



**TOWN OF HOPEDALE**  
**Board of Health**

78 Hopedale Street - P.O. Box 7  
Hopedale, Massachusetts 01747  
Tel: 508-634-2203 Ext. 222 Fax: 508-634-2200

**MEMORANDUM**

**To: Board of Health Members**  
**From: Health Agent William Fisher**  
**Date: April 27, 2022**  
**RE Hopedale Ridge Subdivision**

Conditions for approval of a site plan:

**Sections of Zoning By-Laws, Planning Board, August 24, 2014:**

**18.2 USES REQUIRING SITE PLAN REVIEW:**

*Site plan review provisions shall apply to the following types of structures and uses (excluding subdivisions for detached single-family dwellings . . . )*

**18.3 (c) Plan Review:** *The Planning Board shall refer copies of the site plan to the Board of Health, Conservation Commission, . . . These parties shall have thirty (30) days in which to review and comment on the plan. Failure to submit written comments within thirty (30) days shall be interpreted as lack of opposition to the approval of the site plan.*

**Section of Groundwater Protection Regulation, Board of Health, effective February 21, 2005**

**Section II. SCOPE OF AUTHORITY**

*The Town of Hopedale Board of Health adopts the following regulation pursuant to authorization granted by M.G.L. c.111 s. 31 and s. 122. The regulation shall apply, as specified herein, to all applicable facilities within Zone IIs and the Interim Wellhead Protection Areas (IWPA).*

**Surface Water Protection Regulation, Board of Health, effective April 21, 2005**

*Section III: Regulations*

1. *Any and all land development plans within the Town of Hopedale, be it private, public or municipality owned, including but not limited to all residential, commercial, industrial and recreational, must be submitted to the Hopedale Board of Health for review. This review must be done at a regular scheduled meeting with representatives of this proposed*

*development in attendance. This review will be to determine if this proposed development will have any adverse environmental impact on areas sensitive to the Town of Hopedale's water supply.*

**Hopedale Ridge** is a definitive subdivision plan on Overdale Parkway, prepared by Allen Engineering, 1 Charlesview Road, Suite 2, Hopedale.

**Hopedale Ridge** is a ten-lot subdivision proposed to be located on two parcels of land. One parcel, owned by Black Brook Realty Corp, 17 Main Street, Hopkinton, MA, is located on assessor's map 6, parcel 3, and will have six lots. The other parcel of land, owned by Ricardo Lima, 3 Whitney Road, Hopedale, is located on assessor's map 6, parcel 4, will have four lots. All lots in this subdivision will have individual wells and septic systems, with large lots to meet well and septic setback distances. Soil logs indicate that the soils will support septic discharge in compliance with the Massachusetts Department of Environmental Protection Title V 310 CMR 15.000.

**These parcels are not located in a Department of Environmental Protection declared Zone II area.**

**I have no issue with the site plan for Hopedale Ridge.**

I am recommending a best practice procedure for approval of all site plans, as follows:

1. The health agent will review the site plan and make a recommendation to the Board for approval/disapproval and site reasons for same.
2. The Board members will receive a copy of the site plan and the health agent's approval/disapproval.
3. The Board members will take a vote and sign off on the plan.
4. The planning board and town clerk will receive a memorandum from the Board of Health office, along with a copy of the health agent's memorandum of approval/disapproval.

WF:cv

cc: Planning Board  
Town Clerk

Hopedale Ridge  
MISC



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## Board of Health

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Tel: 508-634-2203 Ext. 222 Fax: 508-634-2200

### **MEMORANDUM**

**To:** Hopedale Planning Board  
**From:** Health Agent William Fisher  
**Date:** May 2, 2022  
**RE:** Hopedale Ridge Subdivision

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At its meeting on Thursday, April 28, 2022, the Hopedale Board of Health approved the site plan for the Hopedale Ridge Subdivision.

If you have any questions, do not hesitate to contact our office.

WF:cv