



# TOWN OF DOUGLAS, MA

## Planning Board

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### Special Permit Approval for 15 Elm Street App. # AA-33

Date: August 13, 2025

Applicant: Thomas Fantoni  
15 Elm Street  
Douglas, MA 01516

Owner: Thomas Fantoni  
15 Elm Street  
Douglas, MA 01516

Property: 15 Elm Street (Assessor's Map 222, Parcel 13)

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#### 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 June 17, 2025.
2. The Site Plan submitted for review to the Planning Board is titled, "(Plot Plan Proposed Addition Map 222, Parcel 13 15 Elm Street Douglas, MA)" prepared by Hawk Consulting, Inc., 3 Lackey Dam Road, Douglas, MA 01516, dated June 3, 2025.
3. The architectural plans submitted to the Planning Board are titled, "Fantoni Residence Addition, 15 Elm Street, Douglas, MA" prepared by Chapman Design Service, Uxbridge, MA dated April 14, 2025.
4. The land shown on the Site Plan is located off Elm Street and shown on Assessor's Map 222, Parcel 13 (the "Property") and is located in the Rural Agricultural zoning district and consists of approximately 2.07 acres of lot area.
5. A public hearing on the Special Permit application was held on July 9, 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 June 17, 2025.
2. Site Plan submitted entitled, "(Plot Plan Proposed Addition Map 222, Parcel 13 15 Elm Street Douglas, MA" prepared by Hawk Consulting, Inc., 3 Lackey Dam Road, Douglas, MA 01516, dated June 3, 2025.
3. Architectural plans entitled, "Fantoni Residence Addition, 15 Elm Street, Douglas, MA" prepared by Chapman Design Service, Uxbridge, MA dated April 14, 2025.
4. Certified Abutters List dated June 12, 2025.

### **IV) Findings**

1. The Accessory Apartment is located at 15 Elm Street, Douglas MA, 01516, and is shown on the Town of Douglas Assessor Map 222, Parcel 13.
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.

### **V) Waivers**

1. There were no waivers requested as part of the application.

### **VI) 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 848 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 (1) electric service meter.
  13. During construction, the applicant shall utilize the existing paved driveway for 15 Elm Street that currently provides access to the dwelling for access by construction vehicles and any storage of materials shall remain on the applicant's property. At no point shall the 25-foot right-of-way shown on the southern edge of the property be utilized for these purposes.
  14. It is noted that the width of the addition will be 24 feet, rather than the 22-foot width listed on the approved site plan.



**DOUGLAS**

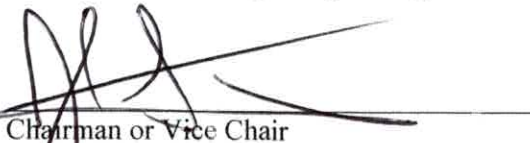
Planning Board – Special Permit Granting Authority

Date: August 13, 2025

**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 **Thomas Fantoni, 15 Elm Street, Douglas, MA 01516** affecting the rights of the owner with respect to land or buildings at **15 Elm Street Douglas MA 01516 (Assessors Map 222, Parcel 13)** 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



\_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes.

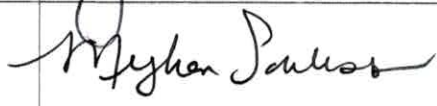



Received and entered with the Registry of Deeds in the **County of Worcester, Southern District**

Book \_\_\_\_\_, Page \_\_\_\_\_


ATTEST

## VII) 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 8/14/2025



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



**TOWN OF DOUGLAS  
MASSACHUSETTS  
01516**

**TOWN CLERK**

Petitioner: **Thomas Fantoni**  
Owner: **Thomas Fantoni**  
Address: **15 Elm Street, Douglas, MA 01516**  
Location: **15 Elm Street, Douglas, MA 01516**  
Deed Reference: **Book 47544, Page 128**

I hereby certify that a copy of the decision of the Planning Board  
of the Town of Douglas related to the application of

**Thomas Fantoni**

for a **Special Permit** was filed in this office on 8/14/2025  
and that no notice of appeal was filed during the twenty (20)  
days next day after that date.



Lisa C. Postma  
Douglas Town Clerk or Assistant  
Town Clerk

9/2/2025  
Date