

Town of Southborough
BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

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SOUTHBOROUGH, MA

James Hegarty
Town Clerk
Town House
Southborough, MA 01772

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

March 27, 2016

Notice of Decision for an Application for a Special Permit

Property Address: 352 Turnpike Rd.

Assessors: Map: 25, Lot: 3, Book: 48380, Page: 347

Appellants: Ferris Development

Application Filed: February 26, 2016

The Board opened the public hearing on March 24, 2016 at 8:00pm 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 mount a sign between 22 feet and 27 feet above finish grade, the current bylaw allows up to 20 feet above finish grade. The Special Permit is pursuant to Sec. 174-11 – sign regulation table D.

Sitting as a Board: Leo F. Bartolini Jr., Chairman
Thomas Bhisitkul
Paul Drepanos
Andrew R. Dennington
David Eagle

For the Appellants: Jose Martins, Project Manager
87 Main St.
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of Southborough Building Department on February 26, 2016
2. The application for a Special Permit is to mount a sign between 22 feet and 27 feet above finish grade.
3. The applicant is seeking a Special Permit from Sec. 174-11 – sign regulation table D

4. The Record Owner of the subject property is Ferris Development 352 Turnpike Road, LLC
5. A public hearing before the Zoning Board of Appeals was duly noticed, opened on March 24, 2016 and closed in the same evening.

Plans/ Documents:

1. Memorandum from Hillary Young Carney to the Zoning Board of Appeals dated February 24, 2016.
2. Locus map off of Google Maps of the subject property.
3. Letter from the Building Commissioner/ Zoning Officer Mark Robidoux to Jose Martins, Agent of Ferris Development dated February 8, 2016.
4. One (1) page project summary from the applicant.
5. Two (2) page proposed sign location and profile plan from the applicant.

Findings:

1. The proposal constitutes a Special Permit request under the Town of Southborough Zoning Bylaw.
2. The Property is located in the Industrial Park zoning district.
3. The applicant is proposing a backlit, LED sign located above the main doorway that indicates the address number, "352" of the property.
4. The proposal meets all other requirements with exception to the proposed height of the installation.
5. The topography of the property creates the necessity to install the sign more than currently allowed under the Zoning Bylaw.

Decision and Vote of the Board:

At its meeting on March 24, 2016, the Zoning Board of Appeals voted 5-0 to grant the Special Permit pursuant to Sec. 174-11 – sign regulation table D for the mounting of a sign between 22 feet and 27 feet above finish grade.

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 P. Drepanos, and seconded by T. Bhisitkul, with members voting as follows to grant the requested Special Permit:

Leo F. Bartolini Jr.	Yes
Thomas Bhisitkul	Yes
Paul Drepanos	Yes
Andrew R. Dennington	Yes
David Eagle	Yes

Leo F. Bartolini, Jr.

Leo F. Bartolini, Jr., Chair

Signing on behalf of the Zoning Board of Appeals

Filed with the Town Clerk on: 3/29/15

James F. Hegarty

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