

**From:** Colleen Stone

**Sent:** Tuesday, November 2, 2021 5:14 PM

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

**Cc:** Hopedale Zoning Board <Zoning@hopedale-ma.gov>; Hopedale Conservation Commission <Conservation@hopedale-ma.gov>;

**Subject:** Objection to 75 Rosenfeld Warehouse Proposal

Dear Hopedale Planning Board,

Our letter is in regards to the proposed warehouse site at 75 Rosenfeld Drive. We are residents at 21 Ben's Way which directly abuts the Rosenfeld property. We implore you to please consider the massive, irreversible impact that this proposed warehouse will have on the surrounding neighbors and ultimately, the town, and decline the proposal.

We respect the need for due diligence and to let the developer continue to seek approval. However, we feel that we must share our major concerns early in the process.

The developer is marketing this project as a beautification of the existing property, mentioned several potential mitigation strategies, and appealed to the financial impact of the tax revenue. We ask that you not be swayed by this rosy picture and consider the major impact and damage that this will cause. The Rosenfeld property is surrounded by quiet residential neighborhoods, a golf course, and the town's well sites and the proposed development is substantially larger than the current operations. Frankly, the project is unprecedented in size and the proposed project, even if mitigation measures are put in place, will have a negative impact on our community.

Hopedale needs tax revenue, that much is clear, but at what expense? This is not a small, by comparison, warehouse on a main road like Rt 140 with the owners living across the street. This is not a small retail shop in an existing industrial park whose owners are also Hopedale residents. This is a major developer who has built several similar warehouses across the state who will build it, lease it, and move on to the next project leaving Hopedale to deal with the results. Those results will be, at the very least, noise, traffic, water, and air pollution.

Traffic and safety is already a major issue on the surrounding streets. Per the application, this warehouse will bring around 300 employees driving to the facility each day and an additional potential for 1,000 trips from diesel trucks. Look at what Milford and its planning board is dealing with as a result of Amazon distribution in the town. While the developers of this project insist they are not aware of who the tenants will be, a warehouse of this size will be appealing to major companies like Amazon, Wayfair, Target, Best Buy, and the list goes on. Let's learn from their mistake! <https://www.milforddailynews.com/news/20191220/milford-slams-amazonrequests-meeting>

Other neighboring towns are also pushing back on these types of proposals. See Bellingham <https://protectbellingham.com/> and even Hopkinton, whose planning board ultimately decided it was not in the best interest of the town, despite the tax revenue it would produce. <https://www.townofholliston.us/planning-board/pages/555->

### [hopping-brook-information](#)

Exhaust from diesel trucks is proven to be harmful to health. Studies have shown that exhaust from diesel emissions can cause an increase to lifelong health problems, lung damage, and difficulty breathing. Each year, particulate matter from burning diesel causes 15,000 deaths, mainly contributed to by exhaust. <https://www.epa.gov/mobile-source-pollution/research-health-effects-exposure-risk-mobilesource-pollution>

Our children breathe the air ALL AROUND this site!

Noise is another major factor. An 18 month large-scale clean up and construction project will be LOUD and then followed by the daily operations of a warehouse/distribution center will disrupt the quiet surrounding neighborhoods. Machinery, trucking, and activities of a site of this magnitude will negatively affect the quality of life of its neighbors. Noise pollution is not only a nuisance but it is also harmful to resident's health. Studies show noise pollution causes a higher rate of heart disease, high blood pressure, and sleep deprivation.

Other negative effects that need to be taken into account are water/wetland pollution, regardless of what the proposal tells us. Even with all of the environmental requirements met, there is still a risk of oil leaks, gasoline/diesel leaks, contaminants from simple snow removal, in a groundwater protection zone! There's a reason this protection zone exists. Let's honor it.

The article linked below, and the entire website succinctly outlines much of the impacts this project can and will cause. Please read it.

<https://www.savehudsonnh.org/post/the-environmental-impact-of-distribution-centers-on-theircommunities>

This is clearly not a complete list, but enough to warn us that this is not in the best interest of Hopedale. Let's not put Hopedale in the same position as many of these other communities who are now fighting to mitigate the major impacts of similar sites. The proposers at 75 Rosenfeld cannot even tell us who the tenants will be. Let's not put ourselves in the same position we are in with the draper site where we do not have complete control over what happens to the area.

Thank you for your time and attention to our concerns. We hope that we can stop this warehouse project before it moves much further forward and honor the type of community that Hopedale has always been and pledges to continue to be.

Sincerely,  
Colleen & Bryan Stone

cc: Hopedale Zoning Board  
Hopedale Conservation Commission