



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
October 20, 2021**

Chairman Christopher Hodgens called the public meeting and continued public hearings to order on October 20, 2021 at 7:23 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>

Meeting ID: 894 2804 4314

Passcode: 439560

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

Members that were present for each case: Christopher Hodgens, Chair
Nick Alexander
Sandra Biagetti
Scott Savage
Lou Costanza

Secretary and Alternate: Mary Arcudi
Applicants and Representatives: Attorney Joe Antonellis, William Buckley,
Doug Hartnett

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. The hearing was continued by agreement.

Joe Antonellis, Attorney for GFI provided a status update. This application is for relief from section 17 Groundwater Protection District Regulations and Compliance. The applicant has met with the Conservation Commission along with the Planning Board for the site plan review. They are currently waiting for the report for peer review by Graves Engineering, which will include concerns regarding Groundwater Protection District regulations. The Planning Board will be reviewing this report and continuing their meeting with the applicant on November 3, 2021 in order to complete the site plan review.

Chairman Chris Hodgens moved that the hearing be continued to the regular monthly meeting on November 17, 2021. All were in agreement.

Continuation Hearing - Case # 3 -2021

The applicant, Lifted Genetics, LLC, and David Griffiths are seeking a special permit for new construction of a two-story industrial building for cultivation of marijuana at 6 Condon Way. The public hearing commenced on July 28, 2021, and has been continued by agreement. Chairman Chris Hodgens received written notification from the applicants requesting this public hearing be continued to a future date. The applicants did meet with the Planning Board for the initial site plan review. A peer review report was requested by the Planning Board to be completed by Graves Engineering. The Planning Board will meet on November 3, 2021 to review this report and continue the site plan review. Chairman Chris Hodgens moved that the hearing be continued to November 15, 2021. All were in agreement.

Continuation Hearing - Case # 5 -2021

The applicant, MACA Industries, LLC, is seeking a special permit for construction of a two-story marijuana cultivation facility at 2 Condon Way. The public hearing commenced on September 22, 2021, and was continued by agreement.

Attorney Mike Kaplan informed the Chairman of the ZBA in writing of the applicant's desire to continue this hearing to a future date. The applicant met with the Planning Board for the site plan review and is waiting for the peer review report from Graves Engineering. The Planning Board will be reviewing the peer review report and will continue their meeting with the applicant on November 3, 2021 in order to complete the site plans review.

Chairman Chris Hodgens moved that the hearing be continued to November 15, 2021. All were in agreement.

Correspondence

Chairman Chris Hodgens reported receiving a special permit application from Green River Cannabis Company, Inc. and this hearing is scheduled for November 17, 2021.

Joe Marino of Homes Development/Cypress Properties made an inquiry regarding 240 South Main Street. Mr. Hodgens sent a letter in reply and referred Mr. Marino to the Building Inspector.

The Water and Sewer Department sent an inquiry regarding Groundwater Protection Districtm and the Chairman pointed them to the ZBA bylaws on the website.

Public Questions or Comments

Mr. Hodgens indicated that he would like to reserve time at the end of meetings for public comments and questions to assure residents that concerns are being addressed. No residents raised any comments or questions.

Lou Costanza stated his interest in reinstating the stipends for all board members. Chris Hodgens will add this to the November agenda for discussion.

Motion to adjourn made, seconded, and voted unanimously at 7:49 pm.

Respectfully submitted,

Mary Arcudi
ZBA Secretary