
From: S Evers

Sent: Wednesday, November 3, 2021 2:06 PM

To: Hopedale Planning Board <PlanningBoard@hopedale-ma.gov>

Subject: GFI Partners: 75 Plain street Hopedale MA

My name is Kevin Evers and I am the owner and resident of 1B Mellen Street, Hopedale.

I am contacting you to express my extreme concern about the proposed project at 75 Plain Street, Hopedale.

Beyond the obvious concerns of traffic issues, noise, light, air pollutions, and health impacts to the neighborhood and town, the site plan application does not adhere to site plan review standards; 18.5(a), 18.5(b), 18.5(c), and 18.5(g).

The site plan moves the existing property entrance/driveway and curb cut from its present location across from a single, undeveloped wooded residential lot, 1 Newton Street, to opposite the Plain/Newton/Mellen Street "triangle".

This relocation will point the vehicle entrance/driveway directly at 1B Mellen, 1 Mellen and 3 Mellen Street. With the curb cut it will also face 84 Plain Street, 1 Newton Street, 2 Mellen and 4 Mellen Street properties. The "triangle" itself is a zoned residential town property. That is 6 to 7 residential properties being impacted.

As this will be a vehicle entrance with curb cut no amount of vegetation, existing trees, concrete precast, earth berms, fencing, etc. will exist to promote physical, visual or acoustic screening from sights, noise, smoke, vapors, fumes, dust, glare, lights, etc. There will be no buffer at all for the above mentioned residential properties. The traffic and vehicles will be at the center of this neighborhood.

If this project is, unfortunately, approved, the vehicle entrance/driveway with or without curb cut should remain where it is or ideally be moved farther up Plain Street where it would be across from the 60 Plain Street cemetery, and commercial zoned properties located at 50 Plain Street and 46 Plain Street. The latter relocation would adhere to the site plan review standards 18.5(a),(b),(c) and (g) as they are written and offer some small protection to the "triangle" residents. I do feel that this project would be a detriment to the town and residents.

Thank you for time,
Kevin Evers

Zoning District Map Town of Hopedale

