

**Hopedale
Zoning Board of Appeals
Meeting
April 18, 2018**

Chairman Steve Gallagher called the meeting to order on April 18, 2018 at 7:00 pm.

Members that were present: Steve Gallagher
David Pagnini
Lou Costanza
Sandra Biagetti
Nick Alexander

Acting Secretary: David Pagnini
Building Inspector: Robert Speroni

Case 05-2018 7:00 PM

The applicant Mark and Denise Boldy of 67 Jones Rd. Hopedale, MA is seeking a Special Permit for an accessory apartment in their home as described in section 6.3. The property is zoned RA and is owned by the applicants.

The accessory apartment to be constructed for use by Mark's mother is to contain 582 square feet to house a bedroom, full size kitchen and a bathroom. The apartment is to be located at the rear of the house at 67 Jones Road. The property presently has 3 parking spaces and an additional parking space will be provided. A plan of the proposed apartment was submitted for review by the zoning board. The addition will be serviced by town water and sewer.

Lou Costanza made a motion to approve the special permit for an accessory apartment addition at 67 Jones Road to be constructed with a square footage of 582 square feet and to be located and built according to the plan as drawn and submitted to the Board. Sandra Biagetti seconded the motion and the vote was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
David Pagnini	yes
Louis Costanza	yes
Steve Gallagher	yes

Motion passes unanimously in favor.

Case 06-2018: 7:10 PM

The applicant 240 South Main, LLC of 81 Eber Taft Rd. Uxbridge, MA is seeking a special permit to construct self-storage units on the property and relief of parking spaces required. The property is zoned commercial and is owned by the applicant.

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.

As state by Attorney Army, the applicant is before the Board requesting a special permit for use of the property as a self-storage facility and for a determination of parking requirements to service the facility.

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.

Continuation of Hearing Case 03-2018 7:50 pm

The applicant, Facility Management Corp. (Blackstone Valley Iceplex) is requesting a special permit in order that the present 11 parking spaces be allowed to service a proposed increase in occupancy to 385 occupants.

A public hearing on this request was held on March 28, 2018 at which time the hearing was continued to April 18, 2018, in order to hear from the Hopedale Police Chief regarding safety and traffic concerns before the Board made a decision on the request. Chairman Gallagher stated that the Board has not received any response from the Hopedale Police Chief to a letter sent to him by the Board Secretary.

The Board took note that under Zoning Bylaws that the present 112 spaces service an occupancy of 347 occupants.

Building Inspector Robert Speroni stated that based on the 112 parking spaces that he will issue an occupancy permit for 347 occupants. The Planning Board approved an amended site plan to provide for the 112 parking spaces.

A discussion was held again as to whether the Board would grant relief from the parking requirements of the Zoning Bylaws in order to allow the present 112 parking spaces be used to service an occupancy increase from 247 to 385. Board members Louis Costanza and David Pagnini voiced their opposition based upon safety concerns. The Board discussed whether the 112 parking spaces would be used to service the occupancy of more than 347 but less than 385.

Sandra Biagetti made a motion to allow the 112 parking spaces service the occupancy of 350. Nicholas Alexander seconded the motion and the vote was as follows:

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

Three members being in favor and two members opposed, the motion failed and so the special permit was denied. Board members Louis Costanza and David Pagnini stated that their opposition was based upon safety concerns.

Motion to adjourn at 8:20 pm.

Respectfully submitted,

David Pagnini
Acting Secretary

Minutes transcribed by Mary Arcudi

