

**Hopedale
Zoning Board of Appeals
Meeting
August 15, 2018**

Chairman Steve Gallagher called the meeting to order on August 15, 2018 at 7:00 pm.

Members that were present: Steve Gallagher
Sandra Biagetti
Nick Alexander
Lou Costanza
Mary Arcudi, Alternate

Secretary: Mary Arcudi

Continuation hearing of Case 07-2018 7:00 PM

The applicant Stephanie C. Thomas of 12 Overdale Parkway Hopedale, MA is seeking a Special Permit to demolish existing garage and rebuild garage with accessory apartment above, also seeking a variance for side and rear setbacks which will be less than 15ft and 35ft. The property is zoned RB and is owned by the applicants.

Ms. Thomas addressed the board with more detailed plans of her intent to demolish the existing garage and rebuild it with an accessory apartment above it. She also reduced the square footage originally requested down to 750 square feet, which includes 430 square feet of the accessory addition to be downstairs where the kitchen and living area will be and 220 square feet for the bedroom, and bath that will be built above the garage. She will include a separate entrance as well.

Relief needed from Section 13, 6.3 (d) for side is from 15 feet to 6.3 feet and rear setback relief from 35 feet to 19.9 feet. The rear setbacks will remain 13.2 and needs no relief. The construction will follow the current pre-existing footprint.

After a detailed review of the plans, and questions regarding the septic which the applicant will need to review with the Building Inspector, Sandra Biagetti made a motion to grant the special permit to demolish the existing garage and rebuild the garage with the accessory apartment to be no more than 750 square feet, as shown in the plans presented along with granting the variance from section 13 for side relief from 15 feet to 6.3 feet and rear setback from 35 feet to 19.9 feet.

Nick Alexander seconded the motion and the vote on the motion was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
Mary Arcudi	yes
Louis Costanza	no (due to size of accessory apartment)
Steve Gallagher	yes

Mary Arcudi made a motion to adjourn at 7:26 pm, seconded by Nick Alexander.
Motion passed.

Respectfully submitted,

Mary Arcudi
Secretary Hopedale Zoning Board