

**Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals
April 21, 2021**

Case: 1-2021

Applicant(s): Jeff and Michelle Long

Property: 211 Mendon Street
Hopedale, MA 01747

Application Filed: March 17, 2021

Hearing Held: April 21, 2021

Relief Sought: Applicant is seeking a special permit to construct an accessory apartment in an existing structure at 211 Mendon Street.

Decision: Following a hearing, the applicant withdrew the request for this 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 _____, 2021.

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.

Christopher Hodgens, Sr., Chairman

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

Case: 1-2021

Applicant(s): Jeff and Michelle Long

Property: 211 Mendon Street
Hopedale, MA 01747

Hearing Proceedings

Hearing Date: April 21, 2021

On April 21, 2021, 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 7:03 PM.

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

Chair (Chair): Chris Hodgins

Voting Member: Nick Alexander

Voting Member: Lou Costanza

Alternate Voting Member: Mary Arcudi

Discussion details:

Jeff Long addressed the ZBA with the plans to construct an accessory apartment at 211 Mendon Street. They own the home facing Elmwood Road that they are living in and the structure facing Mendon Street is used as a workshop and upstairs storage space. There would be no additional exterior work/addition added to this structure and the accessory apartment would be 1100 square feet.

Chris Hodgins detailed the restrictive 6.3 bylaw for accessory apartment includes that the owner of the dwelling in which the accessory apartment is located shall live in the dwelling, the occupant shall be related by blood or occupied by an individual hired to provide medical assistance or child care, that the building maintain the appearance of a one family residence, that the apartment shall be clearly secondary and not exceed 600 square feet, no more than one bedroom and when the dwelling is sold, it reverts back to a single family use.

After a detailed discussion regarding the size of the accessory apartment, which does not comply with the zoning bylaw and the owner does not live in this structure, the applicant agreed to withdraw their application for the special permit at this time.

Lou Costanza made a motion to accept Jeff and Michelle Long's request to withdraw their application for a special permit to build an accessory apartment at 211 Mendon Street, without prejudice. Nick Alexander seconded this motion and the vote was as follows:

Chris Hodgins	yes
Sandra Biagetti	yes
Nick Alexander	yes
Lou Costanza	yes
Mary Arcudi	yes