

**Hopedale
Zoning Board of Appeals
Meeting
September 20, 2017**

Chairman Steve Gallagher called the meeting to order on September 20, 2017 at 7:00 pm.

Members that were present: Steve Gallagher
David Pagnini
Lou Costanza
Sandra Biagetti
Nick Alexander

Secretary: Mary Arcudi

Continuation Hearing of Case 05-2017 7:00 PM

The applicants, George A. Hachey and Margery G. Greene of 725 San Marino Drive, The Villages FL, 32154 are seeking a variance from section 13.1(c) regarding side lot distance for new garage, to replace existing garage. The location is zoned RB and owned by the applicant.

Mr. Hachey reviewed the new plans that were revised on September 5, 2017 with the board. The plans show the existing garage and the proposed 21.5' x 24' new garage along with the location. It will be 20' off the back and 10' from the side yard on Western Ave. Elaine DeCarlo is an abutter and voiced her concerns of the size and construction of the garage and was able to review the plans as proposed. There was a discussion regarding the height restrictions of this garage based on the current home and neighborhood concerns.

Mr. Lou Costanza made a motion to approve a variance allowing relief from section 13.1 to allow the garage to be built with the 20' setback and 10' side off Western Ave. as shown on the revised plan dated September 5, 2017 with the restriction of a one story structure with wall height no higher than 16 feet to the peak. Sandra Biagetti seconded the motion and the motion passed unanimously in favor.

Case 06-2017: 7:15 PM

The applicant, Town of Milford Board of Sewer Commissioners is seeking an appeal of the building Commissioners decision to deny a building permit due to lack of frontage. Also seeking a special permit to expand on a non-conforming lot, and/or a variance from the frontage requirement under section 13 of the Hopedale Zoning Bylaws. The proposed facility improvements do not include any changes to land use or existing property agreements and do not cause the property to be more non-conforming. The Facility is located at 230 South Main St, Hopedale, MA. The location is zoned C and is owned by the applicant.

Meagan Heslin from Tate and Howard, on behalf of the Town of Milford Board of Sewer Commissioners, presented to the board their proposal to construct a sludge handling facility and tank covers at the existing Milford Wastewater Treatment Facility. The proposed location does not have the required frontage on South Main Street. They are requesting an appeal of the building permit denial and for a variance for this project. The new structure will also include a drive through garage. This will reduce the truck traffic and reduction to the odor with the new tank covers.

A lengthy discussion was held around the right of way, the sewer easement concerns and whether the board could actually allow for zero frontage for this new construction without allowing additional buildings to be constructed in the future.

Mr. David Pagnini made a motion to uphold the Hopedale Zoning Officer's decision to deny the building permit due to lack of frontage for the construction of a sludge handling facility and two sludge covers at 230 South Main Street, Hopedale MA. Mr. Nick Alexander seconded the motion and it passed unanimously in favor.

Mr. Lou Costanza made a motion to grant a variance to allow for zero frontage at this specific location at 230 South Main Street Hopedale MA, as shown on the proposed plans dated August 4, 2017 for this specific sludge handling facility and two thickening sludge covers which require foundations and would require the applicant to submit three separate building permits. Mr. Nick Alexander seconded the motion and the motion passed unanimously in favor.

Motion to adjourn was made by Mr. David Pagnini, seconded by Mrs. Sandra Biagetti at 7:48 pm.

Respectfully Submitted,

Mary Arcudi
ZBA Secretary and Alternate