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October 6, 2022

Hopedale Planning Board  
Attn: Chair Stephen Chaplin  
78 Hopedale Street  
Hopedale, MA 01747

Dear Chair Chaplin,

I hope this letter finds you well. I am a lifelong resident of Hopedale and would like to share some of my thoughts on the Overdale Parkway project that your board is currently reviewing. Before I begin, I would like to commend you, and your board, for dedicating your time to benefit the town. You run a fair and efficient meeting and that should be recognized.

I learned about the Overdale expansion project before it was first presented to your board. I did some initial research and noticed that Google Maps had the silhouette of 4 house lots on the northeastern side of Overdale Parkway, well before any recent plans were submitted. I determined ownership of the land via deed records and reached out to the owner of record, who is one of the co-applicants. I asked what kind of homes he intended to build, how many, and his plan for water/sewer/fire suppression. The co-applicant explained how one side of the street would have 6 single family homes, and the other side would have 4. The plans were solid and I was provided reasonable answers to my questions. I did some cocktail napkin math and determined the additional revenue to the Town would outweigh any cost or impact associated with 10 additional families moving to town. I was in full support of the project and, based on my initial findings, thought it would have no problem being approved.

As with most developments, the Overdale expansion project has requested several waivers to existing town bylaws which your board has full authority to approve. The town bylaws are meant to protect the town and its residents, while waivers are meant to bypass a bylaw that might not make sense, or be unreasonable, in certain circumstances. Of the waiver requests, the most concerning to me is the waiver for Town Sewer Service.

After listening to the meeting last night, I am aware of the Water and Sewer Commission's bylaw that states any new subdivision built within 2000 feet of an existing sewer line must be connected to town sewer. A request like this makes sense, and is reasonable, for large scale developments such as Harmony and Pinecrest. In those cases, the number of homes allows the developer to use economies of scale to lower the cost per home to construct and connect to town sewer. In the case of Overdale, connecting to town sewer would not be cost effective. Given the grade and distance needed, not to mention obstacles such as existing private wells and septic systems, the developer could end up spending north of 1 million dollars to connect to town sewer. This works out of \$100,000 per home just to connect, most likely causing the project to be terminated.

As we learned last night, the benefit to the "town" would be a 22 cent reduction to the assessment line of each connected resident's sewer bill. I feel it is unreasonable to ask such a small development to pay a million dollars to save connected residents 88 cents annually. This is where approving reasonable waiver requests make sense. I hope you and your board agree.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Len Guertin', written in a cursive style.

Len Guertin