



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

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**Hopedale Planning Board  
Meeting Minutes  
Via Zoom Video Conference  
March 22, 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 Jimmy Khokhar
Member that was absent	Kaplan Hasanoglu
Applicant:	Amanda Cavaliere, Project Engineer from Guerriere and Halnon
Guests:	David Butler from Water and Sewer Department, Rick Lima

**333 South Main Street – Application for Site Plan Modification**

Chairman Stephen Chaplin stated the construction is under way at this location and during the implementation, Mass Department of Transportation has required certain modifications. The Hopedale bylaws state that our town boards have 30 days to respond after receiving a copy of the site plans and these plans have been circulated. The Water and Sewer Department has responded and there is still time for other boards to review and respond.

Amanda Cavaliere stated that since the project was underway, the applicant has filed the required access and utility permits and Mass DOT reviewed the plans within their jurisdiction. The applicant was required to make certain revisions and the site plan was revised accordingly.

Mass DOT required the pavement detail, the stopping site distance and intersection distance be added to the plans. Mass DOT required the site to only have one point of entry and exit and widen this to 30 feet to fit two vehicles and fire emergency vehicles.

The septic system has been approved by the Board of Health.

The applicant has requested to change out the 6-foot fence screening with arborvitaes. They also have removed the transformer as it is no longer needed.

Amanda Cavaliere is now waiting for the approval from Mass DOT with their final sign off.

Chris Chase was surprised Mass DOT requested only one entrance. Jimmy Khokhar and Stephen Chaplin appreciated the replacement of the fence with trees. Mike Costanza and Chris Chase did walk the site. Mike Costanza reviewed the parking size and the traffic turning points and agreed they are wide enough for a two-way driveway throughout the site.

David Butler, Water and Sewer Department, also reviewed the Mass DOT entrance requirements. He mentioned there are only 4 water services at this time. Amanda Cavaliere was unaware that they only installed four of the six planned and she will make sure the other two are installed.

Stephen Chaplin reviewed the schedule for the next meeting and zoom requirements. Stephen Chaplin made a motion, with the approval from the applicant, to continue the hearing to April 18, 2023 at 7 pm in person and if zoom is allowed by the state, it may be moved to April 19, 2023 at 7 pm. Motion seconded by Jimmy Khokhar and all were in favor.

**Continued Review the Draft of the Hopedale Master Plan**

The board reviewed and agreed they would continue the review of the Master Plan to April 5, 2023 meeting since Kaplan Hasanoglu, member of the Master Plan, is not present and a representative of the Draper land will be presenting the vision at the April meeting.

Stephen Chaplin made a motion to approve the minutes of February 1 and March 1, 2023, seconded by Chris Chase. All were in favor.

Chris Chase mentioned that he will be representing the Planning Board as the 75 Plain Street moves forward. He spoke with Bill Buckley and a meeting has been scheduled.

David Buter inquired about the water tank project hearing date. Stephen Chaplin mentioned this was an oversight and the agenda will be revised to include this project on April 5, 2023.

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

Respectfully submitted,

Mary Arcudi  
Planning Board Secretary

Respectfully submitted,

Mary Arcudi

