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By Andrew T. Dowd, Town Clerk at 2:32 pm, Sep 14, 2023



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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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, September 26, 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 OCTOBER 24, 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.

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 consider the petition for a Special Permit for use and a Special Permit in the Groundwater Protection Overlay District, submitted by Susanne Russell, to allow the operation of a kennel 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.

To consider the petition for a Variance, submitted by Tecia Coelho, for the accessory use of serving alcoholic beverages at an existing spa located at 422 West Main Street, Map 81, Parcel 6, in the Business West Zoning District and Groundwater Protection Overlay District Area 2.

To consider 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 Variance, submitted by Michael Durkin, for one new wall sign for property located at 144 West Main Street, Map 62, Parcel 96, in the Residential C Zoning District, which exceeds the allowable maximum sign area of 2 square feet and exceed the allowable maximum height of 8 feet.

To consider the petition for a Variance, submitted by Michael Durkin, for one new wall sign for property located at 150 West Main Street, Map 62, Parcel 95, in the Residential C Zoning District, which exceeds the allowable maximum sign area of 2 square feet and exceed the allowable maximum height of 8 feet.

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 updated ZBA Fee Schedule
- Vote to be taken regarding Regulations for Hiring Outside Consultants
- Consideration of Minutes from July 25, 2023
- Next ZBA Meeting Date: October 24, 2023
- ANRS, Lot Releases, Bonds
 - Performance Guarantee Release for Dunia Gardens (formerly 239 Hudson Street)
- 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