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**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 a Variance**

Property Address: 15 Common Street; Recorded Worcester Registry of Deeds Book 1832, Page 502

Appellants: Pilgrim Congregational Church, 17 Common Street, Southborough, MA

Application Filed: June 16, 2021

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

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

For the Appellants: William Harrington on behalf of Pilgrim Congregational Church, Applicant  
4 Richards Road  
Southborough, MA 01772

**Procedural History:**

1. An application for an appeal was filed in the Office of the Southborough Building Department on June 16, 2021.
2. The proposal constitutes a variance under the Town of Southborough Zoning Bylaw.
3. The application for the variance is to allow a replacement sign for the Pilgrim Congregational Church that is larger than allowed with ground mounted illumination in the Residential A District.
4. Relief was requested under the Town of Southborough Zoning Code §174-11 (D) "sign regulations" and 174.11 (C) (3) "illumination of signs."
5. The record owner of the subject property is the Pilgrim Congregational Church, 15 Common Street, Southborough, MA.

6. 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.
7. The applicants were heard at the July 22, 2021 Zoning Board of Appeals meeting after describing that the proposed sign was required to be removed due to the Main Street Project. The replacement is larger at approximately twenty-four square feet in order for better public view and will be illuminated during the allowed hours of 6:00 A.M to 10:00 P.M. in accordance with the Town of Southborough Zoning Code section 174-11.2 (d).
8. The public hearing opened on July 22, 2021 and closed the same evening.

**Plans/Documents:**

1. Denial letter from Laurie Livoli, Building Commissioner to Pilgrim Congregational Church, 15 Common Street Southborough, MA dated June 16, 2021.
2. Sketch and measurements of proposed sign for Pilgrim Congregational Church, 15 Common Street, Southborough MA.
3. Certified Copy of Abutters List from the Town of Southborough, MA.
4. Sign Memo from the Planning Board to the Zoning Board of Appeals for 15 Common Street, Southborough, MA dated July 20, 2021.
5. Current photograph of proposed location of sign at 15 Common Street, Southborough, MA.
6. Printout of 15 Common Street, Southborough, MA from Southborough MapsOnline.
7. Specification sheets of proposed lighting options.

**Findings:**

1. The property is located in the Residence A Zoning District.
2. The applicant is proposing a replacement sign for the Pilgrim Congregational Church that is larger than allowed with ground mounted illumination.
3. The proposal and evidence presented meets the criteria required to grant the variance:
  - a. Literal enforcement of this bylaw would result in a hardship for the applicant due to the need for appropriate identification and signage for congregants and visitors.
  - b. The hardship is related to the topography and layout of the land in relation to Main Street.
  - c. The Board was satisfied that the applicant, if denied this request, would not be able to properly advertise their Congregation.
  - d. The Planning Board voted (3-0-2) to recommend the free-standing sign with a spot light as proposed with two members abstaining as members of the Congregation per §174-11E (2).
    - a. The proposed lighting will be in conformity with the 2021 Town Meeting approved lighting bylaw pending approval from the Attorney General.
3. The Board decided that the granting of this relief would not substantially affect the public's good nor denigrate the spirit or purpose of the law. It was determined that the literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship,

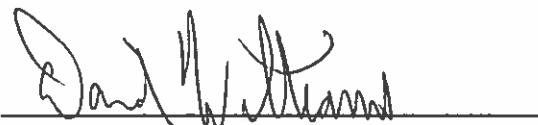
financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

**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 variance pursuant to section 174-11 (C) (3) and 174.11 (D) of the Southborough Zoning Code to allow Pilgrim Congregational Church a replacement sign that is larger than the allowable four-square feet with ground mounted illumination in the Residential 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 variance:

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  
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