

2025 MAY -5 A.D. 13

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

May 5, 2025

Notice of Decision of an Application for a Special Permit

Property Address: 6 Lorenzo Drive, Southborough, MA 01772

Map/Lot: Map 29, Lot 67

Book/Page: 71505/369

Petitioner: Brendan Griffin

Application Filed: December 31, 2024

Public Hearing: February 12, 2025 at 7:30 P.M.
McAuliffe Hearing Room, 17 Common Street

March 19, 2025 at 7:00 P.M.
McAuliffe Hearing Room, 17 Common Street

April 30, 2025 at 7:00 P.M.
Remote Meeting via Zoom

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

For the Petitioner(s): Michael Bartolini, Bartolini Properties

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Town Clerk and the office of the Southborough Building Department on December 31, 2024.
2. The application for the Special Permit is to allow private parking for more than three cars. Relief was requested under Section 174-8.2 B(12) of the Southborough Zoning Bylaw.

3. The record owner of the subject property is Brendan Griffin, 6 Lorenzo Drive, Southborough, MA 01772.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on January 26, 2025, and February 5, 2025.
5. New notice was sent on March 31, 2025 due to an incorrect abutters list issued by the Assessor's Office, in which four (4) abutters were listed incorrectly. The public hearing was scheduled for April 16, 2025, which was then cancelled due to the Town website being inaccessible for more than 6 hours on April 15, 2025, per Open Meeting Law. The public hearing was then rescheduled for April 30, 2025.
6. The applicant requested a continuance for the February 12, 2025 hearing, and was heard at the March 19, 2025 and April 30, 2025 Zoning Board of Appeals meetings after describing that they were looking to construct a two (2)-car garage on a lot with two (2) lifts, plus an additional lift in the existing three (3) car garage, creating eight (8) parking spaces where three (3) are allowed by right.
7. The public hearing opened on February 12, 2025 and closed on April 30, 2025.

Plans/Documents:

1. Special Permit Application Form – signed December 26, 2024
2. Project Narrative, prepared by Bartolini Properties LLC, dated December 31, 2024
3. Photographs of subject property
4. Plan titled "Accessory Garage Proposed Site Plan" for 6 Lorenzo Drive, prepared by Engineering Design Consultants, Inc, stamped by Walter M. Lewinski, Registered Professional Engineer No. 32327, dated December 30, 2024, revised April 29, 2025
5. Plan titled "Record Foundation As-Built" for 6 Lorenzo Drive, prepared by Control Point Associates, Inc, stamped by Gerry L. Holdright, PLS No. 49211, dated December 23, 2024
6. Plan titled "Assessor's Map 29 Lot 66 Soil Absorption Plan", prepared for Bartolini Builders, Inc for 6 Lorenzo Drive, prepared by Engineering Design Consultants, stamped by Walter M. Lewinski, Registered Professional Engineer No. 32327, dated December 30, 2024, revised April 29, 2025
7. Proposed building elevations, prepared by Bartolini Properties
8. Certified Abutters List – 6 Lorenzo Drive
9. Legal Ad Billing Agreement
10. Comments from Building Commissioner Chris Lund, dated March 25, 2025
11. Letter of Opposition – Anna Hatch, 5 Lorenzo Drive, dated February 12, 2025
12. Letter of Opposition – Chelsea and Jason Malinowski, 7 Lorenzo Drive, dated April 30, 2025
13. Letter of Opposition – Sharon Kreitman, 2 Lorenzo Drive, dated April 30, 2025

Findings:

1. The proposal requires a Special Permit under the Town of Southborough Zoning Bylaw, Section 174-8.2 B(12).
2. The property is located in the Residence A Zoning District.
3. The applicant is seeking to construct a two (2)-car garage on a lot with two (2) lifts, plus an additional lift in the existing three (3) car garage, creating eight (8) parking spaces where three (3) are allowed by right.

4. The Board finds that the proposal is for the property owner's personal storage of cars and that no commercial use will be taking place, and that commercial uses are not allowed by-right in the Residence A zoning district unless otherwise stated in Section 174-8.2 A of the Southborough Zoning Bylaw.
5. The proposal and evidence presented meet the criteria to grant the Special Permit:
 - a. The Board finds the use sought and its characteristics are in harmony with the intent and purpose of Chapter 174 of the Southborough Zoning Bylaw, is not in conflict with public health, safety, convenience, and welfare, and will not be substantially more detrimental or offensive to the neighborhood or destructive of property values therein due to the personal use of the parking, and that the proposal will not increase traffic in the neighborhood.
 - b. Location
 - i. The site is able to accommodate the proposal without substantial environmental damage due to wetland loss, habitat disturbance or damage to valuable trees or other natural assets.
 - c. Activity Type & Mix
 - i. The proposal is residential and will serve the housing needs of local residents.
 - d. Visual Consequences
 - i. Scenic views from public ways and developed properties will be considerately treated in the site arrangement and building design. The Board finds the design of the proposed garage fits with the neighborhood.

Decision and Vote of the Board:

At its meeting on April 30, 2025, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to the Southborough Zoning Bylaw, Section 174-82 B(12) to allow parking for no more than eight (8) vehicles.

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. Robbins and seconded by Mr. Drepanos, with members voting by roll call as follows to grant the requested Special Permit:

Jamie Mieth	Aye
Paul Drepanos	Aye
Doris Cahill	Aye
David Williams	Aye
Michael Robbins	Aye

Pursuant to the vote taken by the Zoning Board of Appeals on September 20, 2023, the following signatures are made in accordance with M.G.L. c.110G and pursuant to said Board's electronic signature authorization vote recorded on November 6, 2023, with the Worcester Registry of Deeds, Book 69850, Page 154.

/s/David Williams

David Williams, Chair

Signing on behalf of the Zoning Board of Appeals

Notice: Appeals, if any, shall be made pursuant to MGL c. 40A, Section 17, and shall be filed within twenty (20) days after the filing of this notice in the Office of the Southborough Town Clerk. Further, no special permit, variance, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the city or town clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, or that if it is a special permit or variance which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed, a copy of the petition for the special permit or variance accompanied by the certification of the city or town clerk stating the fact that the permit granting authority failed to act within the time prescribed, and no appeal has been filed, and that the grant of the petition resulting from such failure to act has become final, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Pursuant to the Town of Southborough Zoning Bylaws, Section 174-9, if the rights authorized by a special permit are not exercised within two years from the date of grant thereof, they shall lapse, and a new petition, notice and hearing will be required for their reestablishment.

**** 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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