



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

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**Hopedale Planning Board  
Meeting Minutes  
Via Zoom Video Conference  
December 15, 2021**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.  
The continuation hearings were opened at 6:00pm.

Members that were present: Stephen Chaplin, Chair  
Kaplan Hasanoglu  
Michael Costanza  
Jimmy Kohkar

Interim Secretary: Mary Arcudi

Applicants and Representatives: Joe Antonellis, Mike Griffiths, Chris Goff, Doug Hartnett, Jim Valeriani, Ron Tiberi, Amanda Cox, Will S., Grant Pickering

Guests: Scott Savage, Colleen Stone, Lewis Family, Michelle Bird, Randy Ranudo, Ricardo Lima

Kaplan Hasanoglu made a motion to pass over approving the minutes of November 17, 2021, along with any correspondence reviews, seconded by Mike Costanza and all were in favor.

Kaplan Hasanoglu made a motion to change the order on the agenda to hear the continuation of the public hearing for 2 Condon Way first, seconded by Mike Costanza and all were in favor.

**Continuation of the Public Hearing for 2 Condon Way – Application from MACA Industries for Site Plan Review**

Chairman Stephen Chaplin sent the draft of the decision for 2 Condon Way to the applicant and the Planning Board members for review. The board members all agreed with the decision draft. After a short discussion and review of the main points of the draft, Kaplan Hasanoglu made a motion to approve the draft decision for the site plan for 2 Condon Way to build a 15,000 square foot building and operate a Cannabis Cultivation Establishment with growing, processing and office operations. Motion seconded by Mike Costanza and a roll call vote went as following:

Kaplan Hasanoglu	yes
Mike Costanza	yes
Jimmy Kohkar	yes
Stephen Chaplin	yes

Motion passes unanimously in favor.

**Continuation of the Public Hearing for 4-6 Condon Way – Application from Lifted Genetics for Site Plan Review**

Chairman Stephen Chaplin also sent the draft decision for 4-6 Condon Way to the applicant and Planning Board members for review. The applicant had requested a few edits and changes to the draft decision, which the board reviewed. After a short discussion, the board members all agreed that these changes were not in compliance of what was included in the decision for 2 Condon Way, another cannabis cultivation establishment. The deadlines and timelines included in both decisions were determined after the Chairman reviewed the draft with Town Council, expressing that these timelines were reasonable. Attorney Valeriani did feel the changes the applicant proposed were also reasonable but willing to move ahead as drafted with minor suggestion typographical errors amended.

Kaplan H Hasanoglu made a motion to approve the draft decision for the site plan for 4-6 Condon Way to build and operate a 7,490 square foot building and operate a Cannabis Cultivation Establishment with growing, processing, and office operations with the following edits in red:

Page 1 - The Applicant's plans, with a final revision date of November 17, 2021, were peer-reviewed by Graves Engineering, Inc., and pursuant to correspondence from Graves dated November 29, 2021, the plans are in conformance with the requirements of the Zoning By-Law.

Page 3 - Screening. The Applicant's establishment shall be screened year-round with ~~dense~~ native vegetation or security fencing from all adjoining properties and public and private ways, subject to compliance with the security provisions of 935 CMR 500.

Page 5 – a. Report any incidents to the Police Department as required pursuant to 935 CMR 500.110(9) within 24 hours of their occurrence.

Page 5 – c. Submit copies of all reports submitted to any state agency, including, but not limited to, the reports required by 935 CMR 500.105(10)(d) describing the establishment's liability insurance coverage and the annual security system audits required by 935 CMR 500.110(10).

Motion seconded by Mike Costanza and a roll call vote went as following:

Kaplan Hasanoglu	yes
Mike Costanza	yes
Jimmy Kohkar	yes
Stephen Chaplin	yes

Motion passes unanimously in favor.

There were no invoices to review.

Kaplan Hasanoglu reviewed the progress with the Master Planning Committee and will be sending the board members a link to the drafts being developed for review and input.

Stephen Chaplin has sent the peer review from Graves Engineering to the board members for the Plain Street site plan review along with the traffic peer review for discussion at the January 5, 2022 hearing.

Mike Costanza made a motion to adjourn at 6:31 pm, seconded by Kaplan H. All were in favor.

Respectfully submitted,

Mary Arcudi  
Planning Board Interim Secretary