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By KWilber/Assistant Town Clerk at 8:44 am, Oct 18, 2023



# TOWN OF NORTHBOROUGH Zoning Board of Appeals

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

## Northborough Zoning Board of Appeals Agenda

In accordance with the provisions of MGL Chapter 40A, Section 9, the Northborough Zoning Board of Appeals will hold public hearings on Tuesday, October 24, 2023 at 7pm to consider the applications below. Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted. To participate in the public comment portions of this meeting from a PC, Mac, iPad, iPhone, or Android device, please click this URL to join: <https://town-northborough-ma-us.zoom.us/j/84075375325> Or join by phone: +1 646 876 9923 Webinar ID: 840 7537 5325 Passcode: 311390 Live Stream link YouTube: [https://www.youtube.com/channel/UCRdBrw3HeEAMB\\_KFKasrgXA](https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA)

Continuation of the consideration of the petition of David Cooley for a Special Permit to reconstruct a nonconforming structure destroyed by fire, Special Permit for use in a Groundwater Protection Overlay District, and Site Plan Approval for a proposed five-unit, 4600-square foot multifamily structure and associated site work on the property located at 129 Maple Street, Map 52, Parcels 17/18/29 in the Residential C Zoning District and Groundwater Protection Overlay District Area 2.

Continuation of the consideration of the petition for a Variance, submitted by Om Shri Jagadamba LLC, for relief from the requirement to submit a Disposal Works Construction Permit issued by the Board of Health with a building permit application to allow reconstruction of the structure on the property located at 27 Belmont Street, Map 109, Parcel 20, in the Highway Business Zoning District and Groundwater Protection Overlay District Area 2.  
**TO BE CONTINUED WITHOUT TESTIMONY TO OCTOBER 24, 2023**

Continuation of the consideration of the petition for a Special Permit in a Groundwater Protection Overlay District, submitted by Wenying Yi, for the use of a personal service establishment on the property located at 247B West Main Street, Map 82, Parcel 16, in the Business West Zoning District and Groundwater Protection Overlay District Area 3.

To consider the petition for a modification to an existing Site Plan Approval and Special Permit in the Groundwater Protection Overlay District, submitted by Lilika Grooming Spa, Inc., to eliminate the office use limitation and allow the use of a pet grooming business on the property located at 440 West Main Street, Map 80, Parcel 33, in the Business West Zoning District and Groundwater Protection Overlay District Area 3.

To consider the petition for a Special Permit and Special Permit in the Groundwater Protection Overlay District, submitted by Hannah Chen, for the accessory use of a home personal service on the property located at 29 Wilson Road, Map 100, Parcel 51, in the Residential C Zoning District and Groundwater Protection Overlay District Area 2.

These applications are on file in the Planning Office and can viewed online at:

<https://www.town.northborough.ma.us/zoning-board-appeals/pages/currently-under-review-zba>

### Old/New Business

- Vote to be taken regarding the petition of SALIII 305-309 Main Street, LLC for a Special Permit for use, Special Permit per Groundwater Protection Overlay District, and Special Permit with Site Plan Approval for the operation of a drive-through food service at the existing structure at 305 & 309 Main Street, Map 47, Parcels 7 & 8, in the Business East Zoning District and Groundwater Protection Overlay District Area 3.
- Discussion of Possible Change of Town Counsel
- Consideration of Minutes from August 22, 2023

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- Next ZBA Meeting Date: November 28, 2023
- Any other business that may legally come before the Board

Cc Town Clerk, Town Administrator, Town Planner, Town Engineer, Inspector of Buildings/Zoning Enforcement Officer, Fire Chief, Deputy Fire Chief, Finance Director, Town Treasurer, Assessors, Conservation Agent, Planning Board