

2021 AUG -3 P 4: 13

**Town of Southborough**  
**BOARD OF APPEALS**  
SOUTHBOROUGH, MASSACHUSETTS 01772

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

James F. Hegarty  
Town Clerk  
Town House  
17 Common Street  
Southborough, Massachusetts 01772

August 3, 2021

**Notice of Decision of an Application for a Special Permit**

Property Address: 37 Lynbrook Road; Book 55877, Page 19

Appellants: Vineet and Aparna Nargolwala, 37 Lynbrook Road, Southborough, MA 01772

Application Filed: June 16, 2021

Public Hearing: July 21, 2021 at 7:00 P.M.  
Virtual meeting through Zoom

Sitting as Board: David Williams, Chair  
Deborah DeMuria  
Paul Drepanos  
Michael Robbins  
Doris Cahill

For the Appellants: Peter Bernis, Engineering Design Consultants, Inc.  
32 Turnpike Road  
Southborough, MA 01772

**Procedural History:**

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on June 16, 2021.
2. The application for the Special Permit is to allow the construction of a freestanding two-bay, one and a half story garage with the presence of an existing three-bay garage in the Residence A District.
3. Relief is requested under Section 174-8.2 (B) (12).
4. The record owner of the subject property is Vineet and Aparna Nargolwala, 37 Lynbrook Road, Southborough, MA.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on Wednesday July 7, 2021 and Wednesday July 14, 2021.

6. The applicants were heard at the July 21, 2021 Zoning Board of Appeals meeting after describing that the proposed freestanding garage meets all required setbacks and will not adversely affect abutting properties. In addition, the petitioner added there are numerous dwellings in this neighborhood with multiple garages and large driveway areas.
7. The Public Hearing opened on July 21, 2021 and closed the same evening.

**Plans/Documents:**

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Vineet and Aparna Nargolwala, 37 Lynbrook Road, Southborough, MA.
2. Certified Copy of Abutters List.
3. Quitclaim Deed for 37 Lynbrook Road dated August 29, 2018.
4. Site Development Plan, 37 Lynbrook Road, Southborough, MA
5. Letter from Peter Bemis, Engineering Design Consultants, LLC to Zoning Board of Appeals dated June 8, 2021.

**Findings:**

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Residence A Zoning District.
3. The applicant is proposing to construct a freestanding two-bay, one and a half story garage with the presence of an existing three-bay garage.
4. The proposed free-standing two-bay garage is accessory to and on the same lot as the permitted principal use of a single-family dwelling with a three-bay garage.
5. The proposed garage will comply with all front, side and rear yard setbacks and will not adversely affect abutting properties.
6. Completion of this project will not produce adverse effects to the Town or the vicinity.
7. The Board finds that the freestanding two-bay garage and its characteristics are in harmony with the intent and purpose of Chapter 174, Zoning, of the Code of the Town of Southborough and Chapter 40A of the Massachusetts General Laws

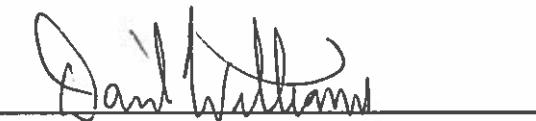
**Decision and Vote of the Board:**

At its meeting on July 21, 2021 the Zoning Board of Appeals voted unanimously (5-0-0) to grant the special permit pursuant to section 174-8.2 (B) (12) of the Southborough Zoning Code to allow Mr. Vineet Nargolwala and Ms. Aparna Nargolwala to construct a freestanding two-bay, one and a half story garage with the presence of an existing three-bay garage in the Residence A District.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted unanimously (5-0-0) on a motion made by Mr. Robbins and seconded by Mr. Drepanos, with members voting by roll call as follows to grant the special permit:

David Williams	Aye
Deborah DeMuria	Aye

Paul Drepanos	Aye
Michael Robbins	Aye
Doris Cahill	Aye



David Williams, Chair

Signing on behalf of the Zoning Board of Appeals

**\*\* NOT VALID FOR RECORDING UNTIL CERTIFIED BY THE TOWN CLERK OF SOUTHBOROUGH\*\***

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Law, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Southborough Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

James F. Hegarty, Town Clerk  
1775196.1 09569.001