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A. Eli Leino
Associate Attorney
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August 31, 2022

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

**RE: Request for Subdivision Waivers
Overdale Parkway - Hopedale Ridge
Definitive Subdivision Application**

Dear Chairman Chaplin and Members of the Board:

Please accept this letter as a formal request for waivers from the following requirements as set forth in 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 22 feet. This width matches the existing improved portion of Overdale Parkway.

4. Dead-End Streets

Dead-end streets shall not be longer than 500 feet unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions.

The Applicants request a conditional waiver from this requirement based on preliminary hearing comments from the Planning Board. The Applicants adamantly contend that, based on the historical maps and title record, Overdale Parkway is an existing roadway and is not a new dead-end requiring relief from the Subdivision Regulations; however, if in the opinion of the Planning Board a waiver is preferable, the Applicants would accept the prayed for relief. Further, as contemplated by the Agreement between the Town and the Applicants, the proposed subdivision is to provide improved access and parking for the Hopedale Parklands.

F. Utilities - General

All utilities shall be placed underground at the time of initial construction.

The Applicants request a waiver from this requirement to facilitate continuing the above ground utility lines present on the existing improved portion of Overdale Parkway. As with the road-width waiver requested above, the Applicants' aim is to continue the existing improvements while maximizing material and visual cohesiveness with the existing neighborhood.

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 four 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." See letter and percolation test results included herewith.

I. Water Distribution

System Water mains shall be cement lined cast - iron pipe at least 6 inches in diameter on dead-end streets not exceeding 500 feet in length and 8 inches or larger for all other streets.

The Applicants request a waiver from this requirement and propose instead to install private well-water systems on each lot. The proposed homesites have adequate slope and hydrological conditions to allow this waiver, which has the additional benefit of not further burdening the Hopedale town water system (see Affidavit of Edward J. Burt, Sewer and Water Commissioner, attached herewith, describing “The Town’s Water Crisis”).

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 revised plan sheet 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 waiver from the sidewalk installation requirement of the Subdivision Regulations. The Applicants' plan submission adheres to the principles of LID, whereby unnecessary impervious surfaces are reduced in favor of maintaining natural conditions whenever possible. The existing improvements on Overdale Parkway do not include sidewalks and the 10 proposed additional lots will not increase pedestrian or vehicular traffic to such a degree that sidewalks would be necessary to alleviate safety concerns. Additionally, the 12 new parking spaces shown on the plan adjacent to the Parklands trail head will eliminate outside visitors' need to walk along Overdale Parkway to enter the forest.

D. Grass Plots

A four and one-half (4 1/2) foot wide grass plot shall be constructed between the back 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 waiver from this requirement in conjunction with the requested waiver from sidewalk installation.

E. Monuments

Granite monuments shall be installed at all street intersections, at all points of change in direction or curvatures of streets, and at other points where, in the opinion of the Board, permanent monuments are necessary. No permanent monument shall be installed until all construction which would destroy or disturb the monuments is completed. The bounds shall be set at the depth and position as directed, and they shall not project above the ground more than two (2)

inches. Bounds to be located in lawns, sidewalks, or drives may be set with the top of bound flush with the finished surface. Material for backfilling shall consist of suitable excavated material or borrow carefully placed about the bound and thoroughly tamped.

Granite monuments shall be four (4) feet long with the top surface and top twelve (12) inches on the four sides pointed. Top twelve (12) inches shall be six (6) inches square with a one-half (1/2) inch diameter hole one (1) inch deep in the center of the top surface. Board bounds are set, and all excavations shall be made using hand tools, or approved auger-type excavators. When the bound points fall on ledge, the use of a wrought iron rod may be directed, in which case a one and one-half (1/2) inch hole shall be drilled to a depth of eight (8) inches and a one (1) inch wrought iron rod shall be driven and wedged in the hole and then securely grouted.

The Applicants request a waiver from this requirement and propose installation of concrete monuments throughout.

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.

August 31, 2022

Page 6

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.

Water

4. Electric and Telephone Wiring and Street Lighting

See relevant waiver request in Section IV, above.

Sincerely,



A. Eli Leino

Enclosures



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 pr 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



TOWN OF HOPE DALE

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

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



Commonwealth of Massachusetts
City/Town of
Percolation Test
Form 12

Percolation test results must be submitted with the Soil Suitability Assessment for On-site Sewage Disposal. DEP has provided this form for use by local Boards of Health. Other forms may be used, but the information must be substantially the same as that provided here. Before using this form, check with the local Board of Health to determine the form they use.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Site Information

Ricardo Lima
 Owner Name
 Lot 7 of proposed subdivision of 20 Overdale Parkway (parcel #8-4-0)
 Street Address or Lot #
 Hopedale MA 01747
 City/Town State Zip Code
 Lance Anderson @ Allen Engineering 508-381-3212
 Contact Person (if different from Owner) Telephone Number

B. Test Results

Observation Hole #	07/26/2022	1:00PM	07/26/22	1:00PM
	Date	Time	Date	Time
	Test Hole 1		Test Hole 2	
Depth of Perc	52"		50"	
Start Pre-Soak	1:02PM		1:00PM	
End Pre-Soak	1:17PM		1:15PM	
Time at 12"	1:17PM		1:15PM	
Time at 9"	1:28PM		1:27PM	
Time at 6"	1:44PM		1:46PM	
Time (9"-6")	16min.		19min	
Rate (Min./Inch)	5.3m/i		6.3m/i	
	Test Passed:	<input checked="" type="checkbox"/>	Test Passed:	<input checked="" type="checkbox"/>
	Test Failed:	<input type="checkbox"/>	Test Failed:	<input type="checkbox"/>

Test Performed By:
 Lance Anderson @ Allen Engineering (Hopedale, MA) Soil Evaluator License # SE-27
 Board of Health Witness

Comments:

Test Hole 1. Ap:0"-9" Loamy Sand 10YR3/1 Bw: 9"-24" Loamy Sand 2.5Y6/8 C: 24"-88" Loamy Sand 2.5Y6/4 (refusal). Cobble & stone through out.
 Test Hole 2. Ap:0"-10" Loamy Sand 10YR3/2 Bw: 10"-28" Loamy Sand 2.5Y6/8 C: 28"-124" Loamy Sand 2.5Y6/4 Mottles @ 60". Cobble & stone through out.

Digitally signed by: Edward Caracino
 DN: CN = Edward Caracino C = US O = Town of
 Hopedale OU = Inspection
 Date: 2022.07.27 20:56:40 -05'00'



Commonwealth of Massachusetts
City/Town of
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A. Site Information

Ricardo Lima
 Owner Name
 Lot 8 of proposed subdivision of 27 Overdale Parkway (parcel #6-4-0)
 Street Address or Lot #
 Hopedale MA 01747
 City/Town State Zip Code
 Lance Anderson @ Allen Engineering 508-381-3212
 Contact Person (if different from Owner) Telephone Number

B. Test Results

Observation Hole #	07/26/2022	11:25AM	07/26/22	11:25AM
	Date	Time	Date	Time
	Test Hole 1		Test Hole 2	
Depth of Perc	52"		54"	
Start Pre-Soak	1:56PM		2:00PM	
End Pre-Soak	2:11PM		2:15PM	
Time at 12"	2:11PM		2:15PM	
Time at 9"	2:28PM		8" @ 2:33PM	
Time at 6"	2:54PM		5" @ 2:42PM	
Time (9"-6")	28min.		9min	
Rate (Min./Inch)	9.3m/l		3m/l	
	Test Passed: <input checked="" type="checkbox"/>	Test Failed: <input type="checkbox"/>	Test Passed: <input checked="" type="checkbox"/>	Test Failed: <input type="checkbox"/>

Test Performed By:
 Lance Anderson @ Allen Engineering (Hopedale, MA) Soil Evaluator License # SE-27
 Board of Health Witness

Comments: Mass.gov website: Level 3/Critical drought conditions since 07/21/2022
 Test Hole 1. Ap:0"-8" Loamy Sand 10YR3/1 Bw: 6"-25" Loamy Sand 2.5Y6/8 C: 25"-122" Loamy Sand 2.5Y6/3 . Cobble & stone through out.
 Test Hole 2. Ap:0"-9" Loamy Sand 10YR3/2 Bw: 9"-26" Loamy Sand 2.5Y6/8 C: 26"-100" Loamy Sand 2.5Y6/3 (refusal). Cobble & stone through out.

Digitally signed by: Edward Caracino
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 Inspection
 Date: 2022.07.28 14:52:44 -05'00'



Commonwealth of Massachusetts
City/Town of
Percolation Test
Form 12

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Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Site Information

Ricardo Lima
 Owner Name
 Lot 9 of proposed subdivision of 27 Overdale Parkway (parcel #6-4-0)
 Street Address or Lot #
 Hopedale MA 01747
 City/Town State Zip Code
 Lance Anderson @ Allen Engineering 508-381-3212
 Contact Person (if different from Owner) Telephone Number

B. Test Results

	07/26/2022 Date	10:20AM Time	07/26/22 Date	10:20AM Time
Observation Hole #	Test Hole 1		Test Hole 2	
Depth of Perc	50"		44"	
Start Pre-Soak	10:11AM		10:20AM	
End Pre-Soak	10:28AM		10:35AM	
Time at 12"	10:26AM		10:35AM	
Time at 9"	10:36AM		10:50AM	
Time at 6"	10:54AM		11:11AM	
Time (9"-6")	18min.		21min	
Rate (Min./Inch)	6m/l		7m/l	
	Test Passed:	<input checked="" type="checkbox"/>	Test Passed:	<input checked="" type="checkbox"/>
	Test Failed:	<input type="checkbox"/>	Test Failed:	<input type="checkbox"/>

Test Performed By:
 Lance Anderson @ Allen Engineering (Hopedale, MA) Soil Evaluator License # SE-27
 Board of Health Witness

Comments: Mass.gov website: Level 3/Critical drought conditions since 07/21/2022

Test Hole 1. Ap:0"-8" Loamy Sand 10YR3/1 Bw: 8"-24" Loamy Sand 2.5Y6/8 C: 24"-84" Loamy Sand 2.5Y6/4 (refusal). Cobble & stone through out.
 Test Hole 2. Ap:0"-7" Loamy Sand 10YR3/1 Bw: 7"-23" Loamy Sand 2.5Y6/8 C: 23"-75" Loamy Sand 2.5Y6/4 (refusal).

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 Hopedale OU = Inspection
 Date: 2022.07.28 14:20:50 -05'00'



Commonwealth of Massachusetts
City/Town of
Percolation Test
Form 12

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Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Site Information

Ricardo Lima
Owner Name
Lot 10 of proposed subdivision of 27 Overdale Parkway (parcel #8-4-0)
Street Address or Lot #
Hopedale MA 01747
City/Town State Zip Code
Lance Anderson @ Alien Engineering 508-381-3212
Contact Person (if different from Owner) Telephone Number

B. Test Results

Observation Hole #	07/26/2022	9:30AM	07/26/22	9:30AM
	Date	Time	Date	Time
Test Hole 1			Test Hole 2	
Depth of Perc	50"		62"	
Start Pre-Soak	8:40AM		9:16AM	
End Pre-Soak	8:55AM		9:31AM	
Time at 12"	8:55AM		9:31AM	
Time at 9"	9:17AM		9:44AM	
Time at 6"	9:54AM		10:01AM	
Time (9"-6")	37min.		17min	
Rate (Min./Inch)	12.3m/l		5.86m/l	
	Test Passed: <input checked="" type="checkbox"/>		Test Passed: <input checked="" type="checkbox"/>	
	Test Failed: <input type="checkbox"/>		Test Failed: <input type="checkbox"/>	

Test Performed By:
Lance Anderson @ Alien Engineering (Hopedale, MA) Soil Evaluator License # SE-27
Board of Health Witness

Comments: Mass.gov website: Level 3/Critical drought conditions since 07/21/22
Test Hole 1. Ap:0"-11" Loamy Sand 10YR3/1 Bw: 11"-29" Loamy Sand 2.5Y6/8 C: 29"-105" Loamy Sand 2.5Y6/4 (refusal). Cobble & stone through out.
Test Hole 2. Ap:0"-8" Loamy Sand 10YR3/1 Bw: 8"-29" Loamy Sand 2.5Y6/8 C: 29"-139" Loamy Sand 2.5Y6/4 (refusal).

Digitally signed by: Edward Caracino
DN: CN = Edward Caracino C = US O = Town of
Hopedale OU = Inspection
Date: 2022.07.28 14:20:50 -05'00'

UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS

GRAFTON & UPTON RAILROAD
COMPANY, JON DELLI PRISCOLI AND
MICHAEL R. MILANOSKI, AS TRUSTEES
OF ONE HUNDRED FORTY REALTY
TRUST,

Plaintiffs,

v.

TOWN OF HOPEDALE, THE HOPEDALE
SELECT BOARD, BY AND THROUGH ITS
MEMBERS, GLENDA HAZARD, BERNARD
STOCK, AND BRIAN KEYES, AND THE
HOPEDALE CONSERVATION
COMMISSION BY AND THROUGH ITS
MEMBERS, BECCA SOLOMON, MARCIA
MATTHEWS, AND DAVID GUGLIELMI,

Defendants.

Civil Action No. 4:22-cv-40080-ADB

AFFIDAVIT OF EDWARD J. BURT

Now comes Edward J. Burt, who on oath deposes and says as follows:

BACKGROUND

1. I am the Chair of the Board of Water and Sewer Commissioners (“WS Board”) for the Town of Hopedale (the “Town”). I submit this Affidavit in support of the Town’s Opposition to Grafton & Upton Railroad’s (“GURR”) Motion for Preliminary Injunction.
2. GURR’s development of 364 West Street (the “Site”) would cause substantial harm to the Town and its residents because that development will adversely impact the Town’s vulnerable present and future water supply.
3. The Site contains approximately 130 acres of forestland (the “Forestland”), and 25 adjacent acres of wetlands (“Wetlands”), both located within the Blackstone River

Watershed. This Watershed is part of an extensive wetlands system that is hydrologically connected to the Town's current water supply. GURR's development of the Site into an industrial railyard would impact the wetlands and Watershed and would therefore impact the Town's water supply.

- 4. Additionally, the Site contains one of the Town's only viable areas for future water sources. However, for reasons that I will explain below, industrial development of the Site would greatly limit, if not eliminate, the viability of those water sources.**

The Town's Water Crisis

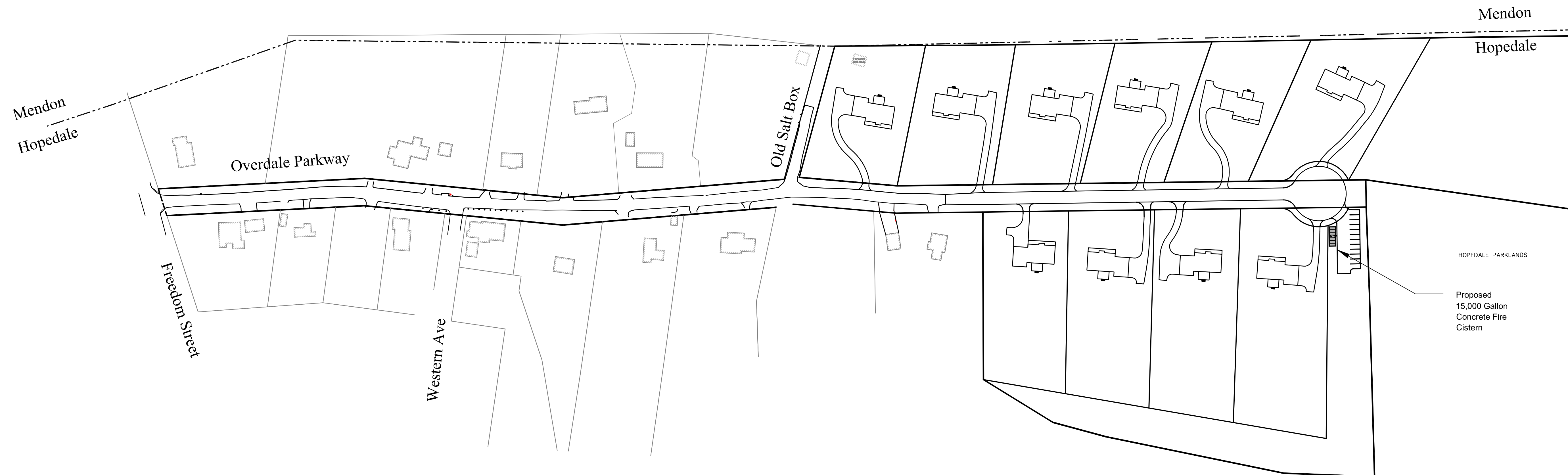
- 5 The quantity of the water supply has been an ongoing concern in Hopedale—one that the Town has worked diligently to address—for decades. Hopedale has three sources of well water comprised of six wells, one of which is a bedrock well. Drilling a bedrock well is financially risky, as it is difficult to identify the exact correct location for one, and therefore the fact that the Town has drilled any is evidence in and of itself that the Hopedale's search for water has been extensive and desperate. The Town previously had two bedrock wells, but one was shut down officially deactivated in February 2022 due to high pretreatment PFAS levels, thereby worsening Hopedale's water shortage.**
- 6. The Town has also attempted to identify new sources of water near its existing well fields and infrastructure. However, source drilling exploration in these areas has not successfully drawn enough water to support new wells. This is likely because “[t]he [b]asic obstacle to future groundwater development in Hopedale is... the geological conditions of the area. The shallowness of bedrock prevents the construction of wells... of any significant depth in most locations. The experience in sections of the Mill River Valley... has been that the water bearing material has been fine sands and clay; too fine**

to yield water at practical rates.” In other words, areas for potential expansion of Hopedale’s water supply are limited.

7. And these water supply issues are already limiting development in the Town. In response to a proposal for a 556- unit residential development in 2018, the Hopedale Water Department noted that supplying water for the development “would be very difficult and would certainly require water restrictions year-round. An additional source would be the best solution.” That development has been scrapped.

The Site Presents the Only Viable Option for Increasing the Town’s Water Supply

8. In 2019, various boards in the Town took steps to identify new water sources. The WS Board commissioned a Fracture Trace Study, and the Board of Selectmen engaged an environmental consulting firm, Environmental Partners, to generate a Limited Desktop Site Screening Report (LDSSR), attached here as **Exhibit 1**. The findings of these reports demonstrate that preserving the Site as a location for future well drilling is imperative. The LDSSR concludes, among other things, that the Town’s acquisition of the Site would “significantly increase the potential area for public water supply explorations,” *and* provide “additional protection for the Town’s existing public water supply sources” since the Site is located upstream and upgradient of the Town’s existing public water supply sources.
9. However, the LDSSR also found that “[f]urther expansion of the railway operations on the parcel could lead to additional site constraints.” This is because under MassDEP Water Supply Regulations 310 CMR 22.21, the Town must own or control a certain protective radius around any well or wellfield. If the area within the radius of any given well were to be developed, the Town could not use that well as a water source.

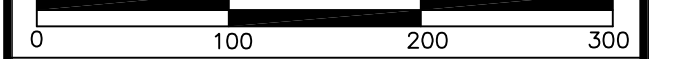


OWNERS/APPLICANTS:
Black Brook Realty Corp.
 17 Main Street
 Hopkinton, MA 01748
 —
Ricardo Lima
 3 Whitney Road
 Hopedale, MA 01747
 —
Hopedale Select Board
 78 Hopedale Street
 Hopedale, MA 01747

TITLE:
CISTERN LOCATION PLAN
 For
"Hopedale Ridge"
 On
Overdale Parkway
 In
Hopedale, MA 01747

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers • Surveyors
 Land Development Consultants
 One Charlesview Road, Suite 2
 Hopedale, Ma 01747
 (508) 381-3212 • Phone
 www.allen-ea.com

SCALE: 1"=100 FEET


DATE: August 30, 2022

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00370 SHEET: 1 of 1

