



TOWN OF HOPEDALE  
Planning Board  
TOWN HALL  
78 HOPEDALE STREET  
HOPEDALE, MA 01747

Stephen Chaplin Chairman  
Kaplan Hasanoglu, Member  
Jimmy Khokhar, Member  
Carole Mullen, Member  
Christopher Chase, Member

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**Hopedale Planning Board  
Meeting Minutes  
Via Zoom Video Conference  
March 18, 2024**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.  
The Chairman opened the meeting at 7:00 pm.

Members that were present: Stephen Chaplin, Chair  
Carole Mullen  
Christopher Chase  
Kaplan Hasanoglu  
Jimmy Khokhar  
Applicants: Gabriel Praxedes, Owner, Raouf Mankaryous, Engineer  
Guests: Tim Watson, Dan Jordan, Linda Tuite, LeeAnn Gormley,  
Kris Chapman

A motion was made by Kaplan Hasanoglu to take an agenda item (#4) out of order to review the minutes. The motion was seconded by Jimmy Khokhar. All were in favor.  
Stephen Chaplin made a motion to approve the minutes from December 13, 2023, seconded by Jimmy Khokhar. All were in favor.

**Public Hearing for Site Plan Review – Pro-Painting, Inc. 370 South Main Street**

The applicant, Pro-Painting Inc., is seeking a site plan approval from the Hopedale Planning Board for construction of two (2) 6,600 square foot warehouses at 370 South Main Street, Hopedale, MA. Raouf Mankaryous, Design Engineer for the project, shared the existing condition of the property plans that shows an existing house, barn and driveway with plans to clear the property for the construction of two (2) warehouses. The parking spaces will be located in front and on the side of the warehouses. The construction will be outside the 100-foot buffer zone of the wetlands. Fencing and screening will be surrounding the property. There will be no lighting outside the property line and the applicant has an extensive light plan to ensure no intrusion to the neighborhood. The traffic will be low since these warehouses will be for storage.

**Board Member Questions/Comments**

Carole Mullen asked for details regarding the type of storage and materials that the warehouse will contain. Mr. Praxedes stated he owns a painting and construction company, and some of these units will be occupied by the applicant for storage of construction supplies and vehicles if needed. He will not allow any hazardous materials to be stored in these two warehouses.

Stephen Chaplin asked for more details on the storage of vehicles. The applicant indicated it would be outside storage and the vehicles will not be left overnight.

Carole Mullen inquired about the use of cleaning supplies for equipment and waste water concerns which the applicant responded that no cleaning supplies or chemicals will be used at the location.

Mr. Mankaryous stated there will only be bathrooms on the property.

Chris Chase is interested in hearing from the Water Sewer Department for their feedback and Stephen Chaplin is waiting for this feedback along with any concerns from the Fire Department. Stephen Chaplin asked the applicant for a traffic memo, not a full comprehensive traffic study but a short synopsis of number of trips expected and the fact that the warehouse enters into a public way which is a busy section of town.

Jimmy Khokhar asked about the size of the trucks coming into the warehouse area and the applicant stated they would only be pickup trucks. No trailer trucks will be entering. He also inquired about the hours of operation which was stated would be approximately 6 am to 5 pm.

Tim Watson, Manager of the Water and Sewer Department stated that the plans show 5 bays within each unit and individual water service is needed to each unit. A hydrant would be necessary for fire protection. He also remarked that Route 140 is a state highway and Mass DOT may require a detailed traffic study.

Stephen Chaplin suggested using Graves Engineering for a peer review which the applicant agreed to as the engineer has worked with Graves in the past.

### **Public Comments**

Kris Chapman, 378 S. Main Street, has significant concerns regarding traffic during the proposed hours of operation. She is worried about light and sound pollution as the current trees and fencing does not protect her property from the lighting of current businesses. She expressed her concerns regarding the zoning map and traffic that drives onto resident's property.

Stephen Chaplin stated this application could be approved with conditions and will reach out to Police Chief regarding parking lighting for safety.

Linda Tuite, 364A South Main Street asked why the structures are built at the lower end of the property and for the vehicles to come in off of Charlesview Road instead. The Engineer stated that the lower end area is wetlands and the applicant is not allowed to build on that part of the property.

Dan Jordan, 366 South Main Street is also concerned about the traffic on Route 140 along with noise and light pollution. There are healthy tall trees that could serve as privacy and he hopes the existing foliage is kept. Raouf Mankaryous said they are not cutting down all the trees.

Jimmy Khokhar made a motion to continue the public hearing, with a verbal agreement from the applicant, to April 17<sup>th</sup> 7 pm via zoom, seconded by Carole Mullen. All were in favor.

### **Discussion of Possible Bylaw Amendment concerning Stormwater Management/MS4**

Stephen Chaplin reviewed the draft bylaw the board received. Tim Watson stated what was to be sent to the Planning Board are additions to this bylaw including green infrastructure and other items. It appears it is not the draft already marked up with suggestions/amendments by Tim Watson, Manager of the Water and Sewer Department that was sent to the Road Commissions for their recommendations.

The town does have a Stormwater bylaw on the books with best management practices.

The Highway Superintendent is responsible for inspecting and reporting any violations and ensuring compliance. The Planning Board is responsible to ensure the bylaws and best management practices are up to date.

The Planning Board will wait for the final recommendations once received from the Road Commission and continue the discussion at a future meeting.

### **Update regarding construction status/progress with respect to Plain Street Warehouse**

Stephen Chaplin will reach out to Graves Engineering to update reports regarding the inspections of the stormwater installation.

70% of the building is complete including the roof, sewer connections, and water connections.

Demolition of last building will be done in April, and the site work will continue throughout the spring and summer.

Bill Buckley asked to meet with Planning Board regarding the traffic light intersection at a future meeting. There are no signed leases with the property to date.

Kaplan Hasanoglu asked where the board stands with the zoning of the Draper site and Stephen Chaplin indicated he has not heard from anyone from the Draper organization. Carole Mullen requested that the board restart the discussion and it was agreed to do so at the monthly meeting on April 3, 2024.

Stephen Chaplin made a motion to adjourn at 8:21 pm, seconded by Jimmy Khokhar. All were in favor.

Respectfully submitted,

Mary Arcudi  
Planning Board Secretary