



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
February 2, 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
Town Administrator:	Diana Schindler
Interim Secretary:	Mary Arcudi
Applicants and Representatives:	Joe Antonellis, Doug Hartnett, Hilda Karpawich, William Buckley
Legal Counsel:	Jonathan Silverstein
Guests:	Colleen Stone, Carole Mullen, Lewis Family, B Ferreira, Peter Kennedy, Rob and Elizabeth Callahan, Jeannie Russell, KD Foley, Kevin Marsh, Sarah Kastrinelis, Tim Watson, Wayne Berthiaume, Michelle Bird, Brian Poitras, Ann DeMattis, Ricardo Lima, Christine Howard, D. Seso, , Linda Ashworth, Gail Brown, PF Butcher, Len Guertin, Kevin Ham, Milton Machado, Amy Castalogna, Randy Ranaudo, Jenna Ranley, Terri Mazzarelli, Patrick Melle, Steve Goldstein

Kaplan Hasanoglu made a motion to move the approval of minutes to the end of the meeting, seconded by Jimmy Kohkar and all were in favor.

Chairman Stephen Chaplin stated that all correspondences received by the Planning Board will be reviewed during their respective agenda item.

The Planning Board is assigned to approve any plan under the Approval Not Required (ANR) process and has received plans for property located at Hazel and West Street owned by the Larson family. They are looking to separate the two parcels, as one is located in Hopedale and the other is in Milford. The plans do not constitute a subdivision and have adequate zoning frontage. Kaplan made a motion to endorse the ANR plan for Hazel and West Street as submitted to the Planning Board. Motion seconded by Jimmy and all were in favor.

A discussion was held with the Town Administrator, Diana Schindler, regarding the Local Planning Assistance (LPA) funds. These funds are allocated to the Planning Board and cover 12 hours of assistance through CRMPC. In the past the hours were used for writing and enhancing grant applications put forth for Hopedale planning projects. This past year, the hours were used to write and receive a grant to study the traffic surrounding the village center. The Planning Board discussed at length the use of these hours with hopes to look at redevelopment efforts, housing production plans and zoning evaluation to assist the Master Plan. Kaplan requested participation and input in which projects do move forward and Carole Mullen, from the Master Planning Committee, stressed prioritizing projects prudently for the Master Plan.

Kaplan made a motion to approve the use of 12 LPA hours to strengthen grant applications for planning projects, seconded by Jimmy. All were in favor.

Chairman Stephen Chaplin stressed the need for at least a part time professional Planning Town employee.

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

Attorney Joe Antonellis informed the board that the applicant has submitted the revisions requested by the peer review by Graves Engineering. Graves Engineering responded with a favorable letter back to the applicant, which the board has received. Ken Cram is working with the traffic engineers, MDM and should receive a completed response in the coming days. The sound study is completed and Graves Engineering has sent it to an independent company to review as well, and is expecting a completed response to this study as well very soon.

Mr. Antonellis stated that the Zoning Board of Appeals hearing continues to be open for the role limited solely to approve the special permit regarding Groundwater Protection District regulations. Graves Engineering has reviewed the plans for both the Planning Board and the Zoning Board and Graves has signed off that the science to be used to determine that there is protection to the ground water is correct and the implementation of corrective measures at the site. Graves is confident along with the applicant that it has been engineered properly.

The traffic mitigation discussions with the Town of Hopedale officials are in motion.

William Buckley also stated that recent changes requested by Graves Engineering have been updated on the site plans and looking forward to reviewing the final draft that will include traffic concerns once they hear back from MDM Transportation.

Doug Hartnett addressed the construction details and verifying infiltration basins requested by Graves Engineering, that were updated on the site plans. The applicant will soon be able to submit the site plans for final review.

Stephen Chaplin addressed the next steps that will be addressed at the next meeting and it was mutually agreed to move this meeting up to February 23, 2022. The Chairman did acknowledge receiving emails and petitions that have been posted on the Hopedale Planning Board webpage.

Public and Board Comments

Chairman Stephen Chaplin stated that public comments are introduced when the board has presented new and substantive information but after a short discussion, he was willing to allow public comments.

Peter Kennedy inquired as to when the public would have a voice in regards to their concerns regarding the warehouse proposal at 75 Plain Street. He felt this should be a public hearing where residents could attend in person and voice their concerns instead of through Zoom. The Chairman addressed his concerns on the process and the Planning Board is the town's voice. The Zoom meetings have had more people attending that when the meetings were held live in the Draper Room. Kaplan stated the board is doing what is best for the town within the Planning Board's charge. Mike Costanza replied that when new and all information is presented, the board would have answers to their questions and concerns.

Heather Lewis, 17 Ben's Way, talked about the 19-page letter/petition that was sent and the board acknowledged just receiving. More can be discussed at the next meeting once the board has a chance to fully read the information. Ms. Lewis also inquired about the traffic mitigation workshop that was held and the Chairman responded verifying that the town officials had met and held preliminary discussion regarding this project if it were to be approved.

Colleen Stone, 21 Ben's Way, felt that even though there was no new information that the residents had new concerns that could be discussed regarding traffic and feels this warehouse is an unfit site.

Michelle Bird, 15 Ben's Way brought up the cost benefit analysis and the one benefit is the tax benefit for the town. She asked the applicant if they had any intention to apply for a TIF, Tax Increment Financing abatement. William Buckley stated that the applicant has no intention to apply for a TIF and he would commit to it. A TIF is an agreement with the town as an incentive to bring business in. A tenant could request a TIF but would need approval from the town.

Milton Machado, Richard Road, discussed that this is a national dilemma that neighborhoods are overrun with large trailer trucks. He requested that the traffic study be updated and current in the area of Hartford Ave and Plain Street. He also had concerns regarding the tax abatements.

Cynthia Normandin, Mill Street also expressed her concerns regarding the process of holding these hearings via Zoom. She feels that Zoom is not user friendly for all residents. The Chairman stated that the Planning Board is in compliance with the Governor's orders regarding town meetings and the Draper Room is too small and dangerous at this time to hold live meetings at that venue.

Jimmy made a statement to the residents that the Planning Board has to gather all the information and that this warehouse impacts all of us as well. Kaplan hopes that in the future the hearings would be hybrid, both zoom and in person.

In closing, Mr. Antonellis said that the next meeting the applicant will spend more time reviewing the citizen's petitions and any and all new information received from the traffic and sound study.

Kaplan Hasanoglu made a motion to continue the hearing for 75 Plain Street to February 23, 2022, seconded by Jimmy. All were in favor.

Kaplan Hasanoglu made a motion to pass over reviewing invoices and Administration, seconded by Jimmy. Motion passes.

Kaplan Hasanoglu made a motion to pass over approving the minutes from December 1 and 15, 2021 and January 5, 2022, seconded by Jimmy. Motion passes.

Kaplan Hasanoglu updated the public with information from the workshop held to review the progress from the Master Planning Committee where Jim Abbruzzese attended. The role of the Planning Board was clarified and another workshop will be held to set up goals.

Kaplan Hasanoglu made a motion to adjourn at 8:38 pm, seconded by Jimmy Kohkar. Motion passes.

Respectfully submitted,

Mary Arcudi
Planning Board Interim Secretary