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TOWN OF HOPEDALE

ZONING BOARD OF APPEALS

TOWN HALL

78 HOPEDALE STREET

HOPEDALE, MA 01747



Scott Savage, Chairman

Nicholas A. Alexander, Member

Sandra E. Biagetti, Member

Louis J. Costanza, Member

Allen Lavoie, Member

**Hopedale Zoning Board of Appeals**

**Meeting Minutes**

**October 25, 2023**

Chairman Scott Savage called the public hearing to order on October 25, 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

 ` Allen Lavoie

Applicants: Steven Gallagher

Welcome to the newest member of the Zoning Board, Allen Lavoie.

Lou Costanza made a motion to approve the minutes of February 15, 2023, seconded by Sandra

Biagetti. All were in favor except Allen Lavoie who was not a member of the board at that time.

**Case 07-2023 7:00 pm** - Public Hearing on the application of Steven J Gallagher and Susan M Gallagher a variance under section 13 to build a deck at 5 Villa Drive.

The applicant detailed the constraints of the elevation challenges in order to build the rear deck and the fact that the lot behind this property is a wooded area. After a review of the plans and the maps, 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 grant the variance under section 13 of the Hopedale Zoning Bylaws which states that in an RB zone the rear setback requirement is 35 feet, and the relief to be granted is 29.5 feet. The motion was seconded by Allen Lavoie. Chairman Scott Savage reviewed that all abutters were notified of this application and he did not receive any correspondences in regards to this project, nor were any abutters in attendance. Scott Savage requested to allow for 30 feet of relief and the motion was amended to 30 feet, seconded by Nicole Small. The roll call vote was as follows:

 Lou Costanza yes

 Sandra Biagetti yes

 Allen Lavoie yes

 Nicole Small yes

 Scott Savage yes

Motion passes unanimously in favor.

Nicole G. Small made a motion to adjourn, seconded by Sandra Biagetti. All were in favor.

Respectfully submitted,

Mary Arcudi

ZBA Secretary