



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
May 3, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The Chairman opened the meeting at 7:06 pm.

Members that were present:	Stephen Chaplin, Chair Michael Costanza Christopher Chase Kaplan Hasanoglu
Member that was absent:	Jimmy Khokhar
Applicant:	Amanda Cavaliere, Audra Speroni, Attorney Jim Roberti, Attorney Amanda Zuretti, Phil Shwachman
Guests:	Tim Watson, Janice Doyle, Ricardo Lima, Carol Mullen, Tazi Arthur, Scott Savage, Tony Faath, Carol Hall

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

Chairman Stephen Chaplin reviewed the project and the completed construction at this location. During the implementation, Mass Department of Transportation had required certain modifications. The applicant has prepared and submitted revisions regarding the radiuses at the entrance/exit. Mass DOT stated that only one access point is allowed and this need to be 30-foot radius for trucks to enter and exit.

Tim Watson, Manager of the Water and Sewer Department indicated he has an agreement with the applicant to allow only 4 water hook ups at this time. If they applicant does subdivide, a master meter will be installed at the property owner's expense.

The plans set was shared with the board showing the changes made that include the one entrance/exit, the transformer removed as overhead wires are being installed instead, and the landscaping change from fencing to planting arborvitaes.

Stephen Chaplin made a motion to approve the site plan modifications for 333 South Main Street as shown on the plans. Kaplan Hasanoglu seconded the motion and all were in favor.

Public Hearing Notice for proposed Zoning Bylaw/Map amendment to create a Marijuana Overlay District

This zoning bylaw/map amendment is being proposed by the Planning Board. It was previously prepared for the fall special town meeting and the Chair found there was an error with the key on the proposed map. The key has been corrected to show the overlay appropriately coordinated with the map. The language in the amendment has not changed.

Audra Menfi, owner of property in this district had concerns regarding the zoning and their current businesses that may be affected by this overlay district amendment.

Stephen Chaplin made a motion to recommend favorable action on this proposed marijuana overlay district and if possible, to include a map amendment that includes as part of the overlay the land between Menfi Way and Airport Rd. Mike Costanza seconded the motion and all were in favor.

Public Hearing Notice for proposed Zoning Bylaw/Map amendment for Lot 22-15-1 1 Airport Rd Ext.

This zoning bylaw map/amendment is also being proposed by the Planning Board. This will correct the map for 1 Airport Road from GB-A to Commercial which was inadvertently included in a previous zoning change. The Hopedale Assessor's map does currently show it as

Commercial. The error occurred when the map was drawn and then approved by the Attorney General's Office.

Mike Costanza made a motion to recommend favorable action to amend the zoning map for 1 Airport Road Ext. to be shown as Commercial. Chris Chase seconded the motion and all were in favor.

Public Hearing Notice – Citizen Petition for proposed Zoning Bylaw/Map amendment for parcel 22-20-0 124 Hartford Ave.

This proposed zoning bylaw is presented by a citizen petition to change the zoning bylaw/map for 124 Hartford Ave from GB-A to Commercial. The board reviewed the history of this property and Stephen Chaplin made a motion to recommend favorable action. Motion was seconded by Mike Costanza and all were in favor.

Continued discussion on proposed rezoning of Draper Factory site

Phil Shwachman, Draper factory property owner, was present to share the history, his vision and design options for this property. The design options shared include large multi-family units along with light industrial buildings which are necessary to buffer the railroad tracks that bisect parts of the property. He reviewed trying to attract retail businesses such as grocery stores and was unable to find interest due to the location. The light industrial buildings could be small bay warehouses. Parking will be surface and/or underground parking. Additional options shown could include a civic presence that could include office for the town hall and another showed a Parkland connection with bike and walk ways.

Mr. Schwachman detailed density as a major concern along with any height restrictions.

Mike Costanza asked if any of the housing would be designated as "over 55" or less housing than proposed. Mr. Schwachman stated that the housing would not be limited to any housing accommodation but would be looking to increase the Hopedale affordable housing percentage. He also remarked that this project would be built in phases, likely over a 10-year period.

Chris Chase and Kaplan Hasanoglu inquired about the housing units proposed on Hopedale St and asked if retail establishments would be on the first floor. Mr. Schwachman said this would not be possible due to the difference in the elevation in this location.

Mike Costanza took a moment to ask Mr. Schwachman about the Draper Field parking lot that he owns and his future intentions for this property. At this time, he does not need this parking lot and would consider options the town might propose.

Kaplan Hasanoglu reviewed the parking and expressed his interest in the affordable housing units. At this time, the number of these units has not been determined.

Phil Schwachman stated he is looking for the zoning to include certain by right allowances. Stephen Chaplin remarked there are many economic factors to take into consideration when drafting the downtown overlay district and thanked Mr. Schwachman for laying out his vision.

Resident Carol Hall asked if medical/hospice facilities were to be considered and Stephen Chaplin did say that was a possibility.

Rick Lima, 4 Whitney Road, asked if there were plans for restaurants and Mr. Schwachman said that attracting a restaurant is difficult. Mr. Lima also asked about his plans for a parcel of land he owns on Prospect Street and he has no plans at this time for that property.

As the discussion ended, Stephen Chaplin said the proposed downtown overlay district will continue to be reviewed at the June monthly meeting.

Kaplan Hasanoglu made a motion to approve the minutes of April 19, 2023, second Stephen Chaplin. All were in favor.

There will be a joint executive session meeting with the Select Board on March 8, 2023 at 6:30 pm.

Kaplan Hasanoglu made a motion to adjourn at 8:50 pm, seconded by Mike Costanza. All were in favor.

Respectfully submitted,
Mary Arcudi
Planning Board Secretary