



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  
April 5, 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  
Kaplan Hasanoglu  
Applicant: Tim Watson, David Butler, Attorney Amanda Zuretti,  
Michael Warner from Weston & Sampson  
Guests: Carole Mullen, Fire Chief Tom Daige, Marianne Watson,  
Len Guertin, Patrick Melle, William Buckley, Scott Savage

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

Since no additional information has been received from the Department of Transportation regarding this site plan, Stephen Chaplin made a motion to continue this hearing to April 19, 2023 at 7 PM via zoom. Motion was seconded by Kaplan Hasanoglu and all were in favor.

**Application for Site Plan Review Hopedale Water & Sewer Dept. for Construction of Water Tower**

Michael Warner from Weston & Sampson presented the design and bidding aspect of the water tank construction. This firm performed a study and evaluated Hopedale's water storage capacity and the town is in need of a second tank. After a review of several sites in town, preference being made towards sites ones that were owned by the town, the site at 189 Freedom Street, with a second access off of Crockett Circle was selected. The tank will hold 900,000 gallons of water. The tank site plan was submitted to Mass DEP. A large portion of the cost will be funded through a Federal Grant.

**Board Comments**

Kaplan Hasanoglu asked for more details regarding the need and purpose of this second tank. Tim Watson stated the existing water storage tank off of Williams Street is in need of updating and repairs. Redundancy is a main concern and for future development with any downtown renovations.

Stephen Chaplin referenced the concern regarding the rendering of impervious surfaces and Michael Warner did not have that data available. The road way will be 12 feet wide in all areas entering and surrounding the water tank.

Chris Chase asked for further explanation regarding the Federal grant and the actual cost of construction. Tim Watson stated the grant awarded is for 2 million dollars and the project bids are coming in around 2.5 million dollars. The plan is to put forth an article at the annual town meeting for this overage.

David Butler from the Water and Sewer Department remarked that federal grants never cover the entire cost with the expectation that the town covers a portion of the costs.

Mike Costanza asked if the Water and Sewer Department considered adding a cell tower to subsize some of the cost. Tim Watson replied that cell towers are a maintenance nightmare and frowned upon by the DEP. It will cause more traffic coming in and out for the neighbors. They may look into a separate tower on this land later in the future.

Chris Chase inquired about the maintenance of the water tank and Tim Watson stated that DEP does require the Water and Sewer Department to perform monthly and annual inspections and any repairs.

Jimmy Kohkar asked how long it will take to complete the project and Mike Warner stated this is a one-year process.

Mike Costanza reviewed the the entrance and easement between two homes on Crockett Circle. Tim Watson said there will be a 12-foot driveway between these homes and the two neighbors will design the screening of their preference.

Chris Chase questioned the power needs and if they considered installing at least one solar panel to save money. Tim Watson stated that the cost of electricity at the current water tank is only \$30 month, Chris Chase thought they could consider placing it on the ground next to the tank as opposed to on top. Both Tim Watson and Mike Warner stated the concern would be the additional clearing of trees for the sunlight to charge the solar panel was a negative impact to the site.

Stephen Chaplin asked about parking spaces and only one is needed. In regards to the gross floor area, gravel will be all around the tank. He also inquired if other town boards had sent the Water and Sewer Department any feedback. Tim Watson stated that the Board of Health reported they did not have any issues and the Zoning Board reported the project did not need a Zoning Board review.

After a lengthy review, Stephen Chaplin made a motion to approve the water tank site plan project subject to the condition that there is reasonable screening for the neighbors on both sides of the driveway. Kaplan Hasanoglu seconded the motion and it passes unanimously in favor.

### **Review of proposed warrant article/zoning by-law and map change to rezone Draper Factory site**

Stephen Chaplin reported that this proposed zoning change needs additional review and felt the need to move this for consideration at the fall Town Meeting.

Amanda Zuretti, Attorney for the site owner, provided a summary of comments and to offer some input to the bylaws. She outlined the following items for the board to consider discussing in more detail:

- To consider changing the name from the Village Center District to the Draper Center
- Invalidity clause may not be necessary as it is already in other sections of the bylaws
- Dimensions and density bylaws concerns – questions on lot size and conservation concerns
- Overall redesign and suggestions on setbacks
- To reconsider including light industrial zoning
- Pedestrian amenities/ sidewalk width
- Building height limitations
- Green incentives
- Design provisions – more detail drafting, unintentional restrictions on building materials

Stephen Chaplin will add this to the May 3<sup>rd</sup> meeting to consider these items and continue the review of the mixed-use zoning. Kaplan Hasanoglu would like the site owner to join a future presentation and he will reach with an invitation.

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

Kaplan Hasanoglu presented the last chapter of the Hopedale Master Plan including Land Use and Zoning. The zoning chapter is the most relevant to the Planning Board and suggested revisions were reviewed. The goals outlined include steps already being addressed by the board. The Summary of Goals and Strategies was reviewed in detail and stressed the on-going need of a Town Planner.

The board members applauded the efforts put forth by the Master Plan Committee in developing a strong Master Plan for the town.

Stephen Chaplin made a motion to approve the Hopedale Master Plan, seconded by Kaplan Hasanoglu. All were in favor.

Mike Costanza made a motion to approve the minutes of March 22, 2023, seconded by Jimmy Khokhar. All were in favor, Kaplan abstained.

The next meeting will be April 19, 2023 to continue the review of the site plan at 333 South Main Street.

The monthly on May 3, 2023 will be for two public hearing notices and the continued review of the Village Center mixed use zoning change.

Kaplan Hasanoglu made a motion to adjourn at 8:55 pm, seconded by Chris Chase. All were in favor.

Respectfully submitted,

Mary Arcudi  
Planning Board Secretary

Respectfully submitted,

Mary Arcudi

Planning Board Secretary