

**Hopedale
Zoning Board of Appeals
Meeting
October 19, 2016**

Chairman Steve Gallagher called the meeting to order on October 19, 2016 at 7:00 pm.

Members that were present: Steve Gallagher
Nick Alexander
David Pagnini
Lou Costanza
Mary Arcudi –Alternate

Member Absent: Sandra Biagetti

Case 03-2016 7:00 PM

The applicant, Brittany Pessotti of 178 Dutcher St. Hopedale, MA is seeking a special permit for a hair salon in her basement, in regards to 6.1(b) 2(i) of the Hopedale bylaws. The location is zoned RA and is owned by the applicant.

Mrs. Pessotti has been a licensed beautician for 6 years in Uxbridge and having recently moved to Hopedale, she would like to move her business to her home at 178 Dutcher Street. She will only have one chair and will not have additional employees. She will only take clients through scheduled appointments eliminating walk in clientele. There is a separate entrance to the basement in the back of the house where there is parking for 4 cars along with a very long driveway. Clients will park in the driveway or in the back parking area. An abutter questions parking on the street and within the tree belt and that will be discouraged. Her business will run 4 days a week and occasionally on Saturdays.

There will be a 2x2 sign attached to the front porch. After a review of the application, Lou Costanza made a motion to approve the special permit for a hair salon in the basement of 178 Dutcher Street, Hopedale MA. Nick Alexander seconded the motion and the motion was unanimously approved.

Case 04-2016 7:15 PM

The applicant, Cumberland Farms Inc., at 100 Crossing Boulevard, Framingham, MA is seeking a Special Permit to allow the applicant to construct a standing sign, as well as additional signage on the automobile filling station canopy and directional signs to allow twenty-four (24) hour operation at 115,121 &125 Mendon Street and 124 Hopedale St. in Hopedale, MA as a part of a larger redevelopment project to construct a 4,786 square foot retail convenience store with automobile filling stations on an approximately 1.46 acre assemblage, in regards to 7.3,7.4, and 7.7 of the Hopedale bylaws. The location is zoned GB-A and is owned by the applicant.

Mr. Tom Reidy and Mr. Phillip Henry, representative of Cumberland Farms, presented the ZBA with the plans for the signs on this redevelopment project to construct a 4,786 square foot retail convenience store with automobile filling stations. The standing sign will be set back within the guidelines of 20 feet from the lot line and the height is 15 feet. The price change of this sign will change from the smart pay member price to the non-

member price. There was a lengthy discussion on this price change portion of the sign and the maximum of 30 seconds when the sign changes.

The directional signs will be the exit and entrance signs to the business. There will be 4 “Welcome” (entrance) signs and two “See you soon” (exit) which will be approximately 3 feet tall and internally illuminated.

The sign on the front of the building will be fixed and the letters on the sign will be illuminated. The sign will be 5 ½ feet in height, 1 ½ feet over the height requirement which would need approval from the board.

The canopy signs will be placed on both ends, outside canopies and will be 11 feet in size. The canopies are 24 feet long.

There were many abutters expressing concern about the hours of operations and there was confusion as to which town board would approve.

After a lengthy review of all signs, the locations and the illumination of the signs, Mary Arcudi made a motion to approve the application from Cumberland Farms for a special permit from section 7.3 of the Hopedale Zoning Bylaws to allow the applicant to construct a standing sign with the price change section to change every 30 sections, as well as two additional signs on the canopies which will be internally lite and 6 directional signs, internally illuminated, as proposed at this hearing according to the plans provided. The motion grants relief from section 7.2c of 1.5 feet in height of the sign on the building and that all of the signs will not be illuminated from midnight to 5 am, and only during approved business hours if otherwise determined. Nick Alexander seconded motion and the motion passed unanimously was approved.

Mary Arcudi made a motion to adjourn seconded by Nick Alexander at 8:20 pm.

Respectfully submitted,

Mary Arcudi
ZBA Secretary and Alternate