

**Hopedale  
Zoning Board of Appeals  
Meeting  
May 17, 2017**

Chairman Steve Gallagher called the meeting to order on May 17, 2017 at 7:00 pm.

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

Secretary: Mary Arcudi

**Case 02-2017 7:00 PM**

The applicant James and Susan Niro of 85 Berlin Rd. Marlborough, MA, is seeking variances to move and rebuild the pre-existing non-conforming house at 7 Glendale Rd., Hopedale that was substantially damaged by a fire. They are seeking variances from section 13 of the zoning bylaws for lot area, frontage, and set back. The location is zoned RB and is owned by the applicant.

Mr. Niro addressed the board regarding their request to rebuild their home that was damaged by a fire. The insurance company declared it a total loss. Mr. and Mrs. Niro wish to tear down the home and rebuild including the foundation. One neighbor was present and was pleased with the plans to rebuild the home.

After a review of the plans, David Pagnini made a motion to approve the variances needed to rebuild the home at 7 Glendale Road, Hopedale, MA since the home was damaged by fire, that include relief from lot area from 40,000 square feet to 13,996 square feet, frontage from 150 feet to 100 feet and front setback from 65 feet to 57.3 feet, to comply with the new regulation requirements of the Hopedale Zoning Bylaws. Lou Costanza seconded the motion and the motion passed unanimously in favor.

**Case 03-2017 7:15 PM**

The applicant Patricia Osborne of 230 Mendon St. Hopedale, MA, is seeking a variance for construction of a screened porch. She is seeking a variance from section 13 of the zoning bylaws for rear set back. The location is zoned RA-2 and is owned by the applicant.

Ms. Osborne shared the information regarding the addition of a screened porch she would like to add to her home at 230 Mendon Street, Hopedale, MA. The proposed porch would be 12 feet back and 14 feet wide. For the record, no abutters were present.

After a discussion regarding the addition of the porch, David Pagnini made a motion to approve the variance from section 13, up to 20 feet, instead of 30 feet, from the rear lot line regulations. Nick Alexander seconded the motion and the motion passed unanimously in favor.

Nick Alexander made a motion to adjourn at 7:25 pm, seconded by Sandra Biagetti. Motion passed.

Respectfully submitted,

Mary Arcudi  
Hopedale Zoning Board Secretary