

**RECEIVED**

By Karen Wilber/Assistant Town Clerk at 5:45 pm, May 16, 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, May 23, 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)

**Public Hearings**

To consider the petition of 78 W LLC for a Dimensional Variance for insufficient area, Special Permit to expand a non-conforming structure, Special Permits for multi-family use in the Downtown Business District and Groundwater Protection Overlay District Areas 2 and 3, Special Permit to extend a use into a more restricted Groundwater Protection Overlay District by no more than 50 feet, and Special Permit with Site Plan Review, for a proposed multi-family expansion to an existing structure at 78 West Main Street, Map 63, Parcel 55.

To consider the petition of Victoria Cammarano for a Special Permit for indoor commercial recreation use and Special Permit with Site Plan Approval for the operation of a yoga and meditation studio on the property located at 299 West Main Street, Map 82, Parcel 7, in the Business West Zoning District.

To consider the petition of NBI Northborough LLC for a Special Permit to extend a non-conforming use, and Special Permit with Site Plan Approval to expand an existing trucking terminal by 12,218 square feet and 20 loading docks, and to construct a new 10,780 square foot accessory maintenance facility on the property located at 300 Bartlett Street, Map 67, Parcel 7, in the Industrial District.

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**

- Election of Officers
- Reappointment of Janet Sandstrom to the Earthwork Board
- Consideration of Minutes from February 28, 2023
- Next ZBA Meeting Date: June 27, 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, Finance Director, Town Treasurer, Assessors, Conservation Agent, Planning Board