

Town of Southborough

BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

James Hegarty
Town Clerk
Town House
Southborough, MA 01772

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0717 ext. 1

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SOUTHBOROUGH, MA

July 12, 2017

Notice of Decision for an Application for a Special Permit

Property Address: 39 Sears Rd., Southborough, Ma. 01772

Appellants: Mr. David Ferris

Application Filed: June 8, 2017

The Board opened the public hearing on June 28, 2017 at 7:30pm in the Public Meeting Room of Southborough Town Hall with regard to the petition for the appellants for the following:

Petition: Special Permit request(s) to build 2 separate attached garages to a newly constructed home, one attached garage to accommodate interior parking for 2 cars and the other an attached garage to accommodate 6 cars. Relief requested pursuant to Sec. 174-8.2 B(12) private garage or parking for more than three (3) vehicles, that is accessory to a permitted principal use and on the same lot as such use.

Sitting as a Board: Andrew R. Dennington, Chairman
Leo F. Bartolini Jr.
Debbie DeMuria
Craig Nicholson
Paul Drepanos

For the Appellants: Peter Bemis and Jose Martins, on behalf of David Ferris

Procedural History:

1. An application for a Special Permit was filed in the Office of Southborough Building Department on June 8, 2017.
2. Application for a Special Permit to build 2 separate attached garages, one garage to provide interior parking for 2 cars, the other garage to provide interior parking for up to 6 cars.
3. The applicant is seeking a Special Permit from Sec. 174-8.2 B(12) private garage or parking for more than three (3) vehicles, that is accessory to a permitted principal use and on the same lot as such use.
4. The Record Owner of the subject property is Mr. David Ferris, 39 Sears Rd., Southborough, MA.
5. A public hearing before the Zoning Board of Appeals was duly noticed on June 14, 2017 & June 21, 2017 in Metrowest Daily Newspaper. Public hearing opened on June 28, 2017 and closed in the same evening.

Plans/ Documents:

1. Three (3) pages of drawings/plans with elevations of the proposed new home to include (2) attached garages submitted to the Board on June 27, 2017.
2. Redevelopment Site Plan dated May 22, 2017 by Engineering Design Consultants, Inc. submitted with original Special Permit application.

Findings:

1. The proposal constitutes a Special Permit request under the Town of Southborough Zoning Bylaw.
2. The Property is located in the Residence A zoning district.
3. The applicant is proposing 2 separate attached garages to a newly constructed home to provide interior parking for up to 8 cars total. One attached garage with 2 doors to accommodate parking of two cars and the other attached garage with 5 doors to accommodate parking of up to 6 cars.
4. The proposal exceeds the maximum of 3 vehicles by 5 vehicles under the current town bylaw.

Decision and Vote of the Board:

At its meeting on June 28, 2017, the Zoning Board of Appeals voted (5-0) to grant the Special Permit per Approved Plan dated June 27, 2017 pursuant to Sec. 174-8.2 B (12) (private garage or parking for more than three (3) vehicles that is accessory to a permitted principal use and on the same lot as such use).

- 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 L. Bartolini, and seconded by P. Drepanos, with members voting as follows to grant the requested Special Permit without conditions:

Andrew R. Dennington	Yes
Leo F. Bartolini Jr.	Yes
Debbie DeMuria	Yes
Craig Nicholson	Yes
Paul Drepanos	Yes



Andrew R. Dennington, Chair

Signing on behalf of the Zoning Board of Appeals

Filed with the Town Clerk on: 7/12/17 JFH

****NOT VALID FOR RECORDING UNTIL CERTIFIED BY THE TOWN CLERK OF SOUTHBOROUGH****

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Laws, 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

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