

**Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals**

Case: 07-2016

Applicant(s): Ann C. Burnham
Owner: Ann C. Burnham

Property: 192 Dutcher Street
Hopedale, MA 01747

Application Filed: November 15, 2016

Hearing Held: December 21, 2016

Relief Sought: The applicant is seeking a Special Permit from the Hopedale Zoning Bylaws to change from a single-family home with an existing in-law apartment to a 2 family home.

Decision: Following a hearing, the Board voted unanimously to approve the Special Permit to allow the single family home to change to be a 2 family home.

Certification

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of General Laws, and that copies of this decision and plans referred to in this decision, if any, were filed with the Town Clerk on _____, 2016.

Special Permit or Variance is not in effect until the decision is recorded with the Worcester County Registry of Deeds and the building permit will not be issued until proof of recording is presented.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PERSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Steven J. Gallagher, Chairman

**Record of Proceedings
Hopedale Zoning Board of Appeals**

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Hearing Proceedings

Hearing Date: December 21, 2016

On December 21, 2016, the Hopedale Board of Appeals held a public hearing on the above application. The hearing, which was convened following publication, posting and notice to parties in interest, pursuant to the provisions of M.G.L. c. 40A, Section 11, was opened by the Acting Chair at 7:00 pm.

The following Board Members noted as present were in attendance throughout the hearing:

Chair (Chair): Steve Gallagher
Voting Member: Nick Alexander
Voting Member: Lou Costanza
Voting Member: Sandra Biagetti
Voting Member: David Pagnini

Discussion details:

Ms. Burnham informed the Board of the circumstances regarding the single family home she has been living in since 1996. At that time her parents added the existing in-law apartment with approved permits in place. Since her parents are no longer living, she moved into the main home and rented the in-law apartment without realizing she needed zoning approval. Once she was informed, she immediately met with Mr. Speroni, Hopedale Building Inspector.

Mr. Speroni's issue was to confirm the 2 means of egress and the life safety issues, including separate entrances and smoke detectors, which Ms. Burnham stated that the home does comply with all safety standards of a two family home. Mr. Gallagher inquired about parking and there is amply parking for at least 2 cars for each family. Mr. Pagnini was concerned with the frontage, which is all driveway and Mr. Speroni stated that this frontage and driveway is not a concern since the size of the lot does expand a few feet from the driveway and all fire and police vehicles have necessary access.

After a thorough discussion, Mr. Nick Alexander made a motion to approve the special permit to change the home at 192 Dutcher Street Hopedale MA from a single family home with an existing in-law apartment to a two family home. Mrs. Sandra Biagetti seconded the motion and the motion was unanimously approved.