

Mayer, Antonellis, Jachowicz & Haranas, LLP

Attorneys at Law

288 Main Street, Milford, MA 01757
Tel. (508) 473-2203 Telecopier (508) 473-4041

William H. Mayer
Robert P. Jachowicz
Joseph M. Antonellis
Peter J. Haranas
Jill P. Dawczyk
Erin Wright (also admitted in R.I.)

July 20, 2022

Stephen Chaplin, Chairperson
Hopedale Planning Board
Hopedale Town Hall
Hopedale Street
Hopedale, MA 01747

Lisa M. Pedroli
Town Clerk
Town of Hopedale
Hopedale Street
Hopedale, MA 01747

Re: GFI Partners, LLC- Request for Minor Modification to the Site Plan Approval dated May 11, 2022, 75 Plain Street, Hand Delivered

Dear Chairperson Chaplin and Madame Clerk:

Enclosed for filing please find ten (10) sets of plans prepared by Highpoint Engineering, which plans are being submitted for the purpose of providing the Hopedale Planning Board with a proposed construction phasing sequence different than what is shown on the approved plans. As set forth in the Site Plan Approval, GFI Partners, LLC ("GFI") received approval to construct a 616,875 square foot warehouse. At the present time, GFI expects to build the warehouse in two phases.

Assuming the Planning Board grants its approval for a phased development, Phase I will be for a building of 411,000 square feet with related parking and loading to comply with the Town's zoning requirements for a building of that size. The construction is expected to begin immediately. When Phase II is started, GFI will add the necessary parking, and loading to ensure the building in its final configuration meets all zoning requirements.

It is imperative to note that GFI will install all drainage, stormwater management systems and other required on and off-site improvements for the entire project during Phase I. As such, there will be no need to seek additional approvals from the Planning Board, as the Site Plan Approval is being modified only by the construction phasing plan. Notwithstanding the phasing schedule,

GFI will be bound by and does not seek to modify any of the conditions of the Site Plan Approval.

In an effort to move forward with what GFI deems to be a minor modification of the Site Plan Approval, and to do so in a timely manner, GFI is requesting that the Planning Board consider this request at its next public meeting scheduled for August 3, 2022. As the Site Plan Approval (see Administrative Condition #2) requires the Building Commissioner to opine on issues related to modifications, I am requesting that you deliver a copy of this correspondence and the plans to Mr. Aicardi.

Very truly yours,

Joseph M. Antonellis

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