

**Hopedale
Zoning Board of Appeals
Meeting
March 28, 2017**

Chairman Steve Gallagher called the meeting to order on March 28, 2018 at 7:00 pm.

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

Secretary and Alternate Mary Arcudi
Building Inspector: Bob Speroni

Case 02-2018 7:00 PM

The applicant Doug Duering of 153 Hopedale St. Hopedale MA is seeking a Special Permit for an accessory apartment addition to his home, as described in section 6.3. The property is zoned RB and is owned by the applicant.

Mr. Duering along with Mr. Peter Kennedy, half owner of the property, detailed the plans to build an accessory apartment for his recently widowed mother. It will be a one floor addition with three entrances; one in the garage, one from the main house and one to the backyard. There is ample parking. The foundation will just include crawl space, not a full basement. The size is 20' x 30' and the addition is in accordance to all zoning bylaws. The home has town water and sewer.

Mr. David Pagnini made a motion to approve the special permit for an accessory apartment addition to the home at 153 Hopedale Street in accordance with the plans provided to the Zoning Board. Mrs. Biagetti seconded the motion and the vote was as follows:

Sandra Biagetti	yes
Nick Alexander	yes
David Pagnini	yes
Mary Arcudi	yes
Steve Gallagher	yes
Lou Costanza	abstained (abutter to property)

Motion passes unanimously in favor.

Case 03-2018 7:10 PM

The applicants Adeel Ali and Zeeshan Mushtaq of 18 Crimson Drive, Shrewsbury, MA are seeking a Special Permit for a class II used car license, for 10 Charlesview Rd. Unit 3 Hopedale, Ma. The used car business will be focused on high end and electric vehicles. The property is zoned commercial and is owned by Bob Beckett Properties LLC of 4 Charlesview Rd. Hopedale, MA.

Mr. Ali and Mr. Mushtaq are requesting to use the property at 10 Charlesview Road, Unit 3 as a used car business. They currently have their business located in Worcester and are looking to expand for a better location.

They 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:

Sandra Biagetti	yes
Nick Alexander	yes
David Pagnini	yes
Lou Costanza	yes
Steve Gallagher	yes

Motion passes unanimously in favor.

Case 04-2018 7:20 PM

The applicant Facility Management Corp. (Blackstone Valley Iceplex) of 100 Schoosett St. Pembroke, Ma is seeking a Special Permit for increase in occupancy up to 385 in persons allowed. Further requesting a reduction of parking spaces from the required 135 to the existing 112 spaces. The property is zoned light Industrial and is owned by the applicant.

Mr. Speroni, Building Inspector for Hopedale informed the Zoning Board that this board is not the governing board regarding increasing occupancy as that falls under his domain. He has approved the increase to 385.

There was a lengthy discussion regarding the amount of parking that was originally permitted when the building was first built which was 72 and later increased to 112 per a site plan approval by the Planning Board. The capacity was originally 200 and has been approved to increase to 385. Questions were asked to the applicants around the interior space which currently does not have a snack bar, they have added some bleachers but for the most part this fans stand around the arena to watch the events on the rink. There was one written complaint by a neighbor regarding the traffic flow and the difficulty they have using their own driveway.

Mr. Gallagher, Chairman of the board felt that he would prefer hearing from the Hopedale Police Chief regarding safety and traffic concerns before making a decision on this special permit request. It was agreed by all parties to continue this hearing to the April 18th scheduled meeting and both parties signed an official request to do so.

Motion to adjourn at 7:55 pm.

Respectfully submitted,

Mary Arcudi
ZBA Secretary