

**Town Of Hopedale**  
**Decision of the Hopedale Zoning Board of Appeals**  
**June 21, 2023**

**Case: 06-2023**

Applicants and  
Property Owner: Allen and Janice Lavoie  
9 Home Park Ave Hopedale MA 01747

Application Filed: April 28, 2023

Hearing Held: June 21, 2023

Relief Sought: The application seeks a variance of Section 13 the Zoning By-Law to enlarge a half bathroom into a full bathroom.

Decision: Following the closing of the public hearing on June 21, 2023, the Zoning Board of Appeals unanimously approved the variance from Section 13 to enlarge a half bathroom into a full bathroom for Allen and Janice Lavoie at 9 Home Park Ave with 11 feet of relief.

**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 \_\_\_\_\_, 2023.

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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**Scott Savage, Chairman**

**Record of Proceedings  
Hopedale Zoning Board of Appeals**

**Case:06-2023**

Applicant(s): Allen and Janice Lavoie  
9 Home Park Ave, Hopedale, MA 01747

Property Owner same as above  
and Property :

**Decision Hearing Proceedings**

**Hearing Date: June 21, 2023**

On June 21 2023, 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):	Scott Savage
Voting Member:	Lou Costanza
Voting Member:	Nicole G. Small
Voting Member:	Sandra Biagetti

**Discussion details:**

The applicants are seeking relief for a variance from section 13 of the Hopedale Zoning Bylaws to construct an addition to expand a half bathroom into a full bathroom. The home is located in the RB zone and the side yard setback requirement is 15 feet. The outer wall of the addition will be on the same line as the existing house which is approximately 4.5 feet from the property line with 13 Home Park Ave.

Allen Lavoie presented the set of plans for the addition to the board for review. Scott Savage stated that all abutters were notified by mail and none of the abutters were present nor did he receive any correspondences from them.

Lou Costanza made a motion to approve the variance related to section 13 of the Hopedale Zoning Bylaws with 11 feet of relief to expand the half bathroom into a full bathroom for Allen and Janice Lavoie at 9 Home Park Ave as per the plans presented.

Motion was seconded by Sandra Biagetti and the vote was as follows:

Lou Costanza	yes
Sandra Biagetti	yes
Nicole G. Small	yes
Scott Savage	yes

Motion passes unanimously in favor.