



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

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

**Hopedale Planning Board
Meeting Minutes
Via Zoom Video Conference
June 28, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The Chairman opened the meeting at 7:02 pm.

Members that were present: Stephen Chaplin, Chair
 Carole Mullen
 Christopher Chase
 Kaplan Hasanoglu
 Jimmy Khokhar
Applicant : Constant Poholek, Richard Zaccaro, Scott Dana
Guests : Scott Savage, Maryjane Bentley, Russ Bogartz, Len
 Guertin, Tony Pinto

Administrative Matters

- A. It was confirmed that all members of the Planning Board members have signed the Registry of Deeds form.
- B. The schedule of upcoming public hearings will include the monthly meeting on July 5, 2023 to review some administrative matters and continue the discussion regarding the Draper Overlay District. There will be a meeting on August 2, 2023 to hear the applications from High Hopes and Green Mountain C & C.
- C. The Community Preservation Committee is requesting a new member from the Planning Board. Stephen Chaplin nominated Jimmy Khokhar to be the Planning Board member for the Community Preservation Committee, seconded by Carole Mullen. All were in favor.

Public Hearing regarding Green River Cannabis/150 Hartford Avenue

The applicant, Green River Cannabis seeking a special permit related to 11.3 and 12.12 of the Hopedale Zoning By-Laws to operate as a marijuana retailer at 150 Hartford Avenue Unit C. This petition is being heard due to the new marijuana bylaw approved on May 16, 2023 warrant article 30.

Stephen Chaplin stated that under the old Zoning Bylaw, this was allowed by special permit and the granting authority was the Zoning Board of Appeals. The ZBA did hear this application on May 17, 2023 and it was approved by this board. Since the new marijuana bylaw warrant article was approved on May 16, 2023, the granting authority changed to the Planning Board, therefore, per the advice of Town Counsel, this application is to be heard by the Planning Board. Stephen Chaplin recused himself from this hearing due to personal connection of the property owner, Tony Pinto.

Constant Poholek presented the application for retail cannabis facility at 150 Hartford Ave. Green River Cannabis proposes to renovate the existing, 1000 square foot building based on the Cannabis Control Commission guidelines. This operation will not include cultivation or product manufacturing. There are 78 parking spaces in this strip mall location and spaces are available in the back lots as well as the front.

Mr. Poholek detailed the renovations of the interior space and the process customers will be required to follow once entering the facility. All marijuana products will be stored in a vault.

Green River Cannabis will be promoting online orders along with walk in customers. They are requesting hours of operation to be 8 am – 10 pm, which is now part of the new marijuana zoning bylaw.

Board Comments

Jimmy Khokhar asked for more details regarding the security system. Scott Dana reported this has been reviewed by the Hopedale Police Chief with 2 requested and agreed to modifications to include cameras pointed at neighboring store fronts and motion detectors on the ceiling. There are no requirements for fire alarms or fire suppression systems with this size of a facility. Per Massachusetts building codes, only facilities greater than 7500 square feet require sprinklers or fire alarms. This building is approximately 1000 square feet. Carole Mullen also asked about the front glass covering and per the Cannabis Control Commission, the front windows cannot allow patrons to see the products from outside therefore, the windows will be frosted glass or covered. Chris Chase asked about the number of people allowed at inside the store at one time and Constant Poholek reported realistically it would be about 5 customers at a time.

Kaplan Hasanoglu reviewed child proofing the packaging with edibles. The product is delivered to the facility prepackaged from the manufacturer with child proof containers and the employee will place the product in a bag and staple it closed. Kaplan Hasanoglu also reviewed the hours of operations of other cannabis retailers and High Hopes has recently petitioned to change their hours to match the new marijuana zoning bylaw.

The local sales tax is still 3 percent per the Host Agreement.

Public Comment

Russell Bogartz, owner of High Hopes, reviewed with the Planning Board how the community impact tax has changed and is now negotiable.

Jimmy Khokhar made a motion to close the Public Hearing for Green River Cannabis, seconded by Chris Chase. The vote was as follows:

Jimmy Khokhar	yes
Chris Chase	yes
Kaplan Hasanoglu	yes
Carole Mullen	yes
Stephen Chaplin	abstained

Motion favorably passed.

Since no additional deliberations were needed, Jimmy Khokhar made a motion to approve the special permit request for Green River Cannabis as presented related to 11.3 and 12.12 of the Hopedale Zoning By-Laws to operate as a marijuana retailer at 150 Hartford Avenue Unit C. Carole Mullen seconded the motion and the vote was as follows:

Jimmy Khokhar	yes
Chris Chase	yes
Kaplan Hasanoglu	yes
Carole Mullen	yes
Stephen Chaplin	abstained

Motion favorably passed.

Approval of Minutes – Stephen Chaplin made a motion to approve the minutes from the regular session meeting on June 7, 2023 and the executive session meeting on May 8, 2023. Jimmy Khokhar seconded the motion and the vote was as follows:

Jimmy Khokhar	yes
Chris Chase	yes
Kaplan Hasanoglu	yes
Carole Mullen	abstained as she was not present for May 8, 2023
Stephen Chaplin	yes

Motion favorably passed.

Chris Chase updated the board on the construction and planning process for GFI at 75 Plain Street. They will be submitting minor revisions to the set of plans. Graves Engineering has reviewed these minor revisions and has approved them. Chris Chase will inquire if a GFI representative can be present for the July 5, 2023 meeting to review these minor changes.

Kaplan Hasanoglu made a motion to adjourn at 8:34 pm, seconded by Jimmy Khokhar. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary