



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
December 7, 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
CMRPC: Jane Wyrick
Guests: James Abbruzzese, Carole Mullen, Liz Reilly, Tim Watson

Continued discussion on downtown/village center mixed use overlay district

Jane Wyrick, CMRPC started the conversation regarding the revised map for the mixed-use overlay district. There is a narrow strip of industrial land along Fitzgerald Drive and Cemetery Street, including the Little Red Shop, that she recommended be added to the map and the board agreed. There was a discussion on where this narrow strip ends which was determined to be the top parking lot of Draper Field. Jim Abbruzzese had concerns on including that portion and the board agreed to leave that particular piece out. Carole Mullen confirmed that the Little Red shop is owned by the town. That would be the final map revision. The sole purpose of the Zoning Board of Appeals would be to grant the special permit regarding the ground water protection district if it exceeds the 15% or 2,500 square feet of impervious cover.

The discussion moved to the Use Table and the board felt the residential use table previously discussed was all set. Stephen Chaplin felt the board should give some thought to reconsidering uses as a matter of right, to encourage more “mom-and-pop” variety commercial business. The change was made to allow the following by right:

Indoor eating places; drugstores; self-service laundromats, retail stores selling food or alcohol not intended for consumption on the premises, smoking supplies, periodicals, books, stationary, toys, hardware, electrical appliances, furniture, floor covering, household appliances, sports equipment, are and craft supplies, shoes and clothing; service businesses including banks, barber, hairdressing and beautician shops, shoe or clothing repair shops, laundry and dry cleaning establishments and electrical appliance repair shops, business and professional offices

Any of the above categories that exceeds 2,250 square feet would need a special permit from the Planning Board as special permit granting authority as opposed to the 3,750 square foot threshold for other zoning districts.

The rest of the commercial table and the industrial use table are all set as presented.

The only change on the institutional and public table is to allow non-religious, sectarian or denominational school which is profit making, non-profit library, museum or art gallery a use by right.

The agricultural and recreational use tables are complete.

The discussion moved to re view the language of the bylaw and edits were suggested by Mr. Chaplin to make sure it was clear as to whether only the village center bylaw provisions were being referenced (as compared to referencing the entire zoning bylaw).

The language regarding the 50-foot buffer of vegetation between residential districts was discussed and that language was removed.

A lengthy discussion was held in regards to the density requirements and the percentages of residential, office, retail and personal service establishments in this district. It was agreed to leave the percentages as presented for review at a later public hearing. Any revisions can be made after hearing from the public and Town officials with relevant knowledge/insights along with data regarding the effect on town services versus potential tax revenue. The board is hoping the property owner will participate and contribute specificity of prospective plans at future public hearings along with representatives from Hopedale Town boards and departments.

Language was added to the Use profile under the density requirements to include “to the extent a single developer seeks to develop the entire VCD or a substantial portion of the VCD the applicant”.

Stephen Chaplin had concerns regarding the language regarding the dwelling unit density for mixed used structures and the square footage requirement. Jane Wyrick will send him examples from other town overlay district bylaws.

Carole Mullen had concerns regarding the town’s severe water and sewer constraints that should be considered before determining percentages of homes. She agreed that other Town officials need to chime in on service needs on the percentages of mixed-use businesses for this development.

The board reviewed the language regarding the impact on the neighborhood visual character, including architectural design and agreed it was suitably written.

Jane Wyrick will revise the proposed bylaw with the suggestions provided at this meeting. The board will review this final draft and Mr. Chaplin will schedule a public hearing or further public discussion amongst the Board members as a precursor to a published public hearing.

The Planning Board members thanked Jane for her tremendous assistance in drafting this downtown village overlay district bylaw.

Review the Draft of the Hopedale Master Plan

The beginning portion of the Hopedale Master Plan was reviewed and Stephen Chaplin had language suggestions he will submit to the Master Planning Committee. There were questions regarding the goals and how the board would implement them. Jim Abbruzzese, Chairman of the Master Planning Committee stated the goals lead into the action items that are listed towards the end of the plan. In regards to the Open Space section, there is mention of invasive species regarding the Hopedale Pond and Stephen Chaplin suggested this language include resources and education materials for the community regarding invasive species.

The board discussed design standards and how to create these guidelines for the books and the implementation. Suggestions were to include CMRPC and/or the Building Commissioner.

The review will continue on January 4, 2023 to review the sections on open space, cultural and historical resources.

Mike Costanza has been asked about the Planning Board having hybrid meetings, where some members are present at the Draper Room. Since the board’s numerous meetings often overlap other town board meetings who use the Draper Room, the board will continue at this point in time as full zoom meetings.

Stephen Chaplin made a motion to adjourn, seconded by Kaplan Hasanoglu and all were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary