



TOWN OF HOPEDALE  
ZONING BOARD OF APPEALS  
TOWN HALL  
78 HOPEDALE STREET  
HOPEDALE, MA 01747

Christopher P. Hodgens, Chairman  
Nicholas A. Alexander, Member  
Sandra E. Biagetti, Member  
Louis J. Costanza, Member  
Scott M. Savage, Member  
Mary T. Arcudi, Alternate

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**Hopedale Zoning Board of Appeals  
Meeting Minutes  
March 16, 2022**

Chairman Christopher Hodgens called the continued public hearings to order on March 16, 2022 at 7:00 pm. Meeting was held in the Town Hall Draper Room, streamed live via Zoom and on Hopedale Cable Access.

Participation was made available through the following Zoom link:

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89428044314?pwd=SUFVVmo3V2UydVRoN014a3cyT2tHZz09>

Recorded meeting can be found on the Town of Hopedale website under meeting videos.

**Members that were present:**

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

**Secretary and Alternate:**

Mary Arcudi

**Applicants**

Attorney Antonellis, Doug Hartnett, William  
Buckley, Matthew Cann

**Guest**

Lewis Family, Michelle Bird, Tim Watson, Linda  
Ashworth, Ricardo Lima, Colleen Stone, Sarah  
Kastrinelis

**Continuation Hearing Case # 01 -2022**

Mr. Hodgens opened the continuation of the public hearing for Northeast Great Dane of Auburn, and C & D Land Trust. The applicant is seeking a special permit for a repair facility for trucks and trailers at 10 Tandem Way. The original hearing was heard on January 26, 2022. A special permit was granted for a repair facility for 90 days to allow discovery of compliance on January 26, 2022.

An email was sent to the ZBA from Matthew Cann apologizing for not attending the last hearing due to a medical concern. The applicant is working with engineers and planners. Mr. Cann requested to withdraw this application without prejudice so plans can be settled before moving forward. Lou Costanza made a motion to accept the request to withdraw the application for a special permit at 10 Tandem Way without prejudice. Sandra Biagetti seconded the motion and all were in favor.

**Continuation Hearing - Case # 4 -2021**

The applicant, GFI Partners, is seeking a special permit for new construction of a warehouse and distribution facility in a groundwater protection district at 75 Plain Street (Rosenfeld Concrete property). The public hearing commenced on September 22, 2021.

Attorney Antonellis addressed the board with the status of the site plan review with the Planning Board. The applicant understands that the Zoning Board will deliberate on the special permit for groundwater protection once the Planning Board has filed its decision. At the last Planning Board meeting, the traffic mitigation plan and sound analysis were presented. The next Planning Board meeting is March 23, 2022 and the final traffic and sound study will be reviewed as all other site plan details are complete. The mitigation plan is being negotiated and town council has been contacted. The Conservation Commission is also waiting for the Planning Board final decision to complete their process. The board is considering a hybrid in-person and zoom Planning Board meeting if possible on April 6 for citizens to raise their final questions and concerns. All documents pertaining to this application are available for all to read on the Planning Board and Zoning Board website. Scott Savage made a motion to continue the hearing for GFI Partners to April 20, 2022 at 7 pm, seconded by Sandra Biagetti. All were in favor.

Lou Costanza made a motion to accept the meeting minutes of January 19, January 26 and February 16, 2022, with one addition to the February 16 minutes to include his request to be given permission to speak with the applicant at 10 Tandem Way which was granted by the Chair. Sandra Biagetti seconded the motion and all were in favor.

#### New Business/Correspondences/Member Comments

Chris Hodgins did report that he emailed Diana Schindler the letter to the Select Board, after previously mailing this same letter, regarding reinstating all board stipends for the FY23 budget. At this time, it has not been included in the Select Board packet.

An email was received from the Hopedale Assessors office on February 23, 2022 to the ZBA and Planning Board regarding any permit approvals at 364 West Street and Carpenter Road. The ZBA does not have any permits pertaining to this site.

Preserve Hopedale organization updated their master list of petitioners and comments.

An email was received from Kevin Evers outlining his concerns for 75 Plain Street.

Tim Phillips sent an inquiry on February 18, 2022 regarding retail marijuana and the bylaws.

Constant Poholek sent his signed notice of withdrawal for their special permit for retail marijuana for Condon Way.

The next ZBA hearing is March 30, 2022 for Patriot Custom Auto. The Chair asked the secretary to send this hearing notice to the Police and Fire Chiefs.

An executive session meeting will soon be scheduled regarding litigation and change in legal counsel for High Hopes.

There was a discussion regarding in-person hearings and requirement of masks and the Chairman will speak with the Health Agent.

Chris Hodgins will ask the Building Commissioner to join the next meeting to discuss the illegal signs around town and after a discussion about Braun's 24 hours of operation, he will be available to review this as well.

#### Public Comments

None

Lou Costanza made a motion to adjourn at 7:35 pm, seconded by Sandra Biagetti. All were in favor.