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Town of Hopedale Planning Board  
78 Hopedale Street  
P.O. Box 7  
Hopedale, MA 01747

**RE: Request for Subdivision Waivers  
Overdale Parkway - Hopedale Ridge  
81W Modification Application**

Dear Chairman Chaplin and Members of the Board:

Please accept this letter as a formal memorialization of requested waivers from the following provisions of the Town of Hopedale Rules and Regulations Governing the Subdivision of Land, with revisions adopted by the Planning Board May 1976.

#### **SECTION IV DESIGN STANDARDS**

A.

##### **2. Width**

The minimum width of street right of ways shall be fifty (50) feet. Greater width may be required by the Board when deemed necessary for major and secondary streets. The minimum width of pavement in all proposed streets shall be thirty (30) feet.

**The roadway right of way owned by the Town of Hopedale is 50 feet wide and therefore compliant. Pursuant to the Agreement between the Town and the Applicants (Section 2, Upgrade of the Unimproved Roadway), the Applicants request a waiver from the minimum paved width requirement of 30 feet to 24 feet. This width matches the existing improved portion of Overdale Parkway.**

##### **H. Sanitary Sewers**

Whenever the existing sanitary sewers are within 2,000 feet of a proposed subdivision, the developer shall make all necessary arrangements and shall construct the connecting sewer.

Before connecting to any Town sewer, the developer must enter into an agreement with the Board of Sewer Commissioners for this right.

When the Town's sanitary sewer system is not available to the proposed subdivision, the developer may be required to install a sanitary sewer system and connect it to a lot or lots, depending upon the size of the development. This system must be approved by the local Board of Health and the Massachusetts Department of Public Health.

**The Applicants request a waiver from this requirement as only 4 of the proposed lots are located within 2,000 feet from the existing sewer line and all lots are significantly uphill from the line which will require installation of a pumping station on Overdale Parkway. In recent years, the Massachusetts DEP has promoted keeping both water and wastewater on site. This design keeps the individual wells and septic systems on the same lot. The result better equalizes the withdrawal and recharge of water on the lot, thus not depleting areas of groundwater recharge. The proposed lots have been reviewed and deemed compliant by the Board of Health as required by Subdivision Regulation Section III, C.3. "Review by Board of Health as to Suitability of the Land."**

#### J. Fire Hydrants

Hydrants shall be provided every 500 running feet on one (1) side of each street unless a greater distance is approved.

**The Applicants request a waiver from this requirement and alternatively propose installing a cistern compatible with the Hopedale Fire Department's current equipment and firefighting apparatus. Please see plan for proposed cistern location.**

### **SECTION V REQUIRED IMPROVEMENTS AND CONSTRUCTION PROCEDURES FOR AN APPROVED SUBDIVISION**

#### B. Street and Roadway

6. Berms shall be of a dense mix, tack coated to the bituminous base course, machined formed of an approved configuration, eight (8) inches in height, on both sides of the roadway with and in conformance with Massachusetts Department of Public Works Standard Specifications for Highways, Bridges and Waterways.

**The Applicants request a waiver from this requirement with the intent to provide swales as shown on the plan submission. This "Low Impact Development" (LID) design is in harmony with the Town of Hopedale's recent planning initiatives to limit the amount of land disturbance and impervious surfaces present in development projects.**

#### C. Sidewalks

The subgrade for five (5) foot wide sidewalks shall be compacted, shaped and rolled. A foundation of not less than six (6) inches of gravel conforming to the requirements for roadway base shall be placed in the subgrade and rolled to a grade two (2) inches below finish top of walk. The gravel foundation shall be increased to twelve (12) inches at driveways. Two one-inch (1) compacted layers of top and bottom bituminous concrete shall be placed and thoroughly rolled on the graded gravel foundation. All rolling shall be done with a self-propelled roller weighing not less than three (3) tons.

**The Applicants request a partial waiver from the sidewalk installation requirement of the Subdivision Regulations to be allowed to install one sidewalk as shown on the revised plan set.**

#### D. Grass Plots

A four and one-half (4 1/2) foot wide grass plot shall be constructed between the hack edge of berm and front edge of sidewalk. Loam topsoil shall be placed to a depth of four (4) inches after rolling with a hand roller weighing not less than one hundred (100) pounds per foot of width. The source of loam shall be inspected and approved by the Planning Board before placing. It shall have a normal amount of organic matter and be reasonably free from roots, hard dirt, heavy or stiff clay, stones larger than one (1) inch, lumps, coarse and noxious weeds, stick brush or other litter. Ground limestone, where necessary, shall be spread and thoroughly incorporated into the loam. Fertilizer shall be spread at the rate of two-tenths (0.2) of a pound per square yard and thoroughly incorporated into the loam. Seed conforming to the following proportions:

Red Fescue or Chewing's Fescue	60%
Red Top	20%
Kentucky Blue	20%

shall be spread at the rate of three and six-tenths (3.6) pounds to each one hundred (100) square yards. After raking a fine layer of loam over seed, the area shall be rolled with a hand roller weighing not less than one hundred (100) pounds per foot of width.

**The Applicants request a partial waiver from this requirement in conjunction with the requested waiver from sidewalk installation. A grass plot will be included on the side of the road featuring the sidewalk.**

#### G. Trees

Trees shall be installed at an average spacing of 100 feet on both sides of the proposed roadways. All trees must be Norway Maples, one and one-half (1 1/2) to two (2) inches caliper, ten (10) to twelve (12) feet tall with good, straight stems. These trees shall be planted either in the sidewalks four and one half further (4 1/2) foot grass plots feet or behind the sidewalks no further than 10 (10) feet.

The planting cavity shall be of sufficient depth and width to accommodate the root system without cramping. A minimum of one (1) foot of loam and sufficient fertilizer shall be placed at each planting, and a minimum of a three (3) foot circle, two (2) inches deep of woodchip mulch shall surround each tree at the surface. The trees shall be well watered when planted.

Each tree shall be supported with a 2" x 2" x 8' wooden stake and shall be fastened at the top with a loop of rubber or suitable fabric hosing.

All trees shall be subject to a one (1) year guarantee.

**The Applicants request a waiver from the siting requirements of this provision. As the roadway is owned by the Town, the Applicant proposes alternatively to place at least two Norway Maples, or trees of similar quality and size as prescribed, on the house lots.**

H. Utilities

1. Sanitary Sewers

**See relevant waiver request in Section IV, above.**

2. Storm Drains

**The Applicants request a waiver from this requirement in keeping with the goal of Low Impact Development design. Instead of the catch basins, manholes and pipes, the design alternatively uses grassy swales along the road to collect stormwater runoff. This collection design is in harmony with the Town of Hopedale's desire to limit the land disturbance and unnecessary impervious surfaces.**

Sincerely,



A. Eli Leino