

**Town Of Hopedale
Decision of the Hopedale Zoning Board of Appeals**

Case: 01-2016

Applicant(s): Mark Wassarman
Address: 31 Mill Pond Circle, Milford, MA

Property: 212 South Main Street
Hopedale, MA 01747

Application Filed:

Hearing Held: June 22, 2016

Relief Sought: The applicant is seeking a Special Permit from the Hopedale Zoning Bylaws to raze the existing dilapidated non-conforming dwelling to rebuild a single-family home on the same lot.

Decision: Following a hearing, the Board voted unanimously to grant a Special Permit 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.

Certification

This is to certify that the above action was taken in compliance with the statutory requirements as set forth in Chapter 40A of General Laws, and that copies of this decision and plans referred to in this decision, if any, were filed with the Town Clerk on _____, 2016.

Special Permit or Variance is not in effect until the decision is recorded with the Worcester County Registry of Deeds and the building permit will not be issued until proof of recording is presented.

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PERSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Steven J. Gallagher, Chairman

**Record of Proceedings
Hopedale Zoning Board of Appeals**

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Property: 212 South Main Street
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Hearing Proceedings

Hearing Date: June 22, 2016

On June 22, 2016, the Hopedale Board of Appeals held a public hearing on the above application. The hearing, which was convened following publication, posting and notice to parties in interest, pursuant to the provisions of M.G.L. c. 40A, Section 11, was opened by the Acting Chair at 7:05 pm.

The following Board Members noted as present were in attendance throughout the hearing:

- Chair (Chair): Steve Gallagher
- Voting Member: Mary Arcudi
- Voting Member: Lou Costanza - Alternate
- Voting Member: Sandra Biagetti
- Voting Member: David Pagnini – Alternate

Discussion details:

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.

After a complete and lengthy review of the plans with John Nenart of Guerriere and Halnon Inc 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
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Sandra Biagetti seconded the motion and the vote was unanimously in favor.