

ARTICLE 56

REPORT OF THE FRUIT STREET SUBCOMMITTEE

March 24, 2015

The Fruit Street Subcommittee has reviewed the current and proposed uses for this town owned property and recommends that Town Meeting approve a revised Master Plan for the parcel. We recommend that the Board of Selectmen place this on the 2015 annual town meeting warrant for approval and that the Planning Board incorporate these recommendations in the Town's Master Plan.



The Fruit Street parcel already serves many of the needs of the Town. This revised Master Plan reflects the current uses of the property, provides guidance for the continued development of the property and allocates the space accordingly.

The Fruit Street wells are a key source of water for the residents of Hopkinton. The

new Master Plan shows three water supply areas. Area 1B provides Zone 1 protection for one of our older wells located across Fruit Street. Area 1A provides Zone 1 protection for the well drilled on this site, which is a major water supply source for the Town. Area 1C provides some of the zone 1 protection for a possible future well located on the northern border of the property. Areas 1A and 1C, along with some surrounding property (areas 4A and 4B) are already protected by a Conservation Restriction. The current DPW office (former Pyne Sand and Stone office) is located in the Zone 1 (1B). As soon as new DPW offices are built elsewhere, this building must be removed from the Zone 1.



The sewer treatment plant (area 2) has been operating at a capacity of 100,000 gallons



per day. Most people do not realize that the plant is operating, as it is quiet and odor free. The plant was built with expansion in mind and two other groundwater disposal (recharge) areas have been identified. This revised Master Plan allocates the area encompassing the two future recharge areas (areas 6A and 6B) to the Parks and Recreation

Commission with restriction that any above ground use must be compatible with future ground-water discharge beds. With the new State water regulations adopted in November 2014, having additional groundwater recharge areas is critical for our ability to increase our drinking water withdrawal limit and provide town water for the growth of Hopkinton.



Another of the current uses is Open Space preservation. Open Space (area 3) is a significant portion of the parcel. The Open Space is permanently protected by a Conservation Restriction.

The Parks and Recreation Commission has successfully developed the artificial turf fields and grass fields (area 5). This success has resulted in a shortage of parking and a need for some structures - weather shelter, restrooms, storage and program space. Part of this area was proposed as an area for solar panels and after much study the Board of Selectmen decided to pursue this elsewhere. The revised plan takes half of the land formally dedicated to Affordable Housing and allocates it to Parks and Recreation for the Town's recreation needs (area 10).



The location of the access road was discussed and studied by the Subcommittee. Part of the current road was not built on the area originally allocated for the road so as to avoid unnecessary site disturbance and to reduce costs. The proposed Master Plan recognizes this change and shows the existing location of the road. The Subcommittee reviewed the options for relocating the existing road out of the Zone 1 for the old Fruit Street well. While having a road in a Zone 1 is not ideal, the options were not better. The road crossing the Zone 1 was

approved by the Commonwealth in the MEPA approval and Fruit Street is already within it. This Master Plan approval of the road location will allow improvement of the road surface (portions are temporary recycled asphalt surface) and allow placement of additional utilities for other needs.



Some land remains for the long term needs for affordable housing (area 9). We recognize that affordable housing is not needed in the short term as the Town will soon exceed the state mandated 10% goal. However, since the Community Preservation Committee used approximately \$422,000 of affordable housing funds to pay back a portion of the bond for this property, we believe that some Fruit Street land should be allocated to affordable housing. We note that the 10% of our Community Preservation Act funds are mandated for affordable housing and could provide the initial investment for affordable housing on this site if needed to meet the 10% goal in the future, which is likely to be needed in advance of the 2030 census.

The original Master Plan allocated a parcel for a school (parcel 7) and a parcel for a new DPW facility. The School Committee is not pursuing a school at this site at this time. The DPW has recently completed plans for facility to be built on the existing site of the highway garage on Wood Street.

The Parks and Recreation Commission has been using the school and DPW sites, maintaining the two fields that were on the property when the Town purchased it (Victory Fields). These fields need improvements (such as irrigation) to maximize their use. Part of the rectangular field is located in the Zone 1 (1B) and needs to be relocated out of that area. The allocation of this area 7 to the Parks and Recreation Commission will allow them to formalize the existing



conditions and plan and construct long term improvements to this portion of the site. We understand that the Town is required to allow an access driveway to the adjacent property shown as Sawmill Drive. If acceptable to the holder of the easement, this Subcommittee does not have any objections to relocating this drive to better accommodate the field designs.

The improvements to Victory Fields coupled with the turf/grass soccer fields will make Fruit Street the premier Parks and Recreation facility for the town.



The DPW has been using the existing large garage building for equipment storage. This plan recognizes this use and allows it to continue. If at some point the DPW does not have a use for the building or no longer needs all of it, the Parks and Recreation Commission will have future use. Since the DPW performs maintenance of Parks and Recreation facilities, this might be valuable

joint use. We recognize that the building is in need of painting/other maintenance and that it is worth maintaining as an asset that fits into the long term use of the Fruit Street land.

The original plan had an area with undesignated uses that might have been sold to private developers for the construction of market rate Senior Housing. The Subcommittee recommends that this 31 ± acre parcel remain town property and remain as undesignated use (area 8). We believe that the town does not need to encourage additional dwelling units to be built by providing land for development. The Subcommittee notes that Federal law limits how the town can restrict Senior Housing and that several units in other town Senior Housing developments have been sold to non senior owners. This area is located near our town wells and we need to be sensitive to this current and potential expanded use. This area might be more useful if the adjoining Pratt parcel was purchased for water or wastewater recharge use or open space.

One of the suggested uses for this area was for a cemetery, and Subcommittee representatives of the Parks and Recreation Commission and School Committee have also expressed interest in the area. At this time the Subcommittee does not recommend allocating any of this land for these uses. We understand that priorities change over time, and keeping this land “in reserve” for an indefinite period of time will allow the Town to address new priorities and new needs that may be identified in the future. Another possible use in the distant future could be a school site. In the meantime, we recommend that the Board of Selectmen (or its designee) have stewardship of this area, be responsible for its maintenance, and establish a public process for the review of proposals for the temporary or permanent use of this area. The process should be one in which the Board (or its designee) seeks other potential uses for the area, essentially repeating what this Subcommittee has done, but for one specific area.

All the above proposed uses are less intense than what was approved during the MEPA process. MEPA approval of these changes, if required, should not present problems in going forward with development of the site.

Sincerely,

Ken Weismantel, Chairman (Planning Board)

Ron Clark, Vice Chairman (at large)

Andy Boyce (Sustainable Green Committee)

Jean Bertschmann (School Committee)

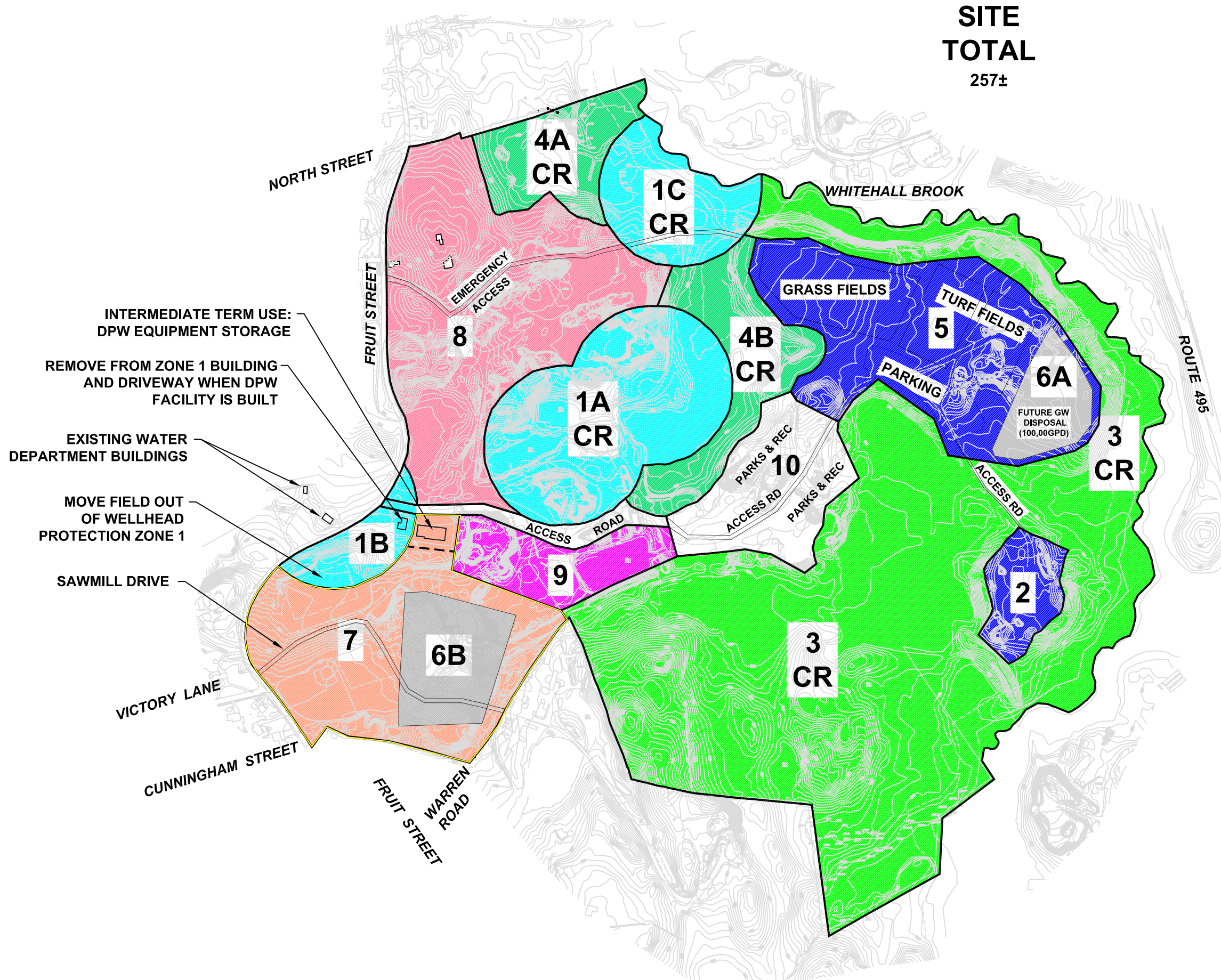
Dan Terry (Parks & Recreation Commission)

Claire Wright (Cemetery Commission)

John Westerling (Public Works Director)

Eric Carty (Water/Sewer Manager, DPW)

SITE TOTAL
257±



- 1A** DRINKING WATER PARCEL (WELLS)
1A = 19.93± ACRES
- 1B** 1B = 4± ACRES
- 1C** 1C = 8.43± ACRES
TOTAL = 32.36± ACRES
- 2** WASTEWATER DISPOSAL FIELDS/
WASTEWATER TREATMENT PLANT
4.25± ACRES
- 3** OPEN SPACE, CPA
97.55± ACRES
- 4A** DRINKING WATER PARCEL
4A = 7.5± ACRES
- 4B** 4B = 10.05± ACRES
TOTAL = 17.55± ACRES
- 5** PARKS AND RECREATION
27± ACRES
- 6A** FUTURE GROUNDWATER DISPOSAL
(SURFACE USE MUST BE COMPATIBLE WITH
SUBSURFACE USE)
6A (100,000 GPD)
- 6B** 6B (CAPACITY TBD)
- 7** PARKS AND RECREATION
(VICTORY FIELDS)
26± ACRES
- 8** UNDESIGNATED USES
31± ACRES
- 9** FUTURE AFFORDABLE HOUSING
7± ACRES
- 10** PARKS AND RECREATION
(PARKING OVER FLOW)
OTHER FACILITIES
10.5± ACRES

**FRUIT STREET
MASTER PLAN
March 24, 2015**