 1'-0"

20 WEST ELEVATION - SOUTH RETAIL - PHASE II
SCALE: 3/32" = 1'-0"



11 EAST ELEVATION (SOUTH MAIN STREET) - SOUTH RETAIL - PHASE II
SCALE: 3/32" = 1'-0"

10 EAST ELEVATION (SOUTH MAIN STREET) - NORTH RETAIL - PHASE I
SCALE: 3/32" = 1'-0"

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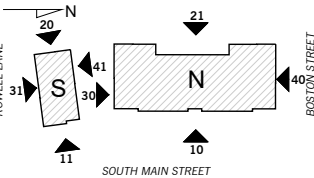


Drawn: J.Z

Checked: E.B.

Scale: AS NOTED

Key Plan:



Project Name:

Middleton Corner

Middleton, MA

Sheet Name:

PHASE I & II
EXTERIOR ELEVATIONS

Project Number:

24018

Issue Date:

February

Sheet Number:

A4.01

8

APPROVED RENDERINGS



30 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



20 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



10 VIEW FROM BOSTON & SOUTH MAIN STREET
SCALE: NOT TO SCALE

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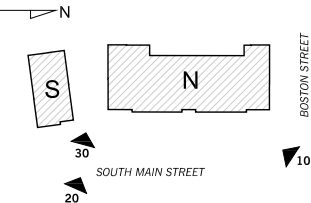


Drawn: J.Z

Checked: E.B.

Scale: NOT TO SCALE

Key Plan:



Project Name:

Middleton Corner

Middleton, MA

Sheet Name:

ILLUSTRATIVE IMAGES

Project Number:

24018

Issue Date:

February

Sheet Number:

A4.02

9

PROPOSED AMENDMENT



30 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



20 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



10 VIEW FROM BOSTON & SOUTH MAIN STREET
SCALE: NOT TO SCALE

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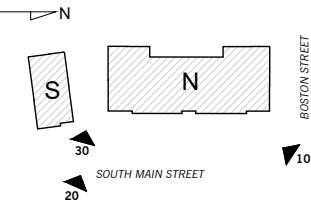
Edward R. Bradford

Drawn: J.Z

Checked: E.B.

Scale: NOT TO SCALE

Key Plan:



Project Name:

Middleton Corner

Middleton, MA

Sheet Name:

PHASE II
ILLUSTRATIVE IMAGES

Project Number:

24018

Issue Date:

February

Sheet Number:

A4.02.2

10

PROPOSED AMENDMENT - INTERIM PHASE 1



30 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



20 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



10 VIEW FROM BOSTON & SOUTH MAIN STREET
SCALE: NOT TO SCALE

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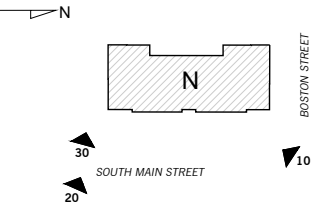


Drawn: J.Z

Checked: E.B.

Scale: NOT TO SCALE

Key Plan:



Project Name:

Middleton Corner

Middleton, MA

Sheet Name:

PHASE I
ILLUSTRATIVE IMAGES

Project Number:

24018

Issue Date:

February

Sheet Number:

A4.02.1

11

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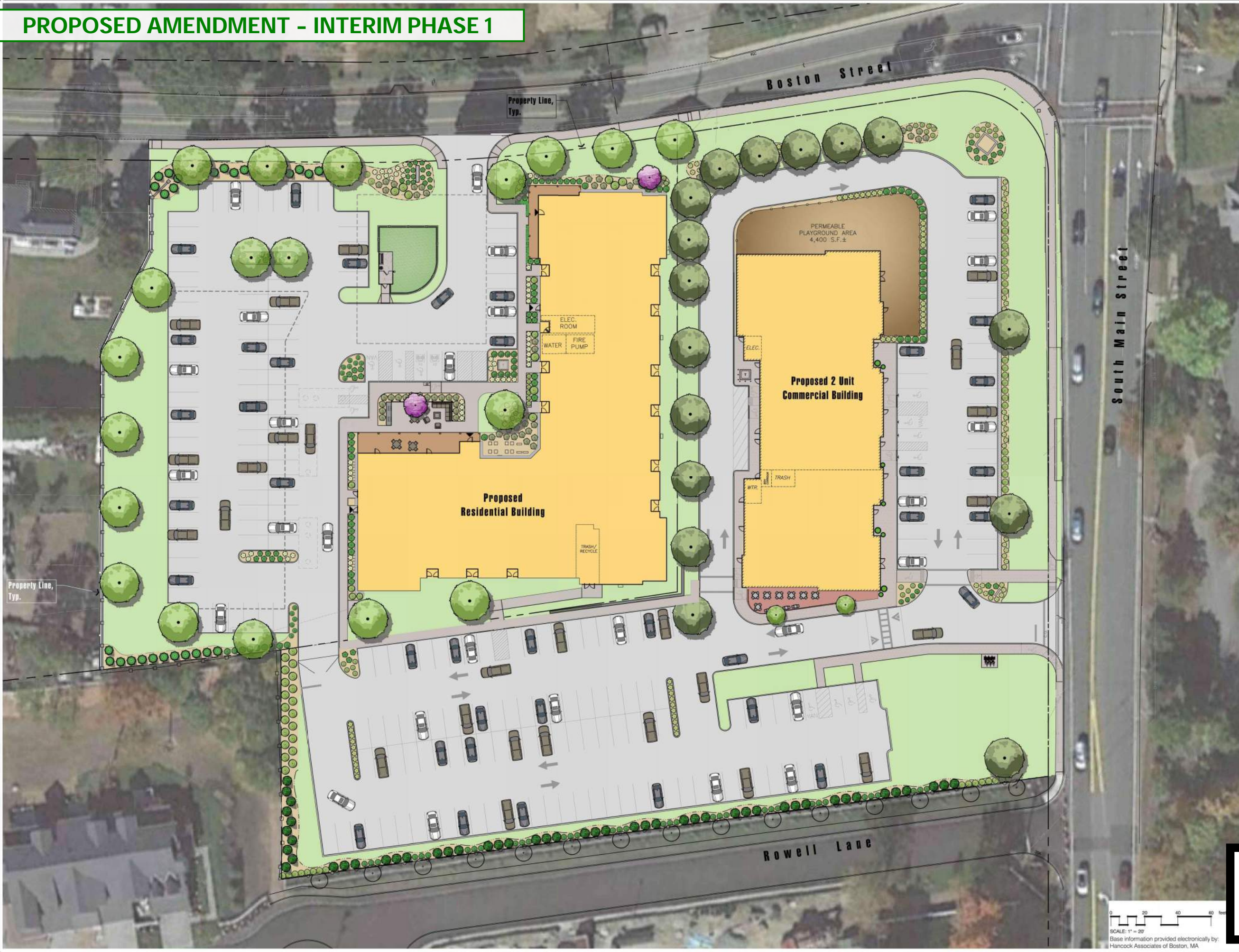
Revisions:
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Drawn by: BML Checked by: TLM

13


PROPOSED AMENDMENT - INTERIM PHASE 1





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10 Boston Street - Phase 1
Middleton, Massachusetts
Prepared for: Villabridge Development LLC of Needham, MA

SCALE: 1" = 20'
Base information provided electronically by:
Hancock Associates of Boston, MA

14