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By KWilber/Assistant Town Clerk at 9:21 am, Aug 14, 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, August 22, 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

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. **TO BE CONTINUED WITHOUT TESTIMONY TO SEPTEMBER 26, 2023**

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 SEPTEMBER 26, 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 consider 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 consider the petition for a modification to a Special Permit and Special Permit in the Groundwater Protection Overlay District, submitted by Susanne Russell, to allow the expansion of the existing canine hydrotherapy and rehabilitation center on the property located at 276 West Main Street, Map 82, Parcel 112, in the Business West Zoning District and Groundwater Protection Overlay District Area 3.

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

- Joint Public Hearing with Planning Board on September 5, 2023, 6pm, Regarding Planning Board Fees, Board of Appeals Regulations for Hiring Outside Consultants

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- ANRS, Lot Releases, Bonds
 - Performance Guarantee Release for Dunia Gardens (formerly 239 Hudson Street)
- Consideration of Minutes from June 27, 2023
- Next ZBA Meeting Dates: September 5, 2023; September 26, 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