



TOWN OF HOPEDALE

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Board of Selectmen
Robert P. Burns, Chm.
Janet Orff Jacaruso
Sandra Biagetti

Town Coordinator
Steven A. Sette

Board of Selectmen Minutes 34 Adin Street Abutter's Meeting March 31, 2014

Chairman Burns convened the meeting at 7:00 p.m. in the Auditorium of the Hopedale Jr. Sr. High School. Present: Chairman Robert Burns, Selectwoman Janet Orff Jacaruso, Selectwoman Sandra Biagetti, Town Coordinator Steven Sette, Executive Assistant Susan Brouwer, Building Commissioner Robert Speroni, and Jeff Ellis Videographer.

Chairman Burns announced that he wanted to limit the discussion to 34 Adin Street. Francis Larkin of 36 Adin Street said he has concerns regarding the parameters of limiting discussion to 34 Adin Street stating he has strong feelings towards the historical significance of the existing Town Hall.

Russell Smith stated he is a fifty year resident of the town. Mr. Smith resides on Adin Street and states that Adin Street is a residential area with two schools, lots of traffic, heavy parking, and heavy movement of children. His concerns about moving town hall to Adin Street are taxes will no longer be collected on the property, there are wetlands in the back of the property, parking is inadequate, and the inside of the building is two times that of the existing town hall.

Chairman Burns recognized Bob Speroni, Building Commissioner and Zoning Enforcement Officer. Mr. Burns asked Mr. Speroni to state what uses are permissible within a residential zone. Mr. Speroni was asked to introduce himself by the residents and complied. Bob then stated that under M.G.L. Chapter 40A, permitted zoning in a residential area with limited if any zoning enforcement includes municipal use, educational uses, religious use, and day care. Mr. Speroni was challenged by a resident who stated they have rights as to what goes there and could fight certain uses. Bob replied the Zoning Board of Appeals can only place reasonable restrictions and has limited site plan review.

Alwin Schuller from 2 Centennial Drive said he bought his house knowing that it was in a residential area and on a cul-de-sac. He said for selfish reasons he feels it is a terrible plan and believes it will affect his property value.

John Larkin of 206 Dutcher Street inquired as to what the plan for the existing town hall and new town hall? Mr. Larkin feels that other alternatives should be considered such as property located on Plain Street in an industrial park. His concerns with the Adin Street property are the building's age, the required maintenance and repairs, and the cost of heating and clearing a parking for employees and the public. He also shared concerns of taking the property off the tax rolls and stating the Town will add the senior center to this location; just clouds the

issue. Mr. Larkin ended by stating that Adin Street is a residential neighborhood and that other sections of Town should be researched not just be the center of Town.

Chris Hodgens of 35 Adin Street stated that towns are bound by their own bylaws and therefore would have to conform to the bylaws regarding parking lots and wetlands. Mr. Hodgens also shared a concern commenting that the Town is not a good “property owner” citing the school department allows dumpsters to overflow with trash which faces an adjacent residential property and the trash ends up in the neighboring yard and along the street.

Virginia Larkin of 36 Adin Street asked how massive fire trucks would get to the property should the need arise? Chief Daige responded the way the property is now it would be difficult but the fire trucks would be able to assist at the property should the need arise.

Jack Greenwood of 1 Centennial Street says he loves the quietness of his street and said has concerns about increasing traffic and turning around in the cul-de-sac where children play and the inefficiency of the structure being wood.

Joe Sweet of Tammie Road would like to see the Finance Committee work with the Board of Selectmen and see about getting the current town hall renovated.

Debbie Hodgens of 35 Adin Street echoed concerns of all the abutter’s and feels that the 34 Adin Street building would be inadequate as a Town Hall. She also has issues with the cost to renovate 34 Adin Street and believes it would far exceed 400k.

Amy Lombardi of 136 Mill Street stated the building is too big.

Mike Cavanaugh of 46 Adin Street moved into the town in September 2013 and does not feel that the town hall should be right next to the school. He has concerns with the traffic pattern and parking.

Dan Iacovelli 27 Progress Street said he is a realtor and pulled the MLS sheet on the property. Dan reviewed the measurements of the building and land and stated the bank note on the property is 2.3 million dollars and that the property has been on the market for 835 days with no offers. Dan said there has been a lot of misinformation given from the realtor promoting this property and he feels strongly that property should not come off the tax rolls.

Chairman Burns recognized Coordinator Sette who said the CEO of Coastway Bank Bill White was in the audience and may be able to clear up questions regarding 34 Adin Street. Mr. White gave the abutter’s an overview of the property including renovations and improvements that were made since the property served as former nursing home. Bill stated the previous owner had done extensive renovation to make it back into a private residence including all new plumbing, HVAC, windows, insulation, wiring, installing a fire sprinkler system and an elevator. Approximately two and a half years ago, the owner had financial difficulties and Coastway bank who held the note on the property took the property back. In January, Mr. White said he was approached by a commercial realtor who said he was in contact with the Town Coordinator Steve Sette to see if the town might consider this property as a cost effective option for a Town Hall, since the renovation project did not pass. The realtor, Town Coordinator, Building Inspector and Board of Selectmen viewed the site and determined that it would meet the needs for use as a Town Hall with minimal renovations

required. Mr. White ended by stating that this is how they got to tonight's meeting. Mr. White ended by stating the bank is not owed 2.3 million dollars and the bank is willing to work with the Town on price and if the Town wishes, the bank will make all the necessary improvements for a turn-key town hall including making it handicapped accessible, renovating the first floor into town offices and creating adequate employee and customer parking outside if this is what the residents of Hopedale want.

Chairman Burns thanked the abutter's of 34 Adin Street for coming and sharing concerns and said the board will take the discussion under advisement and will continue to work on a solution for Town Hall.

MSDV to adjourn the 34 Adin Street abutter's meeting of March 31, 2014 at 8:36 p.m. Chairman Burns-Aye, Selectwoman Biagetti-Aye, Selectwoman Jacaruso-Aye.

Robert P. Burns, Chairman

Janet Orff Jacaruso

Sandra Biagetti

Hopedale Board of Selectmen

*Moved, Seconded, Discussed and Voted **Roll Call Vote