

2021 MAY 26 P 4: 24 *AMB*

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

May 26, 2021

Notice of Decision of an Application for a Special Permit

Property Address: 200 Turnpike Road, Southborough, MA 01772; Map 28, Lot 3C, Unit 1

Appellants: CMJ Ventures LLC, 20 Garden Street, Danvers, MA 01923

Application Filed: April 22, 2021
The Board opened the Public Hearing on May 19, 2021 at 7:00 P.M. in a virtual meeting through Zoom with regard to the petitions for the appellants for the following:

Petition: Special Permit to allow Permit to allow the use of a contractor's storage yard in the Highway Business District. Relief is request under 174-8 (5) (C) (12).

Public Hearing: May 19, 2021 at 7:00 P.M.
Virtual Meeting through Zoom

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

For the Appellants: CMJ Ventures LLC, Jon Crandall, Applicant
20 Garden Street
Danvers, MA 01923

Mark Santora, PE
123 Old Westboro Road
N. Grafton, MA 01536

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on April 22, 2021.
2. The application for the Special Permit is to allow the use of a contractor's storage yard in the Highway Business District. Relief is request under 174-8 (5) (C) (12). The record owner of the subject property is CMJ Ventures LLC, 20 Garden Street, Danvers, MA 01923.
3. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on Wednesday May 5, 2021 and May 12, 2021.
4. The Public Hearing opened on May 19, 2021 and closed the same evening.

Plans/Documents:

1. Letter from Building Commissioner Livoli to Jon Crandall of CMJ Ventures dated May 18, 2021.
2. Certified Copy of Abutters List.
3. Public Hearing Notice for publication in the MetroWest Daily news on 5/5/2021 and 5/12/2021.
4. Billing Authorization Form for Gatehouse Media.
5. Town of Southborough Zoning bylaw Schedule of Dimensional Regulations dated April 1984.
6. Purchase and Sale Agreement, 200 Turnpike Road, Southborough, MA dated March 16, 2021.
7. Four current pictures of the property at 200 Turnpike Road, Southborough, MA.
8. Proposed site plan, 200 Turnpike Road, Southborough, MA dated April 14, 2021.

Findings:

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Highway Business District.
3. The applicant is seeking to allow the use of a contractor's storage yard in the Highway Business District which requires a Special Permit from the Zoning Board of Appeals.
4. The use of a contractor's storage yard at 200 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 adverse impact on parking or incoming or exiting traffic. The petitioner demonstrated that the use sought and its characteristics will not be in conflict with public health or safety nor detrimental or offensive to the neighborhood.
6. The Board found the proposed use is in harmony with the intent of the bylaw.

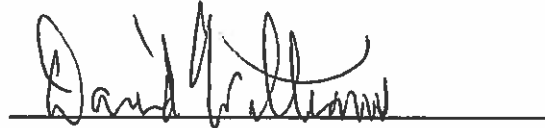
Decision and Vote of the Board:

At its meeting on May 19, 2021, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-8 (5) (C) (12) to allow the use of a contractor's storage yard in the Highway Business District with the following condition:

1. The petitioner must conduct a traffic study to confirm there will be less than 10% impact on traffic.

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: _____

Date: _____

James F. Hegarty, Town Clerk
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