

Application for Special Permit – Major Home Occupation

Property Address: 7 Old Goshen Road

Owners: Stephen D. Smith and Sean A. Mallari

5/24/2022

Narrative

We are applying for a Special Permit to engage in a Major Home Occupation. The occupation is piano tuning and repair. The occupation will take place in an existing, detached workshop structure. The occupation may include up to two full-time-equivalent employees.

The parcel, identified as #88 on Assessor's Map C, contains over 32 acres of land with 893 feet of frontage on Old Goshen Road and Village Hill Road. The parcel is currently in use as a Single Family Dwelling.

Please refer to these attached plans:

- Plan Page 1 of 2: survey from 2006, complete parcel
- Plan Page 2 of 2: survey detail showing structure, driveways, and parking spaces,

Considerations for relevant sections of the Zoning Bylaw:

9.11.2 A Home Occupation shall be permitted by right in compliance with the following:

a. The use shall not change the character of the dwelling unit and shall not be characterized by outward manifestations, such as traffic generation, noise, public services and utility demand, etc., unlike those of dwelling units in the particular neighborhood in which the dwelling is located.

This use will cause no observable change to the character of the property.

b. All operations, including incidental storage, shall be carried on within the dwelling unit except as permitted by Section 9.11.1.d and no more than 1,000 sq. ft. of floor space shall be used for the home occupation.

The floor area occupied by the home occupation will be 1,000 square feet

c. The use shall not constitute a nuisance by reason of increased traffic, hours of operation and/or delivery, an unacceptable level of air or water pollution, odor, excessive noise or visually flagrant structures and accessories, and the use shall not pose a hazard to abutters, vehicles or pedestrians.

There is minimal traffic and none of the other listed concerns.

d. Adequate off-street parking shall be provided to prevent interference with traffic flow.

At least four parking spaces are available for the occupation.

e. Any signs shall comply with Section 9.8, Signs.

No signs are planned.

f. The occupation shall be owned, operated, or managed by at least one (1) member of the family residing in the dwelling unit with not more than the equivalent of one (1) full time employee.

The occupation will be owned and managed by resident/owner Sean A. Mallari, Registered Piano Technician.

g. The home occupation shall not be in violation of any other provision of this Bylaw.

None.

9.11.3 The Zoning Board of Appeals may issue a special permit for a Major Home Occupation. All parts of 9.11.2 apply except that a Major Home Occupation may include up to two (2) full-time equivalent non-resident employees; and/or may use an existing detached structure, such as a garage or barn, for the home occupation provided that: the total floor area occupied by the home occupation does not exceed 1,000 square feet. The home occupation may not include a use that is not similar to those illustrated in Section 9.11.1. The home occupation must be in compliance with 9.11.2 a., c., d., e., and g. The occupation shall be owned, operated, or managed by at least one (1) member of the family residing in the dwelling unit. Section 9.1 Accessory Apartments

The floor area occupied by the home occupation will be 1,000 square feet. The occupation may have up to two full-time-equivalent employees. The occupation will be owned and managed by resident/owner Sean A. Mallari, Registered Piano Technician.

MUNROE JOHN B
67 VILLAGE HILL RD
WILLIAMSBURG, MA 01096

O'CONNELL, MICHAEL G
6 NICHOLS RD
WILLIAMSBURG, MA 01096

BOUCHIANE DIANE Y
65 VILLAGE HILL RD
WILLIAMSBURG, MA 01096

KOVAR SUSAN L
63 VILLAGE HILL RD
WILLIAMSBURG, MA 01096-9708

TANGREDI, THERESA A
5 OLD GOSHEN RD
WILLIAMSBURG, MA 01096

JONES STEVEN P
4 OLD GOSHEN RD
WILLIAMSBURG, MA 01096-9712

TRUESDELL ET AL DIANE L
#68 Village Hill
PO BOX 311
WILLIAMSBURG, MA 01096

PEDERSEN DANIEL
64 VILLAGE HILL RD
WILLIAMSBURG, MA 01096

SMITH, STEPHEN DENNEY
36 OLD GOSHEN RD
WILLIAMSBURG, MA 01096-9721

SMITH, CRAIG W
10 OLD GOSHEN RD
WILLIAMSBURG, MA 01096-9707

MAIRIN E DUDEK, TR OF
40 LASALLE ST
E LONGMEADOW, MA 01116

MARGARET M. HODGKINS
THOMAS C. HODGKINS
ROBERT C. HODGKINS
BOOK 2082 PAGE 146
PLAN BOOK 19 PAGE 80
SEE ALSO: BOOK 637 PAGE 317

HODGKINS THOMAS C
P O BOX 626
WILLIAMSBURG, MA 01096

STEPHEN C. SNOW
SUSAN M. SNOW
BOOK 4623 PAGE 32

SNOW STEPHEN
36 OLD GOSHEN RD
WILLIAMSBURG, MA 01096-9707

LOCUS REFERENCE

STEPHEN DENNEY SMITH
SEAN ALAN MALLARI
BOOK 8701 PAGE 265
PLAN BOOK 45 PAGE 40
MAY BE SUBJECT TO WATER RIGHTS AS
DESCRIBED IN BOOK 413 PAGE 201

LEGEND

- IRON PIPE FOUND
- STONE BOUND FOUND
- IRON PIN SET
- CONCRETE BOUND SET
- ⊕ WELL
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- STONE WALL
- FENCE

Plan for Application for
Special Permit
May 22, 2022
Stephen D. Smith and
Sean A. Mallari,
7 Old Goshen Rd.

Abutters updated to
2022 in blue

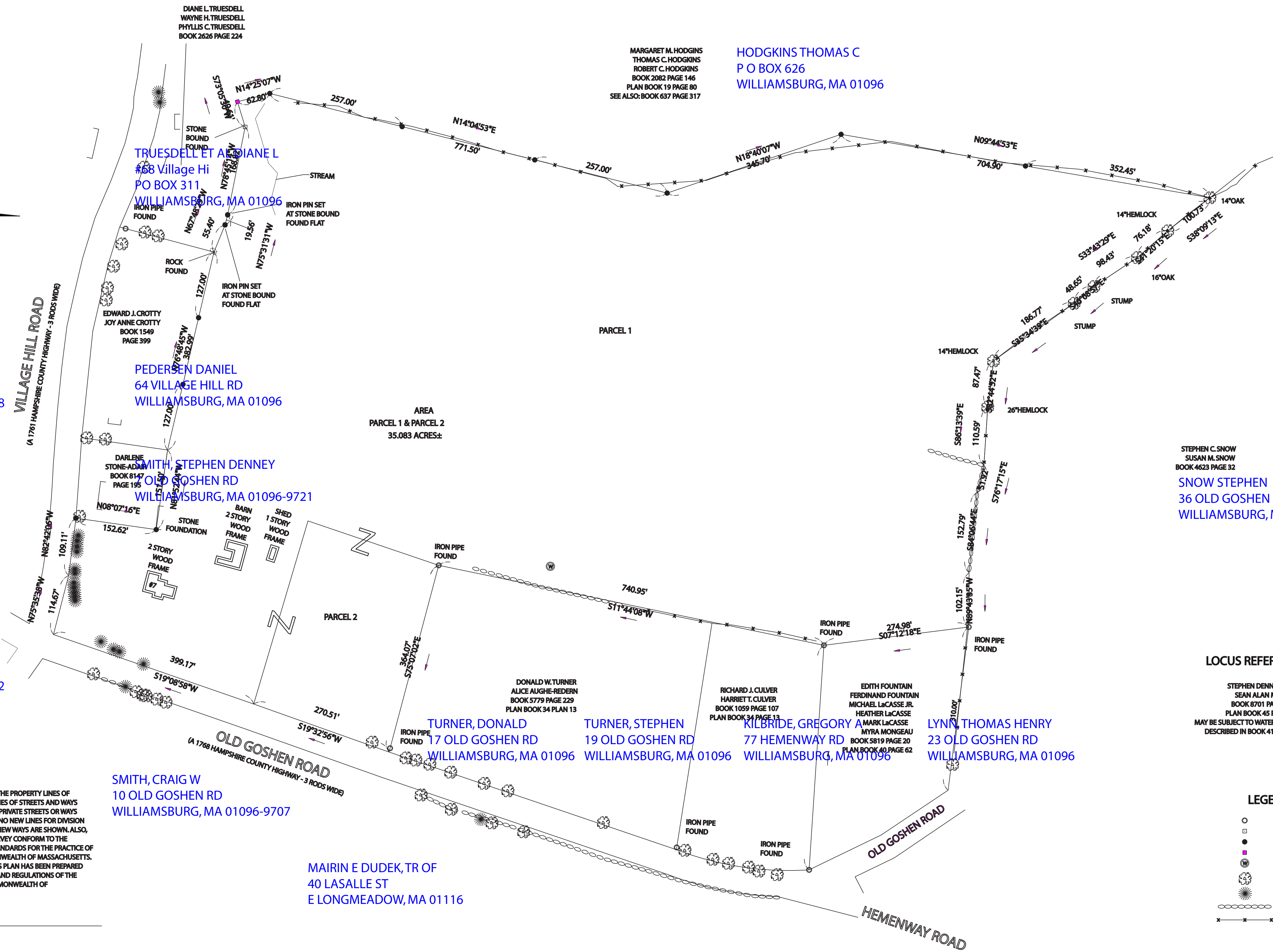
Plan Page 1 of 2

I REPORT THAT THIS PLAN SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. ALSO, I REPORT THAT THIS PLAN AND SURVEY CONFORM TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE, I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: _____

DATE: _____

FOR REGISTRY USE ONLY



LOCATION:
7 OLD GOSHEN ROAD
WILLIAMSBURG, MA

PREPARED FOR:
STEPHEN SMITH
42 APPLETON STREET
BOSTON, MA 02116

HOLMBERG & HOWE
LAND SURVEYORS & CIVIL ENGINEERS

87 UNION STREET
P.O. BOX 945
EASTHAMPTON, MA 01027
TELEPHONE (413) 529-1700
FAX (413) 529-2237

73 PRINCETON STREET
NO. CHELMSFORD, MA 01863
TELEPHONE (978) 251-3132
FAX (978) 251-0509

37 DAMON POND ROAD
CHESTERFIELD, MA 01012
TELEPHONE (413) 296-4525
FAX (413) 529-2237

| DATE | REVISION | BY |
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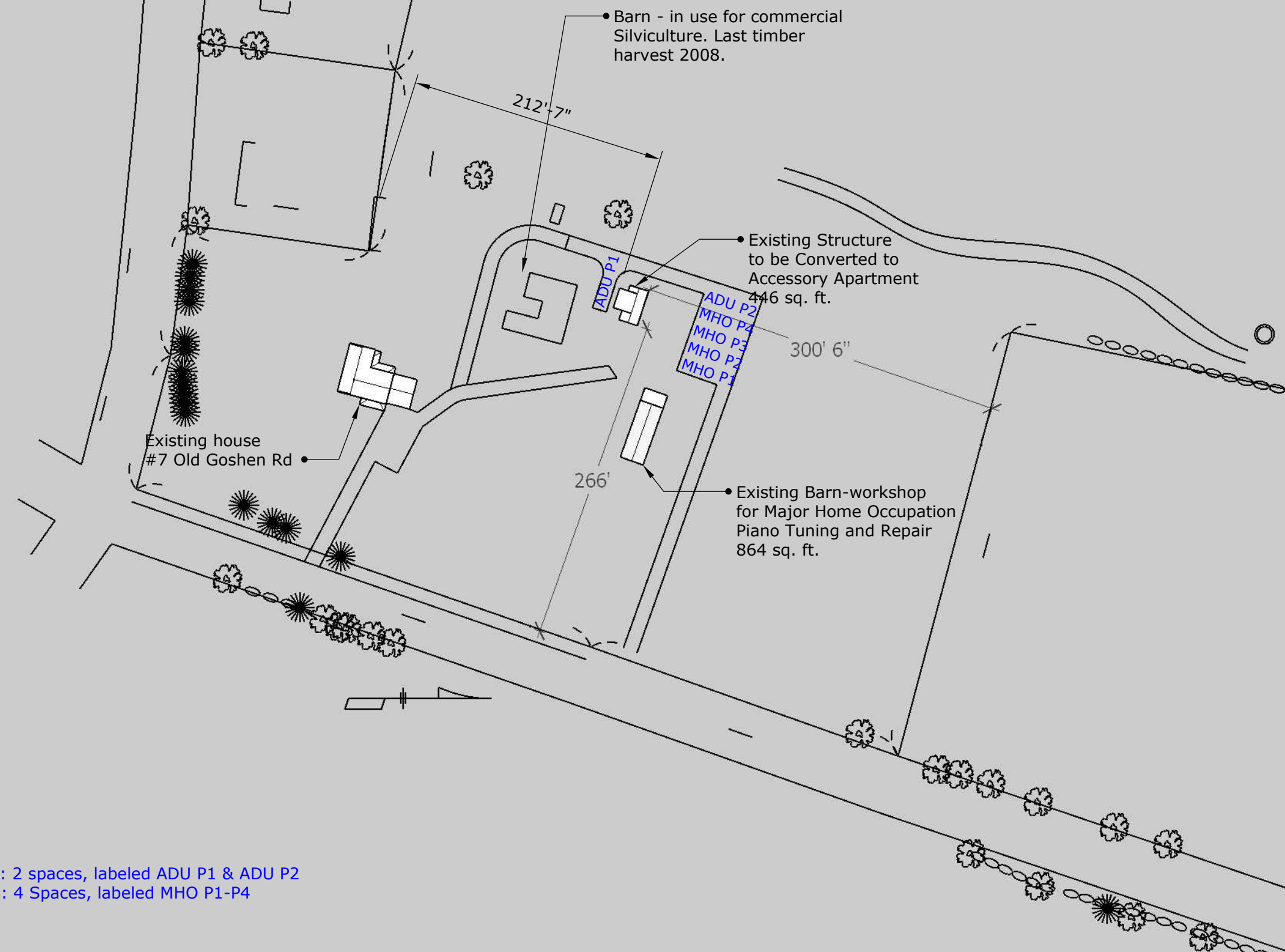
SURVEY: _____ FLD. BK: _____
CALC: TPC DESIGN: _____
DRAFT: TPC CHECK: EBH

TITLE:
PLAN OF LAND

FEET 0 100 SCALE 200 300
METERS 0 30.5 61.0 91.4

HOR. SCALE: 1"=100' VERT. SCALE: N/A

SHEET: 1 OF: 1
DATE: 7/7/06 JOB NO.: 2006-032



• Barn - in use for commercial
Silviculture. Last timber
harvest 2008.

• Existing Structure
to be Converted to
Accessory Apartment
446 sq. ft.

• Existing Barn-workshop
for Major Home Occupation
Piano Tuning and Repair
864 sq. ft.

Existing house
#7 Old Goshen Rd

212'-7"

300' 6"

266'

ADU P1

ADU P2
MHO P4
MHO P3
MHO P2
MHO P1

Parking:
Accessory Dwelling Unit: 2 spaces, labeled ADU P1 & ADU P2
Major Home Occupation: 4 Spaces, labeled MHO P1-P4

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