

Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

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SOUTHBOROUGH, MASSACHUSETTS 01772-1662
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Jim Hegarty
Town Clerk
Town House
Southborough, MA 01772

December 11, 2018

Notice of Decision for a Special Permit

Property Address: 60 Central St., Map 38, Lot 61; Recorded Worcester Registry of Deeds Book 40778 Page 71 ("Premises")

Appellants: Mr. Teriggi Ciccone, 9 Foxhill Drive, Southborough, Ma. 01772

Application Filed: October 31, 2018
The Board opened the public hearing in the Public Meeting Room of Southborough Town Hall on November 28, 2018 at 7:15 with regard to the petition for the appellants for the following:

Petition: Special Permit to open medical office practice specializing in aesthetic and cosmetic medicine.

Sitting as a Board: Craig Nicholson
Andrew R. Dennington, Chairman
David Williams
Paul Depranos
Debbie DeMuria

For the Appellants: Mr. Teriggi Ciccone
9 Foxhill Drive
Southborough, MA. 01772

Ms. Beth Domolky
4 Autumn Hill Lane
Southborough, MA. 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of Southborough Building Department on October 31, 2018.
2. The application for a special permit to open a medical office practice specializing in aesthetic and cosmetic medicine.
3. The applicant is seeking a special permit from sec. 174-8 C (2) "The board of appeals may, by special permit, allow several different uses if otherwise permitted in district".

4. The record owner of the subject property is Hester, Mei-Ling Cheng Trustee, Strawberry Hill Realty Trust, Southborough, MA. 01772.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West newspaper on both Wednesday, November 14, 2018 and November 21, 2018.
6. Public Hearing opened on November 28, 2018 and closed on the same evening.

Plans / Documents:

1. GIS, Maps Online of 60 Central Street.
2. Color photos of the existing front and rear views of the building.
3. Letter from the Building Commissioner / Zoning Enforcement Officer Mark Robidoux to Mr. Teriggi Ciccone, dated October 31, 2018.
4. Certified assessors abutters list dated October 24, 2018.

Findings:

1. The proposal constitutes a special permit request under the Town of Southborough Zoning Bylaw.
2. The property is located in the (BV) Business Village Zoning district.
3. The proposal and evidence presented meets the criteria required to grant the relief for the special permit requested.
4. Existing business, a hair salon, located on the first floor with 19 available parking spots.
5. Multiple uses are permissible for this zoning district. The multiple uses intended here, a hair salon and medical office practice specializing in aesthetic and cosmetic medicine, are complementary to each other and in harmony with the existing neighborhood on Central Street.

Decision and Vote of the Board:

At its meeting on November 28, 2018, the Zoning Board of Appeals voted unanimously (5-0), to grant the special permit pursuant to Sec. 174-8 C (2) "The Board of Appeals may, by special permit, allow several different uses of otherwise permitted in district."

After review of all evidence and facts presented at this hearing, and after deliberations on the same, voted unanimously (5-0) on a motion made by Mr. Dennington, and seconded by Mr. Drepanos, with member voting as follows to grant the requested Special Permit:

Craig Nicholson	Approve
Andrew Dennington	Approve
Debbie DeMuria	Approve
David Williams	Approve
Paul Drepanos	Approve



Craig Nicholson, 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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