



TOWN OF HOPEDALE

78 Hopedale Street - P.O. Box 7
Hopedale, Massachusetts 01747
Email: zoning@hopedale-ma.gov

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

Hopedale Zoning Board of Appeals Meeting June 30, 2021

Chairman Christopher Hodgens called the meeting to order on June 30, 2021 at 7:00 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.

Case 02-2021

The applicants, Jeffrey P. Long and Michelle D. Long, are seeking 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
Lou Costanza
Sandra Biagetti
Scott Savage

Member that was absent:

Nick Alexander

Secretary and Alternate:

Mary Arcudi

Applicant and Representation:

Jeff and Michelle Long

Abutters Present:

None

Meeting Details:

Chairman Chris Hodgens reminded the board and applicants of the procedures in hearing this case and opened the hearing at 7:05 pm.

Jeff and Michelle Long addressed the ZBA with the revised plans to construct an accessory apartment at 211 Mendon Street. The original plans were presented to the ZBA on April 21, 2021 and it was mutually agreed with the applicants and the ZBA to withdraw their application since the requested square footage was more than the ZBA would consider.

As a review, the applicants owns the home that they are living in and the structure requesting the accessory apartment is a separate workshop and upstairs storage space. There would be no additional exterior work/addition added to this structure and the accessory apartment is 1400 square feet.

The new plans detail the reduction from the previous plans of the accessory apartment from 1100 square feet to approximately 740 square feet. There would now be a straight wall/partition that would be the hallway to the living space. A detailed discussion was held regarding the changes and the plans. Scott Savage asked about placing a condition that the dwelling be inspected/reviewed every three years.

Chris Hodgens detailed the 6.3d bylaws for accessory apartment shall be clearly secondary to the primary residence and in this case the home is much smaller than the workshop where the accessory apartment is being proposed to be added.

Chris also reviewed the unusual lot facing Rt. 16, which is non-conforming, and the workshop/garage is close to the street. Section 6.3c states that accessory apartments are not to be permitted on non-confirming lots in a RB district.

Chairman Chris Hodgins closed the public hearing at 8:08 pm and the ZBA continued to discuss the plans and conditions surrounding this application. After a lengthy discussion, he entertained a motion and the board did not propose to move on this application at this hearing. The Chairman declared that the hearing would continue at their next meeting as the board has 90 days to make a decision at 8:33 pm.

Correspondences and Discussion

- Approve of minutes – Moving forward, it was discussed that the minutes would be presented to the members of the board and ratified at the following meeting.
- Proposed changes to Rules of Procedures – The board reviewed the updating of this document that would become part of the ZBA bylaws and posted on the website. The board reviewed the way in which the abutters would be notified and burden of proof. The board also reviewed requesting engineered plans instead of “drawings” and it was determined that the board would be interested in entertaining this as a rule for accessory apartments.
- The ZBA received a correspondence regarding “Little Libraries” being installed at residences and the Chairman informed the resident to reach out to the Building Inspector.
- The next case hearing will be July 28th at 7 pm.

Motion to adjourn was made at 9:08 pm by Lou Costanza, seconded by Sandra Biagetti and all were in favor.

Respectfully submitted,

Mary Arcudi
ZBA Secretary