



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
February 1, 2023**

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
Secretary:	Mary Arcudi
Town Counsel:	Attorney Robin Stein
Applicant:	Attorney Eli Lieno, Mark Allen, John Burns
Guests:	Len Guertin, Chris Leduc, Tim Watson, Patrick Melle, David Cedrone, Rob Fahey, Katrina Fahey, Carole Mullen, Tara Costanza

Continuation Public hearing regarding Hopedale Ridge Definitive Subdivision Plan

Stephen Chaplin opened the hearing reporting the board has not received the Peer Review comments from Graves Engineering from the revised plans submitted by Mark Allen Engineering. The board is not in any position to move forward, therefore Stephen Chaplin made a motion to move this continuation hearing to March 1, 2023. Motion was seconded by Kaplan Hasanoglu and all were in favor. Motion was amended to add the time of 7 pm, and all were in favor of the revised motion.

Review the Draft of the Hopedale Master Plan

Kaplan Hasanoglu opened the review of the Economic Development Chapter. Stephen Chaplin mentioned that a lot of the historical aspect is certainly on point, and not the purview of this board to analyze. The community outreach was extensive on developing the plan and a true reflection of the town including input from CMRPC and the Master Planning Committee.

David Cedrone, Chair of the Development and Industrial Committee gave a summary of the committee's assessment of the economic development. David Cedrone mentioned that Hopedale's tax rate is higher than surrounding towns and that there is the need to attract more business to town. Zoning regulations needs to be reviewed to make it easier to do business in town.

Mike Costanza questioned how often the data and numbers would be reviewed and updated as changes improve. David Cedrone stated that the Master Plan could be reviewed again depending on funding and hoped a Town Planner would record the changes.

The chapter on Issue and Opportunities includes the Complete Streets Program, transportation all designed to make the streets accessible for all.

Mixed use development is currently under review with the Downtown Village area and increasing the by-right uses to allow ease for businesses to come to town. The strategy is to integrate housing to attract new and existing businesses.

Stephen Chaplin praised the hard work that went into this draft. There is no intention to make changes to much of this. The Goals and Objectives are on point with some objectives already being done, and some the board and town aspire to do moving forward. The town has advocated for a Town Planner and setting up the Master Plan for success.

David Cedrone stated that extensive research has been done, and will drive Hopedale to a successful place as all boards work together for the greater good.

Chris Chase asked who the implementing team would be and who would oversee this committee. The hope is that the Town Planner would oversee and the team would include members from other boards.

Jimmy Kohkar remarked that this plan gives the Planning Board its direction.

Carole Mullen, member of the Master Plan, stated the implementation of the plan is not all on the Planning Board's shoulders but for the Select Board to follow.

Tim Watson, Water and Sewer Manager mentioned that his employees are looking towards a full zoning grant with CMPRC.

All members agreed that they do not have any revisions to these chapters.

The goals of the Transportation chapter were reviewed and these recommendations were made from CMPRC.

After a short discussion, it was agreed that town boards should meet to coordinate pending grants and overlapping projects to streamline the process.

Tim Watson asked if when the site plan review for Town water tank is submitted would the board consider waiving the fee. Since this was not on the agenda, Stephen Chaplin stated it should be a noticed public discussion to answer that question.

The Municipal Town Services chapter was reviewed and all on point requiring no revisions by the board. Stephen Chaplin said that the Land Use is the remaining chapter and suggested this be reviewed at a separate meeting other than the monthly March meeting.

Stephen Chaplin made a motion to approve the minutes of January 4, 2023, seconded by Jimmy Kohkar. All were in favor.

Kaplan Hasanoglu made a motion to adjourn at 8:31 pm, seconded by Jimmy Kohkar. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary

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