



TOWN OF HOPEDALE  
ZONING BOARD OF APPEALS  
TOWN HALL  
78 HOPEDALE STREET  
HOPEDALE, MA 01747

Christopher P. Hodgens, Chairman  
Nicholas A. Alexander, Member  
Sandra E. Biagetti, Member  
Louis J. Costanza, Member  
Scott M. Savage, Member

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**Hopedale Zoning Board of Appeals  
Meeting Minutes  
March 15, 2023**

Chairman Scott Savage called the public hearing to order on March 15, 2023 at 7:00 pm. The meeting was held in the Town Hall Draper Room, streamed live via Zoom and on Hopedale Cable Access.

Members that were present:

Scott Savage, Chair  
Sandra Biagetti  
Nicole G. Small  
Lou Costanza  
Nick Alexander

Applicants:

Steven and Susan Gallagher, Jeffrey Stefanik-Guerriere and Halnon

Guests:

Carole Mullen, Tim Watson, Ricardo Lima, Gary Letendre, Jason Veilleux, Theresa Ridion, Carlos Alves, Ana Hafers

Chairman Scott Savage stated that all documents received regarding the 75 Plain Street project are now publicly posted on the ZBA webpage. He also received a notice of the Community Outreach meeting from Green River Cannabis to be held virtually on March 21, 2023.

Approval of Minutes: Sandra Biagetti requested to add the word "station" to the phrase truck to truck tenant. Lou Costanza made a motion to approve the minutes with this edit, seconded by Nick Alexander and all were in favor.

Lou Costanza made a motion to recess until 7:15 at the request of the Chairman for the public hearing of Case 02-2023 to begin at 7:15 pm, seconded by Sandra Biagetti. All were in favor.

**Case 02-2023 7:15 pm - Public Hearing on the application of Steven J Gallagher and Susan M Gallagher for 5 Villa Drive.**

The application seeks a variance from section 13 of the Zoning By-Laws and a special permit regarding to section 4.7 of the Zoning By-Law to build a single-family home.

Jeff Stefanik from Guerrier and Halnon, presented the plans for this single-family home and mentioned that none of the lots on Villa Drive meet the zoning bylaw requirements. This proposed home fits within the character of the street and would not conflict with rest of the neighborhood. Steve Gallagher stated this is the last lot on Villa Drive that was never built on. This project will include a one car garage and 2-bedroom single family home.

Chairman Scott Savage did not receive any communication from abutting residents.

Public Comment

No public comments at this time.

Board Member Comments

Lou Costanza stated he believes the hardship does qualify for the variance and he has no problem with granting the relief for the special permit since the home with fit in nicely with the neighborhood. Sandra Biagetti and Nicole G. Small agreed the plans for this single-family home fits within the neighborhood. Nick Alexander is in favor as well since there is no opposition from the abutters. Scott Savage proceeded to review the plans for the garage and driveway along with reviewing the impervious coverage aspect.

Ana Hafers, 8 Villa Drive, posed questions and reviewed the project with the applicant.

Scott Savage reviewed the relief being sought as the proposed home is in an RB zone. 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 20m feet. He also agrees that this plan does fit within the neighborhood.

#### Public Comments

A Villa Drive resident asked about the stucco finish and Chairman Scott Savage stated this is not under the prevue of the board, but applicant did address the abutter's concerns.

Lou Costanza made a motion to close the public hearing, seconded by Sandra Biagetti. All were in favor.

Lou Costanza then made a motion to approve the variance request based on the hardship and the special permit to allow the relief detailed by the Chairman 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 20m feet". Motion seconded by Nicole G. Small and the motion passes unanimously in favor.

The next scheduled meeting will be April 19, 2023.

Lou Costanza made a motion to adjourn the meeting, seconded by Sandra Biagetti. All were in favor.

Respectfully submitted,  
Mary Arcudi

ZBA Secretary