



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

**Hopedale Planning Board
Meeting Minutes
Via Zoom Video Conference
January 5, 2022**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The continuation hearings were opened at 7:05 pm.

Members that were present:	Stephen Chaplin, Chair Kaplan Hasanoglu Michael Costanza Jimmy Kohkar
Interim Secretary:	Mary Arcudi
Applicants and Representatives:	Joe Antonellis, Doug Hartnett, Ken Cram, Hilda Karpawich, William Buckley, Jonathan Silverstein
Guests:	Colleen Stone, Carole Mullen, Lewis Family, B Ferreira, Cathy O'Connell, D Sesona, Jeannie Russell, KD Foley, Kevin Marsh, Lou Costanza, Melissa Frieswich, Sarah Kastrinelis, Scott Savage, Steve Kincaid, Tim Watson, Wayne Berthiaume, Elizabeth Maurais, Gerry Wilson, Linda Norton, Miller Family Michelle Bird, Ann DeMattis, Brian Poitras, Arthur Posch, Ricardo Lima, Christine Howard

Kaplan Hasanoglu made a motion to pass over approving the minutes of December 1 and 15, 2021, seconded by Jimmy Kohkar. All were in favor.

Continuation of the Public Hearing for 75 Plain Street – Application from GFI for Site Plan Review

Chairman Stephen Chaplin stated receiving the peer engineering review from Graves Engineering and the letter from MDM Transportation Services regarding their traffic impact analysis.

Attorney Joe Antonellis reported that any and all issues raised by the peer review by Graves Engineering would be complied with regards to any alterations/changes/modifications. He was very pleased with the report especially regarding the assessment of the stormwater and the manner in which the applicant will be containing and protecting the ground water at the site.

Attorney Antonellis agrees along with the applicant regarding the suggestion from MDM to discuss a mitigation package. The applicant would be willing to have conversations with public safety and highway staff to identify what they might see as any mitigation solutions. He has also reached out to the Mendon Department of Public Works to discuss the intersection of Plain Street and Hartford Ave. to involve him in the mitigation discussions as well. Stephen Chaplin agreed with the collaborative mitigation meeting.

Ken Cram was available to review the letter from MDM Transportation that analyzed the applicant's traffic study.

MDM asked for some clarification in their letter and Mr. Cram will gladly supply MDM will additional information requested. Mr. Cram reported that they are in the process of gathering additional traffic counts data and 2 additional intersections be studied at South Main Street and Mellen Street and South Main Street and Warfield Street even though they have no intention of bringing truck traffic through those intersections. Signs pointing truck traffic to the site location will be removed on neighboring streets.

MDM asked for clarification on the intersection South Main Street, Hartford Ave. East and Cape Road safety report that was done back in 2016. Some key improvements were implemented but others that were not completed could be considered at this point in time. Additional information was requested in the sight distance analysis and to relook at the trip generation report. The applicant will be providing a monitoring program once the facility is open.

MDM reported that MWTRA does have a bus route into Mendon and Mr. Cram will talk with them to see if they will extend to this route to Plain Street, providing employees public transportation to the site.

They will pull all this additional information together including a collision diagram at the intersection of South Main Street and Hartford Ave.

Dan Dumont was also present from MDM to provide insight into the letter that provides an outline of the traffic analysis and will work with the applicant's team as they obtain the additional information requested.

Board Member Comments

Jimmy Kohkar inquired about the crash data in the report from MDM. Over a six years period there were 70 crashes and this data didn't specify the speed of the vehicles, which MassDOT does not include in their reports. The speed limit is 30 mph on Plain Street and average speed was much higher at 40 mph in this analysis. Dan Dumont cited the report that this sets the appropriate basis for the sight line evaluation. Kaplan Hasanoglu reiterated to the public that not allowing a last mile tenant rules out Amazon. William Buckley clarified that this would not be a fulfillment center. Kaplan asked Dan Dumont about the transportation monitoring timeline and it was agreed that this would occur around the six-month mark of occupancy.

Mike Costanza asked for clarification of e commerce facility and Mr. Buckley stated that this would not be a last mile, e commerce fulfillment center.

Stephen Chaplin asked Ken Cram about the recommendation MDM made to consult with the town in regards to "Complete Streets". This would be an off site consideration of any mitigation for bicycles, pedestrian ramps and crossings, appropriate signals, etc. Mr. Buckley confirmed the applicant would be willing to allow easements on the property for any "Complete Streets" projects the town may be considering. Dan Dumont from MDM reminded the board that this is important so as to not jeopardize any future projects down the road.

Mr. Buckley is committed to making traffic work at this site and to developing an intersection improvement project at Plain Street and Hartford Ave. along with restricting left turns out of the site. He is willing to assist the town in filing paperwork to restrict heavy truck traffic with the State.

Stephen Chaplin also discussed the concern people have is the back up alarm noise issue. Mr. Buckley is researching certain situations or applications where white noise alarms instead of the beeping alarms could be used and would entertain these conditions.

In response to some public comments, Kaplan asked about the concern residents have regarding diesel fumes and air pollution. Mr. Buckley did reach out to an air quality consultant and no permit is required for air quality for warehouse use.

Public Comments

Carole Mullen is a member of the MWRTA board and asked Mr. Cram to revisit the discussion regarding a bus route in Mendon as the route is only in Milford. She has been asking for an extension into Hopedale to no avail. The Senior Center has a partnership with MWRTA and it not does include a route system.

Heather Lewis inquired if the Planning Board had received the 113 petition letters sent to the Town Hall. The Chairman did acknowledge knowing that there was a petition.

Many residents, Mr. Machado, Colleen Stone, Jeannie Russell and Ann DeMattia, expressed concerns regarding the high traffic in the Neck Hill Road area to Hartford Ave traffic and requested that this area be studied and reviewed and to be included in any mitigation discussions. This would include combined discussions with the town of Mendon.

After the public comments were completed, Mr. Antonellis requested the hearing to be continued to February 2, 2022. Chairman Stephen Chaplin made a motion to continue the hearing to February 2, 2022, seconded by Kaplan Hasanoglu. Motion passes favorably.

Kaplan Hasanoglu requested to update the board members with information from the Master Planning Committee and a separate workshop was suggested.

Mike Costanza requested a copy of the resident's petition and Mary Arcudi stated she would get that to all board members as soon as possible for their full review.

Mike Costanza made a motion to adjourn at 8:24 pm, seconded by Jimmy Kohkar. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Interim Secretary