



The Commonwealth of Massachusetts
Town of Southborough
Board of Appeals

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SOUTHBOROUGH, MA

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

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February 25, 2016

**NOTICE OF DECISION
ON AN APPLICATION FOR
VARIANCE**

28 Cordaville Road – Choate Field

Appellants:

Southborough Recreation Department / Commission

The Board of Appeals of the Town of Southborough held public hearings on Wednesday, February 24, 2016 at 8:00PM in the Public Meeting Room of the Southborough Town House with regard to the petition of the Southborough Recreation Department / Commission. The Appellants are requesting a Variance from Section 174-12.1H in order to install seven (7) light poles 60 to 80 feet in height which exceeds the maximum height limitation as defined in the Town Bylaws.

Sitting as a Board:

Leo F. Bartolini, Chairman
Thomas Bhisitkul
Paul N. Drepanos
Andrew R. Dennington
David Eagle

For Petitioners:

Doreen Ferguson, Recreation Director
21 Highland Street
Southborough, MA 01772

Brian Shifrin, Recreation Commission
79 Oakhill Road
Southborough, MA 01772

Variance from Section 174-12.1H

28 Cordaville Road, Choate Field

Appellants: Town of Southborough Recreation Department / Commission

For Petitioners (Continued): Mike Berry, Musco Lights
David Columbo, Power Engineers, LLC

Procedural History

1. An application for Variance was filed in the Office of the Southborough Building Department on January 29, 2016.
2. The Application for Variance is for the installation of seven (7) light poles 60 to 80 feet in height.
3. The Applicant is seeking a Variance from Section 174-12.1H (Table) pole mounted height limitations.
4. The Record Owner of the subject property is the Town of Southborough.
5. A public hearing before the Zoning Board of appeals was duly noticed, opened on February 24, 2016 and closed the same evening.

Plans and Documents

1. Letter from the Building Commissioner / Zoning Officer, Mark Robidoux, to Doreen Ferguson, Recreation Director, dated December 8, 2015.
2. Letter from Doreen Ferguson, Recreation Director, to the Zoning Board of Appeals, dated January 26, 2016.
3. Application for Variance dated January 29, 2016.
4. Technical Specifications, Woodward Field Lighting, dated December 28, 2015.
5. One (1) page Lighting Project Summary by Musco Lighting dated November 2, 2015.
6. Four (4) pages Illumination Summary by Musco Lighting dated November 2, 2015.
7. One (1) page Equipment Layout by Musco Lighting dated November 2, 2015.
8. One (1) page Environmental Glare Impact by Musco Lighting dated November 2, 2015.
9. Four (4) pages Control Systems Summary by Musco Lighting dated November 5, 2015.
10. Pole Foundation Elevation Plan by Structural Engineers, P.C. for Musco Lighting dated December 15, 2015.
11. Eight (8) pages Pole Plans by Musco Lighting dated December 16, 2015.
12. Sixteen (16) pages Datasheets by Musco Lighting.
13. Two (2) pages Safety by Musco Lighting.
14. One (1) page Corrosion Protection by Musco Lighting.
15. Email from Karen Finelli to Doreen Ferguson dated January 26, 2016.

Variance from Section 174-12.1H

28 Cordaville Road, Choate Field

Appellants: Town of Southborough Recreation Department / Commission

16. Email from Doreen Ferguson to Mark Purple, Town Administrator, dated January 26, 2016.
17. Email from Mark Purple, Town Administrator, to Mark Robidoux, Building Commissioner, dated January 28, 2016.

Findings

1. The proposal constitutes a Variance from pole mounted height limitations as allowed in a Residential Zoning District under the Town of Southborough Zoning Bylaw.
2. The property is located within the Residential B Zoning District.
3. The applicants are proposing to install seven (7) light poles 60 to 80 feet in height at Choate Field.
4. Choate Field currently has light poles ranging from 25 to 60 feet in height.
5. The light poles being installed will be more directed, be controlled by timers, have shields, and will not affect and direct abutters with light spillage.
6. Choate Field currently has light poles ranging from 25 to 60 feet in height.
7. The light poles will not have an adverse affect on Rte. 85.

Decision and Vote of the Board

At its meeting on February 24, 2016, the Zoning Board of Appeals voted 5-0 to grant a Variance from Section 174-12.1H pole mounted height limitations for the proposed installation of seven (7) light poles 60 to 80 feet in height, subject to the following conditions:

1. The applicant shall not re-use any of the existing light fixtures from any of the existing light poles on any of the new poles to be installed.
2. Lighting shall be installed in accordance with the approved plans. The Planning Board shall be notified upon completion of the site lighting installation. After said notification, the Planning Board shall have one year to review illumination. During this review period, the Planning Board reserves the right to require adjustment of the number and / or intensity of exterior fixtures, if it determines illumination is insufficient or spill-over onto adjacent property is excessive. This is subject to the understanding that light levels will not go below standard safety requirements. Night time lighting shall be minimized to the extent possible based upon usage of the property and standard safety requirements. All adjustments shall be made by the Recreation Department.

Variance from Section 174-12.1H
28 Cordaville Road, Choate Field
Appellants: Town of Southborough Recreation Department / Commission

The Board, after review of the facts and evidence presented at this hearing, and after deliberations on the same, voted unanimously 5-0 on a motion made by Member Eagle and seconded by Member Bhisitkul, to grant the requested Variance.

Leo F. Bartolini, Jr. - Chair - Yes
Thomas Bhisitkul - Member - Yes
Paul N. Drepanos - Member - Yes
Andrew R. Dennington - Member - Yes
David J. Eagle - Member - Yes

Leo F. Bartolini, Jr.

Leo F. Bartolini, Jr., Chair
Signing on behalf of the Zoning Board of Appeals

FILED 8/17/16 *James F. Hegarty*
Town Clerk

I, James F. Hegarty, Town Clerk for the Town of Southborough, hereby do certify that this is a true copy of the Zoning Board of Appeals Decision

James F. Hegarty, Town Clerk

Date

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

*In accordance with Section 11 of Chapter 40A of the 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