

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

**Case: 07-2018**

Applicant(s): Stephanie C. Thomas  
Address: 12 Overdale Parkway, Hopedale, MA 01747

Property: 12 Overdale Parkway  
Hopedale, MA 01747

Application Filed: June 22, 2018

Hearing Held: July 18, 2018 and continued to August 15, 2018

Relief Sought: The applicant is seeking a Special Permit from Section 6.3 (d) to demolish existing garage and rebuild garage with accessory apartment, and a variance for side and rear setback relief from Section 13, 6.3 (d).

Decision: Following a hearing, the Board voted 4 to 1 in favor to allow the applicant to demolish the existing garage and rebuild the garage with an accessory apartment no larger than 750 square feet in size. Relief was also given for side and rear setbacks.

**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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Hopedale, MA 01747

**Hearing Proceedings**

Hearing Date: July 18, 2018 and August 15, 2018

On July 18, 2018 and on the continuation hearing on August 15, 2018, the Hopedale Board of Appeals held a public hearing on the above application. The hearings, which were 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 both hearings:

Chair (Chair):	Steve Gallagher
Voting Member:	Nick Alexander
Voting Member:	Lou Costanza
Voting Member:	Sandra Biagetti
Voting Member:	Mary Arcudi, Alternate

Discussion details:

On July 18, 2018 the board reviewed the plans and found them to be insufficient to proceed with the hearing and advised the applicant to return on August 15, 2018 with plans with specific details regarding the changes she is requesting and location of the septic system. Ms. Thomas was also advised to reconsider the size of the accessory apartment.

On August 15, 2018 Ms. Thomas addressed the board with more detailed plans of her intent to demolish the existing garage and rebuild it with an accessory apartment above it. She also reduced the square footage originally requested down to 750 square feet, which includes 430 square feet of the accessory addition to be downstairs where the kitchen and living area will be and 220 square feet for the bedroom, and bath that will be built above the garage. She will include a separate entrance as well.

Relief needed from Section 13, 6.3 (d) for side is from 15 feet to 6.3 feet and rear setback relief from 35 feet to 19.9 feet. The rear setbacks will remain 13.2 and needs no relief. The construction will follow the current pre-existing footprint.

After a detailed review of the plans, and questions regarding the septic which the applicant will need to review with the Building Inspector, Sandra Biagetti made a motion to grant the special permit to demolish the existing garage and rebuild the garage with the accessory apartment to be no more than 750 square feet, as shown in the plans presented along with granting the variance from section 13 for side relief from 15 feet to 6.3 and rear setback from 35 feet to 19.9 feet.

Nick Alexander seconded the motion and the vote on the motion was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
Mary Arcudi	yes
Louis Costanza	no (due to size of accessory apartment)
Steve Gallagher	yes