

Town of Southborough

BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

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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: 2 Pleasant Street, Book 38076, Page 226

Appellants: Lianne and Richard Borax, 2 Pleasant Street, Southborough, MA 01772

Application Filed: July 30, 2020
The Board opened the Public Hearing on August 26, 2020 at 7:30 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 to construct a deck on their home on a nonconforming lot and within the 35-foot minimum rear setback requirement in the Residence B District. Relief is requested under Section 174-8.3 (D) (3) and 174-19.

Public Hearing: August 26, 2020 at 7:30 P.M.
Virtual Meeting through Zoom

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

For the Appellants: Lianne and Richard Borax, Applicant
2 Pleasant Street
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on July 30, 2020.
2. The application for the Special Permit is to allow the construction of a deck on their home on a nonconforming lot and within the 35-foot minimum rear setback requirement in the Residence B District. Relief is requested under Section 174-8.3 (D) (3) and 174-19.
3. The record owner of the subject property is Lianne and Richard Borax, 2 Pleasant Street, Southborough, MA.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on Wednesday August 12, 2020 and August 19, 2020.
5. 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 Lianne and Richard Borax, 2 Pleasant Street, Southborough, MA.
2. Certified Copy of Abutters List.
3. Public Hearing Notice for publication in the MetroWest Daily news on August 12, 2020 and August 19, 2020.
4. Billing Authorization Form for Gatehouse Media.
5. Five current photographs of the property depicting the home and location of proposed structure.
6. Drawings of proposed deck, deck framing plan and beam to concrete block detail.
7. Concrete deck block specifications for model #100002709 at 7-3/4 in. X 10-3/4 in. X 10-3/4 in.
8. Certified Plot Plan for 2 Pleasant Street dated June 12, 2020.

Findings:

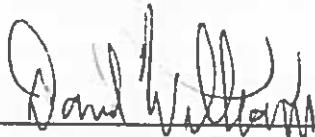
1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Residence B Zoning District.
3. The applicant is seeking to allow the construction of a deck on their home on a nonconforming lot and within the 35-foot minimum rear setback requirement in the Residence B District.
4. The addition of a deck will not adversely affect the Town or the vicinity.
5. The relief requested is not substantial and will improve the aesthetics of the home.
6. There are 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 August 26, 2020, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-8.3 (D) (C) at 174-19 to allow Liane and Richard Borax to construct a deck on their home on a nonconforming lot and within the 35-foot minimum rear setback requirement in the Residence B 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. 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	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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