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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 Special Permit

Property Address: 153 Cordaville Road, Southborough, MA 01772
Map/Lot: Map 28, Lot 1
Book/Page: Book 22463, Page 375
Petitioner: 153 Cordaville Road LLC
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): Shannon Boyce, Capital Group Properties LLC as Managing Agent for 153
Cordaville Road LLC

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 March 3, 2025.
2. The application for the Special Permit is to allow wall signs that exceed the maximum allowable height under the Southborough Zoning Bylaw. Relief was requested under Section 174-11 and Section 174-9.
3. The record owner of the subject property is 153 Cordaville Road LLC, 259 Turnpike Road, Suite 100, 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 install wall signs up to thirty-eight (38) feet high, not to extend above the roof of the building, and otherwise complying with the Southborough Zoning Bylaw.
6. The public hearing opened on May 7, 2025 and closed the same evening.

Plans/Documents:

1. Special Permit Application Form – signed November 18, 2024
2. Project Narrative – Prepared by Shannon Boyce, Capital Group Properties
3. GIS Map – 153 Cordaville Road
4. Google Maps aerial photograph – 153 Cordaville Road
5. Photos of subject property
6. Sign Plan – Practice of Family & Cosmetic Dentistry, prepared by Viewpoint Sign & Awning, dated April 2, 2025
7. Site Plan titled “Plan of Land located on 153 Cordaville Road, Southborough”, prepared for 153 CORDaville Road LLC by Land Planning, Inc, stamped by Bernard E. Munro, Sr. P.L.S. No. 34482; dated April 25, 2001 with a most recent revision date of June 26, 2001.
8. Exterior Elevations titled “153 Cordaville Office Building”, prepared by Cubellis Associates Inc., dated February 25, 2000 with a most recent revision date of August 9, 2000
9. Quitclaim Deed, Book 22463, Page 375
10. Certified Abutters List – 153 Cordaville Road
11. Legal Ad Billing Agreement
12. Report from the Southborough Zoning Planning Board, dated March 24, 2025

Findings:

1. The proposal requires a Special Permit under the Town of Southborough Zoning Bylaw, Section 174-11 E.
2. The property is located in the Industrial Park zoning district and does not front on Route 9.
3. The applicant is seeking to install one wall sign at a height of twenty-four feet, four and one eighth inch (24', 4 1/8") from the ground to the top of the sign, where a maximum height of twenty (20) feet is allowed. The applicant is also seeking to have a special permit that allows wall signs up to thirty-eight (38) feet in height for the building to provide for future signage.
4. The applicant originally requested a special permit to allow wall signage that exceeds the maximum allowable area but withdrew this request. During the hearing, the applicant's representative requested relief from the illumination requirements, which the Board did not find in harmony with the Bylaw.
5. The sign will otherwise comply with the requirements in Section 174-11 of the Southborough Zoning Bylaw.
6. The Board is in receipt of a report from the Southborough Planning Board as required in Section 174-11 E (2) of the Southborough Zoning Bylaw. The report is generally favorable, with the exception that the sign materials, colors, lettering style, illumination and form are not reasonably compatible with building design, neighborhood context and use as per Section 174-

11 C(3): "no sign may utilize transparent panels, canvas or other fabric, letters, devices or other similar components to create an image by allowing light to pass through, except for businesses fronting on Route 9."

7. The Planning Board report is specific to the proposed "Practice of Family & Cosmetic Dentistry" sign. The Planning Board is not in favor of granting a special permit to cover future signs.
8. The Board is not in favor of granting relief from height requirements for the building in its entirety for the purpose of future signs.
9. 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.
10. 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 Special Permit pursuant to the Southborough Zoning Bylaw Section 174-11 to allow one wall sign that will exceed the maximum allowable height as proposed, that will otherwise comply with Section 174-11.

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

Paul Drepanos	Aye
Doris Cahill	Aye
Jamie Mieth	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

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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