

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

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

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

Secretary: Mary Arcudi

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 of her intentions of demolishing the current garage and rebuilding it along with an accessory apartment for her parents. The plans include a two-story addition beside and above the new garage with an estimated 1200 square feet for the accessory apartment.

After a review of her verbal plans, Mr. Gallagher indicated the overall size was well over the limit of 600 square feet and that the board would need some sort of drawn plans detailing the accessory apartment along with where the current septic system is located on her property. Because the presented plans did not include these details, Mr. Costanza made a motion to continue this hearing to our August 15, 2018 meeting so that Ms. Thomas could obtain such plans. Mrs. Biagetti seconded the motion and the motion passed unanimously in favor.

Case 08-2018 7:10 PM

The applicant Laurelwood at Hopedale Homeowners Association Trust of 64 Laurelwood Drive Hopedale, MA is seeking a Variance from lot frontage. Which is needed so that they can construct (2) four unit Townhouse buildings in place of the tennis court area. The property is zoned RC and is owned by the applicant.

Mr. Joseph Antonellis, resident of Laurelwood and Attorney for the Laurelwood at Hopedale Homeowners Association, addressed the board regarding the two variances needed to construct 2 four-unit Townhouse buildings in this development. The first variance is for relief from the minimum area requirements and the second is for frontage relief. The construction meets all other Hopedale zoning bylaws.

The new units will have sufficient garage and driveways, which will keep cars off of Laurelwood Drive and are to be built where the tennis courts used to be.

If the zoning relief is granted, the Laurelwood Homeowners Association's next steps will be to meet with the Conservation Committee and the Planning Board.

Residents who abut these new units had concerns about parking and feel it is a busy intersection. It appears on the current plans that 4 visitor parking spaces might be removed and they want to make sure that they are relocated instead.

After a thorough review of the plans and listening to the residents who were in the audience, Mr. Lou Costanza made a motion to grant the two variances requested for frontage relief and for area relief of the minimum requirement needed to build 2 four-unit Townhouses with the condition that the visitor parking spaces will not be eliminated but relocated. Mrs. Biagetti seconded the motion and the vote was as follows:

Lou Costanza	yes
Nick Alexander	yes
Sandra Biagetti	yes
Mary Arcudi	yes
Steve Gallagher	yes

Motion passes unanimously in favor.

Lou Costanza made a motion to adjourn at 7:45 pm, seconded by Mary Arcudi. Motion passed.

Respectfully submitted,

Mary Arcudi
Hopedale Zoning Board
Secretary