



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

Stephen Chaplin Chairman  
Kaplan Hasanoglu, Member  
Jimmy Kohkar, Member  
Michael Costanza, Member

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**Hopedale Planning Board  
Meeting Minutes  
Via Zoom Video Conference  
October 6, 2021**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.

Members that were present:	Stephen Chaplin, Chair Kaplan Hasanoglu Michael Costanza Jimmy Kohkar
Interim Secretary:	Mary Arcudi
Applicants and Representatives:	Paul Moffi, Jr., Amanda Cavaliere, Attorney Joe Antonellis, Doug Hartnett, William Buckley, Mike Griffiths, Dave Griffiths, Grant Pickering, Jim Valeriani, Brian Geaudreau, Amanda Cox
Legal Counsel:	Jonathan Silverstein
Abutters and Guests:	Scott Savage, Chris Leduc, Emilie Pomperleau, Ken Spinelli, Kevin Marsh, Lewis Family, Chris G., Tim Watson, Becca Solomon, Michelle Bird, Cathy O'Connell, Matthew Clark, Ricardo Lima, Matthew Clark, Thomas Hamer, Chris Goff, Colleen S., Bryan Stone, Heidi Butcher, Carole Mullen, Brian Keyes, Susan Nehring, Elisabeth Minichiello, Charlene Sullivan, Will S.

The hearing and continuation hearings were opened at 7:05 pm.

Kaplan Hasanoglu made a motion to move items 2 and 3 of the agenda, minutes approval and correspondence review, to the next meeting, seconded by Mike Costanza. All were in favor.

Continuation Hearing for Site Plan Review for 333 South Main Street

Amanda Cavaliere from Guerriere & Hanlon, representing Mr. Paul Moffi, began with updating the board with the modifications had been made to the site plan based on the peer review from Graves Engineering. These included adding a guardrail to the retaining wall and changing the water service from 1 1/2 to 2 inch off of the main connection within Route 140. The Trip Generator memo was sent to the board and was estimated to add 29 daily trips on Route 140 based on the proposed use. If the use does change based on future tenants, the site would need additional evaluation by the Planning Board. Color renditions were shown to include all details on the site.

Questions or Comments by the Planning Board:

Mike C asked about the number of parking spaces and there are 33 in total.

Kaplan and Stephen both had questions about how the traffic numbers were based on and if this could be part of the conditions. Amanda stated that this is based on the use proposed and is a national average, which is not guaranteed.

Jimmy K. inquired about the types of trucks that would be parking near the back garages and they will be smaller delivery trucks, not 18-wheelers.

Stephen asked if the applicant would consider larger trees to provide taller screening and there was a concern for vehicles entering and exiting with a clear view.

The Representative for Mr. Moffi, Matt Clark detailed the landscaping was to make the property esthetically pleasing. There will be a business sign without lights, the parking area will have lighting and a schedule will be determined.

Kaplan Hasanoglu made a motion to continue the hearing to October 20, 2021 at 6 pm to review the final plans with the Water and Sewer Department. Seconded by Mike Costanza and all were in favor.

### **Hearing for 75 Plain Street – Application from GFI for Site Plan Review**

Attorney Joe Antonellis, representative for GFI, summarized the plans for a 616,875 square foot warehouse at 75-131 Plain Street.

Mr. Antonellis reviewed the three-permit process:

1. The applicant started with the Zoning Board of Appeals as the site is within the Ground Water Protection District and requires a special permit. The underlying use of a warehouse in this district is allowed and does not require a special permit.
2. Next is the current hearing with the Planning Board for the Site Plan Review.
3. Last step is to complete the review with the Conservation Commission to review the wetlands and complete the Order of Conditions.

The site is the former Rosenfeld Concrete Plant, which is currently owned by Boston Sand and Gravel. The site is 144 acres in sign.

The Storm Water Report will go to the Peer Review process and the Traffic Impact Statement as well and will be reviewed when the report is completed at the next meeting.

Doug Hartnett, from High Point Engineering shared a presentation with the board, which included the following:

- Zoning District Plan which included Ground Water Protection District Boundary
- Site History
- Design Work that included a survey of the land by Guerriere & Hanlon.
- Site Development Plan
- Landscaping and Groundcover Restoration Plan which includes removal of all debris
- Site Perspective showing the revegetation of the view from Plain Street
- Storm Water Management Strategies

William Buckley, representing the applicant, reviewed the fiscal benefits the town will receive if this project moves forward favorably. Limited increase in service demands will be seen to the town departments and the development proposal is consistent with the goals of the Finance Committee. They estimate 300 people will be employed.

### **Board Member Comments or Questions:**

Mike C asked to clarify that this site will be cleared and cleaned of all debris.

Jimmy K inquired about the single egress entrance.

Kaplan H asked for more details on the timeline. The estimate is 18 months after permitted is complete.

Public Comments:

Steve Saravara from Mill St. wanted information on the sewer connections and Doug Hartnett explained the sewer connections being made to tie in on Mill Street.

Michelle Bird, from Ben's Way was concerned about the hours of operation and since the tenants have not been selected, it has not been determined.

Coleen and Brian S, from Ben's Way asked if a sound study was in the plans. Doug Hartnett indicated it is not completed yet and will be addressed at a following Planning Board meeting. Garret Smith, Ben's Way had issues with the traffic pattern and this conversation was tabled until the peer review is completed.

Mike Costanza made a motion to continue the hearing for GFI's Site Plan Review to the November 3, 2021 Planning Board meeting, seconded by Kaplan Hasanoglu. All were in favor.

**Hearing for 4-6 Condon Way – Application from Lifted Genetics for Site Plan Review**

Jimmy Valeriani, Attorney for Lifted Genetics detailed the proposed construction of a Tier 2 marijuana cultivation facility. This would be a two-story, 15,000 square foot building. Lifted Genetics completed their Host Agreement in 2019 with the Board of Selectmen and does have a provisional license from the Cannabis Control Commission.

The subdivision plan for this particular lot was previously approved by the Planning Board years ago. According to the applicant, very little has changed in the plan being presented at this meeting. They meet the parking requirements with the 21 spaces and is designing a septic system for grow operations. Security will follow the Cannabis Control Commission regulations. The applicant feels there is no impact to the traffic and they will be using light transit vehicles for delivery of the product.

Brian Geaudreau of Hancock Engineering reviewed the 2003 Industrial Park design and the plans approved back in 2019. The new plan is using the same footprint, just adding a second story. They have an approved septic design from the Board of Health and separate disposal company.

The water usage was discussed and Tim Watson, Hopedale Water and Sewer Manager has stated this is not a concern.

Questions/Concerns from Board Members:

Mike C asked if there are any other 2-story buildings in this Industrial Park and it was reported that is is a large building with a high roof but not 2 stories.

Jimmy K inquired about the hours of operation and it was detailed that to would be approximately 7 am to 5:30 pm.

Stephen Chaplin is requesting that the conservation restrictions to be shown on the plan before approval. He also asked about odor filtration, noise concerns and lighting. The applicant states it will be installing the state of the art filtration system that will filter the odor. Rooms are sealed so there will won't be any noise concerns and the that goes for the inside lighting as well. There won't be any windows for the light to escape. The applicant agreed to provide all plans (not only the single sheet submitted) for review by the board and peer review.

Stephen asked the applicant to send the board the Storm Water report and asked that Graves Engineering complete a peer review.

Kaplan Hasanoglu made a motion to continue the hearing for Lifted Genetics Site Plan Review to the October 20, 2021 Planning Board meeting, seconded by Mike Costanza. All were in favor.

### **Hearing for 2 Condon Way – Application from MACA Industries for Site Plan Review**

Chairman Stephen Chapin reviewed the application process regarding this Site Plan Review. On or about February 3, 2021 it was found that there was a glitch in the Hopedale Zoning Bylaw that did not include marijuana cultivation in light industrial, commercial or industrial zones. This was corrected through a warrant at the Town Meeting in May and approved by the Attorney General. Amanda Cox, member of the MACA team, detailed the status of this application for a site plan review, which was first submitted back in January of 2021. Slight changes were made in June and August for the update on relocation of the wetlands. Conservation Commission has approved the plans pending approval by the Planning Board. The board previously received a Storm Water Plan from MACA but has not received the most up-to-date version. The has Board of Health has reportedly approved the proposed septic for MACA's project. Originally there were concerns regarding safety and the Police Chief has reported he is happy with the plans submitted and knows the Cannabis Control Commission has strict regulations. Fencing has also been added around the property.

Rob Tiberi highlighted the grading and drainage plans and reviewed the plans changes to the wetland areas. Buffer zone was augmented on Plain street side.

### **Questions/Concerns of Board Members:**

Mike C wanted details that there will be 24 hour lighting and that was confirmed. Security will also be 24 hours.

Stephen did confirm that the Police Chief was satisfied with the plans.

The next steps are to hear back from the independent Peer Review, which Stephen Chaplin had already submitted for bid.

Kaplan Hasanoglu made a motion to continue the hearing for MACA Industries Site Plan Review to the October 20, 2021 Planning Board meeting, seconded by Mike Costanza. All were in favor.

Kaplan Hasanoglu made a motion to move the discussion regarding invoices and administration to the next meeting, seconded by Jimmy Kohkar. All were in favor.

Kaplan Hasanoglu made a final motion to adjourn the meeting at 9:33 pm, seconded by Mike Costanza and all were in favor.

Respectfully submitted,

Mary Arcudi  
Interim Secretary  
Planning Board