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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

July 27, 2021

Notice of Decision of an Application for a Special Permit

Property Address: 154 Turnpike Road; Recorded Worcester Registry of Deeds Book 43026, Page 338

Appellants: Michael Lombardi/The Vin Bin/Donut Stand, 154 Turnpike Road, Southborough, MA

Application Filed: May 30, 2022

Public Hearing: July 20, 2022 at 7:00 P.M.
Virtual meeting through Zoom

Sitting as a Board: David Williams, Chair
Paul Drepanos
Michael Robbins
Doris Cahill
Jamie Mieth

For the Appellants: Michael Lombardi, Applicant
154 Turnpike Road
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on May 30, 2022.
2. The application for the Special Permit is to allow secondary signage to the existing building in the Business Highway District. Relief was requested under Section 174-11 (E) 1.
3. The record owner of the subject property is Capital Group Properties/154 Turnpike LLC, Southborough, MA.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday, July 6, 2022, and Wednesday, July 13, 2022.

5. The applicant was heard at the July 20, 2022, Zoning Board of Appeals meeting after describing that the Vin Bin added a pop-up donut stand to their business during the pandemic in an effort to gain more revenue. He stated it was such a success, that they are making the business a permanent part of the location. Mr. Lombardi provided the Board with sign specifications.
6. The public hearing opened on July 20, 2,022 and closed the same evening.

Plans/Documents:

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Michael Lombardi re: 154 Turnpike Road – Vin Bin Signage Special Permit.
2. Certified Copy of Abutters List from the Town of Southborough, MA.
3. Public Hearing Notice for publication in the MetroWest Daily News on 7/6/2022 and 7/13/2022.
4. Billing Authorization Form for Gatehouse Media.
5. Letter from William Depietri, Manager, Capital Group dated April 20, 2022.
6. Donut Stand sign specifications completed by Sign-Right dated 4/11/2022.
7. Planning Board Report – Sign Application.

Findings:

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Business Highway District.
3. The applicant is proposing to add an additional wall sign to his location at 154 Turnpike Road, Southborough.
4. The sign size and specifications do not exceed the dimensions allowed within the bylaw.
5. The addition of the sign will not adversely affect the Town or the vicinity.
6. The Planning Board approved the sign based on the report of votes taken on items 1-5 at their July 11, 2022 meeting. There were no notes or conditions from the Planning Board regarding this sign.
7. 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 July 20, 2022, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-11 (E) 1 to allow Mr. Lombardi/The Vin Bin to add an additional wall sign at 154 Turnpike Road, Southborough for The Donut Stand with the specifications presented.

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 Variance with the above conditions:

David Williams	Aye
Paul Drepanos	Aye
Michael Robbins	Aye

Doris Cahill
Jamie Mieth

Aye
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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