



TOWN OF HOPKINTON

OFFICE OF
BOARD OF APPEALS

TOWN HALL
18 MAIN STREET – THIRD FLOOR
HOPKINTON, MASSACHUSETTS 01748-3209

WAYNE R. DAVIES, Chairman
ROBERT W. FOSTER, Vice Chairman
THOMAS J. GARABEDIAN, Clerk

WWW.HOPKINTON.ORG
ZBACHair @ Hopkinton.org
ZBAClerk @ Hopkinton.org

December 15, 2004

Re: **Application for Special Permit** filed by **Robert and Joanne Mahoney** of 39 North Mill Street, Hopkinton, MA 01748 regarding property located at 39 North Mill Street, (Parcel I.D. No. R26, Block 3, Lot 78: **Middlesex South Registry of Deeds Book 1183, Page 162**) **Hopkinton, Ma 01748** (hereinafter the “Property”).

Introduction

The Massachusetts Zoning Act having been duly complied with regarding notice, a Public Hearing was held December 8, 2004 at 8:30 PM in Hopkinton Town Hall.

Requested Relief

The Applicant intends to construct an accessory dwelling unit. The property is in the Agricultural Zoning District, and an accessory dwelling unit may be constructed which complies with the requirements of § 210-126 of the Zoning Code upon the issuance of a Special Permit.

Decision

Based on the application, presentation of the Applicant, and evidence at the Public Hearing, a Special Permit was granted pursuant to § 210-126 of the Zoning Code permitting an accessory dwelling unit which meets the requirements of that section of the Code. The proposed construction is outlined in Exhibit A (Certified Plot Plan) and meets all of the requirements of the Zoning Code as to setbacks, lot coverage, size of the accessory dwelling unit, means of egress, and parking. The Applicant is required to make changes to the septic system to

accommodate a five bedroom dwelling and will need Board of Health approval with respect to the septic system changes.

On motion to grant the Special Permit, the Special Permit was granted as aforesaid by the following vote. The Special Permit is conditioned upon the Applicant receiving Board of Health approval of the necessary septic system changes.

| | |
|---------------------------------|-----|
| Wayne R. Davies, Chairman | Yes |
| Robert W. Foster, Vice Chairman | Yes |
| Thomas J. Garabedian, Clerk | Yes |
| Henry R. Kunicki | Yes |
| Michael DiMascio | Yes |

The **Application for Special Permit** is hereby *Granted*.

Appeal of this Decision, if any, shall be made pursuant to MGL c. 40A s. 17 and shall be filed within twenty (20) days after the date of filing of this Decision with the office of the Town Clerk. No Variance or Special Permit, or any extension, modification, or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town clerk that twenty days have elapsed after the decision has been filed in the office of the town clerk and no appeal has been filed, shall be recorded at the Middlesex District Registry of Deeds in Cambridge, Massachusetts in accordance with MGL c. 40A s. 11.

Thomas J. Garabedian
Clerk, Board of Appeals