



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

**Hopedale Zoning Board of Appeals
Meeting Minutes
May 1, 2023**

Chairman Scott Savage called the public hearing to order on May 1, 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
Steven Gallagher

Applicants:

None

Guests:

Case 06-2023 7:00 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.

This case was previously approved on March 15, 2023 and the Zoning Board identified a miscalculation in the decision and the purpose of this hearing is to resolve this error. The board reviewed the relief being sought and the correction needed.

Lou Costanza made a motion to close the public hearing, seconded by Nicole G. Small. All were in favor.

Lou Costanza made a motion to approve the variance for a proposed home in the RB zone of the Hopedale Bylaws with the following relief:

The minimum lot requirement is 40,000 sq ft. This lot has 5845 sq ft, and the relief granted is 34,155 sq ft. The street frontage requirement is 150 ft. This lot has 87.49 ft, and the relief granted is 72.51 ft. The front setback requirement is 65 ft. This lot as 22 ft, and the relief granted is 43 ft. The rear setback requirement is 35 ft. This lot has 15 ft, and the relief granted is 20 ft.

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

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

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

Respectfully submitted,

Mary Arcudi
ZBA Secretary