



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  
August 2, 2023**

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: Russell Bogartz, Jay Lum, Bran Noonan  
Guests: Amanda Zuretti Esq.

Jimmy Khokhar made a motion to take the agenda out of order to approve the meeting minutes, seconded by Kaplan Hasanoglu. All were in favor.

Stephen Chaplin made a motion to approve the minutes of June 28, 2023, seconded by Kaplan Hasanoglu. All were in favor.

At 7:05 pm Stephen Chaplin declared a 5-minute recess to open the public hearing noticed for 7:10 pm.

**7:10 pm Public Hearing for High Hopes LLC to amend current special permit regarding hours of operation**

The applicant, High Hopes, LLC is seeking an amendment to their October 2020 granted special permit related to hours of operation at 1 Menfi Way, Unit 9, from 10 am to 9 pm to 8 am to 10 pm.

Stephen Chaplin read the public hearing notice for the record:

A public hearing will be held on August 2, 2023 at 7:10 p.m., via the zoom link below to address the following:

The applicant, High Hopes, 1 Menfi Way, Unit 9, a non-medical marijuana retailer, is seeking an amendment to their special permit approved on October 20, 2020 to change their hours of operation from 10 am to 9 pm to 8 am to 10 pm.

Application materials are available for public inspection in the Town Clerk's Office.

Stephen Chaplin made a motion to open the public hearing, seconded by Kaplan Hasanoglu. All were in favor.

Russell Bogartz, principal of High Hopes, LLC, stated this was a simple change based on the new marijuana overlay bylaw that allows for these new hours of operation. He would like to take advantage of these additional hours. The Cannabis Control Commission would be notified of the change in hours of operation if approved. This gives the business the option to open for additional hours on certain days.

Kaplan Hasanoglu made a motion to close the public hearing, second Chris Chase. All were in favor.

Chris Chase made a motion to approve the requested amendment to the current special permit to extend the hours of operations from (a) 10 am to 9 pm to (b) 8 am to 9 pm. Jimmy Khokhar

seconded the motion. Stephen Chaplin moved to amend the motion to add the condition that if the requested relief is inconsistent with the Host Agreement, the applicant will need to request that the Host Agreement be updated with the Select Board. Motion to amend was seconded by Chris Chase. All were in favor.

The vote on the motion with this amendment was as follows:

Stephen Chaplin	yes
Chris Chase	yes
Kaplan Hasanoglu	yes
Jimmy Khokhar	yes
Carole Mullen	yes

Motion unanimously passes in favor.

**Public Hearing for Ogeez Brand MA, LLC to amend current special permit to include the second floor 7:20 pm**

The applicant, Ogeez Brand is seeking an amendment to their November 2022 granted special permit to include the second floor for cannabis product manufacturing.

Stephen Chaplin read the public hearing notice into the record.

A public hearing will be held on August 2, 2023 at 7:20 p.m., via the zoom link below to address the following:

The applicant, Ogeez Brand, LLC, a marijuana manufacturer, is seeking an amendment to their special permit approved on November 16, 2022 to expand their manufacturing operations from the first floor to include the second floor at 6 Charlesview Road.

Application materials are available for public inspection in the Town Clerk's Office.

Kaplan Hasanoglu made a motion to open public hearing at 7:27 pm, second by Jimmy Khokhar. All were in favor.

Bran Noonan, principal of Ogeez Brand, reviewed the business operations at 6 Charlesview Road. This is a two-story building and they currently occupy the first floor. They are looking to expand to the second floor for office space and future ability to store finish inventory or manufacturing overflow. The Host Agreement was amended to include the second-floor last month with the Select Board.

The Planning Board members reviewed the manufacturing operation and licenses the applicant currently holds regarding manufacturing of cannabis. If there was a need for expanding the manufacturing or storage of finished product to the second floor, additional approval would be required from the Planning Board and the Cannabis Control Commission.

Stephen Chaplin made a motion to amend the current special permit to expand the use of 6 Charlesview Place to the second floor for office space with the condition that if the applicant decides to expand the manufacturing or storage of finished product to the second floor, future approval is necessary from the Planning Board and Cannabis Control Commission along with a review of the security modifications by the Chief of Police. Motion seconded by Kaplan Hasanoglu and the vote was as follows:

Stephen Chaplin	yes
Chris Chase	yes
Kaplan Hasanoglu	yes
Jimmy Khokhar	yes
Carole Mullen	yes

Motion unanimously passes in favor.

Stephen Chaplin requested a two-minute recess 7:38 pm and returned at 7:40 pm

### **Continued Discussion of rezoning Draper Site**

Attorney Zuretti received the Accessor's parcel documentation from Stephen Chaplin and briefly reviewed the parcel information with the board. The property owner is still focused on including industrial zoning and reconsidering the height requirements previously proposed, along with discussing design proposals. Stephen Chaplin reiterated his request for other similar mixed-use projects in the area that the property owner may be aware of.

The next monthly meeting will be September 6, 2023 and the discussion regarding rezoning of the Draper site will be continued to this date along with a new potential cannabis manufacturing application.

Stephen Chaplin made a motion to adjourn at 7:56 pm, seconded by Jimmy Khokhar. All were in favor.

Respectfully submitted,

Mary Arcudi  
Planning Board Secretary