



TOWN OF HOPEDALE
Planning Board
TOWN HALL
78 HOPEDALE STREET
HOPEDALE, MA 01747

Stephen Chaplin Chairman
Kaplan Hasanoglu, Member
Jimmy Kohkar, Member
Carole Mullen, Member
Christopher Chase, Member

**Hopedale Planning Board
Meeting Minutes
Via Zoom Video Conference
June 7, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The Chairman opened the meeting at 7:08 pm.

Members that were present: Stephen Chaplin, Chair
 Carole Mullen
 Christopher Chase
 Kaplan Hasanoglu
 Jimmy Khokhar
Applicant: Michael Dean, Attorney Amanda Zuretti, Phil Shwachman
Guests: Constant Poholek, Maryjane Bentley, Scott Savage,
 Ricardo Lima

Welcome to Carole Mullen as the newly elected member of the Planning Board.

Administrative Matters

- A. The Planning Board members need to sign the Registry of Deeds form for 333 South Main Street project. Town Clerk Lisa Pedroli will have the form available at the Town Hall for members to sign during office hours.
- B. The monthly meeting schedule was reviewed and board members agree to continue meeting the first Wednesday of each month for the remainder of the year.
- C. Stephen Chaplin reviewed the schedule of an upcoming public hearing regarding an application for a special permit for retail cannabis with the secretary and it was agreed, after the publication requirements were discussed, to have this public hearing on June 28, 2023.
- D. Michael Dean, from D & L Design Group, Inc., representing the property owner, Michael Silva, shared the ANR Plan for 266 South Main Street. This ANR plan is splitting an existing lot with an existing single-family house located on the property into two lots; one new empty lot and one lot with the existing single-family house. Both lots having the minimum required frontage and area along a public way. This plan does not constitute a Planning Board Subdivision Review. Any future construction on the new lot would require a building permit and zoning relief if needed. The Planning Board members need to sign and endorse the plans which will be available for signatures at the Town Clerk's Office.

Continued discussion on proposed rezoning of Draper Factory site

Amanda Zuretti, Esq representing Mr. Phil Shwachman, continued the review of the property site and questioned where the town might consider the industrial usage to be allowed. In reviewing the Hopedale zoning table of uses, she would like the board to consider dimensions and height requirements for the proposed overlay district.

Mr. Shwachman commented on the size of the previously industrialized site that is intersected by the Mill River and The Grafton Upton Railroad which he believes prohibits potential uses in its proximity. The only available use for that area adjacent would be light industrial commercial. His vision is business and an industrial park on both sides of the railroad tracks and a large multifamily development along Freedom Street and Hopedale Street frontage.

Mr. Shwachman would like the Planning Board to obtain a well-defined map of the parcels of this site from the Assessor's Office.

Mr. Shwachman has concerns regarding height restrictions as he envisions the residential area to include apartments above a parking deck that would be approximately 4 to 6 stories high. This would create a smaller footprint with higher density than a residential area spread out with less available open space.

Board members reviewed the multi-family construction with retail on the first floor and infrastructure concerns. Mr. Shwachman indicated there was insufficient demand for retail businesses in this model. Infrastructure issues were reviewed in past consultant's reports and would be reviewed again with engineers when any future site plans were to be developed. His main focus is within the industrial development and hoped to attract a development partner for the residential component. The board reviewed the mixed-use residential housing and Mr. Shwachman is not focused on one component of housing but different uses throughout the site. Stephen Chaplin asked for examples of other similar projects in the area and Mr. Shwachman will consider this for a future meeting.

Ricardo Lima 3 Whitney Road asked if the commercial portion of the project would be built first or the residential and Mr. Shwachman stated that identifying tenants directs what construction would be first. Mr. Lima asked about the site clean-up and Mr. Shwachman stated the clean-up would be done with each component of the development. The entire site would not be cleaned all at once.

The discussion will continue to a future meeting.

Approval of Minutes

Kaplan Hasanoglu made a motion to approve the minutes of May 3 and May 8 2023, amended by Stephen Chaplin to approve the minutes of May 3 and the Open Session Meeting of May 8, 2023. Kaplan Hasanoglu seconded the amended motion. Carole Mullen abstained as she was not a board member for those meetings. All other members were in favor.

Chris Chase updated the board members regarding the GFI preconstruction meeting that went well. Procedures were reviewed and the construction has begun.

Ricardo Lima asked for a future agenda item to review the Subdivision Control law for future growth. Stephen Chaplin agreed and was told by our interim Town Administrator that a potential grant could assist in the complete overhaul of the bylaws. Carole Mullen said the Town of Hudson Town Planner might be a great resource as he was involved in the town's downtown redevelopment.

Jimmy Khokhar expressed his appreciation and thanked former Planning Board member Mike Costanza for his service for the past two years.

Kaplan Hasanoglu made a motion to adjourn at 8:16 pm, seconded by Stephen Chaplin. All were in favor.

Respectfully submitted,
Mary Arcudi
Planning Board Secretary