

Neighbors rally around four-year-old Scarlett

GoFundMe campaign helps her wishes come true

By THERESA KNAPP

Scarlett Rae Hubsch was born in April 2017 to Gina and Jason Hubsch, then of Texas, now of Hopedale.

Scarlett's parents say their

daughter has had an "infectious spirit from the moment she was born that would bring a smile to anyone who met her. She has the warmest, most loving little personality of any child you would ever met, and gives

the greatest hugs and snuggles to all of her friends and family. She loves Wonder Woman, Elmo, dolls, and cuddles."

Then, in June 2020, just after her third birthday, Scarlett had her first seizure (a focal seizure), and the family's life changed forever. According to the Hubsch family blog at www.caringbridge.org/visit/smiles4scarlett, Scarlett had been developing normally up to that point, aside from some tough-to-understand words but then she started regressing. She forgot colors and spoke mostly in three-word sentences. Then she started falling for no reason. She became ataxic and walked around as if intoxicated.

It would take a full year, genetic testing, and a team of



SCARLETT
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Caroline's Cannabis seeks approval for home delivery based out of Hopedale

Amendment would allow home delivery to 191 communities

By THERESA KNAPP

Caroline Frankel, owner and Chief Executive Officer of Caroline's Cannabis at 4 Charlesview Road, has asked the Hopedale Select Board to support and execute a Host Community Agreement for product manufacturing and a marijuana courier delivery service.

Frankel made a presentation to the board at its April 25 meeting outlining plans to "produce a hand-crafted infused pre-roll" which she would then sell in child-proof packaging. She would not be 'manufacturing' anything additional, just rolling product she already has on hand. She will do this within her current building space.

Frankel also detailed plans for home delivery, noting a delivery service offers cannabis consumers

an additional way to access the projects and also offers discretion. She also noted that some customers would like home delivery for medical reasons - they might qualify for a medical marijuana card but "People in this State, they just don't want to give their information to be part of these medical programs. So a lot of people who are using cannabis in the recreational world are using it for medicinal reasons so we're going to be able to hit a large group of people who aren't able to leave their homes."

Then-Select Board Chair Brian Keyes noted that allowing this company to expand its business beyond its current in-store revenues

DELIVERY
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SCARLETT

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doctors in Texas and Massachusetts before Scarlett would be diagnosed with Batten disease (CLN2), a “neurodegenerative disease [that] would rob Scarlett of almost everything that she has - including her life - at a very young age.”

The disease is not curable but is the only form of Batten disease that currently has a treatment, which Scarlett receives at Boston Children’s Hospital. Treatment includes an enzyme-replacement infusion called Brineura that can potentially slow down the progression of the disease. It is administered every two weeks for approximately five hours through a port under the scalp and directly in to the brain’s Cerebral Spinal Fluid.

Today, Gina Hubsch describes her daughter as “incredibly affectionate, social, and happy. Her standard greeting to someone - adults and children alike - is to lean in for a hug. If you happen to get a kiss on the top of your head, you really know she likes you! Scarlett loves to laugh, sing, and dance. If it involves music, she’s here for it.”

Neighbor Justine Taylor met the Hubsch family through a Facebook group for their neighborhood when Hubsch was looking for childcare for her younger

son. Taylor and another neighbor decided to have a fundraiser to show support for the family which included the sale of “Scarlett’s Tribe” signs. The first batch sold out quickly and another order was placed. To date, they have sold 120 signs, which can be purchased via Taylor by Facebook message or email Jltaylor28@hotmail.com

Hubsch says the welcome her family has received in Hopedale has been unbelievable and “feels like we’re being given the biggest hug by our new community.”

“To be honest, it’s hard to convey in words what this campaign means to us. My heart is bursting. One of my concerns for Scarlett, upon receiving her diagnosis, was that she would no longer be able to be that social and giggly kid that we had come to know and love. I was afraid that people would become nervous around her, not know what to say, and avoid her. For a kiddo who thrives on interactions with others, this was heartbreaking to think of.”

Hubsch says that, since moving to Hopedale, their experience has been the opposite.

“This campaign was completely unsolicited by our family,

and was the genesis of a couple of kind neighbors who met Scarlett and wanted to do something to help. As anxious as it makes me to put our family out there like this, it’s ultimately not for me - it’s for Scarlett.

Hubsch says her hope and goal is to introduce Scarlett to as many people as possible.

makes a positive impact on our day.”

Friends also set up a Go-

They hope to sign up Scarlett for therapeutic horseback riding lessons to help with her balance, and get her an adaptive bike so that she can ride around our neighborhood. They are also working with a contractor to plan ahead to build a walk-in shower that will allow bath time to become less stressful as Scarlett’s mobility continues to become an issue. Anything that will make Scarlett’s day more fun, or her life a little easier - goes on the list.

Hubsch says the Go-FundMe donations make it possible to make Scarlett’s “wishes” a reality much faster than if they had to try and do it all on their own.

“We are eternally grateful for every dollar, and always credit donors when we’re able to put the money

toward something amazing - such as the service dog that Scarlett will be getting from 4Paws for Abilities in 2024. Past donations allowed us to get Scarlett signed up, and pay the contribution fee immediately instead of having to do a separate fundraiser and add 6-12 months on to what is already a 2-2.5 year wait list.”

For more information on Scarlett or the disease, visit smiles4scarlett.wordpress.com/

Courtesy photos.



FundMe page at <https://bit.ly/3sL3E4Z> to support the family. Hubsch says, initially, the funds were used for a physical move from Texas “back home to Massachusetts so that we could spend as much time with family as possible.” Now, the funds will be used to “create memories and bring joy in so many ways. Time is incredibly precious for us, and it passes quickly. These funds are allowing us to take advantage of the ‘now’.”

“Not only does it have an impact on our quest for a cure for this devastating disease (you never know where people may have connections), but when people smile at Scarlett, or wave and say hi, she lights up. It really

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Outgoing Select Board member Lou Arcudi honored for 31 years of service

By THERESA KNAPP

At the May 9 meeting of the Hopedale Select Board, State Representative Brian W. Murray (D-Milford) read a citation from the House of Representatives thanking Arcudi for more than 30 years of service to the Town of Hopedale.

“Lou, you’ve done a great job here for such a long time. I’m pleased to be able to say thank

you on behalf of the community and also on behalf of the House of Representatives,” said Murray, who has known Arcudi since high school.

The citation said, “Be it hereby known to all that the House of Representatives offers sincere congratulations to Louis J. Arcudi in recognition of dedicated and selfless service to the Town of Hopedale for 31 year

as a member of the Conservation Commission, Zoning Board of Appeals, Board of Health, School Committee, and the Select Board.

The House, Select Board, and local departments wished Arcudi success in the future.

Arcudi said his father, who was active in community service in Milford and who worked with Murray in that town, was his in-

spiration for his many years of service.

“My father would be pretty proud of me knowing that it came from you,” Arcudi said to Murray.

“It has been an honor to serve the Town of Hopedale for 31-plus years. I want to thank the Town of Hopedale residents for their support...I’ve served with some amazing people on those



boards and on this board as well. I really appreciate the opportunity to serve with you all.”

DELIVERY

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will increase sales and ultimately increase the excise tax the company pays to the town.

Frankel estimates there are 10 marijuana delivery services in Massachusetts. She would be delivering out of her Hopedale location only.

A Marijuana Courier Licensee is authorized to deliver finished marijuana products, marijuana accessories, and branded goods directly to consumers from a marijuana retailer.

Frankel said of the Cannabis Control Board, “The CCC has already issued me a marijuana carrier precertification for this license type which means that the state has approved my delivery application and I just need the signed HCA for delivery and I would also have to conduct a community outreach meeting to move forward.”

Home deliveries would take place between the hours of 8 a.m. and 9 p.m., 7 days a week, per state guidelines. Caroline’s Cannabis would be allowed to deliver in Hopedale plus any other municipality in the state that allows retail marijuana sales (currently

191 of the state’s 351 communities), and any other municipality that has notified the CCC that deliveries can operate within its borders.

A full list of those communities can be found on the CCC’s Municipal Zoning Tracker www.masscannabiscontrol.com/municipal-zoning-tracker/

In addition to Hopedale, a few surrounding towns that allow home deliveries include Mendon, Millville, Blackstone, and Uxbridge.

Surrounding towns that have banned delivery include Bellingham, Holliston, Hopkinton, Medway, Milford, and Upton.

Vehicles will be registered as commercial vehicles (a total of two vans but using one primarily) in Hopedale, and will not have any external markings or symbols that indicate they are carrying marijuana. Each vehicle will be staffed with two people, one will stay in the vehicle at all times it contains any marijuana.

To qualify for home delivery, customers will need to register with Caroline’s Cannabis ahead of time and provide proof they are at least 21 years old. Upon delivery, the agent will verify the customer’s identity and age visu-

ally and also with a “handheld age ID system scanner.” The agent will also ensure the delivery acknowledgement signature matches the signature on the state-issued identification.

Products will be ordered online through the company’s website.

Security measures include anti-theft alarm systems on the vehicle, secured locked storages within the vehicle, video cameras (focused on storage and the driver), GPS, direct communication between each vehicle and dispatch, and the use of body cameras at all times (recording will be kept for 30 days).

Town Administrator Diana Schindler noted that the business is zoned properly for these changes but would still require a special permit.

Selectperson Glenda Hazard said, “This is a big change of use in your business” from retail to adding the wholesale and the delivery.

Frankel’s attorney Nicholas Obolensky said, “You have to think of it like a restaurant that just decides to offer home delivery of their food. The restaurant’s still there, the brick and mortar is still there, anybody can still go

and eat the food there but, at the same time, if you’re at home and you’ve got Covid and you can’t go to the restaurant, you can have that food delivered to you. Same situation here. She’s just adding vehicles that will be able to deliver her products directly to her consumers.”

Obolensky will work with Hopedale’s Town Counsel re-

garding amended language for the HCA, and Frankel will speak with the Police Chief to address any of his concerns.

After the HCA is signed by the Select Board and accepted by the state, Frankel will hold a community outreach meeting to answer any questions from the public.

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Open meeting law complaint alleges improper voting by Select Board

Town Counsel says board complied with state guidelines

By THERESA KNAPP

On April 25, 2022, resident Elizabeth Reilly filed an Open Meeting Law Complaint Form with the Office of the Attorney General alleging the Hopedale Select Board did not act properly within executive session.

In her complaint, Reilly stated, “Town has been involved in litigation with [Grafton Upton Railroad] over an important watershed property for over a year. With 2 weeks left to go before an election, the Select Board voted in executive session 2:1 to drop the Town’s appeal prior to any public discussion. There was no notice of “votes will be taken”

in the agenda. This is a known hot issue in town and it is no secret that residents would have wanted to discuss this issue before any votes were taken. This vote did not need to take place in closed session as it would not have been detrimental to their legal position to vote in public session. Having the vote to drop the appeal in open session would not hurt the Boards [sic] position in any pending litigation because the litigation would no longer be pending. Two of the board members have been threatening to drop this appeal for weeks despite resident’s [sic] opposition (& votes at town meetings). It is of great concern to many residents that this happened behind closed doors.”

In her complaint, Reilly asked that the Select Board “Delay the filing of the rescinding of the appeal, invalidate the vote taken to drop the appeal in the illegal executive session, and hold a public

session to allow for any resident with questions or concerns to address this board.”

Hopedale’s town counsel, Brian Riley with KP Law, replied to the AG’s office saying, “The Complaint cites no violation of the Open Meeting Law. The Board complied with G.L. c.30A, Section 21(b) when it voted to enter executive session to discuss litigation strategy...[T]he Open Meeting Law itself authorizes a board to take votes during an executive session...Since the Complaint fails to allege any violation of the Open Meeting Law, no remedial action is required.”

Town Administrator Diana Schindler summarized the issue at the Select Board’s May 9 meeting, noting Town Counsel had ruled the board “did not have a violation...we had the right to go into an executive session for litigation strategy.”

Hopedale discusses position of Town Planner

By THERESA KNAPP

At a joint meeting of the Select Board and Finance Committee on May 16, town officials discussed the possibility of hiring a Town Planner or “Director of Development” to help the town oversee several current and upcoming development projects, and other items related to future planning.

The position is meant to be a professional position, perhaps filled by a retired professional planner, with a salary of approximately \$75,000. It is not meant to be an administrative position.

The Select Board was unanimous in its support of the position. Finance Committee Chairman Christopher Hodges said his board would discuss the issue at its next meeting.

Select Board Chair Glenda Hazard said, “There is a need to have a point person in the development sphere, not necessarily just for the developers but also for the stakeholders, Conservation Commission, maybe residents that have questions, to kind of be fielded through that person.”

Finance Committee members expressed concerns about adding any new positions to a budget that often has tight

margins. Some members noted there are additional costs beyond salary to be considered such as benefits, future salary increases, etc.

Town Administrator Diana Schindler noted the town’s desire to hire a town planner started before she started her position with the town in 2020.

“This isn’t new,” Schindler said. “We aren’t positioning ourselves to be responsive to applicants. We’re costing applicants more time and money. We’re costing ourselves more time and money.”

Schindler said she is currently managing the work that should be done by a planning professional, including being proactive about zoning and any other issue related to development that could impact the town now or in the future.

Typically, a town planner provides professional, administrative and technical support on land use issues including site plan review, subdivision review, special permits, and zoning bylaw changes. They also coordinate long-range community and regional planning for a town, etc.

PLANNER

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localtownpages

Published Monthly
Mailed FREE to the
Community of Hopedale
Circulation: 2,576
households & businesses

Publisher
Chuck Tashjian

Editorial
Susan Manning

Send Editorial to:
editor@hopedaletownnews.com

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Creative Design & Layout
Michelle McSherry
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Ad Deadline is the
15th of each month.

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Markets got you down?
As of May 16th, S&P 500 is -16% for the 2nd worst start in 80+ years.

Wait, there's more.
Tech heavy NASDAQ is -26%, small companies Russell 2000 -20% and "favors the brave" (insert eyeroll) Bitcoin is -39%.

Diversification in developed international -16% and emerging markets -17% is failing.

Good thing there's bonds. Oh wait, US bond market via the BarCap Agg Index -10% is worse start to a year ever.

And cash, true it didn't lose principal but purchasing power decreased -8.3% the last 12 months, and if you've been to a grocery store, auto dealer/service dept, barber or gas station, 8.3% inflation my...

Don't be Torn and Frayed, become Happy about the op-

portunity to roll your Tumbling Dice.

Yes, Rolling Stones reference to Exile on Main Street celebrating a 50th anniversary. The relevance?

The Stones were on an amazing run of albums - Beggars Banquet, Let It Bleed (headline reference) and personal favorite Sticky Fingers. Yet, they found themselves exiled from Britain due to new 93% wealth tax, broke from a manager who'd stolen from them and sued by their record label. As vagabonds in France and later LA, they recorded what many consider their greatest album and then toured the US as year's top grossing act, a first of record 9 times.

Let me Shine a Light on 3 action steps to consider given down markets:

Roth Conversion - If certain investments you intend to hold

for a long period are down -20% or more, then convert those a Roth and pay 20% less tax. Estimate your MAGI prior, as conversion is taxed as income impacting your federal tax bracket and % owed.

Take Tax Losses - Face your mistakes, learn and move on. In taxable accounts selling at a loss builds capital losses to carry and offset capital gains over future years. If you believe the investment will come back, wait 31 days later to avoid wash sales. Remember, every Apple or Amazon from 2000, there's dozens of JDS Uniphases, Luents, Global Crossings, and CMGIs.

Buy Quality When On Sale - People love sales, except when it comes to risk assets like equities. If not now, then when do you "buy low and sell high"? Sure, the market may go lower, but if you own quality investments you



Glenn Brown

understand at a fair price, over time it will be time that matters most.

Don't overload on commodities, energy, TIPs and cash as this too shall pass on a macro level, since economic cycles rarely skip stages. Up next will likely be cooling housing values, layoffs disguised as reorgs and deflation via recession or soft landing by Fed's raising of rates.

Eventually a base for economic expansion is created but if you wait to see it, investment values will have adjusted in anticipation and opportunity past.

Had the Stones simply stopped or not built upon their foundations in '71 until all things favorably aligned, one wonders about their legacy or even living to old age, let alone being the top grossing US tour in 2021.

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.

PLANNER

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Hazard said, "It's always best for us to steer the ship. I think there have been many times we have reacted [to] what's come to us when, if we had better

protections, better plans, better projected 'what we want and what we don't want,' then some of these things would be easier. There would be less of the emotional, financial stress that we all go through when projects come because we have already kind

of decided 'we're okay with this kind of thing here and this kind of thing here,' and I also think we lose money by not freeing up the time to pursue [grant] money."

The board was set to discuss the issue at its May 23 meeting.

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Hopedale Select Board reorganizes, makes appointments, accepts resignations and donations, and notes vacancies

By THERESA KNAPP

At its meeting on May 16, 2022, the Select Board reorganized to reflect the results of the May 10 town election which welcomed Bernie Stock to the Board. Stock filled the seat vacated by Louis R. Arcudi III who cycled off the board, and out of town government, after serving the town on various boards for more than 30 years.

The board nominated Glenda Hazard as its new chairperson.

During meetings on April 25 and May 9, the former Select Board made the following appointments, accepted resignations and donations, and noted the following vacancies.

Appointments included:

- George Leurini as a Full-Time Police Officer to the Hopedale Police Department,

effective June 6, 2022

Resignations included:

- Ryan Costello from the Hopedale Police Department, effective April 25, 2022
- Reserve Officer Joseph Houde from the Hopedale Police Department, effective April 30, 2022

Donations accepted include:

- \$5,000 from the Seven Hills Foundation

Vacant town positions include one alternate wiring inspector, five members of the Capital Planning Committee, two members of the Conservation Commission, one Constable, one member of the Development and Industrial Commission, two members of the Disabilities Commission, one member of the Historical Commission, one

member of the Open Space and Recreation Planning Committee, four members of the Recreational Field Committee, and two alternate members for the Zoning Board of Appeals.

To see a full list of vacancies or to volunteer for a board or committee, visit www.hopedale-ma.gov and search for “List of Vacancies” and/or “Talent Bank Form.”

Hopedale Town Hall will be closed on Monday, June 20, in recognition of the Juneteenth holiday (June 19).

Should town limit number of cannabis retail establishments?

By THERESA KNAPP

The Hopedale Select Board has posed a question for future discussion: Should the Town of Hopedale limit the number of cannabis retail establishments in town?

There are currently two such stores in town, and a third is in the planning stages – all very close to each other.

At the board’s April 25 meeting, Town Administrator Diana Schindler raised the question for discussion because the town recently received two petitions from different retail marijuana businesses for zoning changes - one is asking for additional zoning limitations to be placed on where shops can do business, and a second request is asking for zoning to be expanded and would ultimately allow for competing businesses to operate right next door to each other.

Schindler noted both petitions for zoning changes have been submitted through the proper channels and will both receive a Planning Board hearing.

Each Select Board member said they would consider a cap

on the number of establishments allowed in total, or perhaps a limit in certain areas of town, and would welcome further discussion on the matter.

“I do agree. I didn’t go into [allowing retail establishments in town] with an intent of having ‘Retail Alley’ established in Hopedale,” said then-Chairman Brian Keyes, further asking “How many retail establishments do we want in a town of 6,500 people?”

Hopedale Police Chief Mark Giovanella said the town needs to limit the number of retail marijuana stores in Hopedale, and asked to be part of any future discussions.

“I think there absolutely needs to be a limit on the amount of retail stores that we currently have in town. There used to be laws with liquor licenses and this is really no different. I don’t think that Hopedale really needs 12 pot shops in town and, the way we are right now, it’s open market and it seems like everybody wants to come into Hopedale.”

The issue will be discussed at a future meeting.

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Sharon Timlin Memorial Event: A Race to Cure ALS to be held on June 18th to benefit The Angel Fund

Mike Timlin and family will be on hand for race

The 19th Annual Sharon Timlin Memorial Event: A Race to Cure ALS (Lou Gehrig's Disease) will be held as both an in-person and virtual event for runners of all ages on Saturday, June 18th at Hopkinton High School.

The road race and family fun day benefits The Angel Fund for

former Red Sox relief pitcher Mike Timlin, who was diagnosed with ALS in May 2001. She died less than a year later, in March 2002. The event also recognizes and honors the Timlin family's commitment to ALS research and The Angel Fund for ALS Research. Mike and his wife Dawn will be guests of

two years, so this year is going to feel extra special as we come together again for our 19th annual event. We hope you will join us on Saturday, June 18th, 2022."

The 5K race begins at 8:30 a.m., followed by the family fun day activities with live music, food, games, raffles, silent auction, Kids' Run and other activities from 8:30 to 12 noon.

Online Registration closes at 11:59pm on June 17, 2022. There will be no day of registration.

The in-person 5K race fee is \$45 with a virtual option of \$25, plus shipping. All 5K participants will receive a commemorative race T-shirt and can purchase a 2022 Commemorative Race Cap.

Awards will be presented to the top three male and female finishers. The top three finishers in the following age groups will also receive awards: 14 and



ALS Research and its research at UMass Chan Medical School. The race has raised more than \$2 million for ALS research since its inception.

The event is held in memory of Sharon Timlin, mother of

honor at the event.

"We are excited that the Sharon Timlin Memorial Event will return to an in-person event again this year," Mike and Dawn said. "We've missed seeing everyone in person for the past

under; 15-19; 20-29; 30-39; 40-49; 50-59; 60-69; 70-plus; male/female 80+, and wheelchair division. There will be no duplicate awards

Runners and non-runners are encouraged to take part in the Angel Fundraising Challenge, a fun and easy way to go the extra mile and fundraise.

To register for the race and/or donate to the Sharon Timlin Memorial 5K Event - a Race to Cure ALS, visit the website www.sharontimlinrace.org. You may also send checks payable to The Angel Fund to The Timlin Race, 149 Wood Street, Hopkinton, MA 01748

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¹Equity Builder grant funds of up to \$22,000 used to assist with down payment or closing costs are eligible for the purchase of a primary residence located in Massachusetts and Rhode Island on the Bank's First-Time Homebuyer, Mass Housing loans and other fixed-rate loans as long as the borrower does not exceed 80% of HUD Area Median Income in those counties. Recipients must attend homebuyer education/course.

Hopedale Senior Center

Help the Hopedale Council On Aging Celebrate 51 Years of Serving Hopedale's Seniors

This October the Senior Center will host an overdue town-wide celebration for the COA in recognition of 51 years of service. We will host an "Open House" at the Sr. Center along with a separate "Artisan/Hobby Fair" that will showcase the talents and hobbies of some gifted seniors in our community.

You can help us make this event extra special. We are

seeking artisans of varied crafts who would love to share their talents at this event. Please contact Carole Mullen at 508-634-2208 for further details.

Free Anxiety and Stress Reduction Classes

The Senior Center is offering free classes that combine Yoga and meditation.

Anxiety Management classes will teach you easy and fun ways to help you feel better and look at situations in new ways.

There are six sessions that are a little over an hour each. The classes will explain what

anxiety is, how it affects your thoughts and body and how anxiety affects the ways you relate to other people.

The dates of the classes will be determined. At least 12 participants are needed to hold classes. This is a continuation of the posting from the April 2022 newsletter. Call the Senior Center for sign-up at 508-634-2208.

"Reading Buddies" Summer Reading 2022

As part of this year's Summer Reading Program, the Library and the COA will

be collaborating on a special "Reading Buddies" program that will pair 3rd and 4th graders with a senior on Thursday mornings. Each "Reading Buddies" pair will select the stories that they would like to read together and will meet each week to talk about the book and share stories. When they have finished reading their first book, they can select another book together. Library staff will be available to suggest authors and titles and will provide discussion questions for the groups.

"Reading Buddies" will meet from 10:30 – 11:15 AM at the

Library on July 7, 14, 21, 28 and August 4, and 11. "Reading Buddies" will meet for 6 consecutive weeks. As part of the program, "Reading Buddies" will also have an opportunity to read to several therapy dogs.

If you are interested in participating, please contact Ms. Carole Mullen at the COA (508) 634-2208.

Happy Reading from the Bancroft Memorial Library and the Hopedale Council on Aging

JUNE 2022 - HOPEDALE SR. CENTER ACTIVITIES (508)634-2208

Monday	Tuesday	Wednesday	Thursday	Friday
		1	2	3
		10:00 am Low Impact Exercise 11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	10:00 am Watercolor Class 1:00 pm Tai Chi (No Class)	10:00 am Re-boot Strength & Balance
6	7	8	9	10
9:00 am Free Panera 9:00 am Bridge 10:00 am Low Impact Exercise 10:00 am Memory Class 12:30 pm BINGO	9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	10:00 am Low Impact Exercise 11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	10:00 am Watercolor Class 1:00 pm Tai Chi	10:00 am Re-boot Strength & Balance
13	14	15	16	17
9:00 am Free Panera 9:00 am Bridge 10:00 am Low Impact Exercise 12:30 pm BINGO	9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	9:30 am Nurse Clinic 10:00 am Low Impact Exercise 11:00 am Meditation 12:00 pm Lunch at Sr. Center 12:30 pm Literature 1:00 pm Cribbage	10:00 am Knitters' Group 10:00 am Hearing Aid Clinic 10:00 am Watercolor Class 1:00 pm Tai Chi 1:00 pm COA Board Meeting	10:00 am Re-boot Strength & Balance
20	21	22	23	24
CLOSED FOR JUNETEENTH HOLIDAY 	9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	10:00 am Watercolor Class 12:00 pm Sr. Center BBQ 1:00 pm Tai Chi	
27	28	29	30	
9:00 am Free Panera 9:00 am Bridge 12:30 pm BINGO	9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	10:00 am Watercolor Class 1:00 pm Tai Chi	

Proposed zoning change would affect number of cannabis establishments in one location

By THERESA KNAPP

Local business owner Antonio Pinto has filed a rezoning petition to have his shopping plaza at 150-156 Harford Avenue rezoned from “General Business A” to “Commercial” which reflects zoning on abutting Charlesview Road and would allow him to have a retail cannabis tenant.

Pinto said that when nearby Charlesview Road was rezoned to Commercial, his parcel was not included. “I’m looking to get the continuous zoning that abuts me...I want to correspond with the existing zoning of my abutters.”

Pinto’s rezoning effort was initiated by Constant Poholek, President of Green River Cannabis Company, who has been trying to open a retail cannabis shop in Hopedale for more than two years. His first two attempts on Mellon Street and Condon Way were not successful, and he

proposed the Hartford Street location to the Select Board in March, noting it would need a zoning change.

At a board meeting on May 9, Town Administrator Diana Schindler reported that, at the same time Pinto is filing for a zoning change that would allow an additional retail cannabis business on his property, his direct abutter - Caroline Franel of Caroline’s Cannabis at 4 Charlesview Road - has filed for a zoning change that would limit the number of retail cannabis businesses in one location.

Zoning changes go through the Planning Board and need to be passed at town meeting by a two-thirds vote.

While Select Board members said they support Poholek’s ability to petition the Planning Board, and the public’s choice to shop at any retail cannabis location of their choice, then-Chairman Keyes said, “This is not a good location for you...I



Green River Cannabis Company, Inc., seeks to open an adult cannabis retail store in the shopping plaza at 150-156 Hartford Avenue, abutting Charlesview Road. Photo credit: Theresa Knapp

question the overall need for a third retail location in this town but we’re not making that determination.”

Selectman Louis Arcudi III noted the applicant’s right to

petition the change, and Selectperson Glenda Hazard said, “I would prefer that all of those businesses weren’t together but I think we have a limited number of places where they can

go, and so now it’s up to people to decide, like Lou said, where they want to shop.”

Poholek said he would be going before the Planning Board in the near future.

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Living Healthy

Eye Care Facts and Myths

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

We have all been told by someone at some time, "You'll hurt your eyes if you do that!" But do you really know what is or is not good for your eyes?

Test yourself with the following true or false statements and see how much you know about your eyes.

"Reading in dim light is harmful to your eyes."

False. Using your eyes in dim light does not damage them. However, good lighting does make reading easier and can prevent eye fatigue.

"Using computers can damage your eyes."

False. Working on computers will not harm your eyes. Often, when using a computer for long periods of time, just as when reading or doing other close work, you blink less often than normal. This reduced rate

of blinking makes your eyes dry, which may lead to the feeling of eyestrain or fatigue.

Try to take regular breaks to look up or across the room. This should relieve the feeling of strain on your eyes. Keep the monitor between 18 to 24 inches from your face and at a slight downward angle. Also consider the use of artificial tears. If your vision blurs or your eyes tire easily, you should have your eyes examined by an ophthalmologist.

"Wearing the wrong kind of eyeglasses damages your eyes."

False. Eyeglasses are devices used to sharpen your vision. Although correct eyeglasses or contacts help you to see clearly, wearing a pair with the wrong lenses, or not wearing glasses at all, will not physically damage your eyes. However, children less than eight years old who need eyeglasses should wear their own prescription to prevent the possibility of developing amblyopia

or "lazy eye."

"Children outgrow crossed or misaligned eyes."

False. Children do not outgrow crossed eyes. A child whose eyes are misaligned may develop poor vision in one eye because the brain will "turn off" or ignore the image from the misaligned or lazy eye. Children who appear to have misaligned eyes should be examined by an ophthalmologist.

"Learning disabilities are caused by eye problems."

False. Difficulties with reading, mathematics, and other learning problems in children are often referred to as learning disabilities. There is no strong evidence that vision problems cause learning disabilities. Children with learning difficulties often need help from teachers and people with special training. Before such treatment begins, make certain your child is seeing as well as possible.



"Sitting close to the television can damage children's eyes."

False. Children can focus at close distance without eyestrain better than adults. They often develop the habit of holding reading materials close to their eyes or sitting right in front of the television. There is no evidence that this damages their eyes.

"People with weak eyes should avoid reading fine print."

False. It is said that people with weak eyes or people who wear glasses will "wear out" their eyes sooner if they read fine print or do a lot of detail work. The concept of the eye as a muscle is incorrect. The eye more closely resembles a camera. A camera will not wear out sooner just because it is used to photograph intricate detail.

"Wearing eyeglasses will cause you to become dependent on them."

False. Eyeglasses are used to correct blurry vision. Since clear vision with eyeglasses is preferable to uncorrected vision, you may find that you want to wear your eyeglasses more often. Although it may feel as if you are becoming dependent on your eyeglasses, you are actually just getting used to seeing clearly.

"Older people who gain 'second sight' may be developing cataracts."

True. Older individuals who wear reading eyeglasses sometimes find themselves able to read without their eyeglasses and think their eyesight is improving. The truth is they are becoming more nearsighted, which can be a sign of early cataract development.

"A cataract must be 'ripe' before it is removed."

False. With older surgical techniques, it was thought to be safer to remove a cataract when it was "ripe." With today's modern surgical procedures, a cataract can be removed whenever it begins to interfere with a person's lifestyle.

"Contact lenses can prevent nearsightedness from getting worse."

False. Some people have been led to believe that wearing contact lenses will permanently correct nearsightedness so that eventually they won't need either contacts or eyeglasses. There is no evidence that wearing contact lenses produces an improvement in vision.

"Eyes can be transplanted."

False. Medical science has no way to transplant whole eyes. Our eyes are connected to the brain by the optic nerve. Because of this, the eye is never removed from its socket during surgery. The cornea, the clear front part of the eye, has been successfully transplanted for many years. Corneal transplant is sometimes confused with an eye transplant.

"Laser assisted cataract surgery is the same as traditional cataract surgery."

False. The 5 best rankings Eye Hospitals in America offer bladeless laser assisted cataract surgery. We do offer exactly the same. Bladeless cataract surgery is all about aiming towards better precision, more safety and excellent outcomes. The laser advanced bladeless precision and ability to correct astigmatism



MILFORD - FRANKLIN EYE CENTER



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Library news

Summer Hours

Our Friday hours are changing for the summer! Beginning on June 3, we will be open on Fridays from 10am-2pm. This change is in effect through September 2.

Kanopy

The Bancroft Memorial Library is now offering Kanopy to our library patrons! Kanopy is an on-demand streaming video platform that offers access to a wide variety of films and television content. Kanopy also has educational videos from The Great Courses and more! Kanopy can be viewed on a computer, mobile device, or TV via a web browser or the Kanopy app. To sign up, simply click on the link on our webpage. Then set up an account with your library card and password. If you have any questions, please call the library staff at (508)634-2209. Hopedale patrons are eligible for 10 “plays” per month.

Book Drop

Did you know that there is a second book drop at the library?? It's true! The second book drop can be reached by driving down the driveway to the left of the library then parking in the back lot. Walk up the walkway and you will see a large silver book drop under the roof that covers the back door. Drop the books in and you're done! I'm reminding everyone because materials are easily damaged by forcing them into the book drop at the front door when it is full. Thank you for helping to keep the items we circulate in great shape!

Ongoing Monthly Library Events

Helen Symonds Book Group
The Hopedale Book Discussion Group meets monthly on the first Wednesday of the month at 1:00pm in the Bancroft Memorial Library meeting room. New members are always welcome. If interested in joining the group,

please leave your contact information at the Circulation Desk.

The group will meet on Wednesday, June 1 at 1:00 pm to discuss *The Lost Apothecary* by Sarah Penner. “Secretly dispensing poisons to liberate women from the men who have wronged them, a London apothecary triggers unintended consequences that shape three lives across multiple centuries.” – adapted from the CWMARS catalog

Wednesday Needlework Group

Join us for an evening of needlework every Wednesday night from 6:00pm until 7:45pm. Bring your latest project. No commitment required – come when you can!

Friends of the Hopedale Library

New Passes

The Friends of the Hopedale Library have graciously purchased new passes to the following museums: The Providence Children's Museum, Old Sturbridge Village, and the

Worcester Art Museum. These passes provide patrons admission at a reduced cost. Visit our website to reserve a pass or call us for additional information at (508)634-2209.

Save the Date 6/18/22! – Plant Sale and Create Your Own Garden Stepping Stone

Celebrate the summer with the Bancroft Memorial Library on Saturday, June 18! The Friends of the Library Plant Sale, a perennial favorite, is back from 10am to 2pm. From 10am-1pm, you can also create your own garden stepping stone. Materials will be provided, but you may bring some of your own “bits and pieces” to personalize your creation! Registration for the garden stepping stones is encouraged by calling (508)634-2209. Be sure to stop by!

The Friends of the Hopedale Library support the Library by providing funds for equipment, materials and programs to supplement the regular operating budget. They offer adult events

September- June and fund the children's summer reading and other programs. More information can be found at <https://www.hopedale-ma.gov/bancroft-memorial-library/pages/friends-library>.

News from the Marjorie Hattersley Children's Room

Summer Reading “Read Beyond the Beaten Path” 2022

The summer is almost here! You know what that means – Summer Reading at the Bancroft Memorial Library will be starting soon. Be on the lookout for a visit from Mrs. Kraimer to your school to talk about all the fun activities planned at the Library this summer!

For updates throughout the month, Friend us on Facebook and sign up at www.wowbrary.org to discover the Library's newest books, movies and music. The library webpage is <https://www.hopedale-ma.gov/bancroft-memorial-library>.

EYES

continued from page 10

translates into better likelihood of seeing well without glasses following cataract surgery. The same laser used in bladeless cataract surgery breaks up and softens the cloudy cataract so there is less ultrasound needed to remove the cataract. Less ultrasound translates into less energy used inside the eye and clearer corneas, which in turn helps producing better vision on the first day after the surgery. This becomes even more critical if you have a weak cornea or a small eye with a dense cataract.

It is always useful to separate

fact from myth in eye care. Our eye center and ophthalmologists have state of the art equipment to diagnose and treat almost any eye problem. At Milford-Franklin Eye Center, we continue to support our communities during this health crisis we are living. We sterilize equipment between patients and screen all patients before they enter the building and before they register. With 2 offices in Franklin and Milford and a dedicated surgery center in Milford, no more need to travel hours for your eye care or surgery. We are the area's leading eye care practice, and we continue to support our communities during this health crisis.

For more details, see our ad on page 10.

Local Town Pages Is Looking for Writers!

Our Town Publishing is currently seeking freelance writers local to the Metrowest area to cover stories for our nine publications which cover the towns of **Ashland, Bellingham, Franklin, Holliston, Hopedale, Natick, Norfolk, Norwood, Medway, Millis, and Wrentham.**

If you're interested, please send a resume and two writing samples to editor@franklintownnews.com.

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In addition to his clinical practice, Dr. Illanes is Chief of the Division of Urogynecology/Female Pelvic Medicine and Reconstructive Surgery at Tufts Medical Center in Boston. He completed his residency in obstetrics and gynecology and a fellowship in female pelvic medicine and reconstructive surgery at UMass Medical School. He is fluent in English, Spanish and Portuguese.

In addition to his Milford office, Dr. Illanes has locations in Hopkinton and Franklin.

For an appointment,
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Band Concerts for June

On Wednesday, June 22, the summer concerts will begin with Family Fun Night with DJ Mike Rutkowski at 6pm.

Rain date will be Thursday. This event is a family fun night, and will include: Music and Dancing

Dance, limbo, and hula hoop contests, Balloon animals, "Hide the Diamond," Candy and prizes

On Wednesday, June 29, Hopedale native Carolyn Chaplin and her 5-piece band, Carolyn Rae and the Rumors, will rock the bandstand at 6:30pm with hits from the '70s to the present. This popular group has been playing local venues for the last five years.

Rain date will be Thursday.

The concerts at the town park are sponsored by the Hopedale Cultural Council. Light refreshments will be available. Bring your chairs and blankets and join in the fun.

Youth Performing in Newsies

Seven Hopedale youth will be in the MPAC production of Newsies later this month, two of whom play lead roles: Turo Rigdon and Devon Thomson.

Rigdon has been taking classes/doing productions at MPAC since he was 7, which would be 2014. Thomson has been taking classes/doing productions at MPAC for six years.

MPAC has classes after school with a production in the spring, summer week and vacation camps and one big spring show at Milford High School each year. When COVID hit in 2020, they had just cast their spring musical-The Music Man. A few of the cast members stuck it out and Milford TV filmed some of the scenes so that they would have a record of their work.

In the fall of 2020, MPAC was able to offer monthly productions to students and a core group, including Rigdon. This continued through the spring of 2022. The boys auditioned in March and were very excited to be cast in the lead roles of Jack Kelly (Rigdon) and Davy (Thomson).

The boys are both doing extremely well at school and both have been recommended to take a full load of honors courses in ninth grade. They are involved in Chorus and Band at the high school and have participated in The Addams Family last spring, Alice in Wonderland this fall and most recently, The Little Mermaid.

They are best friends/live next door to each other and still maintain a healthy attitude when they audition for roles like this. They also both are counselors during school vacation weeks and the month of July in the summer.

This Newsies cast is special because it consists mainly of kids ages 10-18 who have been together the last couple of years during the pandemic together



at MPAC. They are a tight-knit group who have been fortunate that Carol Devendorf was able to keep MPAC open and continued to hold masked performances even when everything else was taken from them.

The show also features three fourth-grade girls from Memorial-Abby Rigdon, Corinne Jackson and Lucianna Parente as well

two students from BVT-Riley Jackson and Alex Fumia.

The production is June 17 (7:30pm), June 18 (2 and 7:30pm) and 19 (2pm) at the Milford High School Auditorium. Tickets can be purchased at: <https://tinyurl.com/mpacnewsies> or by calling 508-473-1684. They can also be purchased at the door.

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Watering restrictions in effect

The Town of Hopedale has implemented watering restrictions which limit the days and times you can water.

During what hours can I water?

No watering is allowed between 9:00 a.m. and 5:00 p.m.

On what days can I water?

Residents with ODD numbered houses can water outdoors on ODD calendar days between 5:00 P.M. and 9:00 A.M.

Residents with EVEN numbered houses can water outdoors on EVEN calendar days between 5:00 P.M. and 9:00 A.M.

For more information, visit www.hopedale-ma.gov or the state website at <https://bit.ly/3MIyVHD>

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Sports

No Home Courts, No Real Problem

By CHRISTOPHER TREMBLAY
STAFF SPORTS WRITER

The Hopedale girls' tennis team continues to put up wins despite not having a home court to play on.

The Massachusetts Interscholastic Athletic Association (MIAA) has nullified the Blue Raiders courts to be played on, leaving Hopedale to take all of its games on the road.

According to Hopedale Athletic Director Stephanie Ridolfi, the lines on the tennis courts are not accurate, making them illegal to play on, as well as being in pretty poor shape. Unfortunately, the school doesn't have the resources to fund the upgrade leaving the tennis teams to take all of their would-be home games on the road.

While the Blue Raiders are forced to make every game an away game where the athletes have to board a bus and travel instead of walking down the street to the Hopedale Junior-Senior High School tennis courts, the girls continue to make the best of the situation.

"It takes a toll on the girls having to get on a bus all the time instead of playing at home," Blue Raider Coach Art Riffo said. "But they are trying to not let it bother their play."

Hopedale, as of this writing, has continued to play strong tennis and is currently sitting high atop the DVC with an overall record of 7-1 and in addition to doing it away from its home base, is playing with six new tennis players to the team, five of whom had no experience prior to the season getting underway.

"Coming into the year with this many new girls on the team I was honestly hoping that we'd go .500 on the year," the Coach said. "But the chemistry of the team has been fantastic, and things have been going our way."

Riffo continued to say that the girls are building a love for the game, are willing to learn and are putting in a lot of effort during practices. With only 12 players, only two of which are seniors and of the seven starters, three had not official match play before this year.

Riffo is developing a young team (6 eighth-graders, 2 fresh-



man, 2 sophomores and 2 seniors) that has the raw talent to learn and eventually take their game to the next level.

Leading the charge for the Blue Raiders on rivalry courts are the Obrador sisters, Pia, and Eva. Although older sister Eva, a senior, is playing second singles for Hopedale while putting up an impressive season with only one loss, it is Pia who is the team's number one player at first singles. The younger Obrador began playing for the Blue Raiders last spring as a seventh-grader in the number one slot and was able to manage 10 wins.

"As our number one singles player she is going up against mostly seniors and although she was nervous at first playing at this level, she didn't let it bother her," Riffo said. "This year as an eighth-grader she is much more confident in her play and so far, has gone undefeated. She is definitely a role model for the rest of the team."

Rounding out the singles players in the third spot is senior Samantha Pannenberg. The senior has only fallen to her opponents once thus far. Along with the elder Obrador, the duo are Hopedale's captains during the year of travel. Coach Riffo doesn't work in the Hopedale school system, so his captains are

his chain of communication, and the duo does a very good job at communicating for their Coach.

On the doubles circuit Hopedale has sophomores Callie Constanza and Abigail Aldrich playing first doubles together for the first time this season. Constanza has played doubles in the past, but Aldrich is new to the position. But that hasn't affected their play as the two have blanked their opponents thus far.

Second doubles is made up of Kate Friesema and Gabrielle Leet, two athletes with completely different styles of play, but they work very well together. Friesema is currently only playing in her second year and was the team's Rookie of the Year last spring and has developed her skills in just one year of play.

"I emphasize communicating as the key on the court when playing doubles," Riffo said. "You've got to know where the other is going and both groups have been communicating really well so far this season."

Sitting at 7-1, one game past the midway mark of the season, Riffo knows that his team still has some tough opponents on the upcoming schedule, but he is optimistic about his team's overall performance.

"My original thought was 10 wins to get us into the tour-

namment and we should have no problem accomplishing that," the Hopedale Coach said. "Teams are still hurting from the Pandemic, but as long as we stay healthy, we'll be all right. The girls really believe in themselves; they like the sport and are all trying their hardest to learn the game."

While his young team continues to defy odds on foreign tennis courts the Blue Raiders Coach is amazed at how fast his athletes

have picked up the game. With the majority of the girls picking up a racket for the first time in their careers, the sky is the limit for what they can accomplish.

"It's all up to them," Riffo said. "I'm only here to give them the tools, they're the ones that are running with it."

Riffo is hoping that his young team runs with it all the way to the State Tournament despite not being able to play at home in front of their fans.

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Senate Passes Major Climate Bill



State Senator Karen Spilka

Amid alarming reports by the Intergovernmental Panel on Climate Change, the Massachusetts Senate passed a major bill, S.2819, An Act Driving Climate Policy Forward, or the Drive Act. The bill addresses climate change in three primary areas—clean energy, transportation, and buildings—with the aim of achieving the Commonwealth’s ambitious goal of reaching net-zero emissions by 2050, which the Legislature codified into law in 2021.

“Combating climate change requires an honest assessment of the challenges before us, and constant work to change the course we are on,” stated Senate President Karen E. Spilka (D-Ashland). “I’m proud to say that the Senate has never shied away from either, and that we continue to lead on taking action to combat climate change. The Drive Act takes important steps to expand clean energy, encourage the adoption of electric vehicles, reduce emissions from the building sector, and foster a workforce for our future, while two additional bills will help homeowners dealing with oil spills and protect open spaces. I’d like to thank Senators Barrett, Creem, Gobi and Eldridge, Senate Ways and Means Chair Rodrigues, and all of Senators who offered amendments to make this climate package stronger.”

“Today’s passage of an Act Driving Climate Policy Forward is a reflection of the Senate’s strong commitment to an all-hands-on deck approach to boldly confronting our climate challenges head on,” said Senator Michael J. Rodrigues (D-Westport), Chair of the Senate Committee on Ways and Means.

“Thank you to the Senate President and her team for their leadership and guidance, and thank you to Senator Barrett, Senator Creem, their staffs, the Senate Ways and Means team, and all the members of the Senate for lending their voices and contributions throughout this process. With the passage of this comprehensive climate package, we are another step closer to ensuring the Commonwealth meets its ambitious goal of net-zero carbon emissions by 2050.”

“We know climate change is relentless, so we think Massachusetts needs to be relentless, too,” stated Senator Mike Barrett (D-Lexington), Senate Chair of the Telecommunications, Utilities and Energy Committee. “No one’s around to give out ‘A’s’ for effort. What matters are results. An Act Driving Climate Policy Forward pushes back against global warming on multiple fronts, and with an emphasis on innovation and smart experimentation. It’s about thinking long-range but executing now, in the short term. It’s about problem-solving, confidence, and even optimism.”

“The Drive Act will help Massachusetts reach net-zero emissions by 2050 by paving the road to clean transportation, clean buildings, and clean electric and thermal energy,” said Majority Leader Cynthia Creem (D-Newton), Chair of the Senate Committee on Global Warming and Climate Change. “It is an impressive achievement, one that should give every resident of the Commonwealth hope about our ability to mitigate climate change. I’m grateful to every member of the Senate who contributed to this landmark legislation, and especially to Senate President Spilka, Chair Rodrigues, and Senator Barrett for their steadfast commitment to addressing climate change.”

Clean Energy

Around 20 per cent of greenhouse gas emissions in Massachusetts come from the power plants that fuel its energy grid, making support for clean energy alternatives necessary to meet the Commonwealth’s goal of having net-zero greenhouse gas emissions by 2050. Recognizing this, the Drive Act includes significant provisions to deploy clean energy

infrastructure, including those related to offshore wind energy, solar energy, and energy storage. Acknowledging the importance of growing the Commonwealth’s green economy, this bill allocates \$100 million to a Clean Energy Investment Fund to support infrastructure development in the clean energy industry.

To assist with the financial viability of offshore wind energy projects, this legislation updates the procurement process for new offshore wind energy investments to ensure that the Commonwealth receives as many competitive bids as possible, that all projects maximize equitable economic development opportunities, that environmental impacts are mitigated, and that ratepayers are protected throughout the process. The bill also provides more flexibility to offshore wind developers by adjusting the existing price cap for offshore wind projects, allowing for price increases of up to 10 per cent of the previous procurement. It also requires that any increase in price must be the result of economic development investments for low- and middle-income populations and diversity, equity and inclusion programs. This crucial change will give offshore wind developers more flexibility, protect ratepayers from significant price increases, and ensure that offshore wind investments support equitable economic development in the Commonwealth.

To support the advancement of solar power, the bill permits agricultural and horticultural land to be used to site solar panels, eliminates the so-called ‘donut hole’ for on-site solar energy net metering to promote residential solar; and requires the Department of Energy Resources (DOER) to make recommendations for the successor program to the current SMART solar incentive program.

In addition to wind and solar power, the bill addresses other innovative sources of clean energy such as fusion and geothermal power, and amends Massachusetts law to ensure that the state can consider potential options for the development of safe, clean energy sources. Acknowledging the harmful health and environmental impacts of biomass facilities, this legislation removes biomass from the list of energy-

generating sources that are allowed to receive state incentives for clean energy. To ensure that the Commonwealth has adequate storage systems to accommodate all the clean energy that Massachusetts will be adding to its energy portfolio, this bill directs a study of how to optimize the deployment of long-term energy storage systems.

Transportation

As the transportation sector is the largest source of fuel emissions in Massachusetts, the bill takes steps to encourage the use of electric vehicles, including codifying into statute, expanding, and allocating \$100 million for the state’s MOR-EV electric vehicle incentive program, which provides rebates to individuals who purchase electric vehicles.

Under the Drive Act, the rebate amount will increase by \$1,000, to \$3,500, for passenger cars and light-duty trucks. Moreover, electric vehicle purchasers who trade in their emission-producing vehicles will be eligible for an additional incentive of \$1,000. For the first time, rebates provided through the MOR-EV program will be administered at the point of sale, rather than through a rebate that can take up to 90 days to receive. The bill also makes used vehicles eligible for rebates. Further, the bill directs the department of energy resources to conduct an outreach campaign to promote awareness about the MOR-EV program among consumers and businesses in underserved and low-income communities, as well as in communities with high proportions of high-emission vehicles.

To expand access to electric vehicle charging stations, this bill convenes an interagency coordinating council to develop and implement a charging infrastructure deployment plan, and allocates \$50 million to this coordinating council to deploy charging infrastructure in an equitable and comprehensive manner.

The Department of Public Utilities (DPU) would be required to set vehicle electrification and greenhouse gas emission requirements for electric vehicle companies. In addition, to ensure that zero-emission vehicle charging remains affordable for consumers, the bill requires all electricity companies to submit proposals to

the department of public utilities for how they will offer reduced electricity rates for consumers who charge their zero-emission vehicles at off-peak times.

Finally, the bill takes historic steps to address emissions that come from MBTA bus fleets. Starting in 2028, this bill would require every passenger bus that is purchased or leased by the MBTA to be a zero-emission vehicle. By the end of 2040, the MBTA would be required to operate exclusively zero-emission vehicles. Underserved and low-income communities would be prioritized for the equitable deployment of these zero-emission buses.

Amendments adopted during the debate include those to:

Allow the MOR-EV program to offer an additional \$1,500 rebate for low-income individuals;

Require the state to examine historic and present participation of low- and moderate-income households in the MOR-EV program and recommend strategies to reduce disparities in uptake;

Require the MBTA to develop and implement short-, medium-, and long-term plans for electrifying the commuter rail fleet, with new purchase of diesel locomotives to be phased out in the coming years;

Require MassDOT to assist Regional Transit Authorities (RTAs) in creating an Electric Bus Rollout Plan for transitioning to zero-emission bus fleets; and

Direct the state to prepare a report on the estimated cost of converting school buses to zero-emission vehicles, as well as recommendations on how to structure a state incentive program for replacing school buses.

Buildings

To tackle the difficult issue of emissions from the building sector, the bill creates a 10 municipality demonstration project allowing all-electric building construction by local option. Participating municipalities must receive local approval before applying into the demonstration project.

The Drive Act makes targeted enhancements to the Mass Save program, which provides rebates and incentives for owners and renters related to efficient appliances and other home energy

improvements. Under the bill, priority for Mass Save projects will be given to those that maximize net climate, environmental, and equity impacts. Beginning in 2025, Mass Save funds will also be limited in most instances from going to any fossil fuel equipment.

This bill requires the DPU to conduct an adjudicatory proceeding prior to approving any company-specific plan under the DPU's future of heat proceedings. In addition, the bill requires DPU to convene a stakeholder working group to develop regulatory and legislative recommendations for how Massachusetts can best align the Commonwealth's gas system enhancement program with the state's 2050 net zero goal. The working group must submit its final recommendations to the Legislature by July 31, 2023.

Amendments adopted during the debate include those to:

Require utility companies to report to the state annually the total amount of natural gas and electricity used by large buildings over 25,000 square feet, and for the state to make the data publicly available on a building-by-building basis;

Require the state to consider the historic and present participation of low- and middle-income households, including renter households, in the Mass Save program, and provide recommendations to promote equitable access and reduce disparities in uptake; and

Direct electric and gas distribution companies to collect and report on data related to ratepayer bills in communities that are involved in the demonstration project, as well as those who are not.

S.2821: An Act relative to the remediation of home heating oil releases

The Senate also passed S.2821, An Act relative to the remediation of home heating oil releases. Over 650,000 homeowners across Massachusetts use home heating oil to heat their homes. Every year, over 100 of those homeowners report to the Department of Environmental Protection (DEP) that there has been an oil spill associated with their home heating oil tank. These spills can cost anywhere from tens of thousands to millions of dollars to clean up, causing a potential financial crisis for a family.

"I would like to thank the Senate President, Chairman Rodrigues, and Senator Feeney for their steadfast support in moving this bill through the Senate," said Senator Anne M. Gobi (D-Worcester), the sponsor of the bill. "This legislation is a necessity for homeowners' protection and peace of mind. The cost of remediation is expensive and can force residents to seek risky financial maneuvers. It is only fair that the state takes action to protect its citizens from this danger. I am grateful to my colleagues in the Senate, for their unanimous support today. I urge the House of Representatives to move quickly on this legislation; it is in the best interest of the residents of Massachusetts."

The Legislature previously took action on this issue in 2008, adopting a bill that would require release prevention devices to be installed for residential heating oil systems, as well as and mandate all homeowner insurers in Massachusetts to offer coverage for home heating oil cleanups. While this bill made insurance coverage available, it was not successful in leading to high uptake rates. Currently, only seven per cent of homeowners who use home heating oil have insurance coverage for a potential spill. Many homeowners with home heating oil falsely assume that their current policy covers a potential clean up, or are unaware that such insurance coverage exists. This means that every year, hundreds of families are hit with unexpected and expensive cleanup bills that they are unable to cover themselves.

The bill adopted by the Senate today addresses this problem by requiring that all homeowner insurance policies cover a potential home heating oil spill. This is a common-sense measure, considering that homeowner insurance policies already cover other potential risks, including natural gas line explosions. This legislation will help prevent families from having to deal with the tragic situation of paying for the cleanup of home heating oil spills by themselves.

S.2820: An Act preserving open space in the Commonwealth

In addition, the Senate passed S.2820, An Act preserving open space in the Commonwealth. This bill would prevent the loss of natural resource lands that are covered under Article 97 of

the Massachusetts constitution. The bill requires that any municipality or state agency that is disposing or changing the use of any Article 97 protected open space must replace that land with comparable land, which would protect open spaces across Massachusetts.

"I am very proud to join my Senate colleagues in passing the Public Land Protection Act to safeguard public lands for future generations," said Senator Jamie Eldridge (D-Acton), the sponsor of the bill. "I'm grateful to Senate President Karen E. Spilka, Senate Ways and Means Chair Rodrigues, and Senate Environment, Natural Resources and Agriculture Committee Chair Becca Rausch for their work on this important environmental bill that will protect open space across Massachusetts."

Since the Drive Act builds off a previous climate bill that was passed through the House, the differences will need to be worked out by both branches before the bill advances to the Governor's desk. The open space bill also amends a similar bill that was passed through the House, and so differences will need to be reconciled on that bill as well. Having only passed in the Senate, the home heating oil spill bill will now go to the House for further consideration.

Real Estate Corner

Recent Home Sales

Date	Hopedale	Amount
5/17/2022	156 Mendon Street	\$300,000
5/13/2022	35 Hopedale Street	\$275,000
5/05/2022	1 Western Avenue	\$580,000
5/02/2022	85-287 Main Street	\$530,000
4/27/2022	208 S Main Street	\$355,000
4/26/2022	99 Jones Road	\$325,000
4/22/2022	16 Ballou Road	\$510,000

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



208 S Main Street in Hopedale recently sold for \$355,000. Image credit: www.zillow.com

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