

November 28, 2023
Amended Narrative to October 26, 2023

Town of Whately
Zoning Board of Appeals
4 Sandy Lane
Whately, MA 01373

Dear Zoning Board Members,

Upon further consultation and clearer understanding of the bylaws, I would like to amend my initial Application for Special Permit from an Accessory Apartment to an Accessory Building.

Compliance to the zoning bylaw for an accessory apartment requires it to be added in a new structure, rather than our initial understanding that it can be added as its own new standalone structure. It is sincerely appreciated to have received that clarification prior to presenting to the board.

Having this new, clear understanding will allow for a better use of space and limit the footprint initially thought to be required for our projects, which in turn will also preserve more of the property's natural/rural aesthetic and leave its surrounding farmland untouched.

A longer-term goal of ours, not included in the initial application, was the construction of a workshop/storage shed for my father to enjoy his hobbies in retirement in a heated space.

To consolidate this future plan with our current objective, I have revised our proposal to have the accessory building be manufactured with an accessory apartment in the same new permanent structure. It is our sole intention to have this building serve as my father's retirement workshop, overflow storage and his residence.

Included with this letter is a site overview, building plan and construction details, as well as a representative picture of the building's exterior to illustrate the importance we place on maintaining the character of the town and complimenting the abutting residences. Our primary goal is to support my father as he ages, and in doing so, add to the character of the town we love.

Thank you for your time, consideration, and attention to this request.



Chelsey J. Bedaw

- REF: (1) Amended Application for Special Permit | Submitted 11/28/23, C.BEDAW (1pg)
- (2) Site overview, building plan, construction details (4pgs)
- (3) Town of Whately Zoning By-Laws
- Article III: Use Regulations, 171-8 Table of Use Regulations "Accessory Apartment"
 - Use Regulations, 171-11 Sec. D "Accessory Buildings"
 - Article VII: Definitions, 171-37 "Terms Defined", "ACCESSORY APARTMENT"



ZONING BOARD OF APPEALS
WHATELY, MASSACHUSETTS

*amendment to 10/26/23
application

Updated 05-2023

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

To: Town Clerk
Whately, Massachusetts

Application fees: * Residential/Agricultural Use: \$175 *paid 10/26/23 REF. check no. 816
(check one) Commercial/Industrial Use: \$225

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

(check one) Variance Special Permit Appeal

to do the following: Add an accessory building (workshop/shed)
as a new structure and include an accessory
apartment for my father (owner /primary resident)
→ additional information attached

on premises located at 151 River Rd.
(street address)
R4 parcel ID: 21/0/36
Zone (Map and Parcel No.)

Owned by Robert Bedaw Jr. of 151 River Rd.
(name of owner) (address of owner)

Name of applicant: Chelsey Bedaw Signature of applicant: X Chelsey Bedaw
(print or type)

Mailing address of applicant: 27 Horton Pl. Unit 2
Brattleboro, UT 05301

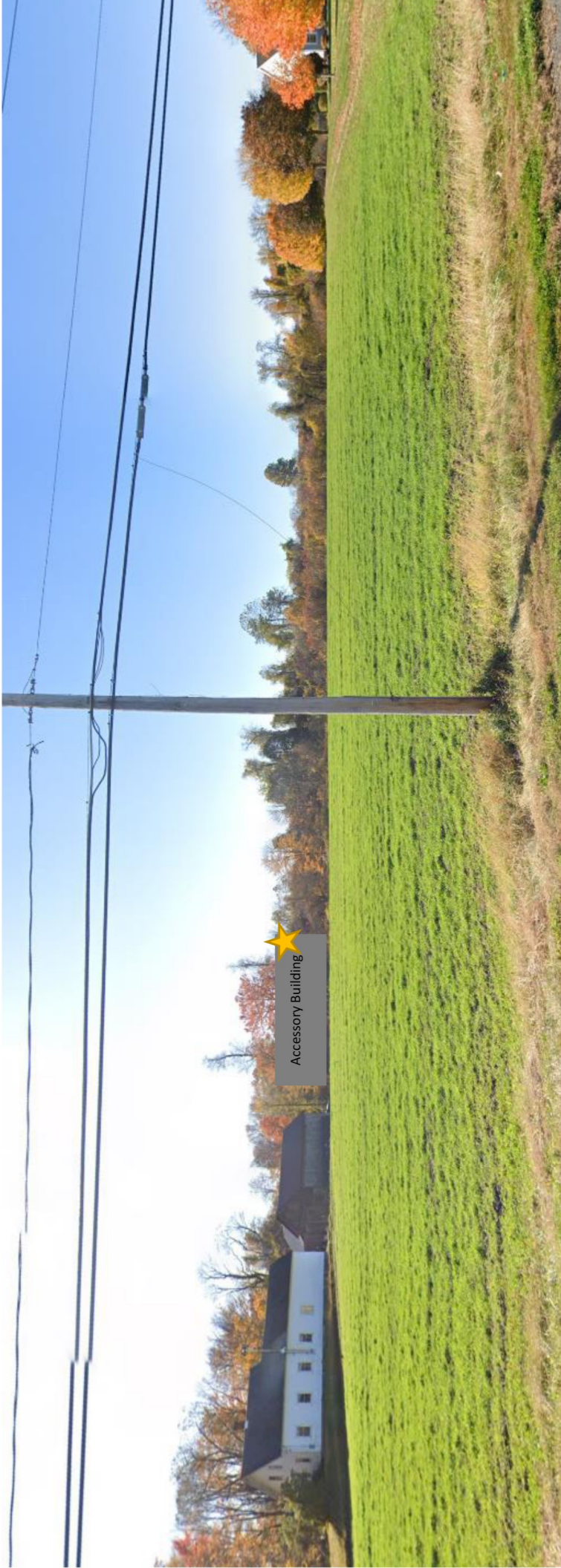
Phone No. of applicant: 413-522-9757 Email of applicant: chelseybedaw@gmail.com

Relationship to owner: Daughter

*The full cost of advertising all legal notices required to hold a public hearing by the Zoning Board of Appeals shall be the responsibility of the applicant. The applicant shall make full payment of the advertisement costs prior to the opening of the public hearing. If the applicant does not make full payment of the advertising costs prior to the opening of the public hearing then the Zoning Board of Appeals shall open the public hearing and immediately continue the public hearing to a date, time and place certain. The payment of all advertising costs shall be in addition to any other fees charged by the Zoning Board of Appeals. The advertising costs will vary by application and will be provided to the applicant once the legal ad is submitted to the newspaper and the newspaper provides the quote. The applicant will be informed of that cost and the payment can be made payable to the Town of Whately.

Special Permit: Accessory Building to Include Accessory Apartment- New Structure

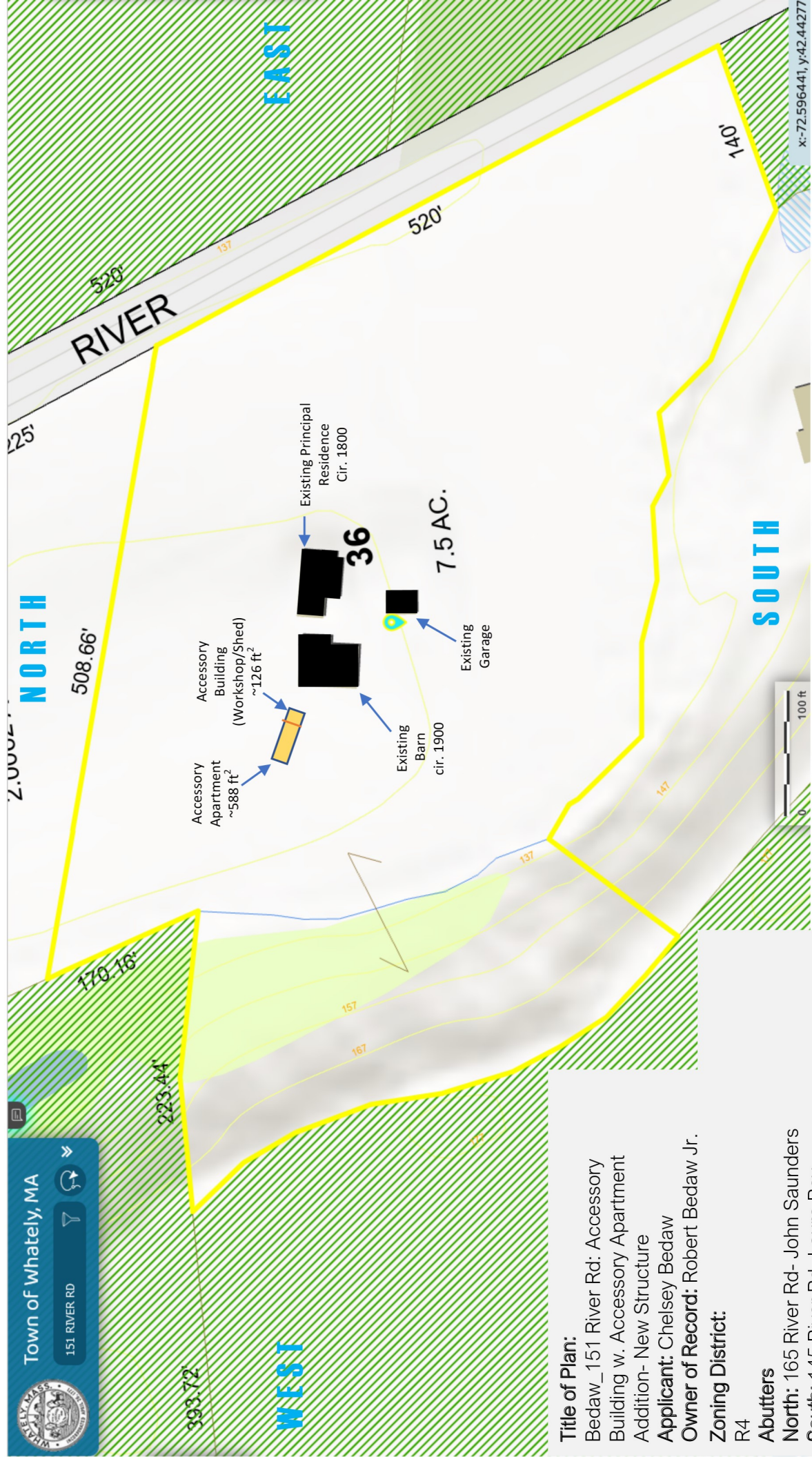
151 RIVER RD



Presentation to Whately ZBA
By: Chelsey Bedaw (applicant)
On: December 12, 2023

Accessory Building w/Accessory Apartment Addition:

Site Overview



Title of Plan:

Bedaw_151 River Rd: Accessory Building w. Accessory Apartment Addition- New Structure

Applicant: Chelsey Bedaw

Owner of Record: Robert Bedaw Jr.

Zoning District:

R4

Abutters

North: 165 River Rd- John Saunders

South: 145 River Rd- Laura Roy

West: 202 Long Plain Rd – Richard/Robert Smith

Northwest: 212 Long Plain Rd. – Full Bloom Market

Accessory Building w/Accessory Apartment Addition:

Building Plan



Accessory Building w/Accessory Apartment Addition:

Building/Construction Detail:

Workshop/Shed

- ~126 ft²
- Exterior access
- Interior access via solid core door

Accessory Apartment

- ~588sft, heated
- Exterior access (separate from workshop/shed)

Construction

- 2x6 Floor Joists – 16” O.C.
 - (16 wide 2x8 -16 O.C.)
- 2x6 Sidewalls – 16” O.C.
- 20lb Roof – 24” O.C.
- 8’ Sidewalls
 - *Drywall interior*
- 3-Tab asphalt 25yr shingles
 - *Ridge vent*
- Marriage line gasket
- Nominal 3/12 roof
- R-11 Floor insulation
- R-19 Sidewall insulation
- R-22 Roof insulation

Exterior

- Low-E Vinyl Windows
- Vapor barrier
- Double dutch lap vinyl siding

Plumbing, Heating, Electrical

- Interior whole-house water shut-off
- 056 BTU forced hot air propane furnace
- 30G electric water heater
- 100 Amp electrical service
- Smoke/CO detectors per code
- Power/water to be supplied via primary residence
 - *Does not require new lines from road*
- Septic connection

Accessory building with apartment addition to be built under HUD code