

Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

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SOUTHBOROUGH, MASSACHUSETTS 01772-1662
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SOUTHBOROUGH, MA

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James F. Hegarty
Town Clerk
Town House
Southborough, MA 01772

Oct 31, 2018

Notice of Decision for an Application for a Special Permit

Property Address: 2 East Main St. Map 54, lot 43; Recorded Worcester Registry of Deeds Book 35799 Page 75 ("premises")

Appellants: Mr. Peter Bemis, Southborough Crossing LLC P.O. Box 270, Southborough, Ma. 01772

Application Filed: September 26, 2018
The Board opened the public hearing in the Public Meeting Room of Southborough Town Hall and closed on the same evening.

Petition: Special Permit to permit to allow construction of a mixed use building and to include multiple permitted uses.

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

For the Appellants: Peter Bemis
Engineering Design Consultants Inc.
32 Turnpike Rd.
Southborough, Ma. 01772

Procedural History:

1. An application for a special permit filed in the Office of Southborough Building Department on September 26, 2018.
2. The application for a special permit to permit multiple uses on same property all as described in section 174-8.4B (1-5)
3. The applicant is seeking a special permit pursuant to section 174-8.4B (1 thru 5) included all permitted uses and section 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 Southborough Crossing LLC, P.O. Box 270, Southborough, MA. 01772.

2 East Main St.

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5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West newspaper on both Wednesday, August 15, 2018 and August 22, 2018.
6. Public Hearing opened on October 17, 2018 and closed on the same evening.

Plans / Documents:

1. Letter from the Building Commissioner / Zoning Enforcement Office Mark Robidoux to Watershed Investment Corp. dated September 24, 2018.
2. Letter from Mr. Peter S. Bemis, Engineering Design Consultants, Inc. dated September 24, 2018.
3. Special permit site plan, Engineering Design Consultants, Inc. dated July 31, 2018. Including utility, landscape and drainage plan.
4. Google maps photos
5. Photos of previous businesses and structures located at 2 East Main St.
6. Photos of other hotels, motels and inns within close proximity to downtown Southborough, MA.
7. Certified abutters list dated July 19, 2018.

Findings:

1. The proposal constitutes a special permit request under the Town of Southborough Zoning Bylaw.
2. The property is located in the Business Village (BV) zoning district.
3. The applicant is proposing the ability to develop the property for multiple uses under section 174-8 B, specifically items 1 through 5.
4. The board finds that the uses described in section 174-8 B, 1 through 5 are compatible with each other and would be appropriate for a mixed use building.
5. The board finds that the proposed building would be a benefit to the town and results in improved circulation and land use patterns.

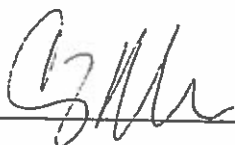
Decision and Vote of the Board:

At its meeting on October 17, 2018, the Zoning Board of Appeals voted unanimously (5-0), to grant the special permit pursuant to section 174- 8.4 B, 1 thru 5 and section 174-9.

After review of all evidence and facts presented at this hearing, and after deliberations on the same, voted unanimously (5-0) in the board's decision they find that with respect to this lot any combination of the permitted uses under section 174-8.4 B, items 1 thru 5 are compatible with each other and they meet the requirement under section 174-9, has a

benefit to the town and results in improved circulation of land use patterns. On a motion made by Mr. Dennington, and seconded by Mr. Robbins, with member voting as follows to grant the requested special permit:

Craig Nicholson	Approve
Andrew Dennington	Approve
Debbie DeMuria	Approve
David Williams	Approve
Mike Robbins	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: _____

James F. Hegarty, Town Clerk

Date: _____