

Town of Southborough

BOARD OF APPEALS

SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
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SOUTHBOROUGH, MA

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

July 17, 2019

Notice of Decision of an Application for a Special Permit

Property Address: 8A Maple Street; Book 40258, Page 251

Appellants: Gregory and Anthony Bartolini, 8A Maple Street, Unit 1, Southborough, MA 01772

Application Filed: May 31, 2019
The Board opened the Public Hearing on July 17, 2019 at 7:30 P.M. in the McAuliffe Hearing Room of Southborough Town Hall with regard to the petitions for the appellants for the following:

Petition: Special Permit request to convert an existing single family dwelling with an accessory apartment to a two family dwelling. Relief is requested pursuant to Sec. 174.9 (G) two family dwelling.

Public Hearing: July 17, 2019 at 7:30 P.M.
McAuliffe Hearing Room
17 Common Street
Southborough, MA 01772

Sitting as a Board: Craig Nicholson, Chair
David Williams, Clerk
Deborah DeMuria
Paul Drepanos
Michael Robbins

For the Appellants: Gregory and Anthony Bartolini, Applicant
8A Maple Street, Unit 1
Southborough, MA 01772

Robert and Carol Bezokas
12 Maple Street

Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on May 31, 2019.
2. The application for the Special Permit is to convert an existing single family dwelling with an accessory apartment to a two family dwelling.
3. Relief was requested under Section 174.9 (G). A Special Permit was granted in 2012 for the addition of an accessory apartment to the property.
4. The record owner of the subject property is Gregory and Anthony Bartolini, 8A Maple Street, Unit 1, Southborough, MA.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday July 3, 2019 and Wednesday July 10, 2019.
6. Public Hearing opened on July 17, 2019 and closed the same evening.

Plans/Documents:

1. Letter from Building Commissioner/Zoning Enforcement Officer Laurie Livoli to Gregory and Anthony Bartolini of 8A Maple Street, Unit 1, Southborough, MA.
2. Certified Copy of Abutters List.
3. Special Permit Certification filed on June 15, 2012.
4. Notice of Decision of Special Permit and dated May 25, 2012.
5. Letter from Eric Denoncourt, Town Planner to Matthew Hurley, Chairman Southborough Zoning Board of Appeals dated April 13, 2012.
6. Letter from Paul Pisinski, Public Health Director to Bartolini Builders, Inc. attention: Anthony Bartolini dated April 18, 2012.
7. Letter of support from Marie Kensinger, 4 Maple Street, to Southborough Zoning Board of Appeals dated April 18, 2012.
8. Letter of support from Alma Sahagian, 5 Maple Street, to Southborough Zoning Board of Appeals dated April 18, 2012.
9. Letter of support from Rita Bertonassi, 8 Maple Street, to Southborough Zoning Board of Appeals dated April 18, 2012.
10. Letter from David Gusmini, Zoning Officer, to Matthew Hurley, Chair of Zoning Board of Appeals dated May 24, 2012.
11. Plot plans 8A Maple Street, Southborough, MA.

12. Certificate of Granting of Variance of Special Permit dated April 26, 2012.
13. Letter from Dennis Costello, Health Inspector to Katie Barry, Principal Assistant to Zoning Board of Appeals re: Special Permit Application, 8A Maple Street dated June 5, 2019.
14. Letter in support from Peter and Jennifer Collins, 9 Maple Street, to Southborough Zoning Board of Appeals dated July 14, 2019.
15. Letter in support from Jacob Siegel, 32 Oak Hill Road, to Southborough Zoning Board of Appeals dated July 14, 2019.
16. Letter in support from Peter J. Phaneuf, 6 Maple Street, to Southborough Zoning Board of Appeals dated July 14, 2019.
17. Letter in support from Rita Bertonassi, 8 Maple Street, to Southborough Zoning Board of Appeals dated July 14, 2019

Findings:

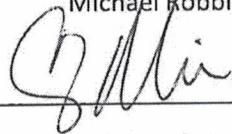
1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Residence A, RA Zoning District.
3. The applicant is proposing to convert a single family dwelling with an accessory apartment to a two family dwelling.
4. The conversion to a two family dwelling will not change the look, size or occupancy and will create two accessible parcels which will increase the value of the property. This will also bring a positive increase in housing stock for the Town of Southborough.
5. The dwelling has been in existence for two years, the lot is greater than 15,000 square feet, there will be no accessory apartment or apartment in addition to the two family on the property, no exterior alterations will be done, the plans for the dwelling are on file, there are no objections from the public and is in harmony with the intent of the bylaw.

Decision and Vote of the Board:

At its meeting on July 17, 2019, the Zoning Board of Appeals voted unanimously (5-0-0) to grant the Special Permit pursuant to Section 174.9 (G) to allow Gregory and Anthony Bartolini to convert the existing single family with an accessory apartment to a two family dwelling.

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 as follows to grant the requested Variance:

Craig Nicholson	Approve
David Williams	Approve
Deborah DeMuria	Approve
Paul Drepanos	Approve
Michael Robbins	Approve



Craig Nicholson, 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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