

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

Case: 02-2017

Applicant(s): James and Susan Niro
Owner: same
Address: 85 Berlin Road, Marlboro, MA 01752

Property: 7 Glendale Road
Hopedale, MA 01747

Application Filed: March 20, 2017

Hearing Held: May 17, 2017

Relief Sought: The applicant is seeking Variances from Section 13 of the Hopedale Zoning Bylaws to rebuild their home that was damaged by fire and was determined to be a total loss.

Decision: Following a hearing, the Board voted unanimously to approve the Variances to rebuild the home with relief from Section 13 of the Hopedale Zoning Bylaws.

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 _____, 2017.

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: 02-2017

Applicant(s): James and Susan Niro

Owner: same

Address: 85 Berlin Road, Marlboro, MA 01752

Property: 7 Glendale Road
Hopedale, MA 01747

Hearing Proceedings

Hearing Date: May 17, 2017

On May 17, 2017, 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: Mary Arcudi
- Voting Member: Lou Costanza
- Voting Member: Sandra Biagetti
- Voting Member: David Pagnini

Discussion details:

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.