

Court rejects “extraordinary circumstances” in 364 West Street case, appeal planned

Special Town Meeting to be scheduled

By THERESA KNAPP

After many hours of public meetings and executive sessions in January and February, the Hopedale Select Board voted on Feb. 10, to file a Notice of Appeal and pursue an injunction in a suit the town has filed against the Grafton & Upton Railroad, et al.

At the board’s Jan. 31, meeting, special counsel Peter Durning of Mackie Shea Durning, PC announced Land Court Judge Diane Rubin had denied the town’s Motion to Vacate the Stipulation of Dismissal, and members of the public asked the board to appeal the decision.

At that meeting, Durning and town counsel Brian Riley of KP Law said there was likely nothing the town could add to an appeal that had not been in-

cluded in previous filings.

At the board’s next meeting on Feb. 10, while in executive session, the Select Board voted to appeal the Land Court decision. It is not clear why the board changed its mind as executive sessions are not open to the public.

A special town meeting will be scheduled in the near future to ask residents to vote on the appropriation of monies for the land at and near 364 West Street in the amount of \$587,500 - the amount the Select Board agreed to pay in Jan. 2021 (as part of a court-ordered mediation) for a different configuration of land than the 155 acres approved at the Oct. 2020 special town meeting.

Timeline:

Dec. 30, 2021 - Select Board authorized special counsel to

return to the Land Court to seek a Motion to Vacate the Stipulation of Dismissal before Judge Diane Rubin.

Jan. 24, 2022 – Durning reports a hearing was held on the Motion to Vacate.

At this hearing, Judge Rubin expressed concern about ruling because town officials hadn’t called another town meeting to gauge the will of the voters; town officials had instead submitted a citizens’ petition with several hundred signatures plus the original vote of 400 to 1 from the October 2020 special town meeting.

Jan. 28 -- Judge Rubin issued a decision denying the town’s Motion to Vacate the Stipulation of Dismissal.

Jan. 31 – Select Board holds

WEST STREET

continued on page 2

Overdale Parkway Association threatens court action against town

Group claims August agreement is invalid

By THERESA KNAPP

The Hopedale Select Board has received a letter from an attorney representing the Overdale Parkway Association which claims the settlement agreement reached in August on the Black Brook matter is not valid and that all work must stop on the site at the end of Overdale Parkway or they will take “an appropriate action in court.”

The letter dated Feb. 7 to the Select Board from Mark S. Bourbeau of Drohan Tocchio & Morgan PC in Hingham says the OPA residents “are opposed to and intend to vigorously contest the Town’s plans and agreement to grant rights in the publicly-owned parkway for the principal purpose of conferring a private benefit on Black Brook Realty Corp. and Mr. [Ricardo] Lima (the “Devel-

opers”), under the pretext of the Developers granting a “gift” to the Town of improving the unpaved portion of the parkway.”

They say the development owner “was observed to be digging up a section of the town land which comprises a part of the unpaved portion of the parkway” and that the town “must immediately prohibit any further such conduct by a private citizen on town land.”

The OPA claims the agreement signed by the Select Board and developers on August 9, 2021, is “unlawful and will fail under challenge” because:

The Agreement ignores and violates the holding in the 2004 case

PARKWAY

continued on page 3

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WEST STREET

continued from page 1

executive session and returns to public meeting with details on

Land Court’s Jan. 28 decision. Special Counsel Peter Durning said the question before Land Court Judge Rubin was a narrow one: “Would the court agree that

under Rules of Civil Procedure 60(b)(6) that ‘extraordinary circumstances’ existed whereby the Land Court should vacate the Stipulation of Dismissal and re-

open the case in the Land Court.” The town claimed the extraordinary circumstances was an earlier ruling by Superior Court Judge Karen Goodwin “in her Memorandum of Decision and subsequently in her Decision on Reconsideration, indicated with her ruling that the appropriation that the town originally made [Oct. 2020] for the original acquisition [155 acres] could not be applied to the acquisition that was contemplated by the [January 2021] settlement agreement,” according to Durning.

“Judge Rubin, in a carefully-worded decision, declined to exercise the discretion that she has under [Rule] 60(b)(6). She came to the conclusion that the Superior Court’s determination that the appropriation was not appropriate did not, by itself, constitute extraordinary circumstances such that the Stipulation of Dismissal that had been entered by the parties should be vacated,” reported Durning.

Members of the public asked about filing an appeal.

Durning said the chances of Judge Rubin’s ruling being overturned were low. “I think that it is highly unlikely that an Appeals Court, reviewing Judge Rubin’s decision and her exercise of her discretion, would find that Judge Rubin abused her discretion in finding that there were not sufficient extra circumstances to warrant vacating the stipulation of dismissal under 60(b)(6).”

Town Counsel Peter Riley agreed with Durning that the ruling was not likely to be overturned. “I think there’s a very slim likelihood of the Appeals Court overturning Judge Rubin and that, while there are different litigation styles, sometimes you want to go to the mat as long as you can afford it...I think that when you get a decision such as Judge Rubin issued, you look at it, you try to parse out if maybe she ignored some crucial fact or if she came to some legal conclusion that just doesn’t hold up... but i don’t feel that’s the case right now in this matter and I’m

certainly not pushing the town to appeal.”

Liz Reilly is the lead plaintiff in the “10 Citizen Lawsuit” which contends the Select Board (and representatives for the Grafton & Upton Railroad) did not follow the directive of an Oct. 2020 special town meeting to purchase 155 acres of land at or near 364 West Street for \$1.175 million. In January 2021, the Select Board entered into an agreement for fewer acres for less money, neither of which were approved by town meeting.

Reilly said the attorneys representing the group in the suit against the town - David Lurie and Harley Racer of Lurie Friedman LLP - feel “very strongly that an appeal is worthwhile and something that could lead to positive things for the town.” She reiterated that Lurie had offered to help the town in this matter, for free, and urged the town to collaborate on an appeal. “We’re dead in the water if we do nothing...I just don’t understand the downside of an appeal.”

Durning said he stands by his “independent assessment of whether or not an appeal would be successful. That’s what I’m bound to do for the Board of Selectmen [sic] is to give them my best legal interpretation.”

Feb. 10 – The Select Board held an executive session after which Attorney Durning updated the public meeting. “I can report that a vote was taken to appeal Judge Rubin’s decision from the Land Court on the Motion to Vacate the Stipulation of Dismissal to the Appeals Court and to seek an injunction in the Appeals Court in connection with that request.”

Durning said a special town meeting will be scheduled in the near future for residents to vote on the matter. “What we’ve learned from the rulings in the Superior Court and in the Land Court is that much of this matter hinges on town meeting’s review of the potential land acquisition and the appropriations for that acquisition,” said Durning.

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A special town meeting has been scheduled for Saturday, March 26, at 11 a.m. in the Hopedale Junior/Senior High School main auditorium with the cafeteria serving as overflow space. Doors will open at 10 a.m.

Residents will be asked to vote on the appropriation of the monies for the land at and near 364 West Street in the amount of \$587,500 - the amount the town paid for a different configuration of land than what was approved at the Oct. 2020 special town meeting.

There will be no discussion on the validity of the settlement agreement itself, according to Keyes. “We’re simply asking whether they want to pay [\$587,500], or whatever the number, to gain title to the purchased property or not.”

The warrant will be posted on the town website in early March.

Your Money, Your Independence

Book Travel Now - Time for Experience Spending

The financial industry, in particular investment management and financial planning, place limited emphasis on helping clients spend money.

There are reasons for this, advisors paid solely by % of Assets Under Management don't want assets taken out, as it results in them earning less. For financial planners, it's easier (and safer) with default emphasis on saving more for distant goals, as spending now during windows of opportunity makes analysis harder and recommendation outcomes realized.

To be fair, there are individuals who spend too much and need help saving for their priorities.

That said, my PSA for those adhering to a financial plan: **Book your travel now.**

If you think inflation in autos,

housing and materials are bad, wait a few months to see the surge of pent-up demand flooding the static availability within the travel and hospitality industry.

Evidence is already showing in summer rentals, airfares, hotels, and earnings reports.

For example, Disney's October-December quarter reported \$7.2B in Parks & Experiences division, \$1B more than expected and double the prior-year quarter. And don't think The Mouse fails to understand its pricing power when demand surges.

Yes, the time has come for experience spending with family, friends, and loved ones.

What is Experience Spending?

A concept of having greater value for experiences versus things. Studies find people misjudge what purchases will make them happy, how happy they will

feel, and how long that happiness lasts.

Spending money on experiences creates more and longer-lasting happiness than spending on material goods, which people are more prone to comparisons and buyer's remorse. Also, objects tend to deteriorate with time, while experiences can create lasting memories and become part of your identity.

Timing of experiences is critical.

Consider the family vacation to Disney, it is a different shared experience for all going when kids are 6 & 8 versus late teens.

Or the HS senior and family trip you've been meaning to do. What's their availability (and desire) once in college to go on a family trip with mom and dad? That window's closing.

Experience Spending isn't limited to just travel.

Consider having many small pleasures over a few big ones. Saving up for a big purchase is admirable. But in terms of your happiness, is this the best way to allocate finite resources? For many, happiness is more closely aligned to the frequency and variations as opposed to intensity.

Ask yourself if you'd be happier with a few big-ticket items, such as a luxury car, or rather indulge frequently in small purchases, such as cooking clubs, memberships, kid's activities, and spa days?

In closing, it's important to treat yourself and those you love along the journey of financial independence, as those opportunities and their impact may not be present later. For many, now is the time to act, expect sticker



Glenn Brown

shock or compromise, and enjoy making new memories.

The opinions voiced in this material are for general information only and are not intended to provide specific advice or recommendations for any individual.

Glenn Brown is a Holliston resident and owner of PlanDynamic, LLC, www.PlanDynamic.com. Glenn is a fee-only Certified Financial Planner™ helping motivated people take control of their planning and investing, so they can balance kids, aging parents and financial independence.

PARKWAY

continued from page 1

involving the Town of Hopedale and Black Brook.

The town lacks authority to divert public resources to principally benefit private parties.

The contemplated grant of rights in the Parkway to develop-

ers for subdivision access would effectuate an eminent domain taking against the OPA Residents' real property interests.

The Town Meeting vote relied on as authority for the Agreement is stale and of no effect.

Since Overdale Parkway is not a town way, and the Developers lack rights of private access, the Planning Board would be

without authority to approve the subdivision of land which relies on access to the Parkway.

The unpaved portion of Overdale Parkway is subject to

Article 97 restrictions.

At its Feb. 14 meeting, the Select Board acknowledged receipt of the letter but did not discuss it any further. The letter can

be found on the Select Board's webpage and at <https://bit.ly/3JJFDkL>.



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Select Board reduced impact fee for marijuana establishments

Fee drops to 1.5 percent with a \$35,000 cap

By THERESA KNAPP

The Hopedale Select Board has reduced the “impact fee” that marijuana establishments pay to the town from 3 percent to 1.5 percent, and have implemented a \$35,000 cap.

The impact fee is paid quarterly to the town and the money is held until the town identifies a specific impact made to the town by one of the marijuana businesses. The money cannot be used for any other reason.

Municipalities can set the impact fee up to three percent and the terms are set forth in each Host Community Agreement.

The regular excise tax - currently set at 3 percent – is not being affected. That money goes into the general funds and can be used in the town budget.

At its Feb. 14 meeting, for more than hour, the Select Board and residents debated whether the fee should be reduced, if and how to spend the fees already received, how to refund any excess for an establishment that has already met the cap, and what happens to the money if it is not spent within the five year timeframe agreed to in the HCA.

According to Town Administrator Diana Schindler, High Hopes has paid approximately \$45,000 and Caroline’s Cannabis has paid approximately \$21,000 to date.

Select Board Chair Brian Keyes started the discussion with a proposed one percent fee and a \$15,000 cap, saying the

reduction would give owners more working capital to grow their businesses and invest in the community. He noted that, if an impact is identified and a business refuses to cover the cost for some reason, the Select Board could choose not to renew their business license.

Zoning Board of Appeals Chairman Christopher Hodgins attended the meeting and urged the Select Board to find ways to spend the money. He said the businesses agreed to the fee during the application process and he believes there are impacts that can be identified. He also said the ZBA had sought advice from town counsel and is waiting to hear back, and asked the board to defer action on the matter.

“Only about 1 in 3 communities in Mass. does what Hopedale does and that’s permit marijuana retail or mari-

juana cultivation. Right there, we’re in a minority. If people recall, we voted on this, it was a ballot question, we also voted on it at town meeting, and one of the selling points was revenue...I think that was a significant factor in many peoples’ minds. I can tell you that this has been a selling point so to speak for each applicant that’s come before the zoning board,” said Hodgins.

Schindler said she had spoken with representatives from

the Police, Fire, Highway, and School departments and they did not identify any specific impact from the marijuana businesses.

Town counsel Brian Riley will seek guidance from the Department of Revenue regarding rules for these funds. “Sometimes the town’s hands are tied with giving it back or doing something with it but this is kind of a unique area, obviously it’s only been around a few years.”

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Winter in Hopedale

Hopedale after the heavy winter storm of late January was followed by freezing rain. Credit: Theresa Knapp

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But figuring out who to call can be a pain. If you contact one of the big haulers, they route you to a phone center where they've never even heard of your town, plus their pricing seems vague and full of extra fees. No wonder you've let the stuff pile up—it's too much of a hassle to get rid of it!

Or you can call Affordable Junk Removal and let a local small business with deep community roots take care of everything.

Jay Schadler started his business in 2003. Back then, it was just him and a beat-up pickup truck taking small jobs and working nights and weekends when he could. As the years rolled on, his business grew, but his commitment to customer service never wavered. Now he's got a staff of ten, along with ten trucks, servicing eastern and central Massachusetts and northern Rhode Island.

Affordable Junk Removal specializes in house and estate cleanouts. If your garage, attic, or office is overflowing with stuff, take back your space and let the

pros do the heavy lifting.

Jay and his team have handled it all. They've dismantled above-ground pools, hauled away ancient hot tubs, taken down old fencing, and stripped away worn carpeting. They'll come for a single item, or they'll clean out an entire house. And they can take almost anything. They can't accept hazardous materials, brush, dirt, or concrete, but everything else is fair game for them to take away.

Not everything ends up in a landfill—not if Jay can help it. He first tries to either recycle or donate items. Only after he tries to repurpose items do they end up at the transfer station.

Working with Affordable Junk Removal is simple. First, you can load stuff yourself if you want by renting a 15-cubic-yard dumpster for a week and chucking up to a ton of your unwanted stuff. If you need to get rid of

more weight, then Jay prorates that tonnage—you never pay for what you don't use.

If you don't want to be bothered with the dumpster, they've also got a driveway special where they'll take away a truckload of your unwanted things if you pile it up. Or if you don't want to lift a finger, then you can point at the items, and the team will fill up their truck and haul away your unwanted things. However you do it, you're left with more space and more peace of mind.

Jay and his team beat the big waste haulers on both price and customer service. When you call Affordable Junk Removal, you aren't connected to an anonymous call center. Your phone call goes right to Jay.

And speaking of pricing, Jay is upfront about it. His website shows the truck sizes and prices, so you can save time knowing your costs before you call for an

appointment. There aren't any hidden costs or surprise fees with Affordable Junk Removal.

Affordable Junk Removal is fully licensed and fully insured, and they'll treat your property with care and respect.

They also have a thriving commercial business, working with contractors and roofers to clear away debris and keep the job site clean. They can even handle commercial and residential emergencies

with same-day service.

Jay and his family are deeply involved in the community. He

Business spotlight

and his wife, Christine, run the Corner Market restaurant in Holliston as well as Resellables, a thrift store in Bellingham. It's not uncommon for someone to reach Jay at the restaurant, order a sandwich, and then schedule a junk removal appointment. Yes, the local small business really can handle everything!

For more information, contact Jay Schadler at (774) 287-1133 or visit Affordable Junk Removal online at www.takeawayjunk.com.



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“22Mohawks” is on a mission to combat Veteran suicide through various programs and events

By GRACE ALLEN

After three military friends died by suicide in one month, David Campisano knew he had to do something. In April of 2020, the Army veteran and Millis resident started 22Mohawks, a non-profit committed to raising awareness around veteran suicide.

Campisano served his country from 2001 to 2016 and, after his honorable discharge, he returned home and slipped back into civilian life. He was one of the lucky ones. Since the global War on Terror began in 2001, over 60,000 American soldiers have died in combat. While that number is stunning enough, it is eclipsed by the number of military veterans who have died by suicide in the same timeframe. By some accounts, it is close to 120,000. On average, 22 veterans die by suicide each day.

“Veterans are trained not to ask for help. They’re trained to suppress emotions and not show weakness because there’s this stigma,” said Campisano. “You’re



From left, David Campisano, the founder and president of 22Mohawks, with Stacey Coyne, the organization’s CEO, and Mike McGee, the first veteran to receive a dog through 22Mohawk’s Pups for Vets program. Photo courtesy of 22Mohawks.

in the military, you get hurt and you’re in pain but you’re not going to tell anyone and you drive on. And that actually works very well when you’re in the military. But when you get out, that doesn’t work anymore. Some of the most A-type, hard-charging people I know took their own lives.”

The name, 22Mohawks combines “22” for the average number of veterans who die by suicide each day and the Mohawk-style haircut.

According to www.22mohawks.com, “the mohawk represents the outlier – the person who is not afraid to go against the grain, rise up for what they believe in, and above all, stand tall in the face of adversity. Veterans and those who support them embody the mohawk. When you get a mohawk in support of veterans, you be-

VETERANS
continued on page 8

“Pups for Vets” program provides emotional support dogs to veterans free of charge

Millis Army veteran David Campisano founded the “Pups for Vets” program in September 2021 and has already matched 14 military veterans with emotional support dogs.

The program is one of many services offered to veterans by 22Mohawks, a non-profit 501(c)(3) organization that brings awareness to veteran suicide.

The name, 22Mohawks combines “22” for the average number of veterans who die by suicide each day, and the Mohawk-style haircut. According to www.22mohawks.com, “the mohawk represents the outlier – the person who is not afraid to go against the grain, rise up for what they believe in, and above all, stand tall in the face of adversity. Veterans and those who support them embody the mohawk. When you get a mohawk in support of veterans, you become a part of a movement that is greater than oneself.”

Training is provided to the veteran/canine team free of charge in collaboration with Professional Canine Services in Middleboro.

Campisano says he started the program because it typically takes a veteran more than two years to get a service dog from the Veterans Administration. “Knowing this time frame may be at the cost of someone’s life, Dave got into action with an idea to provide emotional support dogs to those waiting for a service dog or those in need of an immediate companion,” according to 22Mohawks representatives.

Recipients range in age from 20s to 60s and represent every war since Vietnam, according to Campisano. “We have given a dog to a veteran from every branch of service except the Coast Guard.”

Veterans have post-traumatic stress, traumatic brain injury, and many other physical and mental health issues from their time in service, says Campisano. “Dogs are a great way to help veterans reignite purpose in their lives. When putting together ideas for services it made sense that we implement a dog program for veterans that need a support dog and not a service dog. We launched in September [2021] and two days after launching we started getting requests for dogs. Now, it has become our main focus.”

The 10-step approval process includes an initial phone call, an application with a personal statement, a home visit, and more. Once three or more veterans are approved, representatives from Professional Canine Services “head down to Florida to test dogs at the kill shelter to make sure they are compatible for each Vet,” according to 22Mohawks representatives.

For more information or to apply for an emotional support dog, visit <https://22mohawks.com/>

– Theresa Knapp

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VETERANS

continued from page 7

come a part of a movement that is greater than oneself."

22Mohawks started with a few events to gather veterans together in an effort to provide support and create community over shared experiences. But after the chaotic withdrawal from Afghanistan last year, Campisano was inundated with calls from veterans having difficulty processing the end of the war. He decided to create a website to get more visibility for the organization and also to announce that he would help veterans get emotional support dogs as quickly as possible. There is a two-year waiting list for a dog through the U.S. Department of Veterans Affairs (VA).

"The website went up and within two days we got a phone call from a veteran asking for a dog," recounted Campisano. "He was in bad shape, so I went to the local shelter, bought a dog, and drove it to his house."

That veteran was Michael McGee.

"22Mohawks sprang into action after I reached out to them," said McGee, a Marine Corps veteran now living on Cape Cod. "The days were getting harder and harder to fight through, but because of their intervention, today I feel confident in my ability to keep fighting on. They helped

me understand that it's okay to reach out for help and their generosity and selflessness has given me a new outlook on life."

22Mohawks partners with Professional Canine Services in Middleboro to provide free life-time training for the dogs, which Campisano gets from area shelters. Since September of 2021, 22Mohawks has placed on average one dog a week with veterans through its Pups for Vets program. If a dog is available, any vet that needs one will get it at no cost within 24 hours. (There can be up to a three-week wait if dogs are not available.) Veterans are responsible for the dog's medical bills and food, although 22Mohawks provides the first week of food for free.

Campisano and his team are working with local VA offices to become the first point of contact for veterans returning home after a tour of duty. Their goal is to provide support for vets in any way possible, although suicide awareness and prevention remains the organization's primary focus.

Rachel El Massih, the Public Relations Director for 22Mohawks, said Campisano is always taking phone calls from veterans he does not know, and often they simply want someone to talk to who understands what they are going through.

"Dave doesn't have a clinical background," said El Massih. "He's just a fellow veteran and I



A recipient of the Pups for Vets program with Campisano, Charlie Young (rear), and Patrick Martin. Young and Martin of Professional Canine Services provide life-time training for the dogs. Photo courtesy of 22Mohawks.

think that makes a difference for people. And that's what we want veterans to know, that we're just a phone call away, providing peer-to-peer support."

22Mohawks will also help veterans navigate the mental health system, if they want or need more support than the organization can provide. Vets are often referred to a direct contact at Home Base, a Red Sox Foundation and Massachusetts General Hospital program dedicated to healing the invisible wounds of war on service members and veterans of all wars. There is no cost for services provided by Home Base.

There is also no cost for the yearly events 22Mohawks holds

for veterans, which include a NASCAR racing experience, a tandem parachute jump, and a firearm safety certification course. Veterans are chosen by lottery to attend.

The goal of the veteran-focused events, according to Stacey Coyne, 22Mohawks' CEO, is to create social connections and camaraderie while providing an outlet for veterans and their families to express themselves.

"We are family-based and we encourage veterans to bring their spouses and children. Because it's not just about the veteran. The spouse may not understand what the vet is going through and maybe these events will help them

see the challenges their spouse is facing," Coyne said.

22Mohawks also holds fundraisers open to the public with the proceeds going towards the organization's Pups for Vets program, as well as the yearly veteran-focused events. Upcoming fundraisers include an open skate night on March 26 from 5 to 8 p.m. at the Skating Club of Boston in Norwood, as well as a trivia night on April 8 from 7 to 11 p.m. at the Norwood Elks.

Campisano and his senior leadership at 22Mohawks hail from Millis, Franklin, Walpole, Norwood, and Wrentham. And while the organization is currently Massachusetts-based, Campisano will try to help any veteran who needs support.

"We want veterans to know that there's a group of people that can be there for them for anything," he said. "If they're having a bad day, they can call us and we'll have a conversation and maybe they'll realize it's not actually a weakness to reach out. We all get sad and we all get depressed. So let's talk, because we don't want anyone else dying by their own hand."

To contact 22Mohawks, call 1-617-680-9852 or 1-781-251-9212. Campisano can also be reached via email: dave@22mohawks.com.

Visit the group's website at <https://22mohawks.com> for more information about the organization, including upcoming fundraisers and events for veterans, or to make a donation. Their online shop has gear available for purchase to help raise awareness about the organization and veteran suicide.

Theresa Knapp contributed to this story.

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Newly expanded storage facility Key Storage opens in nearby Uxbridge

By CHRISTIE VOGT
CONTRIBUTING WRITER

Key Storage, a newly expanded and updated storage facility, is under the new ownership of MetroWest residents Ed Kelly and Kevin Price. The Uxbridge facility, formerly known as Capron Self Storage, now has triple the number of storage units, and it features several updates designed to improve both access and security. The 50 Depot St. site can be conveniently reached in about 15-20 minutes via several interstates.

Kelly and Price, who have extensive construction backgrounds and also operate a commercial solar panel installation company, looked on self-storage as a natural fit for their next business venture. One of their solar customers, Rocco Addeo, is the former owner of the Uxbridge storage facility. Addeo had originally purchased the site with the intention of expanding and selling the property, and he involved the pair in conversations about the facility's future. "So, Ed and I discussed the idea of jumping in," Price explains, "We ran the numbers, and they made sense. We approached Rocco and said, 'We'd like to be your buyer,' and here we are."

Business spotlight

The Uxbridge site now has over 300 units, including a new temperature-controlled building and outdoor storage for RVs, boats and campers. Accessibility has also been improved with newly paved access lanes, full-perimeter fencing and an automatic entry gate. Key Storage offers a variety of unit sizes for both the temperature-controlled interior spaces and the drive-up units. Customers can access their unit 24 hours a day, 365 days a year, and they can seamlessly rent and pay for units online at keystorage1.com — a contactless transaction that is especially appealing amid COVID-19 concerns.

In the spring, Key Storage will add solar panels to all its rooftops and will build a free-standing canopy for RV and boat storage, also with a solar-powered roof.

In addition to these features, Kelly and Price stress that they are longtime residents, so rather than dealing with a corporate entity, customers are instead interacting with local owners who genuinely care about their experience. As opposed to some older



Key Storage, a newly expanded storage facility in Uxbridge, now has over 300 units.

facilities, Key Storage is brand-new, clean, well-lit and secure, they add. Customers "can feel confident that when they place their belongings in our trust that we've taken every measure to deliver a secure, convenient and comfortable facility for them," Price says.

When it comes to the local community, Kelly and Price are proud to be supporting the Ux-

bridge Community Gardens by sponsoring five garden plots this upcoming growing season for families in need.

During the pandemic, with many people tackling house projects and cleaning out basements and garages, self-storage facilities have been a great help to many households, Kelly and Price say. Self-storage is also popular with people who are in the process of

moving or for college students who need to store their dorm furniture between semesters. Key Storage also rents units to other businesses like moving companies and contractors.

Kelly says they are very excited about this new business venture, and he and Price are actively looking for a site where they might construct another facility. "The recurring income model complements our construction model," Price adds. "So, it's a great way for us to diversify." To continue educating themselves about the industry, they have also joined the New England Self Storage Association, which has been a helpful source of expert knowledge as they dig into the field.

Kelly and Price look forward to serving more residents and encourage potential customers to visit Keystorage1.com, call 508-278-3846 or email info@keystorage1.com for more information. Their onsite office hours are Monday through Friday, 10 a.m. to 2 p.m. and Saturday and Sunday by appointment.

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Living Healthy

Home Remedies for Simple Eye Problems

BY: ROGER M. KALDAWY, M.D.
MILFORD FRANKLIN EYE CENTER

Many eye problems need an ophthalmologist's medical knowledge. But there are eye problems that you can treat safely at home, as long as they are simple. Here are a few problems that can respond to home treatment, with tried-and-true remedies.

Black eye

You can usually treat a black eye at home. But if there are more serious symptoms of black eye, see an ophthalmologist. These signs include: blurred/double vision; blood in the eye; or an inability to move the eye.

To reduce swelling and ease pain the first day, apply an ice pack to the eye for 15 to 20 minutes at a time, once every hour. If you don't have an ice pack, use a bag of frozen vegetables or ice cubes wrapped in cloth. The cloth protects your skin from

freezing. Don't put a raw steak or other raw meat on your eye. Despite what you've seen on television and in the movies, there's no scientific basis for this. In fact, the bacteria in raw meat poses a high risk of infection.

Pink eye (also known as conjunctivitis)

A virus causes most cases of pink eye. These cases don't respond to antibiotics. Viral conjunctivitis will disappear on its own. Have your ophthalmologist diagnose your particular case. Reduce the discomfort of conjunctivitis by applying cool compresses to the eye.

If your conjunctivitis is bacterial, follow your treatment plan. This usually involves antibiotic eye drops. In either case, you should take steps to reduce the chance of passing the problem on to someone else. Conjunctivitis is highly contagious. Follow these tips to prevent the spread:

Don't share towels, handkerchiefs or cosmetics. Change pillowcases frequently. Wash your hands often.

Eye allergy and seasonal allergy

Just as you can get nasal allergies, you can get eye allergies that leave your eye red, itchy and teary. Limiting your exposure to the source of your allergy — whether it's pollen, pets or mold — can help relieve symptoms. If you can't remove the source entirely, there are ways to reduce its effect with eye allergy treatments.

If pollen bothers you: Don't use a window fan, which can draw pollen into your house. Wear sunglasses when you go outside.

If dust is the problem: Use allergen-reducing covers for your bed. Use artificial tears, which temporarily wash allergens from your eyes. Use over-the-counter anti-allergy eye drops to lessen the symptoms.



Stye (also called hordeolum)

While a stye may look nasty, it's usually harmless and goes away within a week. You can treat it at home by running a washcloth under warm water, wringing it out and placing it over your closed eye. When the washcloth cools, repeat the process several times, up to four times a day for at least a week. The heat will help unblock the pores in your eyelash area. Don't wear eye makeup or your contact lenses while you have a stye. And don't pop or squeeze the stye. Doing so can spread infection to surrounding areas of your eye. Shampooing with tea tree shampoo can also help.

Eye strain

Many people have symptoms of eye strain, because of long hours of computer use, reading and driving every day. In most cases, there are simple things you can do at home, work, and while driving to ease eye strain symptoms. These include: resting your eyes, using artificial tears, wearing computer glasses, and wearing sunglasses.

Bags under the Eyes

What we often call "bags under our eyes" is actually sagging skin under the eyes. It is a common complaint, and one that often accompanies the aging process. As we grow older, tissues around the eye gradually weaken and sag. This loss of skin tone allows fat to shift forward into the lower eyelids, making them look puffy and swollen. Fluid can also pool in this area and contribute to the puffy appearance.

Certain home remedies can help lessen or eliminate the puffiness of under-eye bags and the appearance of shadows. Wet a clean washcloth with cool water. Place the damp washcloth around your eyes for a few minutes, applying very gentle

pressure. Do this while sitting upright. Make sure you get enough sleep. Sleep with your head raised slightly. Try to avoid drinking fluids before bed, and limit salt in your diet. That can help reduce fluid retention overnight that can lead to bags under your eyes. Quit smoking. Try using makeup concealer to cover shadows under your eyes.

Use Common Sense for Your Eye Health

With any of these conditions, see your ophthalmologist right away if the symptoms worsen or don't go away, or if your vision is affected.

Some eye problems you should never treat on your own.

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2022

CAMP

GUIDE

How to handle the summer camp questions in the pandemic era

Children make cherished memories at summer camp, where many youngsters first discover passions and hobbies they will enjoy for the rest of their lives.

Summer 2020 was a camp season unlike any other. Some camps closed their doors due to the COVID-19 pandemic, while others downsized their offerings in an effort to keep campers safe while still providing them with a much-needed outlet. As the 2021 summer camp season approaches, parents may be a little less hesitant about sending their kids to camp than they were a year ago. The rollout of COVID-19 vaccines has helped millions of people return to some semblance of normalcy, and that rollout has put summer camp back in play for families.

Choosing a summer camp is not always so easy, and it might be especially tricky as the world slowly

continued on next page

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CAMP QUESTIONS
continued from previous page

emerges from the pandemic. The following are some tips for parents as they consider if camp is a good idea this summer.

- Consider your comfort level. It's understandable if parents are hesitant about sending their youngsters to camp this summer. In fact, some camps may still be closed while others may only offer limited day camps this summer. Parents should consider their comfort levels before enrolling kids in camp. Vaccines have proven effective, but COVID-19 hasn't gone away, and some regions have yet to vaccinate teenagers. Vaccines also have yet to be offered to children under 16. Parents can ask themselves how comfortable they are sending kids to camp, and if they're hesitant to do so they can explore their alternatives.
- Ask children if they want to go to camp. Everyone is experiencing some measure

of pandemic-related burnout, and that includes kids. Kids may be sick of wearing masks at school all day and, even if they have loved camp in the past, may not be looking forward to wearing masks all day at camp this summer. Others might not be experiencing such burnout and may see camp as a way to quell boredom at a time when boredom has seemingly lingered over every day. Either way, solicit kids' input and let them know their feelings matter regardless of which side of the fence they're on.

- Inquire about safety protocols. When researching summer camps, ask about the safety protocols each camp will have in place. Will masks be mandatory for both campers and staff? How much direct interaction will campers have with each other? Have staff members been vaccinated? What measures are being taken to keep kids safe? Camps should have detailed protocols and share those protocols with parents upon request.



- Ask about alternatives. If parents and/or children are hesitant about attending camp in person, ask camp officials if there will be any virtual events or programs this summer. Some camps may be organizing activities like craft projects online, and that can help kids overcome the boredom of being stuck at home all summer.
- Summer camps may not be fully back to normal in 2021. However, families likely won't have to go without access to summer camps for the second consecutive summer.

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5 reasons why summer camp is a good choice for kids

Summer vacation offers students a respite from lessons and the routine of school. Children might once have eagerly awaited those final days of classes so they could lounge poolside, skip rocks across ponds and spend the long days



of the season playing with friends. But many of today's youngsters spend much of their summer vacations indoors playing with their digital devices.

Perhaps that's why one of the last vestiges of the classic summer vacation escape — summer camp — remains such a viable option for parents who want their children to get outdoors once the school year ends.

Although kids needn't be in camp all summer long, a week or two can benefit campers of all ages. The following are five reasons why summer camp might be the right fit this year.

- 1. Explore talents.** Summer camps help young people explore their unique interests and talents. Under an organized, yet often easygoing, camp schedule, kids can dabble in sports, arts and crafts, leadership, community support, and so many other activities that may not be fully available to them elsewhere.
- 2. Physical activity:** Lots of camps build their itineraries around physical activities that takes place outdoors. Campers may spend their time swimming, running, hiking, playing sports, climbing, and so much more. This can be a welcome change for kids accustomed to living sedentary lifestyles. Regular physical activity has many health benefits and can set a foundation for healthy habits as an adult.
- 3. Gain confidence.** Day and sleepaway camps offer campers the opportunity to get comfortable in their own skin. Camps can foster activities in self-esteem by removing the academic measures of success and fill in with noncompetitive opportunities to succeed. Campers learn independence, decision-making skills and the ability to thrive outside of the shadow of their parents, siblings or other students.

- 4. Try new things.** Camp gives children the chance to try new things, whether that's learning to cook, exploring new environments or embracing a new sport or leisure activity. Opening oneself up to new opportunities can build character and prove enlightening for children.
- 5. Make new friends.** Camp is a great place to meet new people and make lifelong friends. Campers flood in from areas near and far. This provides kids with a chance to expand their social circles beyond their immediate neighborhoods and schools.

Camps benefit children in a variety of ways. Lessons learned in camp can strengthen values, build confidence, develop coping mechanisms when adversity strikes, and enable campers to make lifelong friends.



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Factors to consider before choosing a summer camp

Adults often look back fondly on their childhood experiences at summer camp. Camps can provide the opportunity to form lifelong friendships and discover rewarding hobbies that can enrich campers' lives for decades to come.

Choosing a summer camp is no small task, as the options at families' disposal range from overnight camps to weekday afternoon camps to camps that specialize in certain programs, such as music or dance. Cost also is likely to factor into families' decisions, as the American Camp Association notes that cost can vary greatly depending on which camp families choose. For example, the ACA notes that the average daily fee at a resident camp is \$85, while the same fee at a day camp is \$43.

When looking for a summer camp for kids, families should make the decision together. Kids should be involved in the selection process, as they're more likely to have an enjoyable camp experience if they had a say in where they will be

spending their summers. The following are some factors families should consider as they look for summer camps, courtesy of the ACA.

Kids' interests

The ACA urges parents to consider the child's interests and personality before choosing a summer camp. Parents might want their children to attend the same summer camp they visited as youngsters, but each child is different. Just because mom and dad liked a particular camp does not mean their children will. The ACA notes that summer camps should align with children's interests and maturity level.

Locale

Locale may only be a consideration for families considering overnight camps. Kids will likely be familiar with the locations of local day camps, but overnight camps might be set in mountain ranges, near the ocean or environments less



familiar to youngsters. Kids who love the ocean might benefit from oceanfront camps that focus on marine biology, boating or other activities involving

the water. In the same vein, youngsters who like camping and hiking might be more likely to embrace camps located in mountainous regions.

Session length

Camps may last as little as one week or up to a couple of months. Session length should be considered by families looking at both local day camps and overnight resident camps. Parents who want their children to enjoy a largely schedule-free summer might not want

to commit their children to lengthy camp sessions, even if those sessions are close to home. If parents think their children can benefit from the same structure they're accustomed to during the school year, then an overnight camp that stretches for several weeks might be what they're looking for.

Summer camps give kids a chance to make memories that will last a lifetime. Choosing the right camp is an important decision that parents and kids should make together.

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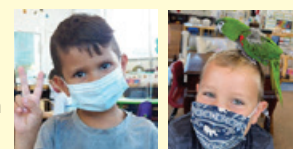
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How to Connect and Communicate with Children and Teens: What Do You Say

On Tuesday, March 8, at 7 p.m., SPARK Kindness will offer an online program featuring Ned Johnson, educator and co-author of “What Do You Say: How to Talk with Kids to Build Motivation, Stress Tolerance, and a Happy Home.” The event will highlight strategies and language for effective communication with children and teens to increase connection and well-being for children and parents alike. ASL interpretation will be provided at this event. There is no cost.

For more information about this hour-long online program and other upcoming events, visit www.SPARKKindness.org



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Zoning violations being addressed

Board agrees to revamp license renewal process

By THERESA KNAPP

Hopedale Building Commissioner and Zoning Enforcement Officer Tim Aicardi says the zoning violations at Patriots Custom Auto and Costa Auto Group are being addressed.

After a visit by the Massachusetts State Police on Jan. 3, Hopedale town officials were notified that two businesses were not in compliance with their Class II licenses. The Select Board is the town’s licensing authority.

At the board’s meeting on Jan. 24, Select Board Chair Brian Keyes said, “I’m not looking to revoke somebody. I’m not looking to shut a business that’s operating in town down but we want them to obviously be playing by the rules, and we want them to be operating in a fashion that we all agreed upon when the initial li-

cense was granted; and if they’re not, we will take the appropriate steps to revoke or whatever.”

Aicardi said he has spoken with the owners and the violations are being addressed.

“The long and short of it was they were operating a little out of the box and they got called on it by the Registry - Costa was letting Patriot use one of his plates,” Aicardi told the Select Board noting the owner has since gotten “a special permit for what he was doing so he was legitimate. He does have to adjust one thing on his license” for consistency.

Aicardi said Costa also has a rental business which is allowed “but they have to be registered.” Patriot must also get a special permit.

“He can’t operate right now and he’s not, he’s pretty much stuck where he is.

License renewal process to become more streamlined

After the Select Board renewed licenses in December, and zoning violations were identified in January, the license renewal process will become more streamlined.

Building Commissioner and Zoning Enforcement Officer Tim Aicardi asked the Select Board for better communication between his office and the Select Board office which grants the licenses.

Going forward, the Select Board or Town Administrator will provide a list of businesses that are up for license renewal. Aicardi will visit the sites, inspect them, and then provide the Select Board with feedback.

He was using the [license] plates from Costa and he can’t do that anymore so he’s pretty much out of business,” Aicardi told the board. “If [Patriot] doesn’t get that special permit, he’s going to have to move out of town or move to an area where he can do what he’s doing.



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Sports

Hopedale-Milford Hockey Looking to Make Some Noise in The Tournament

BY CHRISTOPHER TREMBLAY,
SPORTS STAFF WRITER

Last winter the Hopedale-Milford co-op hockey team put up mind-boggling numbers on the ice.

During the abbreviated season, the squad went a perfect 12-0 with seven shutouts while allowing a mere seven goals and scoring in the mid 90s. Despite the record setting performance Hopedale-Milford did not have the opportunity to capture a Division 3A Central Championship. Two years earlier the squad advanced all the way to the Championship game where they were defeated by Lunenburg.

“Last year was tough having no tournament, especially since we had the talent. We have 10 seniors this year and if we continue to play as expected then we should once again be in the conversation for the Sectional Championship and hopefully the States,” Coach Mike Macquarrie said. “I expect to make the playoffs and compete at a high level, but I didn’t think that we’d do this well considering the teams we were going up against.”

Although Hopedale-Milford is performing well on the ice, they happened across an emotional downfall three minutes into their first game of the season when senior captain Aiden Collins collided with a player on the opposite team and cut his wrist bad enough to eventually need season-ending surgery. Following the accident and what everyone went through, the first game of the season was cancelled and rescheduled.

When the squad took to the ice for their new first game, the squad was still not all that focused and most likely still thinking about their senior captain. Despite the lack of concentration that they needed Hopedale-Milford still managed to secure the win.

Macquarrie will look to his two senior goalies to guard the net. Captain Johnny Tomasso and Nick Kannally. Tomasso is one of the leaders on the team and only allowed 6 goals for 1.0



goals against average. According to the Coach, he is a competitor who plays hard and makes the big stops when he needs to. Tomasso’s partner in crime has made tremendous strides and pushes his counterpart in a good way.

Kannally, who has not had as many starts due to being sidelined with Covid, has only allowed one goal in his only start. While the two are splitting time, Tomasso is currently the number one netminder, but the coach has the option to change his mind as the season goes on.

Senior captain Cam Collins will center the first line with Will Piatt on his right wing and Sean McGee on the left. Through the early part of the season Collins leads the Central Mass in scoring netting 12 goals while adding 13 assists. The senior center not only has increased his offensive skills from the previous year, but he is also looked upon to get the team moving in the right direction.

Piatt, a senior, has a great shot and a release and currently has 10 points during the early goings, while on the other side McGee, a sophomore, has accounted for 6 goals and 5 assists and has made big strides from his freshman to sophomore campaign.

Junior alternate captain Jake Frohn will center the second line for Hopedale-Milford with junior Brady Butler on his left and senior Ryan Auger on his right. Using his great vision and puck control Frohn has already posted 17 assists and leads the team; he has also added a couple of goals as well. Butler posted a hat-trick against Oakmont registering his 99, 100 and 101 goals of his high school career. While Frohn and Butler are working their magic to get the puck into the oppositions net on a consistent basis, it’s Auger who is working the corners and fishing out the puck to allow his teammates to record those numbers.

“Ryan is a big, strong kid who has had exceptional offensive production since he’s moved up from the third line to fall on the second line,” Macquarrie said. “He is one of some of the adjustments that we’ve had to make due to injuries and illnesses. We’ve had different lines each game and while he does a lot of the work in the corners he’s managed to score a few goals for us as well.”

Defensively Hopedale-Milford will rotate five athletes on the ice. Senior captain Mike Girard is the defensive leader in points, while he is also the physi-

cal and vocal leader of the blue line. Alternate Captain Joey Mahoney stands 6’3” and is a big physical kid and according to his coach the junior is the squad’s best one-on-one defender. He is a smart defensive player that makes it hard for opposing players to get around him.

Other defenseman who have been rotating on the defensive line for Macquarrie are junior Brody Goding, freshman Joe Butler and senior Jarrod Morris. Goding is an all-around skilled player who sees a lot of action on the second power play line while Butler, in his first year on the varsity squad has been playing really well for a freshman. Morris gives the team yet another physical player going into the corners to chase the puck.

In addition to the five who are seeing the majority of ice time

Hopedale-Milford also has a few other freshman defenders who will see some time on occasion, but Macquarrie sees them getting more ice time in the future when they can contribute on a more efficient basis.

Having not been able to play in the tournament last winter despite performing at a very high level, Hopedale-Milford is looking forward to this year’s postseason twice as much, especially since they are once again playing at an exceptional level and believe their team has what it takes to go all the way.

In addition to playing well rounded hockey on the ice, Tomasso, Mahoney and Tyler Lane have lent their free time to the pre school where they have been reading hockey books and coloring with the kids.

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Select Board accepts funding, makes appointments and accepts resignations

By THERESA KNAPP

At its meeting on Feb. 14, the Hopedale Select Board took the following actions which included accepting donations and funding, making appointments to town boards and committees, and accepting a few resignations.

Received the following funding:

- Donation from the Hopedale

Foundation for \$1,000 to the Bancroft Memorial Library to “explore new ways to connect with the residents of Hopedale, through the purchase of library materials, or through programming opportunities and special library needs that may not be covered by the municipal budget,” and

- ARPA funding of \$3,205 for

the COA program to cover costs associated with yoga/meditation classes for senior citizens which have been shown to address anxiety and overall well-being

Made the following appointments:

Richard J. McGuane to the Board of Registrars, effective Jan. 25, 2022 (3-year term)

Ian Michelson to the Finance Committee, effective Feb. 14, 2022

(3-year term)

Sarah Greco to the Master Plan Steering Committee, effective Feb. 14, 2022 (unexpired term)

Accepted the following resignations:

Call Firefighter Candidate, Dylan Lopoerto, effective Jan. 28, 2022

Planning Board member Michael Lacovelli, effective immediately.

Select Board grants licenses to Hopedale Pizza Market Bar and Grill

After a public hearing on Feb. 14, 2022, the Hopedale Select Board granted the following licenses to NE Restaurant Group, Inc. d/b/a Hopedale Pizza Market Bar and Grill, located at 1 Menfi Way:

- On-premise liquor license
- Common victualler license
- Non-Sunday entertainment license
- Automatic amusement license (video games)

Select Board reinstates full-day voting for May 10 town election

Hopedale voters can vote in person from 7 a.m. to 8 p.m.

By THERESA KNAPP

Hopedale voters will be able to vote in the town’s annual election on May 10, 2022, from 7 a.m. to 8 p.m. at the Draper Gym.

At its meeting on Feb. 14, the Select Board voted unanimously to reinstate the pre-pandemic voting hours that span the second Tuesday in May.

At a previous meeting when the board considered decreasing the hours, Chair Brian Keyes said the decreased hours during

COVID-19 had “been enough to accommodate folks” and said voter turnout had been less than 8 percent.

Selectperson Glenda Hazard said, “I hate to cut voting hours, I see the next election that we’re having as being pretty important,” and said reinstating the full-day voting hours is important because alternative voting mechanisms that had been allowed during the pandemic, such as early voting and mail-in ballots, will not be available this year.

Absentee ballots will be available, as in the past, but under certain circumstances such as the voter is in the military, is a town citizen residing overseas, is in-

carcerated (but not for a felony conviction), has been admitted to a healthcare facility within seven days of the election, or requires assistance in completing the application due to physical disability.

There are several positions available in this year’s election including seats on the Select Board, Board of Health, Housing Authority, Board of Library Trustees (two seats), Park Commission, Planning Board (three seats), Board of Road Commissioners, School Committee (two seats), and Water & Sewer Commission, plus the position of Town Clerk.

For more information on the town election, visit <https://www.hopedale-ma.gov/town-clerk>

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Hopedale’s Irish population rate ranks 129th in the state and 987th in the nation

By Theresa Knapp

In honor of St. Patrick’s Day, Local Town Pages consulted research conducted by Zipatlas.com. The information is arranged by zip code and states that South Walpole, MA (pop 993), has the highest percentage of Irish population in Massachusetts at 44.29%, and has a national rank of 27 for the percentage of Irish per zip code in the country.

Of the 427 zip codes listed in Massachusetts:

Hopedale (pop. 5,745) ranks number 129 with a reported Irish population of 21.73% and ranks 987 in the nation, according to this research

The top 10 Massachu-

setts zip codes with the highest reported Irish population include South Walpole (44.29%), Milton (38.45%), West Roxbury (35.94%), Braintree (35.65%), Marshfield (35.33%), Scituate (35.21%), South Weymouth (34.08%), Weymouth (34.02%), Pembroke (33.59%) and Abington (33.11%).

This site also ranked 26,819 American “cities” and found that Little Switzerland, NC (pop. 46) and Etoile, KY (pop. 63) are tied for first and second place, respectively, with 100% of its population reporting as Irish.

For more information, visit <http://zipatlas.com/us/ma/city-comparison/percentage-irish-population.htm>

Envision Hopedale Update

Hopedale Master Plan Community Survey

Final Phase The Town of Hopedale is pleased to announce that Phase 3 of Envision Hopedale, our effort to create a community Master Plan, is underway! Please help us complete this final phase by again sharing your feedback. A community survey on the Phase 3 topics- Transportation and Town Services & Facilities is available at surveymonkey.com/r/HopedaleMasterPlan-Phase3.

You may also pick up a hard copy of the survey at Town Hall or the Hopedale Sr. Center. The Master Plan is important planning document. Upon completion, it will be used to guide municipal policies and investments for the next 10-20 years.

While Hopedale has completed various planning efforts over the years, this is the first time our community has undertaken a comprehensive, formal master planning process as defined under contemporary Massachusetts General Law. Development of the Hopedale Master Plan kicked off in 2020, when Hopedale received partial funding through the Community Compact Cabinet. Hopedale convened a Master Plan Steering Committee in fall of 2020 and brought on the Central Massachusetts Regional Planning Commission (CMRPC) to help guide the effort. Subsequently, CMRPC secured grant funding for Phases 2 and 3 through the Executive Office of Energy and Environmental Affairs, enabling seamless development of the full comprehensive master plan.

Phase 1, which included a substantial community engagement and visioning process, mapping, and development of 3 chapters, is complete.

Phase 2, which included two Master Plan chapters and a full Open Space and Recreation Plan, is 85% complete. A final Phase 3 kicked off in February of 2022. It will include additional community surveying and engagement, development of two final chapters, edits to all prior chapters per Board feedback, and creation of an online, interactive summary plan. The entire Master Plan is expected to be complete in summer /fall of 2022. For more information or to get in touch, please visit envisionhopedale.com

Real Estate Corner

Recent Home Sales

Date	Hopedale	Amount
2/9/2022	23 Bens Way	\$550,000
1/24/2022	8 Warfield Street	\$285,000
1/21/2022	29 Oak Street	\$320,000
1/18/2022	12 Oakwood Ave	\$410,000

Source: www.zillow.com / Compiled by Local Town Pages

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