



TOWN OF HOPEDALE
ZONING BOARD OF APPEALS
TOWN HALL
78 HOPEDALE STREET
HOPEDALE, MA 01747

Scott Savage, Chairman
Nicholas A. Alexander, Member
Sandra E. Biagetti, Member
Louis J. Costanza, Member
Allen Lavoie, Member

**Hopedale Zoning Board of Appeals
Meeting Minutes
April 3, 2024**

Chairman Scott Savage called the public hearing to order on April 3, 2024 at 7:00 pm. The meeting was held in the Town Hall Draper Room, streamed live via Zoom and on Hopedale Cable Access.

Members that were present:

Scott Savage, Chair
Sandra Biagetti
Nicole G. Small
Lou Costanza
Allen Lavoie
Francis Viera

Applicant :

Case 01-2024 7:00 pm – Continuation Hearing - Public Hearing on the application of Francis and Raffaella Viera 37 Freedom St – relief from section 6.3 of the Zoning Bylaws

The applicants are seeing a variance from section 6.3 to build an accessory apartment. Mr. Viera stated this is a need for living arrangements for his elderly mother-in-law. He shared his hand-drawn plans of the basement including the existing bedroom and half bath along with the layout of the basement. The living space is approximately 573 square feet in size.

Board member comments

Lou Costanza reviewed the layout of the basement. Mr. Viera stated the unfinished side of the basement is for utilities and another side is designated for storage. These areas are separated from the living space by a wall. There is a walk out basement.

Scott Savage stated that without actual drawings that include the dimensional layout, it will be difficult for the building inspector to utilize in his review for any approval.

Nicole G. Small inquired about the existing foundation and reviewed the rooms included in the accessory apartment. The current bathroom would be part of the square footage allowance.

Allen Lavoie asked about the window egress and reviewed the dimensions on the drawing.

Scott Savage reviewed the traditional conditions of an accessory apartment which include adding the family member to the deed, allowing the Building Inspector to inspect as deemed necessary, the applicant must occupy the home and when the home is sold, the accessory apartment permit does not transfer to the new homeowner.

The ZBA members requested more detailed dimensions of the entire basement and with the agreement of the applicant, Sandra Biagetti made a motion to continue the hearing to April 17, 2024 at 7 pm. Motion was seconded by Nicole G. Small and all were in favor.

Discussion regarding Chairmanship

Scott Savage stated that his ability to chair this board is getting taxing with other responsibilities he has taken on. He would continue to be a member of the ZBA and mentor the new chairperson. The ZBA members will continue to review this request at each meeting, as at this time, the other members are not ready to step into this role.

Lou Costanza made a motion to adjourn at 7:30 pm, seconded by Allen Lavoie. All were in favor.

Respectfully submitted,
Mary Arcudi
ZBA Secretary