

**Town Of Hopedale  
Decision of the Hopedale Zoning Board of Appeals  
March 15, 2023**

**Case: 02-2023**

Applicant(s): Steven and Susan Gallagher  
7 Grove Street Bellingham, MA 02019  
Property Owner: Steven and Susan Gallagher  
Property: 5 Villa Drive, Hopedale, MA 01747  
Application Filed: January 26, 2023  
Hearing Held: March 15, 2023

Relief Sought: Applicant is seeking a variance from Section 13 and a special permit from Section 4.7 to build a 2-bedroom single family home.

Decision: Following the closing of the public hearing on March 15, 2023, the Zoning Board of Appeals unanimously approved the granting of the variance from Section 13 and the special permit (section 4.7) with the relief as follows:

The minimum lot requirement is 40,000 sq feet and the relief need is 34,155 sq feet, frontage requirement is 150 feet, and the relief needed is 72.51 feet. The setback requirement is 65 feet in the bylaw and the relief needed is 41 feet, and the rear setback requirement is 35 feet and the relief needed is 20 feet.

**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**

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**Hearing Proceedings**

Hearing Date: March 15, 2023

On March 15, 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 7:05 PM.

The following Board Members noted as present were in attendance throughout the hearing:

|                |                 |
|----------------|-----------------|
| Chair (Chair): | Scott Savage    |
| Voting Member: | Lou Costanza    |
| Voting Member: | Sandra Biagetti |
| Voting Member: | Nicole G. Small |
| Voting Member: | Nick Alexander  |

Discussion details:

After a review of the plans for a single family 2-bedroom home with a one car garage, Lou Costanza made a motion to approve the variance request based on the hardship and the special permit to allow the relief detailed as follows: "The minimum lot requirement is 40,000 sq feet and the relief need is 34,155 sq feet, frontage requirement is 150 feet, and the relief needed is 72.51 feet. The setback requirement is 65 feet in the bylaw and the relief needed is 41 feet, and the rear setback requirement is 35 feet and the relief needed is 20 feet". Motion seconded by Nicole G. Small and the vote was as follows:

|                 |     |
|-----------------|-----|
| Sandra Biagetti | yes |
| Scott Savage    | yes |
| Lou Costanza    | yes |
| Nicole G. Small | yes |
| Nick Alexander  | yes |