



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

**Hopedale Zoning Board of Appeals
Meeting Minutes
January 26, 2022**

Chairman Christopher Hodgens called the public hearing to order on January 26, 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
Scott Savage
Lou Costanza

Member absent:

Sandra Biagetti

Secretary and Alternate:

Mary Arcudi

Applicant Representatives:

Bill O'Brien, Matthew Cann, Cynthia Normandin

Guests:

Michael Morais, Cynthia Kastrinelis, Glenn Tandy

Case # 01 -2022

Mr. Hodgens opened the public hearing for Northeast Great Dane of Auburn, MA LLC. The applicant is seeking a special permit for a repair facility for trucks and trailers at 10 Tandem Way.

The hearing notice was published in the Boston Herald on January 12 and 19, 2022, and the posting at the town hall was done on January 14, 2022. The certified abutter's list was obtained by the Assessor's Office and all abutters were sent a notice on January 14, 2022.

Bill O'Brien, representative from New England Great Dane presented the ZBA with the plans for their business to manage the maintenance repairs for trucks and trailers for Cynthia and David Normandin who have owned the business since 1979 at 10 Tandem Way. A question arose regarding the name to be included in the special permit based on the fact that the application references the managing company, not the owner of the company. The applicant and Matthew Cann, Terminal Manager for Braun Trucking, agreed that the special permit would be for C & D Land Trust instead of Northeast Great Dane. The application was so amended.

Chairman Chris Hodgens had concerns regarding the secondary truck lot seen from Route 140 where a previous business has been taken down and now these trucks are exposed. This is a drop-off lot for truck trailers. Mr. Hodgens indicated that the zoning bylaws require that parking lots have to be screened if in view of the residences in the areas. He also questioned the number of parking spaces and if the site plan was approved for more than 10 parking spots.

Michael Morais, 21 Warfield Drive expressed his concerns regarding the trucking and repair business and the hours of operations. His concerns relate to the noise of the back-up beeping noises in the early morning hours as well. The noise may have increased since the land that abuts this area has been cleared and the wooded area trees are bare during the winter.

Matthew Cann stated that the hours of operation for maintenance are from 7 am to 8 pm, and the trucking terminal is a 24-hour operation where the lot itself closes at 9:30 pm and reopens at 5 am. Trucks are loaded during the time the lot is closed. Mr. Morais was also concerned about the hazardous materials and the process for disposal. Mr. Cann reported that they use New England Disposal for environmental disposal.

A discussion was held if the current business had a special permit for repairs and Cynthia Normandin stated that there was a special permit under the name of Braun Truck Repair Inc.

Mr. Hodgins asked if there has been any site plan approval for the operation as it exists today. He said that the area has changed quite a bit in the last few years. Referencing satellite photos, Mr. Hodgins pointed to the ancillary lot that seems to have expanded into the area of the former Hopedale Gardens Nursing home (now demolished). Mr. Cann responded that he believes all approvals have been obtained, and the ancillary lot has always been in existence.

Mr. Hodgins suggested that it might be helpful to research this matter to see if there are any documents indicating the current parking lots have been approved. He said that it seems fair to issue a special permit for a limited period of time, such as 90 days, to give everyone time to research this matter further while allowing the business to continue to operate uninterrupted.

After a lengthy discussion, Lou Costanza made a motion to grant the special permit for C & D Land Trust for a repair facility for trucks and trailers located at 10 Tandem Way for 90 days to allow discovery of compliance with Hopedale zoning bylaws and time to investigate special permit history. Nick Alexander seconded the motion and the vote was as follows:

Nick Alexander	yes
Scott Savage	yes
Lou Costanza	yes
Mary Arcudi	yes
Chris Hodgins	yes

Motion passes unanimously in favor.

All agreed to continue the matter to the next scheduled public meeting on February 16, 2022, at 7 p.m. with the understanding that the matter may not be resolved at that time.

Approval of Minutes

Lou Costanza made a motion to approve the minutes of September 15, September 22, October 20, November 18 and December 15, 2021. Nick Alexander seconded the motion and all members approved unanimously in favor.

Lou Costanza made a motion to approve the minutes of March 11 and April 21, 2021, seconded by Nick Alexander. All members attending these meetings voted to approve in favor, with Scott Savage abstaining.

Lou Costanza made a motion to approve the minutes of June 30 and July 21, 2021, seconded by Scott Savage. All members attending these meetings voted to approve in favor, with Nick Alexander abstaining.

Lou Costanza made a motion to adjourn, seconded by Scott Savage at 8 pm. All were in favor.