

**Town of Southborough**  
**BOARD OF APPEALS**  
SOUTHBOROUGH, MASSACHUSETTS 01772

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James F. Hegarty  
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Southborough, Massachusetts 01772

9 CORDAVILLE ROAD  
SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
508-485-0717 ext. 1

August 21, 2019

**Notice of Decision of an Application for a Special Permit**

Property Address: 118-120 Turnpike Road; Recorded Worcester Registry of Deeds Book 51817,  
Page 226

Appellants: CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022

Application Filed: June 14, 2019

Public Hearing: August 21, 2019 at 7:15 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

For the Appellants: Mr. Steven Cox, CURO Southborough, LLC, Applicant  
515 Madison Avenue, Suite 30A  
New York, NY 10022

Mr. Vito Colonna, Connorstone Engineering, Inc.  
10 Southwest Cutoff  
Northborough, MA 01532

**Procedural History:**

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on June 14, 2019.
2. The application for the Special Permit is to allow the construction of a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

3. Relief was requested under Section 174.8.5 (C) (10).
4. The record owner of the subject property is CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday, August 7, 2019 and Wednesday, August 14, 2019.
6. Public Hearing opened on August 21, 2019 and closed the same evening.

**Plans/Documents:**

1. Letter from Laurie Livoli, Southborough Building Commissioner/Zoning Enforcement Officer to Mr. Steven Cox dated July 25, 2019.
2. Certified Copy of Abutters List from the Town of Southborough.
3. Letter from Steven Cox, Manager, CURO Southborough, LLC to Craig Nicholson, Chair, Southborough Zoning Board of Appeals re: Request for Special Permit for Parking Structure, 118-120 Turnpike Road, Southborough, MA, dated June 5, 2019.
4. Full size set of project plans for 118-120 Turnpike Road, Southborough, MA.
5. Ten 11"X17" copies of project plans for 118-120 Turnpike Road, Southborough, MA.
6. Photographs of site at 118-120 Turnpike Road, Southborough, MA.
7. Previous Special Permit granted to The Realty Associates Fund VI, L.P. 118-120 Turnpike Road dated August 15, 2005.

**Findings:**

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Highway Business and Residential A Zoning Districts.
3. The applicant is proposing to construct a private parking garage to contain approximately 500 spaces.
4. The proposed structure will not be more substantially detrimental to the neighborhood as it meets the specific requirements of Zoning Section 174-9, which allows a Special Permit from the Zoning Board of Appeals, provided the following information, "That the proposed use and its characteristics are found to be in harmony with the intent and purpose of zoning; are not in conflict with public health, safety, convenience and welfare; and are not detrimental or offensive to the neighborhood or destructive of property values."
5. The proposed garage will sit on 125 of the current 551 parking spaces and will add three levels of 125 spaces each creating a net addition of 375 parking spaces.
6. The applicant is proposing to add 69 additional trees to minimize the visibility of the parking area and screen the view from abutters.
7. Providing adequate water and drainage for this location will not pose special public problems as there is an existing drainage swale that is eight feet in diameter and a drainage structure along

the back of the property the applicant will continue to maintain without impacting abutting conservation land.

8. The applicant has met all storm water and design standards including the Conservation Commission bylaws.
9. The addition of the proposed structure will not increase existing traffic by more than 10% at any point due to the nature and hours of the office building the garage is accommodating.
10. CURO Southborough, LLC will be gifting 6.2 acres of land to the Southborough Conservation Commission. After the donation, the lot at 118-120 Turnpike Road will be a total of 14.2 acres.

**Decision and Vote of the Board:**

At its meeting on August 21, 2019, the Zoning Board of Appeals voted (4-0-1) to grant the Special Permit pursuant to Section 174.8.5 (C) (10) to allow Mr. Steven Cox of CURO Southborough, LCC to construct a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted (4-0-1) on a motion made by Mr. Drepanos and seconded by Mr. Williams, with members voting as follows to grant the requested Special Permit:

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



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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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