

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

Case: 06-2018

Applicant(s): 240 South Main St. LLC
Manager: Mike Kennedy 81 Eber Taft Rd. Uxbridge, MA 01569

Property: 240 South Main Street
Hopedale, MA 01747

Application Filed: March 16, 2018

Hearing Held: April 18, 2018

Relief Sought: The applicant is seeking a Special Permit to construct storage units on the property and relief from parking space requirements.

Decision: Following a hearing, the Board voted in favor to approve the special permit for use of the property as a self-storage facility and to allow a total of six parking spaces as shown on the plans; 1 parking space for ADA parking and 5 additional parking spaces

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 _____, 2018.

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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Hearing Proceedings

Hearing Date: April 18, 2018

On April 18, 2018, 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 7:10 pm.

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

Chair (Chair):	Steve Gallagher
Voting Member:	Nick Alexander
Voting Member:	Lou Costanza
Voting Member:	Sandra Biagetti
Voting Member:	David Pagnini

Discussion details:

Representatives present and speaking on behalf of the applicant were: Matthew Kennedy, Manager of 240 South Main, LLC; Attorney Laurence F. Army Sr.; and Ross Smith, the builder of the proposed facility.

Mr. Anderson presented to the Board a proposed site plan of the self-storage facility to be constructed on property owned by the applicant at 240 South Main Street, Hopedale. The facility will have six buildings, which will contain a total of 450 units. The building shown as Building 1 on the plan will house both an office for the facility and storage units and is to be located at the entrance area of the facility. Building 1 is a two-story building. The remaining buildings are all one-story buildings.

Mr. Anderson addressed the need for parking requirements to be determined by the Board and requested that there be one space for handicap parking and five additional parking spaces all to be located at the front of Building 1. There are to be one or two employees on site between the hours of 10 AM and 3 PM. There are no parking spaces located on either side of the remaining 5 buildings. Mr. Anderson indicated that customers of the facility would drive to their designated units where parking and access to the units would be made for delivery to the units and for traffic flow in and out of the facility would not be impeded by same. The distance between the buildings is 25 feet. Mr. Anderson indicated that the turning radius represented on the plan is sufficient for fire trucks. There was a lengthy discussion regarding the issue of the adequacy of the traffic flow.

The property at 240 South Main Street is zoned commercial. As shown on the proposed site plan, there are no residential abutters to the property. The property has frontage on South Main Street. However, access to the property is not on South Main Street but is provided by a recorded easement over an existing driveway which leads from South Main Street to the proposed entrance way to the facility as shown on the proposed site plan. The facility is to be surrounded by a six foot high chain link fence as shown on the plan and accessed by a gate access code.

Discussion was made regarding the issue of water run-off from the proposed facility and that there exists a pond on the property and the abutting property is the Town of Hopedale Conservation Commission land. Mr. Anderson represented to the Board that the applicant has received Conservation Commission approval that addresses the Zoning Bylaws Section 10.6 (d) (6) and (7) regarding special permit criteria for increases of surface water run-off and that Conservation concerns will also be part of the site plan approval process by the Planning Board.

Nicholas Alexander made a motion to approve the special permit for use of the property as a self-storage facility. Sandra Biagetti seconded the motion and the vote on the motion was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
David Pagnini	yes
Louis Costanza	no
Steve Gallagher	yes

The motion was approved with 4 votes in favor. Mr. Costanza stated that his opposition to the motion was based upon his concern of the issue of the water run-off from the facility.

Sandra Biagetti made a motion that there is to a total of six parking spaces as shown on the plans; 1 parking space for ADA parking and 5 additional parking spaces. Nicholas Alexander seconded the option, and the vote on the motion was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
David Pagnini	yes
Louis Costanza	no
Steve Gallagher	yes

The motion was approved with 4 votes in favor. Mr. Costanza stated that his opposition to the motion was based for the purpose of being consistent with his opposition to the prior motion.