



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

Stephen Chaplin Chairman
Kaplan Hasanoglu, Member
Jimmy Khokhar, 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
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 had taken the position that because of the amount of time that had passed between when they submitted their plans to the present date, that the plans have been constructively approved and have taken that position legally. Hopedale's Town Counsel is looking into this and advised the board to hold off discussing this at this meeting. Stephen Chaplin proposed continuing the hearing to another date, with full insight of counsel and what decisions the board needs to make.

Kaplan Hasanoglu made a motion to continue the hearing for the Overdale subdivision to November 9, 2022 and was seconded by Jimmy Khokhar. All were in favor.

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

Topics Not Reasonably Anticipated by the Chair 48 Hours prior to meeting

Stephen Chaplin received notification from Kaplan Hasanoglu that the Master Plan Committee was ready to deliver the completed plan to the Planning Board for their review and adoption.

Chairman Jim Abbruzzese, recapped the two years' worth of effort in creating the Master Plan. He mentioned the Select Board will create another committee to oversee the implementation of this plan down the road. The Planning Board members considered how to tackle this 400 plus page document and Stephen Chaplin suggested meeting twice a month, starting December 7, 2022. Public comments will be limited as feedback was received from the public during the past two years in developing the Master Plan.

Mike Costanza made a motion to adjourn at 8 pm, seconded by Chris Chase. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary