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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

August 21, 2025

Notice of Decision of an Application for a Special Permit

Property Address: 118 Turnpike Road, Southborough, MA 01772

Map/Lot: Map 37, Lot 118-4

Book/Page: Book 66478, Page 239

Petitioner: Eric Barbieri

Application Filed: August 11, 2025

Public Hearing: August 20, 2025 at 7:00 P.M.

McAuliffe Hearing Room, 17 Common Street

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

For the Petitioner(s): Eric Barbieri, Patriot Indoor Golf, Inc.
George Bahnan, Esq, Ferris Development Group

Procedural History:

1. An application for a Special Permit was filed in the office of the Southborough Building Department on June 18, 2025 and filed with the Southborough Town Clerk on August 11, 2025.
2. The application for the Special Permit is to allow an indoor recreation, exercise or athletic facility and multiple uses on one lot. Relief was requested under the Southborough Zoning Bylaw, Section 174-8.5 C (11) and Section 174-8 C (2).
3. The record owner of the subject property is David M. Ferris and Ana I. Salceda-Ferris, 118 Turnpike Road, Ste 300, Southborough, MA 01772.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on August 6, 2025, and August 13, 2025.

5. The applicant was heard at the August 20, 2025 Zoning Board of Appeals meeting after describing that they are seeking to open an indoor golf simulator facility within an existing office building.
6. The public hearing opened on August 20, 2025 and closed the same evening.

Plans/Documents:

1. Special Permit Application Form for the indoor recreation, athletic or exercise facility use, signed by Eric Barbieri and George Bahnan, dated June 11, 2025
2. Special Permit Application Form for multiple uses on one lot, signed by Eric Barbieri and George Bahnan, dated June 23, 2025
3. Project Narrative, prepared by George Bahnan, dated June 10, 2025
4. Massachusetts Foreclosure Deed, Book 66478, Page 239
5. Floor Plan titled "1st Floor – Test Fit – The Back Nine", prepared by J Ferrera Associates, Inc for Ferris Development Group, dated April 28, 2025
6. Site Plan titled "Site Plan of Land at 120 Turnpike Road", prepared by Expedited Engineering, LLC for FD 120 Turnpike, LLC, stamped by Gerry L Holbright, PLS No. 49211, dated October 25, 2023 with the most recent revision date of January 24, 2024
7. Certified Abutters List – 118 Turnpike Road, dated June 17, 2025
8. Legal Ad Billing Agreement

Findings:

1. The proposal requires a Special Permit under the Town of Southborough Zoning Bylaw, Section 174-8 C (2) and Section 174-8.5 C (11).
2. The property is located in the Business Highway zoning district.
3. The applicant is seeking to open an indoor recreation, athletic or exercise facility within an existing office building.
4. Under the Southborough Zoning Bylaw Section 174-8.5 C (11), an indoor recreation, athletic or exercise facility is only permitted by a special permit.
5. Under the Southborough Zoning Bylaw Section 174-8 C (2), multiple uses on one lot are permitted by special permit.
6. The golf simulator facility is proposed as a 24/7 facility, with public access during normal business hours and members only access after normal business hours with reservations required.
7. 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 location of the subject property within a commercial zone with no residential abutters.
 - b. Location
 - i. Nearby uses will likely benefit from rather than being damaged by the proposal, or will be permanently buffered from it.
 - ii. Providing adequate water and drainage for this location will pose no special public problems.

- iii. 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 as no exterior work is proposed.
- c. Activity Type & Mix
 - i. The proposal is non-residential and will contribute to the diversity of services available locally
- d. Access
 - i. Access to the location will not have a significant impact on traffic as the golf simulator facility limits the maximum number of people allowed in the facility at one time, and due to reservation and membership requirements.
 - ii. Pedestrian and vehicular movement to, from and within the site will be safe and convenient and arranged so as not to disturb abutting properties.
- e. The Board finds the additional use of an indoor recreation, athletic or exercise facility in the form of an indoor golf simulator facility is compatible with the existing office use on the lot.

8. 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 August 20, 2025, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permits pursuant to the Southborough Zoning Bylaw Section 174-8 C (2), Section 174-8.5 (C) (11), and Section 174-9 to allow an indoor golf simulator facility within an existing office building.

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

Jamie Mieth	Aye
Doris Cahill	Aye
Michael Robbins	Aye
Paul Drepanos	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.

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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