



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  
March 2, 2022**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.  
The continuation hearing was opened at 6:30 pm.

Members that were present:	Stephen Chaplin, Chair Kaplan Hasanoglu Michael Costanza Jimmy Kohkar 7:15 pm
Interim Secretary:	Absent: Mary Arcudi
Applicants and Representatives:	Joe Antonellis, Doug Hartnett, William Buckley, Mark Wallace, Christopher Menge
Town Administrator:	Diana Schindler
Legal Counsel:	Jonathan Silverstein
Guests:	Colleen and Bryan Stone, Carole Mullen, B. Ferreira, Rob Callahan, Tim Watson, PF Butcher, Kenny Mitchell, Michelle Bird, Brian Poitras, Ann DeMattis, Ricardo Lima, Christine Howard, Mike Hyland, Jeanne Russell, Steve Zemanski, Michael Morais, Stephanie Thomas, Patrick Melle, Janice Doyle, Matthew Cann

Kaplan Hasanoglu made a motion to move approval of minutes to the end of the meeting, seconded by Mike Costanza. All were in favor.

There were no new correspondences except those which pertain to 75 Plain Street and will be discussed during that portion of the meeting.

The Planning Board started their meeting reviewing the 4 chapters of the second phase of the Master Plan submitted to the board for their review. Diana Schindler stated that these 4 chapters are complete while still gathering feedback from town boards. There will be 3-4 more chapters coming that will include the implementation plan. The Planning Board will officially adopt this document once it is in its final form. Kaplan Hasanoglu reviewed the process that began in 2019 with many dedicated volunteers whose goal is to preserve the vision for Hopedale. These 4 chapters relate to house and population, economic development, cultural and historic resources and land use. Many of these goals and recommendations speak to zoning in Hopedale. Phase 3 has begun which includes transportation and traffic and town services. The public can complete the newest survey that is online at [envisionhopedale.com](http://envisionhopedale.com) to share their thoughts and concerns.

Mike Costanza asked if this draft was available for residents to view online and Diana Schindler reported that this is not ready for public vetting at this time. The public has been involved through the surveys and at Master Plan meetings.

Stephen Chaplin noted that the cultural chapter includes an extensive history of the town, including early industrial information and is a nice tribute to the town. The goals to use zoning to preserve historic assets could also cause unintended consequences if business is restricted. This could undermine economic development. There should be a balance and Diana reported that more cohesion will be seen in the implementation process. Stephen also asked for revisions in the verbs demonstrate an intent to explore possible courses of action instead of more restrictive language. His main concern is who will be implementing the zoning and planning and inquired if the Finance Committee or Select Board have put forth a plan to hire a Town Planner in this year's budget. He will follow up with these committees.

Kaplan mentioned that the need for a Town Planner is stated throughout the Master Plan recommendations.

Mike Costanza felt that overall, the Master Plan is a great start and wondered if this process for new businesses and housing makes the process to apply for permitting longer and restrictive for the applicants. Kaplan Hasanoglu stated that nothing in this report adds barriers to development, just making the process clearer for applicants. Mike inquired about the legality of this document and Kaplan's response was that this is a planning document. The zoning bylaws would still govern.

Jimmy Kohkar also stated that the Master Plan would be the guidelines used and that the Town Planner is crucial for the implementation of this plan.

Kaplan Hasanoglu will bring these ideas and concerns back to the Master Planning Committee.

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

Stephen Chaplin opened the continuation hearing noting that this hearing will review the proposed mitigation strategies for noise surrounding 75 Plain Street and that no vote would be taken.

Attorney Joe Antonellis introduced Mark Wallace from Tech Environmental who performed the applicant's sound study. Mark Wallace worked along with Christopher Menge from Harris & Hanson, Inc., who performed the town's sound peer review.

Mark Wallace presented the revised sound study in response to the comments made by the peer review from Graves Engineering and Mr. Menge. Mr. Wallace stated that the sound study demonstrates compliance with the Massachusetts Department of Environmental Protection Noise Policy. A monitoring program was suggested and Tech Environmental conducted a long-term monitoring at the entrance and short-term monitoring at 3 additional locations at 3 Mill Street, 100 Plain Street and 21 Ben's Way to record ambient sound levels. The ambient sound level during the 1:00 am and 5:00 am was 27 decibels and the policy allows for 10 decibels over this number.

The warehouse development is proposing to implement the following design to reduce sound impacts of the project:

1. A sound berm/barrier to the southwest of the proposed warehouse development to mitigate sound impacts to the sensitive receptors on Ben's Way and Richard Road. The berm/barrier is assumed to have a top elevation of 248 feet and is approximately 715 feet long.
2. An existing precast concrete block wall to the east of the proposed warehouse development will remain in place to mitigate sound impacts to the sensitive receptors on Plain Street. It is assumed to have a top elevation of 266 feet and is approximately 446 feet long.
3. Berms to the north and south of the site driveway will mitigate sound impacts to sensitive receptors on Plain and Mellen Street. The berm north of the driveway is assumed to have top elevation of 268 feet and the berm to the south is assumed to have top elevation of 270 feet.
4. During the quietest hours, terminal tractors used to transport trailers to and from the warehouse building and the trailer storage areas will be electrically powered which are quieter than diesel-powered units.

The roof top noise is also in compliance with Mass DEP.

In conclusion, Mr. Wallace reported that the warehouse development will not create noise nuisance conditions and will fully comply with the MassDEP Noise Policy.

Stephen Chaplin questioned the noise surrounding back up truck alarms which has been a major concern for the board and neighbors. Mark Wallace stated that these noises are not regulated through the MassDEP noise policy but through OSHA.

Tech Environmental was also tasked to create an air quality analysis. Mark Wallace stated that the concerns regarding diesel exhaust from trucks are regulated by the EPA and these emission standards have been tightened. Air quality monitoring stations analysis based on DEP air guidelines show emissions are well below the standards.

The project will also comply with the Massachusetts anti-idling law which will minimize the air quality impacts from truck exhaust.

Kaplan Hasanoglu asked for a review of the sound decibel and what 37 decibels would be compared to, it was noted on the presentation to be compared to an empty conference room. A dishwasher in the next room would be 60 decibels. Kaplan Hasanoglu also noted that what isn't being monitored is noise from traffic along Plain Street. Chris Menge stated that the developer cannot address noise outside of the project property. Jimmy Kohkar mentioned that when the sound study was performed it is based on what is on the property now, not the new facility. The sound study does include the future building in the model, the sound being reflected off of it. Jimmy also felt that when a truck goes by, it is very loud and, in his opinion, louder than 37 decibels. Mark Wallace stated that this report assumes 4 trucks at the site at 15 mph and if you are right next to the truck, it would be loud. These sounds are being measured for homes that are several hundred feet away and the sound is reduced.

Chris Menge qualified that the sound levels are estimates and that the report done by Tech Environmental was done very well and the project will be in compliance. Any sounds heard by residents on Plain Street will be audible but would be short term and not intrusive.

Mike Costanza reviewed the trips per day, the peak hours and the noise impact. With the 4 truck trips per early morning hours, most of the work being done inside warehouse, these quietest hours are the focus and sound impact appears minimal. He also feels back up alarms are necessary to some degree for the safety of the employees.

William Buckley addressed the board about the comments of the fear surrounding a warehouse operating 24/7, 365 days a year and the unrealistic notion that the activity would be the same level of intensity at the project site at 3 am as compared with 3 pm. The applicant has agreed to the land use code 150 as noted in the agreed traffic report. The limitation of hours could have unintended consequences such as a truck showing up and waiting for the facility to open. The applicant knew noise was an issue and plans were put in place to put in place good neighbor commitments and replied on experts to put mitigations in place. As mentioned, berms and barriers will be put in place. They will designate an employee on site that will be monitoring these concerns, actively promoting idling concerns and providing on site break rooms and lounge areas. All dock doors will be closed when not in use. Signs will be put in place to educate drivers on routes.

Mike Costanza asked about open space, green community and turf fields which the applicant has not considered at this time. He also asked about the construction time and conditions. Mr. Buckley stated the project should take 18 months to build and he anticipates a robust construction monitoring plan will be in place to control dust, dirt and noise. Doug Hartnett stated that the EPA has reissued requirements recently and tightened up monitoring obligations. The applicant will also comply with the green community requirements.

Jimmy Kohkar inquired about solar panels and reducing the carbon footprint on the site. Mr. Buckley reminded the board that charging stations will be installed in the employee parking area and the parking area will be electric ready to install additional stations as needed. Solar panels details aren't typically proposed at this time in a project and usually tenant based but certainly not opposed to this idea.

Chris Menge asked Mark Wallace about the berm wall on the south eastern corner and what noise sources it is blocking. Mr. Wallace stated it would be the truck traffic noise within the site. Mr. Menge also reviewed the sound levels changes and how little they impact the noise levels.

Kaplan Hasanoglu reviewed the trip counts with Mr. Buckley during the early morning hours. On average, it would be 20 trips over the 1:00 am and 6:00 am hours, average 4 per hour, 2 coming and 2 going. Mr. Buckley restated their commitment to monitor trip counts. Kaplan still has reservations regarding a 24/7 operation and Stephen Chaplin stated that nothing is off the table at this point in time.

### Public Comments

Bryan Stone, 21 Ben's Way asked for clarification regarding when the sound monitoring was done in the area of Ben's Way and it was reported attended monitoring was completed very late at night. He also reviewed the berm elevations with Mark Wallace. Mr. Stone restated his concerns regarding the truck back up beeping and Chris Menge acknowledged the applicant is committed to encouraging white noise back up alarms. These would be for the tenant owned vehicles. Deliveries from other trucking companies would be difficult to enforce. Mr. Buckley reminded the residents that this is an industrial zoned site, with an airport, and other industrial parks nearby where noise can be heard. This land is historically industrial zoned. The applicant's buildings will be 997 feet away from nearby homes and zoning only requires 50 feet.

Ann DeMattia, 11 Richard Road had concerns about the trip counts asking for clarification on peak hours. Mr. Buckley stated that trucks try to avoid peak commuting hours in the morning and afternoon so that they are not stuck in traffic. She also asked about the applicant's commitment to the mitigation plans,

timeline and who would monitor the compliance. The applicant is committed to installing the new traffic signal which will improve the current situation, and committed to on site mitigation with the landscape berms. These commitments will be part of the record along with commitments to water and sewer. The owner of the building will monitor compliance and hold the tenant responsible. Stephen Chaplin stated the timeline of these mitigation plans will be in coordination with the building of the warehouse. Steve Zermenski, 15 Richard Road asked to review many aspects of the project. The size of the warehouse was confirmed at 600,000 square feet along with the fact that this could possibly have two tenants at the site, which was disclosed early in the planning process. He had concerns with not knowing the tenant and assumptions being made. Mr. Buckley responded that assumptions are made with vast experience in the market. Hazardous materials are prohibited since this is located in a ground water protection district. Mr. Zermenski expressed his concerns with trucks and traffic as well. In regards to the traffic light and expense to the town, the applicant will be paying for the new traffic light in full.

Tom Bird, Ben's Way also continues to have concerns regarding the beeping back up trucks. Mr. Buckley stated they will actively promote the white noise back up as much as they can to the extent permitted by law.

Mark Rizoli, 236 South Main Street, commented that he deals with trucks with hazardous materials being delivered to the toxic land fill site near his business. The truck noise does become second nature to him. Mark believes this project on Plain Street is a great project, which will generate potential revenue stream for the town.

Jeanne Russell, 13 Richard Road commented that this noise is not something you get use to. She is sympathetic for the direct abutters on Plain Street that will be affected. She hopes the board limits the hours of operation.

Rick Lima, Whitney Road, Ben's Way, Overdale Parkway, stated that Plain Street already has truck traffic. There are no parking signs near the ice rink and additional signs can be placed closer to the warehouse. A lot of people are in favor of this project. The backup alarms are a concern but overall, the applicant has done their due diligence and this project will be beneficial for the town of Hopedale.

Ann DeMattis also asked about the sound study and if trucks were on the site operating at the time. Mark Wallace stated that trucks were not on site.

Stephen Chaplin outlined the next steps for the applicant which will include one more fully remote meeting and possibly a hybrid, both in person and zoom meeting in April. Mr. Antonellis stated they will review the air quality test at the next meeting which the applicant has done on their own. The April meeting will be including closing statements. The Planning Board would then finalize the decision later in April. The applicant will submit proposed conditions based on section 18 of the zoning bylaws. Mr. Antonellis agrees to a zoom meeting on Wednesday March 23 and April 6<sup>th</sup> as a possible hybrid meeting. Mike Costanza made a motion to continue the hearing for 75 Plain Street to March 23, 2022 at 7 pm. Jimmy seconded the motion and all were in favor.

Mike Costanza made a motion to pass over the remaining agenda items, seconded by Jimmy Kohkar. Motion passes in favor.

The meeting on March 23 will also include any updates needed regarding the Master Plan.

Kaplan Hasanoglu made a motion to adjourn, seconded by Jimmy Kohkar. Motion passes.

Respectfully submitted,

Mary Arcudi  
Planning Board Interim Secretary