



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
December 13, 2023**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The Chairman opened the meeting at 7:00 pm.

Members that were present: Stephen Chaplin, Chair
 Carole Mullen
 Christopher Chase
 Kaplan Hasanoglu
 Jimmy Khokhar
Applicants: Jeff Stefanik, Engineer from Guerriere and Halnon

7:00 pm Continuation Hearing - Request for endorsement of ANR Plan for land off of Fitzgerald Drive.

The applicants are Phil Schwachman, President of Hopedale Properties and Jon Delli Priscoli, Trustee of Grafton Upton Railroad.

Stephen Chaplin, stated for the record, that the Planning Board is being asked to endorse this ANR plan, as the plan does not require approval under the Subdivision Control Law if the land shown does not constitute a subdivision. The subdivision process, including full approval of other town boards, would not be required under an ANR plan.

The Planning Board members reviewed the plans showing parcel A and B where the applicant is requesting adjustments of boundaries. The intention is for Parcel A (28,356 square feet) and B (4,331 square feet) to be swapped by the applicants.

Stephen Chaplin acknowledged the rumor that this application is part of a legal dispute between the two applicants. With that being said, the Planning Board is following the guidelines required for an ANR application.

Stephen Chaplin did review the concerns regarding the frontage requirement on a public way with the Attorney Zuretti. In the past, Hopedale received applications that were for splitting lots that were buildable. Stephen Chaplin shared Section 81P – Approval of Plans not subject to Control Law Procedure and it stated “such endorsement shall not be withheld unless such plan shows a subdivision”. The definition of a subdivision in Section 81P states “a subdivision shall mean the division of a tract of land into two or more lots”. The definition of a lot is “an area of land in one ownership, with definite boundaries, used or available for use, as the site of one or more buildings”. Since these are not buildable lots, Parcel A and B are not to be considered lots.

Chris Chase noted that these parcels are adjacent to other parcels the applicants own and Stephen Chaplin responded that they are combining the parcels with lots on public ways, and any future plans would require a subdivision application.

Kaplan made a motion to approve the request to endorse the ANR application for land off of Fitzgerald Drive that includes Parcel A and B. Motion seconded by Jimmy Khokhar and the roll call vote was as follows:

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

Motion passes unanimously in favor.

Kaplan Hasanoglu made a motion to approve the minutes of November 15 2023, seconded by Jimmy Khokhar. All were in favor.

Kaplan Hasanoglu made a motion to adjourn, seconded by Jimmy Khokhar. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Secretary