

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

**Case: 03-2018**

Applicant(s): Mr. Adeel Ali and Mr. Zeeshan Mushtaq  
Owner: same

Property: 10 Charlesview Road, Unit 3  
Hopedale, MA 01747

Application Filed: February 8, 2018

Hearing Held: March 28, 2018

Relief Sought: The applicant is seeking a Special Permit to sell used cars at the property listed above.

Decision: Following a hearing, the Board voted unanimously to approve the Special Permit to sell used cars with the restrictions of inside sales only with no overnight parking of vehicles that are for sale and no displaying of cars outside during the day.

**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.**

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**Steven J. Gallagher, Chairman**

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

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Owner: same

Property: 10 Charlesview Road, Unit 3  
Hopedale, MA 01747

**Hearing Proceedings**

Hearing Date: March 28, 2018

On March 28, 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: | David Pagnini   |

Discussion details:

The applicants will be focusing on high end and electric vehicles and a major portion of their business is selling vehicles online. There would be limited foot traffic at this location. The vehicles will be stored indoors allowing for 6 cars and there is no need to display the cars outdoors.

Mr. Speroni, Hopedale's Building Inspector reported that there are 5 parking spots allocated to this particular unit and one additional spot right in front of the building in the lease agreement.

After a thorough discussion, Mr. Alexander made a motion to approve the special permit for a used car business to be located at 10 Charlesview Road, Unit 3 in Hopedale with the restrictions of inside sales only with no overnight parking of vehicles that are for sale and no displaying of cars outside during the day. Mrs. Biagetti seconded the motion and the vote was as follows:

|                 |     |
|-----------------|-----|
| Nick Alexander  | Yes |
| Sandra Biagetti | Yes |
| David Pagnini   | Yes |
| Mary Arcudi     | Yes |
| Steve Gallagher | Yes |

Motion to approve the special permit was unanimously passed in favor for the applicant.