

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

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

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

March 30, 2021

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

Property Address: 120 Turnpike Road; Book 51817, Page ~~223~~ 226

Appellants: Dr. Susan Erdman, Every Body Balance Corp, 22 Piazza Lane, Hopkinton, MA 01748.

Application Filed: February 11, 2021  
The Board opened the Public Hearing on March 17, 2021 at 7:15 P.M. in a virtual meeting through Zoom with regard to the petitions for the appellants for the following:

Petition: Special Permit request to allow the inclusion of an indoor recreation, athletic or exercise facility in the Business Highway District. Relief is requested under Section 174-8.5 (C) (11) and 174-8 (c) (2).

Public Hearing: March 17, 2021 at 7:15 P.M.  
Virtual Meeting through Zoom

Sitting as a Board: David Williams, Chair  
Deborah DeMuria  
Paul Drepanos  
Michael Robbins  
Craig Nicholson

For the Appellants: Dr. Susan Erdman and Brian Morrison, Applicant  
22 Piazza Lane  
Hopkinton, MA 01748

**Procedural History:**

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on February 11, 2021.
2. The application for the Special Permit is to allow the inclusion of an indoor recreation, athletic or exercise facility in the Business Highway District. Relief is requested under Section 174-8.5 (C) (11) and 174-8 (c) (2).
3. The record owner of the subject property is Dr. Susan Erdman, Every Body Balance Corp, 22 Piazza Lane, Hopkinton, MA 01748.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on Wednesday March 3, 2021 and March 10, 2021.
5. Public Hearing opened on March 17, 2021 and closed the same evening.

**Plans/Documents:**

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Dr. Susan Erdman, 22 Piazza Lane, Hopkinton, MA 01748.
2. Certified Copy of Abutters List.
3. Public Hearing Notice for publication in the MetroWest Daily news on 3/3/2021 and 3/10, 2021.
4. Billing Authorization Form for Gatehouse Media.
5. Viewpoint message from Building Commissioner Laurie Livoli to Heather Costanzo dated February 1, 2021.
6. One photograph of Every Body Balance exercise studio at previous location.
7. Proposed Selective Demo Plan for yoga studio at 120 Turnpike Road.
8. Floor plan with locus of proposed space at 120 Turnpike Road.
9. Site plan of 118-120 Turnpike Road prepared for Ferris Development Group.
10. Arial view printout of 118-120 Turnpike Road.
11. Detailed floor plan for proposed yoga studio at 120 Turnpike Road.

**Findings:**

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Business Highway Zoning District.
3. The applicant is seeking to include an indoor recreation, athletic or exercise facility in the Business Highway District which requires a Special Permit from the Zoning Board of Appeals.
4. The inclusion of an exercise facility at 120 Turnpike Road will not adversely affect the town or the vicinity.
5. The relief requested is not substantial, is allowed by special permit and will have no impact on parking or incoming or exiting traffic.

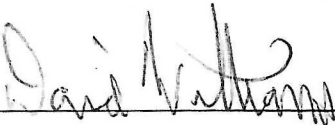
6. There were no objections from the public regarding this application, which is in harmony with the intent of the bylaw.

**Decision and Vote of the Board:**

At its meeting on March 17, 2021, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-8.5 (C) (11) and 174-8 (C) (2) to allow Dr. Susan Erdman to include an indoor recreation, athletic or exercise facility in the Business Highway 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. Nicholson and seconded by Mr. Robbins, with members voting by roll call as follows to grant the requested Special Permit:

David Williams	Aye
Deborah DeMuria	Aye
Paul Drepanos	Aye
Michael Robbins	Aye
Craig Nicholson	Aye

  
\_\_\_\_\_

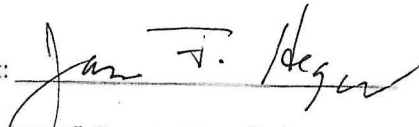
David Williams, Chair

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:



James F. Hegarty, Town Clerk  
17751961-09569.001

Date:

20 April 2021

**A True Copy**

Attest:



Town Clerk, Southborough

ATTEST: WORC. Kathryn A. Toomey, Register