

**Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal**

General Application Form

(Please answer all the following – use additional pages as necessary)

APPLICATION INFORMATION

This Application is for (please check one):

Special Permit Variance Appeal from a decision of the Building Inspector/Zoning Officer

Sections of the Zoning Bylaw Applicable to Application:

174-8.2 RA Residence A District
Section B(12) Accessory Garage

PROPERTY INFORMATION

Address: 6 Lorenzo Dr.

Map/Lot: 29/67

Zoning District: RA

Book/Page:

Total Land Area: 49,294 ± 5g ft.

Lot Frontage:

Present Use: RA

Proposed Use: RA

Check all applicable:

100' Wetland Buffer Zone

200' Riverfront Area

Disturbing more than 1 acre

Flood Plain

BUILDING COMMISSIONER REVIEW (OPTIONAL)

To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.

This application has been deemed complete by the Southborough Building Commissioner.

Signature of Building Commissioner:

Date:

Zoning Board of Appeals

General Application

Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

PROPERTY OWNER/APPLICANT INFORMATION

The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicant Name: *Bartolini Properties LLC*Address: *9 MacNeill Dr. Southborough Ma 01772*Phone: *508-389-3694*E-Mail: *bartolini.properties@gmail.com*Signature: *Michael Bartolini*Date: *12/26/24*Applicant is: Owner Agent/Attorney Other (please explain): *Contractor*

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Agent/Attorney Other (please explain):Property Owner Name (if different from applicant): *Brendan Griffin*Address: *6 Lorenzo Dr. Southborough Ma 01772*Phone: *508-769-5412*E-Mail: *bgriffin02@gmail.com*Signature: *Brendan Griffin*Date: *12/26/24*

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

APPLICANT REPRESENTATIVES

Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):

Name	Role (e.g. attorney, architect, etc)	Address	Telephone Number

*NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.

Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal

Town Clerk Filing Date

2011-03-21 P. 1:28 *Amz*
Hearing Date

Checklist of Required Materials

Information to be submitted with Application

- Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- Completed General Application Form & Checklist**
- Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- Certified list of abutters:** as obtained from the Assessor's office
- Electronic files:** to be submitted via ViewPoint, the online permitting software
- OPTIONAL:** Letters of support

MB
Prepare the required documents as follows:

- Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
- Zoning Board of Appeals Packet** – submit on ViewPoint
 - Application fee (Checks made payable to the Town of Southborough)
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
 - One (1) legal ad form

Bartolini Properties LLC

12/31/24

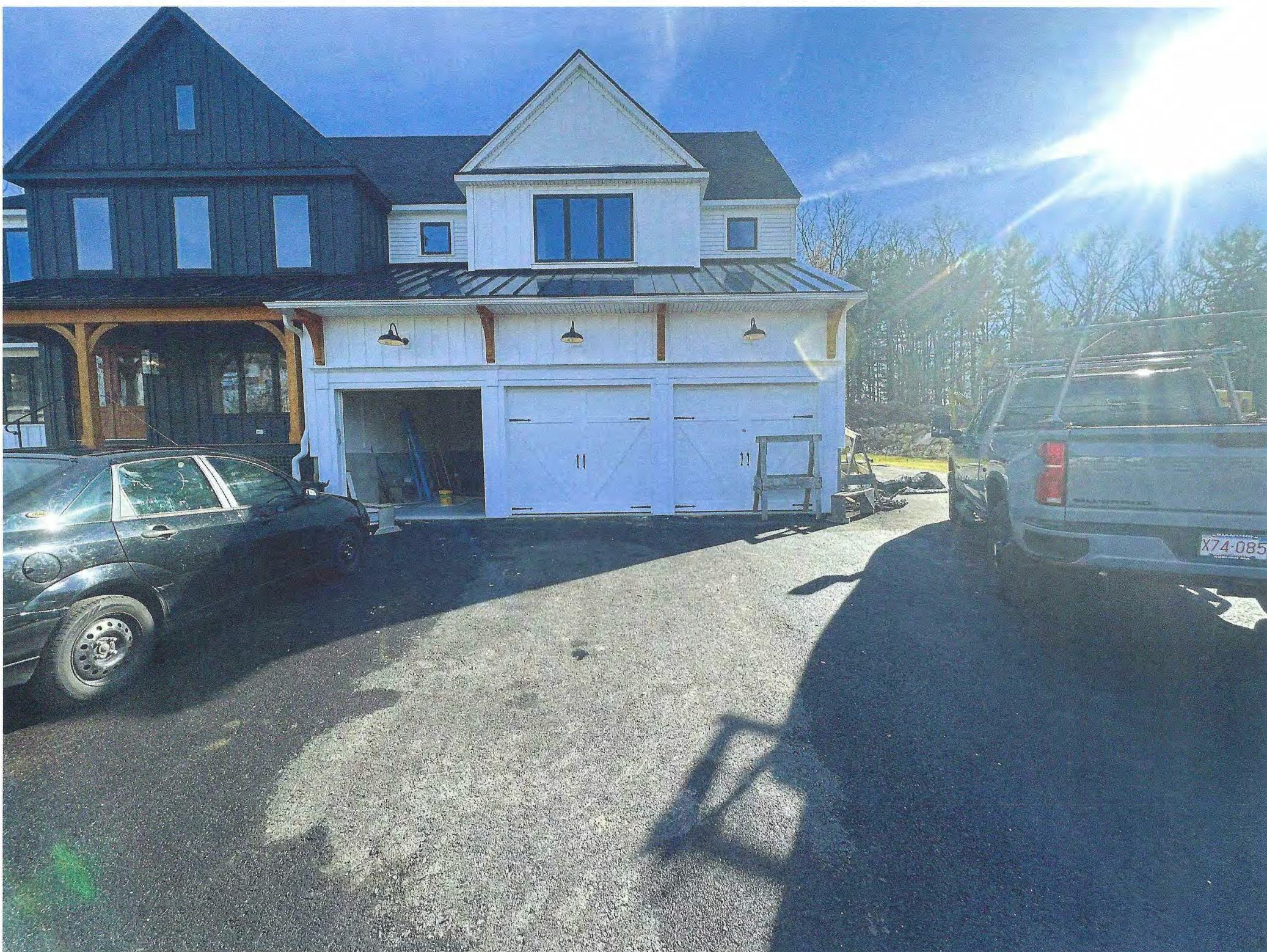
Zoning Board of Appeals

Project Narrative:

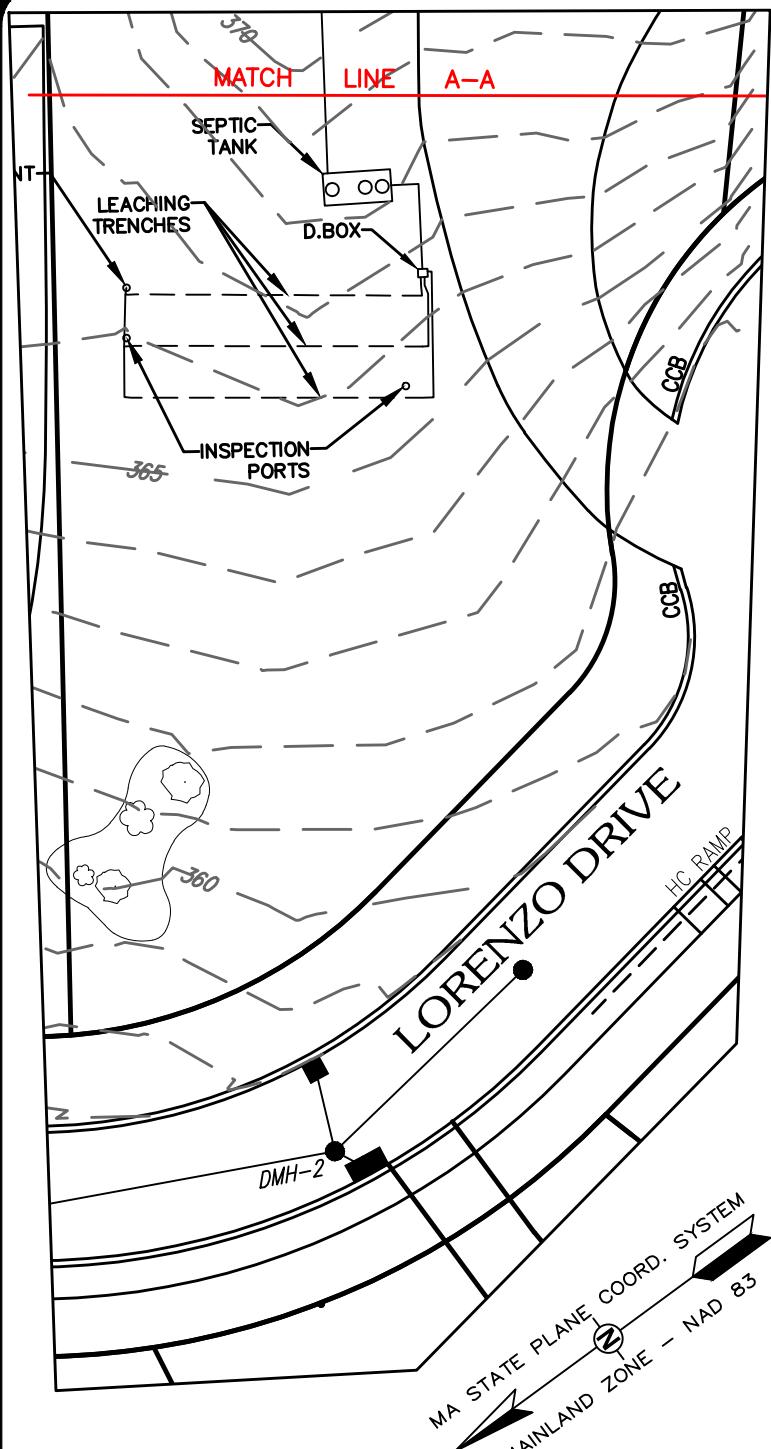
Under by-law 174-8.2 Residence A section B(12) the applicant is applying for an accessory garage for the storage and enjoyment of collectible cars. Second floor Bonus Room with full bathroom

Michael Bartolini

Bartolini Properties LLC







ZONING TABLE

ZONING DISTRICT: RESIDENCE A (RA)
FLEXIBLE MAJOR RESIDENTIAL DEVELOPMENT
RECORD DECISION BOOK 40447 PAGE 279

DIMENSIONAL REGULATIONS

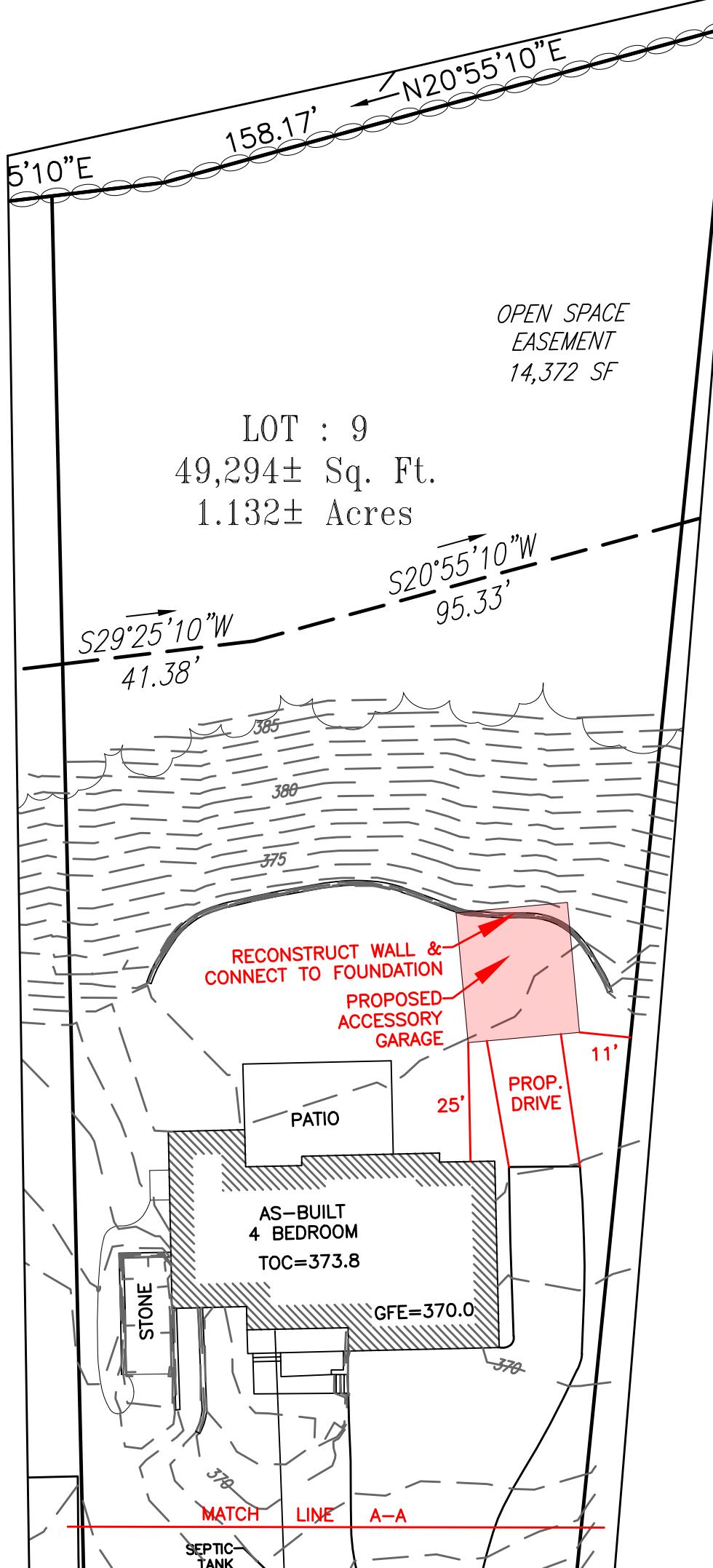
MIN. FRONT YARD: 25 FT.
MIN. SIDE YARD: 20 FT.
MIN. REAR YARD: 20 FT.

REFERENCES

1. OWNER: BARTOLINI BUILDER INC.
2. DEED BOOK 17298 PAGE 285
3. PLAN BOOK 916 PLAN 116
4. ASSESSOR'S PARCEL ID: 277/029.0-0000-0066.0



Walter M. Lewinski



Graphic Scale
1 inch = 30 feet

0 30 60

LEGEND
IR/CAP(set) IRON ROD W/ L.L.S. CAP SET
CB/DH(fnd) CONCRETE BOUND DRILL HOLE FOUND
STK(set) WOODEN STAKE SET ON PROPERTY LINE

6 LORENZO DRIVE
(WORCESTER COUNTY)
SOUTHBOROUGH, MASSACHUSETTS

PREPARED FOR:

Bartolini Builders
4 Wyeth Circle
Southborough, Massachusetts 01772

TITLE:

ACCESSORY GARAGE
PROPOSED SITE PLAN
6 LORENZO DRIVE

PREPARED BY:

E
D
C

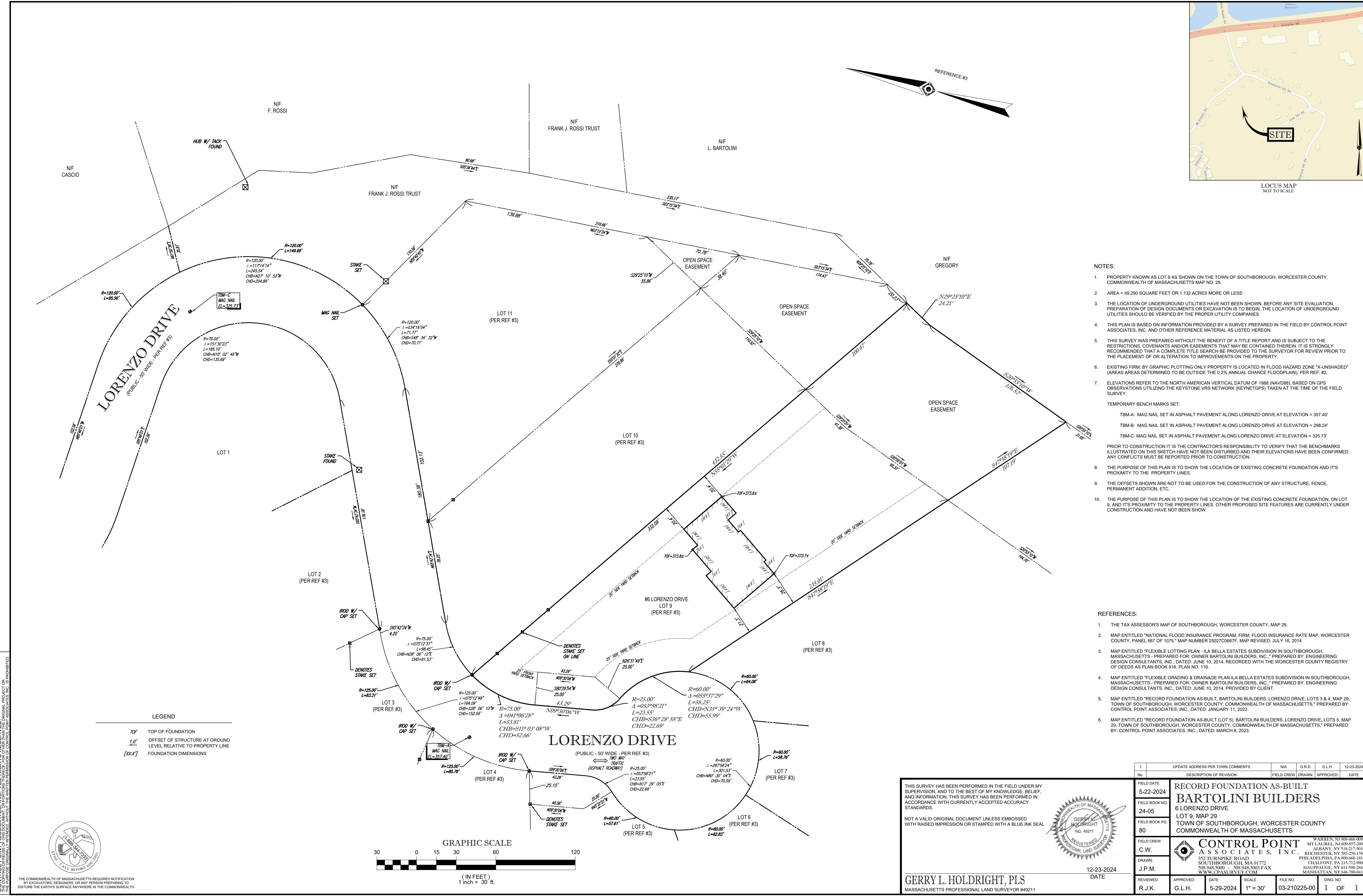
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

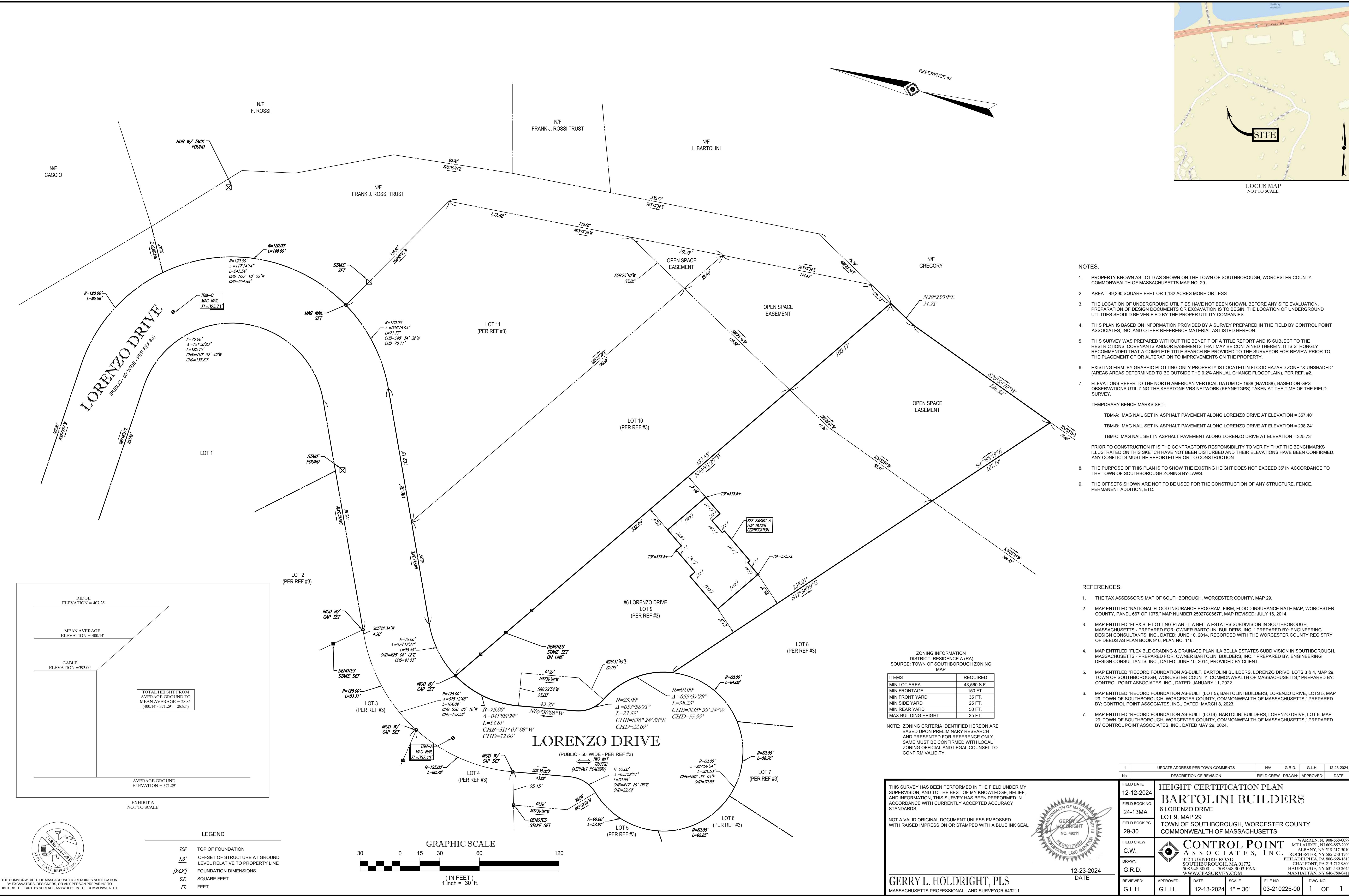
DATE:

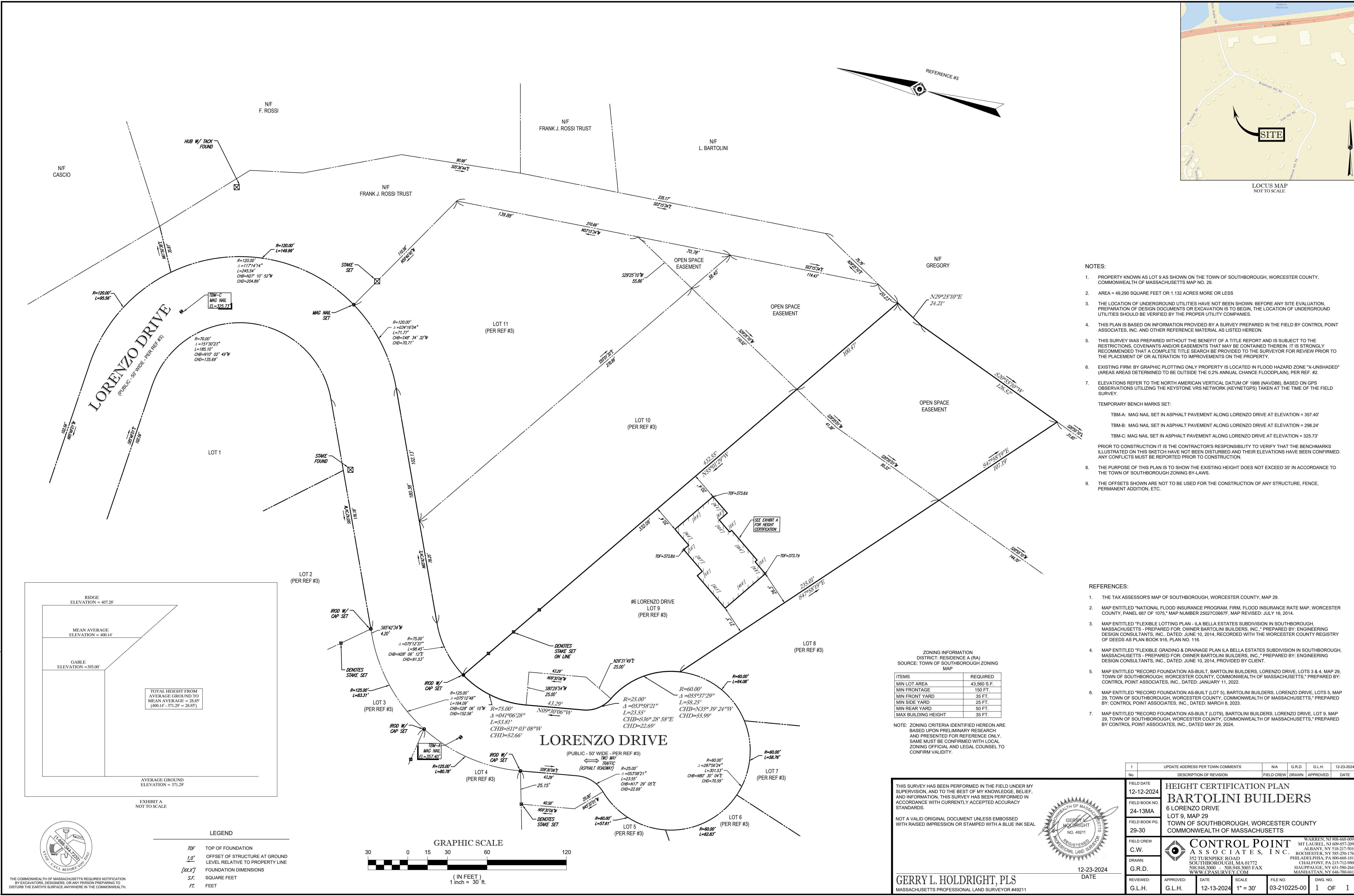
DECEMBER 30, 2024

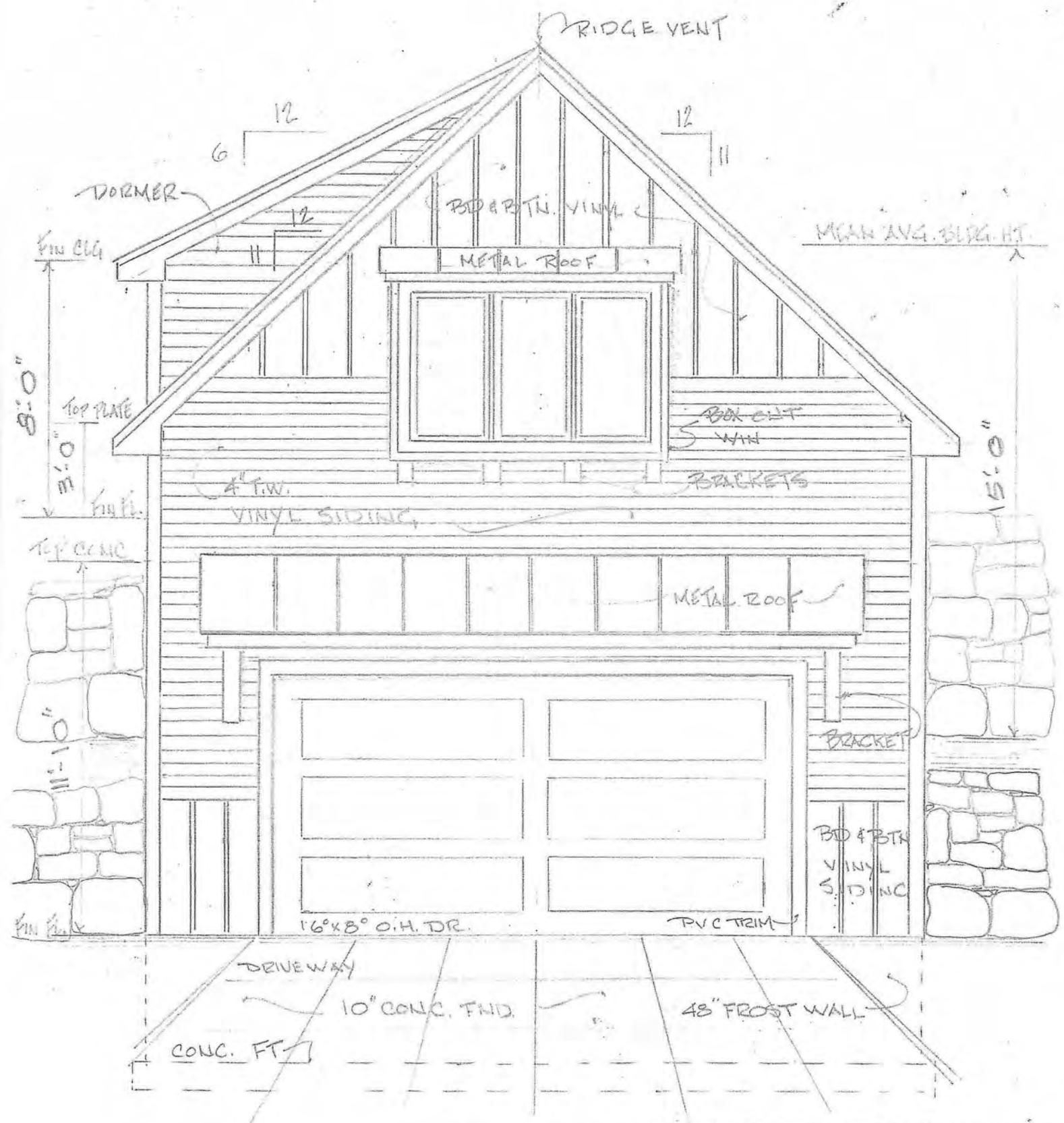
1 OF 1

EDC PROJECT NUMBER
3696









FRONT ELEVATION

SCALE: $1/4'' = 1'-0''$

6. LORENZO: DUE

ACCESSORY GARAGE

BARTOLINI PROPERTIES

11/24 SCALE: $1/4" = 1'-0"$ DRAW. JAB SV. 1

DORMER

RIDGEVENT

ARCH SHINGLES

VINYL SIDING
APPROX FIN GR

STONEWALL

LIGHT

10" CONC. FOUND

CONC. PCT

GARAGE EYEBROW

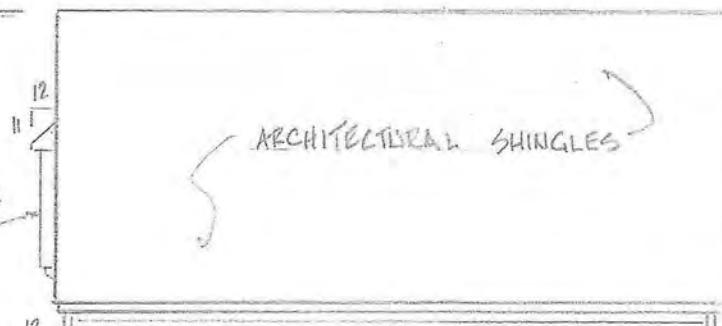
BRACKET

DRIVEWAY

48" FROST WALL

LEFT SIDE ELEVATION

SCALE: $1/8" = 1'-0"$



BOX WIN

ARCHITECTURAL SHINGLES

GARAGE EYEBROW

BRACKET

DRIVEWAY

48" FROST WALL

CONC. PCT

VINYL SIDING

APPROX FIN GRADE

10" CONC. FOUND

CONC. PCT

RIGHT SIDE ELEVATION

SCALE: $1/8" = 1'-0"$

6 LORENZO DRIVE

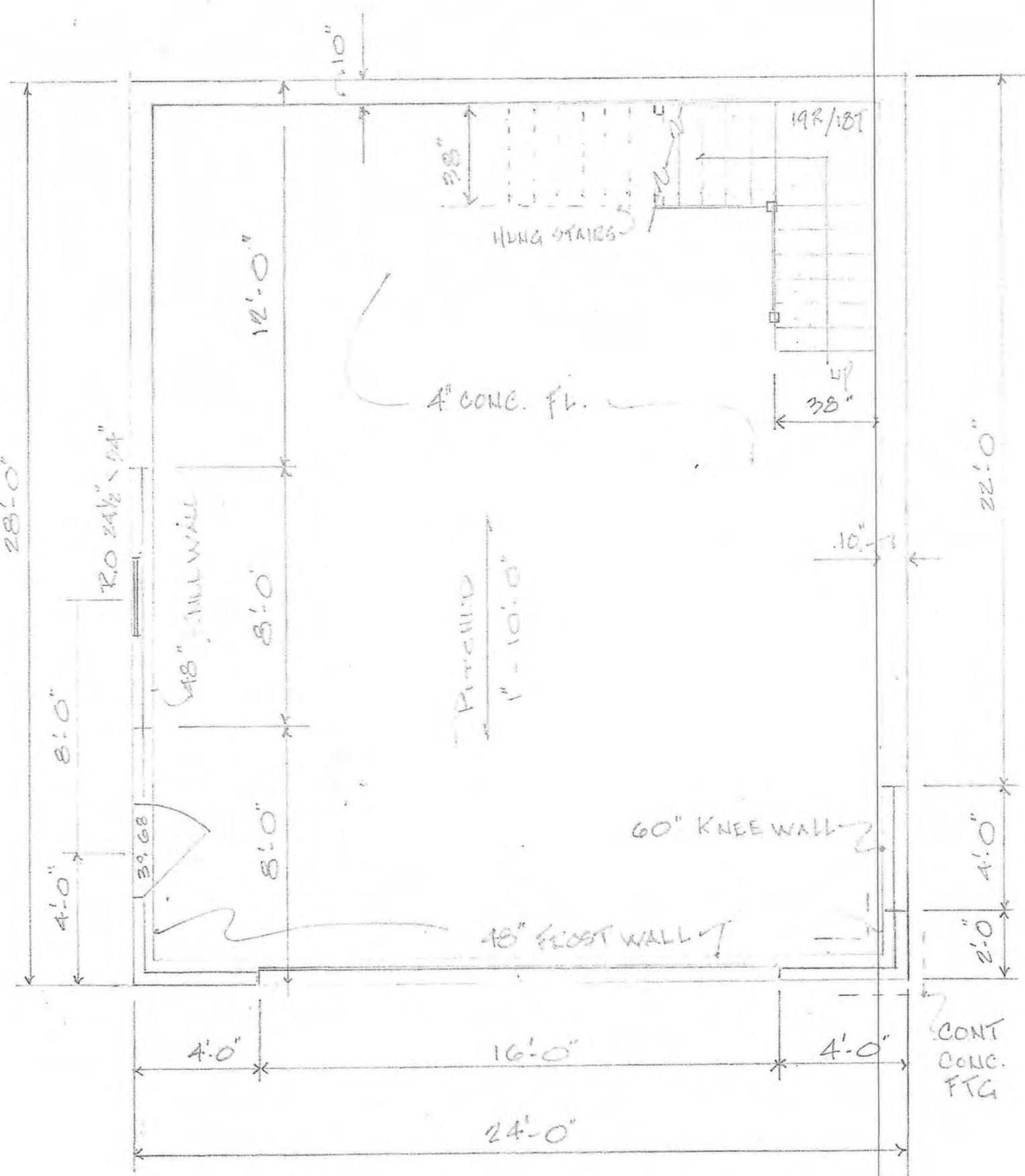
BARTOLINI PROPERTIES

ACCESSORY GARAGE

11/24

DRA. SABRE SCALE: $1/8" = 1'-0"$

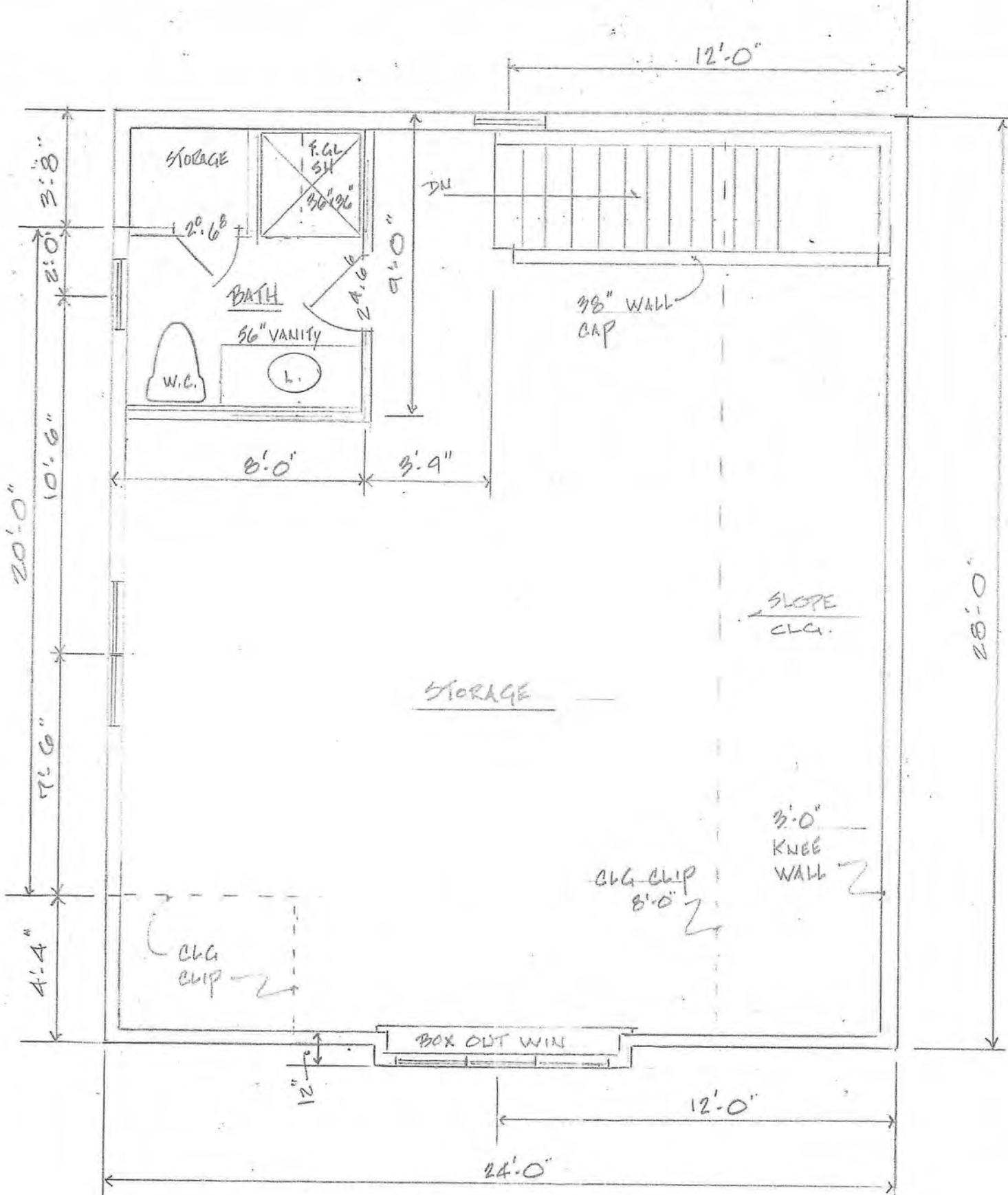
2



FIRST FLOOR & FOUNDATION PLAN

SCALE: $1/4" = 1'-0"$

6 LORENZO DRIVE
ACCESSORY GARAGE 13



— SECOND FLOOR PLAN

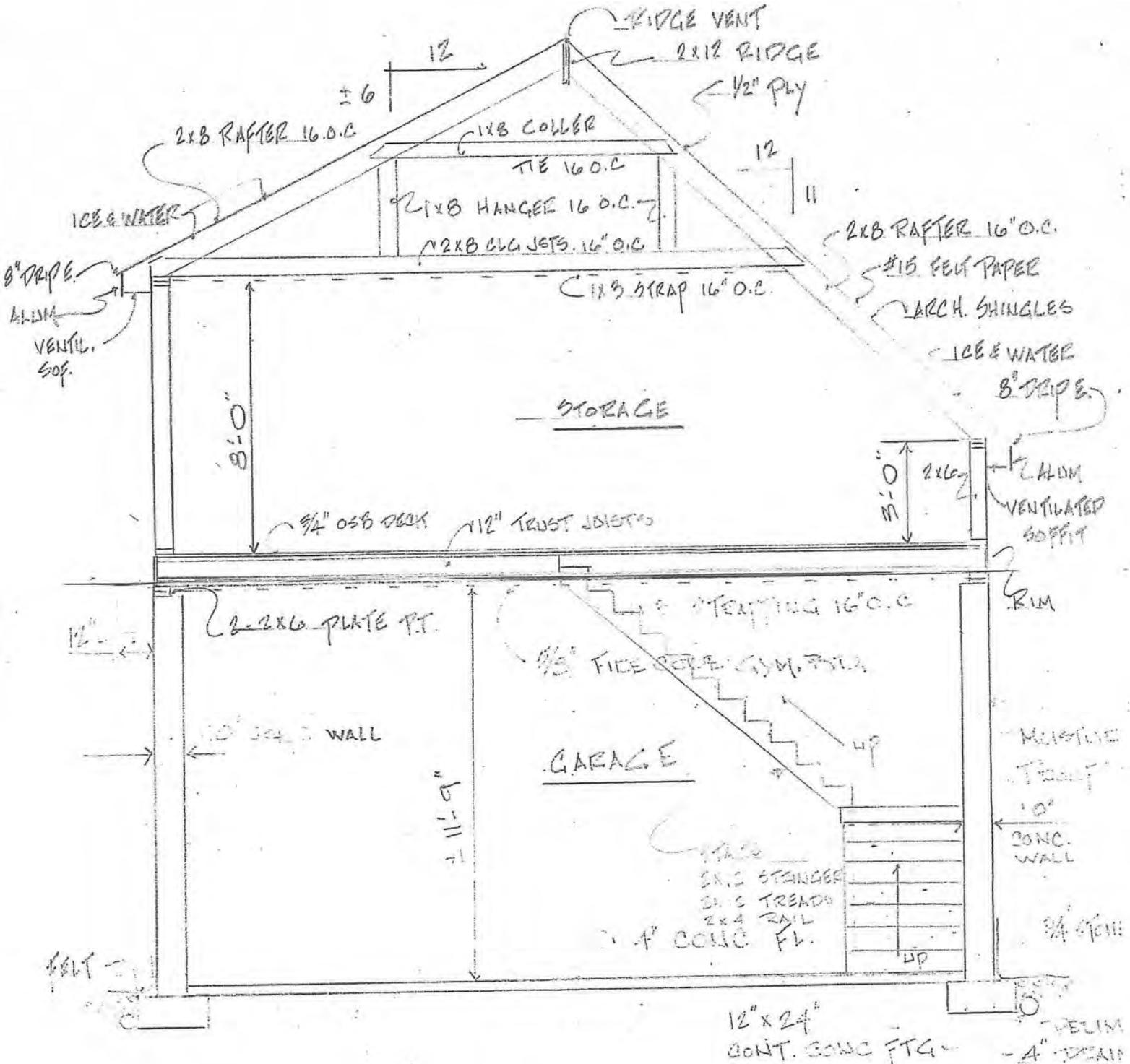
SCALE: $1/4" = 1'-0"$

6 LORENZO DRIVE
ACCESSORY GARAGE
BARTOLINI PROPERTIES

11/24
DRN *WBJ*

11/24
DRN 1421

SCALE: $\frac{1}{4}$ " = 1'-0"



TYPICAL SECTION THRU FORMER

SCALE: $1/4'' = 1'-0''$

6 LORENZO DRIVE

ACCESSORY GARAGE

BARTOLINI PROPERTIES

11/24 SCALE: $1/4" = 1'-0"$ 5
OPEN 11:35



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

December 31, 2024

Subject Property:

Parcel Number: 29-0000-066-0
Property Address: 6 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Abutters:

Parcel Number: 29-0000-001-0
Property Address: 61 BREAKNECK HILL ROAD

Mailing Address: MILLER GREGORY JOHN AND MELISSA MERCADO
61 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-001-A
Property Address: 53 BREAKNECK HILL ROAD

Mailing Address: KOENDERS KEVIN AND MARAGRET FETTIS-KOENDERS
53 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-005-0
Property Address: 6 VIEW HILL ROAD

Mailing Address: AVERGON JACQUELINE T TRS
JACQUELINE T AVERGON REV TRST
6 VIEW HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-006-0
Property Address: 8 VIEW HILL ROAD

Mailing Address: BARTOLINI KATHLEEN B TRS 8 VIEW HILL ROAD REALTY TRUST
8 VIEW HILL
SOUTHBOROUGH, MA

Parcel Number: 29-0000-007-A
Property Address: 7 VIEW HILL ROAD

Mailing Address: ROSSI, FRANK J JR
7 VIEW HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-007-B
Property Address: VIEW HILL ROAD

Mailing Address: RUSSELL, FRANCIS J TRUSTEE FRANK J ROSSI TRUST 1981
370 MAIN STREET
WORCESTER, MA 01603

Parcel Number: 29-0000-013-0
Property Address: 1 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-046-0
Property Address: FRANK ROSSI DRIVE

Mailing Address: RUSSELL, FRANCIS J TRUSTEE THE FRANK J ROSSI TRUST 1981
370 MAIN STREET
WORCESTER, MA 01608

Parcel Number: 29-0000-049-0
Property Address: 55 BREAKNECK HILL ROAD

Mailing Address: GRIES JOSEPH M IV AND JENNIFER N
55 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-050-0
Property Address: 1 A DAVIS ROAD

Mailing Address: MACKEY DANIEL AND KATHRYN
1 A DAVIS ROAD
SOUTHBOROUGH, MA 01772

CERTIFIED COPY



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

December 31, 2024

Parcel Number: 29-0000-054-0
Property Address: 51 BREAKNECK HILL ROAD

Mailing Address: OLEARY S (50%) & K HOLIAN TRS
KEVIN HOLIAN TRUST (50%)
51 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-055-0
Property Address: 57 BREAKNECK HILL ROAD

Mailing Address: GREGORY, RUSSELL S JR AND MAURA
A
PO BOX 288
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-059-0
Property Address: 3 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-060-0
Property Address: 5 LORENZO DRIVE

Mailing Address: HATCH DANIEL & ANNA MARIE
5 LORENZO DR
SOUTHBOROUGH, MA 01772-2171

Parcel Number: 29-0000-061-0
Property Address: 7 LORENZO DRIVE

Mailing Address: MALINOWSKI JASON W AND CHELSEA
M
7 LORENZO DRIVE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-062-0
Property Address: 9 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-063-0
Property Address: 11 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-064-0
Property Address: 10 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-065-0
Property Address: 8 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-067-0
Property Address: 4 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-068-0
Property Address: 2 LORENZO DRIVE

Mailing Address: KREITMAN SHARON & KYLE
2 LORENZO DR
SOUTHBOROUGH, MA 01772-2172

Parcel Number: 29-0000-072-0
Property Address: BREAKNECK HILL ROAD

Mailing Address: WATERSHED INVESTMENT CORP
9 WOLFPEN LANE
SOUTHBOROUGH, MA 01772

CERTIFIED COPY



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

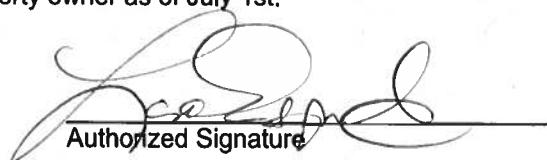
December 31, 2024

Parcel Number: 29-0000-073-0

Property Address: 63 BREAKNECK HILL ROAD

Mailing Address: GIANNETTO MICHAEL TRS MICHAEL
GIANNETTO FAMILY TRUST
63 BREAKNECK HILL ROAD
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

TOWN OF SOUTHBOROUGH



ZONING BOARD OF APPEALS

CORDAVILLE HALL · 9 CORDAVILLE ROAD, LOWER LEVEL · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0717 ext 3919 · ldavis@southboroughma.com

Legal Ad Authorization

Per Mass General Laws, Section 11, notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing. Publications shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date, time and place of the public hearing, the subject matter of the hearing, and the nature of action or relief requested if any.

By submitting this authorization, you hereby agree to the terms of payment and understand that direct payment (either in the form of pre-payment or invoice sent directly by the newspaper of choice) is required to receive a valid permit. Failure to submit this form shall automatically deem an application incomplete until such time that it has been submitted as the Zoning Board of Appeals cannot place a legal ad otherwise.

If a company or business will be responsible for payment, then the newspaper will bill you directly in the form of an invoice. If an individual such as a homeowner will be responsible for payment then they will be required to call in and pre-pay (this information will be provided to them once received by ZBA staff). Please note that this process is subject to change without notice as billing procedures are handled directly by the newspapers.

Party Responsible for Legal Ad Payment: _____

Address: _____

City/Town: _____

Zipcode: _____

Email: _____

Phone Number: _____

Newspaper: MetroWest Daily News (or other if no availability)



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

March 20, 2025

Subject Property:

Parcel Number: 29-0000-066-0
Property Address: 6 LORENZO DRIVE

Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Abutters:

Parcel Number: 29-0000-001-0
Property Address: 61 BREAKNECK HILL ROAD

Mailing Address: MILLER GREGORY JOHN AND MELISSA
MERCADO
61 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-001-A
Property Address: 53 BREAKNECK HILL ROAD

Mailing Address: MCQUAIDE BRIAN AND AMEDEO
MATTHEW
53 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-005-0
Property Address: 6 VIEW HILL ROAD

Mailing Address: AVERGON JACQUELINE T TRS
JACQUELINE T AVERGON REV TRST
6 VIEW HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-006-0
Property Address: 8 VIEW HILL ROAD

Mailing Address: BARTOLINI KATHLEEN B TRS 8 VIEW
HILL ROAD REALTY TRUST
8 VIEW HILL
SOUTHBOROUGH, MA

Parcel Number: 29-0000-007-A
Property Address: 7 VIEW HILL ROAD

Mailing Address: ROSSI, FRANK J JR
7 VIEW HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-007-B
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J ROSSI TRUST 1981
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Mailing Address: GRIES JOSEPH M IV AND JENNIFER N
55 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-050-0
Property Address: 1 A DAVIS ROAD

Mailing Address: KUMAR ABHISHEK A
SHARMA PREETI
1 A DAVIS ROAD
SOUTHBOROUGH, MA 01772

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4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-060-0
Property Address: 5 LORENZO DRIVE
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5 LORENZO DR
SOUTHBOROUGH, MA 01772-2171

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Mailing Address: MALINOWSKI JASON W AND CHELSEA
M
7 LORENZO DRIVE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-062-0
Property Address: 9 LORENZO DRIVE
Mailing Address: KOTA SUJAN AND SANDHYA
9 LORENZO DRIVE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-063-0
Property Address: 11 LORENZO DRIVE
Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

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SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-065-0
Property Address: 8 LORENZO DRIVE
Mailing Address: BARTOLINI BUILDERS INC
4 WYETH CIRCLE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-067-0
Property Address: 4 LORENZO DRIVE
Mailing Address: SHAH RAVI (50%) B TRS
SHAH MALLORY (50%) K TRS
4 LORENZO DRIVE
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-068-0
Property Address: 2 LORENZO DRIVE
Mailing Address: KREITMAN SHARON & KYLE
2 LORENZO DR
SOUTHBOROUGH, MA 01772-2172

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9 WOLFPEN LANE
SOUTHBOROUGH, MA 01772



300 feet Abutters List Report

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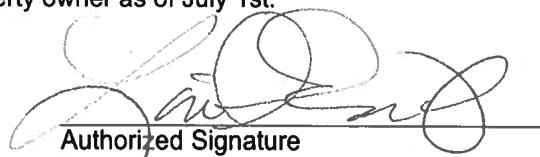
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GIANNETTO FAMILY TRUST
63 BREAKNECK HILL ROAD
SOUTHBOROUGH, MA 01772

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The mailing address is for the property owner as of July 1st.



Authorized Signature

CERTIFIED COPY

Messages

Lara Davis

February 13, 2025 at 6:01 pm

Public hearing continued to 3/19/25

Chris Lund

March 25, 2025 at 2:08 pm

Hello,

I would like to provide further comment re: some open items that I have come to understand relative to this application.

1) The question of how many stories the structure is by town code definition:

STORY, HALFThat part of a building under a gable or sloping roof in which the intersection of the bottom of the rafters with the interior faces of the outside walls is four feet or less above the floor level or that part of a building if more than half of its exterior wall is below the mean finished ground elevation, and excluding a cellar or attic used solely for utilities, services or storage and not for sustained human occupancy.

Per the submitted construction set dated 11/24 by JAB Sr., the area between the wood framed floor and roof is a 1/2 story by the above definition. Further, the area between the concrete floor and wood floor (garage bay) is also considered a 1/2 story per the second half of the definition because 57% of its wall area is below grade.

2) There is discrepancy between the proposed site plan location of the detached garage and its foundation plan to grade within the construction set. Per the site plan the garage is located on mostly flat ground. Per the construction set the garage is built in to the hill creating the (2) 1/2 stories equaling 1-story in height to fit the RA district maximum height requirements. The proposed site plan or the construction set should be corrected to fit the zoning requirements or further relief should be sought re: max height. This should be further field verified by the PLS of record as part of the as-built certification.

3) Lack of a PLS stamp on the proposed plan. I recognize that a PLS is on staff for the engineering firm producing the proposed site plan. I am comfortable with the condition that the staff PLS for EDS must seal the as-built plot plan and that the civil sealed the current proposed plan.

4) I understand that multiple vehicle lifts are being proposed for the garage. While there are no building codes or zoning codes against this, I do recommend they be drawn in to the construction set to scale. This has raised clearance concerns to the stairwell egress area in a 28' deep garage.

Thank you.



Town of Southborough
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1660
508-485-0717 ext. 1

Zoning Board of Appeals

General Application

Special Permit, Variance, & Appeal

General Application Form

(Please answer all the following – use additional pages as necessary)

APPLICATION INFORMATION

This Application is for (please check one):

Special Permit Variance Appeal from a decision of the Building Inspector/Zoning Officer

Sections of the Zoning Bylaw Applicable to Application:

Signs: requesting 1.) a special permit to allow us to install wall signs up to thirty-eight feet (38') high, not to extend above the roof of the building, with a maximum area of up to 80 SF, and otherwise complying with § 174-11 D

PROPERTY INFORMATION

Address: 153 Cordaville Road	Map/Lot: 28-0000-001-0
------------------------------	------------------------

Zoning District: Industrial Park - IP	Book/Page: 22463/375
---------------------------------------	----------------------

Total Land Area: 2 ACRES	Lot Frontage: 76.28 feet
--------------------------	--------------------------

Present Use: § 174-8.6B(2) Office, bank, office building

Proposed Use: § 174-8.6B(2) Office, bank, office building

Check all applicable:

<input type="checkbox"/> 100' Wetland Buffer Zone	<input type="checkbox"/> 200' Riverfront Area
<input type="checkbox"/> Disturbing more than 1 acre	<input type="checkbox"/> Flood Plain

BUILDING COMMISSIONER REVIEW (OPTIONAL)

To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.

This application has been deemed complete by the Southborough Building Commissioner.

Signature of Building Commissioner:

Date:



Town of Southborough
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1660
508-485-0717 ext. 1

**Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal**

Town Clerk Filing Date

Hearing Date

PROPERTY OWNER/APPLICANT INFORMATION

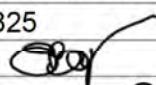
The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicant Name: Capital Group Properties LLC as Managing Agent for 153 Cordaville Road LLC

Address: 259 Turnpike Road, Suite 100, Southborough, MA 01772

Phone: (508) 357-8825

E-Mail: permitting@cgpllc.net

Signature: 

Date: 11/18/2024

Applicant is: Owner

Agent/Attorney

Other (please explain):

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner

Agent/Attorney

Other (please explain):

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

APPLICANT REPRESENTATIVES

Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):

Name	Role (e.g. attorney, architect, etc)	Address	Telephone Number
Shannon Boyce, Esq.	Real Estate Permitting Manager	259 Turnpike Rd, Ste 100, Southborough	(508) 229-1821

**NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.*

**Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal**

Town Clerk Filing Date

Hearing Date

Checklist of Required Materials

Information to be submitted with Application

- Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- Completed General Application Form & Checklist**
- Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- Certified list of abutters:** as obtained from the Assessor's office
- Electronic files:** to be submitted via ViewPoint, the online permitting software
- OPTIONAL:** Letters of support

Prepare the required documents as follows:

- Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
- Zoning Board of Appeals Packet** – submit on ViewPoint
 - Application fee (Checks made payable to the Town of Southborough)
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
 - One (1) legal ad form



PROJECT NARRATIVE

SPECIAL PERMIT: SIGNS

153 CORDAVILLE ROAD LLC – BUSINESS HIGHWAY OFFICE BUILDING 153 Cordaville Road, Southborough, MA

On behalf of 153 CORDAVILLE ROAD LLC, Managing Agent Capital Group Properties, LLC, has prepared this Project Narrative to accompany the Special Permit Applications for installation of Wall Signage at 153 Cordaville Road. Permit applications being filed include a Special Permit for approval of wall signage which exceeds the height requirements in the Industrial Park District fronting streets other than Route 9 as per Southborough Zoning Bylaw **§ 174-11 D Sign regulations** with the Southborough Planning Board and Zoning Board of Appeals in accordance with Southborough Zoning Bylaw **§ 174-11 Signs, Subsection E Special permits for signs**. We are requesting a special permit to allow us to install wall signs up to thirty-eight feet (38') high, not to extend above the roof of the building, with a maximum area of up to 80 SF, and otherwise complying with **§ 174-11 D**.

PROPERTY DESCRIPTION

Built in 2000, 153 Cordaville Road is a 3-Story, 42,000 SF Office building located in the Industrial Park District fronting streets other than Route 9, just off the intersection of Routes 9 & 85, easily accessible to Interstates 90 & 495, and is located across the street from numerous retail amenities.

SIGN PROJECT SUMMARY

The project will consist of installation of (1) set of rail-mounted face-lit channel letters to east elevation, 34¹/₈" high x 26'8" long, totaling 75.83 SF, measuring a maximum distance of approximately twenty-four feet, four and one-eighth inches (24', 4 and ¹/₈") from the ground to the top of the sign. The proposed work will be limited to the installation of the new wall signage and is not expected to have any adverse impact on the surrounding environment or materially alter the current condition of the site beyond the addition of the new signage. Overall, we are requesting a waiver of the maximum height requirement of 20' for wall signage as it would apply to this building as it is likely future signage will be similarly placed. Specifically, we are requesting to place wall signage up to thirty-eight feet (38') high and not extending above the roofline.

§ 174-11E(2) ANALYSIS

The Board of Appeals will act on a special permit application upon receipt of a favorable written report from the Planning Board which indicates that:

- (a) Sign scale is determined to be in reasonable relation to development scale, viewer distance and travel speed and sign sizes on nearby structures.

The sign will be 34¹/₈" high x 26'8" long (75.83 SF). The building is 42,000 SF. The distance from the front of the building, where the sign will be installed, to the road (Route 85) is approximately 76.28 feet.

(b) Sign size, shape and placement serves to define or enhance architectural elements of the building such as columns, sill lines, cornices and roof edges and do not unreasonably interrupt, obscure or hide them.

The sign will be placed to east elevation, measuring a distance of approximately twenty-four feet, four and one-eighth inches (24', 4 and $\frac{1}{8}$ ") from the ground to the top of the sign. The sign placement will not interrupt, obscure or hide any architectural elements of the building such as columns, sill lines, cornices or roof edges.

(c) Sign design is in harmony with other signage on the same or adjacent structures and provides reasonable continuity in mounting location and height, proportions and materials.

The sign will be placed similarly to other previously approved and installed signage on the building, and thus will be in harmony with other signage placed on the same building as well as signage placed on adjacent structures within the campus.

(d) Sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use.

The Property is located in the Industrial Park District fronting streets other than Route 9, where the sign design (below) would be considered reasonably compatible with building design, neighborhood context and use.

Description:

- (Qty-1) 3" (deep) Face-lit LED channel letters mounted to rails.
- Trim capped acrylic faces with aluminum returns and backs.
- Internal LED illumination with remote power supplies.
- Painted 2" square aluminum mounting rails

(e) Sign size, location, design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

The sign (described above) will be securely mounted to the building via 2" Aluminum Rail/Raceways and Aluminum Mounting Brackets. It will be installed directly on the building, which sits approximately 76.28 feet from Route 85, so should not present a safety hazard to vehicular or pedestrian traffic. The sign will measure a total of 75.83 SF, which exceeds the 25 SF allowed in this district.

If you have any further questions, please contact me at (508) 229-1821 or permitting@cgpllc.net.

Respectfully,

Capital Group Properties as Managing Agent
for: 153 Cordaville Road LLC



Shannon Boyce, Esq.
Real Estate Permitting Manager
permitting@cgpllc.net



153 Cordaville Road

Southborough, MA

1 inch = 140 Feet

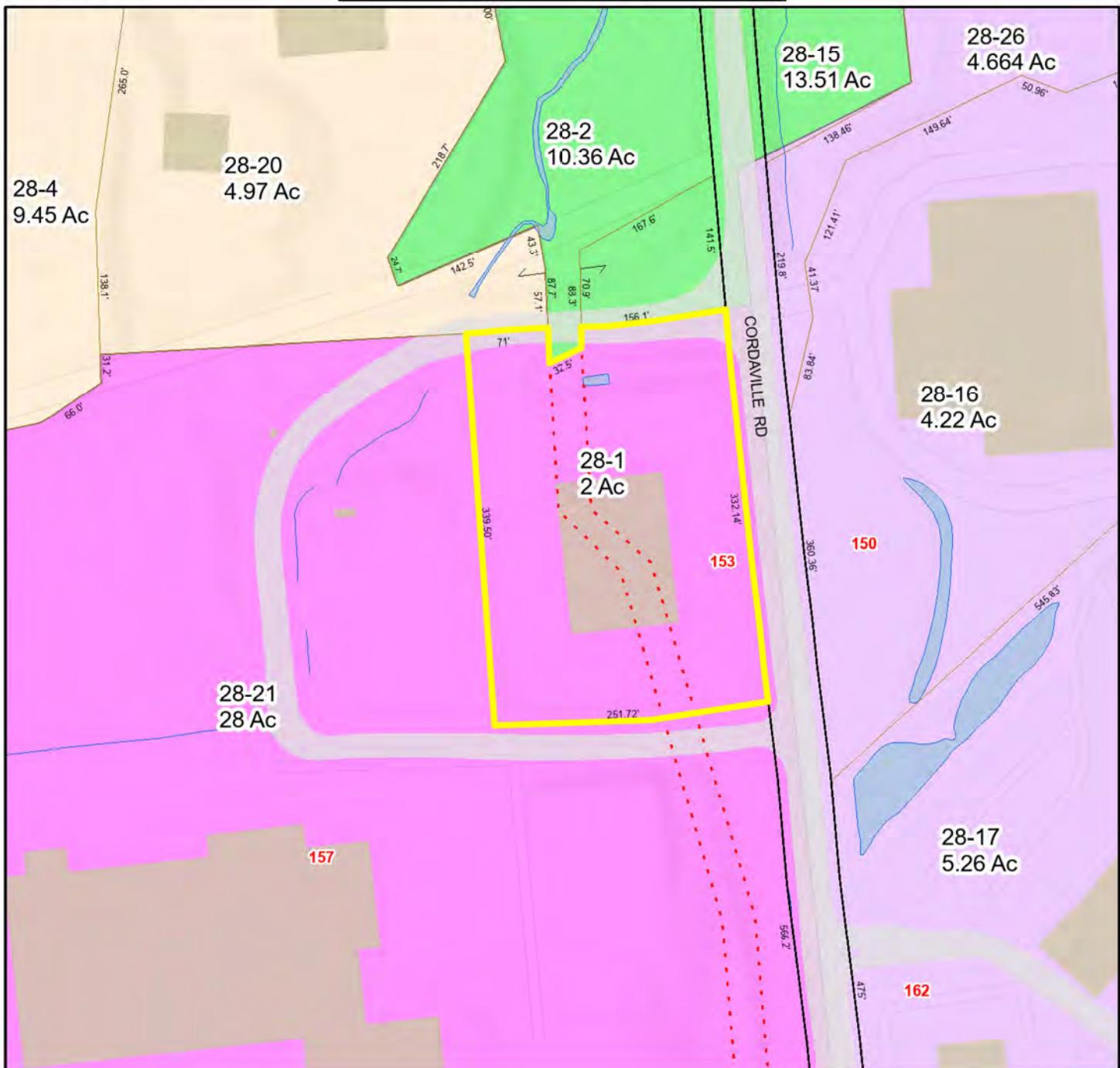
February 18, 2025



Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

0 140 280 420



Property Line	EASE	Paved Road	Industrial
Public Road	Waterlines	Water-poly	Industrial Park
Property Hooks	Buildings	Conservation	Residence A

Data shown on this map 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 map.

CORDAVILLE OFFICE BUILDING  



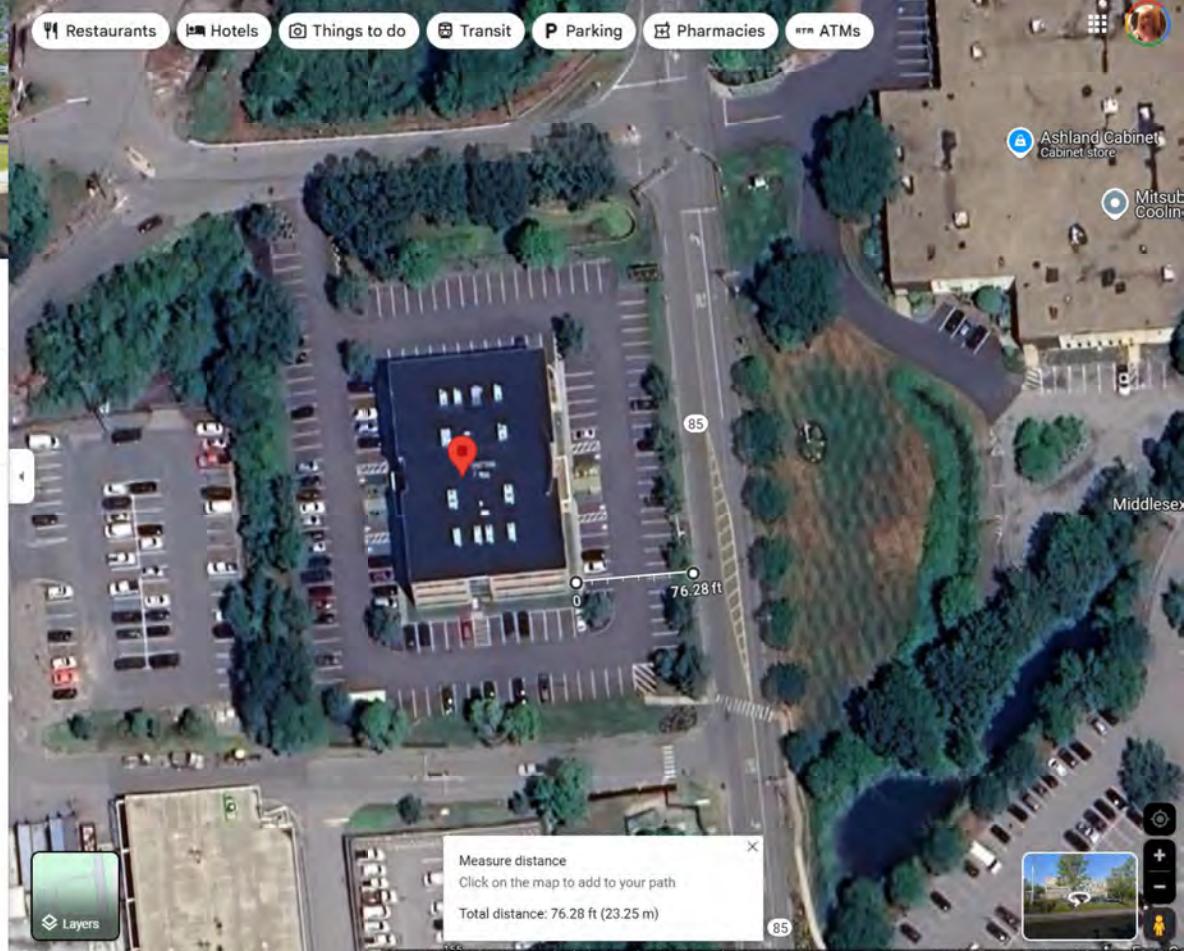
CORDAVILLE OFFICE BUILDING
Building

 Directions  Save  Nearby  Send to phone  Share

-  153 Cordaville Rd, Southborough, MA 01772
-  Suggest an edit on CORDAVILLE OFFICE BUILDING
-  Add a missing place
-  Add your business
-  Add a label
-  Your Maps activity

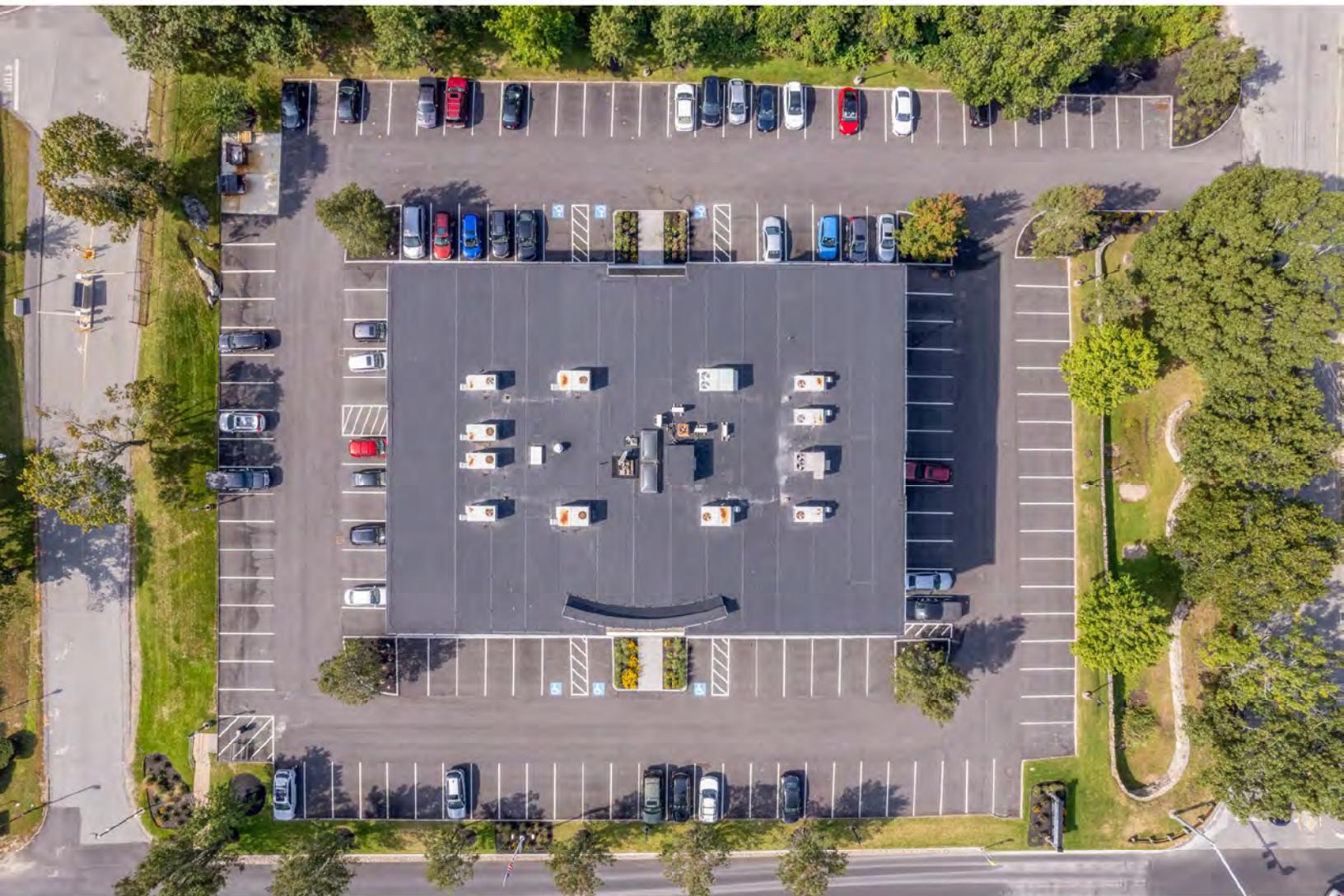
Photos





Measure distance
Click on the map to add to your path.
Total distance: 76.28 ft (23.25 m)

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google United States Terms Privacy Street View Feedback 50 ft











Channel Letters



E1 Elevation: (Dy-l) #ell53 Channel Letters

- Face-lit Channel Letters
- 3" Deep
- White Trimcap
- Black Returns
- Blue Translucent Vinyl
- 2" x 2" Rails



Proposed



508.393.8200
VIEWPOINTSIGN.COM

JOB:
Capital Group Properties
LOCATION:
153 Cordaville Road - Southborough, MA

J:\ViewPoint\Capital Group Properties\Practice of Cosmetic Dentistry\153 Cordaville Road Southborough MA_Building sign_Dave

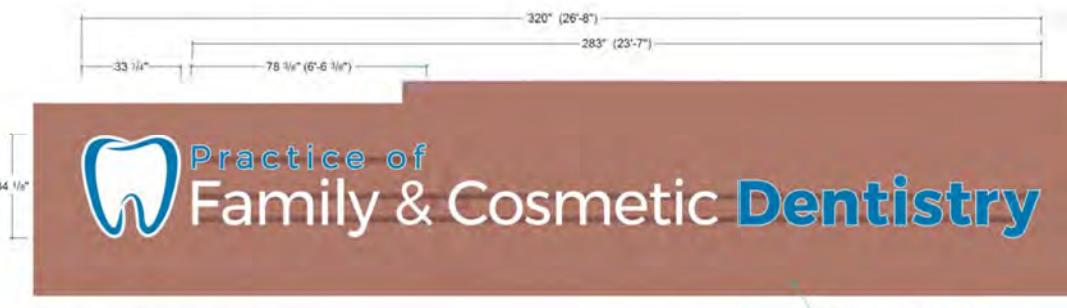
This design/drawing is copyrighted: ©2024 ViewPoint Sign & Awning. No part of this drawing may be reproduced, copied or exhibited in any fashion without written consent from 2024 ViewPoint Sign & Awning.

ACCOUNT MANAGER:
Anne Ramsey
FILE NAME:
CapGrp_PracCosDen_153Cord_Chan_Jai.ai

DESIGNER:
Matthew Howard
DATE:
04/22/25

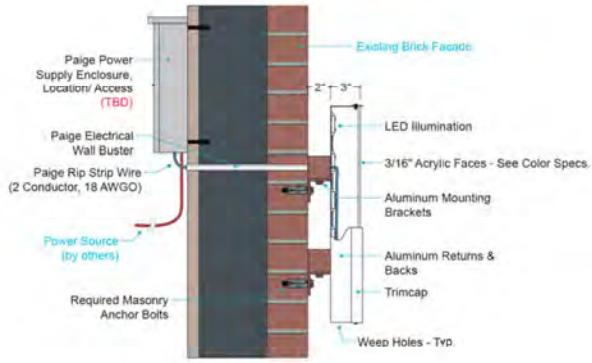
CUSTOMER APPROVAL:
DATE:
ACCOUNT MANAGER:
DATE:

PRODUCTION APPROVAL:
Concept Drawing
DATE:



E1 Elevation: (Qty-1) #ell53 Channel Letters

Scale: 3/8" = 1' Total Square Footage: 34 1/8" x 320" = 75.83 sq.ft.



Description:

- (Qty-1) 3" (deep) Face-lit LED channel letters mounted to rails.
- Trim capped acrylic faces with aluminum returns and backs.
- Internal LED illumination with remote power supplies.
- Painted 2" square aluminum mounting rails.

Logo:

Supplied by Customer

Colors:

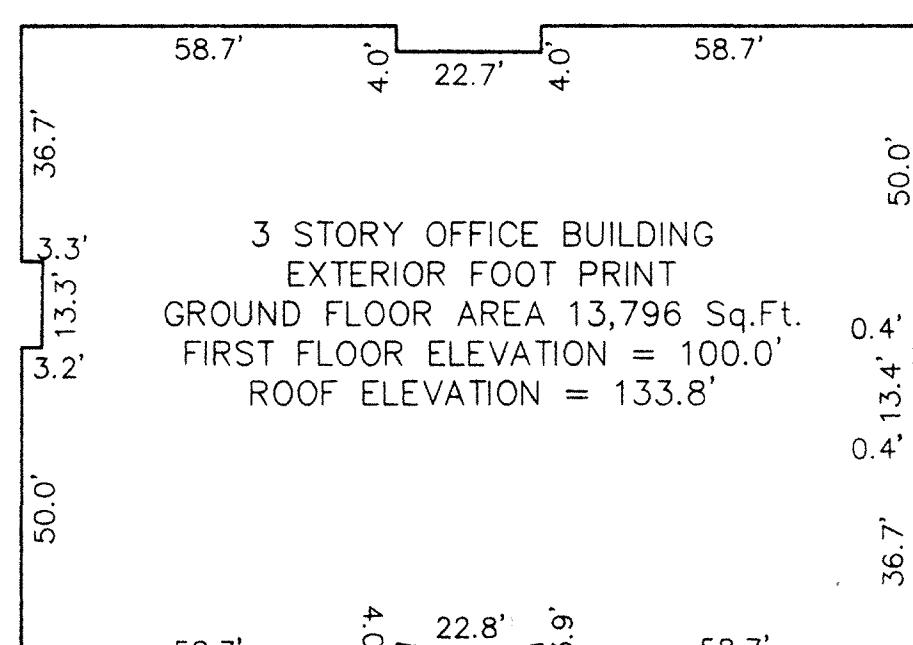
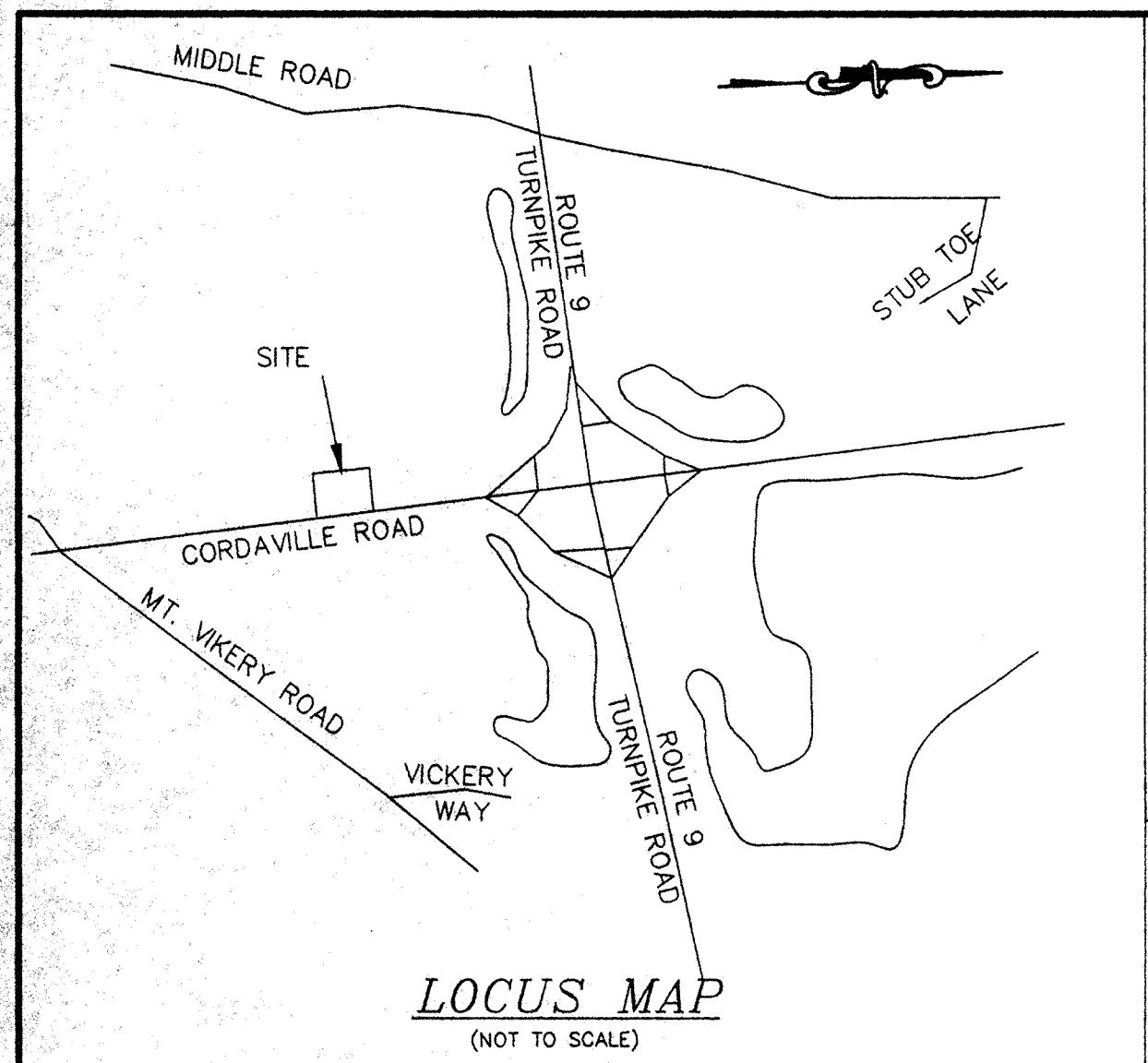
Faces:	<input type="checkbox"/> White Acrylic
Face Graphics:	<input checked="" type="checkbox"/> Oracal 8800-547 Fjord Blue translucent vinyl
	<input type="checkbox"/> White Acrylic (letter outlines)
Returns:	<input type="checkbox"/> Stock White Aluminum
Trimcap:	<input type="checkbox"/> Stock White
LEDs:	<input type="checkbox"/> White
Rails:	<input checked="" type="checkbox"/> Painted to match Brick Color (TBD)

Installation:

By ViewPoint/ Power (by others)

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

J:\Quoted\Capital Group Properties\Practice of Cosmetic Dentistry\153 Cordaville Road Southborough MA_Building sign_Quoted



BUILDING DETAIL

PLAN BOOK 336, PLAN 114

THIS PARCEL SHOWN LIES WITHIN A ZONE C, AREA OF MINIMAL FLOODING,
AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTHBOROUGH,
MASSACHUSETTS, COMMUNITY PANEL NO. 250333 0004 B, DATED 10/15/81

LEGAL DESCRIPTION

EXHIBIT A

The land in Southborough, Massachusetts, on the westerly side of Cordaville Road, containing approximately two acres, shown on a plan entitled "Plan of Land in Southborough, Mass., property of Eva Gulbankian," dated April 10, 1970, made by Schofield Brothers, Inc., registered land surveyors recorded in the Worcester District Registry of Deeds in plan book 336, plan 114, bounded and described follows:

BEGINNING at a point on the westerly line of Cordaville Road at the northeasterly corner of the parcel described herein and at the south east corner of land of the Town of Southborough;

THENCE South 5° 33' 21" east by Cordaville Road 332.14 feet to a stake set in the ground at the land now or formerly of Worcester Gas Light Company.

THENCE south 80° 40' 50" west 113 feet to a point;

THENCE south 88° 20' 23" west 143.78 feet to a stake set in the ground;

Thence north 5° 33' 23" west 339.50 feet to a stake set in the ground at a point in the southerly line of land of the Town of Southborough, the last three courses being by land of Worcester Gas Light Company;

THENCE north 86° 36' 54" east 256.39 feet by said land of the Town of Southborough to the point of beginning.

LOCUS DEED REFERENCES:

LOT SUMMARY:
ASSESSORS: MAP PARCELS
28 1

OWNER
153 CORDAVILLE ROAD, LLC
DEED REFERENCE
BK. 22463 PG. 375

PLAN REFERENCES:

PLAN BOOK 336 PLAN 114
PLAN BOOK 318 PLAN 97
PLAN BOOK 467 PLAN 96
PLAN BOOK 429 PLAN 9
PLAN BOOK 50 PLAN 54

EASEMENT REFERENCES:

DRAIN EASEMENT BOOK: 2460, PAGE: 381
BOOK: 2443, PAGE: 41
MASSACHUSETTS WATER RESOURCES AUTHORITY PERMIT:
FEBRUARY 14, 2000

PURSUANT TO SECTION 8 (m) OF CHAPTER 372 OF THE ACTS OF 1984
YOU ARE HEREBY GRANTED PERMISSION TO USE A CERTAIN PORTION OF
LAND PRESENTLY UNDER THE JURISDICTION AND CONTROL OF THE
MASSACHUSETTS WATER RESOURCES AUTHORITY

ELECTRIC EASEMENT BOOK: 22735, PAGE: 252
THE ELECTRIC EASEMENT IS UNPLOTTABLE, REFER TO DEED AND ENGINEERS
SKETCH FOR LOCATION

ACCESS EASEMENT BOOK: 23822, PAGE: 350

PLAN REFERENCE: EASEMENT PLAN OF LAND (TOWN GARAGE) IN
SOUTHBORO MASSACHUSETTS, PREPARED FOR CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD SOUTHBOROUGH, ON FEBRUARY 7, 2000, PREPARED
BY CONNORTONE CIVIL ENGINEERS AND LAND SURVEYORS 276 WEST
MAIN STREET NORTHBOROUGH MASSACHUSETTS.

LEGEND

GM	Gas Meter
ET	Electrical Transformer
E.T.	Overhead Electrical, telephone
E	6" x 6" Electrical Box
VAC	Septic Valve Covers
○ □ CB	Catch Basin
④	Drain Manhole
●	Fire Hydrant
⑤	Sewer Manhole
⑥	Utility Pole
⑦	Guy Wire
⑧	Gas Gate
⑨	Water Gate
FES	Flared End Section
☆	Light
▲	Flood Light
□	Highway Sign
□	Traffic Control Cabinet
○	1' X 1' MASS Highway Hand hole
○	Signal Mast Arm
○	Traffic Light
○	Guard Rail

PARKING

154 SPACES PROVIDED > 145 SPACES REQUIRED

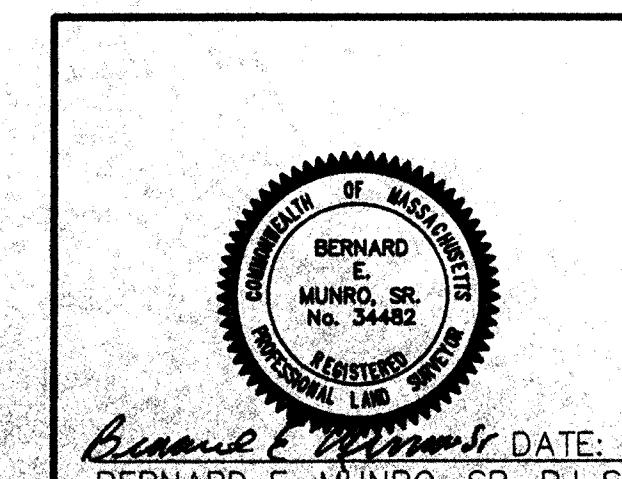
ZONING

INDUSTRIAL PARK DISTRICT
MINIMUM REQUIREMENTS
AREA = 43,560 S.F.
FRONTAGE = 200FT.
SETBACKS:
FRONT = 50.00 FT.
SIDE = 50.00 FT.
REAR = 50.00 FT.
HEIGHT = 45.00 FT.
OR THREE STORIES

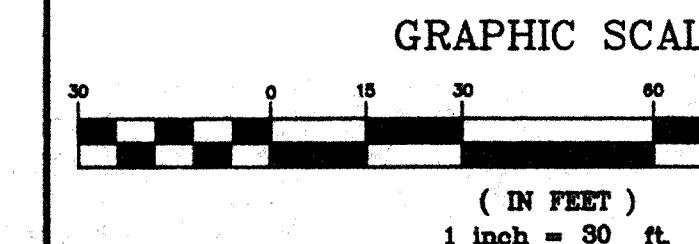
AREA OF LOCUS PARCEL: 87,121 Sq.Ft.

UTILITY NOTE:

Underground Utilities were Compiled from
Available Record Plans of Utility and Public
Agencies and are Approximate Only. Before
Design and Construction Call **DIG SAFE** at
1-888-344-7233



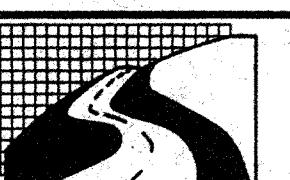
Bernard E. Munro, SR. No. 34482 DATE: 4/13/01



REVISIONS

NO.	DATE	DESIGN	CHECKED
1	4/25/01	JFD	BEM
2	6/26/01	JTV	BEM
3			
4			
5			
6			
7			

DATE: 4/13/01 JOB NO. B1183 DWG NO. B1183ALTA SHEET NO. 1



LAND PLANNING, INC.

BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 986-4130
GRAFTON: 214 WORCESTER ST. 01519 (508) 839-9526
HOLDEN: 30 SUNNYSIDE AVE. 01520 (508) 829-3006
HANSON: 1115 MAIN STREET 02341 (781) 294-4144

DATE: 4/13/00 JOB NO. B1183 DWG NO. B1183ALTA SHEET NO. 1

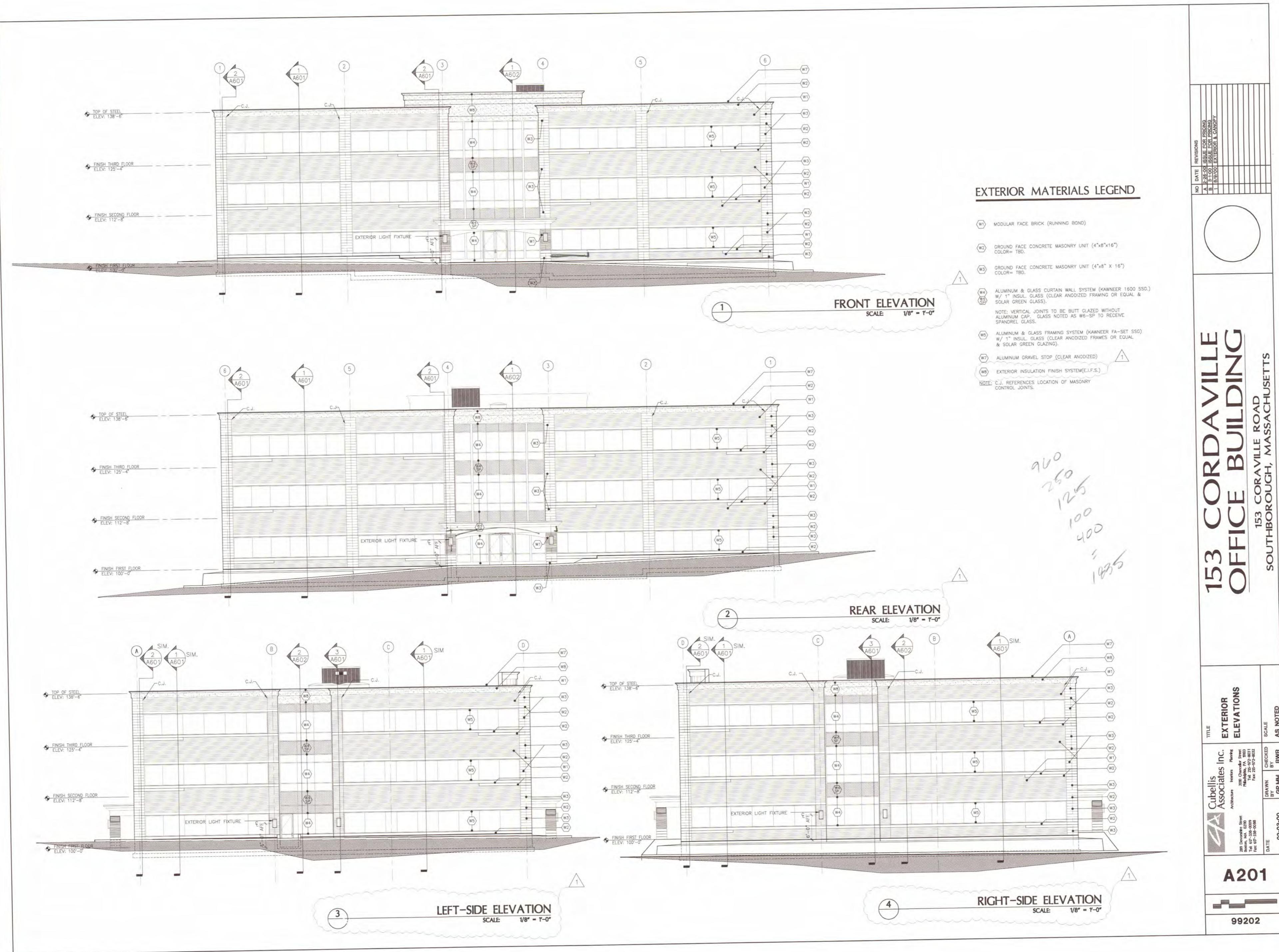
ALTA / ASCM LAND TITLE SURVEY

PLAN OF LAND

LOCATED ON
153 CORDAVILLE ROAD
SOUTHBOROUGH

OWNED BY / PREPARED FOR
153 CORDAVILLE ROAD, LLC
259 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS

Bernard E. Munro, SR. No. 34482 DATE: 4/13/01



25 (B)

QUITCLAIM DEED

I, Anthony Gulbankian, of 153 Cordaville Road, Southboro, MA, being unmarried, for consideration paid and in full consideration of Five Hundred Thousand Dollars, (\$500,000), the receipt and sufficiency of which is hereby acknowledged, hereby grant to: 153 Cordaville Road LLC

with a mailing address of 259 Turnpike Road, Suite 100, Southborough, MA 01772

with Quitclaim Covenants, the property described as follows:

SEE EXHIBIT A, HEREIN INCORPORATED BY REFERENCE

For Grantor's title, see deeds of Eva Gulbankian, recorded with the Worcester South District Registry of Deeds at Book 7616, Page 394, and Book 7529, Page 229, respectively.

Witness my hand and seal on March 15, 2000.

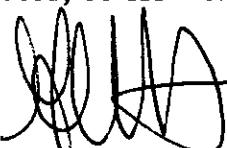

Anthony Gulbankian

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 15, 2000

Then before me personally appeared Anthony Gulbankian, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged this as his free act and deed, before me.


Gregory G. Mitras, Notary Public
My commission expires: August 4, 2006

c:\wp51\docs\gulbank.ded

Gould Title
46819-A
WORCESTER
DEEDS REG 20
WORCESTER


Gould Title
46819-A
WORCESTER
DEEDS REG 20
WORCESTER

CANCELLED

04/15/2000 01
000000 #7957

FEE \$2280.00

CASH \$2280.00

Mail to:

Glen M. Mair, Esq.
MDL

Gould Title 46819-A

00 APR -4 PM 1:07

Cordaville Road
Southboro, MA

EXHIBIT A

The land in Southborough, Massachusetts, on the westerly side of Cordaville Road, containing approximately two acres, shown on a plan entitled "Plan of Land in Southborough, Mass., property of Eva Gulbankian," dated April 10, 1970, made by Schofield Brothers, Inc., registered land surveyors recorded in the Worcester District Registry of Deeds in plan book 336, plan 114, bounded and described as follows:

BEGINNING at a point in the westerly line of Cordaville Road at the northeasterly corner of the parcel described herein and at the southeast corner of land of the Town of Southborough;

THENCE South $5^{\circ} 33' 21''$ east by Cordaville Road 332.14 feet to a stake set in the ground at a corner of land now or formerly of Worcester Gas Light Company.

THENCE south $80^{\circ} 40' 50''$ west 113 feet to a point;

THENCE south $88^{\circ} 20' 23''$ west 143.78 feet to a stake set in the ground;

THENCE north $5^{\circ} 33' 21''$ west 339.50 feet to a stake set in the ground at a point in the southerly line of land of the Town of Southborough, the last three courses being by land now or formerly of Worcester Gas Light Company;

THENCE north $86^{\circ} 36' 54''$ east 256.39 feet by said land of the Town of Southborough to a stake at the point of beginning.

Containing 2 acres of land, more or less, according to said plan.

Being a portion of the premises conveyed to Giragos Gulbankian by deed of Garabed Gulbankian dated December 28, 1929 and recorded in said registry in Book 2512, Page 21.

For Title see Deed recorded at Book 7616, Page 394 and Book 7529, Page 229.

ATTEST: WORC. Anthony J. Vigliotti, Register



300 feet Abutters List Report - Zoning Board of Appeals

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2025

Subject Property:

Parcel Number: 28-0000-016-0
Property Address: 150 CORDAVILLE ROAD

Mailing Address: 150 CORDAVILLE ROAD LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Abutters:

Parcel Number: 28-0000-001-0
Property Address: 153 CORDAVILLE ROAD

Mailing Address: 153 CORDAVILLE ROAD LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 28-0000-002-0
Property Address: TRNPK AT CORDAVILLE

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel Number: 28-0000-015-0
Property Address: TRNPK AT CORDAVILLE

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel Number: 28-0000-016-A
Property Address: 27 MT VICKERY ROAD

Mailing Address: GULBANKIAN, CAROLYN A TRS
CAROLYN A GULBANKIAN REVOC TR
40 MT VICKERY ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 28-0000-017-0
Property Address: 162 CORDAVILLE ROAD

Mailing Address: CORDAVILLE ASSOCIATES LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 28-0000-020-0
Property Address: 147 CORDAVILLE ROAD

Mailing Address: SOUTHBOROUGH TOWN OF HIGHWAY
DEPT-TRANSFER STA
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 28-0000-021-0
Property Address: 157 CORDAVILLE ROAD

Mailing Address: COMMONWEALTH GAS COMPANY
NSTAR ELECTRIC AND GAS COMPANY
PO BOX 2915
HARTFORD, CT 06104

Parcel Number: 28-0000-024-0
Property Address: 25 MT VICKERY ROAD

Mailing Address: GULBANKIAN, MICHAEL G AND
HAYKUHI
25 MT VICKERY ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 28-0000-025-0
Property Address: MT VICKERY ROAD

Mailing Address: GULBANKIAN, MICHAEL G & JOHN AND
CAROLYN HABIB
25 MT VICKERY ROAD
SOUTHBOROUGH, MA 01772



300 feet Abutters List Report - Zoning Board of Appeals

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2025

Parcel Number: 28-0000-026-0
Property Address: 146 CORDAVILLE ROAD

Mailing Address: 146 CORDAVILLE ROAD LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-048-0
Property Address: 15 MT VICKERY ROAD

Mailing Address: GULBANKIAN, JOHN AND ARMINE
15 MT VICKERY ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-051-0
Property Address: MT VICKERY ROAD

Mailing Address: GULBANKIAN, JOHN AND ARMINE
15 MT VICKERY ROAD
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

TOWN OF SOUTHBOROUGH



ZONING BOARD OF APPEALS

CORDAVILLE HALL · 9 CORDAVILLE ROAD, LOWER LEVEL · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0717 ext 3919 · ldavis@southboroughma.com

Legal Ad Authorization

Per Mass General Laws, Section 11, notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing. Publications shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date, time and place of the public hearing, the subject matter of the hearing, and the nature of action or relief requested if any.

By submitting this authorization, you hereby agree to the terms of payment and understand that direct payment (either in the form of pre-payment or invoice sent directly by the newspaper of choice) is required to receive a valid permit. Failure to submit this form shall automatically deem an application incomplete until such time that it has been submitted as the Zoning Board of Appeals cannot place a legal ad otherwise.

If a company or business will be responsible for payment, then the newspaper will bill you directly in the form of an invoice. If an individual such as a homeowner will be responsible for payment then they will be required to call in and pre-pay (this information will be provided to them once received by ZBA staff). Please note that this process is subject to change without notice as billing procedures are handled directly by the newspapers.

Party Responsible for Legal Ad Payment: _____

Address: _____

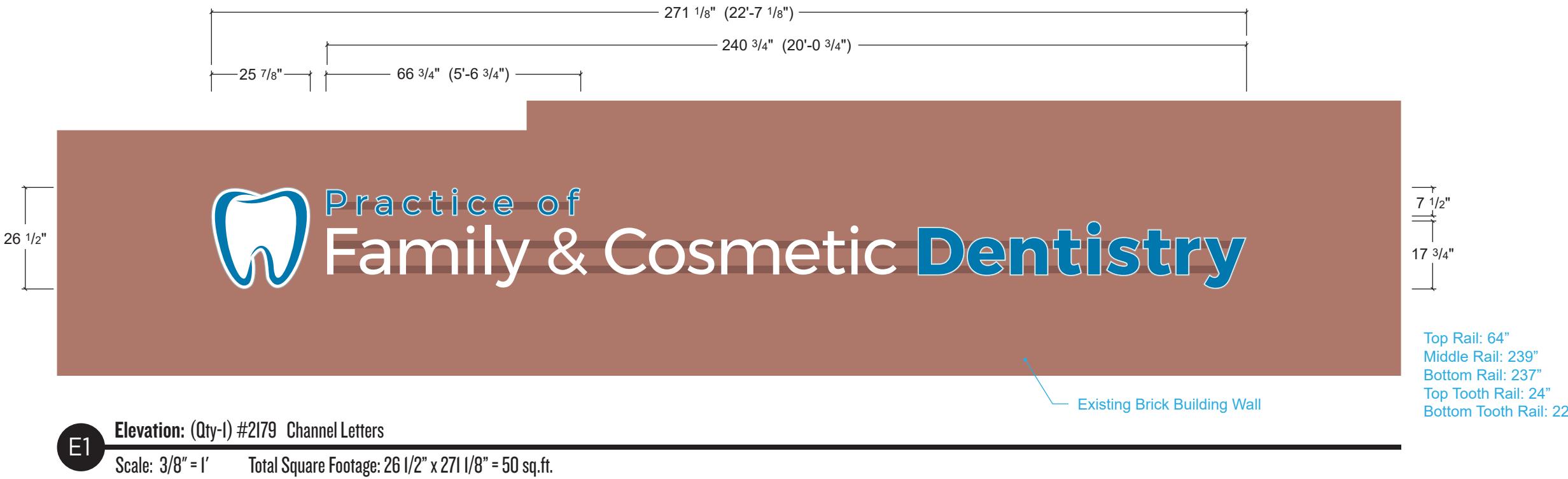
City/Town: _____

Zipcode: _____

Email: _____

Phone Number: _____

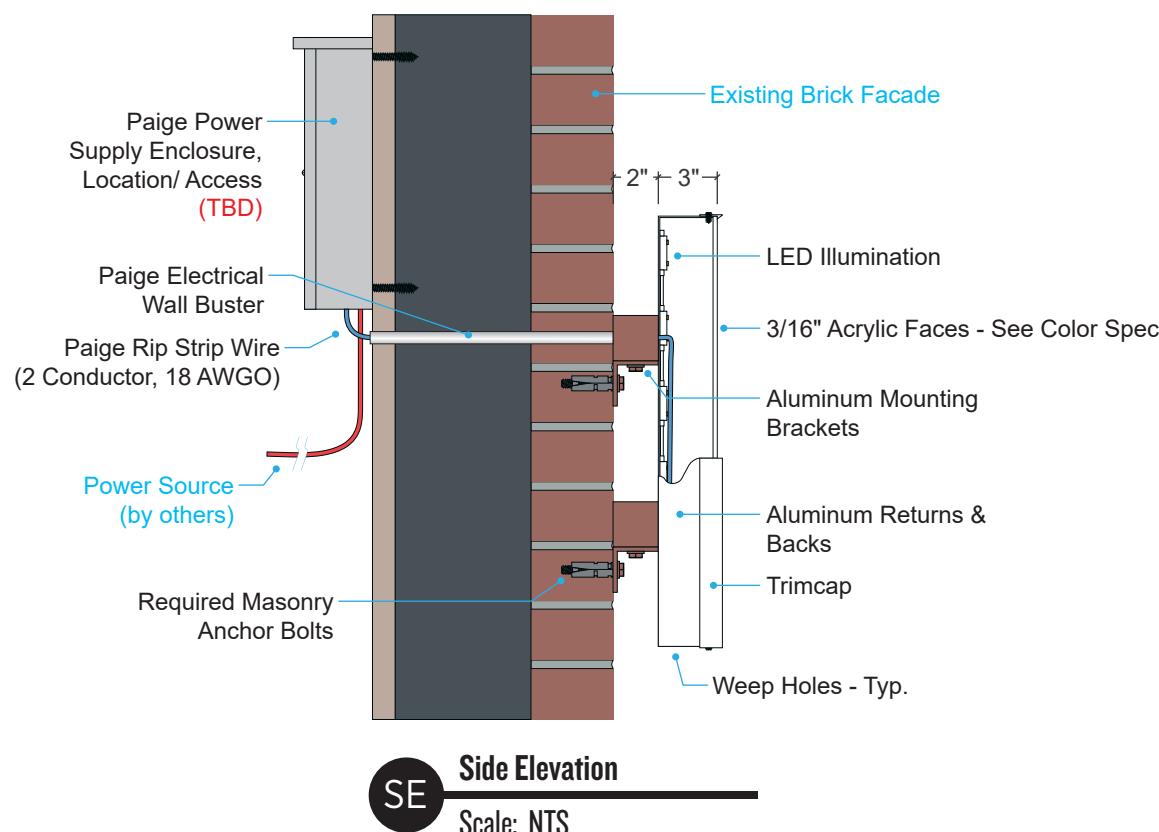
Newspaper: MetroWest Daily News (or other if no availability)



E1 Elevation: (Qty-1) #2179 Channel Letters

Scale: 3/8" = 1'

Total Square Footage: 26 1/2" x 271 1/8" = 50 sq.ft.



SE Side Elevation

Scale: NTS

Description:

(Qty-1) 3" (deep) Face-lit LED channel letters mounted to rails.
 - Trim capped acrylic faces with aluminum returns and backs.
 - Internal LED illumination with remote power supplies.
 - Painted 2" square aluminum mounting rails.

Logo:

Supplied by Customer

Colors:

Faces:	<input type="checkbox"/> White Acrylic
Face Graphics:	<input checked="" type="checkbox"/> Oracal 8800-547 Fjord Blue translucent vinyl
	<input type="checkbox"/> White Acrylic (letter outlines)
Returns:	<input type="checkbox"/> Stock White Aluminum
Trimcap:	<input type="checkbox"/> Stock White
LEDs:	<input type="checkbox"/> White
Rails:	<input type="checkbox"/> Painted to match Brick Color (TBD)

Installation:

By ViewPoint/ Power (by others)

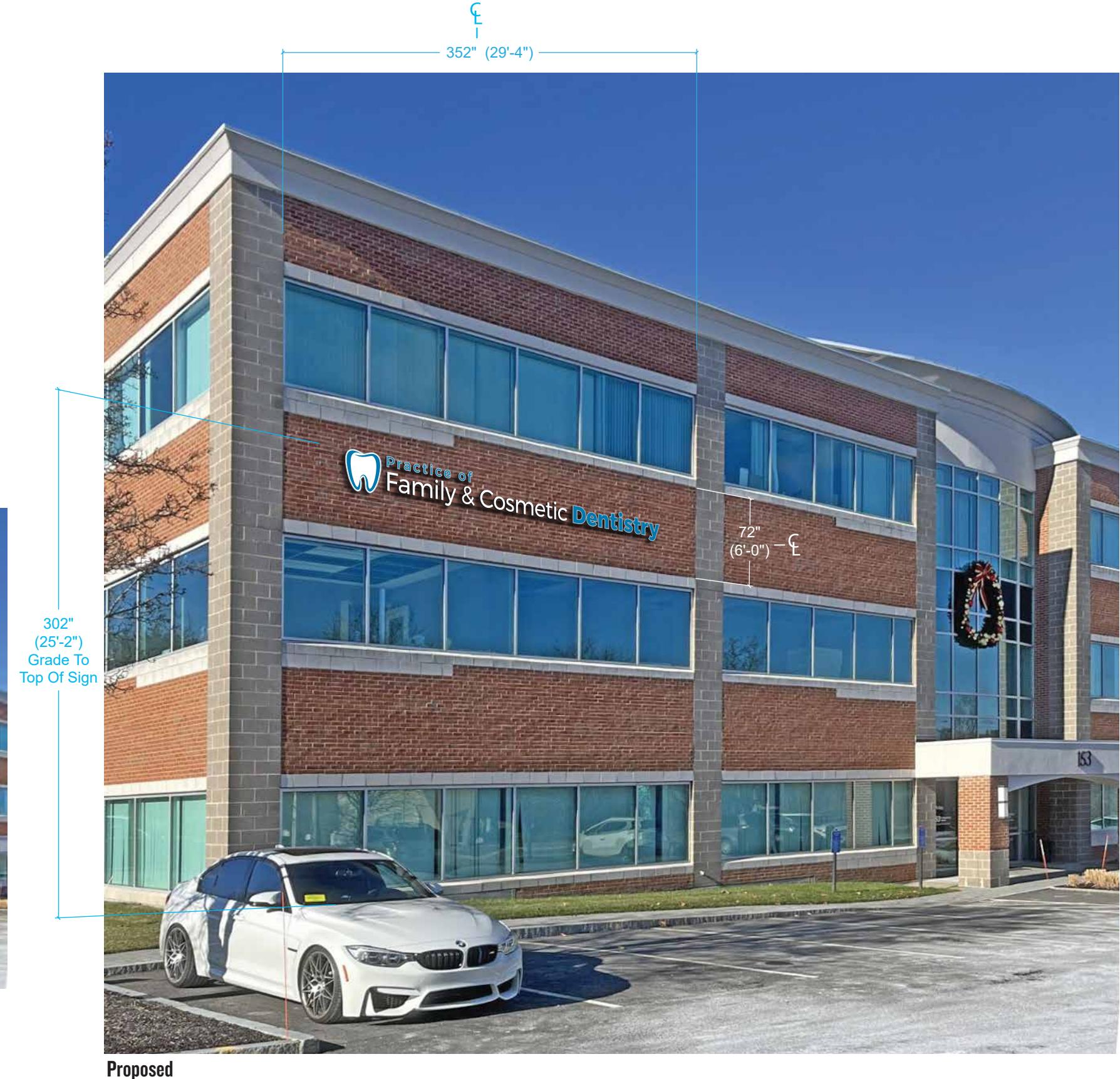
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).

This includes proper grounding and bonding of the sign.

J:\2Jobs\Capital Group Properties_Practice of Cosmetic Dentistry_I53 Cordaville Road Southborough MA_Building sign_Quote



Existing



Proposed

J:\2Jobs\Capital Group Properties\Practice of Cosmetic Dentistry\I53 Cordaville Road Southborough MA_Building sign_Quote

TOWN OF SOUTHBOROUGH



RECEIVED
SOUTHBOROUGH TOWN CLERK
2025 MAR 27 P 2:37
JFH

PLANNING BOARD

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710, ext. 3028 · FAX (508) 983-7752 · kquinn@southboroughma.com

Memorandum

TO: Zoning Board of Appeals
FROM: Karina Quinn, Town Planner
DATE: March 24, 2025
RE: **Sign Application – Planning Board Report to ZBA**
153 Cordaville Road (Office Building) - Wall Sign

At its regularly scheduled meeting of March 24, 2025, the Planning Board reviewed each of the five criteria below in accordance with §174-11. E. (2) of Southborough's Town Code in regard to the referenced petition for approval of a proposed internally LED illuminated wall sign on the east side of the building facing Cordaville Rd. A PB Report to ZBA is required for the ZBA Special Permit application the applicant submitted for the wall sign which exceeds the height and area requirements in the Industrial Park zone. Proposed height is 24.4 ft to top of sign with 75.83 sf area. Industrial Park zone max is height of 20 ft and 50 sf area.

The Planning Board reports the following:

1. The sign scale is in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures.

Yes 4 No 1 NA (See Notes and Conditions #1 and #2 below)

(The single "No" vote reflected the belief from that PB member that signs exceeding allowed size and height should not be allowed.)

2. The sign size, shape and placement serve to define or enhance architectural elements of the building, such as columns, sill lines, cornices and roof edges, and do not unreasonably interrupt, obscure or hide them.

Yes 4 No 1 NA (See Notes and Conditions #1 and #2 below)

(The single "No" vote reflected the belief from that PB member that signs exceeding allowed size and height should not be allowed.)

3. The sign design is in harmony with other signage on the same or adjacent structures, and provides reasonable continuity in mounting location and height, proportions and materials.

Yes 4 No 1 NA (See Notes and Conditions #1 and #2 below)

(The single "No" vote reflected the belief from that PB member that signs exceeding allowed size and height should not be allowed.)

4. The sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use.

Yes No 5 NA (See Notes and Conditions #3 below)

**Town of Southborough
PLANNING BOARD**

153 Cordaville Rd (Wall Sign)

5. The sign size, location, design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Yes 5 No NA (See Notes and Conditions #1 below)

With the following Notes and Conditions:

1. This Report to ZBA is specific to the one wall sign presented to the Planning Board.
2. (Please note that the applicant is also requesting the ZBA Special Permit allow future wall signs up to 38 ft in height, not to extend above the roof building, and with a maximum area of up to 80 SF.) The Planning Board opined that to include potential future signs in the special permit would not be appropriate and would circumvent the required Planning Board reports to the ZBA as specified in Town Code §174-11.E(2). Special permits for future signs should be applied for when they are specifically proposed in order to ensure the required criteria is addressed.
3. Per 174-11.C(3) ...No sign may utilize translucent panels, canvas or other fabric, letters, devices or other similar components to create an image by allowing light to pass through, except for businesses fronting on Route 9...]
4. Per Town Code §174-11.C(2)(d) and §174-12.1.Q, the signs shall not to be illuminated between the hours of 10 pm to 6 am.

CC: Planning Board
Chris Lund, Building Commissioner



Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0717 ext. 1

Zoning Board of Appeals

General Application

Special Permit, Variance, & Appeal

General Application Form

(Please answer all the following – use additional pages as necessary)

APPLICATION INFORMATION

This Application is for (please check one):

Special Permit Variance Appeal from a decision of the Building Inspector/Zoning Officer

Sections of the Zoning Bylaw Applicable to Application:

PROPERTY INFORMATION

Address:	Map/Lot:
Zoning District:	Book/Page:
Total Land Area:	Lot Frontage:
Present Use:	
Proposed Use:	
<i>Check all applicable:</i>	
<input type="checkbox"/> 100' Wetland Buffer Zone	<input type="checkbox"/> 200' Riverfront Area
<input type="checkbox"/> Disturbing more than 1 acre	<input type="checkbox"/> Flood Plain

BUILDING COMMISSIONER REVIEW (OPTIONAL)

To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.

This application has been deemed complete by the Southborough Building Commissioner.

Signature of Building Commissioner:

Date:



Town of Southborough
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0717 ext. 1

**Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal**

Town Clerk Filing Date

Hearing Date

PROPERTY OWNER/APPLICANT INFORMATION

The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: **Owner** **Agent/Attorney** **Other (please explain):**

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: **Owner** **Agent/Attorney** **Other (please explain):**

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

APPLICANT REPRESENTATIVES

Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):

Name	Role (e.g. attorney, architect, etc)	Address	Telephone Number

**NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.*

**Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal**

Town Clerk Filing Date

Hearing Date

Checklist of Required Materials

Information to be submitted with Application

- Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- Completed General Application Form & Checklist**
- Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- Certified list of abutters:** as obtained from the Assessor's office
- Electronic files:** to be submitted via ViewPoint, the online permitting software
- OPTIONAL:** Letters of support

Prepare the required documents as follows:

- Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
- Zoning Board of Appeals Packet** – submit on ViewPoint
 - Application fee (Checks made payable to the Town of Southborough)
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
 - One (1) legal ad form

Project Narrative:

We are seeking a variance to allow us to build a 2-car garage addition. This will necessitate a variance as it encroaches on the 25-foot setback with our neighbors at 28 Granuaile Rd. The encroachment is minor at approximately 4.66 feet. The owners of 28 Granuaile have agreed to this plan and have submitted a letter of support.

There is no current use. There are several trees on the location that will need to be taken down and some grading to occur with a retaining wall.

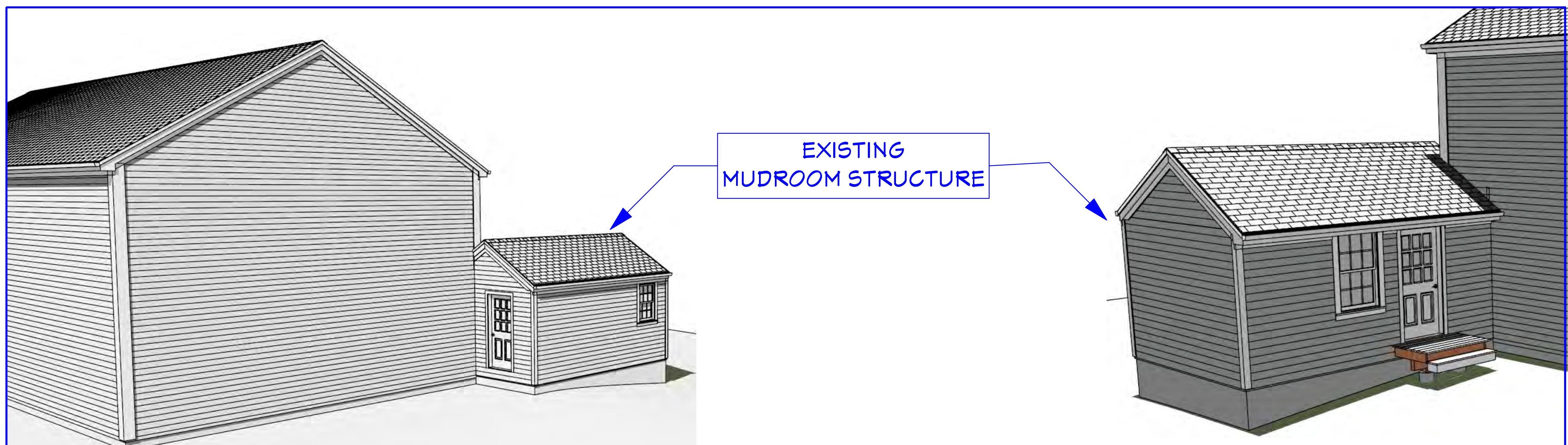
Site plans and garage drawings have been submitted, please see enclosed.

Sean Connelly

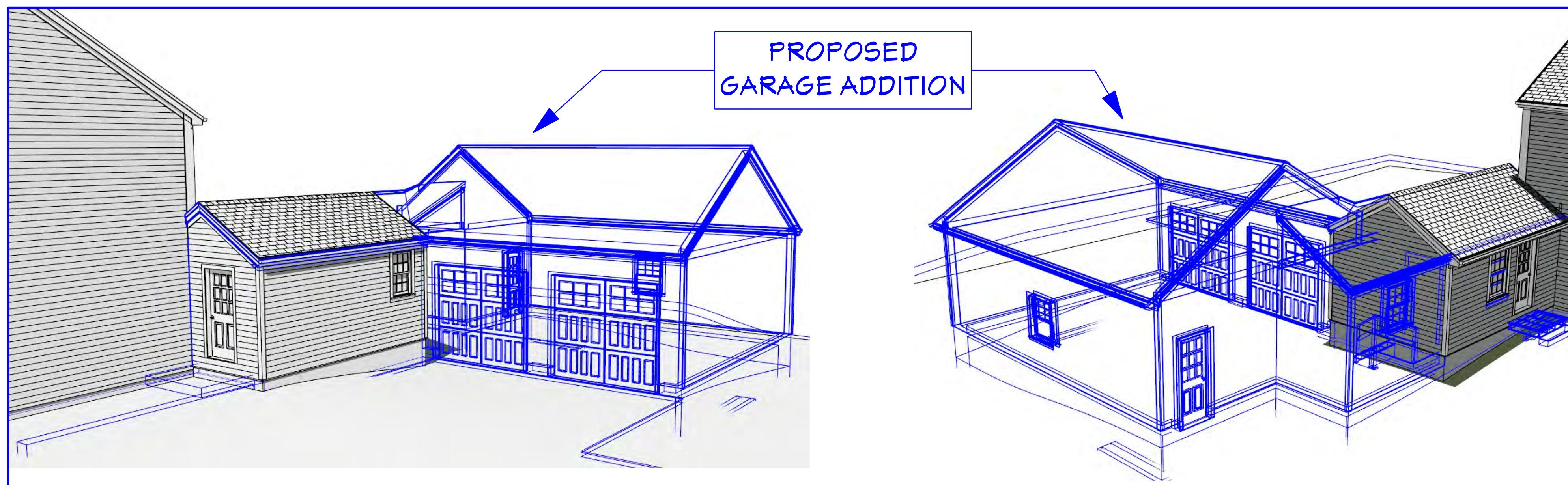
26 Granuaile Rd.

Southborough, MA 01772

617-763-1885



**GARAGE & MUDROOM ADDN.
EXTERIOR PERSPECTIVES**



TYPICAL BUILDING SPECIFICATIONS

ROOF: ASPHALT SHINGLES
1/2" ZIP SHEATHING
2X's @ 16" O.C. - SEE "FRAMES"

EXT. WALL: VINYL SIDING
7/16" ZIP SHEATHING
2X's @ 16" O.C.
1/2" BLUE BOARD & SKIM COAT

CEILINGS: 1/2" BLUE BOARD & SKIM COAT
1X3 FURRING @ 16" O.C.
2X's @ 16" O.C. SEE "FRAMES"

FLOORS: FINISH FLOOR T.B.D.
3/4" ADVANTECH GLUED & NAILED
2X10's @ 16" O.C. SEE "FRAMES"

SLABS: 4" CONCRETE-ON-GRADE
6 MIL. POLY VAPOR BARRIER
4" SUB-GRADE

FOUNDATIONS: 10" STEM WALL

FOOTINGS: 20" X 10" WITH 2X4 KEY
PERIMETER DRAINS: 4" PERFORATED PVC
BEDDED IN 3/4" CRUSHED STONE
RUN TO DAYLIGHT.

DESIGN STANDARDS: Southborough, MA
780 CMR 9th EDITION - 2015 I.R.C.

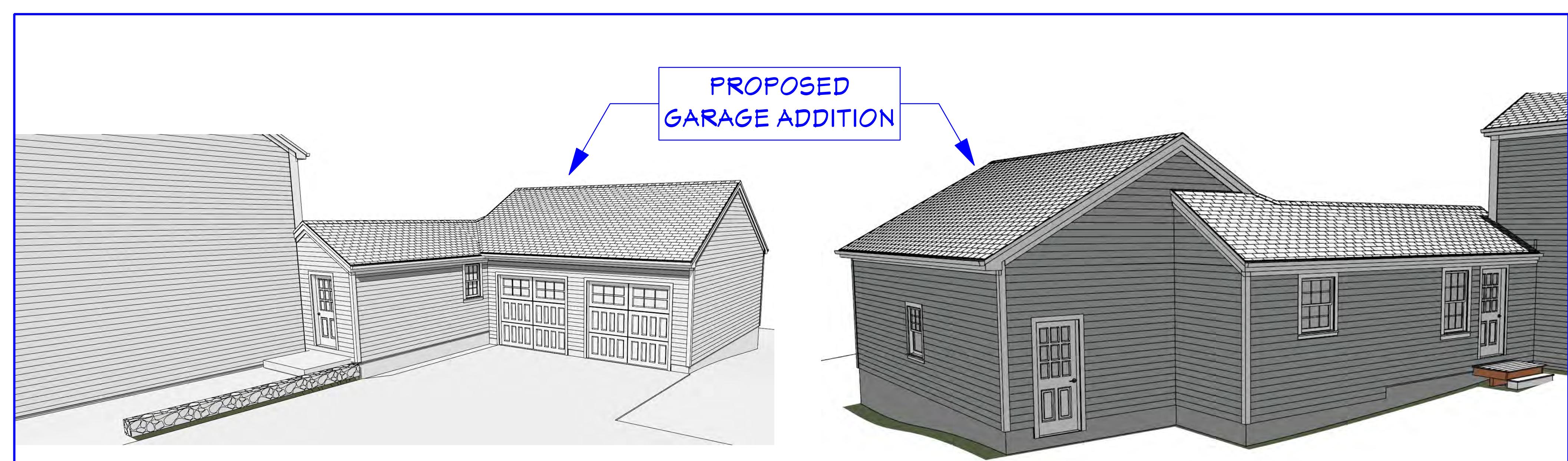
ROOF: 10 psf DEAD
40 psf GROUND SNOW - Pg
35 psf MIN. FLAT ROOF - Pg

ATTIC: 20 psf STORAGE
10 psf DEAD

SLEEPING ROOMS:
30 psf LIVE
10 psf DEAD

ROOMS: 40 psf LIVE
10 psf DEAD

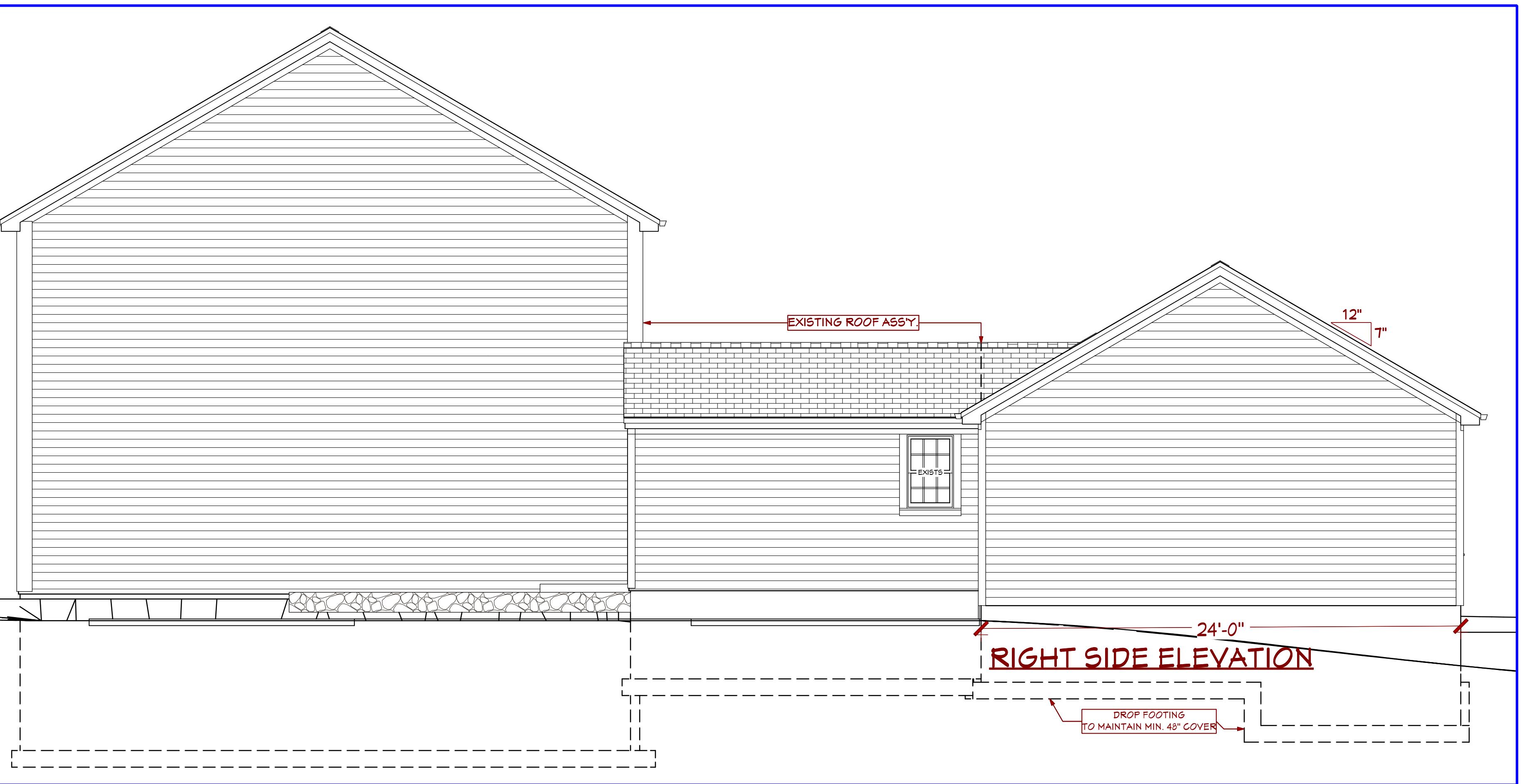
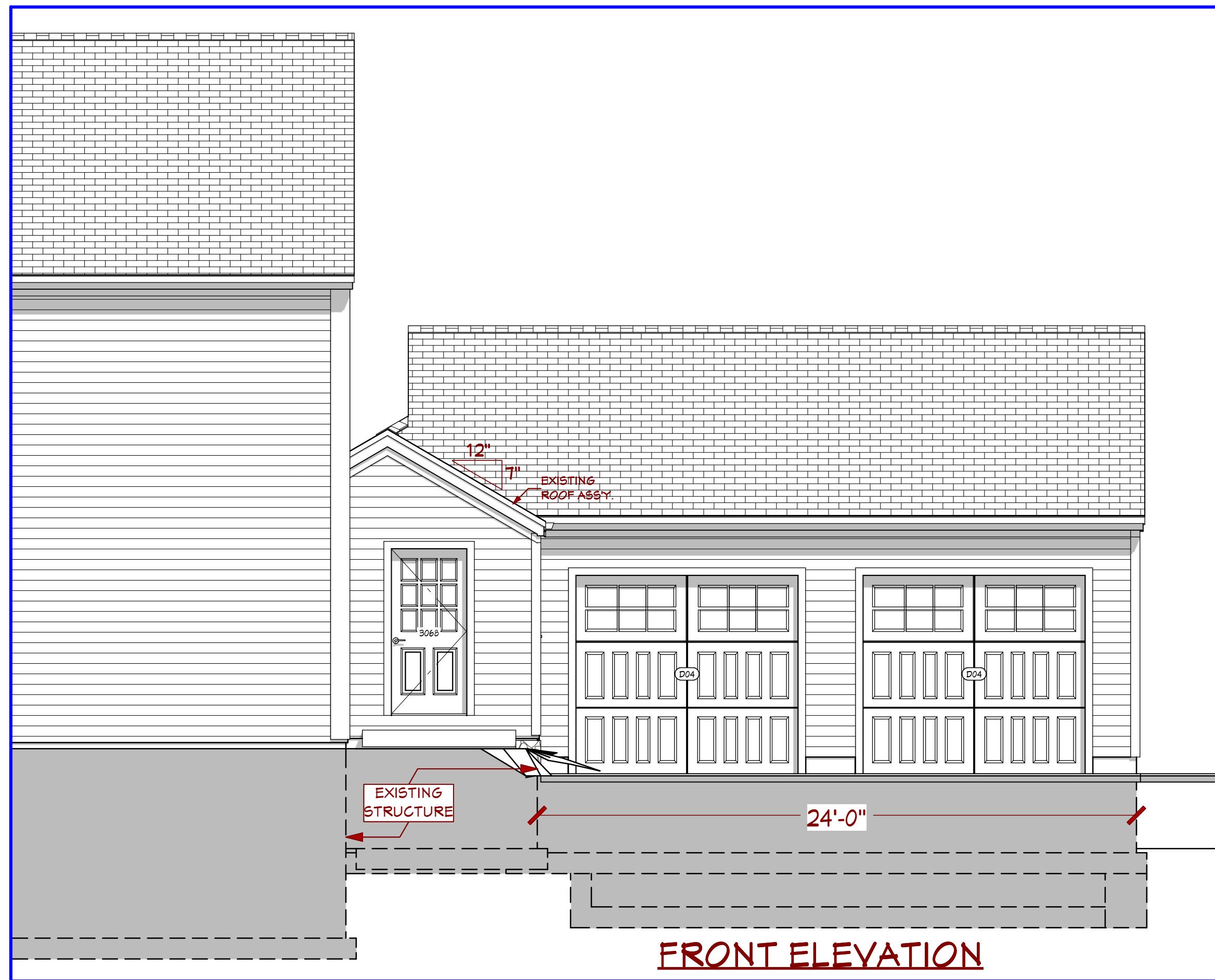
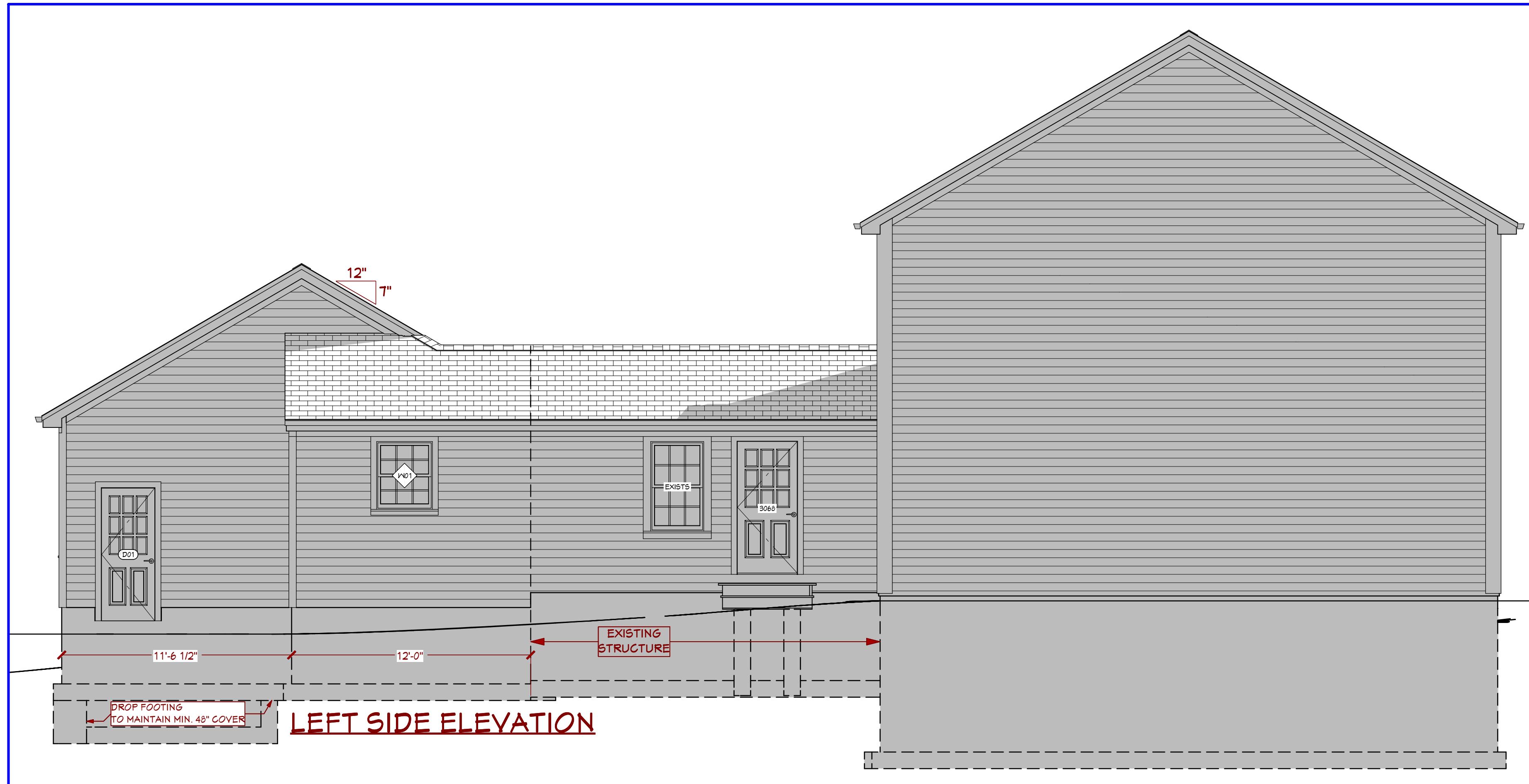
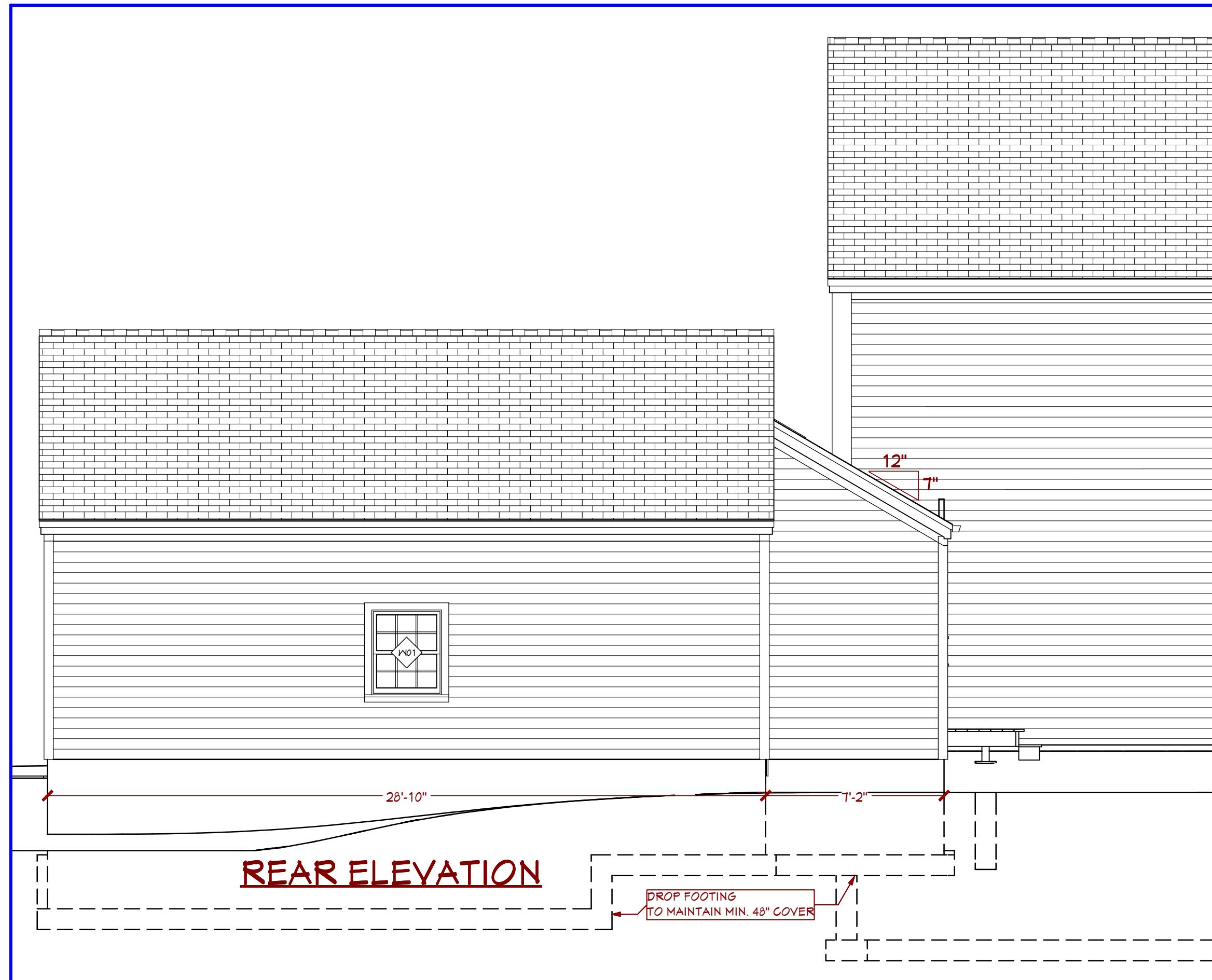
MAX SOIL PRESSURE: 2,500 psf
WIND SPEED: 125 mph
WIND EXPOSURE: ZONE B



**GARAGE & MUDROOM ADDN.
EXTERIOR ELEVATIONS**

Connelly Residence
26 Granuaile Rd.
Saugusborough, MA 01772

DATE:
2/15/2025
SCALE:
1/4" = 1'-0"
SHEET:
D2



WINDOW SCHEDULE CONFIRM ALL ROUGH OPENING SIZES WITH MFR. PRIOR TO FRAMING										
NUMBER	ROOM NAME	LABEL	QTY	FLOOR	R/O	EGRESS	TEMPERED	HEADER	HEADER TYPE	COMMENTS
W01	GARAGE	TW 2832 R/O: 34 1/8" X 40 7/8"	2	1	34 5/8"X41 7/8"			2"X6"X37 5/8" (3)	LUMBER	

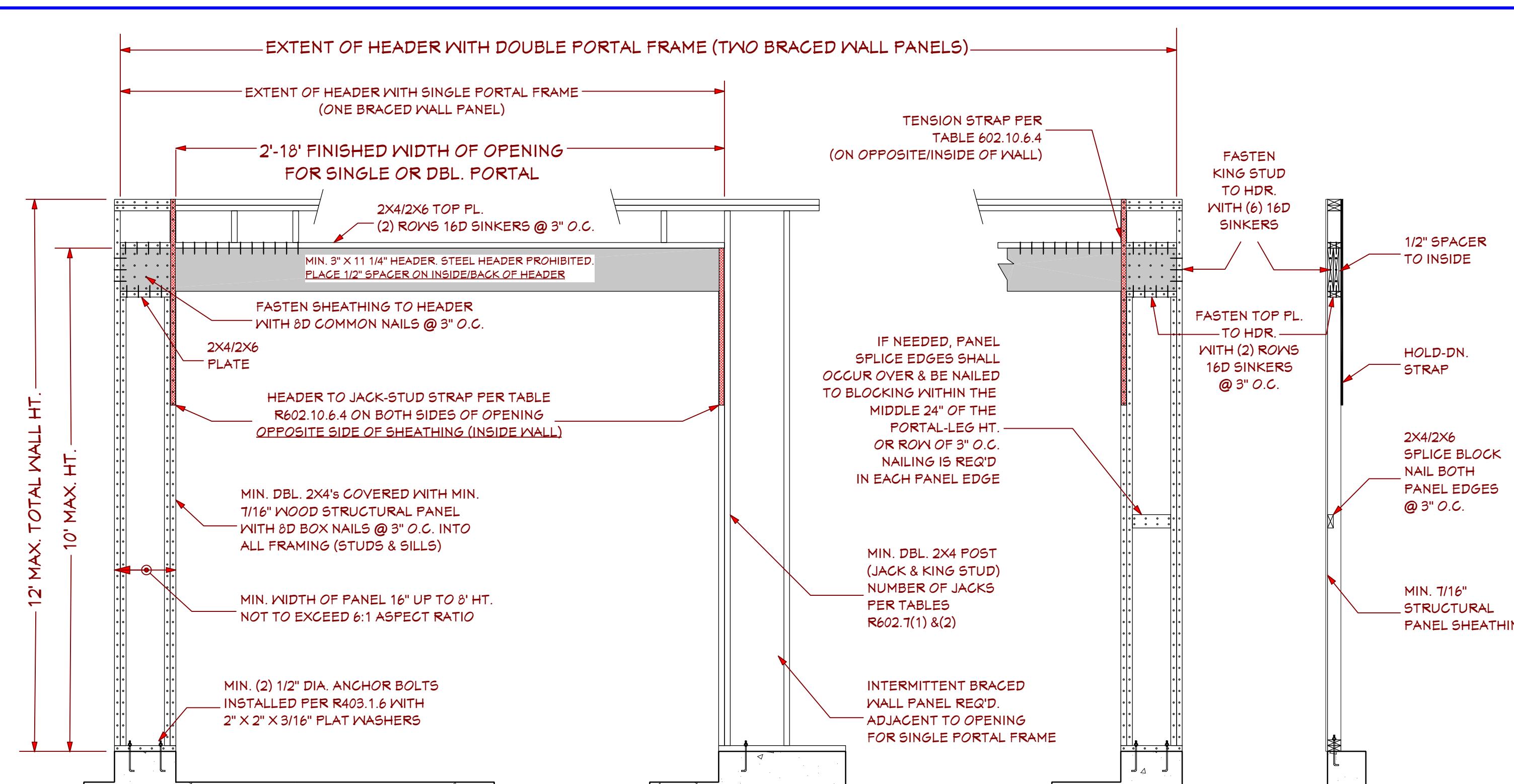
DOOR SCHEDULE CONFIRM ALL ROUGH OPENING SIZES WITH MFR. PRIOR TO FRAMING									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	HEADER TYPE	COMMENTS
D01	2868	1	1	2868 L EX	34"X82 1/4"	EXT. HINGED-DOOR E06	2"X6"X37" (3)	LUMBER	
D02	3068	1	1	3068	38"X82 1/2"	CASED OPENING	2"X6"X41" (2)	LUMBER	
D03	3068	1	1	3068 R EX	38"X82 1/4"	EXT. HINGED-DOOR P09	2"X6"X41" (3)	LUMBER	20 MINUTE, SELF-CLOSING
D04	108" W X 96" H O.H. DOOR	2	1	9080	108"X96"	GARAGE-GARAGE DOOR CHD05	1 3/4"X11 7/8"X114" (3)	LVL	#H-01: (3) 11 7/8" LVL'S

BRACED WALL LINES & PANEL LOCATIONS ARE INDICATED ON THE PLANS PER THE FOLLOWING SCHEDULE (IRC 2015):

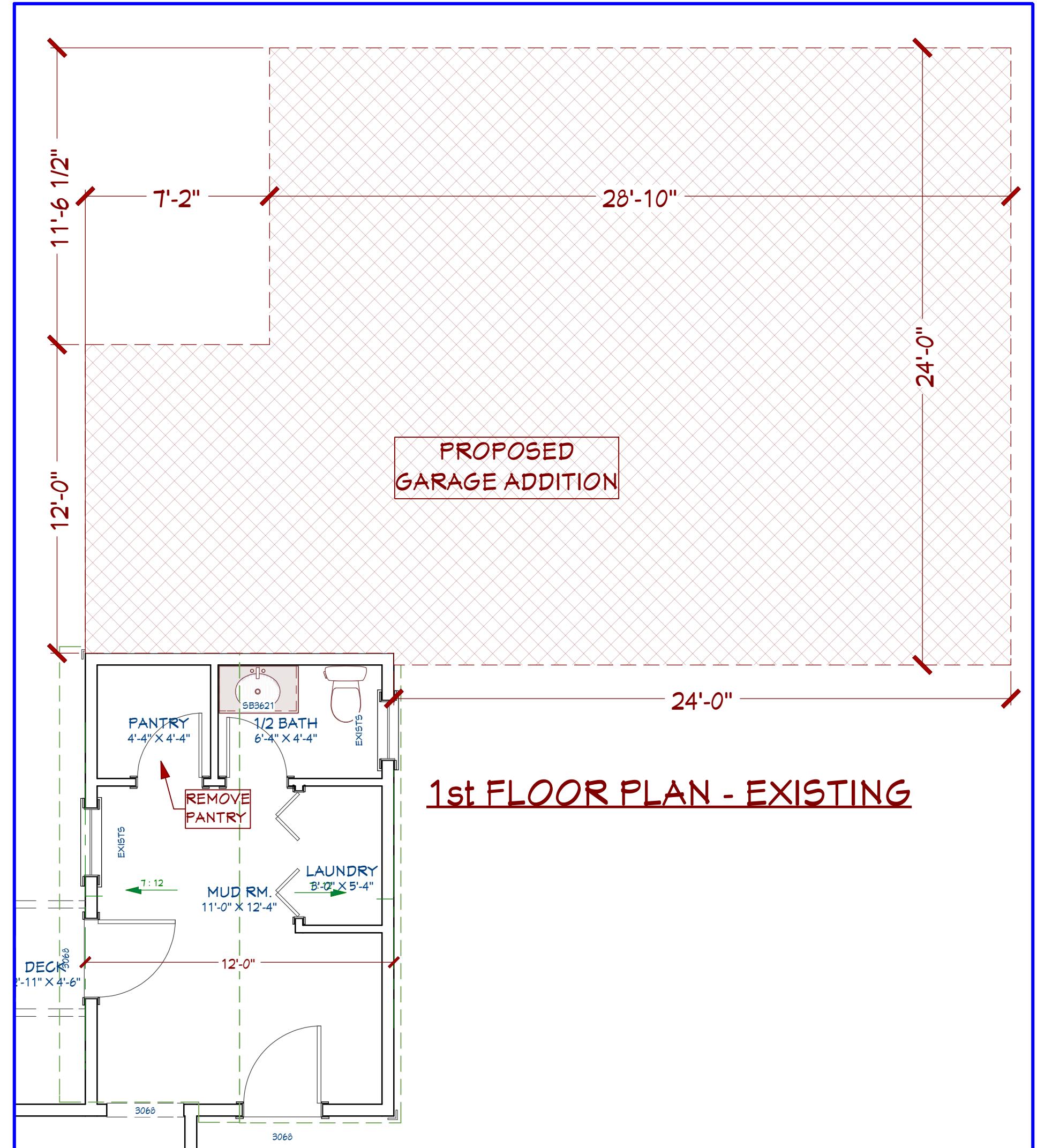
<u>DETAIL</u>	<u>DESCRIPTION</u>
48WSP	48" Wood Structural Panel
CS	Continuous sheathing on this wall, including above and below the header. Block all edges and nail with 2 3/8" x .113" nails @ 6" centers. <u>16ga. X 1 3/4" staple @ min. 7/16" crown, 15ga. X 1 3/4" staples</u>
24CSP	Continuous Sheathing Panel. 24" width of 7/16" sheathing. Nail with 2 3/8" X .113 nails @ 6" centers at all edges and <u>16ga. X 1 3/4" staple @ min. 7/16" crown, 15ga. X 1 3/4" staples</u>
32ABP	32" Alternate-braced panel; Construct per IRC 2015 R602.10.6.3
24 CS-PF*	24" Field-built portal, single (one panel on one side of opening)
24 CS-PFD*	24" Field-built portal, double (one on each side of opening)
*Construct per 2015 IRC Figure R602.10.6.3	
12MP	12" Prefabricated panel
12MPS	12" Prefabricated portal, single (one side)
12MPD	12" Prefabricated portal, double (one on each side of opening)

GB Length of gypsum both sides of wall. Minimum 1/2" gypsum, block all edges, NAIL or SCREW with 1 5/8" nails of 6d common (2" X .131") nails @ 7" O.C. or Type W or Type S screws @ 7" O.C. with not less than 5/8" penetration into wood framing

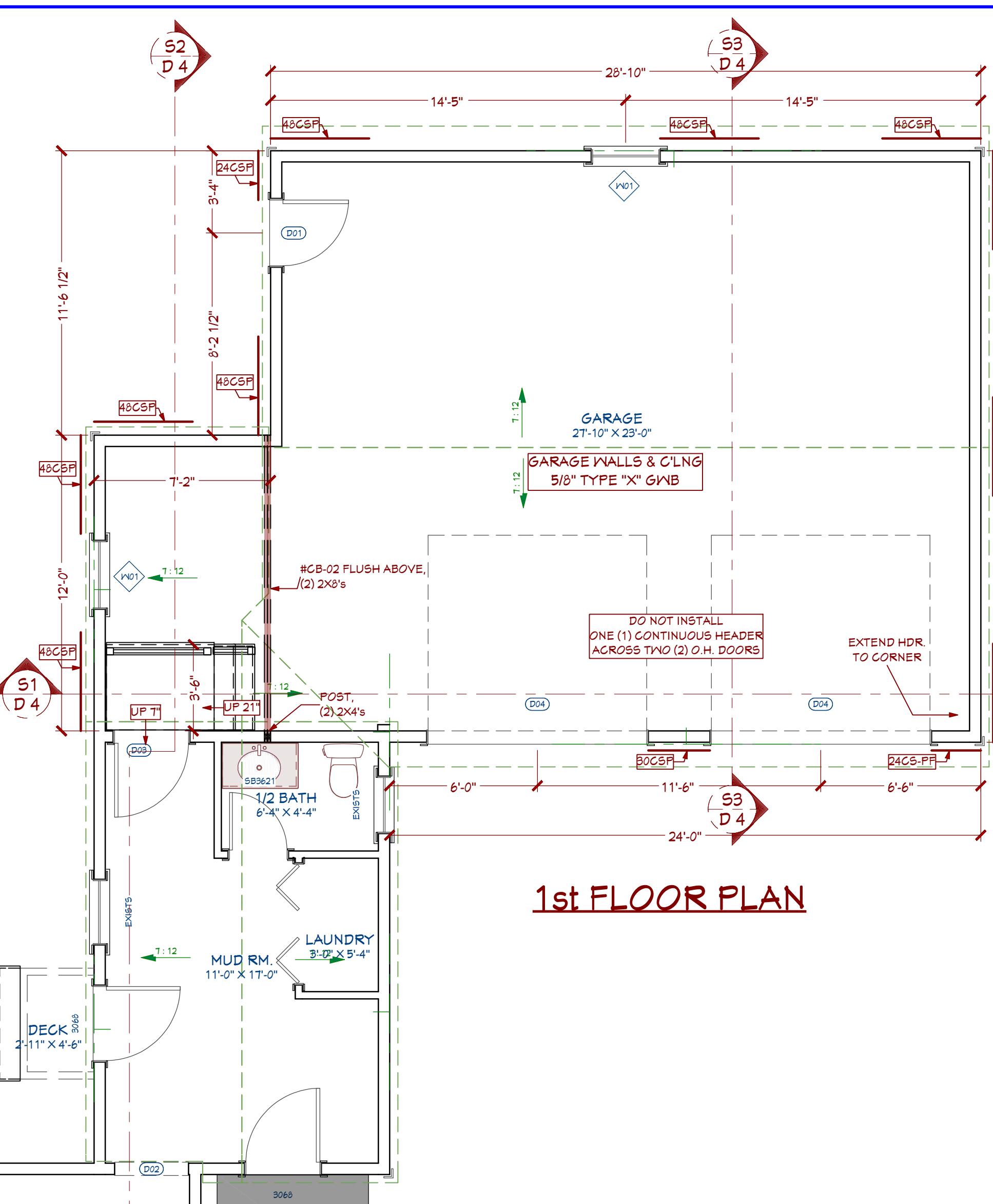
- 1) **Braced panel minimum widths are shown on plans. Contractor may increase width of any panel but cannot decrease any panel width.**
- 2) **Braced panels are full height and extend from the sill or bottom plate to the top of double top plates. Where not dimensioned, use 25' maximum spacing (center to center) between panels.**
- 3) **Provide single joist or blocking under all all interior braced wall lines and nail bottom plate of designated braced wall panels with 3-16d nails @ 16" O.C.**



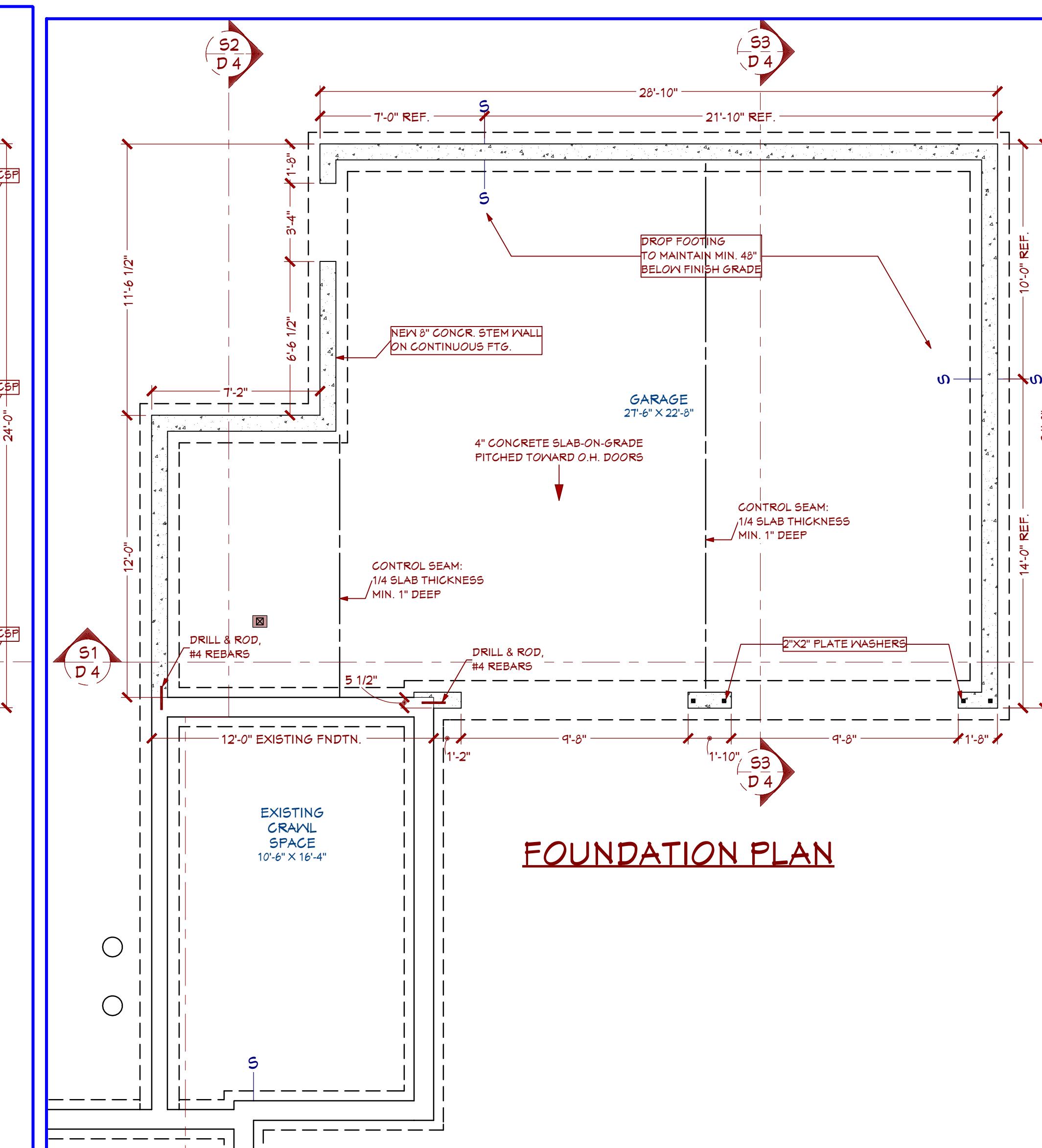
METHOD PFG - PORTAL FRAME AT GARAGE DOOR OPENINGS



1st FLOOR PLAN - EXISTING



1st FLOOR PLAN

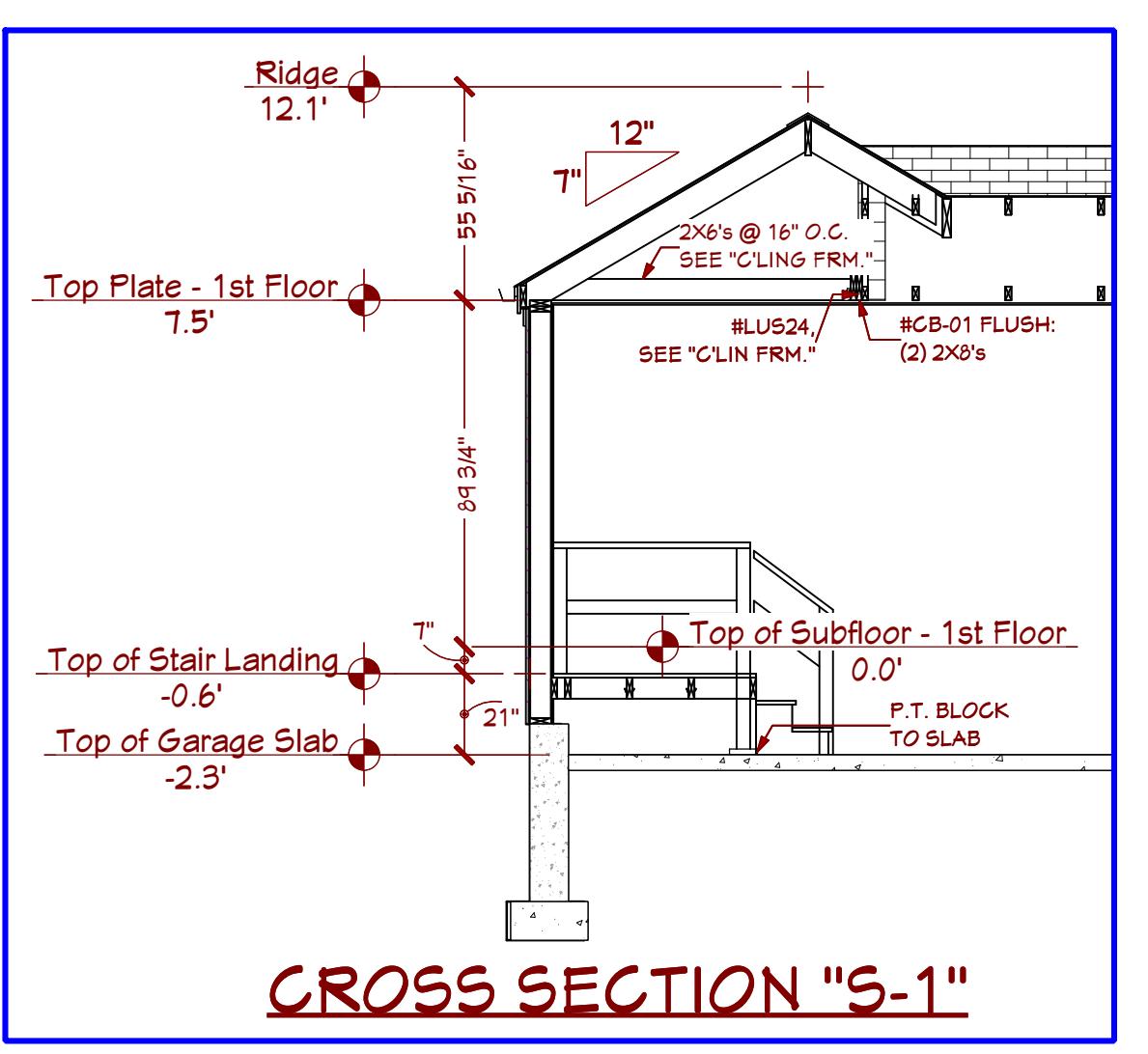
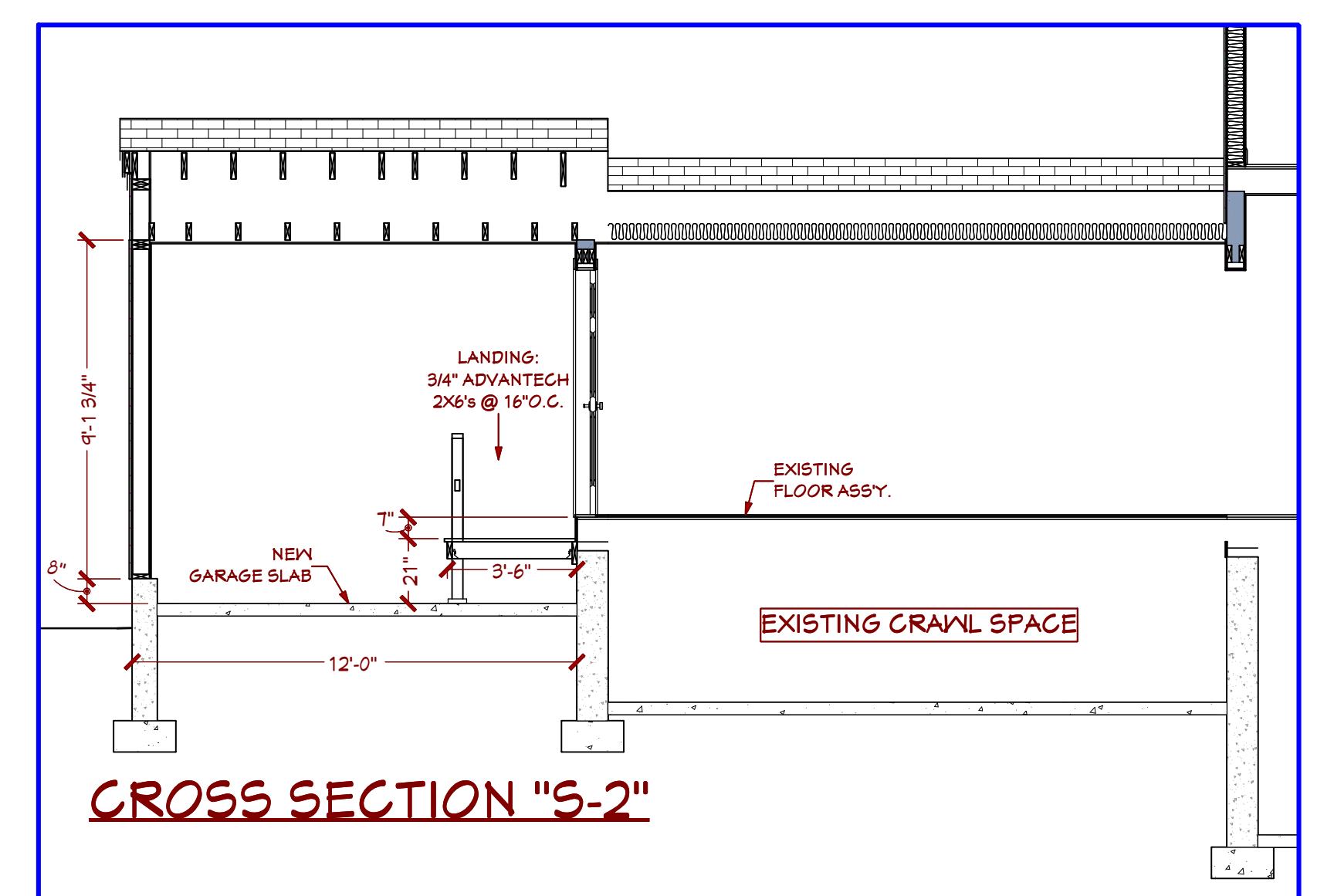
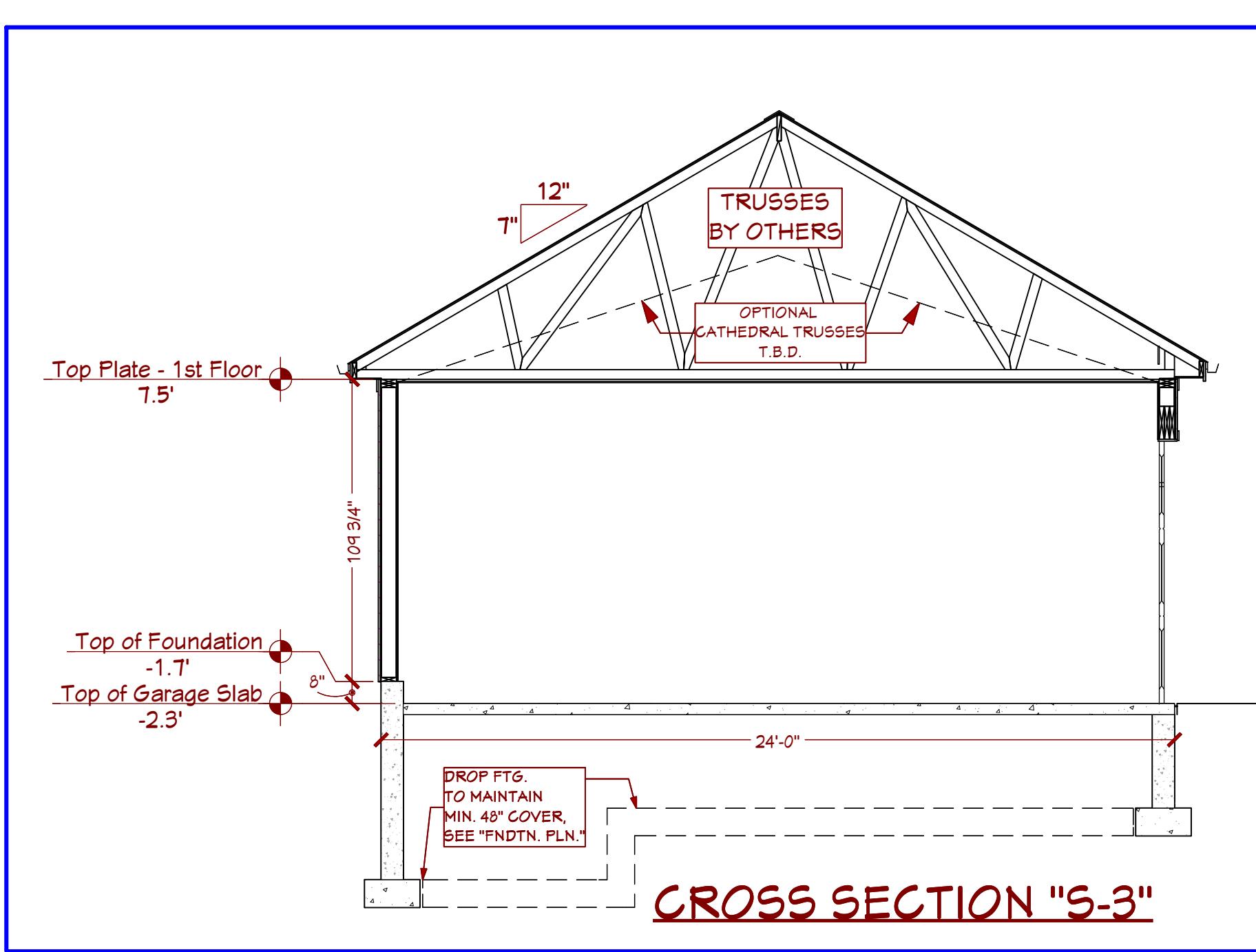
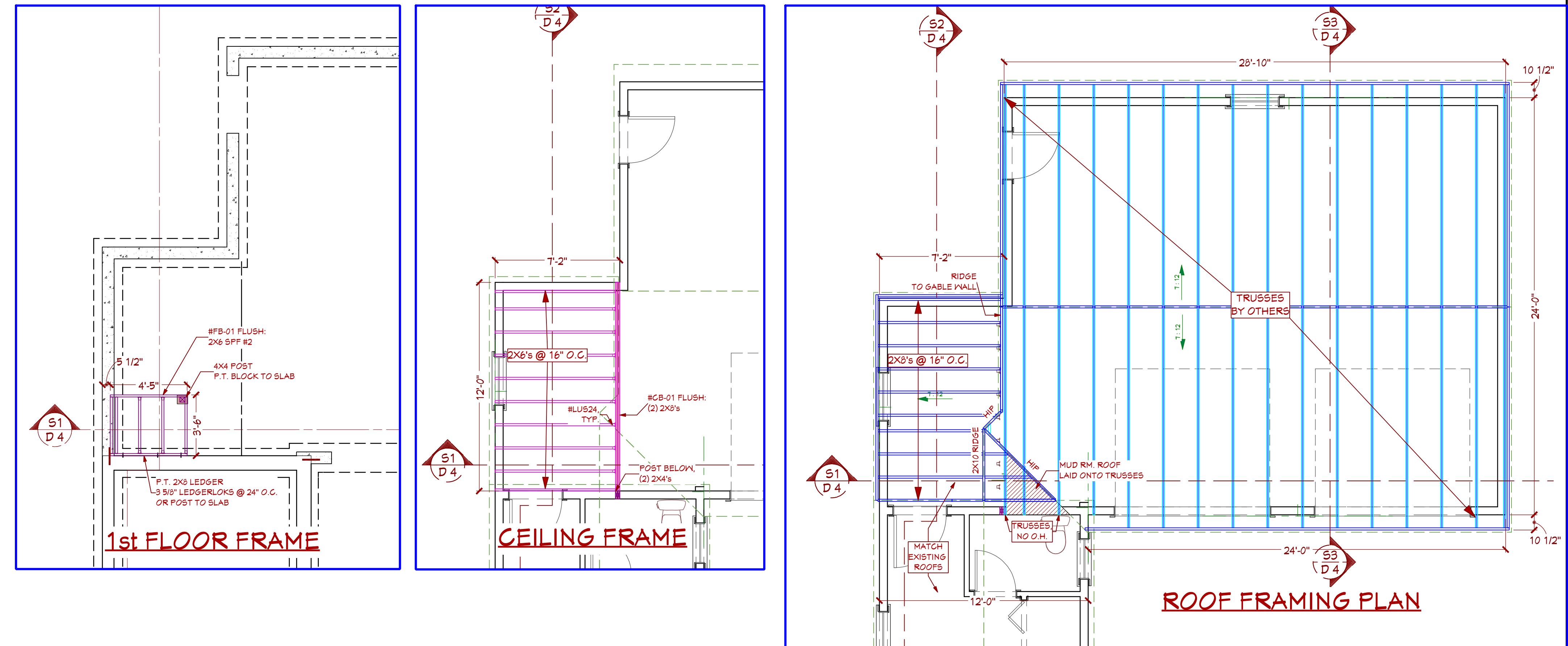


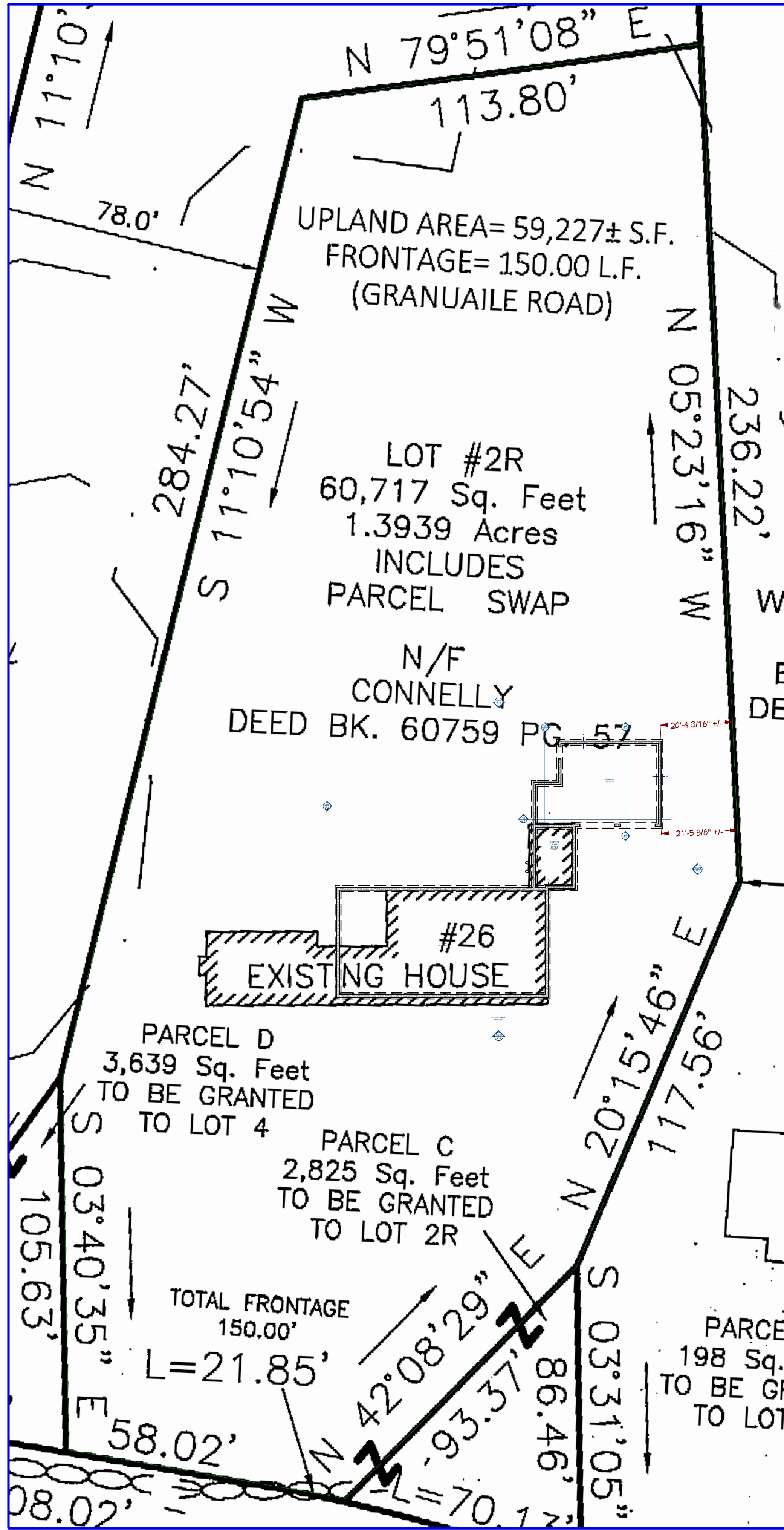
FOUNDATION PLAN

**GARAGE & MUDROOM ADDN.
FRAMES & SECTIONS**

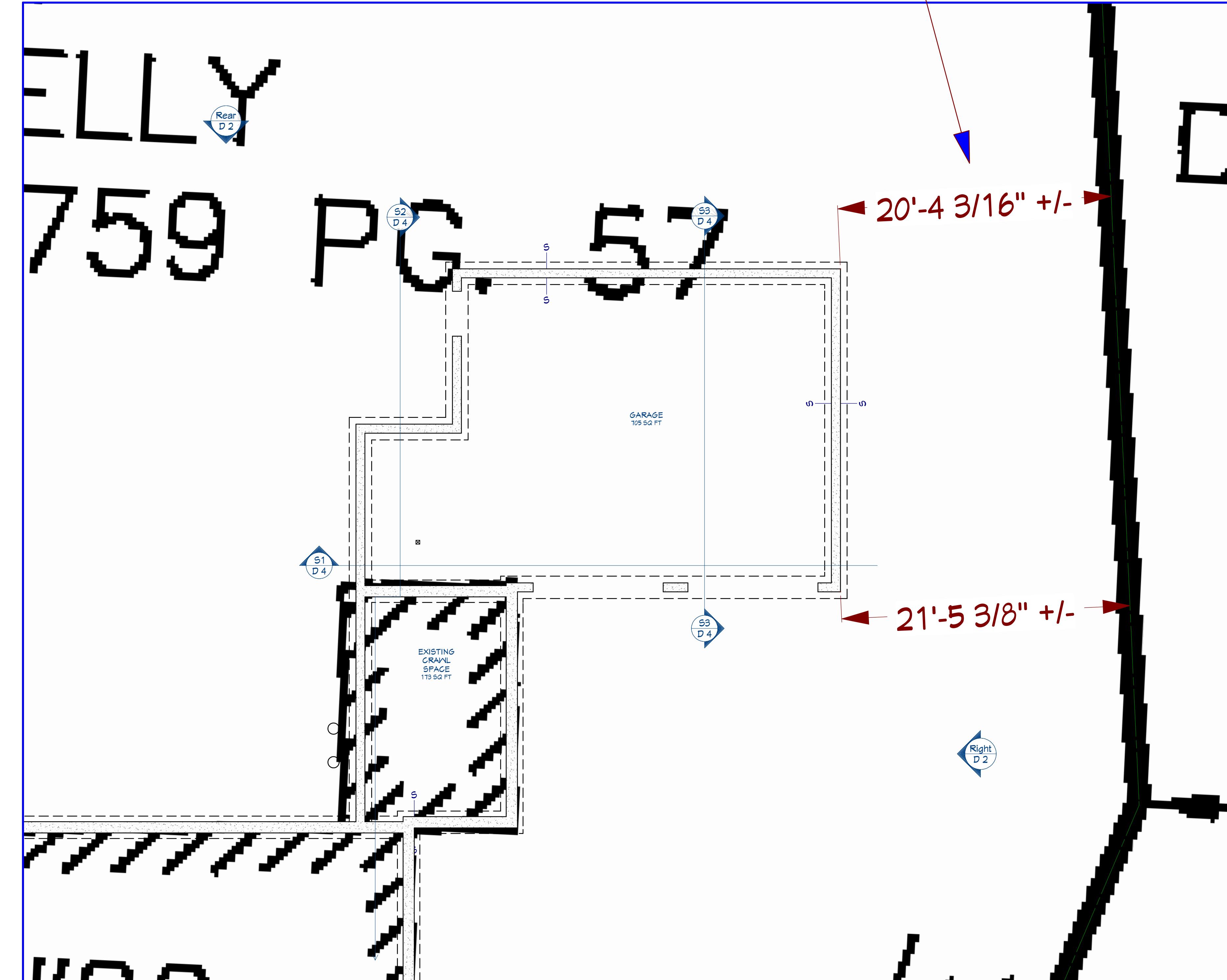
Connelly Residence
26 Granuaile Rd.
Saugusborough, MA 01772

DATE:
2/15/2025
SCALE:
1/4" = 1'-0"
SHEET:
D 4





POINT OF ENCROACHMENT



ALL DIMENSIONS RELATING TO
 LOT LINES AND SETBACKS
 TO BE CONFIRMED BY A P.L.S.
 PRIOR TO CONSTRUCTION

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/3/2025 2:41:08 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
148058	DEED		66347/304	10/21/2021	100.00
Property-Street Address and/or Description					
GRANUAILE RD PCL C PL BK 955-15					
Grantors					
WHITNEY STREET HOME BUILDERS LLC					
Grantees					
CONNELLY SEAN R, CONNELLY JULIE W					
References-Book/Pg Description Recorded Year					
60718/24 DEED 2019					
Registered Land Certificate(s)-Cert# Book/Pg					

Worcester South District Registry of Deeds

Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	:	148058
Document Type	:	DEED
Recorded Date	:	October 21, 2021
Recorded Time	:	01:12:49 PM

Recorded Book and Page	:	66347 / 304
Number of Pages(including cover sheet)	:	4
Receipt Number	:	1389739
Recording Fee (including excise)	:	\$155.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/21/2021 01:12 PM
Ctrl# Doc# 00148058
Fee: \$0.00 Cons: \$100.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

Whitney Street Home Builders, LLC, a Massachusetts limited liability company having an address of 325 Donald Lynch Boulevard, Marlborough, Massachusetts,

For consideration paid and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars,

Grants to **Sean R. Connelly and Julie W. Connelly**, husband and wife as tenants by the entirety of 26 Granuaile Road, Southborough, Massachusetts

with *QUITCLAIM COVENANTS*

A certain parcel of land situated on Granuaile Road, Southborough, Worcester County, Massachusetts, and being shown as Parcel C on a plan entitled, "Plan of Land Surveyed for Whitney Street Home Builders, LLC, 0 Brigham Street & 24, 26, 28 30, Granuaile Road, Southborough, Massachusetts, Prepared b: Jarvis Land Survey, Inc., Scale 1" = 60', dated 11/3/2020" said plan being recorded with the Worcester District Registry of Deeds in Plan Book 955, Plan 15, to which plan reference may be made for a more particular description of said Parcel C.

Said Parcel C contains 2,825 square feet of land according to said plan.

Said premises are conveyed subject to easements, rights, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

Grantor hereby states under the pains and penalties of perjury that it releases any and all rights of homestead in the above described premises and represent and warrant that there are no person(s) entitled to claim rights of homestead therein.

It is the intent of this deed to combine Parcel C with the property shown as Lot 2 on a plan entitled, "Plan of Land, 26 Granuaile Road, Southborough, MA (Worcester County) Owner: Whitney Street Home Builders, LLC/Granuaile Homes LLC, Prepared by: WDA Design Group; Scale 1"= 60', dated 7/22/19" recorded with said Deeds in Plan Book 943, Plan 123, to form one undivided parcel of land being shown as Lot #2R on the above first mentioned plan. Said Lot 2 was conveyed to the Sean R. Connelly and Julie W. Connelly by deed dated July 24, 2019, recorded with said Deeds in Book 60759, Page 57.

Being a portion of the premises conveyed to Grantor by deed dated March 16, 2019, recorded with said Deeds in Book 60159, Page 148 and a portion of the premises conveyed to Grantor by deed dated July 11, 2019, recorded with said Deeds in Book 60718, Page 24.

This conveyance does not constitute a transfer of all or substantially all of the assets of Whitney Street Home Builders, LLC, and is made in the ordinary course of business.

Signature page to follow

Witness my hand and seal on this 9th day of June, 2021.

WHITNEY STREET HOME BUILDERS, LLC

BY: Steven F. Venincasa

Steven F. Venincasa, Manager

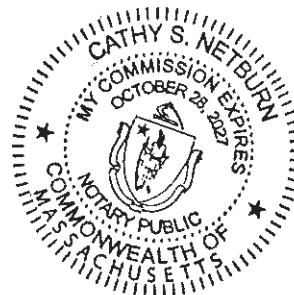
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 9, 2021

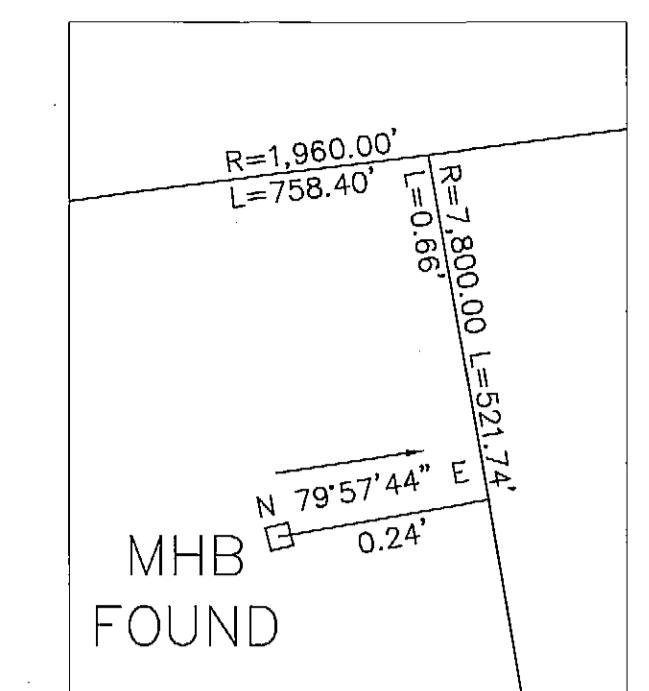
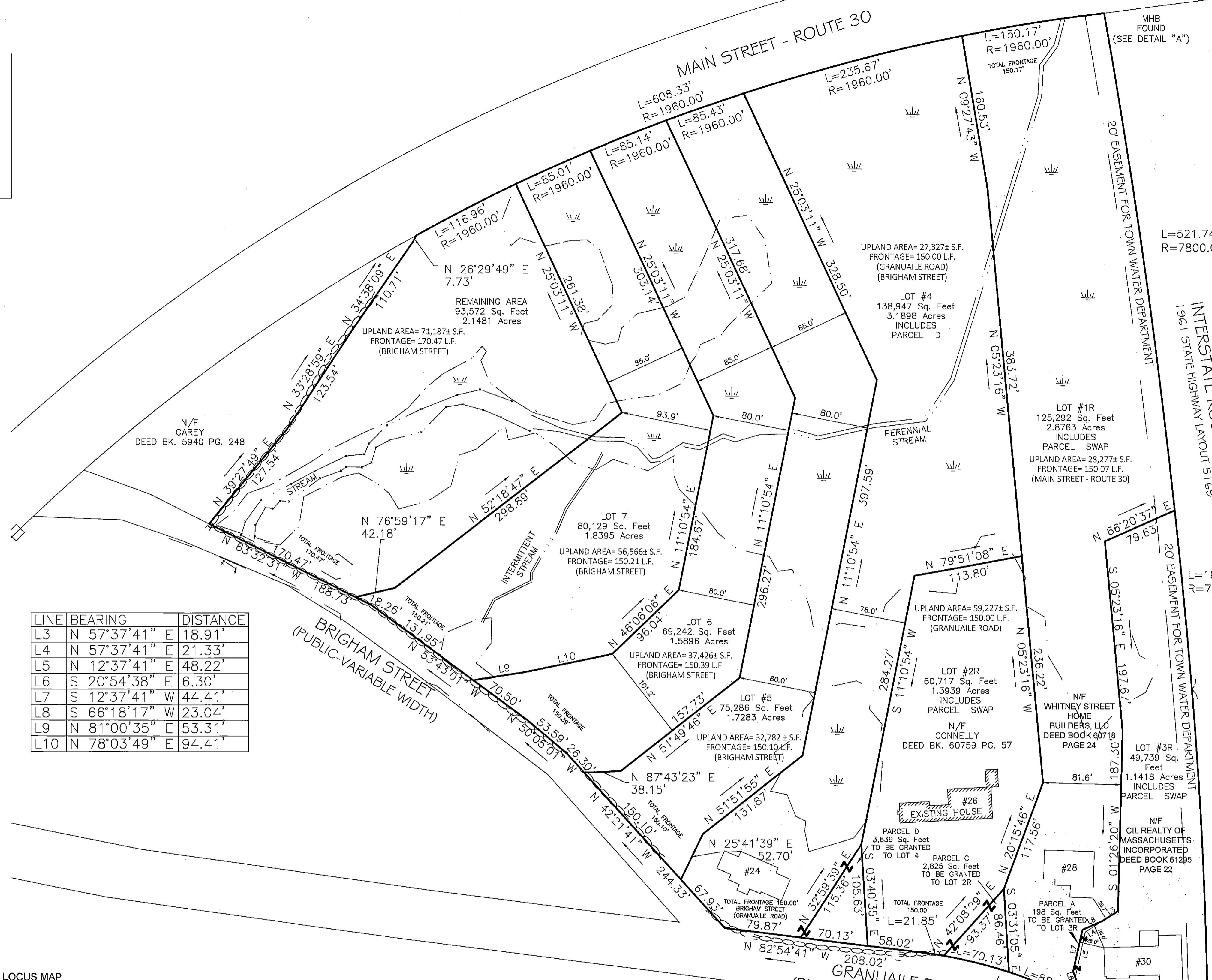
On this 9th day of June, 2021, before me, the undersigned notary public, personally appeared, Steven F. Venincasa, proved to me through satisfactory evidence of identification which was a driver's license, to be the person whose name is on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of Whitney Street Home Builders, LLC, as aforesaid

Cathy S. Netburn
Notary Public:
My Commission expires:

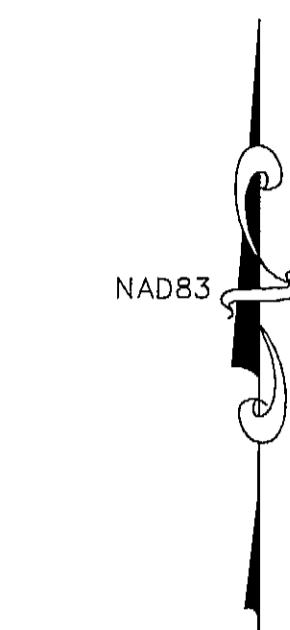


ATTEST: WORC Kathryn A. Toomey, Register

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 955 PLAN 15
Received 2-24-2021
9 h 59 m 00 s M
Sheet 1 of 1
Fee \$105.00
ATTEST: Kathryn A. Tammey
Register

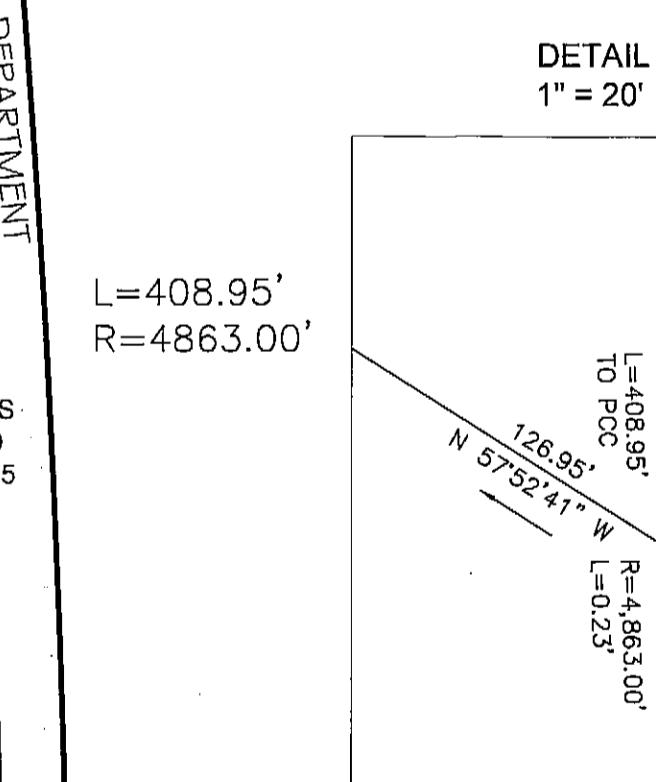


DETAIL A
1" = 20'



INTERSTATE ROUTE 495
1961 STATE HIGHWAY LAYOUT 5169

L=186.55'
R=7800.00'



DETAIL B
1" = 20'

ZONING DATA:

RESIDENCE A
LOT AREA = 43,560 S.F.
LOT FRONTAGE = 150'
FRONT YARD SETBACK = 35'
SIDE YARD SETBACK = 25'
REAR YARD SETBACK = 50'

PLAN REFERENCE:
PLAN BOOK 943 PLAN 123

OWNER OF RECORD:

LOTS 1R, 4-7, & REMAINING AREA
WHITNEY STREET HOME BUILDERS, LLC
DEED BOOK 60718 PAGE 24
ASSESSORS MAP 50 LOT 50 & 51
LOT 2R
SEAN R. & JULIE W. CONNELLY
DEED BK.60759 PG. 57
ASSESSORS MAP 50 LOT 16
LOT 3R
CIL REALTY OF MASSACHUSETTS
INCORPORATED
DEED BOOK 61295 PAGE 22
ASSESSORS MAP 50 LOT 21

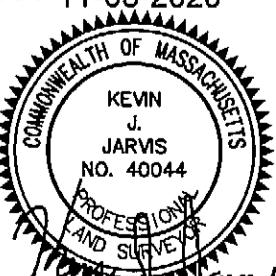
LOCATION:
GRANUAILE ROAD, BRIGHAM STREET,
AND MAIN STREET
SOUTHBOROUGH, MA

Approval under the subdivision control law not required.
Planning Board of SOUTHBOROUGH.
DATE: February 22, 2021
Donald J. Tammey
Architect 2/22
John J. Tammey
Marnie J. Hoolahan

JARVIS LAND SURVEY, INC

29 Grafton Circle
Shrewsbury, MA 01545
Tel. (508) 842-8087 ~ Fax. (508) 842-0661 11-03-2020

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE LAWS AND REGULATIONS OF THE REGISTRY OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS SURVEY IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



PLAN OF LAND SURVEYED FOR
WHITNEY STREET
HOME BUILDERS, LLC
0 BRIGHAM STREET & 24,26,28,30
GRANUAILE ROAD
SOUTHBOROUGH, MASSACHUSETTS

DATE	CHECK	CALC.	FIELD	N.B. #	PLAN:
1/13/2020	0'	60'	120'	316/3	20-110
					SCALE: 1 INCH = 60 FEET



26

JOHN & WILLIAM
DURRUM
c1830

From: jubarrero@icloud.com
To: [Lara Davis](#)
Subject: Support for Connelly's Permit Application
Date: Thursday, February 27, 2025 12:41:13 PM

[EXTERNAL]

Dear Ms. Davis,

I hope this email finds you well. My name is Juliana Barrero, and I am the owner of the property located at 28 Granuaile Rd, Southborough. I am writing to confirm that I am aware that the Connelys, at 26 Granuaile Rd, are seeking a permit to build a garage that will encroach on the setback line. I would like to express that I have no objections to their project.

I also want to clarify that this does not imply any change to the lot boundary line. The project would encroach by 2 feet into the 10-foot regulatory setback area.

Please let me know if you require any further information.

Best regards,

Juliana Barrero

28 Granuaile Rd, Southborough

508 282 1210



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

March 03, 2025

Subject Property:

Parcel Number: 50-0000-016-0
Property Address: 26 GRANUAILE ROAD

Mailing Address: CONNELLY SEAN R AND JULIE W
26 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Abutters:

Parcel Number: 40-0000-048-0
Property Address: 3 BURNETT ROAD

Mailing Address: SA BOYLSTON LLC
PO BOX 1205
WESTBORO, MA 01581

Parcel Number: 50-0000-020-0
Property Address: 4 GRANUAILE ROAD

Mailing Address: DASGUPTA, JAI DEV AND LEENA J
4 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-021-0
Property Address: 30 GRANUAILE ROAD

Mailing Address: CIL REALTY OF MASS INC
157 CHARTER OAK AVE
HARTFORD, CT 06106

Parcel Number: 50-0000-023-0
Property Address: 17 GRANUAILE ROAD

Mailing Address: WERU JOSEPH AND ESTHER
NYAMBURA KAMAU
17 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-024-0
Property Address: 15 GRANUAILE ROAD

Mailing Address: ANKETELL BARBARA L ANKETELL
LIVING TRUST
15 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-025-0
Property Address: 13 GRANUAILE ROAD

Mailing Address: CASTELLI, NEVIO JR AND LAURIE L
13 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-026-0
Property Address: 11 GRANUAILE ROAD

Mailing Address: QUINLAN, JUDITH S
11 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-050-0
Property Address: 28 GRANUAILE ROAD

Mailing Address: MEDINA VICTOR H BARRERO JULIANA
28 GRANUAILE RD
SOUTHBOROUGH, MA 01772-1448

Parcel Number: 50-0000-051-0
Property Address: 24 GRANUAILE ROAD

Mailing Address: RAMSAY BRETT AND PAIGE
24 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 50-0000-052-0
Property Address: 12 BRIGHAM STREET

Mailing Address: WHITNEY STREET HOME BUILDERS LLC
1 GOLDEN COURT
WESTBOROUGH, MA 01581

CERTIFIED COPY



300 feet Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

March 03, 2025

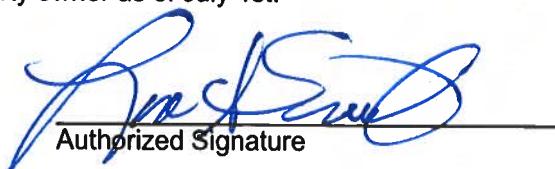
Parcel Number: 50-0000-053-0
Property Address: 10 BRIGHAM STREET

Mailing Address: VARTANIAN RYAN P
10 BRIGHAM ST
SOUTHBOROUGH, MA

Parcel Number: 50-0000-055-0
Property Address: 6 BRIGHAM STREET

Mailing Address: WHITNEY STREET HOME BUILDERS LLC
1 GOLDEN COURT
WESTBOROUGH, MA 01581

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

TOWN OF SOUTHBOROUGH



ZONING BOARD OF APPEALS

CORDAVILLE HALL · 9 CORDAVILLE ROAD, LOWER LEVEL · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0717 ext 3919 · ldavis@southboroughma.com

Legal Ad Authorization

Per Mass General Laws, Section 11, notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing. Publications shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date, time and place of the public hearing, the subject matter of the hearing, and the nature of action or relief requested if any.

By submitting this authorization, you hereby agree to the terms of payment and understand that direct payment (either in the form of pre-payment or invoice sent directly by the newspaper of choice) is required to receive a valid permit. Failure to submit this form shall automatically deem an application incomplete until such time that it has been submitted as the Zoning Board of Appeals cannot place a legal ad otherwise.

If a company or business will be responsible for payment, then the newspaper will bill you directly in the form of an invoice. If an individual such as a homeowner will be responsible for payment then they will be required to call in and pre-pay (this information will be provided to them once received by ZBA staff). Please note that this process is subject to change without notice as billing procedures are handled directly by the newspapers.

Party Responsible for Legal Ad Payment: _____

Address: _____

City/Town: _____

Zipcode: _____

Email: _____

Phone Number: _____

Newspaper: MetroWest Daily News (or other if no availability)



Town of Southborough, MA

April 3, 2025

Building Commissioner Review

Record No. ZBA-25-6

Status Rejected

Became Active March 11, 2025

Assignee Chris Lund

Due Date None

Primary Location

26 GRANUAILE ROAD
Southborough, MA 1772

Owner

Sean Connely
GRANUAILE ROAD 26 SOUTHBOROUGH
, MA 01772

Applicant

 Sean Connely
 617-763-1885
 sean.connelly@gmail.com
 26 Granuaile Road
Southborough, MA 01772

Messages

Chris Lund

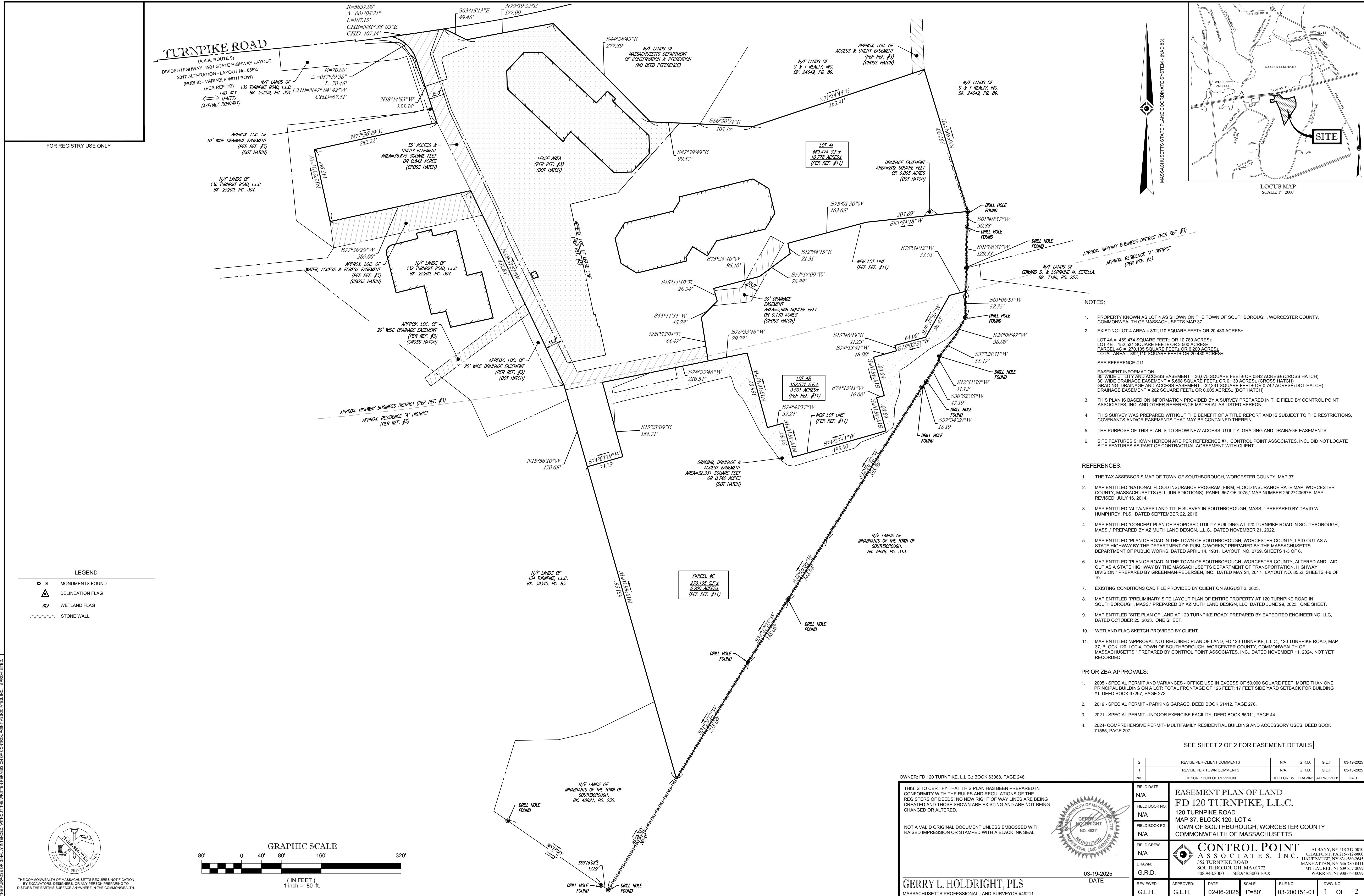
March 25, 2025 at 12:45 pm

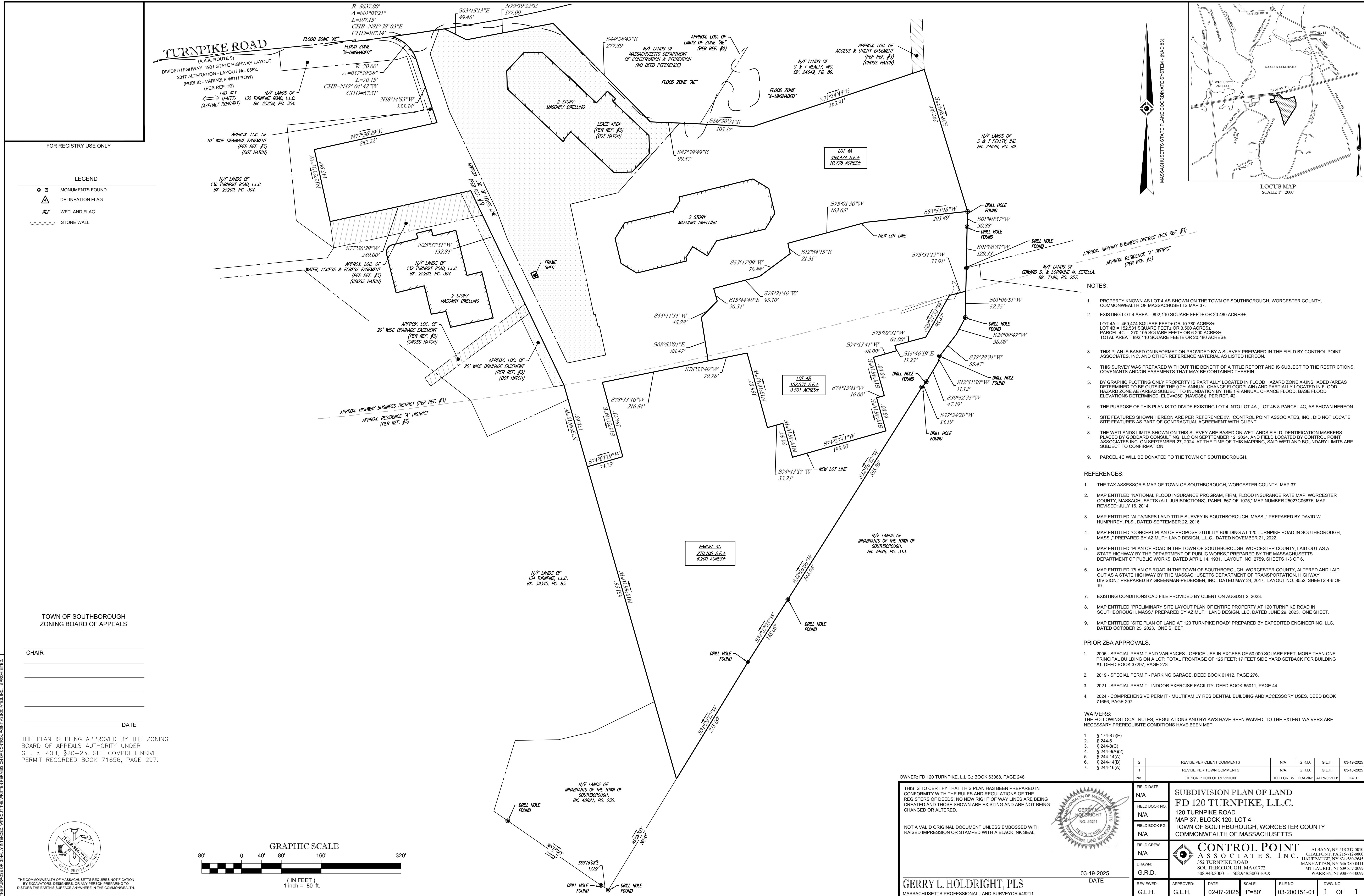
I am concerned that the instrument being used to file for a variance is not legally recognized by the state to convey such a request. In other words, the proposed plot plan is self generated and not provided and sealed by a PLS.

See M.G.L. c. 112, s. 81D. As stated in Board regulation 250 CMR 5.01, the delineation of existing or proposed structures, features or Boundaries relative to property lines requires the determination of property lines and therefore must be performed by a Professional Land Surveyor.

See specifically the language regarding delineating "proposed structures" as it can only be performed by a PLS.

I am unable to provide a zoning opinion based on the current un-sealed proposed plot plan.





SOUTHBOROUGH ZONING BOARD OF APPEALS

MEETING ADMINISTRATIVE MINUTES

MEETING DATE: Wednesday, March 19, 2025 at 7:00 P.M.

LOCATION: McAuliffe Hearing Room, 17 Common Street

MEMBERS SITTING/PRESENT:

R/A		
R	Mr. David Williams, Chair	Present
R	Mr. Michael Robbins, Clerk	Present
R	Ms. Doris Cahill	Remote Participant
R	Mr. Paul Drepanos	Present
R	Ms. Jamie Mieth	Remote Participant
A	Mr. Doug Manz	Present
	Ms. Lara Davis, Admin	Present

Regular/Alternate

Sitting/Present/Absent

Chairman Williams called the meeting to order at 7:00 P.M.

Public Hearing – 6 Lorenzo Drive, Bartolini Properties on behalf of Brendan Griffin – Special Permit

Michael Bartolini (Bartolini Properties) and Brendan Griffin (homeowner) were present. Mr. Bartolini provided an overview of the project, noting the applicant is seeking a special permit to allow additional garage bays for storage and enjoyment of his collectible cars. Mr. Bartolini reviewed the dimensions, location, and that they are proposing two additional garage bays. He stated that they should be able to accommodate up to eight cars between all garage bays. Mr. Bartolini stated it was important that the look of the garage maintain the flow with the rest of the neighborhood and should fit seamlessly. He noted they will meet height and setback requirements and everything will be stored within the proposed garage. Mr. Bartolini stated the homeowner intends to use the second floor as a bonus room, noting they plan to locate the garage towards the rear of the house to minimize the visual impacts. He reviewed site photographs to demonstrate the proposed location. Mr. Williams asked if there were abutters behind the property. Mr. Bartolini stated there are, but they are set back quite a distance. He stated there is also an open space buffer to the rear.

Mr. Drepanos stated he has seen similar projects elsewhere, noting that since the garage is set back behind the house, the scale will appear smaller. Ms. Cahill asked how big the lot is, and Mr. Bartolini stated it is approximately a little over an acre, noting it has different setbacks as it is part of a flex development. Mr. Williams stated he did not have any concerns.

Jason Malinowski (7 Lorenzo Drive) state he and his wife live across the street and are vehemently opposed to the project. He stated they will face the project directly. Mr. Malinowski stated that two homes on the street were not sent an abutter notification because the notification was mailed to the developer instead of the homeowner. He raised concerns about the number of cars being stored, noting this is a residential neighborhood with many young children and these cars are not the quietest. Mr. Malinowski stated he has no doubt Mr. Griffin is nothing short of a great neighbor, but this proposal seems out of place for the neighborhood. He stated he also has concerns about what is going on with

the bonus room with a bathroom, noting it sounds like an office, and based on the size of the existing home he does not see the need for a bonus room.

Mr. Williams asked about the abutter notices and if there were other abutters present. Mr. Malinowski stated he did not have the ability to go around the neighborhood, but that his concerns were raised when Mr. Bartolini and his brothers told the neighbors about the car business that Mr. Griffin is in, although Mr. Griffin has tried to assure him that is not what would be taking place on the lot.

Mr. Robbins asked Ms. Davis for clarity around the abutter notices. Ms. Davis stated the notices went out, but that the issue is with the abutters list itself as it listed the property owner as the developer, not the current homeowners. Mr. Williams stated there was a similar issue for a project in his neighborhood. Mr. Robbins stated his biggest concern is that they were not notified. Mr. Bartolini stated he spoke with both neighbors who did not receive the notice. Mr. Williams stated he believes Mr. Bartolini, but there is a fundamental problem with the abutters notifications. Mr. Robbins voiced concern that it was insufficient notice and for legal reasons they should resend the notifications. Ms. Mieth stated it seems from a legal standpoint that they should resend the notifications before they continue with the hearing. Ms. Davis stated she will be discussing the issue with the Assessor's office in the morning, and questioned how they would know if the abutters list is correct so they can prevent this from happening in the future. Mr. Williams stated, with respect to the issue in his neighborhood, the neighbors have lived in their homes for over a year and were receiving tax bills, so he does not understand where the issue is. Mr. Robbins reiterated that they need to resend the notices.

Mr. Robbins asked Mr. Malinowski about his concerns for the bonus space. Mr. Malinowski stated that it opens it up to be used for commercial purposes. Mr. Robbins stated it would have to be a permitted commercial use, noting that though he sees the concern about the number of cars, he believes in a property owner's right to be able to use their property as long as it is not interfering unduly. Mr. Drepanos suggested perhaps reiterating in the decision, if approved, that commercial use is not allowed.

Ms. Mieth asked about the number of cars and if they are for personal use. Mr. Griffin stated he is a computer engineer who writes programs for cars, and stated that he is not working on cars, changing oil, or anything of that sort. Mr. Robbins asked if Mr. Griffin was buying and selling cars and using the space as holding. Mr. Griffin stated he has a personal collection located in various areas, and he would like to have some of his cars at home. He stated they are all different types of cars, but he is the only one who drives them and since it is New England, there is a small timeframe for driving so they will mostly sit on lifts. Mr. Griffin stated he does not plan on leaving these cars outside, noting it is nice to have a space separate from the rest of the house as a quiet space to hang out and relax.

Mr. Williams stated they have no choice but to resend the notices. Mr. Robbins explained the legal implications of making a decision with insufficient notice and the potential appeals. The Board and Ms. Davis discussed timeline of resending notices and when they could continue the hearing to, agreeing on April 16th. The Board discussed the potential of continuing versus moving forward with a decision, noting the applicant had a choice on what to do. Ms. Davis stated that the notice was published in the newspaper, posted on the website and in Town Hall and the Building Department, and mailed to the abutters. Mr. Robbins stated he believes the Town is covered and that the petitioner did everything correctly, but there is still a risk in moving forward with a decision.

John Bartolini Jr (4 Wyeth Circle) stated he wanted to clarify that the Town did not send the notices to Michael Bartolini, that he himself may have gotten them, but he wanted to state that Michael Bartolini

did not receive the notices and then not deliver them to the homeowners. Mr. Bartolini asked if the two abutters who had not received the notice were the only ones who had grounds to appeal. Mr. Drepanos stated anyone could appeal. Mr. Bartolini clarified that they would be the only ones who would have standing based on lack of notice.

Sharon Kreitman (2 Lorenzo Drive) stated the project would be very visible to them and she shares a lot of Mr. Malinowski's sentiments. She stated she is worried about the noise and safety, noting the number of children in the neighborhood. Ms. Kreitman stated she is also concerned about Mr. Griffin having people over to come look at the cars. Mr. Williams asked if she received the notification. Ms. Kreitman stated she did receive it, but noted that 4 Lorenzo Drive went to Bartolini Builders. Mr. Bartolini stated it was 4 and 9 Lorenzo that were not notified, but he spoke with them.

Mr. Drepanos asked about having people to come look at the cars. Mr. Griffin stated he was unsure where that came from as he did not say it. Mr. Drepanos stated his understanding was that it would be a person who came over for dinner, for example, and not bringing clients over. Mr. Griffin stated it is a quiet neighborhood, he is pretty much invisible there, and this is for his own personal use and will not be creating extra traffic.

Mr. Williams asked if the applicant was agreeable to the continuation. Mr. Bartolini asked for time to discuss. The Board took a 5-minute recess.

Mr. Bartolini stated they would like to continue the public hearing to the next meeting. The Board discussed.

MOTION: Mr. Robbins made a motion to continue the public hearing to April 16, 2025 at 7:00 PM. Seconded by Mr. Robbins, the motion carried 5-0-0 by roll call vote: Drepanos – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

Public Hearing – 264 Cordaville Road, Eliot Fontaine – Special Permit

Ms. Davis read the public hearing notice into the record. Eliot Fontaine (Fine Automotive Services) was present.

Mr. Williams asked if Mr. Fontaine was the new owner or was renting the property. Mr. Fontaine stated he is renting as of January 1, 2025. Mr. Williams stated they were not going to discuss previous issues with this property and asked Ms. Davis for the reason a special permit is needed. Ms. Davis stated it is because it is in a residential neighborhood and is for a legal, nonconforming use. Mr. Williams stated the applicant has been before the Planning Board and they unanimously approved of the sign. Mr. Fontaine stated the sign is going in the same location as the previous sign.

Mr. Manz stated he did not have concerns and that it would not detract from the neighborhood. Mr. Drepanos agreed. Mr. Robbins asked if there would be illumination. Mr. Fontaine stated there will not be. Ms. Cahill stated she is in favor of the sign, noting it appears to be within the code for dimensions, and asked if the sign had been permitted before. Ms. Davis stated that this sign will also need to be permitted through the Building Department in terms of dimensional regulations. Ms. Mieth stated she had no issues.

Mr. Williams opened the hearing to the public. There were no comments or questions.

MOTION: Mr. Robbins made a motion to close the public hearing. Seconded by Mr. Drepanos, the motion carried 5-0-0 by roll call vote: Drepanos – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

MOTION: Mr. Robbins made a motion to grant the Special Permit as requested. Seconded by Mr. Drepanos, the motion carried 5-0-0 by roll call vote: Drepanos – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

Public Hearing – 2 Park Central Drive, Capital Group Properties – Special Permit

Ms. Davis read the public hearing notice into the record. Shannon Boyce (Capital Group Properties) was present. Ms. Boyce stated this application is similar to the one previously issued, and asked since the back portion of the property is in the Industrial Park district if they could also include scientific research from that district. Mr. Williams recommended sticking with the proposal as is.

Ms. Boyce stated that they are applying for multiple principle uses as they have a prospective new tenant that falls under clinic/medical use, and they wanted to request the other uses at the same time. She stated she did the parking analysis, and the building is sufficiently parked based on all the different uses, and she will submit the parking calculations to the Building Commissioner as they add tenants.

Mr. Manz stated he is in favor of trying to help the office buildings in town and that this is a complimentary use that does not detract from anything. He stated there is sufficient parking and he does not have any concerns. Mr. Drepanos agreed. Ms. Cahill asked about the medical use. Ms. Boyce stated their tenant will be doing lab tests and outsourcing some.

Mr. Williams opened the hearing to the public. There were no comments or questions.

MOTION: Mr. Robbins made a motion to close the public hearing. Seconded by Ms. Cahill, the motion carried 5-0-0 by roll call vote: Drepanos – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

MOTION: Mr. Drepanos made a motion to grant the Special Permit as requested. Seconded by Mr. Robbins, the motion carried 5-0-0 by roll call vote: Drepanos – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

Public Hearing – 250 Turnpike Road, 0 Parkerville Road, FD 250 Turnpike LLC – Comprehensive Permit

Brian Charville (FD 250 Turnpike LLC) was present. Mr. Williams stated they focused on the vernal pool study at the last meeting, and his understanding is that the study is underway. Mr. Charville confirmed. Mr. Williams stated the applicant wanted to continue the public hearing. Mr. Charville confirmed. Mr. Williams asked about an extension to the hearing deadline. Mr. Charville requested continuing to April 16th to allow time for the vernal pool study to be conducted and reviewed, noting they are also submitting a septic system design to Board of Health. Mr. Charville stated they can also extend the deadline to the end of May. Ms. Davis requested a letter to file with the Town Clerk. Mr. Charville stated he would provide one, and then noted they submitted feedback from the Fire Department that addresses the traffic concerns.

MOTION: Mr. Drepanos made a motion to continue the public hearing to April 16, 2025 at 7:45 pm. Seconded by Mr. Robbins, the motion carried 5-0-1 by roll call vote: Drepanos – abstain; Manz – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

Business Properly Before the Board

120 Turnpike Road – Easement & Subdivision Plan Review

Brian Charville (FD 120 Turnpike LLC) was present. Mr. Charville stated they finished the final version today and they will send it in for review for the April 16th meeting.

Approval of Meeting Minutes – 2/12/25 & 2/26/25

2/12/25:

MOTION: Mr. Robbins made a motion to approve the minutes as drafted. Seconded by Mr. Drepanos, the motion carried 6-0-0 by roll call vote: Manz – aye; Drepanos – aye; Manz – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

2/26/25:

Mr. Williams requested a change to the spelling of “leach”.

MOTION: Mr. Williams made a motion to approve the minutes as drafted. Seconded by Mr. Manz, the motion carried 5-0-1 by roll call vote: Manz – aye; Drepanos – abstain; Manz – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

Administrative Updates

Ms. Davis stated Town Meeting is on April 7th with the ADU bylaw. Mr. Robbins stated he will be attending. The Board discussed the draft ADU bylaw and the Shared Parking Bylaw.

Ms. Davis stated their next meeting is April 16th with four scheduled public hearings, and their scheduled meeting for May is May 21st. Mr. Drepanos recommended going back to a regular schedule for meetings. Ms. Davis informed the Board that the legislation for remote meetings passed the House and is going to the Senate.

MOTION: Mr. Drepanos made a motion to adjourn the meeting. Seconded by Mr. Manz, the motion carried 6-0-0 by roll call vote: Manz – aye; Drepanos – aye; Manz – aye; Robbins – aye; Cahill – aye; Mieth – aye; Williams – aye.

List of Documents and Other Exhibits used at the March 19, 2025 Meeting:

1. 6 Lorenzo Drive – Special Permit Application Packet
2. 264 Cordaville Road – Special Permit Application Packet
3. 2 Park Central Drive – Special Permit Application Packet

Respectfully Submitted by: Lara Davis, Principal Assistant to the Zoning Board of Appeals

*Approved at the **INSERT DATE HERE** Zoning Board of Appeals meeting*