



TOWN OF HOPEDALE

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Zoning Board
Chris Hodgens, Chair
Lou Costanza
Nick Alexander
Sandra Biagetti
Alternate: Mary Arcudi

Hopedale Zoning Board of Appeals Meeting July 28, 2021

Chairman Christopher Hodgens called the public meeting to order on July 28, 2021 at 7:00 pm. Meeting was streamed live via Zoom, the public was invited on the posted agenda at the Town Hall and on the Town of Hopedale website as were all abutters notified via mail. Recorded meeting can be found on the Town of Hopedale website under Meeting Videos.

Case 03-2021

The applicants, Lifted Genetics, LLC and David Griffiths are requesting a special permit for new construction of a two-story industrial building for cultivation of marijuana at 6 Condon Way (lot14).

Members that were present

Chris Hodgens, Chair
Sandra Biagetti
Scott Savage
Lou Costanza
Nick Alexander

Secretary and Alternate:

Mary Arcudi

Applicant and Representation:

David Griffiths, Mike Griffiths, Grant Pickering

Audience Present via Zoom:

James Valeriani, Brian Geardreau, Lee Gavin, Russ
Tedford, Matt McGeorge, Tim Watson

Meeting Details

David Griffiths and Jim Valeriani briefed the ZBA on their tier 2 cultivation wholesale business plan with 6 grow rooms at 6 Condon Way. Lifted Genetics has a host agreement with Hopedale's Select Board and has a provisional license. The business will operate Monday through Saturday. There is adequate parking and plans for septic in place. They believe they meet all requirements of the 10.6 special permit which include no detriment to the neighborhood, hiring locally, aligns with Hopedale's Master Plan, roadway service is good and no hazard to public safety along with no undue traffic concerns.

The original site plan was tentatively approved but needs further planning board approval with added changes including a second story.

Chairman Chris Hodgens addressed the board and the applicant with the following concerns from the letter received with the application from the Mensing Group:

- Page 2 - it states the operating hours are from 6:00 am to 7 pm but in the Cannabis Control documents it states 7 am to 5 pm. The hours requested would be updated to the Cannabis Control once confirmed by the ZBA special permit.

- Page 3 – It mentions hiring local businesses and vendors but the Cannabis Control form #10 states employees will be hired from Mansfield. Part of the Cannabis State requirement is that businesses hire from those communities most impacted adversely by marijuana. They will do their best to hire local Hopedale employees as well.
- Page 4 Closing – The applicant states that this business at this site will have no known adverse impact to the Town or the area. Chris reviewed a business in Milford that was sited and received a considerably large fine for air emissions and hazardous waste violations. The applicant's spokesman stated that this company did not follow the rules regarding industrial waste. All unusable materials will be ground with soil and disposed of properly.
- Page 4 #5 – The letter states that the applicant will utilize existing utilities at the industrial park for water supply and electricity and will be installing a septic system in compliance with Title 5 regulations. Chris Hodgins inquired about how much water usage would there be per day. The plan is to reclaim and reuse 80% of the water used. The marijuana plants do sweat and the water will be repurposed. Half a gallon of water per plant per day is needed.

ZBA member Scott Savage also addressed with his concerns:

- There will be 24 employees and only 21 parking spots and it was explained that all 24 employees would not be there at the same time.
- There is no kitchen in the site plan and the applicant agreed there was no need for one.
- He was also concerned about the hiring of Mansfield residents over Hopedale residents.
- Scott inquired about the filtration system and even though there is a design in place to insulate and control the airflow, he asked for a wind study.
- There are plans for the concrete pad to be on two properties and he requested it be placed on only one.
- Scott also requested a traffic study.

ZBA member Lou Costanza questions the comment on page 4 #7 regarding ground water supply and wants details on where the Industrial park drainage goes. The applicant will look into this and supply the board with more information.

Lou Costanza made a motion to continue the hearing to August 18th with mutual agreement of the applicants so that they may present additional information that was requested in the hearing. Nick Alexander seconded the motion and all were in favor.

Continuation of Case 02-2021 8:36 pm

The applicants, Jeffrey P. Long and Michelle D. Long, are seeking a special permit to add an accessory apartment to a single-family residence located at 211 Mendon Street.

Members that were present to vote:

Chris Hodgins, Chair
 Lou Costanza
 Sandra Biagetti
 Scott Savage
 Mary Arcudi, Alternate

Applicant:

Jeff and Michelle Long

Building Inspector:

Tim Aicardi

Meeting Details:

Mary Arcudi reviewed the special permit the applicants obtained in 2004 to building the garage/workshop, which is where the accessory apartment is being proposed. The variance granted in 2004 was for a 1400 square foot structure and was approved to reduce the front yard setback from 35 feet to 16 feet. The relief was given based on the topography of the lot since it slopes upward from Mendon Street. The rear of the garage is only one story above ground making it difficult to erect the garage farther to the rear of the lot. Had there not been issues with the topography, this variance may not have been granted and set no precedence for future permitting.

Tim Aicardi, Hopedale Building Inspector, performed a site visit and reviewed all permits for this property and the proposed plans.

Chairman Chris Hodgins reviewed the accessory apartment bylaws and discussed some of the conditions this proposed project does not meet such as, it is already a non-conforming lot and the garage/accessory apartment is not secondary to the primary residence.

Scott Savage stated that there have been no changes to the proposed plan based on suggestions he made at the previous hearing and requested engineered plans. Tim Aicardi suggested CAD drawing instead of hand drawing.

Scott Savage made a motion to continue this hearing, mutually agreed upon with the applicants, to September 15th to provide formal plans showing all dimensions and total square footage to be in compliance with section 6.3 of the ZBA bylaws. Motion seconded by Sandra Biagetti and all were in favor. The hearing ending at 9:28 pm.

Announcements and Correspondences

Chris Hodgins reminded the board that all members are to complete the Ethics Training as municipal employees.

All other items for discussion were passed over to the next meeting.

Scott Savage made a motion to adjourn at 9:34 pm, seconded by Nick Alexander and all were in favor.

Respectfully submitted,

Mary Arcudi
ZBA Secretary