



TOWN OF DOUGLAS, MA

Planning Board

Special Permit Approval for 35 Wallis Street App. # AA-250507

Date: June 11, 2025

Applicant: Anthony Brookhouse
500 Hill Street
Whitinsville, MA 01588

Owner: Anthony Brookhouse
500 Hill Street
Whitinsville, MA 01588

Property: 35 Wallis Street (Assessor's Map 185, Parcel 10)

I) Project Summary

The proposed project includes the construction of an Accessory Apartment to be located above the detached garage on the same lot as the primary dwelling. The property is located in the Rural Agricultural zoning district.

II) Procedural History

1. An application for a Special Permit for an Accessory Apartment pursuant to Section 3.3. of the Zoning Bylaws was submitted to the Planning Board dated May 7, 2025.
2. The Site Plan submitted for review to the Planning Board is titled, "Building Permit Plan for #35 Wallis Street in Douglas, MA" prepared by Allen Engineering & Associates, Inc., One Charlesview Road, Suite 2, Hopedale, MA 01747 dated May 16, 2022.
3. The architectural plans submitted to the Planning Board are titled, "Proposed Guesthouse for: Brookhouse Residence, 35 Wallis Street, Douglas, MA" prepared by HPA Design, Inc., 35 Main Street, Milford, MA 01757 dated May 4, 2022.
4. The land shown on the Site Plan is located off Wallis Street and shown on Assessor's Map 185, Parcel 10 (the "Property") and is located in the Rural Agricultural zoning district and consists of approximately 13.31 acres of lot area.
5. A public hearing on the Special Permit application was held on May 28, 2025.

III) Application Submittals

1. Application for a Special Permit for an Accessory Apartment pursuant to Section 3.3. of the Zoning Bylaws was submitted to the Planning Board dated May 7, 2025.
2. Site Plan titled, "Building Permit Plan for #35 Wallis Street in Douglas, MA" prepared by Allen Engineering & Associates, Inc., One Charlesview Road, Suite 2, Hopedale, MA 01747 dated May 16, 2022.
3. Architectural plans titled, "Proposed Guesthouse for: Brookhouse Residence, 35 Wallis Street, Douglas, MA" prepared by HPA Design, Inc., 35 Main Street, Milford, MA 01757 dated May 4, 2022.
4. Project Narrative prepared by Allen Engineering & Associates, Inc. dated May 7, 2025.
5. Certified Abutters List dated May 1, 2025.

IV) Related Documents

1. Letter to the Planning Board from Denise & Anthony Brookhouse dated May 15, 2025.

V) Findings

1. The Accessory Apartment is located at 35 Wallis Street, Douglas MA, 01516, and is shown on the Town of Douglas Assessor Map 185, Parcel 10.
2. Based upon the materials and evidence provided during the hearing process, the Board hereby finds the following:
 - a. Provides adequate traffic flow & safety, including parking and loading;
 - b. Meets social, economic, and community needs per Douglas Master Plan;
 - c. Provides adequate utilities and public services;
 - d. Project does not negatively impact neighborhood character or social structures;
 - e. Minimizes impact on the natural environment;
 - f. Minimizes impact on town services and provides for new employment and commercial tax base.
3. The Planning Board, as the Special Permit Granting Authority, or its Agent, reserves the right to inspect the site during construction at any reasonable hour to determine if the Bylaw conditions are being met.

VI) Waivers

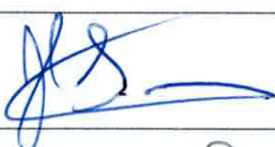
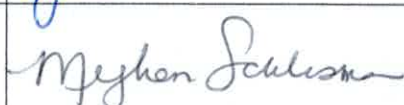



1. The Board voted unanimously to grant a waiver to allow the Accessory Apartment to contain 1,093 square feet, which is larger than the 900 square feet allowed in Section 3.3.3(7) of the Zoning Bylaws.

VII) Decision

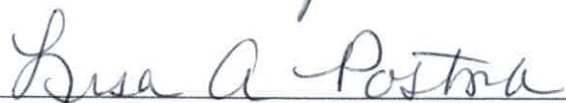
1. The owner(s) of the residence in which the Accessory Apartment is located shall occupy one (1) of the dwelling units.
2. Either the occupants of both units shall be related by blood or marriage, or an individual hired to provide medical assistance, or custodial care to one or more individuals in the other unit shall occupy one of the units.
3. This approval authorizes the establishment of no more than one (1) Accessory Apartment at the subject property pursuant to the approved Site Plan and Architectural Plan.
4. The Special Permit is hereby granted for a period of three (3) years from the expiration of the mandatory 20-day appeal period. Such Permit may be renewed, without a Public Hearing, for subsequent three (3)-year periods upon submittal of an affidavit by the owner indicating that the conditions of this permit and the requirements of Section 3.3 of the Douglas Zoning Bylaw continue to be satisfied.
5. Upon expiration of the Special Permit or when the dwelling is sold, or when the need for such care ceases, whichever occurs first, the dwelling shall revert to single family use, and the Accessory Apartment may not be occupied whether attached or detached unless a new Special Permit is obtained from the Planning Board.
6. The design of the Accessory Apartment is such that the appearance remains that of a one (1) family residence. Any new additions required for the Accessory Apartment shall conform to the minimum yard sizes and maximum height requirements for a single family dwelling of the district where the building is located.
7. The Accessory Apartment shall not exceed 1,093 square feet in area.
8. If the lot is not connected to public sewer, prior to obtaining a Building Permit, the Board of Health shall certify that the septic system is in compliance with Title 5 of the State Environmental Code and the Board's Regulations.
9. The construction of any Accessory Apartment must be in conformity with the State Building Code Requirements.
10. Evidence that this Special Permit has been filed with the Worcester County Registry of Deeds shall be presented to the Planning Board prior to the occupancy of the Accessory Apartment.
11. Fire Detectors and Carbon Monoxide Detectors must be in good working order and they must be integrated with the alarm system throughout the accessory structure.
12. The house shall be limited to one electric service meter.
13. At no point in time can the accessory apartment be used other than as stipulated above, and may not be rented out as rental property or utilized as a guest house pursuant to the Zoning Bylaws.
14. At no point will the first floor of the detached garage be renovated and utilized as living space.

VIII) Record of Vote

The members of the Planning Board voted as follows to grant a Special Permit subject to the above-stated terms and conditions:

Name	Signature	In Favor	Against	Abstain
*Schultzberg, Jacob		✓		
*Schlesman, Meghan		✓		
Greco, Michael				
*Socrat, Aaron				
*Gniadek, Jacob		✓		
Zwicker, Michael		✓		
Marks, Ernest				
Preston, Richard		✓		
Derosé, Michael				

Filed with the Town Clerk on June 12, 2025



Christine E.G. Furno, Town Clerk or Lisa Postma, Assistant Town Clerk



DOUGLAS

Planning Board – Special Permit Granting Authority

Date: _____

Certificate of Granting of a Special Permit
(General Laws Chapter 40A, Section 11)

The Planning Board of the City or Town of **Douglas** hereby certifies that a Special Permit has been granted to **Anthony Brookhouse, 500 Hill Street, Whitinsville, MA 01588** affecting the rights of the owner with respect to land or buildings at **35 Wallis Street Douglas MA 01516 (Assessors Map 185, Parcel 10)** and the said Planning Board further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit, and that copies of said decision, and of all plans referred to in its decision, have been filed with the town clerk.

The Planning Board also calls to the attention of the Owner or Applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that 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 20 days have elapsed after the decision has been filed in the office of the town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the Owner or Applicant.

Chairman or Vice Chair

Clerk or Assistant Town Clerk



_____, 2023 at _____ o'clock and _____ minutes M.

Received and entered with the Registry of Deeds in the **County of Worcester, Southern District**

Book _____, Page _____

ATTEST

Register of Deeds