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By Karen Wilber/Assistant Town Clerk at 10:24 am, Jul 20, 2023



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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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, July 25, 2023 at 6pm 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

6PM: Continuation of the consideration of 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.

6PM: 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 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. **TO BE CONTINUED WITHOUT TESTIMONY TO AUGUST 22, 2023**

Continuation of the consideration of 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 BE CONTINUED WITHOUT TESTIMONY TO AUGUST 22, 2023**

7PM: To consider the petition for a dimensional Variance, submitted by John M. Shea Jr., for relief from the side setback requirement to allow replacement of an existing garage with a larger two-story garage with storage on the property located at 7 Washington Road, Map 95, Parcel 105, in the Residential C Zoning District and Groundwater Protection Overlay District Area 3.

7PM: To consider the petition for a dimensional Variance, submitted by Yao Zhang, for relief from the side setback requirement to allow construction of a proposed carport on the property located at 81 Maple Lane, Map 65, Parcel 44, 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

- Discuss Draft Chapter 53G Policy and Technical Review Fee
- Consideration of Minutes from May 23, 2023
- Next ZBA Meeting Date: August 22, 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