



TOWN OF HOPEDALE

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Zoning Board
Chris Hodgens, Chair
Lou Costanza
Nick Alexander
Sandra Biagetti
Alternate: Mary Arcudi

Hopedale Zoning Board of Appeals Meeting April 21, 2021

Chairman Christopher Hodgens called the meeting to order on April 21, 2021 at 7:03 pm. Meeting was streamed live via Zoom and abutters were notified by mail. The public was invited on the posted agenda at the Town Hall and on the Town of Hopedale website. Recorded meeting can be found on the Town of Hopedale website under Meeting Videos.

The applicants, Jeffrey P. Long and Michelle D. Long, are seeing a special permit to add an accessory apartment to a single-family residence located at 211 Mendon Street.

Members that were present

Chris Hodgens, Chair
Nick Alexander
Lou Costanza

Member that was absent:

Sandra Biagetti

Secretary and Alternate:

Mary Arcudi

Applicant and Representation:

Jeff and Michelle Long

Abutters Present:

None

Meeting Details:

Jeff Long addressed the ZBA with the plans to construct an accessory apartment at 211 Mendon Street. They own the home facing Elmwood Road that they are living in and the structure at facing Mendon Street is used as a workshop and upstairs storage space. There would be no additional exterior work/addition added to this structure and the accessory apartment would be 1100 square feet.

Chris Hodgens detailed the restrictive 6.3 bylaw for accessory apartment includes that the owner of the dwelling in which the accessory apartment is located shall live in the dwelling, the occupant shall be related by blood or occupied by an individual hired to provide medical assistance or child care, that the building maintain the appearance of a one family residence, that the apartment shall be clearly secondary and not exceed 600 square feet, no more than one bedroom and when the dwelling is sold, it reverts back to a single family use.

Lou Costanza stated that a condition to this special permit would be to add the name of the family member living in accessory apartments be recorded on the deed.

After a detailed discussion regarding the size of the accessory apartment, which does not comply with the zoning bylaw and the owner does not live in this structure, the applicant agreed to withdraw their application for the special permit at this time.

Lou Costanza made a motion to accept Jeff and Michelle Long's request to withdraw their application for a special permit to build an accessory apartment at 211 Mendon Street, without prejudice. Nick Alexander seconded this motion and all were in favor.

Correspondences and Discussion

Chris Hodgins read the letter to the board's former chairman Steve Gallagher and thanking him for his many years dedicated to the ZBA and town boards over the years as he recently moved and resigned from the board.

Chris also received inquiries regarding the rules and regulations in place in Hopedale for marijuana businesses.

A discussion was held regarding violations to the signage bylaws. High Hopes and a new restaurant going into the Airport Drive Industrial Park have hung banners along the fencing, which are not allowed. Plus local businesses have also been displaying flag type banners when they are open that are also not permitted and there were questions regarding the Grafton Upton Railroad sign near Fitzgerald Drive. Chris will discuss this again with the Hopedale Building Inspector.

Motion to adjourn was made at 7:54 pm by Lou Costanza, seconded by Nick Alexander and all were in favor.

Respectfully submitted,

Mary Arcudi
ZBA Secretary