

**Hopedale  
Zoning Board of Appeals  
Meeting  
June 22, 2016**

Chairman Steve Gallagher called the meeting to order on June 22, 2016 at 7:00 pm.

Members that were present:

Steve Gallagher
Sandra Biagetti
Mary Arcudi
Nick Alexander
Lou Arcudi
David Pagnini – Alternate
Lou Costanza – Alternate

Before the first case was heard, Lou Arcudi delivered his letter of resignation effective June 22, 2016 from the ZBA. Chairman Steve Gallagher reluctantly accepted and thanked Lou for his return to the board and his overall 13 years of service on the ZBA.

**Case 01-2016** 7:05 PM

The applicant, Mark Wassarman of 31 Mill Pond Circle, Milford, MA is seeking a variance and or a special permit for 212 South Main St. Hopedale, MA. The applicant wishes to raze the existing dilapidated non-conforming dwelling and to rebuild a single-family house on the same lot. Relief is sought from section 4.1 of the zoning bylaws. The location is zoned RB and is owned by the applicant.

Mr. David Bertonazzi, Attorney for the applicant, Mr. Wassanman, addressed the Hopedale Zoning Board of Appeals regarding the applicant's request to be allowed to raze the existing dilapidated home and to rebuild a single-family home on the same lot. The dwelling is on a non-conforming lot and per the request of the Building Inspector; he denied this request without a special permit or a variance. The applicant is requesting to raze both structures, the dwelling and the separate garage and build a 32 x 64 single-family home. The new dwelling will comply with the current zoning bylaws.

The Board, along with Mr. Bertonazzi and Mr. John Nenart of Guerriere and Halnon, Inc. reviewed the Hopedale Bylaws including section 4.1, 4.3 and 11.1. A full discussion was held in regards to the currently compliance with the Hopedale zoning and that the new structure will increase compliance and increase the value of the property.

Chairman Steve Gallagher inquired about the foundation, which is stone and makes it difficult to repair. Questions were answered regarding adding a new 2-car garage and the driveway entrance that will be designed to drive a car straight into the garage. There will be no issue with the sewer tie in as the plans were approved by the Water and Sewer Department.

Mr. Michael Rondeau of 214 South Main Street questioned Mr. Nenart regarding the property lot line and the size of the proposed home which in his opinion is larger as a 2-story home that the current dwelling. Mr. Nenart described the detailed process Guerriere and Halnon went through to determine the exact property line detailed on the building permit plans. After a lengthy discussion, it was agreed that the applicant and

Mr. Rondeau would discuss at a later date coming to an agreement to deed the property to his satisfaction. Once agreed, the deed will be recorded with the Registry of Deeds for both parties.

After a complete and lengthy review of the plans and the Hopedale Zoning Bylaws, Mary Arcudi made a motion to grant a variance for Mr. Wassarman for the property at 212 South Main Street, Hopedale MA to raze the existing non-conforming dwelling and rebuild a single-family home with the following relief: (Section 11.1)

Minimum lot	from 40,000 SF	to 24,382 SF
Minimum frontage	from 150 feet	to 99.52 feet
Building line	from 150 feet	to 103 feet
Lot width	from 135 feet	to 101 feet

The motion continues with a condition that the applicant will plant 30 feet of screening between the properties of 212 and 214 South Main Street.

Sandra Biagetti seconded the motion and the vote was unanimously in favor.

**Case 02-2016** 7:40 PM

The applicant, Estevuo Costa of 9 East St., Natick, MA is seeking a special permit to sell cars mainly on the Internet. His business will be located in the Hopedale Industrial Park. Applicant is seeking special permit from zoning bylaw 11.3, allowed uses. The location is zoned Commercial and is owned by Industrial Park Corp. at 11 Airport Rd. Hopedale, MA.

Mr. Costa, of Costa Brothers Inc., presented the Board with his plans to operate an Internet used cars business at 11 Airport Road Hopedale, MA. He currently is leasing the property and runs an auto transport business and needs a permit to sell cars at this location. He previously ran a used car business in Framingham for 8 years.

The building is 8000 square feet and the outside area is approximately one acre. He would be able to store 30-40 cars inside. Cars would not be stored outdoors.

After a review of the plans a motion was made by Lou Costanza to approve a special permit from section 11.3 of the Hopedale Zoning Bylaws for Costa Brothers Inc., to sell cars, mainly through the Internet, stored inside at 11 Airport Road Hopedale, MA. David Pagnini seconded the motion and the motion passed unanimously in favor.

At the conclusion of the meeting, a discussion was held as to which alternate would be recommended to the Board of Selectmen as the replacement for Mr. Arcudi's seat. Since the Board has two alternates, Mary Arcudi presented them with her letter of resignation at the conclusion of this meeting and requested to be considered the alternate. Therefore, the recommendation to the Board of Selectmen will be that both Mr. Costanza and Mr. Pagnini be appointed as full Board members and Mrs. Arcudi to be the alternate.

Lou Costanza made a motion to adjourn at 7:57 pm, seconded by Mary Arcudi. Motion passed.

Respectfully submitted,

Mary Arcudi  
Hopedale Zoning Board  
Secretary