

**Downtown Revitalization Committee (DRC) Meeting
Wednesday, June 5, 2018 @ 7:30pm
Meeting Room @ Hopedale Housing Authority
116 Hopedale Street, Hopedale, MA**

ADGENDA

A. CALL TO ORDER

B. PUBLIC COMMENTS

C. DISCUSSION OF UPDATED RE-USE STUDY

1. President of G&U Railroad to bring updated plan
2. Compare 2007 plan with current plan
3. Recommendations

D. NEXT MEETING

1. The next meeting of the Downtown Revitalization Committee – TBD

G. ADJOURNMENT

Disclaimer

The Hopedale (DRC) acknowledges that, from time to time, topics may be brought forward at a posted meeting that the Chair did not reasonably anticipate for discussion 48 hours before the meeting. The (DRC) will make every effort to update the meeting agenda posting so as to give the public an understanding of what will be discussed at its meeting. The (DRC) will act in all good faith in compliance with the open meeting law.

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**Hopedale Downtown Revitalization Committee
Regular Minutes
June 5, 2018**

Call to order at 7:30 PM

Chair Jason Mac Donald called the meeting to order at 7:30 PM in the Hopedale Housing Authority Community Room.

Present: Jason Mac Donald, Don Howes, Michael Collins, Deborah Montville, Jim Abbruzzese, David Guglielmi, Steve Chaplin, David DeVore and Ellen Murphy, also present Tom Wesley, Hopedale Board of Selectmen, Steven Sette, Town Administrator, Michael Milanoski, President, Grafton Upton Railroad, Ted Carr.

There was no Public Comment to start the meeting.

As per the agenda, discussion began on the updates to the proposed Urban Renewal Plan; Chair Mac Donald asked first if everyone had an opportunity to read through the plan that was sent? The Chair then asked for member comments, there was general Discussion regarding the plan before the Chair turned the program over to Michael Milanoski (MM), President of the Grafton Upton Railroad for a walk through of the plan; it was stated up front that approval for the plan was not being looked for but for member comments to alter/improve the plan and to surface question that the public may have.

MM introduced Ted Carr and went over his credentials as a facilitator for future grants for the project due to his experience at both the State and Federal level during his time in the Patrick Administration as Chief of Staff in the Department of Housing and Community Development. He then went over the conceptual plan document which was developed to support and defend the plan that will eventually be submitted and based on the Town either partnering with the current owner of the property or acquiring the property by some other means.

A review of the development that was presented at the previous meeting then occurred, discussed was the layout of the development and how it would be developed, how ball fields and recreational field would be created as well as other green space, looked at the Mill River and where it comes into the complex and how to make sure there would be no impact on it. There was discussion of a new road that would be built that would reconnect Bancroft Park to the center of Town, proposed from the area where Hope Street used to end back to Peace Street, traffic flow and impact on current roads etc. was also discussed. A Conceptual Plan drawn by engineers hired by First Colony Development was used for reference, this plan would need to be modified for location of certain elements and the new land recently deeded over to the town would need to be looked at further for inclusion in the plan.

Housing on the site was discussed, the type, a mix of duplex to carry through the character of the Town, some Condo and Townhouses and future one-bedroom apartments; the number of units was discussed over a 10-year period and a suggested number of 545 units was proposed, impact, if any on the local school district was discussed later. Mr. Howes asked for clarification

regarding his property that borders the plan as it appeared he was now included in the plan but was told he is not, but does border the proposed development area. Mr. Howes also had some concerns regarding the plan for Fitzgerald Drive and where intersections would be located, especially in the cemetery. Engineers will redesign after discussion.

Other discussion regarding what would be along Hopedale Street (mixed retail/commercial, lower level and offices above). There was also discussion of preserving as much of the mill as possible as well.

Ellen Murphy had a question regarding the impact of additional traffic on the Freedom Street and could the bridge support it, is it wide enough? Deborah Montville also suggested that the traffic is heavier during certain seasons (spring and Summer) due to activity at the fields and that may also impact travel. There was agreement from the group that the fact that there would now be additional egress on other roads may alleviate this.

Discussion then went back to the number of units and what would be the potential numbers of school children. Jim Abbruzzese mentioned in the 2009 study with a similar number of units the estimated number of new students was 60 over the build out period of 10 years, Steve Chaplin agreed with these numbers that the numbers match over time.

Tom Wesley reiterated at this point the support from State and Federal Officials for this project as well as potential financial commitments when the plan is approved.

MM then talked about the concept of a linear industrial park situated along the rail line and that there would be at least 3 new buildings proposed for this purpose. He then introduced Ted Carr to go over the various grant and other funding opportunities available to the Town. Political will is to spend money on projects such as this and an agency such as the Massachusetts Development Agency will support a project such as this. The project comes at a good time as Economic Development is a focus for the Baker Administration so projects like this will be looked at favorably. Ted also felt that we (Town of Hopedale) would have a clear path to the needed infrastructure and with a commitment from Congressman Kennedy to Federal EPA money. The funding sources that were identified in the plan were discussed further so everyone had knowledge of what they were. Deb Montville asked regarding the grant application process and how it would go, all applications will be submitted through the Town Administrator's office with assistance from Mr. Carr.

Jim Abbruzzese then made a motion to accept this plan as the baseline conceptual plan with further changes to be made by the next meeting. Steve Chaplin seconded

A motion was made to adjourn by Steve Chaplin, seconded by Jim Abbruzzese at 9:40 PM