

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

Case: 03-2019

Applicant(s): Linda Cameron

Owner: same

Property: 32 Mellen Street
Hopedale, MA 01747

Application Filed: June 24, 2019

Hearing Held: August 20, 2019

Relief Sought: The applicant is seeking a Variance from Section 13 of the Hopedale Bylaws since the proposed addition and deck reduce the open space requirement of 75% to 68%.

Decision: Following a hearing, the Board voted unanimously to approve the variance from Section 13 and allow the open space to drop down to 68% allowing the applicant to build the addition and deck as presented.

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 _____, 2019.

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**

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Hearing Proceedings

Hearing Date: August 20, 2019

On August 20, 2019, 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 7:00 pm.

The following Board Members noted as present were in attendance throughout the hearing:

- Chair (Chair): Steve Gallagher
- Voting Member: Nick Alexander
- Voting Member: Sandra Biagetti
- Voting Member: Chris Hodgens
- Voting Alternate Member: Mary Arcudi

Discussion details:

Ms. Cameron presented the board with her proposed plans for an addition and deck. The addition includes a master suite. The deck allows her to access the backyard. The yard is fenced in and the lot is 12, 000 square feet. After a review of the plans, Nick Alexander made a motion to approve the variance from section 13 to reduce the required open space to 68 percent to allow for the construction of the addition and deck. Sandra Biagetti seconded the motion and the vote was as follows:

Chris Hodgens	yes
Sandra Biagetti	yes
Nick Alexander	yes
Mary Arcudi	yes
Steve Gallagher	yes

Motion passed unanimously in favor.