



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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Approved 5/14/13

October 23, 2012

Zoning Board of Appeals Minutes

Members Present:

Dick Rand, Chairman; Mark Rutan, Jeff Cayer, Rob Berger

Others Present:

Kathy Joubert, Town Planner; Fran Zarette, Mike Scott, Walter Ward

Chairman Rand stated alternate members Jeff Cayer and Rob Berger would be voting members for the meeting this evening.

Public Hearing for 346 Turnpike LLC

Fran Zarette, 346 Turnpike LLC and Mike Scott, Waterman Design Associates Inc. presented plans for a proposed mixed-use development in Westborough located off of Route 9. The site comprises of 19.8 acres in Westborough and 1/10 of an acre (approximately 300 square feet) in Northborough. The land in Northborough is zoned Highway Business and multi-family is not allowed in the HB zoning district therefore the applicant is seeking a use variance from Sections 7-05-010 and 7-05-030 of the Northborough Zoning Bylaw. No buildings will be placed on the Northborough parcel, only a very small portion of the entrance driveway will be located in Northborough.

Mike Sullivan discussed the following points:

- Wetland and river front along route 9 in Westborough
- Adequate sight distance for driveway
- The location of the entrance driveway is based on minimal impact to the wetlands
- In Westborough, there must be an offset of 80' from the property line for the driveway entrance
- No pavement will be placed in the riverfront area
- Northborough Conservation Commission issued an approval for this driveway seven years ago
- Site has been reviewed and approved thru the MEPA process
- MassDOT has issued preliminary approval for the curb cut on Route 9

Fran Zarette discussed the following points:

- Proposal is for Chapter 40B rental apartments
- Intent is to include some retail on the site

Walter Ward, 721 South Street, Shrewsbury MA owns property in Westborough directly abutting the site and spoke in favor of the development.

Mark Rutan made motion to close the hearing, second by Rob Berger.

Mark Rutan made motion to approve the use variance and second by Jeff Cayer. All members voted in favor of granting the use variance.

Public Hearing for 444 Whitney Street

Kathy Joubert provided Board members with an email from the applicant, David O'Connor, requesting his hearing be moved to the November meeting.

Mark Rutan made motion to continue hearing for 444 Whitney Street to November 27, 2012. Second by Jeff Cayer. All in favor.

Meeting adjourned at 7:30pm.

Submitted by Kathy Joubert, Town Planner