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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

October 20, 2025

Notice of Decision of an Application for a Special Permit

Property Address: 144 Turnpike Road, Southborough, MA 01772
Map/Lot: Map 37, Lot 2
Book/Page: Book 59233, Page 347
Petitioner: Capital Group Properties LLC, Managing Agent for 144 Turnpike Road LLC
Application Filed: August 27, 2025
Public Hearing: October 15, 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
Doug Manz, alternate

For the Petitioner(s): Shannon Boyce, Esq, Capital Group Properties 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 August 27, 2025.
2. The application for the Special Permit is to allow a wall sign that exceeds the maximum allowable height. Relief was requested under the Southborough Zoning Bylaw Section 174-9, Section 174-11 D, and Section 174-11 E.
3. The record owner of the subject property is 144 Turnpike 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 October 1, 2025, and October 8, 2025.
5. The applicant was heard at the October 15, 2025 Zoning Board of Appeals meeting after describing that they are seeking to place a wall sign that exceeds the maximum allowable height under the Southborough Zoning Bylaw that will otherwise conform to Section 174-11 of the Southborough Zoning Bylaw.

6. The public hearing opened on October 15, 2025 and closed the same evening.

Plans/Documents:

1. Special Permit Application Form, signed by Shannon Boyce and William Depietri, dated July 15, 2025
2. Project Narrative, prepared by Shannon Boyce, Permitting Manager, Capital Group Properties LLC
3. Deed, Book 59233, Page 347
4. Sign Plan, Kenney & Sams, prepared by ViewPoint Sign & Awning, dated April 16, 2025
5. Photo of subject property
6. Building Elevations titled "Existing Conditions at 144 Turnpike Road, Southborough, Massachusetts", prepared by Walsh/Cochis Associates, Inc, dated June 27, 2025
7. Survey Plan titled "144 Turnpike Road, Worcester County, Southborough, Massachusetts" prepared by GRS Group, stamped by John C. Schwanda, PLS No. 31322, dated November 20, 2017
8. Certified Abutters List – 144 Turnpike Road
9. Legal Ad Billing Agreement
10. Letter from the Southborough Planning Board to the Southborough Zoning Board of Appeals, dated August 18, 2025

Findings:

1. The proposal requires a Special Permit under the Town of Southborough Zoning Bylaw, Section 174-11.
2. The property is located in the Business Highway zoning district and has frontage on Route 9.
3. The applicant is seeking to place a wall sign that will be thirty-nine feet and five inches (39' 5") high from grade to top of the sign, not to extend above the roof of the building.
4. The sign will otherwise comply with the requirements in Section 174-11 of the Southborough Zoning Bylaw.
5. 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 of the proposed sign.
6. 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.
7. 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 October 15, 2025, the Zoning Board of Appeals voted unanimously (6-0-0) to grant the Special Permit pursuant to Section 174-11 and Section 174-9 of the Southborough Zoning Bylaw to allow a wall sign that exceeds the maximum allowable height.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted unanimously (6-0-0) on a motion made by Mr. Drepanos and seconded by Mr. Robbins, with members voting by roll call as follows to grant the requested Special Permit:

Paul Drepanos	Aye
Doris Cahill	Aye
Michael Robbins	Aye
Doug Manz	Aye
Jamie Mieth	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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