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**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 14, 2025

**Notice of Decision of an Application for a Variance**

**Property Address:** 26 Granuaile Road, Southborough, MA 01772

**Map/Lot:** Map 50, Lot 16

**Book/Page:** Book 60759, Page 57

**Petitioner:** Sean & Julie Connolly

**Application Filed:** March 3, 2025

**Public Hearing:** May 7, 2025 at 7:00 P.M.  
Virtual meeting through Zoom

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

**For the Petitioner(s):** Sean & Julie Connolly

**Procedural History:**

1. An application for a variance was filed in the Office of the Southborough Town Clerk and the Southborough Building Department on March 3, 2025.
2. The application for the variance is to construct a two (2) car garage addition that will encroach on the side setback. Relief was requested under the Southborough Zoning Bylaw Section 174-8.2 D(3)(c).
3. The record owner of the subject property is Sean & Julie Connolly, 26 Granuaile Road, Southborough, MA 01772.

4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on April 2, 2025, and April 9, 2025. 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 May 7, 2025, and new notice was distributed and published in the MetroWest Daily News on April 23, 2025 and April 30, 2025.
5. The applicant was heard at the May 7, 2025 Zoning Board of Appeals meeting after describing that they are seeking to construct a two (2) car garage that will encroach on the side setback but otherwise conform with the Zoning Bylaw.
6. The public hearing opened on May 7, 2025 and closed the same evening.

**Plans/Documents:**

1. Comments from Building Commissioner/Zoning Enforcement Officer Chris Lund re: 26 Granuaile Road, Variance Application
2. Variance Application Form – signed February 23, 2025
3. Project Narrative
4. Architectural Plans, titled “Connelly Residence, 26 Granuaile Rd, Southborough, MA 01772”, prepared by Philpot Corporation, dated February 15, 2025.
5. Plot Plan, titled “Connelly Residence, 26 Granuaile Rd, Southborough, MA 01772”, prepared by Philpot Corporation, dated February 27, 2025
6. Quitclaim Deed, Book 60759, Page 57
7. Site Plan titled “Plan of Land Surveyed for Whitney Street Home Builders, LLC, 0 Brigham Street & 24, 26, 28, 30 Granuaile Road, Southborough, Massachusetts”, prepared for Whitney Street Home Builders by Jarvis Land Survey, Inc, stamped by Kevin J. Jarvis, P.L.S. No. 40044, dated November 3, 2020
8. Photographs of subject property
9. Certified Abutters List – 26 Granuaile Road
10. Legal Ad Billing Agreement
11. Site Plan titled “Plan Showing Proposed Addition”, prepared for Sean & Julie Connelly by Jarvis Land Survey, Inc, stamped by Kevin J. Jarvis, P.L.S. No. 40044, dated May 7, 2025
12. Letter of Support – Juliana Barrero, 28 Granuaile Road

**Findings:**

1. The proposal requires a Variance under the Town of Southborough Zoning Bylaw.
2. The property is located in the Residence A zoning district.
3. The applicant is seeking to construct a two (2) car garage that will have a 21.6-foot side setback where a twenty-five (25) foot setback is required.
4. The proposal and evidence presented meet the criteria to grant the Variance:
  - a. The Board finds that due to the shape of the lot, literal enforcement of the Southborough Zoning Bylaw would involve substantial hardship to the petitioner.
  - b. The Board finds that the desired relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Southborough Zoning Bylaw.
5. 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 May 7, 2025, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Variance pursuant to Section 174-8.2 D(3)(c) to allow the construction of a two (2) car garage with a 21.6-foot side setback.

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

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

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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 174-25 A (3), if the rights authorized by a variance are not exercised within one year 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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