


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 31, 2022

Notice of Decision of an Application for a Special Permit

Property Address: 250 Turnpike Road; Recorded Worcester Registry of Deeds Book 67212, Page 69

Appellants: FD 250 Turnpike, LLC
118 Turnpike Road, Ste 300
Southborough, MA 01772

Application Filed: July 6, 2022

Public Hearing: August 17, 2022 at 7:15 P.M.
Virtual meeting through Zoom

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

For the Appellants: Brian Charville, Esq., Attorney
118 Turnpike Road, Ste 300
Southborough, MA 01772

James Tetreault, PE, CPESC
Azimuth Land Design
118 Turnpike Road, Ste 200
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on July 6, 2022.

2. The application for the Special Permit is to allow the conversion of a vacant building from office use to self-storage use. Relief is requested under 174-8.7 (C) 9.
3. The record owner of the subject property is FD 250 Turnpike LLC, 118 Turnpike Road, Ste 300, Southborough, MA.
4. A public hearing before the Zoning Board of Appeals was duly noticed in the Community Advocate on Wednesday, August 3, 2022, and Wednesday, August 10, 2022.
5. The applicant was heard at the August 17, 2022, Zoning Board of Appeals meeting after describing that the proposed use is permitted via special permit and will revitalize the property that has been vacant for many years.
6. The public hearing opened on August 17, 2022 and closed the same evening.

Plans/Documents:

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Matt Russell, FD 250 Turnpike LLC, re: 250 Turnpike Road Special Permit – Proposed self-storage 7/1/2022.
2. Certified Copy of Abutters List from the Town of Southborough, MA.
3. Public Hearing Notice for publication in the Community Advocate on 8/3/2022 and 8/10/2022.
4. Letter from Matthew J. Russell, Esq., Ferris Development Group, LLC to Zoning Board of Appeals re: 250 Turnpike Road - Special Permit for Self-Storage Conversion and Associated Signage 7/29/2022.
5. Site photos – 250 Turnpike Road, Southborough, MA.
6. Site Plan of Land – 250 Turnpike Road, Southborough, MA.
7. Construction documents prepared by Gienapp Architects – 250 Turnpike Road, Southborough, MA.

Findings:

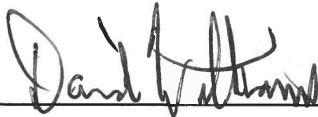
1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Industrial and Residence A Districts.
3. The applicant is proposing to convert a vacant office building to self-storage.
4. The change of use is allowed via a special permit and is not detrimental to the neighborhood.
5. The change of use to self-storage will not adversely affect the Town or the vicinity.
6. All proposed construction is within the building with no outside alterations.
7. A self-storage building will have less traffic and parking needs than the previous office building.
8. As the building has been vacant for years, this use will upgrade the location.
9. 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 17, 2022, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174-8.7 (C) 9 to allow FD 250 Turnpike, LLC to convert the property at 250 Turnpike Road, Southborough, MA from office use to self-storage use.

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

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



David Williams, Chair

Signing on behalf of the Zoning Board of Appeals

**** 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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