



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
January 4, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The Chairman opened the meeting at 7:10 pm.

Members that were present:	Stephen Chaplin, Chair Michael Costanza Christopher Chase Kaplan Hasanoglu Jimmy Khokhar
Secretary:	Mary Arcudi
Town Counsel:	Attorney Robin Stein
Applicants:	Attorney Eli Leno, Ricardo Lima, Mark Allen, John Burns
Guests:	Nicole G. Small, David Cedone, Lou Arcudi, Michael Dryden, Stephanie Thomas, Brian Keyes, Patrick Melle, Denise Linder, Len Guertin, Tom Daige, Rob Callahan, Carole Mullen, Chris Leduc, Melanie Galante, Tim Watson, Rob Fahey, Joyce Lovewell, Chris Nadeau

Public hearing regarding Hopedale Ridge Definitive Subdivision Plan

Stephen Chaplin opened the hearing for consideration of modification, amendment, or rescission of Hopedale Ridge Definitive Subdivision Plan on Overdale Parkway, Hopedale, MA per notice marked received by Town Clerk on November 21, 2022. Mr. Chaplin reviewed the application process to date and the applicant's constructive approval due to the amount of time elapsed between the filing of the plan and the board's decision. It is the opinion of Mr. Chaplin that there is ambiguity as to what was included in the constructive approval since the applicant's request for waivers were received in August of 2022 (i.e. after the constructive approval ran).

Attorney Eli Leino, on behalf of Ricardo Lima, presented a revised set of modified plans which is allowed on proposed subdivisions, to finalize the waiver requests as the statute allows, that are more in keeping with past meeting discussions.

Mark Allen, Engineer for the project presented plans recognizing primary concerns, and applied those concerns to the revised set of plans:

1. Onsite stormwater drainage – The town departments did not want to maintain the drainage basin in perpetuity; therefore, the applicants have agreed to create a Homeowner's Association to maintain and fund this drainage basin to be located on sites 9 and 10.
2. Requirement for underground utilities – Originally the plans were to keep the utilities the same street scape as Overdale Parkway is currently adding three poles, but the applicant has agreed sink all utilities up to the right-hand side of the round way.
3. Lighting – The applicant has agreed to add a light post to be installed in the new parking area.
4. Parking spaces – The number of spaces in the revised plan have been reduced from 12 to 4, which is what was agreed with the Select Board, (4-5), limiting the amount of traffic.
5. Fire Cistern – The revised plans include a 15,000-gallon fire cistern, for fire protection for the entire Overdale Parkway to be located off the edge of the pavement of the new parking area.
6. Width of roadway – The applicant has revised their waiver request to construct a 24-foot-wide paved roadway as opposed to their original request of 20 feet, starting at the end of the existing pavement.
7. Screening – Vegetative screening will be planted as a visual barrier for Mr. Gallante's property, 21 Overdale Parkway to the nearest house to the proposed subdivision as shown on the plans.
8. Sidewalk – The revised plans include adding a sidewalk to the southerly side for pedestrian access, to terminate at the paved parking area.
9. Street trees – Trees will be replanted every 100 feet on center providing approximately 2 trees per lot on private property.

Mr. Allen stated these revised plans will be submitted to Graves Engineering for their peer review.

Stephen Chaplin proposed to go through each of the requested waivers that was received on August 31, 2022.

Road width – The zoning bylaw required 30 feet for a road way and the applicant's waiver is to reduce this to 24 feet. A discussion was held and the board agreed with this waiver.

Utilities – The applicant has revised the plans to place all utilities underground. After a lengthy discussion this was found agreeable by the all board members except Mike Costanza.

Sewer – The bylaw requirement is to tie into municipal sewer. There is a cost that would be astronomically more than a septic system. Current Overdale homes have sewer and private wells. A thorough review of the benefits of municipal services or septic systems was held. Stephen Chaplin, Jimmy Kohkar and Mike Costanza would allow this waiver, Kaplan Hasanoglu still had reservations and Chris Chase would not allow this waiver.

Water Distribution – This waiver was included in the August 31st waiver request and Mr. Allen stated that there is no requirement to connect to municipal water so this waiver is required and was passed over for that reason.

Fire hydrants – Fire hydrants were originally proposed for one every five hundred feet and the cistern is the alternative to this requirement. The cistern will improve the fire safety, not only for the new houses but also for current homes. A cistern is a water holding tank and one vault. Mark Allen described the reason for the location. Fire Chief Tom Daige, is in favor of the cistern. This will provide initial water availability as additional tanker trucks, if needed, arrive. It will be maintained by the Fire Department and maintenance is minimal. The board was unanimous on the installation of the cistern.

Low Impact Development – Low impact development requires the use of particular materials. Traditionally there are granite curbs creating a closed roadway system. With low impact development, swales are created on each side of the road and they have an underdrain in them. A Homeowners Association will be created and they will maintain the catch basin removing the responsibility from the Highway Department. Chris Leduc, Road Commissioner expressed his concerns and asked that the swales be maintained by the HOA as well. Tim Watson inquired if the maintenance of the swales could be added to the property deeds. Eli Leno stated this wasn't considered as the drainage basin serves all the lots, not just 9 and 10. A lengthy discussion was held and this topic will be addressed when the HOA documentation is drafted with input from Town Counsel and when the road may be accepted by the town at a future town meeting.

Sidewalks - Subdivision standards state sidewalks should be installed on both sides of the road. The applicant requested a revised waiver for one sidewalk on one side of the road as it gets closer to the parklands. The board is in favor of allowing the one sidewalk.

Grass plots – This waiver is no longer being requested as the plans include swales which incorporate grass plots.

Granite – The applicant has requested cement monuments at street intersections instead of granite monuments.

Trees – The revised plans show trees to be planted on private property as opposed to the edge of the pavement, approximately every 100 feet as shown.

Stephen Chaplin believes these low impact development waivers makes sense as they are in line with the current neighborhood and he endorses the low impact design, including the sidewalk. Mike Costanza is also in favor of the low impact designs but does not see the need for the sidewalk. Chris Chase remarked, in listening to town boards and residents, he wants granite curbing as the bylaw states and catch basins. A lengthy discussion was held in regards to the water flow. Mark Allen stated, which has also been peer reviewed, from a hydraulic standard, the run-off will be less than there is today with no net increase in flow.

The sidewalk waiver will be included in the peer review along with the revisions presented. A majority of the board agrees with the low impact development waiver.

Public Comments

Rob Fahey stated his concerns regarding how the stormwater could affect the Parklands and the runoff to the current homeowners.

David Cedrone, 1 Whitney Rd, and a member of the Master Planning Committee and the Development and Industrial Commission ("DIC") informed the board that the DIC voted in favor of the development and approving all waivers after a complete review of the plans. He read the Land Use goal from the proposed Master Plan that state "Promote the development of new housing units in appropriate locations,

in a manner that is mindful of preserving Hopedale's natural beauty and open space". This project is granting land to the Parklands. He is in favor of this subdivision.

Len Guertin – 14 Anthony Road, reiterated his feedback on this project in a letter sent to the board back in October. He is in favor of the subdivision as it is financially good for the town and adding to the Parklands.

Joyce Lovewell, 13 Overdale Parkway expressed concerns about the drainage, and possible water running down from the top of the hill. She does agree to four parking spots as opposed to 12.

Denise Linder, 5 Overdale Parkway also stated parking spaces should be limited. She has concerns that the cistern will not be able to service all the homes and has well water concerns as she believes installing sewer to these new homes would disturb drainage to other homes. She does want to see the sidewalks installed.

Stephanie Thomas, 12 Overdale Parkway has the same concerns as her neighbors and shared her septic concerns when she added her large in-law apartment. She believes the cistern should be 30,000 gallons instead of 15, 000.

Rob Callahan. Overdale Parkway is in favor of municipal services as a benefit to the current neighbors and, saving the town's expense for installation. He does not believe the subdivision is a financial benefit to the town.

Scott Galante, 21 Overdale Parkway stated his home is north of Olde Salt Box Road and questioned the location of the transformer and sidewalk. He is looking for more of a buffer zone between his home and lot 10.

Tim Watson agreed this is a good development but rules and construction standards are in place and should be adhered to.

Denise Linder reemphasized points about living with well water in this area and the threat to their well water. She noted very few areas of town have well water.

David Cedrone replied to the comments regarding financial implications and it was not the only consideration the Development and Industrial Committee took in coming to their favorable decision.

Len Guertin, Anthony Road, stated his home and surrounding area have well water as well.

Continued Board Comments

Chris Chase asked about the letter forwarded to the board from Senator Fattman. Stephen Chaplin summarized the letter regarding statements made that this property is potentially Chapter 97 land. This topic has been raised before and thoroughly reviewed by town counsel. This is a reiteration of concern that was already been dealt with. Ricardo Lima, property owner, spoke with Senator Fattman, who was unaware of the title search.

Attorney Robin Stein recommended to the board to wait to vote until the peer review is completed on the modified plans.

Stephen Chaplin is in favor of the modified plan and waivers and agrees to wait for the final vote pending the peer review to verify the changes. Mike Costanza and Jimmy Khokhar also were in favor at this time.

Stephen Chaplin made a motion to continue the public hearing to the next meeting on February 1, 2023 at 7 pm via zoom, seconded by Mike Costanza. All were in favor.

Review the Draft of the Hopedale Master Plan

Mike Costanza made a motion to suspend the rest of the agenda, minus approving the minutes, seconded by Chris Chase. After a short discussion, the motion did not pass favorably.

The board had reviewed the Cultural and Historical sections on their own time and all were in line with the vision stated that included the comments of the residents. The review will resume on the Economic development section at the February 1st meeting.

Kaplan Hasanoglu approved the December 7 2022 meeting minutes, seconded by Chris Chase. All were in favor.

Kaplan Hasanoglu made a motion to adjourn at 10:26 pm, seconded by Mike Costanza. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary