

Memorandum

To: Stephen J. Chaplin, Chair
Hopedale Planning Board Members
From: William Buckley, GFI Partners
Date: March 23, 2022
CC: Doug Hartnett, Highpoint Engineering
Atty. Joseph Antonellis
Marc Wallace, Tech Environmental
RE: Sound Mitigation at 75 Plain Street

The purpose of this memorandum is to provide additional information on the topic of sound mitigation for the proposed project at 75 Plain Street and provide the Planning Board with proposed language for conditions for the project to mitigate sound.

At the Planning Board meeting on March 2, 2022, the Applicant's sound professional, Marc Wallace of Tech Environmental, responded to comments from the peer review consultant for the Town and presented a revised sound study that shows the proposed project meets the requirements of the MassDEP Noise Regulations. This revised study was reviewed by the Town's peer review consultant, Chris Menge of HMMH, and compliance has been confirmed. In addition, the Applicant recited a list of "Good Neighbor" commitments to be included as conditions in a Decision that will further reduce any sound disturbance from the project. It was agreed that the Applicant would submit those in writing.

The final site plans for the project will continue to include the landscape berms, fencing and wall shown on the plans to provide sound attenuation for the properties on Plain, Newton and Mellen Streets. The Applicant has also agreed to incorporate landscape berms, fencing or a wall to provide similar sound reduction on the southwest corner of the site for neighbors located off Neck Hill Road across the Mill River. The Applicant also agrees to additional "Good Neighbor" sound mitigation conditions and proposes the following for your review and consideration:

1. Require tenants to designate a person responsible for the on-site compliance of the conditions of this Decision and State, Local and Federal environmental laws.
2. Post signage and require tenants to enforce the MassDEP Anti-idling law to reduce idling vehicles, noise and air emissions whenever possible.
3. Require all rooftop equipment to comply with MassDEP Noise Regulations.
4. Actively promote and encourage the use of white noise backup alarms, to the extent permitted by law.
5. Provide an on-site break room to minimize vehicle trips and provide a lounge area for drivers.
6. Prohibit refrigerated storage or refrigerated trucks unless they can meet the sound requirements of this Decision.
7. Require dock doors and exterior doors to be closed when not in use to minimize any interior noise from exiting the building.
8. Require facility tenants to train managers and employees on efficient scheduling and load management to eliminate queuing and idling of trucks.

9. Require the use of electric powered yard trucks during established “quiet hours” and provide charging stations for their use.
10. Post signs and educate drivers on approved truck delivery routes to the nearest highway system and clearly designate site entrance and exit points to prevent any truck traffic through residential streets.
11. Prohibit any parking of vehicles on Plain Street and no overnighting on-site.
12. Prohibit any tenant installed speed bumps on site.
13. Prohibit the use of “Jake Brakes” on Plain Street or anywhere in the facility, except when required for life safety.
14. Prohibit any alterations of buildings that would locate any additional dock doors on the Plain Street or Mill River sides of the building.
15. Maintain site paved areas to reduce truck noise from uneven pavement.
16. Perform preventative maintenance of all rooftop equipment to minimize sound from mechanical equipment.
17. Prohibit the use of any exterior public address systems that are audible at the property line.