



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  
April 19, 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 (7:30 pm)  
Jimmy Khokhar  
Kaplan Hasanoglu  
Applicant: Amanda Cavaliere, Paul Moffi, William Buckley, Doug Hartnett  
Guests: Tim Watson

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

At the request of Mass DOT, the applicant has prepared and submitted another set of revisions regarding the radiuses at the entrance/exit and awaiting their comments. This need to be 30-foot radius for trucks to enter and exit the access point. The applicant is waiting for Mass DOT final comments and hoping no additional revisions are required allowing the applicant to move this forward.

Paul Moffi is working with the Water and Sewer Department regarding the 4 meters. Through his conversation with Tim Watson, they have an agreement that additional meters are not needed at this time. Stephen Chaplin will confirm this with Mr. Watson before the next meeting. Stephen made a motion, with the approval of the applicant, to continue the hearing to May 3 2023, seconded by Mike Costanza. All were in favor.

**Appointment of Planning Board Representative to the Master Plan Implementation Committee**

Mike Costanza made a motion to appoint Kaplan Hasanoglu to the Master Plan Implementation Committee, seconded by Jimmy Khokhar. Kaplan Hasanoglu is willing to accept this appointment at this time and may reconsider once it is determined the time commitment involved. All were in favor.

**GFI Partners Review of Final Plans and Stormwater Protection Plan – 75 Plain Street**

For the record, Stephen Chaplin stated he will recuse himself from any vote moving forward on this project as he has taken on a new position with the law firm that represented the applicant during Zoning Board of Appeals process. This was not the law firm that represented GFI during the Planning Board application process. Chris Chase will take the lead as liaison with GFI Partners as the project moves forward.

William Buckley shared a status update on the project. The Planning Board decision included Administrative Conditions including documents that needed to be submitted prior to the construction. The applicant has officially submitted these documents to the board and to Graves Engineering.

The project has been fully approved. The special permit was recorded on April 18, 2023, and they have submitted the application to start the demolition along with the full building permit. All municipal departments have signed off for the building permit.

Stormwater protection plan has also been shared with Graves Engineering. The schedule of the pace and sequencing of the construction has also been shared. The draft of the stormwater covenant is also on record.

Chris Chase inquired about the \$20,000 bond requirement and that will be submitted with the building permit application. The board has executed a contract with Graves Engineering who will use MDM Transportation during the permitting process to review the traffic work on behalf of the town.

Stephen Chaplin made a motion approve minutes April 5, 2023, seconded by Kaplan Hasanoglu. All were in favor.

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

Respectfully submitted with love back at ya,

Mary Arcudi  
Planning Board Secretary