

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

**Case: 05-2017**

Applicant(s): George A Hachey and Margery G. Greene  
725 San Marino Dr, The Villages, FL 32154

Property: 7 Overdale Parkway  
Hopedale, MA 01747

Application Filed: July 5, 2017

Hearing Held: August 23, 2017 and continued to hearing on September 20, 2017

Relief Sought: The applicant is seeking a variance from Section 13.1 (c) of the Hopedale Zoning Bylaws to build a new garage to replace existing garage and needs relief from rear and side yard regulations.

Decision: Following a hearing, the Board voted unanimously to approve the variance and to allow the new garage to be built 20' from rear yard and 10' from side yard with the restriction of a one story structure with wall height no higher than 16 feet to the peak.

**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 \_\_\_\_\_, 2017.

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.**

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**Steven J. Gallagher, Chairman**

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

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**Hearing Proceedings**

Hearing Date: August 23, 2017 and September 20, 2017

On August 23 and September 20, 2017, 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 7:15 pm and 7:00 pm respectfully. 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:

On August 23, 2017 Mr. Hachey presented the plans to raze the current dilapidated one car garage and replace it with a new 22' x 28' garage. Mr. Hachey stated he was restricted to where the garage can be rebuilt based on the location of the septic system. The board was concerned with the increased size of this proposed garage and after a lengthy review, the board felt they needed a more detailed set of plans to make any decision on this variance request. It was mutually agreed to continue the hearing and Mr. Lou Costanza made a motion to continue this hearing on September 20, 2017. David Pagnini seconded the motion and was approved unanimously.

On September 20, 2017 Mr. Hachey reviewed the new plans that were revised on September 5, 2017 with the board. The plans show the existing garage and the proposed 21.5' x 24' new garage along with the location. It will be 20' off the back yard and 10' from the side yard on Western Ave. Mr. Lou Costanza made a motion to approve a variance allowing relief from section 13.1 to allow the garage to be built with the 20' rear yard and 10' side yard off of Western Ave. as shown on the revised plan dated September 5, 2017 with the restriction of a one story structure with wall height no higher than 16 feet to the peak. Sandra Biagetti seconded the motion and the roll call was as follows:

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

Motion passed in favor unanimously.