

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

**IN THE MATTER OF:** Linda Novello and Christian Hodgdon  
Petitioners

**PREMISES OWNER:** Linda Novello  
7 Appleton Way  
Medway, MA 02053

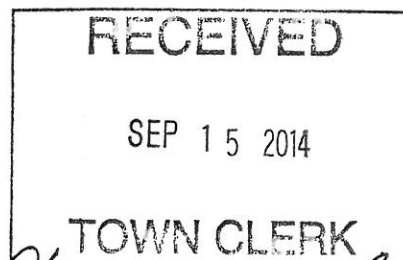
**OPINION OF THE BOARD**

**REQUEST FOR SPECIAL PERMIT**  
7 Appleton Way  
Medway, MA 02053

Hearing: August 6, 2014  
Decision: September 11, 2014

**MEMBERS PRESENT:** David Cole, Chairman  
Anthony Biocchi  
Carol Gould  
William Kennedy

**THE WRITTEN OPINION WAS DELIVERED ON September 11, 2014**



*on Day Appeal  
Oct 6, 2014*

## **OPINION OF THE BOARD**

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA, 02053 and the Massachusetts General Law C40A, as amended, in which the petitioners, Linda Novello and Christian Hodgdon, request a Special Permit to add an Accessory Family Dwelling to an existing single family dwelling, 7 Appleton Way, Medway, MA 02053.

### **Hearing**

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on July 23rd and 30th, 2014. Notice also was sent to all "parties in interest" and posted in the Town Hall as required by Massachusetts General Laws Chapter 40A, Section 11.

The Public Hearing was held and the record closed on Wednesday, August 6, 2014. At the hearing, no one from the public spoke in favor of, or in opposition to the application.

### **Hearing Summary**

Appearing on their own behalf, the Applicants, Linda Novello and Christian Hodgdon, and representing the applicants was David Hodgdon, came before the Board to request a Special Permit Section V.E.2 of the Town of Medway Zoning By-Law to add an Accessory Family Dwelling above the existing garage of a single family home, consisting of living area, small kitchen, and washer and dryer hook-up, will be added. There will be no added parking. The Accessory Family Dwelling shall have an exterior design such that the premise has the character of the single family dwelling. The addition will not infringe on current lot setbacks and will not add any water/sewer use. An additional stair way would be added to the rear of the building. The Applicants stated that the main dwelling would be occupied by Christian and David Hodgdon and in the Accessory Family Dwelling would be Linda Novell (Christian's mother), and owner of the house.

### **Findings**

By unanimous Vote of 4-0

1. The applicant demonstrated substantial compliance with the provision of 5 L.3.d-g of the Zoning By-Law.
2. The Grant of a suitable conditioned Special Permit for an Accessory Family Dwelling Unit at 7 Appleton Way would not be substantially detrimental to the public good.
3. The issue of a substantial Special Permit for an Accessory Family Dwelling unit at 7 Appleton Way would not be inconsistent with any of the Criteria in Section 3J of the Zoning By-Law.

**Relief Granted**

By unanimous Vote of 4-0

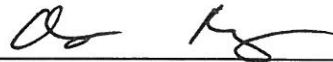
Grant to the applicants Linda Novello and Christian Hodgdon an Accessory Family Dwelling unit located at 7 Appleton Way, subject to the condition that the Accessory Family Dwelling be constructed substantially in accordance with the plans submitted.

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

***IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW, CHAPTER 40A, SECTION 11 NO VARIANCE, SPECIAL PERMIT OR CONSTRUCTIVE GRANT OF A VARIANCE TAKES EFFECT UNTIL RECORDED IN THE REGISTRY OF DEEDS.***



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David Cole, Chairman



\_\_\_\_\_  
Anthony Biocchi



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Carol Gould



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William Kennedy