

Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0717 ext. 1

James F. Hegarty
Town Clerk
Town House
17 Common Street
Southborough, Massachusetts 01772

November 22, 2019

Notice of Decision of an Application for a Special Permit

Property Address: 149 Southville Road; Book 48961, Page 307

Appellants: Karen Lowell, 149 Southville Road, Southborough, MA 01772

Application Filed: October 1, 2019
The Board opened the Public Hearing on November 22, 2019 at 8:30 A.M. in the McAuliffe Hearing Room of Southborough Town Hall with regard to the petitions for the appellants for the following:

Petition: Special Permit request to allow the demolition and reconstruction of a pre-existing non-conforming front porch in the Residence B District. Relief is requested under Section 174-9 E and 174-19 A.

Public Hearing: November 22, 2019 at 8:30 A.M.
McAuliffe Hearing Room
17 Common Street
Southborough, MA 01772

Sitting as a Board: Craig Nicholson, Chair
David Williams, Clerk
Deborah DeMuria
Paul Drepanos
Michael Robbins

For the Appellants: Karen Lowell, Applicant
149 Southville Road
Southborough, MA 01772

Matthew J. Thompson, Thompson Regal Interiors
1 Main Street
Whitinsville, MA 01588

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on October 1, 2019.
2. The application for the Special Permit is to allow the demolition and reconstruction of a pre-existing non-conforming front porch in the Residence B District. Relief is requested under Section 174-9 E and 174-19 A.
3. The record owner of the subject property is Karen Lowell, 149 Southville Road, Southborough, MA.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on Wednesday November 8, 2019 and Wednesday November 15, 2019.
5. Public Hearing opened on November 22, 2019 and closed the same morning.

Plans/Documents:

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Karen Lowell, 149 Southville Road, Southborough, MA.
2. Certified Copy of Abutters List from the Assessor's Office.
3. Special Permit Application filed on October 1, 2019.
4. Certified Plot Plan for 149 Southville Road, Southborough, MA.
5. Residential Remodel Plans for 149 Southville Road, Southborough, MA.
6. Two current photographs of the property illustrating the proposed project area.

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 proposing the demolition of a pre-existing non-conforming front porch and reconstruction of a four season porch with slightly extended dimensions in the Residence B District.
4. The demolition of a pre-existing non-conforming front porch and reconstruction of a four season porch is not more detrimental to the neighborhood and will improve the aesthetics of the home.
5. The relief requested is not substantial and the house is similarly situated in the neighborhood.
6. The location of the house on the lot and layout of the house precludes the owner from performing the reconstruction in another location without substantial redesign of the existing house.
7. There were no letters of opposition or public comment in opposition to the proposed changes.

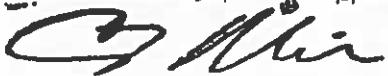
8. There are no public safety issue with the proposed changes.
9. Completion of this project will not produce adverse effects to the Town or the vicinity.

Decision and Vote of the Board:

At its meeting on November 22, 2019, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-9 E and 174-19 A to allow Karen Lowell to demolish her pre-existing non-conforming front porch and reconstruct a four season porch with slightly extended dimensions in a 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. Williams, with members voting as follows to grant the requested Special Permit:

Craig Nicholson	Approve
David Williams	Approve
Deborah DeMuria	Approve
Paul Drepanos	Approve
Michael 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: _____

Date: _____

James F. Hegarty, Town Clerk
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