

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

Case: 05-2019

Applicant(s): John Shannahan
Owner: same

Property: 48 Mendon Street
Hopedale, MA 01747

Application Filed: November 27, 2018

Hearing Held: October 16, 2019 and continued on November 20, 2019

Relief Sought: The applicant is seeking a special permit for an in-law apartment to be built above the existing garage and an addition of a deck.

Decision: Following a hearing, the Board voted 4 to 1 to approve the in-law apartment to be built above the existing garage and the deck, with the addition being no more than 550 square feet in size, 24 x 24.

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 _____, 2019.

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**

Case: 05-2019

Applicant(s): John Shannahan

Owner: same

Property: 48 Mendon Street
Hopedale, MA 01747

Hearing Proceedings

Hearing Dates: October 16, 2019 and continued to November 20, 2019

On October 16, 2019, 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 7:10 PM.

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

- Chair (Chair): Steve Gallagher
- Voting Member: Nick Alexander
- Voting Member: Sandra Biagetti
- Voting Member: Chris Hodgins
- Voting Alternate Member: Mary Arcudi

Discussion details:

Due to the incomplete plans for the construction of the in-law apartment and deck, Sandra Biagetti made a motion to mutually agree to continue the hearing of Case 5-2019 until November 20, 2019 at 7 pm. Nick Alexander seconded the motion and it unanimously was approved.

On November 20, 2019, 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: Sandra Biagetti
- Voting Member: Lou Costanza
- Voting Member: Chris Hodgins

Discussion details:

Mr. Shannahan, along with his builder, Mr. Adam Orn, presented the board with a full overview and detailed plans for the proposed in-law apartment and deck. This request is for Mr. Shannahan's mother-in-law who visits on occasional weekends, assisting with caring for the children and in the next few years would be moving in when she retires. There will be a new entrance through the garage and an entrance with the new deck on the second story. There will be a full cement pad below the deck. The addition is proposed for 550 square feet, 24 x 24 and is being built where the attic space is now. There is currently a large driveway for any additional cars.

After a review of the plans, Sandra Biagetti made a motion to approve the request for the applicant, John Shannahan of 48 Mendon Street, Hopedale Ma for a special permit for an in-law apartment above the existing garage and the addition of a deck no more than 550 square feet. Nick Alexander seconded the motion and the vote went as follows:

Sandra Biagetti	yes
Nick Alexander	yes
Chris Hodgins	yes
Lou Costanza	no, as the need for full time in-law residency would not be for a few years when the parent retires and moves from Connecticut
Steve Gallagher	yes

Motion to approve special permit passes 4 to 1 in favor.