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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

Christopher Chase, Member

**Hopedale Planning Board**

**Meeting Minutes**

**Via Zoom Video Conference**

**November 2, 2022**

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

 Michael Costanza

 Christopher Chase

 Kaplan Hasanoglu

 Jimmy Khokhar

Town Administrator: Diana Schindler

CMRPC: Jane Wyrick

Planning Board Secretary: Mary Arcudi

Guests: Becca Solomon, Chris Leduc, Gentile Family, Scott Savage, Stephanie Thomas, Tim Watson, Rob Callahan, Rob Fahey, Lou Arcudi, Elizabeth Callahan, Joyce Lovewell, Denise Linder, Jim Abbruzzese, Nicole Small, Melani Gallante

Continuation Hearing on Proposed Subdivision at Overdale Parkway

Application for review submitted by Black Brook Realty Corporation, Ricardo Lima, and the Hopedale Select Board, for approval of a Definitive Subdivision Plan for a 10-lot residential subdivision at Overdale Parkway. Application was originally submitted on February 11, 2022.

Stephen Chaplin reported both applicants taken the position amount of time past and present date, constructively approved their plans – taken that position legally. Town counsel looking into, not able to discuss this at this meeting. Propose, continue the hearing to another date, full insight of counsel, what decisions board needs to make.

Applicants are not present and counsel recommended they not attend.

Mike – when will discussions continue, like to make board decision one way or another. Kaplan – take as much as time as we need. Thoroughly goig through the information and data. Subdivision

Technicality is within the subdivision bylaw – language, continued hearings need to be in writing, memorialized in writing. Not within site plan reviews.

Jimmy – what are legal options? Continue so legal counsel can advise the board next steps and options.

Continue to November 9, Kaplan motion to Nov 9, Jimmy K second. Chris asked why next week, all in favor.

Kaplan Hasanoglu made a motion to approve the meeting minutes October 19, 2022, seconded by Jimmy Khokhar. All were in favor.

Came up within 48 hours before the meeting

Update from Master Plan from Kaplan

Jimmy Abbruzzese – 2 year’s worth of effort in creating Master Plan – sending the draft

Asking the board for the final review. Taken feedback from town residents and boards.

Executive review highlights of the plan with interactive maps. Goals and recommendations. Select Board to create another committee to oversee the implementation of this plan.

Kaplan suggests timeline? – Attack it piece meal, chapters at a time.

Chris – master plan, guideline for the town, we don’t own the land,

Jim A – review and adoption of the plan.

Stephen – twice a month, 1-2 hours long only. More, shorter meetings. December 7th,

Kaplan – decide public comment – send in suggestions, Stephen – watch and chime in, but product of public comment, product of years of work, not a forum of full public hearing.

No chat feature.

Motion to adjourn - Mike, Chase seconded 8 pm.

Next Wednesday.

Respectfully submitted,

Mary Arcudi

Planning Board Secretary