

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

**Case: 08-2018**

Applicant(s): Laurelwood at Hopedale Homeowners Association Trust  
Attorney: Joseph Antonellis  
Address: 288 Main St, Milford, MA 01757

Property: Laurelwood Drive (proposed #64, tennis court area)  
Hopedale, MA 01747

Application Filed: June 21, 2018

Hearing Held: July 18, 2018

Relief Sought: The applicant is seeking a variance from frontage requirements from Section 13 and a variance for minimum area requirements to construct two four unit Townhouse buildings in place of the tennis court area.

Decision: Following a hearing, the Board voted unanimously in favor for the variances for frontage relief and relief from minimum area requirements to construct the two four unit Townhouse buildings with the condition that the visitor parking spaces will not be eliminated but relocated.

**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**

**Case: 08-2018**

Applicant(s): Laurelwood at Hopedale Homeowners Association Trust

Address: Laurelwood Drive, Hopedale MA 01747

Property: Laurelwood Drive, proposed site #64, current tennis court area  
Hopedale, MA 01747

**Hearing Proceedings**

Hearing Date: July 18, 2018

On July 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:	Mary Arcudi, Alternate

Discussion details:

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.

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.