



TOWN OF HOPEDALE

78 Hopedale Street - P.O. Box 7
Hopedale, Massachusetts 01747

**Board of Water & Sewer
Commissioners**

Tel: 508-634-2203 ext. 212

Fax: 508-634-2200

Ed Burt, Chair

James Morin

Adam Anderson

September 7, 2022

Dear Planning Board,

Due to the timing of this notice being a Friday before a long weekend, this left no time to post an agenda therefore leaving no time to properly discuss these issues with the Board of Water and Sewer Commission prior your Wednesday's meeting. With that being said, I will be recommending to the Board of Water & Sewer commission that they deny the waiver to Section H Sanitary Sewers of your Rules and Regulations Governing the Subdivision of Land adopted by your board requiring Town sewer connection whenever the existing sanitary sewer is within 2,000 feet. Not only could this waiver set precedent for future development, I believe it violates your Rules and regulations as well as the Subdivision Control Law Section 81R that reads:

"Section 81R. A planning board may in any particular case, where such action is in the public interest and not inconsistent with the intent and purpose of the subdivision control law, waive strict compliance with its rules and regulations..."

Granting a waiver to this requirement does not act in the public interest and the area proposed for development has been noted in the past for sewer expansion. As we have seen in the last few years with the workforce shifting from offices to remote, we have also seen a rise in septic system failures. Most notably in the last few months, 208 Freedom Street requested an emergency meeting with the Board of Health to install a failed septic system. Not only would a Town sewer system benefit the development, the ability to tie into Town sewer would also benefit the existing houses in the area where we see extremely small lots with wells and septic systems extremely close to one another. The installation of sewers would alleviate this situation. The applicant also references that the Board of Health have been deemed the proposed lots compliant, this does not delineate whether to install Town sewer or private sewage as written in Section 81U of the Subdivision Control Act which reads:

"When the definitive plan shows that no public or community sewer is to be installed to serve any lot thereon, approval by a board of health or officer shall not be treated as, nor deemed to be approval of a permit for the construction and use on any lot of an individual sewage system; and approval of a definitive plan for a subdivision by a board of health or officer shall not be treated as, nor deemed to be, an application for a permit to construct or use an individual sewage system on any lot contained therein."

So my recommendation to the Board of Water & Sewer Commission will be to require the installation of sewer services for the proposed development as well as requiring a sewer stub to each of the existing lots to the property line for future use. I will also recommend to the Board that they waive the I&I impact fee as the developer will be providing sewer connection to resident outside their development footprint—a cost savings of over 250,000 dollars. Again, this is only my recommendation to the Board.

I would also like to note that the applicant stated that all lots are significantly uphill and will require a pumping station under the sanitary sewer section H of their request. The applicant may have meant that a pumping station would be needed for water services by mistake, and if not, sewer services run downhill by gravity and would not require a pump station. If in fact he is speaking about water services, a booster station has already been installed in the Pinecrest area for the existing higher elevation lots, but due to the late notification of this document, we have not had ample time to explore if the current booster station could support the service required for domestic water use or if it would need to be upgraded. This will be explored as quickly as possible. Noting Mr. Burt's Affidavit was and is a far stretch—the development mentioned was in reference to a much larger proposed development that would adversely affect the Town as a whole and would have required significant water management and restrictions on outside usage year-round. To date the Water & Sewer Commission have never denied water or sewer services to any resident with the boundaries of Hopedale.

I meet with the Water & Sewer Commission on Thursday the 8th at which time I will discuss the project with them and get their input on water services.

Sincerely,

Tim Watson, Manager

Town of Hopedale

Water & Sewer Departments