

**Town Of Hopedale**  
**Decision of the Hopedale Zoning Board of Appeals**  
**May 17, 2023**

**Case: 03-2023**

Applicant(s): Jared and Jodie Tandy  
14 Hammond Road  
Property Owner: Jared and Jodie Tandy  
Property: 14 Hammond Road, Hopedale, MA 01747  
  
Application Filed: March 15, 2023  
  
Hearing Held: April 19, 2023  
Continuation Hearing: May 17, 2023

Relief Sought: The application seeks a special permit regarding to section 6.3 of the Zoning By-Law to build an accessory apartment.

Decision: Following the closing of the public hearing on May 17, 2023, the Zoning Board of Appeals unanimously approved the special permit to build a 600 square foot accessory one bedroom apartment at 14 Hammond Road as detailed in the hand drawn plans presented at this hearing with the following conditions:

- The applicant must occupy the primary residence
- Mrs. Tandy's parents, Joseph and Jacqueline Pratt will be residing in the accessory apartment
- Inspections will be allowed, if necessary, by the Building Inspector
- Sale of the home would require a new special permit

**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 \_\_\_\_\_, 2023.

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.**

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**Scott Savage, Chairman**

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

**Case:03-2023**

**Applicant(s):** Jared and Jodie Tandy  
14 Hammond Road Hopedale, MA 01747

**Property Owner  
and Property :** same as above

**Decision Hearing Proceedings**

**Hearing Date: April 19, 2023**

On April 19, 2023, 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 7:05 PM.

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

Chair (Chair): Scott Savage  
Voting Member: Lou Costanza  
Voting Member: Nicole G. Small  
Voting Member: Nick Alexander

ZBA Voting member Sandra Biagetti was absent for this hearing.

**Discussion details:**

Mark Fitzpatrick, representing the applicant shared the preliminary plan to build an in-law apartment for the applicant's parents. The overall plans are within the zoning setback requirements. The 754 square footage proposed addition is over the 600 square foot allowance in the bylaw. The board reviewed the plans submitted and the supplemental plans shown at this hearing.

Chairman Scott Savage had concerns regarding the size of the addition and noted the plans do not include dimensions and measurements. His recommendation is to continue the public hearing, so that the applicant can redesign the accessory apartment within the 600 square feet with all room dimensions. Lou Costanza made a motion with approval from the applicant, to continue the hearing to May 17, 2023 seconded by Nicole G. Small. All were in favor.

**Continuation Hearing Date: May 17, 2023**

On May 17, 2023, 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): Scott Savage  
Voting Member: Lou Costanza  
Voting Member: Nicole G. Small  
Voting Member: Nick Alexander  
Voting Member: Sandra Biagetti\*

\*Voting member Sandra Biagetti was absent for the April 19, 2023 hearing. Prior to this hearing she viewed this video recording and completed the certification required pursuant to General Law c 39 Section 23D as she only missed one session of the application's hearings.

**Discussion Details:**

Jared Tandy had emailed the Zoning Board the updated plans for the proposed accessory apartment. The hand drawn plans included the reduction of the addition from 754 square feet to 600 square feet and dimensions the board asked for. After a review of the plans for this in-law apartment, Lou Costanza made a motion to approve the one bedroom 600 square foot accessory apartment, at 14 Hammond Road as shown on the hand drawn plans presented with the following conditions:

- The applicant must occupy the primary residence
- Mrs. Tandy's parents, Joseph and Jacqueline Pratt will be residing in the accessory apartment
- Inspections will be allowed, if necessary, by the Building Inspector
- Sale of the home would require a new special permit

Motion was seconded by Sandra Biagetti and the vote was as follows:

Lou Costanza	yes
Sandra Biagetti	yes
Nick Alexander	yes
Nicole G. Small	yes
Scott Savage	yes