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Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
608-485-0717 ext. 1

James F. Hegarty
Town Clerk
Town House
17 Common Street
Southborough, Massachusetts 01772

November 25, 2025

Notice of Decision of an Application for a Special Permit

Property Address: 118-120 Turnpike Road, Southborough, MA 01772
Map/Lot: Map 37, Lot 118-4; Map 37, Lot 120-4
Book/Page: Book 63088, Page 248
Petitioner: FD 120 Turnpike LLC
Application Filed: October 1, 2025
Public Hearing: November 19, 2025 at 7:20 P.M.
McAuliffe Hearing Room, 17 Common Street

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

For the Petitioner(s): George Bahnan, Esq., FD 120 Turnpike 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 October 1, 2025.
2. The application for the Special Permit is to allow multiple uses on one lot. Relief was requested under the Southborough Zoning Bylaw Section 174-8 (C)(2).
3. The record owner of the subject property is FD 120 Turnpike LLC, 118 Turnpike, Suite 300, Southborough, MA 01772.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the MetroWest Daily News on November 5, 2025, and November 12, 2025.
5. The applicant was heard at the November 19, 2025 Zoning Board of Appeals meeting after describing that they are seeking to allow multiple uses on one lot.
6. The public hearing opened on November 19, 2025 and closed the same evening.

Plans/Documents:

1. Special Permit Application Form, signed by David Ferris & George Bahnan, dated October 1, 2025
2. Project Narrative, prepared by George Bahnan, dated October 1, 2025
3. Parking Schedule at 118-120 Turnpike Road
4. Unofficial Property Record Card – 118 Turnpike Road
5. Existing Conditions Plan titled “Site Plan of Land at 120 Turnpike Road in Southborough, Mass” prepared by Expedited Engineering, LLC, signed and stamped by Gerry L Holbright, PLS No. 49211
6. Quitclaim Deed, Book 63088, Page 248
7. Certified Abutters List – 118-120 Turnpike Road
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).
2. The property is located in the Business Highway zoning district.
3. The applicant is seeking to allow all permitted uses within the Business Highway Zoning District. The Board finds this application is to allow multiple principal uses on one lot, inclusive of those permitted by special permit, provided that each use allowed by special permit requires a separate special permit.
4. 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.
 - b. Location
 - i. The proposal is located near similar uses OR the 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.
 - c. Activity Type & Mix
 - i. The proposal is nonresidential and will contribute to the diversity of services available locally
 - d. Access
 - i. Access to the location should increase existing traffic by no more than 10% at any point, taking into consideration any special access provisions committed (ride-sharing, etc)
 - 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 uses are compatible and will result in improved circulation and land use patterns.

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 November 19, 2025, the Zoning Board of Appeals voted unanimously (4-0-0) to grant the Special Permit pursuant to the Southborough Zoning Bylaw to allow multiple uses on the same lot with the following conditions:

1. This decision only applies to the existing office buildings located at 118 Turnpike and 120 Turnpike.
2. All uses permitted by special permit will still require a special permit application to the Zoning Board of Appeals for each use.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted unanimously (4-0-0) 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:

Paul Drepanos	Aye
Michael Robbins	Aye
Doris Cahill	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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