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BOARD OF APPEALS

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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

September 4, 2020

Notice of Decision of an Application for a Special Permit

Property Address: 5 Breakneck Hill Road; Map 29, Lot 20

Appellants: John and David Bartolini, 4 Wyeth Circle, Southborough, MA 01772

Application Filed: March 4, 2020
The Board opened the Public Hearing on August 26, 2020 at 7:00 P.M. on a virtual meeting through Zoom with regard to the petitions for the appellants for the following:

Petition: Special Permit request to convert an existing single-family dwelling utilized as a day care to a two-family dwelling. Relief is requested pursuant to Sec. 174.9 (G) two-family dwelling.

Public Hearing: August 26, 2020 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: John and David Bartolini, Applicant
4 Wyeth Circle
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on March 4, 2020.
2. The application for the Special Permit is to convert an existing single-family utilized as a daycare to a two-family dwelling.

3. Relief was requested under Section 174.9 (G).
4. The record owner of the subject property is John and David Bartolini, 4 Wyeth Circle, Southborough, MA.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday August 12, 2020 and Wednesday August 19, 2020.
6. Public Hearing opened on August 26, 2020 and closed the same evening.

Plans/Documents:

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to John and David Bartolini of 4 Wyeth Circle, Southborough, MA.
2. Certified Copy of Abutters List.
3. Letter of Recommendation from the Planning Board dated August 11, 2020.
4. Public Hearing Notice for publication in the MetroWest Daily news on 8/12/2020 and 8/19, 2020.
5. Letter from John and David Bartolini to the Building Inspector Dated May 31, 1996.
6. Building Permit for Wee Care for Little People dated June 3, 1996.
7. Building Permit for new construction of a residential home dated March 7, 1996.
8. Certificate of Occupancy and Compliance for 5 Breakneck Hill Road dated October 7, 1996.
9. Billing Authorization Form for Gatehouse Media.
10. Floor Plans for 5 Breakneck Hill Road dated March 1, 2020.
11. As-Built Sewage Disposal System for 5 Breakneck Hill Road dated September 30, 1996.

Findings:

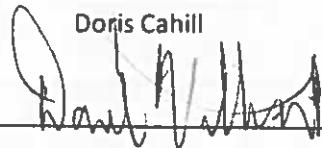
1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Residence A, RA Zoning District.
3. The applicant is proposing to convert a single-family dwelling currently used as a day care facility to a two-family dwelling.
4. The conversion to a two-family dwelling will not change the look, size or occupancy and will create two accessible parcels which will increase the value of the property. This will also bring a positive increase in housing stock for the Town of Southborough.
5. The dwelling has been in existence for more than two years, the lot is greater than 15,000 square feet, there will be no accessory apartment or apartment in addition to the two-family on the property, no exterior alterations will be done, the plans for the dwelling are on file and dated March 1, 2020, there are no objections from the public and is in harmony with the intent of the bylaw.

Decision and Vote of the Board:

At its meeting on August 26, 2020, the Zoning Board of Appeals voted (4-1-0) to grant the Special Permit pursuant to Section 174.9 (G) to allow John and David Bartolini to convert the existing single-family dwelling used as a day care facility to a two-family dwelling.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted (4-1-0) on a motion made by Mr. Drepanos and seconded by Mr. Robbins, with members voting by roll call as follows to grant the requested Special Permit:

David Williams	Aye
Deborah DeMuria	Nay
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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